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BENJAMIN J. CAYETANO
GOVERNOR

June 14, 1996

TO: The Honorable Sam Callejo, Comptroller
Department of Accounting and General Services

SUBJECT: Acceptance of the Final Environmental Impact Statement
for the Koolaupoko District Courthouse, Kaneohe, Oahu

With this memorandum, I accept the Final Environmental Impact Statement for the Koolaupoko District Courthouse, Kaneohe, Oahu, as satisfactory fulfillment of the requirements of Chapter 343, Hawaii Revised Statutes. The economic, social and environmental impacts which will likely occur should this project be implemented are adequately described in the statement. The analysis, together with the comments made by reviewers, provides useful information to policy makers and the public.

My acceptance of the statement is an affirmation of the adequacy of that statement under the applicable laws but does not constitute an endorsement of the proposed action.

I find that the mitigation measures proposed in the environmental impact statement will minimize the negative impacts of the project. Therefore, if this project is implemented, the Department of Accounting and General Services and/or its agents should perform these or alternative and at least equally effective mitigation measures at the discretion of the permitting agencies. The mitigation measures identified in the environmental impact statement are listed in the enclosed document.


BENJAMIN J. CAYETANO

Enclosure

c: Lawrence Miike
✓ Office of Environmental Quality Control

1996 - Oahu - FEIS -
Koolaupoko Courthouse

FILE COPY

Final

**Environmental Impact Statement
for the
Site Selection Study
for the
New Koolaupoko District Courthouse
Kaneohe, Oahu**

This environmental document is prepared pursuant to Chapter 343,
Hawaii Revised Statutes and Chapter 200 of Title 11,
Administrative Rules, "Environmental Impact Statement Rules".

**Proposing Agency:
Department of Accounting and General Services
State of Hawaii**

**Accepting Authority:
Governor, State of Hawaii**

**Prepared By:
Fukunaga and Associates, Inc.
1388 Kapiolani Boulevard., 2nd Floor
Honolulu, Hawaii 96814**

March 1996

Final

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for the
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Proposing Agency:
Department of Accounting and General Services
State of Hawaii

Accepting Authority:
Governor, State of Hawaii

Responsible Official:


Sam Callejo, Comptroller

3/20/96
Date

Prepared By:
Fukunaga and Associates, Inc.
1388 Kapiolani Boulevard., 2nd Floor
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March 1996

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SUMMARY

SUMMARY

A. Responsible Office

Sam Callejo, Comptroller
Department of Accounting and General Services
State of Hawaii
P.O. Box 119
Honolulu, Hawaii 96810

Contact: Ralph Yukumoto (808) 586-0488

B. Accepting Authority

Governor, State of Hawaii

C. Name of Action

Site Selection Study for the New Koolaupoko District Courthouse

D. Description of Proposed Action

A new courthouse is proposed in Kaneohe to serve the Koolaupoko and Koolauloa Divisions of the City and County of Honolulu on the Island of Oahu. The new courthouse, presently referred to as the Koolaupoko District Courthouse, will replace the existing Kaneohe District Courthouse. The existing courthouse complex is split into two buildings, both of which are located on 46-201 Kahuhipa Street (TMK: 4-6-31:12). The first structure faces Kahuhipa Street but the rear structure shares space with an automobile body shop.

E. Candidate Sites

Four candidate sites have been identified as follows:

1. Site A - Hawaii Pacific University, Hawaii Loa Campus Property
TMK: 4-5-35:10 (Por.), minimum 2-acre parcel.
2. Site D - Former DOT Baseyard Site, TMK: 4-5-23:1, 4.3-acre parcel.
3. Site E - Department of Health (DOH) Site, TMK: 4-5-23:2 (Por. 2), minimum 2-acre parcel.
4. Site F - Waikalua Farms Site, TMK: 4-5-28:6,7 (Por.), 2.4-acre parcel.

F. Project Setting

Oahu is the third largest of the Hawaiian Islands, with a land area of 593.6 square miles. Oahu, which comprises the City and County of Honolulu, is the most populated island--1990 population of 836,230 constitutes about 75% of the State total--as result of Honolulu being the Capital City, and the business and financial center of the State.

Kaneohe, located on Oahu's windward side, is one of the major population centers within the City and County of Honolulu. Kaneohe occupies a portion of Oahu's northeastern coastal plain. Approximately 37 square miles in size, Kaneohe constitutes about one-half of the Koolaupoko District, the other half being comprised of the towns of Kailua and Waimanalo.

The study area was established to be within Kaneohe proper since the present courthouse facility is situated in Kaneohe and judicial records indicated the majority of court cases to have originated in Kaneohe. Accordingly, the study area was defined as the area generally bounded by Castle Junction, Kamehameha Highway, Kaneohe Bay, Haiku Road and Likelike/Kahekili Highways

G. Relationships to Plans, Policies and Controls

Land use considerations pertinent to the proposed courthouse sites relate to the following:

1. Hawaii State Plan
2. State Land Use Designation
3. City & County of Honolulu General Plan
4. Koolaupoko Development Plan
5. City and County Zoning
6. Ceded Lands
7. Flood/Tsunami Hazard
8. Underground Injection Control
9. Special Management Area

The above plans, policies and controls are considered in the evaluation of each site.

H. Probable Impacts

Impacts associated with the proposed action can be classified as having short-term and long-term effects. Short-term site related impacts are primarily those related to construction activities such as noise, air quality, waste, water quality, public health and safety, flora and fauna, economics, and archaeological/historical features. Long-term site impacts are those impacts anticipated due to the operation of the facility such as effects on water quality, flora and fauna, social aspects, public health and safety, displacement, infrastructure and traffic.

The short-term impacts associated with the proposed action which cannot be avoided are those related to the construction activity. Current governmental rules and regulations should be adequate to mitigate any adverse impacts.

Both negative and beneficial long-term impacts are associated with the action. A summary of the long-term impacts are described below:

1. Water Quality

The Waikalua Farms site is bordered by Kaneohe Stream on its northern side. Kaneohe Stream is a major drainage way for surface runoff from the Kaneohe area to the Kaneohe Bay. The long-term operation of the courthouse facility at the Waikalua Farms site may threaten the water quality of the stream. Nutrients from fertilizers used in landscaping and the hydrocarbons from automobiles leaking oil onto the courthouse parking lot may flow into the stream with surface runoff. To reduce the pollutants entering the stream, the landscaping around the courthouse will consist of low maintenance plants and grass and/or organic fertilizers containing less chemicals will be used. In addition, the parking lot will be cleaned regularly to reduce the amount of motor oil that collects on the parking lot.

2. Flora/Fauna

There are no known existing rare or endangered species of flora at any of the candidate sites. The existence of any endangered species is unlikely based on the alteration of the candidate sites by prior urban activities. Any loss of vegetation as a result of clearing and grubbing of the site will be offset by landscaping included as part of the courthouse facility.

No rare or endangered species of fauna are known to exist on any of the candidate sites. Impacts to existing fauna, such as rats and mongoose, are not considered adverse impacts. Planting of trees and shrubs will provide nesting areas for birds commonly found within the area.

3. Social

The new courthouse facility will be designed to accommodate the present and future needs of the local communities. The design scheme takes into account all of the requirements necessary for a modernized, functional courthouse. Accordingly, the proposed facility will be more comfortable and efficient, and provide a more positive environment than that associated with the existing courthouse.

4. Public Health and Safety

Criteria for public health involves evaluation of demands on existing police, fire protection, emergency medical, and health services. The proposed project involves the re-establishment and expansion of the existing courthouse facility at a new

the re-establishment and expansion of the existing courthouse facility at a new location. No additional demands for public services will be generated.

All the sites are outside of known flood hazard areas, and areas subject to soil erosion and landslide.

5. Displacement

One of the criteria used in the selection of candidate sites for the proposed facility was locating sites that were vacant and would not require displacement of families, businesses or institutions. The intent was to minimize disruption of existing living patterns. However, after conducting a thorough search for adequate sites in the Kaneohe area, it was concluded that finding candidate sites for a new courthouse that would each guarantee no displacement of existing occupants and/or uses, would not be possible. Few sites met the screening criteria while satisfying public concerns relating to location, safety, adequate access, etc. This resulted in including two occupied sites, Site E and Site F in the list of candidate sites. Site E contains two dwelling units and Site F is occupied by two dwelling units and a commercial building which are leased to three businesses. Mitigative measures include relocating the two dwellings on Site E and providing relocation assistance for the businesses on Site F.

6. Traffic

There will be increased traffic flow on nearby roadways generated by the operation of the new courthouse facility. This will be mitigated by incorporating into the design of the project roadway improvements conforming to applicable State and County Standards, and current applicable standards for pedestrians and persons with disability (ADA).

I. Alternatives Considered

1. No Project Alternative

The "no project" alternative will result in continued use of the existing Kaneohe District Courthouse. Consequently, the inadequate facilities will become increasingly more cumbersome for the daily operational functions of the courthouse if the population of Kaneohe continues to grow as projected.

2. Alternate Site Selection

The Bayview Golf Course Parcel was once considered as a candidate site for the courthouse. However, this site was eliminated from further consideration since the site will conflict with the goals and vision of the Kaneohe Bay Master Plan.

Another candidate site that was eliminated from further consideration was the Mauka Windward Mall Parking Lot. The site was considered to be a possible safety hazard to students attending the adjacent Heeia Elementary School. It also became apparent that plans to develop a multi-theater complex on the site were well underway, and subsequent acquisition of the site promised to be problematic.

3. Expansion of Existing Courthouse

Expansion of the existing Kaneohe District Courthouse would not be feasible due to the lack of available land and building space, and the displacement of neighboring business establishments.

J. Relationship of Local Short-term Uses and the Enhancement of Long-term Productivity

1. Short-Term Uses

The short-term uses of the local environment associated with the proposed courthouse project are from the construction activities necessary to build the courthouse. Although this will result in increased noise and traffic in the vicinity of the project, it will be temporary. The short-term benefits include increased economic activity due to construction expenditures related to this project.

2. Long-Term Productivity

The new courthouse facility will benefit the community by providing:

1. convenient judicial services to the public;
2. an appropriate environment for the administration of justice;
3. accommodations for growth that reflect population increases in the Koolaupoko area;
4. a timely delivery of judicial resources;
5. a setting for flexible and economical use of the facility by the judicial staff; and
6. the required maintenance and protection of judicial resources (i.e. security procedure).

The above are in accordance with the goals outlined in the "Hawaii Judiciary System Master Plan, Volume II".

K. Irreversible and Irrecoverable Commitments of Resources

The proposed project involves the commitment of land for the courthouse facility, precluding consideration of the land for other uses. The design and construction of the facility will involve the irreversible and irretrievable use of energy (electricity and fuel), water, labor, materials and capital investment. The completed facility will require the irreversible and irretrievable commitment of energy, water, labor and materials to operate and maintain the facility.

SECTION I
PROJECT DESCRIPTION

I. PROJECT DESCRIPTION

A. Study Purpose

A new courthouse is proposed in Kaneohe to serve the Koolaupoko and Koolauloa Divisions of the City and County of Honolulu on the Island of Oahu. The new courthouse, presently referred to as the Koolaupoko District Courthouse, will replace the existing Kaneohe District Courthouse. This study is intended to accomplish the following:

1. To identify potential sites for the new courthouse facility. Through an evaluation process, the alternatives are to be narrowed to a minimum of three candidate sites.
2. To assess each candidate site in accordance with requirements of Chapter 343, Hawaii Revised Statutes and the Department of Health's Title 11, Chapter 200, "Environmental Impact Statement Rules".

Initial studies for the proposed facility were completed and documented in the Koolaupoko District Courthouse, Project Development Report prepared for the State of Hawaii Judiciary and the Department of Accounting and General Services by Fukunaga and Associates, Inc., August 1991. The Project Development Report documents existing and future population and caseload trends, and makes projections for personnel and space requirements to the year 2010 for sizing of the new facility. Land area requirements were determined for a single-story, as well as a two-story structure, and will be used in the site selection process. A single-story structure is preferred and the possible sites will be evaluated on this basis.

B. Present Conditions

The Hawaii Judiciary consists of an appellate level and a trial level. The trial level is comprised of the Circuit Courts (which includes the Family Courts), the District Courts, the Land Court, and the Tax Appeal Court. With the exception of the Tax Appeal Courts, which are located in Honolulu only but serve the entire State of Hawaii, the trial courts function in four Judicial districts that correspond approximately to the geographical areas served by the counties (see Figure I-1):

1. The First Judicial Circuit serves the City and County of Honolulu, which includes the Island of Oahu and the settlement of Kalawao on Molokai.
2. The Second Judicial Circuit consists of Maui County, which includes the islands of Maui, Molokai (except Kalawao), and Lanai.
3. The Third Judicial Circuit, divided into the districts of Hilo and Kona, administers Hawaii County. The Fourth Judicial District was consolidated with the Third Judicial Circuit in 1943, and no longer exists.

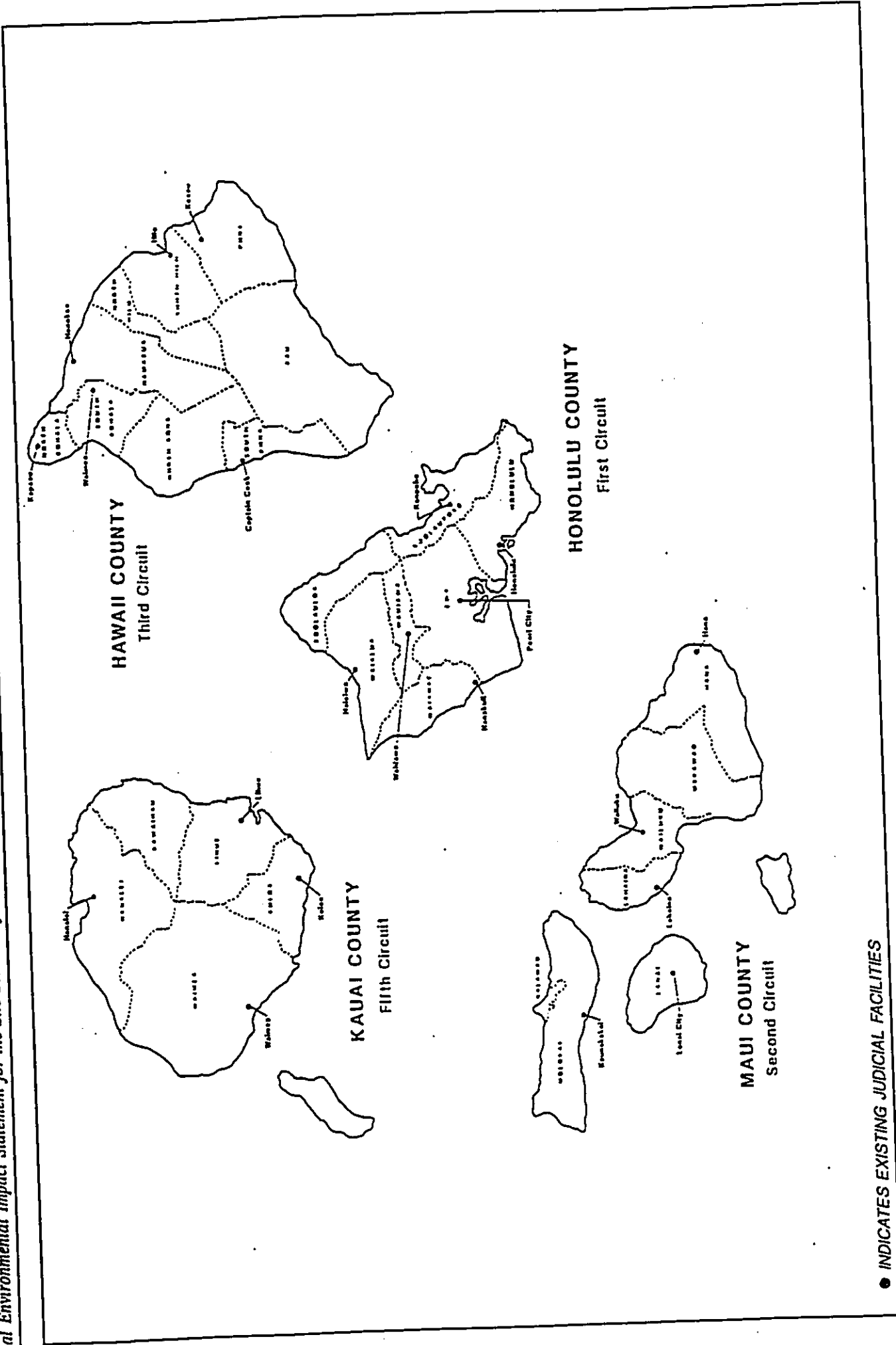


Figure I-1
Page I-2

STATE OF HAWAII COUNTIES AND CIRCUITS

Section I. Project Description

4. The Fifth Judicial Circuit serves the county of Kauai, which includes the islands of Kauai and Niihau.

The Hawaii Judicial System Master Plan, completed in January 1989, was developed to support and guide the development of Hawaii's court system into the next century. Its purpose was to plan for systematic growth and the improvement of the court system statewide. The plan consists of four major components: a) workload and judgeships assessment and forecasts; b) space standards and design guidelines; c) evaluation of existing facilities; d) identification of construction and expansion projects for the courts. Among the priority capital improvement projects identified in the plan is the need for replacement facilities for the existing Kaneohe District Courthouse.

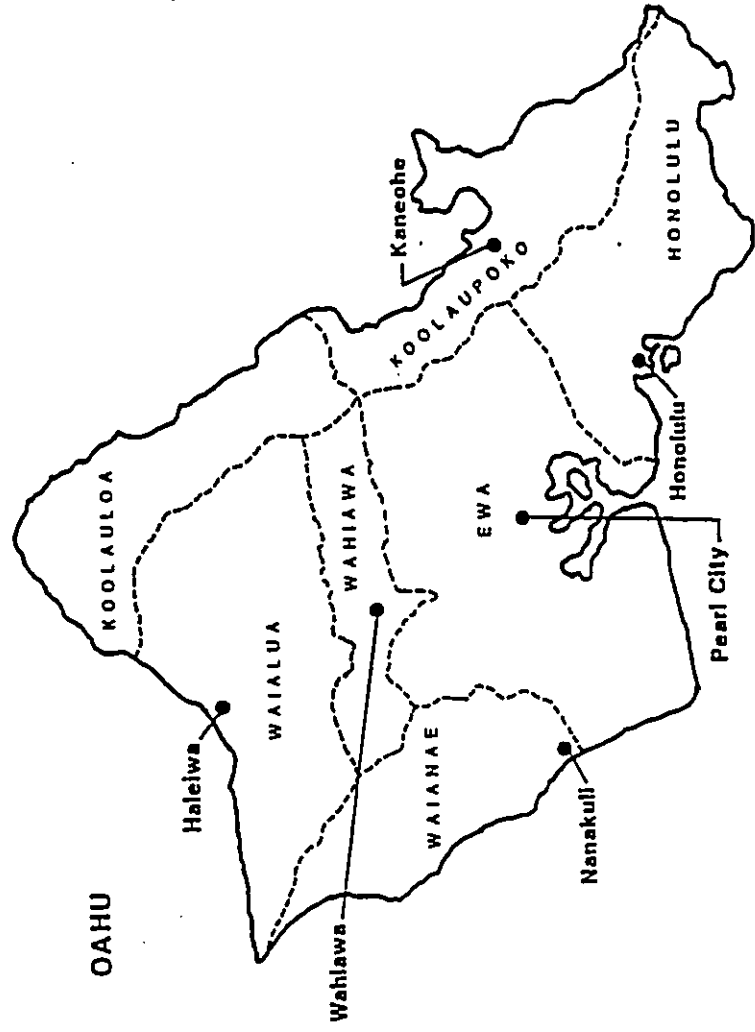
The Kaneohe District Courthouse, as shown on Figure I-2, is one of six district courthouses serving the First Judicial Circuit (City and County of Honolulu). The Court complex is split into two buildings, both of which are located on 46-201 Kahuhipa Street (TMK: 4-6-31:12). The first structure faces Kahuhipa Street but the rear structure shares space with an automobile body shop. The total usable space within the structures is 9,980 square feet and consists of two courtrooms, holding cells, clerical work areas/counter space and other support spaces.

According to the master plan, based on present and future caseload, the Kaneohe District Courthouse was rated "marginal" in terms of spatial adequacy, and "inadequate" in terms of operational adequacy. Among the operational inadequacies observed in the facility are: inadequate public waiting and queuing; public confusion as to what building to go to; acoustical noise from the body shop; inadequate prisoner holding space; lack of file storage; no security provisions; poor courtroom design; inadequate clerks' area; and insufficient parking. In addition, due to certain building characteristics which fail to meet current building code requirements, the Kaneohe District Courthouse was also rated "inadequate" in terms of physical adequacy.

The current organizational staffing for the Kaneohe District Courthouse is shown on Figure I-3. The courthouse has no resident judge(s) but is served by visiting judges, along with their staff, from Honolulu. The court calendar is comprised of criminal cases, which, along with traffic cases, are scheduled on Mondays and Tuesdays, and civil cases, which are scheduled on Thursdays. All trials heard are non-jury trials, which is characteristic of all District courts.

C. Project Need

In accordance with the Hawaii Judicial System Master Plan, a new courthouse facility is proposed to replace the existing Kaneohe District Courthouse. The new facility will be designed to accommodate the court needs of Koolaupoko and Koolauloa until 2010.

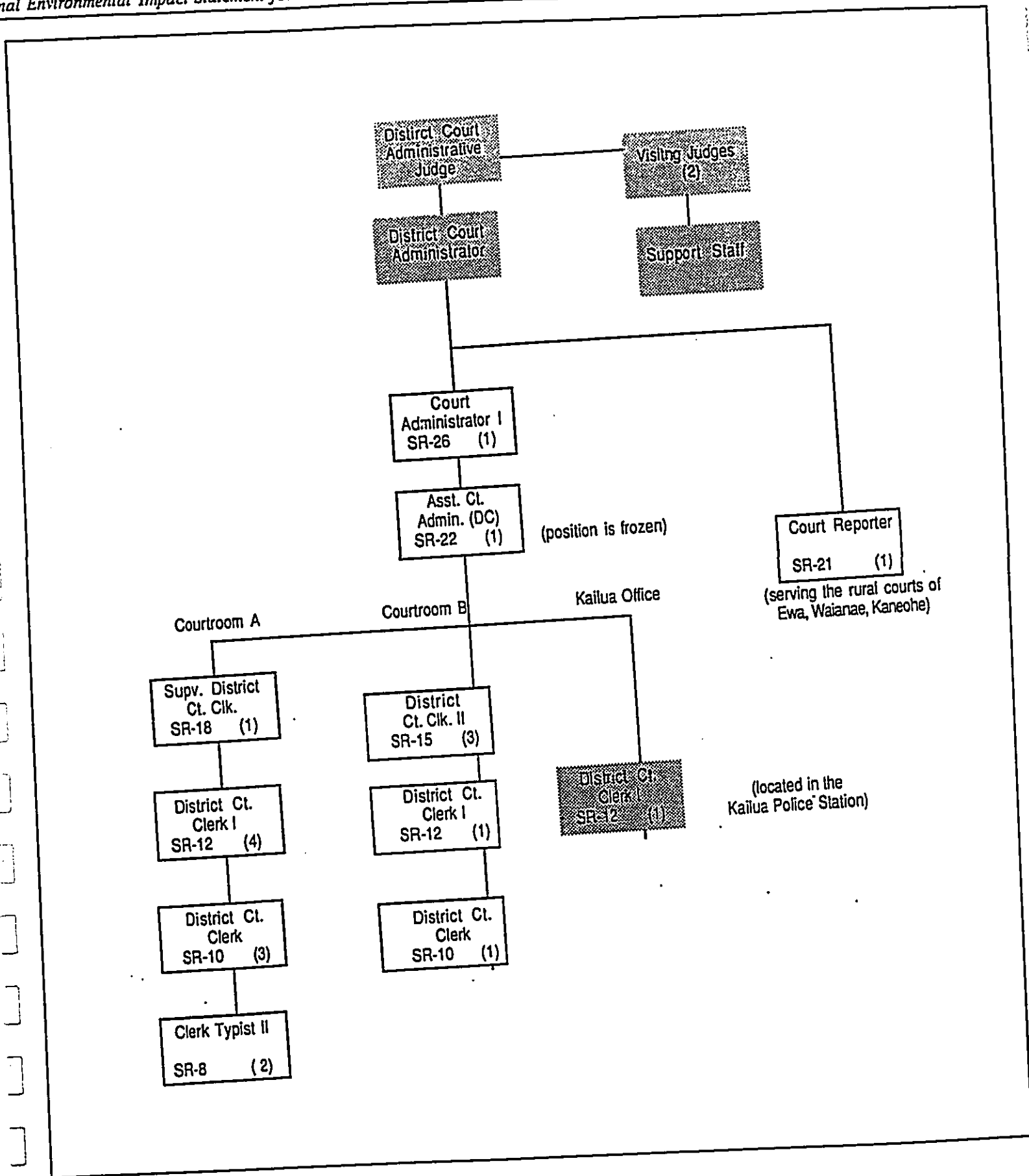


● INDICATES EXISTING JUDICIAL FACILITIES

Figure I-2

FIRST JUDICIAL CIRCUIT

Section I. Project Description



KANEOHE DISTRICT COURT
EXISTING ORGANIZATIONAL CHART (JULY 1991)

Figure I-3

D. Proposed Facility Description

The proposed courthouse facility will contain the following features:

1. Court complex which will house one prototype rural courtroom and one standard trial courtroom, as defined by the Hawaii Judiciary System Master Plan and described later in this section, and their ancillary support facilities.
2. Paved parking area.
3. Driveway or access road from existing road to parking area.
4. Utilities to provide water, electricity, sewer, and telephone service.
5. Drainage improvements to take care of on-site drainage.
6. Landscaping.

The new facility shall be completed before the existing Kaneohe District Courthouse is closed.

E. Courthouse Development Requirements

1. Building Area Requirements

The Hawaii Judiciary System Master Plan (HJSMP) specifies standard space requirements to be followed in the renovation or construction of any judicial facilities in Hawaii. These space standards are tabulated in Table I-1. Table I-2 indicates the space requirements for the new Koolaupoko District Courthouse, utilizing the recommended space standards where applicable, and proposed area requirements for judicial components where HJSMP guidelines have not been determined. Table I-3 indicates corresponding space requirements based on a two-story structure.

In general, the new courthouse facility will house two courtrooms - a standard trial courtroom, and a prototype rural courtroom. The prototype rural courtroom, recommended for all courts within a rural setting, has a slightly larger spectator area than is generally required in a standard trial courtroom, and is intended to accommodate traffic court and first appearance functions. Ancillary spaces include judges chambers, jury rooms, holding rooms, restrooms, miscellaneous maintenance and mechanical/equipment areas, and the District Court Clerk's offices. The District Court Clerk's office space requirements, as indicated, include a projected increase of ten clerical positions by Year 2010, and this represents the only anticipated change from the present courthouse staffing (See Figure I-4).

TABLE I-1. SPACE STANDARDS AND DESIGN GUIDELINES
(applicable to the Koolaupoko District Court)

| Space Description | Standard Area (sf) | Minimum Dimensions* | | | Remarks |
|-------------------------------------------------------------------------------------------------------|-----------------------|---------------------|---------|---------|---------------------------------------|
| | | Length | Width | Height | |
| Standard Trial Courtroom | 1700 | 47 - 48 | 35 - 36 | 12 - 14 | |
| <i>Spectator Area for 55-70 public</i> | 550 | | | | |
| 1 Judge | 80 | | | | |
| 4 Attorneys | 80 | | | | |
| 4 Litigants | 60 | | | | |
| 1 Witness | 20 | | | | |
| 14 Jurors | 150 | | | | 12 jurors and 2 alternates |
| 1 Court Reporter E.R. Monitor | 25 | | | | |
| 1 Clerk (potential for 2) | 35 | | | | |
| Litigation Well Circulation Space | 700 | | | | |
| Prototype Rural Courtroom | 1900 | 52 - 54 | 35 - 36 | 14 - 16 | |
| <i>Spectator Area (80 -100 public)</i> | 750 | | | | |
| 1 Judge | 80 | | | | |
| 4 Attorneys | 80 | | | | |
| 4 Litigants | 60 | | | | |
| 1 Witness | 20 | | | | |
| 14 Jurors | 150 | | | | 12 jurors and 2 alternates |
| 1 Court Reporter/ E.R. Monitor | 25 | | | | |
| 1 Clerk (potential for 2) | 35 | | | | |
| Litigation Well Circulation Space | 700 | | | | |
| Courtroom Vestibule | 80 | | | | sound lock |
| Public Waiting Area | 300 | | | | 1 per 2 courtrooms |
| Jury Deliberation Room | 400 | | | | also used for ex-parte conferences |
| <i>Deliberation Area</i> | 280 | 20 | 14 | 8 | seating for 12 jurors |
| 1 Vestibule | 40 | | | | soundlock |
| 2 Toilets | 80 | | | | |
| Prisoner Holding | | | | | 1 cluster between 2 courtrooms |
| <i>Group Holding</i> | 120 | | | | with toilet; 1 per gender |
| <i>Single Cell</i> | 40 | | | | with toilet |
| Visiting Judges' Chambers | 200 | 16 | 12.5 | 8 | accessible from jury rooms' vestibule |
| Court Reporter/Law Clerk | 100 | 10 | 10 | 8 | private office |
| Atty/Witness Conference Room | 120 | 12 | 10 | 8 | near courtrooms |
| Supervisor's Office | 120 | 12 | 10 | 8 | private office |
| Clerical Work Stations (Rural) | 80 | 10 | 8 | 8 | open landscape/low partitions |
| Cashier/Counter Work Station | 42 | 7 | 6 | 8 | queing for 8 to 10 persons |
| Source: Volume II of the Hawaii Judicial System Master Plan. Dimensions were extrapolated from HJSMP. | | | | | |
| Minimum height of 8' per UBC. | | | | | |

TABLE I-2. SUMMARY LISTING OF SPACES

| Summary Listing of Spaces: Koolaupoko District Court | | | | | |
|------------------------------------------------------------|-------------------------------------|-----------|--------|--------------|---------------------------------|
| A PRIMARY JUDICIAL SPACES | | | | | |
| Code | Room Name/User | Number | Sq.Ft. | Total | Remarks |
| p. 100 | Prototype Rural Courtroom | 1 | 1,900 | 1,900 | for 12 person jury trials |
| p. 96 | Standard Trial Courtroom | 1 | 1,700 | 1,700 | for 12 person jury trials |
| | Vestibule | 2 | 80 | 160 | one for each courtroom |
| | Public Waiting Area | 1 | 300 | 300 | shared by two courtrooms |
| p. 107 | Attorney / Witness Conference Room | 2 | 120 | 240 | one for each courtroom |
| | Judge's Chamber (visiting) | 2 | 200 | 400 | shared toilet/vest. w/ jury rms |
| p. 106 | Jury Deliberation Room | 2 | 280 | 560 | also used for ex parte meetings |
| | Shared Vestibule and Restrooms | 2 | 120 | 240 | shared support area |
| | Group Holding | 2 | 120 | 240 | one for each gender |
| | Individual Holding | 1 | 40 | 40 | Includes toilet facilities |
| | Security Station | 1 | 60 | 60 | for 3 holding areas |
| | Net SF Subtotal | | | 5,840 | |
| | Circulation Factor (1.4) | | | 2,336 | |
| | Gross SF Total | | | 8,176 | |
| B JUDICIAL SUPPORT SPACES | | | | | |
| Code | Room Name/User | Number | Sq.Ft. | Total | Remarks |
| | Probation Officer Interview Room | 2 | 100 | 200 | for visiting Probation Officer |
| | Traffic Officer Interview Room | 2 | 100 | 200 | for visiting Traffic Officer |
| | Court Clerks work area | 1 | 120 | 120 | for visiting court clerks |
| | Rural Court Reporter's Office | 1 | 100 | 100 | for SR-21 |
| | Police Officers' Lounge | 1 | 320 | 320 | |
| | Multi-Purpose Room / Jurors' Lounge | 1 | 320 | 320 | |
| | Exhibit Storage | 1 | 70 | 70 | secured location |
| | Equipment Storage | 1 | 70 | 70 | near courtrooms |
| | Net SF Subtotal | | | 1,400 | |
| | Circulation Factor (1.4) | | | 560 | |
| | Gross SF Total | | | 1,960 | |
| C.1 DISTRICT COURT CLERKS OFFICE : Personnel Spaces | | | | | |
| SR No | Position / Title | Number | Sq.Ft. | Total | Remarks |
| SR 26 | Ct. Admin. I (DC) | 1 | 120 | 120 | Private office (p. 109) |
| SR 22 | Asst. Ct. Admin (DC) | 2 | 80 | 160 | Including 1 proposed increase |
| SR 18 | Supv. District Ct. Clerk | 2 | 80 | 160 | Including 1 proposed increase |
| SR 15 | District Court Clerk II | 6 | 80 | 480 | Including 3 proposed increase |
| SR 12 | District Court Clerk I | 8 | 80 | 640 | Including 3 proposed increase |
| SR 10 | District Court Clerk | 6 | 80 | 480 | Including 2 proposed increase |
| SR 8 | Clerk Typist I | 2 | 80 | 160 | |
| | Net SF Subtotal | 27 | | 2,200 | |
| | Circulation Factor (1.2) | | | 440 | |
| | Gross SF Total | | | 2,640 | |

TABLE I-2. SUMMARY LISTING OF SPACES (cont'd)

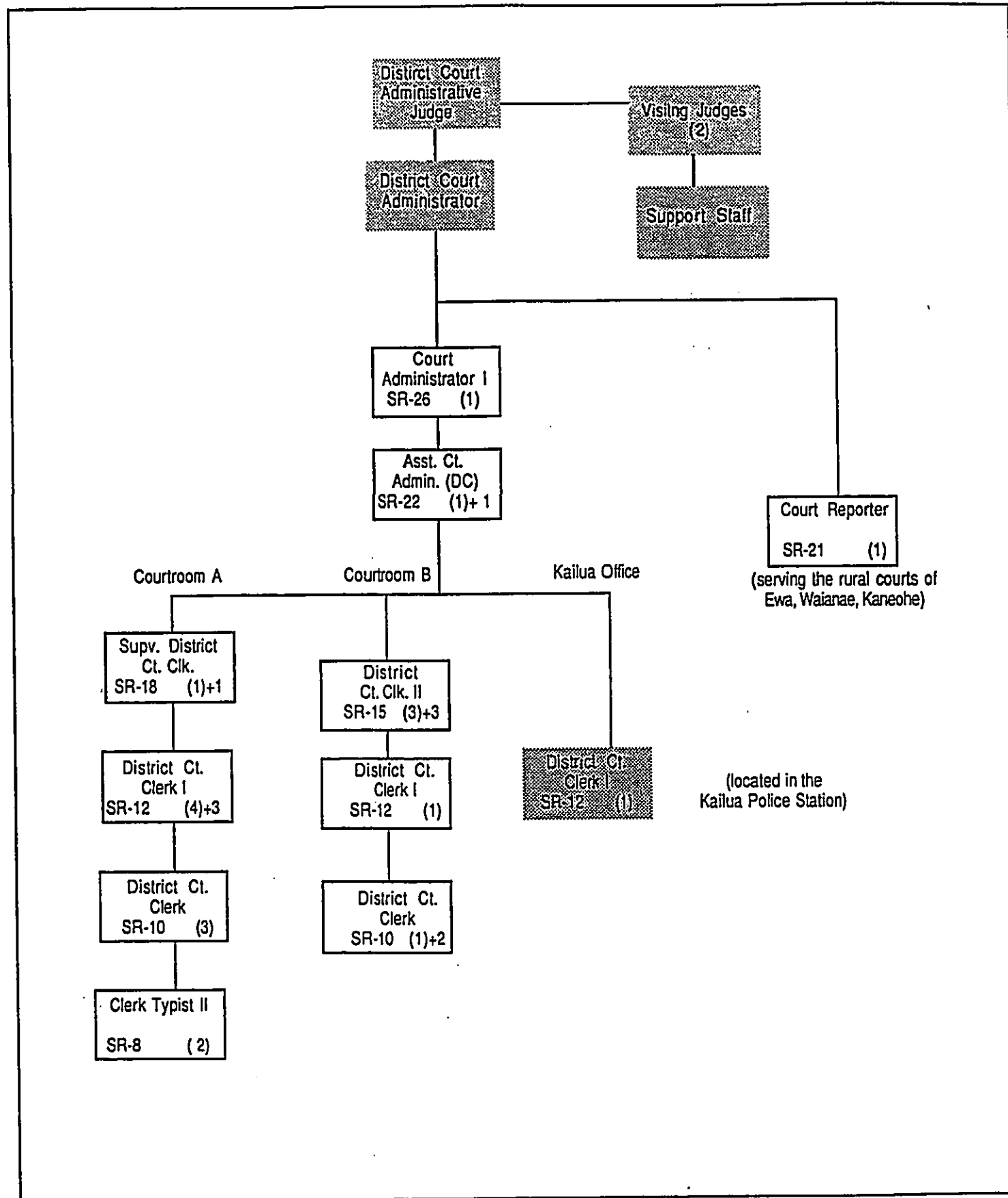
| C.2 DISTRICT COURT CLERKS OFFICE: Common Spaces | | | | | |
|----------------------------------------------------------------------------------------|------------------------------------------|--------|--------|---------------|------------------------------------|
| Code | Room Name/User | Number | Sq.Ft. | Total | Remarks |
| p. 110 | Public Access/Counter Area | 1 | 250 | 250 | for 6 clerical stations |
| | Shared Clerical Work Area | 1 | 300 | 300 | at 12 nsf per clerk |
| | Active File Area | 1 | 100 | 100 | at 10 nsf per file cabinet |
| | Copier/Paper Storage Area | 1 | 100 | 100 | |
| | Supplies Storage Area | 1 | 70 | 70 | |
| | Safe | 1 | 20 | 20 | |
| | Staff Lounge | 1 | 200 | 200 | |
| | Audio/Video Cassette Storage | 1 | 40 | 40 | |
| | Net SF Subtotal | | | 1,080 | |
| | Circulation Factor (1.2) | | | 216 | |
| | Gross SF Total | | | 1,296 | |
| D BUILDING SERVICES | | | | | |
| Code | Room Name/User | Number | Sq.Ft. | Total | Remarks |
| | Public Lobby | 1 | 800 | 800 | near public entrance |
| | Secure Lobby (Sally Port) | 1 | 400 | 400 | access to secure circulation |
| | Women Public Restrooms | 2 | 150 | 300 | one each floor (if 2-story) |
| | Men Public Restrooms | 2 | 150 | 300 | one each floor (if 2-story) |
| | Private Staff Toilets | 4 | 40 | 160 | 1 per gender per floor |
| | Janitor's Closet | 2 | 30 | 60 | one each floor (if 2-story) |
| | Maintenance Storage | 1 | 100 | 100 | on ground floor near service entry |
| | Mechanical/Equipment Areas | 2 | 100 | 200 | one each floor (if 2-story) |
| | Communications/Power Closets | 2 | 30 | 60 | one each floor (if 2-story) |
| | Blind Vendor's Stall | 1 | 50 | 50 | near public lobby |
| | Net SF Subtotal | | | 2,430 | |
| | Circulation Factor (1.2) | | | 486 | |
| | Gross SF Total | | | 2,916 | |
| | Building Net SF Subtotal | | | 16,988 | |
| | Internal Circulation Factor (1.2) | | | 3,398 | |
| | Building Gross SF Total | | | 20,386 | |
| Note: | | | | | |
| A "code" designation indicates that space guidelines are available for this room type. | | | | | |
| The "code" corresponds to the room-layout's page number in Volume II of the HJSMP | | | | | |
| Source: Hawaii Judicial System Master Plan, Volume II | | | | | |

TABLE I-3. SUMMARY LISTING OF SPACES BY FLOOR

| Summary Listing of Spaces: Koolaupoko District Court | | | | | |
|------------------------------------------------------|------------------------------------------|--------|--------|---------------|---------------------------------|
| Second Floor | | | | | |
| A | PRIMARY JUDICIAL SPACES | | | | |
| Code | Room Name/User | Number | Sq.Ft. | Total | Remarks |
| | Prototype Rural Courtroom | 1 | 1,900 | 1,900 | for 12 person jury trials |
| | Standard Trial Courtroom | 1 | 1,700 | 1,700 | for 12 person jury trials |
| | Vestibule | 2 | 80 | 160 | one for each courtroom |
| | Public Waiting Area | 1 | 300 | 300 | shared by two courtrooms |
| | Attorney / Witness Conference Room | 2 | 120 | 240 | one for each courtroom |
| | Judge's Chamber (visiting) | 2 | 200 | 400 | shared toilet/vest. w/ jury rms |
| | Jury Deliberation Room | 2 | 280 | 560 | also used for ex parte meetings |
| | Shared Vestibule and Restrooms | 2 | 120 | 240 | shared support area |
| | Group Holding | 2 | 120 | 240 | one for each gender |
| | Individual Holding | 1 | 40 | 40 | includes toilet facilities |
| | Security Station | 1 | 60 | 60 | for 3 holding areas |
| | Net SF Subtotal | | | 5,840 | |
| | Circulation Factor (1.4) | | | 2,336 | |
| | Gross SF Total | | | 8,176 | |
| B | JUDICIAL SUPPORT SPACES | | | | |
| Code | Room Name/User | Number | Sq.Ft. | Total | Remarks |
| | Court Clerks work area | 1 | 120 | 120 | for visiting court clerks |
| | Rural Court Reporter's Office | 1 | 100 | 100 | for SR-21 |
| | Police Officers' Lounge | 1 | 320 | 320 | |
| | Exhibit Storage | 1 | 70 | 70 | secured location |
| | Equipment Storage | 1 | 70 | 70 | near courtrooms |
| | Net SF Subtotal | | | 680 | |
| | Circulation Factor (1.4) | | | 272 | |
| | Gross SF Total | | | 952 | |
| D | BUILDING SERVICES | | | | |
| Code | Room Name/User | Number | Sq.Ft. | Total | Remarks |
| | Women Public Restrooms | 1 | 150 | 150 | one each floor (if 2-story) |
| | Men Public Restrooms | 1 | 150 | 150 | one each floor (if 2-story) |
| | Private Staff Toilets | 2 | 40 | 80 | 1 per gender per floor |
| | Janitor's Closet | 1 | 30 | 30 | one each floor (if 2-story) |
| | Mechanical/Equipment Areas | 1 | 100 | 100 | one each floor (if 2-story) |
| | Communications/Power Closets | 1 | 30 | 30 | one each floor (if 2-story) |
| | Net SF Subtotal | | | 540 | |
| | Circulation Factor (1.2) | | | 108 | |
| | Gross SF Total | | | 648 | |
| | Second Floor Net SF Subtotal | | | 9,776 | |
| | Internal Circulation Factor (1.2) | | | 1,955 | |
| | Second Floor Gross SF Total | | | 11,731 | |

TABLE I-3. SUMMARY LISTING OF SPACES BY FLOOR (cont'd)

| FIRST FLOOR | | | | | |
|-----------------------------------------------------|-------------------------------------|--------|--------|-------|------------------------------------|
| C.1 DISTRICT COURT CLERKS OFFICE : Personnel Spaces | | | | | |
| SR No | Position / Title | Number | Sq.Ft. | Total | Remarks |
| | | 1 | 120 | 120 | Private office |
| SR 26 | Ct. Admin. I (DC) | 2 | 80 | 160 | including 1 proposed increase |
| SR 22 | Asst. Ct. Admin (DC) | 2 | 80 | 160 | including 1 proposed increase |
| SR 18 | Supv. District Ct. Clerk | 6 | 80 | 480 | including 3 proposed increase |
| SR 15 | District Court Clerk II | 8 | 80 | 640 | including 3 proposed increase |
| SR 12 | District Court Clerk I | 6 | 80 | 480 | including 2 proposed increase |
| SR 10 | District Court Clerk | 2 | 80 | 160 | |
| SR 8 | Clerk Typist I | | | | |
| | Net SF Subtotal | 27 | | 2,200 | |
| | Circulation Factor (1.2) | | | 440 | |
| | Gross SF Total | | | 2,640 | |
| C.2 DISTRICT COURT CLERKS OFFICE: Common Spaces | | | | | |
| Code | Room Name/User | Number | Sq.Ft. | Total | Remarks |
| | Public Access/Counter Area | 1 | 250 | 250 | for 6 clerical stations |
| | Shared Clerical Work Area | 1 | 300 | 300 | at 12 nsf per clerk |
| | Active File Area | 1 | 100 | 100 | at 10 nsf per file cabinet |
| | Copier/Paper Storage Area | 1 | 100 | 100 | |
| | Supplies Storage Area | 1 | 70 | 70 | |
| | Safe | 1 | 20 | 20 | |
| | Staff Lounge | 1 | 200 | 200 | |
| | Audio/Video Cassette Storage | 1 | 40 | 40 | |
| | Net SF Subtotal | | | 1,080 | |
| | Circulation Factor (1.2) | | | 216 | |
| | Gross SF Total | | | 1,296 | |
| B JUDICIAL SUPPORT SPACES | | | | | |
| | Multi-Purpose Room / Jurors' Lounge | 1 | 320 | 320 | |
| | Probation Officer Interview Room | 2 | 100 | 200 | for visiting Probation Officer |
| | Traffic Officer Interview Room | 2 | 100 | 200 | for visiting Traffic Officer |
| | Net SF Subtotal | | | 720 | |
| | Circulation Factor (1.4) | | | 288 | |
| | Gross SF Total | | | 1,008 | |
| D BUILDING SERVICES | | | | | |
| Code | Room Name/User | Number | Sq.Ft. | Total | Remarks |
| | Public Lobby | 1 | 800 | 800 | near public entrance |
| | Secure Lobby (Sally Port) | 1 | 400 | 400 | access to secure circulation |
| | Women Public Restrooms | 1 | 150 | 150 | one each floor (if 2-story) |
| | Men Public Restrooms | 1 | 150 | 150 | one each floor (if 2-story) |
| | Private Staff Toilets | 2 | 40 | 80 | 1 per gender per floor |
| | Janitor's Closet | 1 | 30 | 30 | one each floor (if 2-story) |
| | Maintenance Storage | 1 | 100 | 100 | on ground floor near service entry |
| | Mechanical/Equipment Areas | 1 | 100 | 100 | one each floor (if 2-story) |
| | Communications/Power Closets | 1 | 30 | 30 | one each floor (if 2-story) |
| | Blind Vendor's Stall | 1 | 50 | 50 | near public lobby |

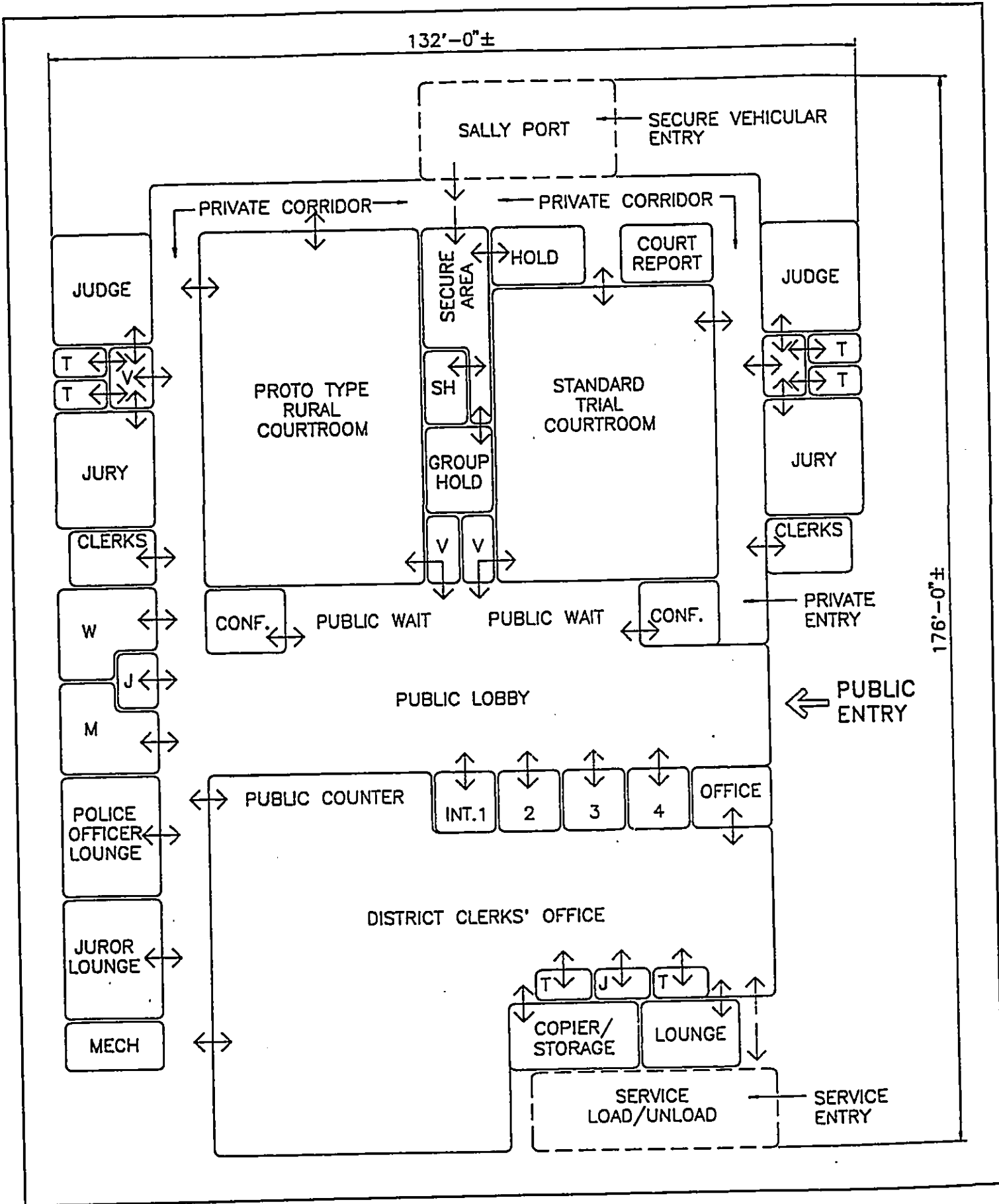


KOOLAUPOKO DISTRICT COURT
PROPOSED ORGANIZATIONAL CHART (FOR 2010)

Figure I-4

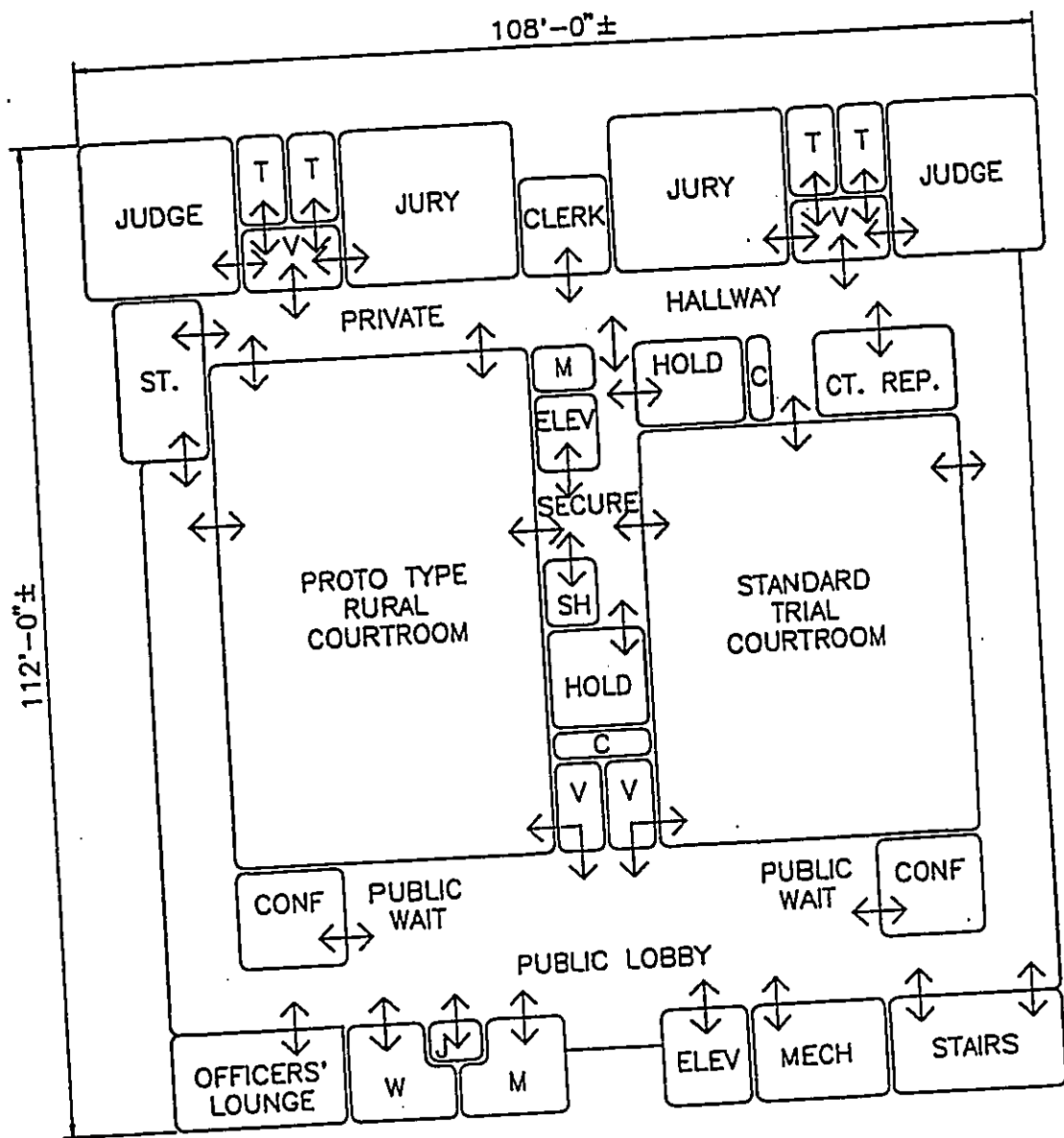
Proposed conceptual floor plans incorporating the various judicial components discussed above for both a single-story and a two-story structure are shown on Figures I-5 and I-6, respectively. In addition to the space requirements indicated in Tables I-2 and I-3, the floor plans were based on discussions with the Judiciary and other HJSMP recommendations as summarized below:

- a. If the District Court becomes a jury court, it is likely that it may use a six-person jury. The HJSMP however recommends that facilities be planned using the Standard Trial Courtroom as an optimum planning model.
- b. In order to provide opportunities for shared use, and in order to provide for the long term flexible use of all judicial facilities, courtrooms, jury deliberation rooms, judges' chambers and other court support functions should be planned to accommodate multiple function judicial activities.
- c. In rural settings, it is assumed that the courtrooms will be used to assemble jury panels. Because the jury deliberation room will be used on an infrequent basis, it is assumed that it can also serve as a conference room for ex parte conferences. With this in mind the visiting judge's chambers have been reduced. It is also recommended that the vestibule containing male and female toilets for the jurors also link to the judge's office.
- d. The holding unit should be a secure unit in close proximity to the courtrooms, accessed through a secure door or vestibule leading to a secured drop-off area.
- e. In a Rural Courthouse, the size of the clerk unit may vary depending on the actual volume of cases being handled. A space standard of 80 nsf per clerical position was used to determine clerical work area. File storage should be added at a ratio of approximately 100 NSF per 3 clerk employees.
- f. Whatever the type of litigation, the critical dimension in a courtroom is the width. It is recommended that the width of the Standard Trial Courtroom (as well as the Prototype Rural Courtroom) be 35 to 36 feet.
- g. In courtrooms of 1700 sf or less, ceiling heights should be 12-14 feet. In larger courtrooms, ceiling heights should be 14 to 16 feet.
- h. A courthouse should include three distinct circulation patterns: a) public circulation to be used by the general public, including attorneys, litigants, witnesses and the press; b) restricted or private circulation to be used by judges, jurors, court personnel and attorneys and parties on a controlled basis; c) and secure circulation to be used by in-custody defendants and detention officers.



CONCEPT DIAGRAM: ONE-STORY BUILDING

Figure I-5



SECOND FLOOR - CONCEPT DIAGRAM: TWO-STORY BUILDING

Figure I-6b
Page I-17

- i. For vertical transportation in the building, each type of circulation pattern should have separate elevators in order to maintain the distinctions and promote court security.
- j. Public circulation corridors on court floors should be a minimum 12 to 15 feet wide to allow for a clear flow of public traffic, particularly near high volume courts such as traffic courts. Public circulation corridors should be a minimum of six feet wide.
- k. Handicapped citizens and court staff should have convenient access to all court facilities and internal areas.
- l. Courtrooms should be clustered on a court-floor in pairs. A prisoner detention area and or prisoner elevator may be located between each pair of courtrooms.
- m. The courthouse should be designed to attain a high degree of security, with the structure and circulation patterns planned to maximize the security of the building's users.

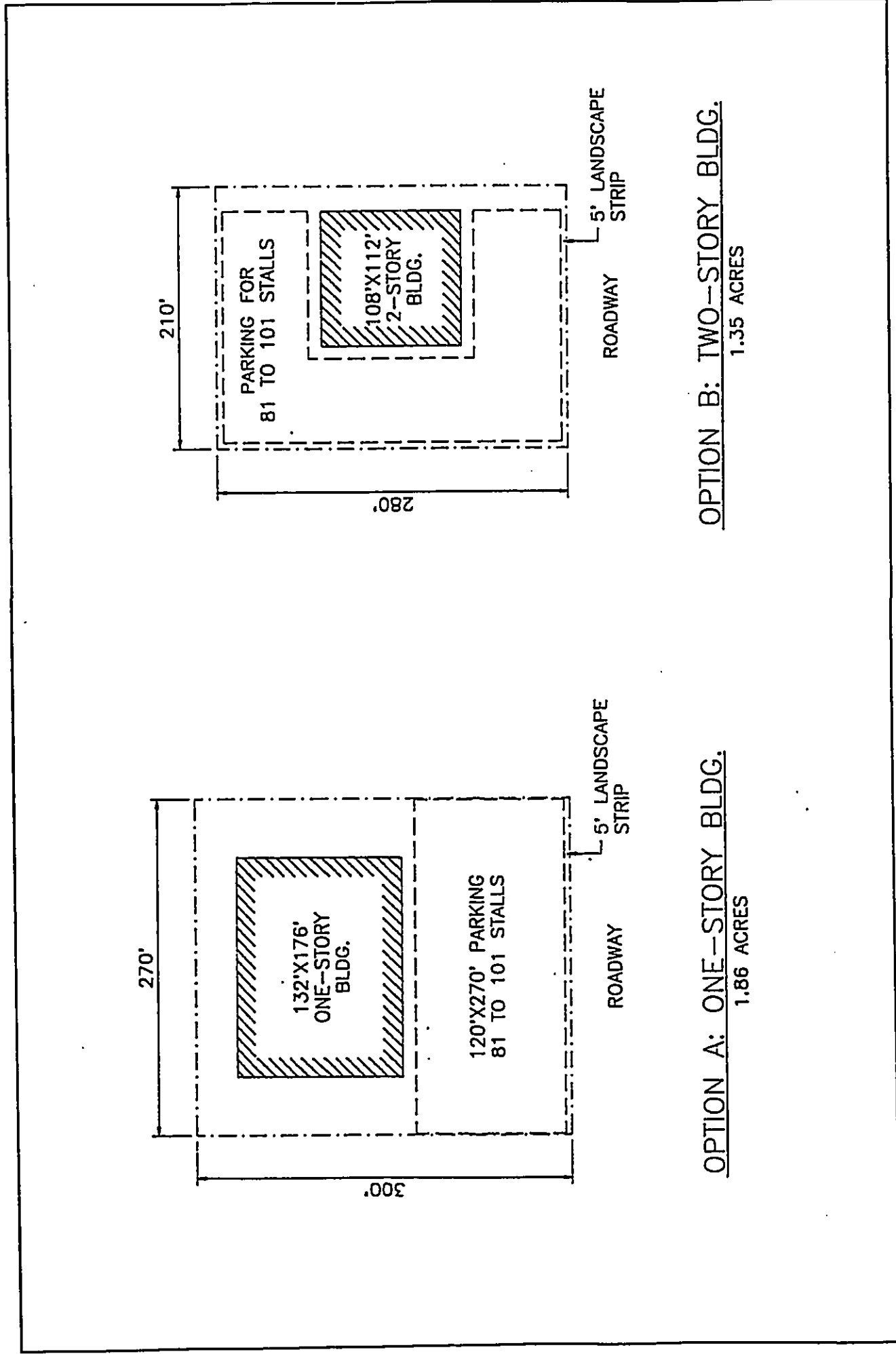
2. Parking Requirements

For the purposes of this study, 82 to 102 off-street parking spaces shall be required for the new courthouse facility. This number is based on a ratio of one stall per 200 to 250 gross square feet (GSF) of building area, as recommended by the HJSMP. By comparison, the suggested parking requirements based on Table I of the Land Use Ordinance (LUO) of the City and County of Honolulu, using the criteria for "meeting facilities" (one stall per 75 square feet of assembly area or one stall per five fixed seats, whichever is greater) and "offices" (one stall per 400 square feet) totals 76 stalls. See Table I-4 below.

In addition, the courthouse requires two loading zones - a sally port or secure area for loading and unloading in-custody defendants, and a general use loading/unloading service area. Again, this requirement exceeds the LUO requirement of one loading/unloading area for every 20,000 to 50,000 GSF of office or office building.

3. Land Area Requirements

From the building and parking area requirements previously determined, conceptual siting of the new courthouse complex was done to estimate total land area requirements. As shown on Figure I-7, the minimum site size which will support both a single-story structure is about 1.86 acres; a two-story structure will need at least 1.35 acres. In evaluating potential sites, a lot size of 2 acres will be used.



SITE DIMENSIONS AND ACREAGE DIAGRAM

Section I. Project Description

TABLE I-4. PARKING REQUIREMENTS

| Item | #Stalls:Unit | Unit | No. | Remarks |
|------|------------------------------|-----------|-----|-----------------------------------------------------|
| 1 | 1:200 GSF | 20,386 sf | 102 | Per HJSMP |
| 2 | 1:250 GSF | 20,386 sf | 82 | Per HJSMP |
| 3 | 1:75 sf of assembly areas | 1,300 sf | 18 | Per LUO; sf of public seating for two courtrooms |
| | or 1:5 fixed seats | 170 seats | 34 | Each 24".of width counted as seat. |
| 4 | 1:400 GSF | 16,500 sf | 42 | Per LUO. Excludes courtrooms |

Total per HJSMP: 82 to 102
Total per LUO: 34 + 42 = 76

4. Construction

The project will involve the following construction activities:

- a. Site clearing and earthwork.
- b. Trenching and backfilling for utility lines and building foundations.
- c. Installation of underground utilities.
- d. Construction of courthouse building consisting of reinforced concrete and/or concrete masonry units, .
- e. Carpentry, drywall, glasswork, flooring and roofing.
- f. Landscaping.
- g. Paving for driveways, walkways and parking.

The design and construction of the building will be in accordance with applicable standards.

5. Use of Public Funds or Land

The project will be funded by public Capital Improvement Program (CIP) appropriations from the State Legislature. In an effort to minimize tenant relocation and land acquisition costs, State lands will be given first consideration in the selection of sites.

6. Development Schedule

The project consists of constructing a new courthouse facility and re-establishing the existing operations into the new building. Until the new facility is constructed, the Kaneohe District Courthouse will continue to operate.

The project schedule is dependent on the selection of lands, and in the case of private lands, implementation of acquisition proceedings. Selection of State-owned land would eliminate some of these proceedings.

Additional factors affecting project schedule, which are site dependent, include meeting the State's requirements relating to the EIS (Chapter 343, Hawaii Revised Statutes) and obtaining necessary government approvals.

Relocation of any existing land tenants may also impact the construction of the facility.

SECTION II
PROJECT SETTING

II. PROJECT SETTING

A. Regional Overview

Oahu is the third largest of the Hawaiian Islands, with a land area of 593.6 square miles. Oahu, which comprises the City and County of Honolulu, is the most populated island--1990 population of 836,230 constitutes about 75% of the State total--as result of Honolulu being the Capital City, and the business and financial center of the State.

Kaneohe, located on Oahu's windward side, is one of the major population centers within the City and County of Honolulu. As shown on Figure II-1, Kaneohe occupies a portion of Oahu's northeastern coastal plain. Approximately 37 square miles in size, Kaneohe constitutes about one-half of the Koolaupoko District, the other half being comprised of the towns of Kailua and Waimanalo.

The study area was established to be within Kaneohe proper since the present courthouse facility is situated in Kaneohe and judicial records indicated the majority of court cases to have originated in Kaneohe. Accordingly, the study area was defined as the area generally bounded by Castle Junction, Kamehameha Highway, Kaneohe Bay, Haiku Road and Likelike/Kahekili Highways (see Figure II-2).

B. Land Use Plans, Policies, and Controls

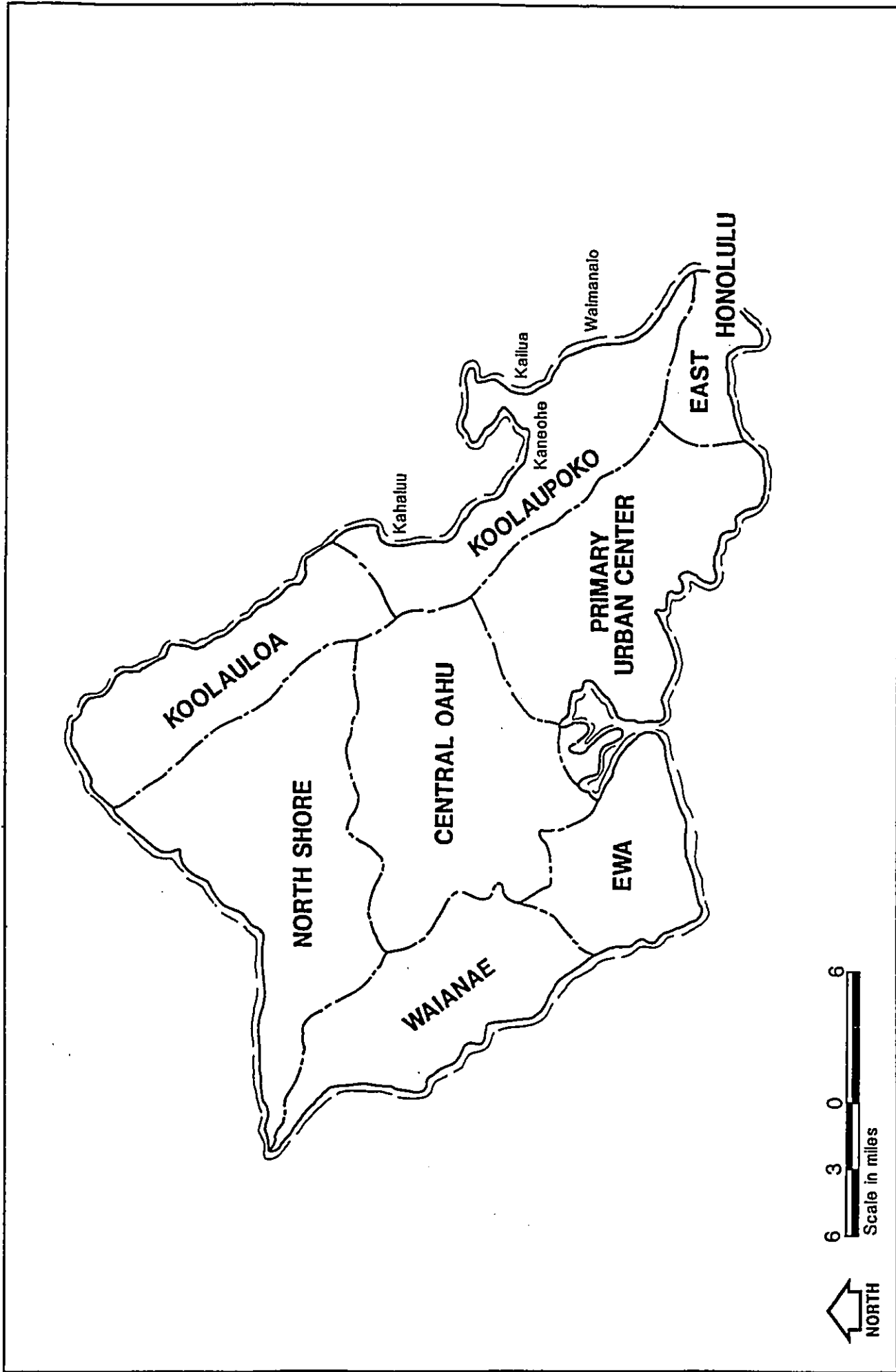
The following land use plans, policies, and controls apply to the study area:

1. Hawaii State Plan

The Hawaii State Plan sets forth Hawaii's goals, objectives, and policies to provide general direction to the State and to detail priority directions which indicate areas of Statewide concern. The proposed Koolaupoko District Courthouse facility supports the following goals, objectives and policies of the Hawaii State Plan:

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.



ISLAND MAP

Section II. Project Setting

Figure II-1

Page II-2

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. Uphold and protect the national and state constitutional rights of every individual.
- iii. Assure access to, and availability of, legal assistance, consumer protection, and other public services which strive to attain social justice.
- iv. Ensure equal opportunities for individual participation in society.

2. State Land Use Designation

The State Land Use Commission regulates the use of lands through classification of land as either Urban, Rural, Agricultural, or Conservation. The intent of the land classification is to accommodate growth and development and to retain the natural resources of the area.

Uses within districts other than those for which the districts are classified may be permitted by the City Planning Commission through the issuance of a Special Use Permit.

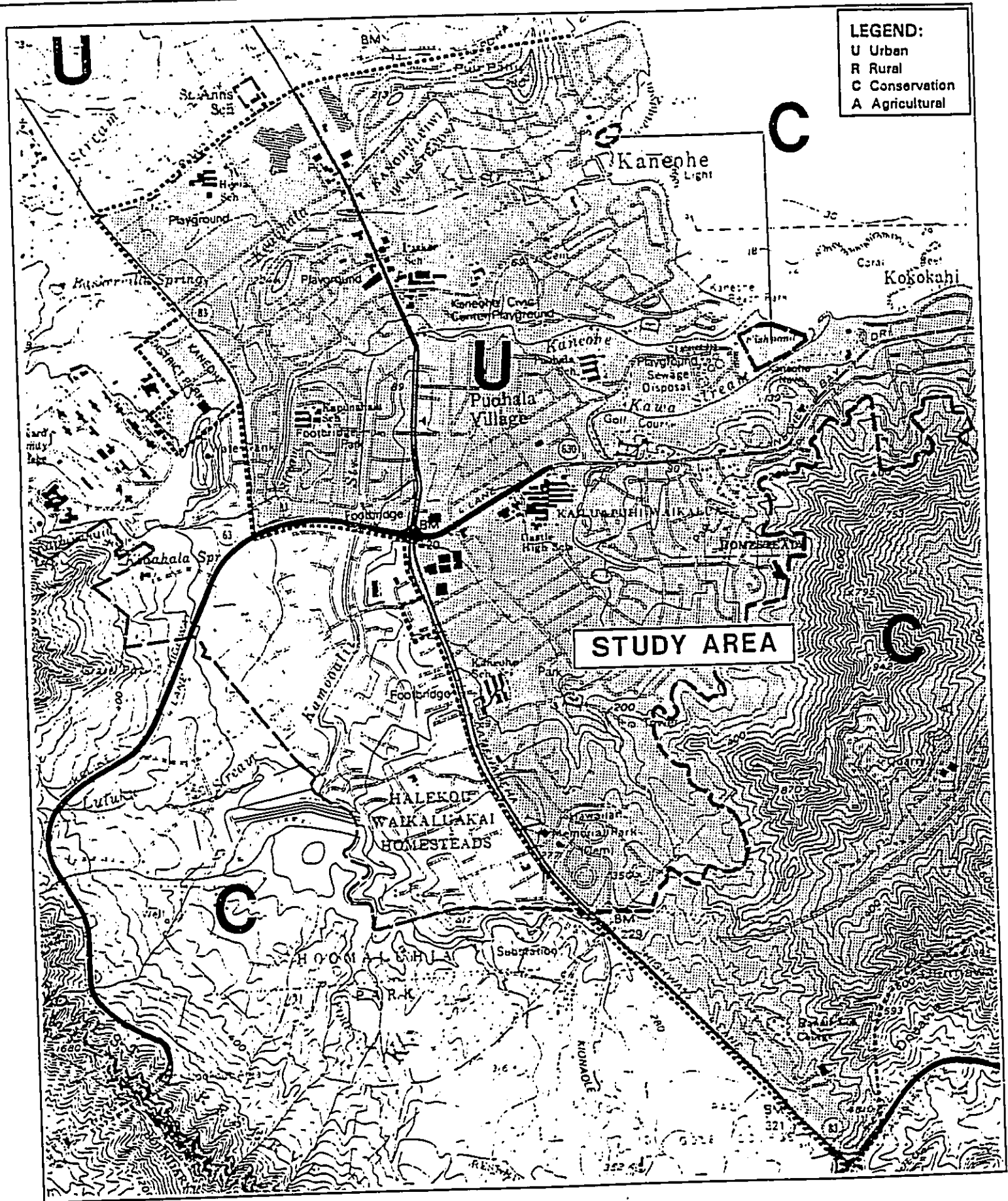
As shown on Figure II-3, the study area is comprised of Urban and Conservation Districts.

3. City and County of Honolulu General Plan

The General Plan for the City and County of Honolulu is guided by the Hawaii State Plan and was adopted in 1977. It is a policy document that contains a "comprehensive statement of objectives and policies setting forth the long-range aspirations of Oahu's citizens and providing a broad plan of action to achieve them." Subject areas which are covered in the plan include, population, economic activity, housing, transportation and utilities, energy, physical development and urban design, public safety, health and education, culture and recreation, the natural environment, and government operations.

4. Koolaupoko Development Plan

The Development Plans (DP)s for the City and County of Honolulu, provide a relatively detailed framework for implementing the objectives and policies of the General Plan. They set forth desired sequence, patterns and characteristics of future development. A total of eight Development Plan regions have been



STATE LAND USE MAP

Section II. Project Setting

Figure II-3

Page II-5

established for Oahu. The study area falls under the control of the Koolaupoko Development Plan.

Established as an ordinance, the Development Plans consist of three elements: Development Plan Maps (Land Use and Public Facilities) which graphically depict the intended pattern and sequencing of development; Common Provisions which outline requirements common to each of the eight regions; and Special Provisions which detail requirements specific to the individual DP region.

The Development Plan does not specifically address the need for a new courthouse facility, except indirectly in prioritizing the programming of public facility projects. In accordance with the Common Provisions, first priority shall be given to projects that:

- a. Will improve or replace existing public facilities in unsound condition;
- b. Will correct public facility needs identified in each development plan area;
- c. Will not duplicate other available public or private facilities;
- d. Will correct recognized but previously unmet facility needs.

Development Plan Land Use Map

The majority of the study area is designated Residential on the Koolaupoko Development Plan Land Use Map, with the remaining portion comprised of areas designated as Apartment, Commercial, Public Facility, Industrial, and Parks and Recreation. Permitted uses and design standards within each area are primarily governed by zoning ordinance, and not by what is indicated on the DP Land Use Maps. Accordingly, a courthouse facility, which represents a public use, need not necessarily be located in a Public Facility-designated area, but may be sited within other designated areas if permitted by the City and County of Honolulu's Land Use Ordinance. An amendment to the Development Plan Land Use Maps would require review by the City Department of General Planning, and final approval by the City Council. Consideration of the Development Plan's implementation requirements, as stipulated in the Common Provisions, was incorporated into the criteria used for selection of the courthouse sites.

Development Plan Public Facilities Map

The Development Plan Public Facility Map delineates future proposed improvements and classifies them into those that are government funded, and those that are privately funded. Government funded projects are further grouped into those anticipated to commence within six years, and those programmed beyond six years.

5. City and County Zoning

City and County of Honolulu zoning within the study area includes Preservation, Residential, Apartment, Business, Industrial and Agricultural zones. If considered to fall under the category of "Public Uses and Structures", a courthouse facility, according to the Land Use Ordinance of the Department of Land Utilization, City and County of Honolulu, is permitted within all zoning districts except for the P-2 General Preservation District, which imposes requirements which cannot be met by a courthouse facility, and the P-1 and F-1 Preservation Districts which are governed by State and Federal agencies, respectively.

The zoning districts for the selected candidate sites are specified in Section III.

6. Ceded Lands

Ceded lands are defined as public lands that have been granted to the State of Hawaii by the Admission Act, Section 5, Subsections b, c, d, and e of the Hawaii Revised Statutes; and are subject to the provisions enumerated in the Admission Act, Section 5, Subsection f of the Hawaii Revised Statutes. Under these provisions, the construction of a courthouse is permitted on ceded lands.

7. Flood/Tsunami Hazard

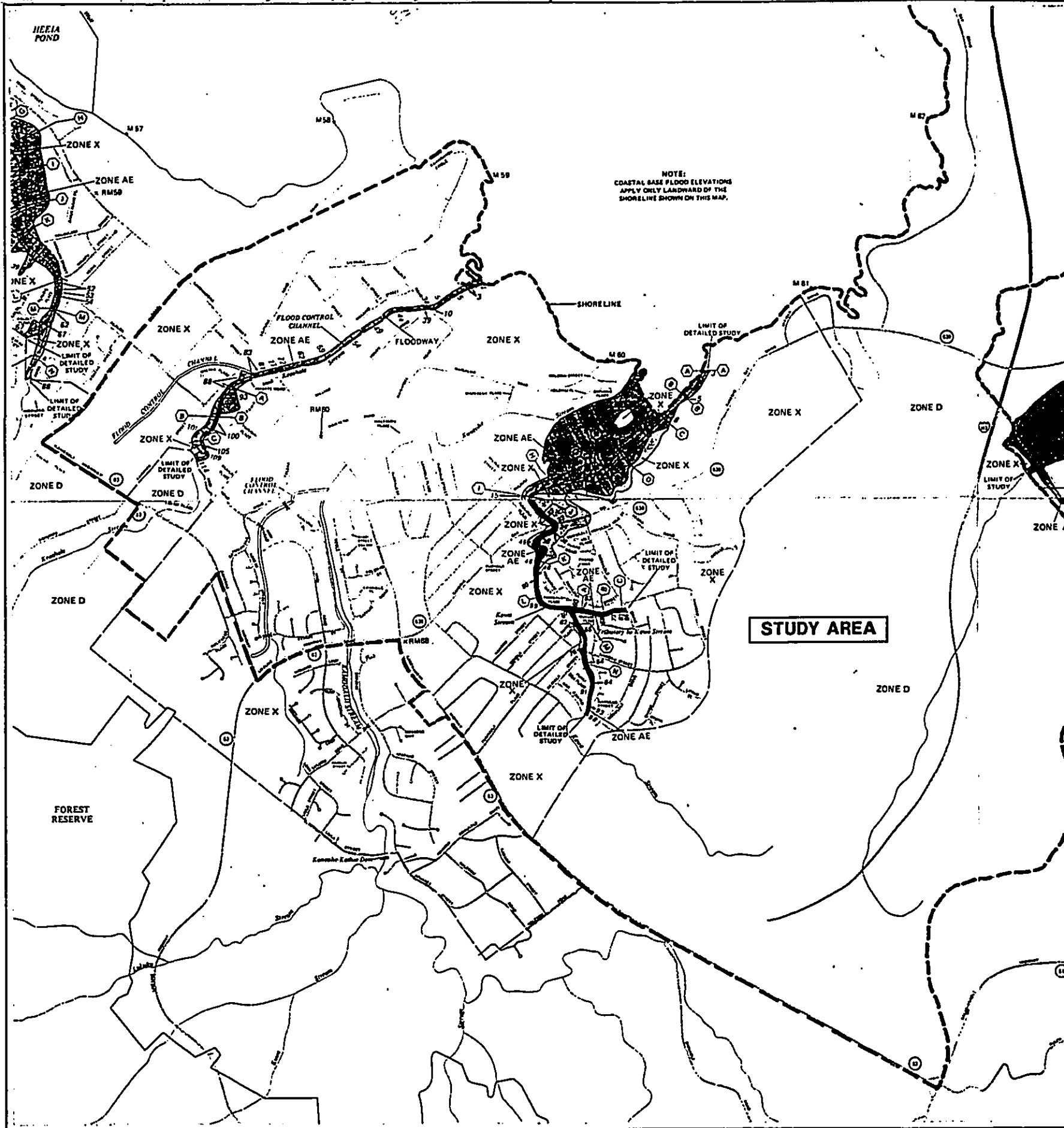
The Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM), panels 150001-0060B dated September 4, 1987, and 150001-0090C dated September 28, 1990 specifies areas bordering Keaahala Stream makai of Anoi Road, and areas bordering Kawa Stream and tributary makai of Koa Kahiko Place and Mokulele Drive, as flood hazard areas inundated by the 100-year flood with base flood elevations determined (see Figure II-4). All other areas within the study area have either been determined to be outside the 500-year flood plain; or within areas where flood hazards have not been determined. Similarly, the entire coastline spanning the study area has been determined to be void of tsunami hazard, likely due to the wave damping effects of Kaneohe Bay.

8. Underground Injection Control

The State of Hawaii, Department of Health's Underground Injection Control Program (July 6, 1984) delineates areas in which underground disposal may be permitted. In general, underground disposal is permitted in areas makai of the Underground Injection Control (UIC) line.

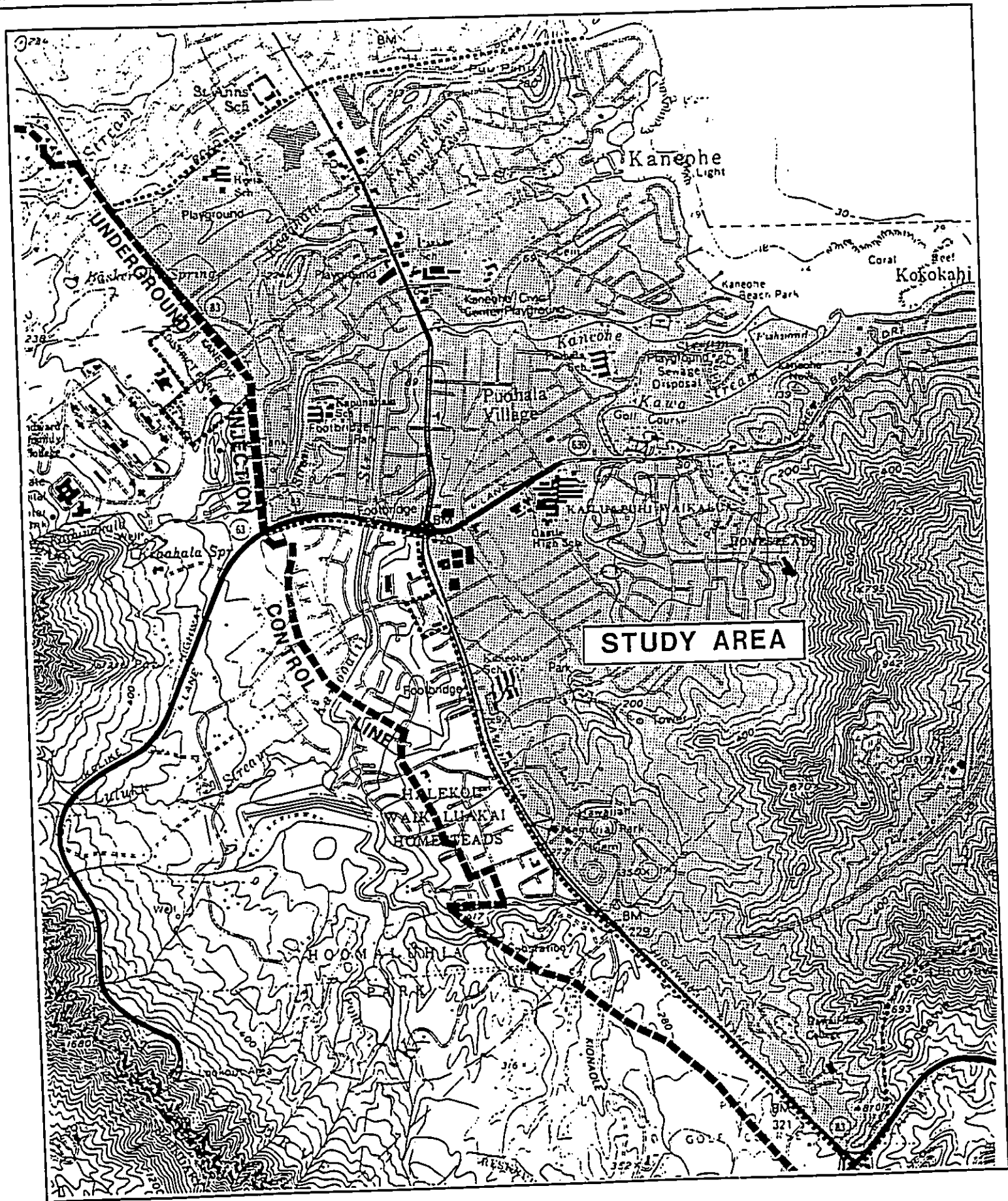
In Kaneohe, the UIC line generally runs along Kahekili Highway (see Figure II-5). Most of the study area is makai of the UIC Line where underground

Final Environmental Impact Statement for the Site Selection for the New Koolaupoko District Courthouse



FLOOD INSURANCE RATE MAP

Section II. Project Setting



UNDERGROUND INJECTION CONTROL LINE

Section II. Project Setting

Figure II-5

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disposal of treated sewage effluent is allowed. Except for Site E which is just mauka of the UIC line, all the sites are makai of the UIC line.

9. Special Management Area

The coastal areas within Kaneohe are within the City and County's Special Management Area (SMA) and are subject to Chapter 205-A of the Hawaii Revised Statutes as amended, and Ordinance No. 84-4 establishing the area, regulations and procedures for a Special Management Area for Oahu. (see Figure II-6).

The City regulates development of lands within the SMA through a review and permit process. Section 4, Paragraph B of Ordinance 84-4 provides that "No development (within the Special Management Area) shall be approved unless the (City) Council has first found that:

(1) The development will not have any substantial adverse environmental or ecological effect except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health and safety, or compelling public interest. Such adverse effect shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect and the elimination of planning options.

(2) The development is consistent with the objectives and policies set forth in (Chapter 205A-2, Hawaii Revised Statutes) and area guidelines contained in Section 205A-26, Hawaii Revised Statutes.

(3) The development is consistent with the County General Plan, development plans, zoning, and subdivision codes, and other applicable Ordinances.

C. Infrastructure

1. Water

On the island of Oahu, the Board of Water Supply (BWS) provides drinking water to the majority of the island's population. The rest of the population, consisting of small rural communities, some industrial establishments and most of the military community, use independently owned and maintained water facilities.

The Koolaupoko area on the windward side of Oahu is one of seven service areas served by the BWS. Water sources in this area consist of a combination of wells, inclined wells and tunnels which are interconnected with transmission mains, reservoirs, valves and booster pumps to form the Windward Oahu Regional Water System. The Windward System serves the communities of

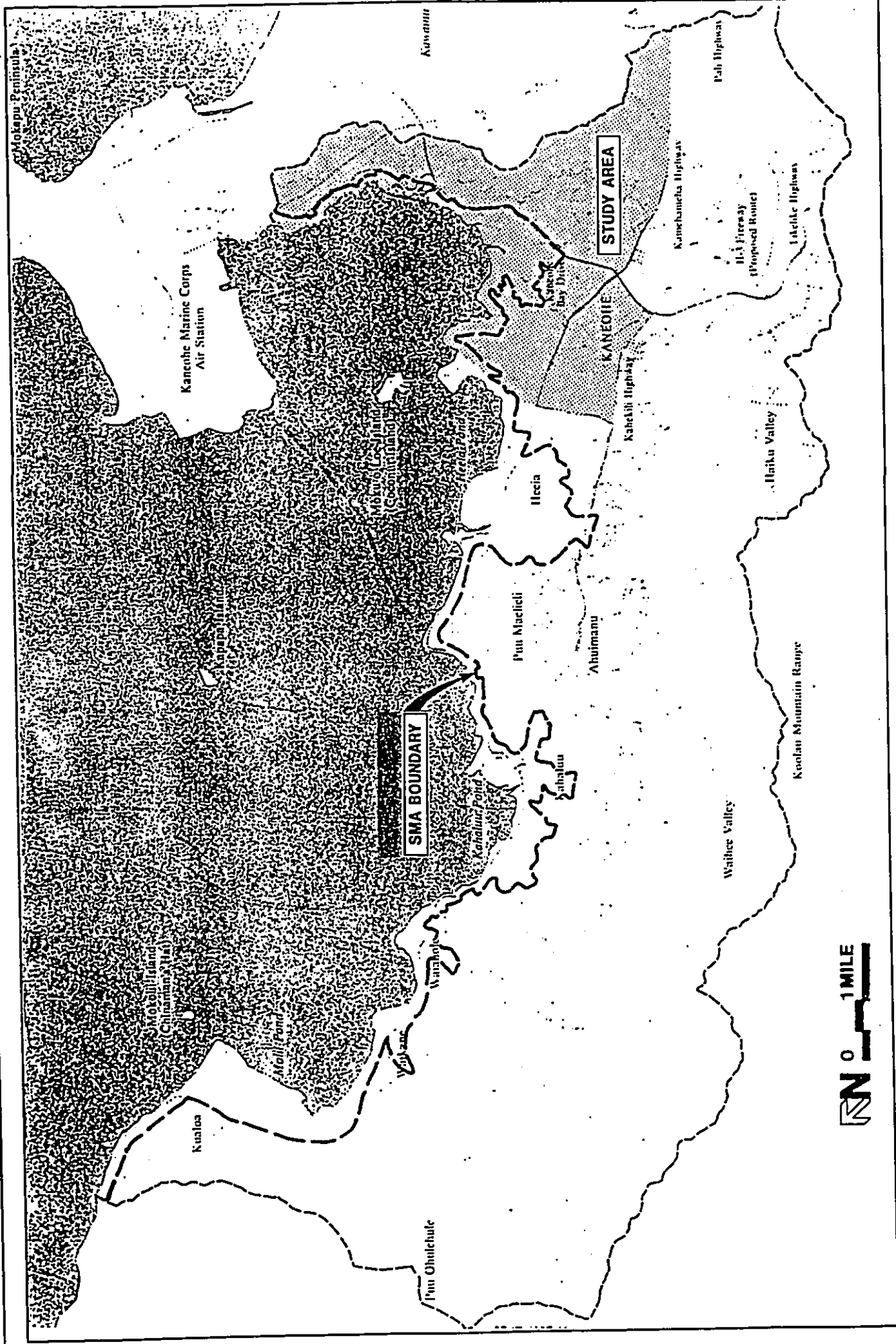


Figure II-6
Page II-11

SPECIAL MANAGEMENT AREA - KANEOHE REGION

Laie, Hauula, Punaluu, Kahaluu, Ahuimanu, Heeia, Kaneohe, Kailua and Waimanalo. Water withdrawn from the Windward area amounted to 21.6 million gallons per day (MPG) for the fiscal year ending June 30, 1994.

2. Sewer

The City and County of Honolulu Department of Waste Water Management (DWWM) manages the sewage collection, treatment and disposal facilities within the Kaneohe area. With the exception of a few locales which presently still utilize cesspools, but which are programmed for future sewer service under the City's Improvement District projects, all of the urbanized areas within the Kaneohe Service Area are sewerred. Sewage collected within the Kaneohe Service Area and from four sub-areas of Kahaluu is pre-treated at the Kaneohe pump station. The Kaneohe Pump Station then pumps the sewage to centralized treatment facilities at the Kailua Regional Waste Water Treatment Plant (WWTP).

Presently the Kailua Regional WWTP and supporting facilities are "at capacity" status. Consequently, City and County DWWM has imposed a moratorium on new service connections in Kaneohe, which will remain effective until 1998, when modifications to the Kailua Regional WWTP are expected to be completed. The modifications will increase the capacity of the plant to handle all the sewage from the Kahaluu, Kaneohe and Kailua Service Areas.

Although the moratorium precludes new sewer connections until 1998, some connections are being allowed. These connections are based on the submission of the Application for Sewer Connection form for review by the DWWM. From discussions with the DWWM, the sewer connections that were allowed did not exceed the flow generated by three residential dwellings units. The projected flow from the courthouse facility will exceed the amount being allowed for new connections. Therefore, if the courthouse is constructed before 1998, providing private sewage treatment, at least temporarily, would need to be considered.

3. Drainage

Drainage within the Kaneohe area generally flows from mauka areas to the ocean via a vast network of stream systems. (see Figure II-7). The relatively high level of urbanization over the years has been accompanied by improvements to stream channels and construction of storm drain facilities which have benefitted the Kaneohe area by eliminating major ponding and flooding problems. The construction by the Army Corps of Engineers of the Kaneohe Dam at the head of Kamooalii Stream within Hoomaluhia Park has served to prevent a recurrence of the 1965 flood that devastated the low-lying subdivisions of Keapuka and Kapunahala. As indicated previously, selected areas bordering Keahala Stream and Kawa Stream are presently identified as

flood hazard areas. As an indication of continuing efforts to evaluate and implement flood control measures within the Kaneohe area, each of the stream sections determined to be subject to potential flooding has been programmed for improvements on the City and County's Development Plan Public Facilities Map.

4. Electrical/Telephone

Electrical power is supplied by the Hawaiian Electric Company. Hawaiian Telephone Company provides telephone service.

5. Gas

Piped gas service is provided by Gasco, Inc., a subsidiary of Pacific Resources, Inc. Some areas utilize tank-stored gas supplies.

6. Highway/Street Network

Highways connecting Windward Oahu to Downtown Honolulu include Pali Highway and Likelike Highway, generally four-lane highways which traverse through the Koolau Mountain Range via Nuuanu and Kalihi Valleys, respectively. The Interstate H-3 Freeway presently under construction will provide a third four-lane highway connecting the Pearl Harbor area to the windward side via Halawa Valley when completed sometime in 1996. Highways traversing through and/or across Kaneohe include Kamehameha Highway, a four-lane roadway which passes through Kaneohe town and continues north to serve as the primary coastal road circling almost the entire island of Oahu. Kahekili Highway, situated mauka of Kamehameha Highway, bypasses downtown Kaneohe and provides a more direct route between Kaneohe and Kahaluu. Generally a two-lane highway, it begins at Likelike Highway and ends at the Hygienic Store in Kahaluu where it intersects Kamehameha Highway. Kahekili Highway also serves as the primary access to Kaneohe's mauka suburbs, Windward Community College, and the Hawaii State Hospital.

Major roadways running mauka-makai in Kaneohe include Kaneohe Bay Drive, a two-lane roadway which is considered to represent the southern boundary of Kaneohe town. It begins at the intersection of Likelike and Kamehameha Highways and continues makai through Kokokahi and Aikahi, and ends at its intersection with Mokapu Boulevard. Keaahala Road, Kahuhipa Street and Haiku Road all run generally perpendicular to Kahekili and Kamehameha Highways and all cross both highways. Keaahala Road (two lanes) mauka of Kahekili Highway leads to Windward District Park, Windward Health Center, Windward Community College and the Hawaii State Hospital. Kahuhipa Street (two lanes) mauka of Kahekili Highway serves as one of two accesses to the Haiku Village Subdivision. Between Kahekili and Kamehameha Highways,

Kahuhipa Street is lined with condominium and commercial properties including car dealerships, hardware businesses, restaurants, and as indicated earlier, the present Kaneohe District Courthouse. Haiku Road mauka of Kahekili Highway is two lanes and represents the second access into the Haiku Village and Haiku Plantation Subdivisions. Between Kahekili and Kamehameha Highways, Haiku Road is four lanes and demarcates the northern boundary of Kaneohe town. Among the properties fronting this section of Haiku Road are the Haiku Point townhouse complex by Gentry, Haiku Elementary School and Windward Mall Shopping Center.

Keaahala Road, Kahuhipa Street, and Haiku Road all change in street names upon crossing Kamehameha Highway. Keaahala Road becomes William Henry Road, and both Kahuhipa Street and Haiku Road become Lilipuna Road. All of these two-lane roads extend to the ocean and serve the makai residences of Kaneohe.

Street and highway improvement projects currently under construction in the Kaneohe area include a major interchange connecting the new H-3 Freeway to Likelike Highway and Kahekili Highway, and the widening of Kahekili Highway between the Likelike Highway intersection and Haiku Road from its present configuration to a six-lane divided highway. Programmed improvements as indicated on the City and County Development Plan Public Facilities Map consist of interchanges at Castle Junction (where Pali Highway intersects Kalaniana'ole Highway), and at the intersection of Likelike and Kamehameha Highways.

D. Study Area Environment

1. Topography

The overall topography of the Kaneohe area varies considerably from the precipitous, almost vertical terrain of the Koolau Mountain Range to the almost flat shoreline area along Kaneohe Bay. Moderate slopes of less than ten percent prevail in much of the Kaneohe area.

2. Geology

The geology of Windward Oahu is typically volcanic in origin. The characteristic topography of steep mountainous terrain transitioning to flat, coastal plain demonstrates how the continuing processes of erosion, deposition, weathering and soil formulation can create both irregular valleys, and gently sloping deposits of alluvial material. The Koolau rift zone, along the Koolau Mountain Range, is made up of a series of vertical, parallel dikes which retain infiltrating rainfall to form compartments for ground water storage.

3. Climate

Windward Oahu has a mild subtropical climate with strong northeast tradewinds about 75 percent of the time. Mean annual temperature is 75 degrees Fahrenheit. Temperature extremes can range from the upper fifties during January and February to about 90 degrees Fahrenheit during August through October. Mean annual rainfall averages 50 inches along the coast and 150 inches along the crest of the Koolau Mountain Range. Heavy rains often occur during November through April with only about 30 percent of the annual rainfall occurring May through October.

4. Flora

Landscaping of residential areas accounts for the predominant species of flora in the Kaneohe area. Natural vegetation at the lower elevations includes pili grass, kiawe, haole koa, and finger grasses. At the higher elevations, are guava, christmas berry, California grass, java plum and lantana.

5. Fauna

Wild animal life within the Kaneohe area includes mongoose, rats, wild pigs, and feral cats and dogs.

The coastal regions include natural habitats and feeding areas for many introduced exotic birds such as cardinals, linnets, sparrows, mynah birds, thrush, and doves. The endangered Hawaiian Owl, Pueo, is generally found in the open grassland areas.

The marshy wetlands along the shoreline, near the mouths of streams and fish ponds, are the natural habitat for a variety of endangered species of waterbirds. These include the Hawaiian Stilt or Aea (*HIMANTOPUS HIMANTOPUS KNUDSEN*), Hawaiian Coot or Alae Keokeo (*FULICA AMERICANA ALAI*), Hawaiian Gallinule or Alae Ula (*GALLINULA CHLOROPUS SANDWICENSIS*), and Hawaiian Duck or Koloa (*ANAS WYVILLIANA*). There are no critical habitats at or immediately adjacent to any of the candidate sites.

6. Wetlands

Reconnaissance studies conducted by the U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service's "National Wetlands Inventory Map" identify wetlands within the Kaneohe area. The predominant wetland areas indicated are the marine environments located along the coast and offshore. A major wetland area situated inland is the marsh (palustrine environment) located mauka of Heeia Pond, which is outside the study area boundary. Within the study area, the only inland wetlands identified are related to riverine and

estuarine systems. Consultation with the Corps is required prior to development of these areas.

7. Archeological/Historical Sites

There are no known sites listed on either the National Register, or Hawaii Register of Historic Places within the study area.

E. Socioeconomic Characteristics

1. Population and Employment

The resident population of Kaneohe based on 1990 census data was 35,448. The Kaneohe Marine Base Hawaii accounted for employing 5,261 of this total, and is considered the only large employer in all of Windward Oahu. Only about two percent of the non-military land area is devoted to commercial use; about one percent to industrial use. Accordingly, the majority of the population is employed on the leeward side of the Koolaus, making Kaneohe primarily a "bedroom" community.

SECTION III
IDENTIFICATION OF POTENTIAL SITES

III. IDENTIFICATION OF POTENTIAL SITES

A. Site Selection Methodology

The site selection process involved two steps. The first consisted of the preliminary identification of areas warranting further study. This initial selection was based on a set of screening criteria which included site size and shape, current land use and compatibility with governing land use plans, policies and controls, accessibility, and location with respect to tsunami and flood hazard areas.

The study area was first screened for potential sites. Parcels selected in the initial selection met the basic requirements of being two acres or more in size, and having existing access. Lots completely within a Coastal High Hazard, or Flood Hazard District were not considered.

The set of screening criteria was then used to reduce the field of potential sites to a list of candidate sites. These candidate sites were then compared based on an evaluation of their advantages and disadvantages.

B. Screening Criteria

A set of screening criteria reflecting general site requirements and physical land development constraints was used to select potential sites for further evaluation as candidate sites. The following set of screening criteria was utilized:

1. Elimination of Public Recreational Space

The site should not utilize existing lands designated as public parks, or otherwise intended for recreational and/or aesthetic purposes to be enjoyed by the community.

2. Wetlands

The site should not be within an identified wetlands area, as determined by the U.S. Fish and Wildlife Service and the U.S. Army Corps of Engineers.

3. Location

The site should be visible from a main road or located near a well-known town "landmark".

4. Planned Developments

Sites should not be located on land where there are known developments planned (for example, single-family or multi-family housing developments, or City and County master-planned roadways).

5. Subdivision

For privately owned lands larger than two acres, the land should be of such size and shape that subdivision of a 2-acre portion would not result in creation of an undevelopable or unsaleable remnant parcel for the land owner.

6. Tenant Displacement

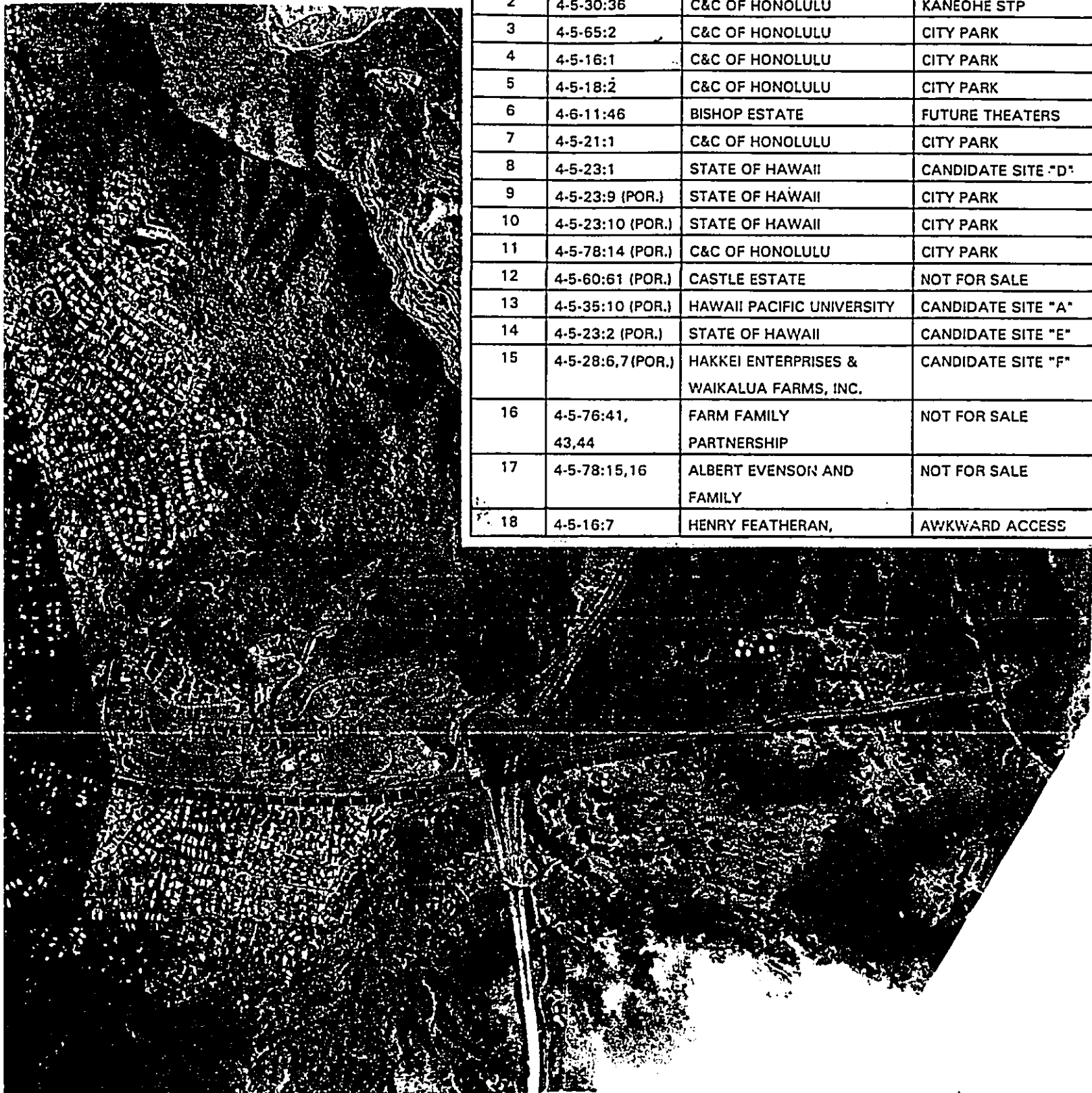
The site should be developable with minimal disruption to the existing community. Displacement of existing residences, businesses or public uses is undesirable.

C. Potential Sites

A total of 18 sites was initially considered as potential sites for the Koolaupoko District Courthouse (see Figure III-1 Kaneohe Study Area Map and Appendix A for listing). Table III-1 summarizes the rating of each potential site as "acceptable" or "unacceptable" with respect to the screening criteria. Only one of the 18 potential sites was rated "acceptable" in all screening criteria categories and qualified as a candidate site. From the remaining 17 potential sites, three more sites were selected as candidate sites, although they could not satisfy all of the screening criteria requirements. The 14 potential sites not selected are described as follows:

1. Nine of these sites were public parks or in the center of a residential area and, therefore, were immediately eliminated from further consideration.
2. The Bayveiw Golf Course Site, Site 1 on Figure III-1, was considered as a possible candidate site due to its size and undeveloped status. However, future plans for the golf course described in the Kaneohe Bay Master Plan called for preserving the area containing Site 1 as open space to provide for public access to the bay. The master plan, which was approved by the Office of State Planning, establishes guidelines for all activities impacting Kaneohe Bay. Because the courthouse development was not consistent with the goals and visions of the Kaneohe Bay Master Plan, the site was eliminated from further consideration.
3. Land area presently occupied by the Kaneohe Sewage Treatment Plant was to become available upon the plant's shut down and conversion into a sewage pump station. Accordingly, this site, Site 2 on Figure III-1, was considered as a possible courthouse site. However, due to the location of the property and the need to access the site via generally low capacity, residential-type roadways, in addition to the odors which would still likely persist in the area due to the pump station operations, this site was also eliminated from further consideration.

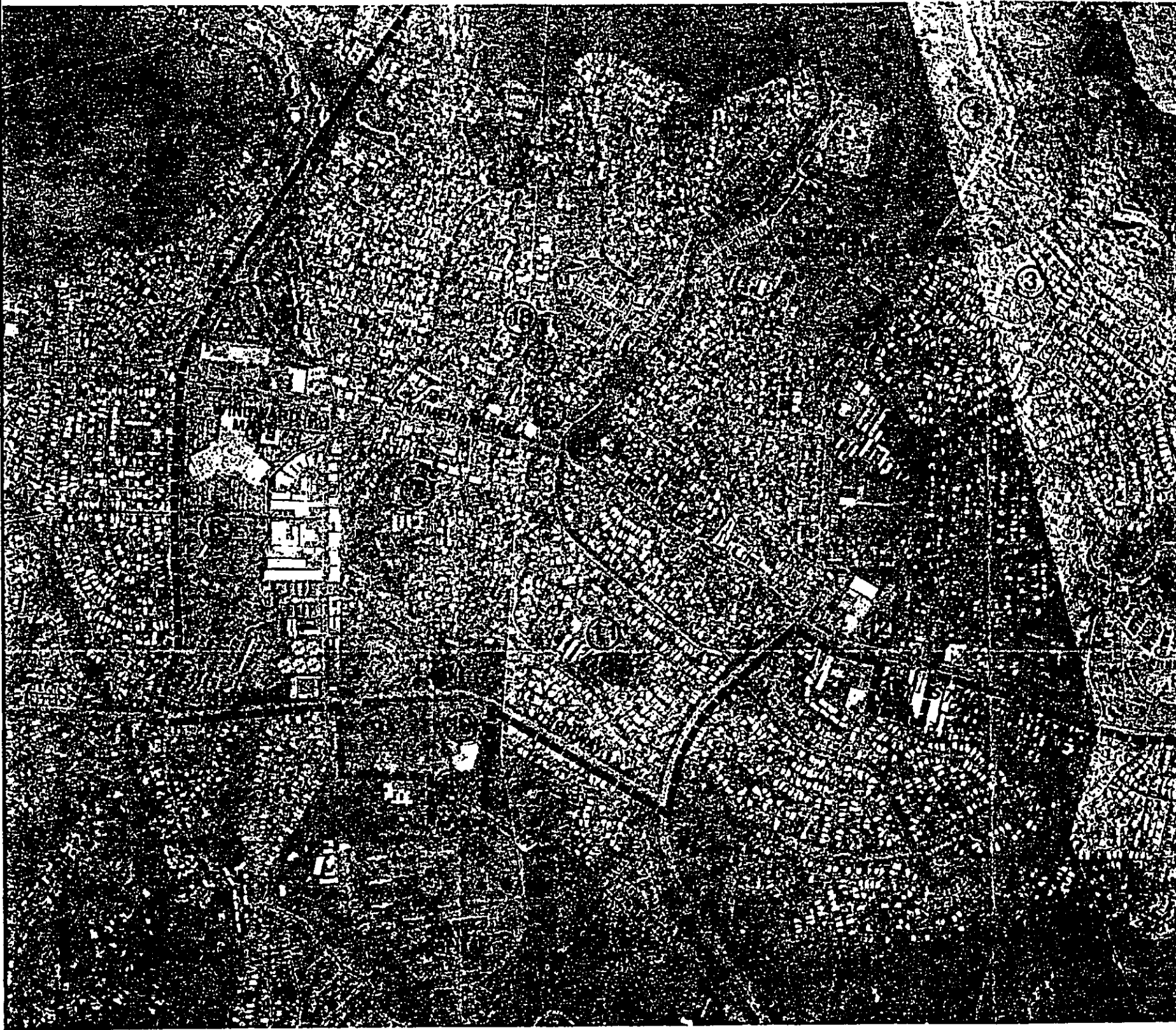
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| KOOLAUPOKO DISTRICT COURTHOUSE POTENTIAL SITES | | | |
|---------------------------------------------------|---------------------|----------------------------------------------|--------------------|
| SITE | T.M.K. | OWNER | REMARKS |
| 1 | 4-5-30:1(POR.) | PACIFIC ATLAS | FUTURE PARK |
| 2 | 4-5-30:36 | C&C OF HONOLULU | KANEOHE STP |
| 3 | 4-5-65:2 | C&C OF HONOLULU | CITY PARK |
| 4 | 4-5-16:1 | C&C OF HONOLULU | CITY PARK |
| 5 | 4-5-18:2 | C&C OF HONOLULU | CITY PARK |
| 6 | 4-6-11:46 | BISHOP ESTATE | FUTURE THEATERS |
| 7 | 4-5-21:1 | C&C OF HONOLULU | CITY PARK |
| 8 | 4-5-23:1 | STATE OF HAWAII | CANDIDATE SITE "D" |
| 9 | 4-5-23:9 (POR.) | STATE OF HAWAII | CITY PARK |
| 10 | 4-5-23:10 (POR.) | STATE OF HAWAII | CITY PARK |
| 11 | 4-5-78:14 (POR.) | C&C OF HONOLULU | CITY PARK |
| 12 | 4-5-60:61 (POR.) | CASTLE ESTATE | NOT FOR SALE |
| 13 | 4-5-35:10 (POR.) | HAWAII PACIFIC UNIVERSITY | CANDIDATE SITE "A" |
| 14 | 4-5-23:2 (POR.) | STATE OF HAWAII | CANDIDATE SITE "E" |
| 15 | 4-5-28:6,7 (POR.) | HAKKEI ENTERPRISES & WAIKALUA FARMS, INC. | CANDIDATE SITE "F" |
| 16 | 4-5-76:41, 43,44 | FARM FAMILY PARTNERSHIP | NOT FOR SALE |
| 17 | 4-5-78:15,16 | ALBERT EVENSON AND FAMILY | NOT FOR SALE |
| 18 | 4-5-16:7 | HENRY FEATHERAN, | AWKWARD ACCESS |

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Final Environmental Impact Statement for the Site Selection for the New Koolaupoko District Courthouse



KANEOHE STUDY AREA MAP

Section III. Identification of Potential Sites

TABLE III-1. SCREENING CRITERIA RATINGS FOR POTENTIAL SITES

+ (acceptable)
- (unacceptable)

| Site | Minimum Criteria | | | | | | Candidate Site |
|------|-----------------------------|---------------|---------------|----------------------|------------|-----------------------|----------------|
| | 1 Elimination of Park | 2 Wetlands | 3 Location | 4 Planned Dev. | 5 Subd. | 6 Tenant Displ. | |
| 1 | - | + | + | + | + | + | See note 1 |
| 2 | + | + | - | + | + | + | |
| 3 | - | + | - | + | + | + | |
| 4 | - | + | + | + | + | + | |
| 5 | - | + | + | + | + | + | |
| 6 | + | + | + | - | + | + | |
| 7 | - | + | - | + | + | + | |
| 8 | + | + | + | - | + | + | Yes |
| 9 | - | + | + | + | + | + | |
| 10 | - | + | + | + | + | + | |
| 11 | - | + | - | + | + | + | |
| 12 | + | + | + | - | + | + | |
| 13 | + | + | + | + | + | + | Yes |
| 14 | + | + | + | + | + | - | Yes |
| 15 | + | + | + | + | + | - | Yes |
| 16 | + | + | + | - | + | - | |
| 17 | + | + | - | + | + | - | |
| 18 | + | + | - | + | + | - | |

Notes

1. Site 1-Bayview Golf Course Site. Future plans for the golf course recommend preserving the area as open space for public access to Kaneohe Bay in a park setting.

4. Discussions with the land owners of Site 6 on Figure III-1, the parking lot mauka of Windward Mall Shopping Center; Site 12 on Figure III-1, the site of the former Windward Bowl; and Site 16 on Figure III-1, the parcel adjacent to Koolau Farmers Garden Shop, revealed that each site was not for sale, and each was committed to other projects at various stages of development. Site 6 is the proposed site of Windward Oahu's first multi-theater complex; Site 12 will be used to expand the existing Windward City Shopping Center's retail and commercial space; and Site 16 will be developed into a commercial complex. Although the State was invited to lease the completed building space on Site 6, there was no interest in leasing the property to the State for the purposes of constructing upon it a permanent courthouse facility, nor was there interest in selling to the State the required land area. Because of these encumbrances, these privately owned sites were eliminated from further consideration.

Due to the relatively high prices of real estate on Oahu, an ideal site would have been one that was either State- or City-owned. Of the four candidate sites selected, two (Sites 8 and 14 on Figure III-1) are State owned. The other two sites (Sites 13 and 15 on Figure III-1) are privately owned.

D. Description of Candidate Sites

The four candidate sites are listed on Table III-2.

Table III-2. DESCRIPTION OF CANDIDATE SITES

| Candidate Site | Owner | TMK | Acreage |
|---------------------------------------------------|-------------------------------------------------------|-------------------|----------|
| <u>Site A</u> - HPU Hawaii Loa Campus Property | Hawaii Pacific University | 4-5-35:10(Por.) | 2.0 min. |
| <u>Site D</u> - Former DOT Baseyard Site | State | 4-5-23:1 | 4.3 |
| <u>Site E</u> - DOH Site | State | 4-5-23:2(Por.) | 2.0 min. |
| <u>Site F</u> - Waikalua Farms Site | Hakkei Enterprises, Inc., and Waikalua Farms, Inc. | 4-5-28:6, 7(Por.) | 2.4 |

1. Candidate Site A -- Hawaii Pacific University (HPU), Hawaii Loa Campus Property, TMK: 4-5-35:10(Por.)

The Hawaii Loa Campus of Hawaii Pacific University is presently situated on a 136-acre parcel of land originally donated to its former owner, Hawaii Loa College, by Harold K.L. Castle. According to the Hawaii Loa College Master

Plan prepared in 1964, the ultimate college development was to utilize practically the entire 136-acre parcel. The present campus represents only 10% of this ultimate scenario. Accordingly, the current surplus of land area, originally intended for college purposes but not yet utilized, suggested a possibility on the part of the college to relinquish to the State a relatively small, 2-acre portion. This was confirmed in discussions with the president of Hawaii Loa College in 1991. Upon HPU's purchase of Hawaii Loa College in the latter part of 1992, however, the new administration was not in favor of allowing a courthouse to be built on campus property, citing as inappropriate the existence of a courthouse so close to a university environment. This position has since changed upon HPU's suggestion of entering into an agreement with the State whereby the university will give the State approximately two acres of land area from the Hawaii Loa Campus property for the purposes of constructing a new courthouse, in exchange for the State paying for the construction of sewerage facilities to connect the Hawaii Loa Campus to the municipal sewer system. Although the State may enter into and/or negotiate a possible agreement with HPU upon the selection of the HPU site as the new courthouse site, this environmental document does not presuppose such an agreement being made. All information hereafter presented on the HPU site completely disregards any possible, future agreements between the State and the landowner, in order to enable the HPU site to be evaluated on the same par as the other candidate sites.

The entire 136-acre site is located along Kamehameha Highway directly across Pali Golf Course (see Figure III-2). Campus improvements visible from Kamehameha Highway include the library/administration building, dormitory facilities, and playfields. A natural drainage channel which is a continuation of a gully originating at the golf course traverses the parcel in a direction approximately parallel to Kamehameha Highway. The unimproved portions of the site are generally overgrown with trees and other foliage. The terrain is generally mountainous and irregular, with the exception of the developed areas and certain locations immediately adjacent to Kamehameha Highway. The siting of the 2-acre site is proposed to be situated within one of these locations (see Figure III-2).

The proposed location of the 2-acre site is not within the area designated for "educational purposes only" by the covenants associated with the original gifting of the HPU land. Harold Castle donated the land to Hawaii Loa College in two separate land transfers. One transfer was accompanied by a restriction limiting the use of the land for educational purposes. The other transfer had no such restrictions. If the lands within the restricted area were to be used for other than educational purposes, the donated land would be taken from the university and returned to the Castle Foundation. The lands outside the restricted area may be used for other purposes, but the use must be approved by the Foundation.

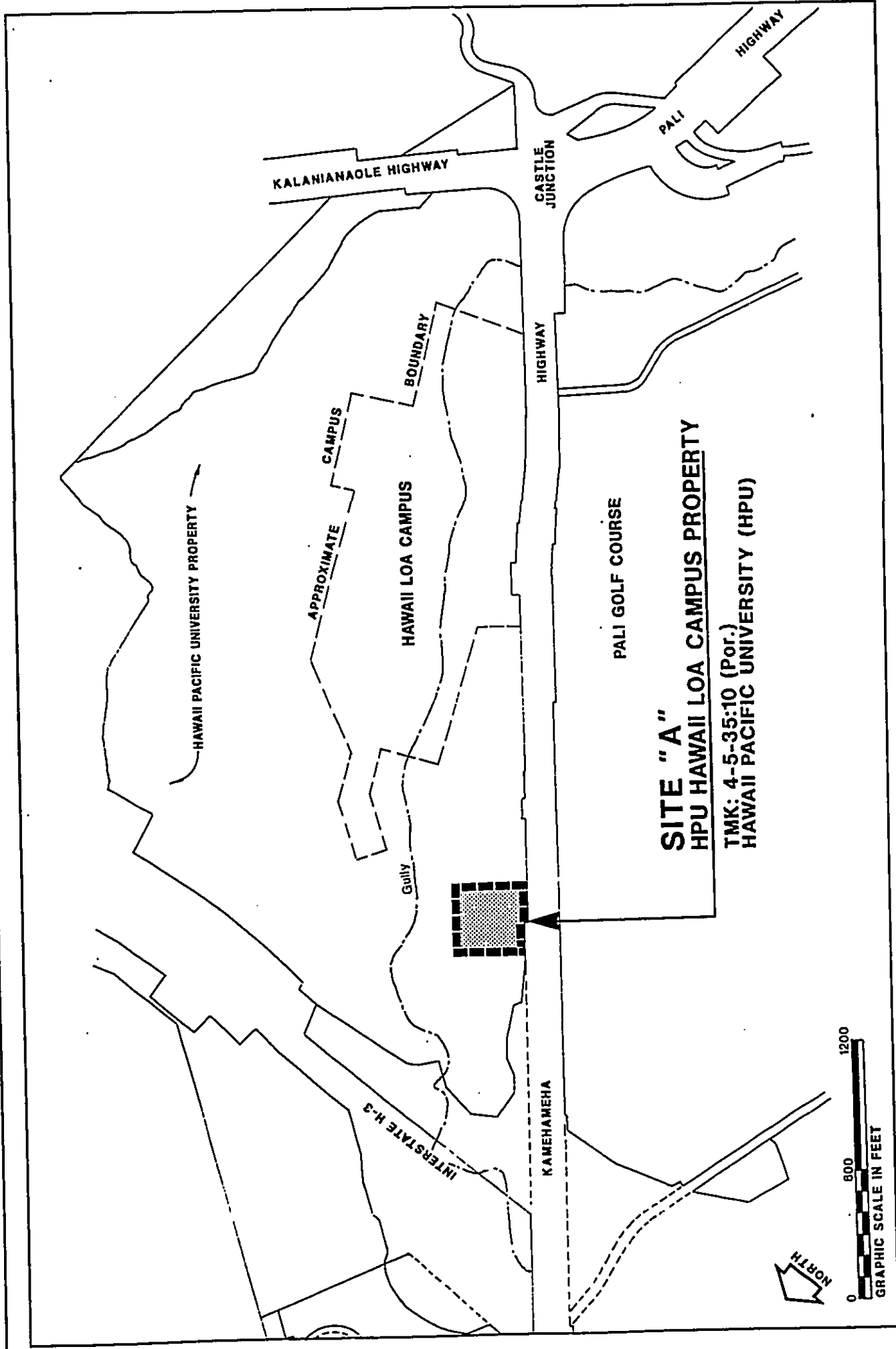


Figure III-2

LOCATION MAP - CANDIDATE SITE "A"

Section III. Identification of Potential Sites

The parcel is zoned P-1, Restricted Preservation District, identifying it as a State designated Conservation District. Accordingly, development of the site for a courthouse is subject to State regulations and will require the submission of a Conservation District Use Application amendment to the Department of Land and Natural Resources for approval by the Board of Land and Natural Resources.

Vehicular access to the site would be from Kamehameha Highway, much like the access to the university. An opening in the grass median separating the two directions of traffic would need to be created to accommodate left turn movements into and out of the site.

A 12-inch water main on Kamehameha Highway presently provides water service to the university, and would serve the courthouse as well. The main, however, is inadequate to accommodate courthouse fire flow requirements.

There is presently no municipal sewer service available to the parcel. The university currently utilizes a private wastewater collection, treatment and disposal system. The closest point of connection to the municipal sewer is located near the Halekou Sewage Pump Station adjacent to Kamehameha Highway approximately one mile past the university entry road.

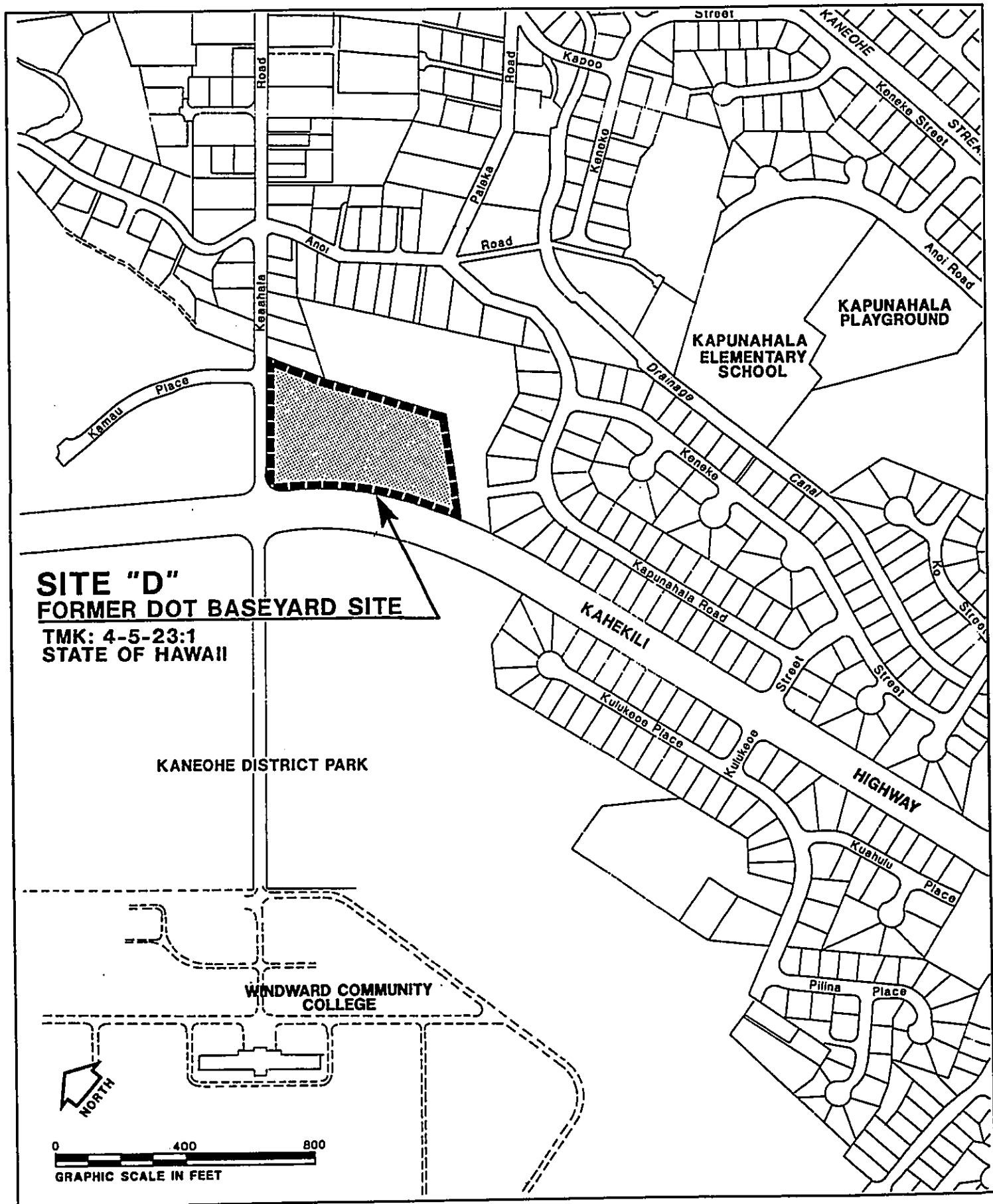
The parcel is not within the Special Management Area, nor is it within any known flood hazard area, or wetlands.

2. Candidate Site D -- Former Department of Transportation (DOT) Baseyard Site, TMK: 4-5-23:1

The property is located on the corner of Kahekili Highway and Keaahala Road, makai of Kaneohe District Park (see Figure III-3). Approximately 4.3 acres in size, the generally rectangular lot is owned by the State.

The site is presently vacant and overgrown with trees and bushes, although there is evidence of site improvements having been constructed prior to twenty years ago. These site improvements, however, were minimal and seem to have only utilized the flat portion of the site which accounts for only about 10% of the total site area. The remainder of the site can be described as a huge knoll, sloping steeply (as much as 45 degrees) from the roadway elevations to the highest ground some 70± feet above. Accordingly, developing the site to accommodate a courthouse facility accessible to vehicular traffic will require extensive grading. The entire 4.3 acre site would be needed due to the grade adjustments anticipated for this site.

The parcel was originally designated by Executive Order (EO) to be used as a baseyard by the State Department of Transportation. The EO was later amended, conveying the property to the State Department of Health (DOH) in



LOCATION MAP - CANDIDATE SITE "D"

Figure III-3

return for allowing a DOT baseyard to be constructed on DOH (Hawaii State Hospital) property. Accordingly, the DOH has jurisdiction over the site, with development rights conveyed to the Department of Land and Natural Resources, Land Management Division. Although originally considered for State Hospital staff housing, the development plan of the parcel was revised to provide affordable housing in which a portion of the houses constructed will be offered to the hospital employees. The parcel has been included as a candidate site because 1) it is one of the few existing vacant lands owned by the State in Kaneohe, and 2) it may be possible for the Judiciary and the DOH to enter into some agreement (land exchange, etc.), which would transfer site development rights to the Judiciary in lieu of a housing project.

The parcel is within the State Land Use Urban District and on ceded lands. It is zoned R-5, Residential District, in which a courthouse, as a public structure, is a permitted use. The building design requirements for the courthouse conform to the R-5 Development Standards.

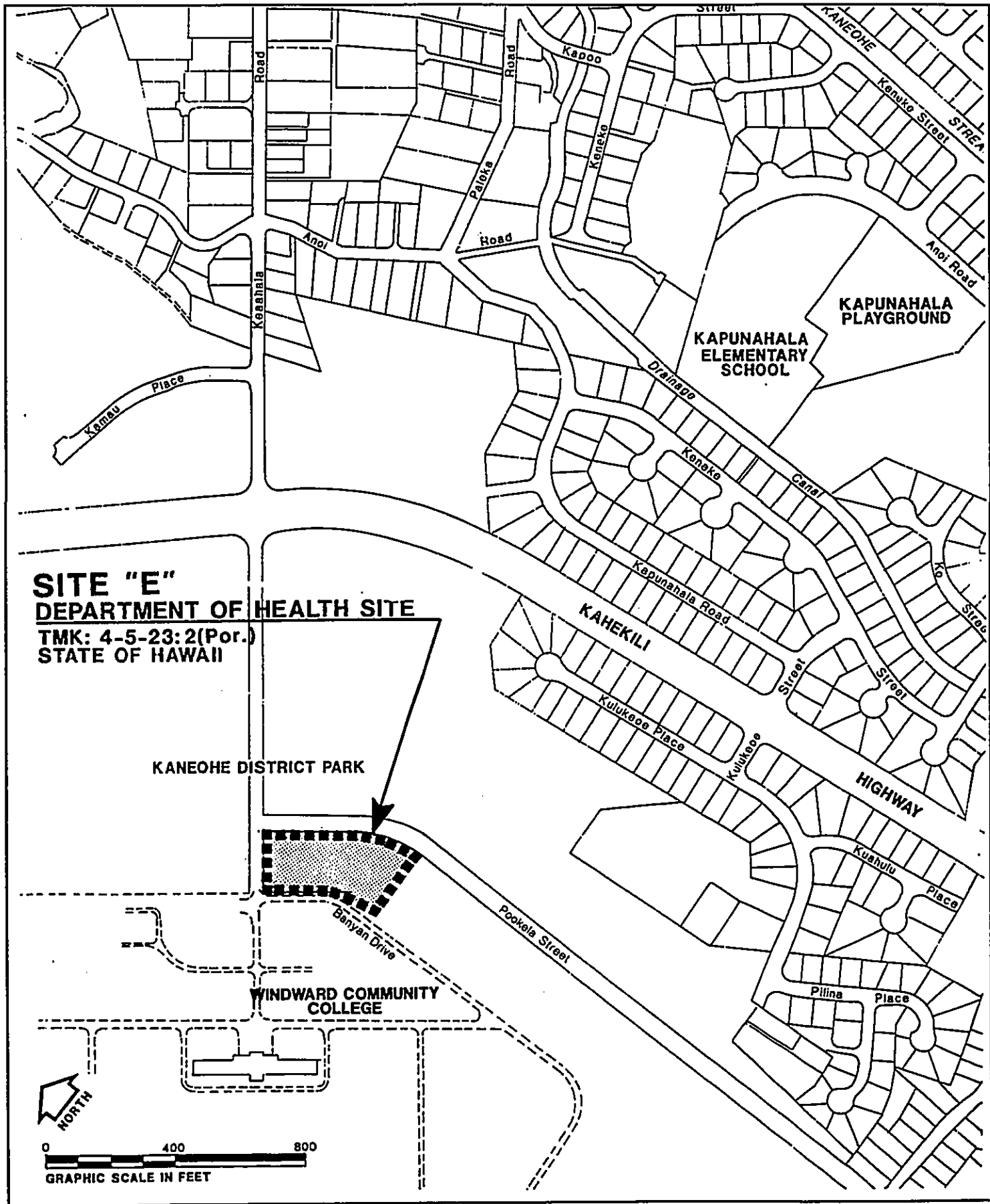
Vehicular access to the site would likely be from Keaahala Road. The existing traffic signal at the Keaahala Road/Kahekili Highway intersection would facilitate the left turn movement for courthouse-bound vehicles on Kahekili Highway coming from Kahaluu. Similarly, Honolulu-bound traffic leaving the courthouse could get onto Kahekili Highway much more safely via Keaahala Road and, again, utilizing the traffic signal for making the left turn movement. Required modifications to the intersection, the traffic signals, and Keaahala Road in general as result of the increased traffic could be coordinated with the future improvements to Keaahala Road, which is programmed according to the City's Development Plan Public Facilities Map.

Water service to the site would be provided by a 16-inch main on Keaahala Road. The main, however, is inadequate to accommodate courthouse fire flow requirements. Municipal sewer service is available via a 10-inch sewer on Keaahala Road. An existing sewer manhole is located near the property's makai boundary.

The parcel is not within the Special Management Area, nor is it within any known flood hazard area, or wetlands.

3. Candidate Site E -- Department of Health (DOH) Site, TMK: 4-5-23:2(Por.)

The 103-acre State owned property is located at the mauka end of Keaahala Road past Kahekili Highway and is occupied by the Hawaii State Hospital (see Figure III-4). A relatively small 2-acre portion of the 103-acre parcel located on the corner of Keaahala Road and Pookela Street is being considered for courthouse use. The DOH discouraged initial efforts to investigate the existence of possible candidate sites on State Hospital property, indicating that no lands could be relinquished for courthouse use. However, after a thorough



LOCATION MAP - CANDIDATE SITE "E"

Figure III-4

search of the Kaneohe area failed to produce an adequate number of potentially viable sites, the State Hospital property, by far the largest holding of undeveloped, State-owned land in Kaneohe, could not be overlooked. And in fact, identification of the 2-acre site was purported by members of the community who had engaged in assisting with the search for potential sites. The 2-acre site is, therefore included as a candidate site because 1) it is one of the few existing lands owned by the State in Kaneohe, and 2) it may be possible for the Judiciary and the DOH to enter into some agreement (land exchange, etc.), which would convey site development rights to the Judiciary. If the site is selected for the courthouse, the 2-acre area would need to be subdivided out of the overall parcel.

The topography of the 2-acre site is flat with a slight slope towards Pookela Street. Approximately half of the site is occupied by two single family dwellings surrounded by well maintained yards. The other half, along Pookela Street, may have been previously cleared, but now is overgrown with vegetation.

The 2-acre site is within the State Land Use Urban District and on ceded lands. The site is zoned AG-2 General Agricultural District, in which a courthouse, being a public structure, is a permitted use. However, the building design requirements for the courthouse exceeds the height and maximum building area allowed for an AG-2 zoned area. Accordingly, a waiver for public uses and utility installations would need to be obtained for this site.

Vehicle access to the site would be either from Keaahala Road or Pookela Street. Keaahala Road is congested during peak traffic when Kahekili Highway is heavily used and there is additional traffic generated from the activities at the adjacent Kaneohe District Park. To improve the flow of traffic along Keaahala Road, the State Department of Transportation (DOT) plans to widen Keaahala Road from two lanes to four lanes (two inbound and two outbound) from Pookela Street to Kahekili Highway. Included in the widening project is the construction of sidewalks, curbs and gutters. The ongoing DOT Kahekili Highway widening project will also facilitate the flow of traffic from Keaahala Road. These improvements will also mitigate the traffic impacts caused by the courthouse development.

Water service to the site can be provided by either an existing 8" water main on Keaahala Road or an 8" main on Pookela Street. Municipal sewer service is available via an 8" sewer line on Pookela Street.

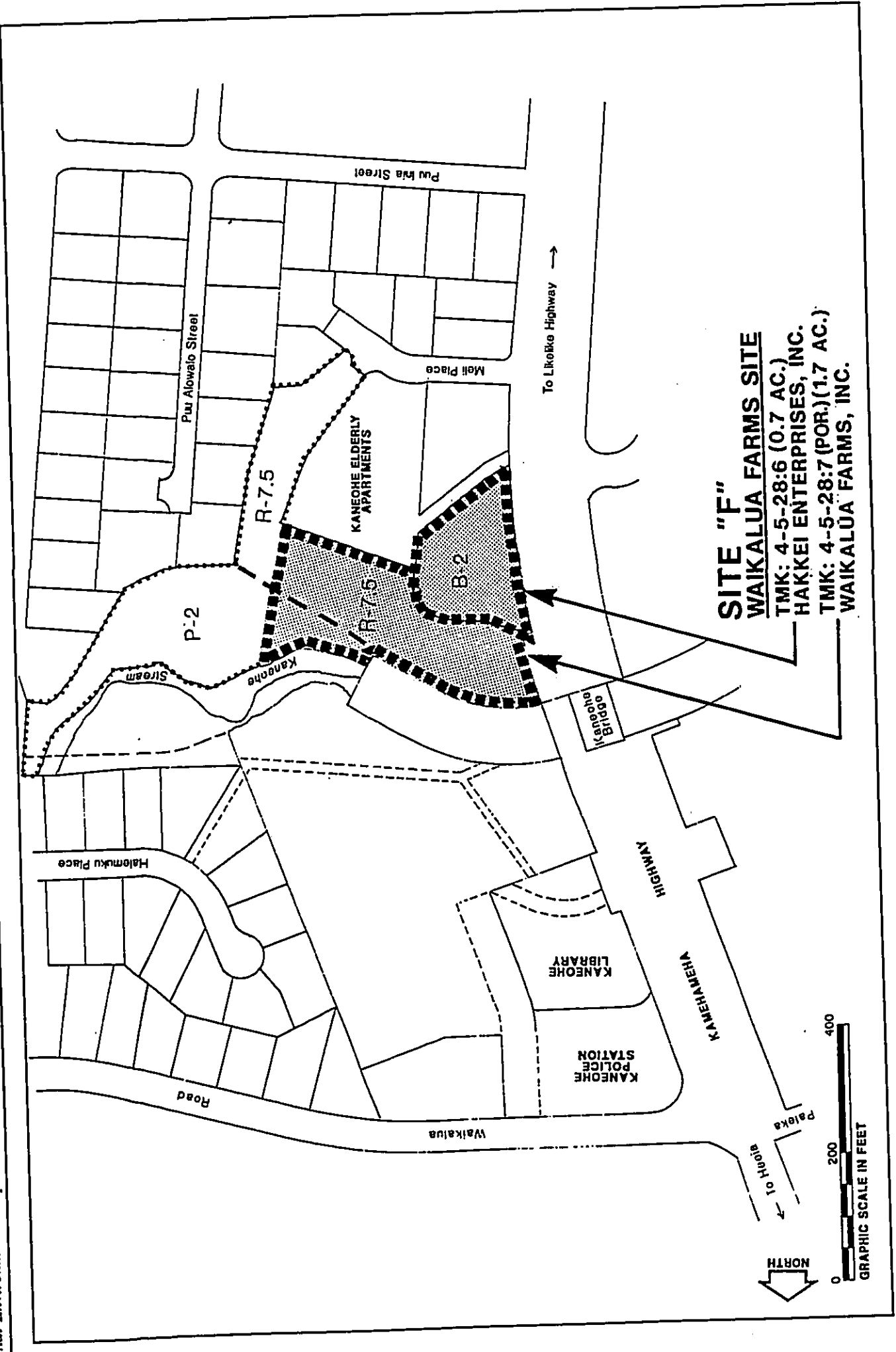
The parcel is not within the Special Management Area, nor is it within any known flood hazard area, or wetlands.

4. Site F -- Waikalua Farms Site, TMK: 4-5-28:6, 7(Por.)

Originally, this site was evaluated based on only the 3.7-acre Waikalua Farms property, Parcel 7, owned by Waikalua Farms, Inc (see Figure III-5). The property is situated along Kamehameha Highway and is bordered by the former Honda Store property (Parcel 6), the Kaneohe Elderly Apartments, and Kaneohe Stream. The steep incline from Kamehameha Highway to the Waikalua Farms property and the small frontage along Kamehameha Highway precludes vehicular access to the Waikalua Farms property via Kamehameha Highway. Accordingly, present vehicular access to the property is through Meli Place.

By itself, Parcel 7 was considered too irregularly shaped and narrow to adequately support a courthouse facility. In addition, the access through Meli Place was not deemed adequate to accommodate the anticipated increase in traffic resulting from the courthouse. The site becomes more viable by combining Parcel 6 (Honda Store), owned by Hakkei Enterprises, with Parcel 7. The increased acreage adds frontage along Kamehameha Highway, which makes possible access via Kamehameha Highway and provides greater flexibility in siting the courthouse and parking facilities. A possible layout would be to place a two-story courthouse on Parcel 6, while parking would occupy Parcel 7. This layout is sensible because the narrowness of Parcel 7, and the finding that Parcel 7 has generally poor quality soils, make it better suited to support a parking lot rather than a major building structure. Based on this layout, not all of Parcel 7 would be needed for the courthouse development project. As shown on Figure III-5, a 2-acre portion of Parcel 7 consisting of the "finger" from Meli Place and all property makai of this finger could be excluded from land acquisition requirements. The proposed land area necessary for the project would then be the 0.7 acres from Parcel 6, and about 1.7 acres of Parcel 7, resulting in a total site area of approximately 2.4 acres.

The entire site is within the State Land Use Urban District. Within the 1.7-acre Waikalua Farms portion of the proposed site, a small triangular section situated on the makai end is zoned P-2, General Preservation District, while the rest of the Waikalua Farms portion is zoned R-7.5, Residential District (see Figure III-5). The entire Honda Store property is zoned B-2, Community Business District (see Figure III-5). A courthouse, being a public structure, is a permitted use within the P-2, R-7.5 and B-2 zones subject, however, to the limitations imposed by each respective zone. Since the P-2 and R-7.5 are restrictive with respect to maximum permitted building area and setbacks, siting a courthouse on this site would only be possible if the site is rezoned entirely to "business", or if a variance from having to comply with the P-2 and R-7.5 requirements is obtained from the City's Department of Land Utilization (DLU). Rezoning would entail completing an application for review by DLU. If accepted, the application must be reviewed and approved by the Planning Commission and the City Council. The processing of the application may take



LOCATION MAP - CANDIDATE SITE "F"

Section III. Identification of Potential Sites

several months to a year for final approval. There are two types of variances that can be obtained to permit the development of the courthouse facility on the site without changing the current zoning. One would be a conditional use permit for joint development of the two parcels. The second type of variance would be a Waiver of Requirements for Public Uses and Utility Installations. The processing time for both variances is about 45 days.

The terrain of the vacant Waikalua Farms property slopes down to Kaneohe Stream and is presently covered with thick vegetation. The Honda Store property is relatively flat and level with Kamehameha Highway, which provides easy roadway access to the two residential single family-type dwellings and small commercial building on the property. Presently one of the dwellings and the commercial building are rented and used by businesses. The other dwelling on the property is vacant.

As previously discussed, the main vehicle access to the site would be via Kamehameha Highway. The Meli Place entrance would remain with the portion of the Waikalua Farms property not acquired for this project.

Water facilities in the vicinity of the site which are available for connection include an 8-inch main along Meli Place and a 6-inch main along Kamehameha Highway. Sewer service can be provided by an 8-inch line along a sewer easement passing through the Kaneohe Elderly Apartments. However, the downstream 10-inch line is inadequate to accommodate the courthouse facility and, therefore, would need to be upgraded.

The site is not within the Special Management Area, nor is it within any known flood hazard area. However, according to the Army Corps of Engineers, the parcel may contain wetlands where it borders the stream. Therefore, should the site be selected for the proposed courthouse, the Corps will require that a wetland delineation be conducted prior to development.

It should be noted that State and County lands on the opposite side of Kaneohe Stream from the Waikalua Farms site were once considered to support facilities for a Kaneohe civic center complex. These facilities included a library, police station, fire station, miscellaneous community recreational facilities, and a court building. Presently, only the police station and library are situated on this "civic center" site, with the fire station located mauka of the site across Kamehameha Highway. The remainder of the site is committed to other uses which precludes the construction of a courthouse as originally conceived. However, because of its close proximity to the civic center site, the Waikalua Farms site is considered to be generally consistent with the original intent of placing the courthouse nearby the other civic center facilities. The physical separation between the Waikalua Farms site and the civic center site caused by Kaneohe Stream can also be mitigated by construction of vehicular and/or pedestrian bridge structures. Accordingly, because the placing of the

courthouse on the Waikalua Farms site best approximates the originally conceived civic center concept, it is the candidate site most preferred by the Kaneohe Neighborhood Board.

The Vision 2020 plan, which is a long-term plan to develop Kaneohe into a vital, attractive, and self-sustaining community, designates the Waikalua Farms site as the new courthouse site. The selection of this site involved the work of professional planners and community members. Participants were separated into five teams and taken to each candidate site. Each team, working independently, evaluated each site and unanimously chose the Waikalua Farms site as the best site for the new courthouse facility.

SECTION IV

EVALUATION OF CANDIDATE SITES

IV. EVALUATION OF CANDIDATE SITES

A. Site Evaluations

The candidate sites were further evaluated in the following areas:

Building Site Criteria -- the physical parameters, including environmental characteristics, roadway, utilities, and access, which define site development and operational constraints and opportunities.

Community Criteria -- factors which enable evaluation of site development in terms of governmental/land use compatibility and the relationship of the facility to the surrounding community.

Cost Considerations -- assessment of project cost, including on-site and off-site improvements, land acquisition, and demolition of existing structures.

Each of the selected sites were rated "good", "fair", or "poor", with respect to the building site and community criteria. A discussion of the criteria and rating scales used and an evaluation of each site follows.

1. Building Site Criteria

a. Environmental Characteristics

Environmental characteristics used to evaluate each site include slope, shape, and general stability for foundation.

1) Slope

Good -- The average slope of the site is less than 5%.

Fair -- The average slope of the site is between 5 and 8%.

Poor -- The average slope of the site is greater than 8%.

2) Shape

The site should be generally rectangular in shape and should be oriented in such a way that the courthouse can be sited with northern exposure. This is to take advantage of lighting and possible use of northeasterly trade winds in the event of air conditioning failure.

Good -- The site is generally rectangular in shape with a length to width ratio of 1.5:1 to 2.0:1, with the long side having northern exposure.

Fair -- The site is fairly rectangular in shape with a length to width ratio of 1:1 to 1.5:1, with the long side having northern exposure.

Poor -- The site is highly irregular in shape with a length to width ratio greater than 2:1, and/or cannot accommodate requirement for northern exposure.

3) General Stability for Foundations

The criteria relates to the suitability of the soil for use as fill material under roadways. The Soil Conservation Service Report R43, "Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii" includes a rating system indicating suitability based on an interpretation of the following engineering parameters: compressibility, workability, stability, shear strength, erodibility, plasticity and location of water table. The Soil Conservation Service rating system of "good", "fair", and "poor" is utilized to rate each site.

4) Soil Depth for Site Work

Good -- Soil strata consists of non-rocky soils with a depth of bedrock greater than 10 feet. The greater depth to bedrock facilitates construction of utility systems and roads and lot grading.

Fair -- Soil strata consists of 6 to 10 feet of non-rocky soil to bedrock.

Poor -- Soil strata consists of 0 to 5 feet of soil to bedrock.

5) Natural Beauty

Good -- The site has some natural beauty in the form of trees, plants, rock formations, etc., which can be preserved and integrated into the design of the facility.

Fair -- The site lacks natural beauty but can be enhanced with building design and landscaping.

Poor -- The site lacks natural beauty and cannot be enhanced at reasonable costs.

b. Roadways and Utilities

6) Adequacy of Roadways

Good -- The roadways serving the site are adequate to accommodate immediate and long-term traffic projections for the facility.

Fair -- The roadways serving the site are inadequate and will require widening or other improvements to meet the immediate and long-term needs of the facility.

Poor -- Construction of roadways is required to provide access to the proposed facility.

7) 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 can be 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 major extension of a water system to specifically meet building complex needs.

8) 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 inadequate sewer service and will require the development or extension of sewer lines to meet the proposed facility.

9) Adequacy of Drainage Facilities

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

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

Poor -- The site does not have adequate drainage facilities and may require the development of a drainage system to specifically meet courthouse needs.

10) Adequacy of Power and Communication

Good -- The site has adequate existing electrical and telephone systems 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 and communications available and will require improvement of these services to serve building complex needs.

c. Accessibility

11) Automobile Access

Good -- The site will have roadway frontage along one short side and one long side.

Fair -- The site will have roadway frontage along either one long side or two short sides.

Poor -- The site will have roadway frontage along one short side only.

12) Pedestrian Access

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

Fair -- The site has pedestrian access from two sides.

Poor -- Access to the site is limited to one side.

13) Traffic Flow

Good -- The site is off a major roadway passing through the service area with excess capacity.

Fair -- Access to the site is via a through street with excess capacity.

Poor -- Access to the site is via a dead-end street to the facility.

14) Bus Access

Good -- City and County bus stops are located nearby, along adjacent roadways.

Fair -- There are no bus stops nearby, but adjacent roadways are along a City and County bus route.

Poor -- There are no bus stops nearby, and adjacent roadways are not along a City and County bus route.

2. Community Criteria

a. Government

Government criteria includes the following land use plans, policies, controls and proposals: State Land Use, Special Management Area Rules & Regulations, National Flood Insurance Program and City and County Zoning Ordinance.

15) State Land Use Designation

Good -- The site is within the Urban district, permitting urban-related developments without undergoing a boundary amendment.

Fair -- The site is within an Agriculture or Conservation district and is adjacent to the Urban district. A Special Use Permit or a boundary amendment would be required. Approval of a boundary amendment is more likely when development is adjacent to the Urban boundary.

Poor -- The site is within an Agricultural or Conservation district and is not adjacent to the Urban district. A Special Use Permit or a boundary amendment would be required. Approval of a boundary amendment is less likely for noncontiguous development.

16) Special Management Area (SMA)

Development of sites within the Special Management Area require a SMA permit and are subject to Chapter 205-A of the Hawaii Revised Statutes as amended and Ordinance 84-4, SMA Rules and Regulations for the City and County of Honolulu.

Good -- The entire site is outside of the SMA.

Fair -- A portion of the site is within the SMA.

Poor -- The entire site is within the SMA.

17) National Flood Insurance Program

Development of sites within a designated flood hazard district -- Floodway district, Flood Fringe district, and Coastal High Hazard district, must be in compliance with the National Flood Insurance Program as Administered by the City through flood hazard prevention ordinances. The flood hazard districts are delineated on the Federal Emergency Management Agency's Flood Insurance Rate Maps (FIRM).

Good -- The entire site is outside of the flood hazard district. This rating also applies to sites in areas where flood hazards have not yet been determined, assuming the absence of an evaluation implies an area of low criticality.

Fair -- A major portion of the site is outside of the flood hazard district, with occupied structures outside of the flood hazard district.

Poor -- A major portion of the site is within the flood hazard district.

18) City and County Zoning Ordinance

Good -- The site is zoned Business.

Fair -- The site is zoned Residential or Apartment. A courthouse is not as compatible with a residential setting as it is within a commercial environment.

Poor -- The site is zoned Preservation or Agricultural. Filing a Conservation District Use Application with the Department of Land and Natural Resources, or applying for a variance or zone change from the Department of Land Utilization may be required.

b. Community Effects

Each site was evaluated based on its potential impact on the community. Factors considered included interference with institutions, surrounding land use, land ownership and proximity to the civic center.

19) Surrounding Land Use

The proposed facility should provide minimal disruption to the existing community activity.

Good -- The site is vacant or underutilized and is surrounded by compatible use activities, such as public or commercial facilities.

Fair -- The site is occupied and is surrounded by government related offices or commercial operations resulting in disruption of the existing business or government activity.

Poor -- The site is surrounded by incompatible uses, such as industrial activities.

20) Land Ownership

Good -- The site is owned by the Federal, State, or County government, minimizing both acquisition cost and project completion time.

Fair -- The site is owned by less than three individuals or businesses.

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

21) 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 courthouse facility.

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

Poor -- The site is an aesthetic asset to the community or will obstruct scenic vistas if it is developed into a public courthouse facility.

22) Proximity to Civic Center (near the Police Station, Fire Station and Library)

Good -- Within the Kaneohe town core where the civic center is situated.

Fair -- Within one mile of the Kaneohe town core.

Poor -- Over a mile away from the Kaneohe town core.

3. Cost Considerations

To further compare the relative merits of the potential sites, cost estimates were prepared for land acquisition, and on-site and off-site improvements.

a. Land Acquisition

- (1) Land value and value of existing improvements were estimated using the assessments included in the 1994 Real Estate Atlas of the State of Hawaii, 1st Tax Division. The assessed valuation may not be an accurate market assessment of land value, but is used for comparison of the relative values of the sites.
- (2) Existing improvement valuations were included in the land acquisition cost only if the improvements were within the boundaries of the candidate sites and were not considered for relocation.

b. On-Site Improvement Costs

Improvement costs were estimated for each site for relocation, demolition, clearing and grubbing, earthwork, roadway and parking areas, drainage, sewer, electrical power, telephone, and landscaping within the courthouse boundary based on a typical layout plan. Adjustments were made for clearing and grubbing, earthwork, and demolition costs which vary among the sites.

Water system improvements include the Board of Water Supply's water system facilities charge and the installation of meters and lines for hookup with water mains. Sewer improvements require the installation of sewer laterals from the building to the existing sewer main. Electrical power and telephone improvements include installation of conduits and necessary wire.

Roadway improvement costs were estimated for driveway, drop-off, and parking areas, including pavement, curbs and gutters.

Landscaping costs include topsoil, grassing and sprinkler system.

c. Off-Site Improvement Costs

Off-site improvements include water, sewer, drainage and roadway costs outside of the project boundaries which are necessary for the project.

B. Summary of Evaluations

The purpose of the Site Selection Report is to present an evaluation of the sites, discussing relative advantages and disadvantages of each, which can be used to facilitate the selection of a preferred site by the appropriate agency.

Results of the evaluation based on building site criteria, community criteria, and cost considerations are discussed below. Evaluation ratings for each candidate site are included in Appendix B.

1. Summary of Building Site Criteria Evaluation

A summary of the evaluation of sites based on building site criteria is shown on Table IV-1.

With respect to environmental characteristics, the slopes of the sites varied from "good" for the already leveled DOH Site, to "poor" for the Former DOT Baseyard Site, which is presently undeveloped. With the exception of the "poor" rating given to the Waikalua Farms Site for being irregularly shaped and containing poor soils, all the other sites were given "good" ratings for shape and soil stability. Depth of soil ratings ranged from "poor" to "good". The worse were the Waikalua Farms site, which contains wet silty clay soil, and the DOT Baseyard site, where excavation into the substratum would be required. Natural beauty ratings of "good" were given to three of the four sites. The HPU and DOH sites were rated "good" since they were situated in generally open areas, which offer a panoramic view of the surroundings. The Waikalua Farms site was also given a "good" rating because it is adjacent to a stream and contains a variety of plant life. The DOT Baseyard site was given a "fair" rating since it is within a developed area.

Overall, the Roadways and Utilities category ratings were "good" or "fair". The HPU site was given a "poor" rating for not having sewer service available and the Waikalua Farms site received a "fair" rating for having inadequate sewer service. The HPU site would need to either develop an off-site sewer for connection to the municipal system, or an on-site sewage collection, treatment and disposal system. Although the Waikalua Farms site has sewer service available at the nearby 8-inch gravity line, the downstream 10-inch line is inadequate to accommodate the courthouse facility. The water mains fronting the HPU and DOT sites are inadequate to satisfy fire flow requirements. Therefore, both sites received "fair" ratings. Keaahala Road leading to both the DOH and DOT Baseyard sites is inadequate to accommodate projected traffic flows and, therefore, both sites were given a "fair" rating for roadway adequacy. All the sites are lacking in on-site drainage improvements. However, since the sites are either elevated above the surrounding ground or close to a major drainage outlet, with drainage presently occurring via sheet flow off the sites, it is believed that requirements for drain improvements would be easily manageable. A "fair" rating was therefore given to all sites for drainage system adequacy.

Automobile access to the HPU and Waikalua Farms sites were rated "fair" since the sites are single frontage lots. The DOT Baseyard site, although a corner lot, would likely be accessible from Keaahala Road only, as previously explained, and was given a "fair" rating as well. Only the DOH site, where automobile access is possible from both Keaahala Road and Pookela Street was given a "good" rating. The single frontaged HPU and Waikalua Farms sites

TABLE IV-1. EVALUATION RATINGS SUMMARY

| Criteria | HPU Hawaii Loa Campus Property | Former DOT Baseyard Site | DOH Site | Waikalua Farms Site |
|--------------------------------------------------|--------------------------------------------|-----------------------------------|-------------|---------------------------|
| | Site A | Site D | Site E | Site F |
| Building Site Criteria | | | | |
| A. Environmental Characteristics | | | | |
| 1. Slope | F | P | G | F |
| 2. Shape | G | G | G | P |
| 3. General Stability for Foundations | G | G | G | P |
| 4. Soil Depth for Site Work | G | P | G | P |
| 5. Natural Beauty | G | F | G | G |
| B. Roadways and Utilities | | | | |
| 6. Adequacy of Roadways | G | F | F | G |
| 7. Adequacy of Water Service | F | F | G | G |
| 8. Adequacy of Sewer Service | P | G | G | F |
| 9. Adequacy of Drainage System | F | F | F | F |
| 10. Adequacy of Electrical and Telephone Systems | G | G | G | G |
| C. Accessibility | | | | |
| 11. Automobile Access | F | F | G | F |
| 12. Pedestrian Access | P | F | G | P |
| 13. Traffic Flow | F | F | F | G |
| 14. Bus Access | F | G | G | G |
| Community Criteria | | | | |
| A. Government | | | | |
| 15. State Land Use Designation | F | G | G | G |
| 16. Special Management Area | G | G | G | G |
| 17. National Flood Insurance Program | G | G | G | G |
| 18. City & County Zoning | P | F | P | P |
| B. Community Effects | | | | |
| 19. Surrounding Land Use | G | G | F | G |
| 20. Land Ownership | F | G | G | F |
| 21. Aesthetic Value | F | G | G | G |
| 22. Proximity to Civic Center | P | F | F | G |

received "poor" ratings in terms of pedestrian access, while the DOT Baseyard site, with two sides available for access was rated "fair". The DOH site was given a "good" rating for having pedestrian access from three sides, which included Banyan Drive, opposite side of Pookela Street. Traffic flow was rated "good" for the Waikalua Farms site, which is located along a highway. Although the HPU site is also situated along a major highway, its proposed location, as set by favorable terrain and consideration for future college expansion, places it in closer than desirable proximity to the Interstate H-3 Halekou Interchange. The State Highways Department may have some objection to this location and, therefore, a "fair" rating was given to this site. Likewise, the DOT Baseyard and DOH sites, which are situated on somewhat less traveled roadways, were given a "fair" rating. All the sites were near existing bus stops, and received a "good" rating for bus accessibility, except for the HPU site, which was given a "fair" rating since the closest bus stop was at the entrance to the university, almost half of a mile away.

2. Summary of Community Criteria Evaluation

A summary of the evaluation of sites based on community criteria is shown on Table IV-1. Table IV-2 tabulates the relative frequencies of "good", "fair", and "poor" ratings for all the sites.

All sites are situated within the State Land Use Urban district, and rated "good" except for the HPU site which is within the Conservation district. However, since this district is adjacent to Urban districts, the site was given a "fair" rating. All the sites are outside of the Special Management Area and known flood hazard areas and, therefore, given a "good" rating. As for City and County Zoning, the DOT Baseyard site received a "fair" rating because it is zoned Residential. As previously mentioned, the HPU site is within the State designated Conservation District and, therefore, is zoned P-1, Preservation. Accordingly, the HPU site received a "poor" rating. The Waikalua Farms site was given a "poor" rating since a portion of the site is zoned P-2, Preservation. The DOH site is zoned Agricultural and, therefore, also given a "poor" rating.

The HPU and DOT Baseyard sites received a "good" rating for surrounding land use, since both are vacant and are adjacent to land used to support, to some degree, public or commercial activities. Although a portion of the Waikalua Farms site is occupied, the site is underutilized. A courthouse situated on this site would be compatible with the surrounding facilities, especially the police station and, therefore, it received a "good" rating. The DOH site is also occupied and underutilized. However, unlike the Waikalua Farms site, the DOH site is away from courthouse related-facilities and/or auxiliary such as the police station and eateries. Accordingly, the DOH site was given a "fair" rating. A "good" rating for land ownership indicating government-owned property was given to the DOT Baseyard and DOH sites. The HPU site, which is owned by a single, private owner was rated "fair".

TABLE IV-2. RATINGS SUMMARY BY CATEGORY
(Frequency of Rating)

| Criteria | HPU Hawaii Loa Campus Property | Former DOT Baseyard Site | DOH Site | Waikalua Farms Site |
|-----------------------------------------|--------------------------------------------|-----------------------------------|-------------|---------------------------|
| | Site A | Site D | Site E | Site F |
| Building Site Criteria | | | | |
| A. Environmental Characteristics | | | | |
| Good | 4 | 2 | 5 | 1 |
| Fair | 1 | 1 | 0 | 1 |
| Poor | 0 | 2 | 0 | 3 |
| B. Roadways and Utilities | | | | |
| Good | 2 | 2 | 3 | 3 |
| Fair | 2 | 3 | 2 | 2 |
| Poor | 1 | 0 | 0 | 0 |
| C. Accessibility | | | | |
| Good | 0 | 1 | 3 | 2 |
| Fair | 3 | 3 | 1 | 1 |
| Poor | 1 | 0 | 0 | 1 |
| Community Criteria | | | | |
| A. Government | | | | |
| Good | 2 | 3 | 3 | 3 |
| Fair | 1 | 1 | 0 | 0 |
| Poor | 1 | 0 | 1 | 1 |
| B. Community Effects | | | | |
| Good | 1 | 3 | 2 | 3 |
| Fair | 2 | 1 | 2 | 1 |
| Poor | 1 | 0 | 0 | 0 |

Similarly, the Waikalua Farms site was given a "fair" rating since it is owned by two private owners. In terms of aesthetic value, a "fair" rating was given to the HPU site because the present, almost undeveloped and "natural" appearance of the site would be somewhat impacted by the erection of a courthouse facility. The undeveloped portion of the Waikalua Farms site is overgrown with thick vegetation, is mostly concealed behind the Honda Store property, and can be easily overlooked by passersby. Accordingly, because placing a courthouse on this site would not noticeably change the surrounding view planes, the site received a "good" rating. The DOT and DOH sites are not considered to be an aesthetic asset to the community and, therefore, both sites received "good" ratings.

Because the Waikalua Farms site is within the Kaneohe town core and is close to other public service facilities (police station, fire station, and library), the site was given a "good" rating for proximity to the civic center. The DOT Baseyard and DOH sites are within a mile from the Kaneohe town core and, therefore, received "fair" ratings. The HPU site, over a mile from the Kaneohe town core, was given a "poor" rating.

3. Summary of Cost Considerations

A summary of land acquisition and development costs is shown on Tables IV-3 and IV-4. A more detailed explanation on the assessment of costs is included in Appendix B.

TABLE IV-3. LAND ACQUISITION COSTS
(Based on 1994 Real Estate Atlas)

| Candidate Site | TMK | Value/Acre | Acreage | Site Value |
|---------------------------------------|------------------|-------------|---------|--------------|
| <u>Site A</u> - HPU Hawaii Loa Campus | 4-5-35:10 (Por.) | \$29,100 | 2.0 | \$58,200* |
| <u>Site D</u> - Former DOT Baseyard | 4-5-23:1 | \$100,092 | 4.3 | \$434,400 |
| <u>Site E</u> - DOH Site | 4-5-23:2 (Por.) | \$117,450 | 2.0 | \$234,900* |
| <u>Site F</u> - Waikalua Farms Site | 4-5-6 & 7 (Por.) | | 2.4 | \$1,036,200* |
| | Parcel 6 | \$1,333,714 | 0.7 | \$933,600 |
| | Parcel 7 (Por.) | \$60,324 | 1.7 | \$102,600 |

* Prorated value.

TABLE IV-4. PROJECT COST SUMMARY¹
(Thousand in 1995 Dollars)

| Costs | HPU Hawaii Loa Campus Property | Former DOT Baseyard Site | DOH Site | Waikalua Farms Site |
|--------------------------------|--------------------------------------|-----------------------------|----------|------------------------|
| | Site A | Site D | Site E | Site F |
| On-site Costs | 985 | 2,570 | 695 | 2,010 |
| Off-site Costs | 1,255 | 5 | 0 | 360 |
| Contingency (5%) | 110 | 130 | 35 | 120 |
| Subtotal | 2,350 | 2,705 | 730 | 2,490 ² |
| Land Acquisition Cost/Value | 58 | 434 | 235 | 1,036 |
| Total Project | \$2,408 | \$3,139 | \$965 | \$3,526 |

- 1 - Site acquisition and development costs only. Does not include building (structure) costs.
 2 - Does not include bridge over Kaneohe Stream to "civic center" site. For pedestrian bridge, add \$150,000; for vehicular bridge, add \$600,000.

On-site costs for site utilities, paving and landscaping were assumed to be similar for all sites. On-site costs addressing demolition, clearing, and earthwork varied widely, however, and depended upon the size and existing terrain of the site. The DOT Baseyard and Waikalua Farms sites incurred the highest earthwork costs since the existing topography required either extensive mass excavation or filling to level the sites for a building pad. By contrast, the DOH site incurred the least earthwork cost since it is already level. Relocating the main dwelling units to another DOH site across Pookela Street and removing the existing garage structures and foundations, however, would be required at the DOH site.

Off-site costs were identified for the HPU, DOT, and Waikalua Farms sites. The most significant cost was for the construction of the off-site sewer to serve the HPU site. Should this be implemented, a cost-sharing with the college, which would result in the new sewer serving both facilities, may be possible. Costs for upgrading the off-site water system were considered for both the HPU and DOT sites to satisfy fire flow requirements. The local sewer system serving the Waikalua Farms site has insufficient capacity to accommodate the courthouse facility. Accordingly, costs for upgrading the off-site sewer system is included for the Waikalua Farms site.

As stated previously, land acquisition costs were based on assessed land values as indicated in the 1994 Real Estate Atlas. For candidate sites which are a portion of larger parcels, the land value was prorated based on the value of the

entire parcel. The entire DOT Baseyard site of 4.3 acres would be needed for the courthouse development due to the extensive earthwork and grade adjustment requirements anticipated. The Waikalua Farms site will also require some earthwork and grade adjustments.

4. Overall Evaluation Summary

A summary of the criteria evaluation results, and the estimated costs associated with the acquisition and development of each site is shown on Table IV-5.

**TABLE IV-5. EVALUATION RATINGS AND PROJECT COSTS SUMMARY
SUMMARY OF EVALUATION RATINGS**

| Rating | HPU Hawaii Loa Campus Property | Former DOT Baseyard Site | DOH Site | Waikalua Farms Site |
|-------------------------------------------------------|-----------------------------------------|-----------------------------------|----------|------------------------|
| | Site A | Site D | Site E | Site F |
| Total - Building Site Criteria | | | | |
| Good | 6 | 5 | 11 | 6 |
| Fair | 6 | 7 | 3 | 4 |
| Poor | 2 | 2 | 0 | 4 |
| Total - Community Criteria | | | | |
| Good | 3 | 6 | 5 | 6 |
| Fair | 3 | 2 | 2 | 1 |
| Poor | 2 | 0 | 1 | 1 |
| Total - Building Site & Community Criteria | | | | |
| Good | 9 | 11 | 16 | 12 |
| Fair | 9 | 9 | 5 | 5 |
| Poor | 4 | 2 | 1 | 5 |

SUMMARY OF PROJECT COSTS¹
(Thousands in 1995 dollars)

| | | | | |
|-------------------------------------|----------------|----------------|--------------|--------------------|
| On-Site Costs | 985 | 2,570 | 695 | 2,010 |
| Off-site Costs | 1,255 | 5 | 0 | 360 |
| Contingency (5%) | 110 | 130 | 35 | 120 |
| Subtotal | 2,350 | 2,705 | 730 | 2,490 ² |
| Land Acquisition Cost/Value | 58 | 434 | 235 | 1,036 |
| Total Estimated Project Cost | \$2,408 | \$3,139 | \$965 | \$3,526 |

- 1 - Site acquisition and development costs only. Does not include building (structure) costs.
 2 - Does not include bridge over Kaneohe Stream to "civic center" site. For pedestrian bridge, add \$150,000; for vehicular bridge, add \$600,000.

SECTION V
PROBABLE IMPACTS AND MITIGATIVE MEASURES

V. PROBABLE IMPACTS AND MITIGATIVE MEASURES

A. Short-term Impacts

The anticipated short-term impacts which may affect the candidate sites and/or nearby areas as a result of the proposed public courthouse facility are discussed in this section. Short-term impacts are generally those associated with construction activities such as grading, utility installations, construction of structures, and increased traffic at the site.

The following section describes the anticipated impacts related to construction noise, air quality, construction wastes, water quality, public health and safety, flora/fauna, economics, and archaeological/historical short-term artifacts.

1. Construction Noise

Residences, businesses and institutions near the courthouse site may be sensitive to increased noise levels generated during construction. Sources of noise will be equipment required for construction activities, such as excavation and removal of spoil material and importation of material. To mitigate any adverse impacts, construction activities will be restricted to normal working hours. The contractor shall be responsible for the proper maintenance of construction equipment to minimize equipment noise. The Contractor will be required to obtain a noise permit if noise levels in excess of those specified under Title 11, Administrative Rules, Department of Health, Chapter 43, are anticipated.

Heavy vehicles required for construction must be in compliance with Title 11, Administrative Rules, Department of Health, Chapter 42, Vehicular Noise Control for Hawaii.

2. Air Quality

Ambient air quality is expected to be temporarily impacted as a result of construction activities. The Contractor will be responsible for minimizing dust generated, particularly during grading operations, in accordance with the State Department of Health's Public Health Regulations, Chapter 60 on Air Pollution Control. The Contractor will be required to implement preventive measures, such as water sprinkling and dust screens, to prevent particulate matter from becoming airborne and traveling off-site.

Ambient air quality may also be adversely affected by emissions from construction equipment and other motor vehicles. The Contractor will be required to minimize emissions through proper vehicle maintenance.

3. Construction Wastes

The Contractor will be required to dispose of his construction wastes off-site at a proper disposal site. No clearing and grubbing material shall be disposed of at the County sanitary landfill. The Contractor shall be required to submit a solid waste management plan to the Department of Public Works for approval.

4. Water Quality

The only site that may directly impact water quality is the Waikalua Farms site, which is bordered by the Kaneohe Stream on its northern side. Kaneohe Stream is a major drainage way for surface runoff from the Kaneohe area to Kaneohe Bay. For the selected site, the design engineer and/or contractor will be required to develop detailed drainage and erosion control plans, including, but not limited to, hydrologic and hydraulic calculations, scheme for controlling erosion and disposal of runoff water, and analysis of the soil loss using the HESL erosion formula. The plan shall verify that grading and runoff water generated by the project will not have adverse impacts on adjacent or downstream properties. The Contractor will be required to implement erosion control practices such as interceptor ditches and sediment ponds in accordance with State and County erosion control standards to minimize impacts. If the Waikalua Farms site is selected, additional mitigative measures will include restricting construction of the courthouse to the southern portion of the site and maintaining a vegetated buffer along the stream.

If dewatering is required during construction, the contractor will obtain dewatering permits including National Pollutant Discharge Elimination System (NPDES) permits if required, from applicable State and County agencies.

5. Public Health and Safety

The Contractor shall be responsible for taking appropriate measures to ensure public health and safety throughout the duration of the construction project. Construction areas will be secured with safety signs and devices as required by State and County regulations during non-work hours (night, weekends, and holidays).

6. Flora/Fauna

Due to the urbanization of the area, there are no known rare or endangered species of flora or fauna in or around any of the candidate sites.

7. Economic

The short-term economic impacts resulting from the construction of the courthouse include the additional job opportunities for local construction workers, as well as increased sales for local material suppliers and retail businesses.

8. Archaeological/Historical Features

The following is based on information provided by the Department of Land and Natural Resources, State Historic Preservation Division:

The DOH site has been previously cleared and developed, and records from the State Historic Preservation Division indicate that there are no known historic sites in the area. Therefore, it is believed that for this site, the proposed project will have "no effect" on historic sites.

The HPU and DOT Baseyard sites have not been inventoried for historic sites and no information on past land uses are available. Accordingly, if one of these sites is selected for the courthouse development, an archaeological inventory survey is required to determine the presence or absence of historic sites on the property. If any significant sites are found, mitigation measures will be implemented.

Parcel 6 of the Waikalua Farms site has been previously cleared and developed while Parcel 7 has been previously cleared, but is presently undeveloped. The appearance of a ditch shown on the tax map within Parcel 7 may be related to modern agricultural activities. Accordingly, it is possible that buried historic sites could be found on this parcel. Should this site be selected for the courthouse, an archaeological inventory survey is required to determine the presence or absence of historic sites on the property. If any significant sites are found, mitigation measures will be implemented.

B. Long-term Impacts

Long-term impacts are generally those impacts which are anticipated due to the operation of the courthouse. These impacts will affect the environment proximate to the site as well as the infrastructure within the area.

The following section describes the anticipated impacts on water quality, flora/fauna, social aspects, public health and safety, displacement, infrastructure, and traffic.

1. Water Quality

As previously mentioned, Kaneohe Stream borders the Waikalua Farms site. Consequently, the long-term operation of the courthouse facility at this site may threaten the water quality of the stream. Nutrients from fertilizers used in landscaping and the hydrocarbons from automobiles leaking oil onto the courthouse parking lot may flow into the stream with surface runoff. To reduce the pollutants entering the stream, the landscaping around the courthouse will consist of low maintenance plants and grass and/or organic fertilizers containing

less chemicals will be used. In addition, the parking lot will be cleaned regularly to reduce the amount of motor oil that collects on the parking lot.

2. Flora/Fauna

There are no known existing rare or endangered species of flora at any of the candidate sites. The existence of any endangered species is unlikely based on the alteration of the candidate sites by prior urban activities. Any loss of vegetation as a result of clearing and grubbing of the site will be offset by landscaping included as part of the courthouse facility.

No rare or endangered species of fauna are known to exist on any of the candidate sites. Impacts to existing fauna, such as rats and mongoose, are not considered adverse impacts. Planting of trees and shrubs will provide nesting areas for birds commonly found within the area.

3. Social

The new courthouse facility will be designed to accommodate the present and future needs of the local communities. The design scheme described previously takes into account all of the requirements necessary for a modernized, functional courthouse. Accordingly, the proposed facility will be more comfortable and efficient, and provide a more positive environment than that associated with the existing courthouse.

4. Public Health and Safety

Criteria for public health involves evaluation of demands on existing police, fire protection, emergency medical, and health services. The proposed project involves the re-establishment and expansion of the existing courthouse facility at a new location. No additional demands for public services will be generated.

Criteria for safety involves evaluation of the sites with respect to hazards such as flooding, tsunami, erosion, and landslide. 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 these hazards.

Information on flood/tsunami hazards are based on the Flood Insurance Rate Maps (FIRM) dated September 4, 1987, and September 28, 1990.

The HPU site is within areas in which flood hazards are undetermined. By inspection, the existing terrain at the site appears to preclude the opportunity for flooding to occur. Correspondingly, there is no history of flooding problems at the site. However, should this site become the selected site and flooding hazards as indicated in the FIRM be still undetermined, a flood study will be

undertaken during the facility's design phase to confirm the existence of any onsite flooding problems.

The DOT Baseyard, DOH, and Waikalua Farms sites are within Zone X, areas determined to be outside the 500 year flood plain, and not considered a flood hazard area. Although the Waikalua Farms site is adjacent to Kaneohe Stream, flood control measures implemented within the past 25 years have eliminated the potential for flooding along Kaneohe Stream except for the low lying areas near Kaneohe Bay. No special construction is required for the sites within Zone X.

With regard to soil erosion and landslides, all the candidate sites are outside of known hazard areas.

5. Displacement

One of the criteria used in the selection of candidate sites for the proposed facility was locating sites that were vacant and would not require displacement of families, businesses or institutions. The intent was to minimize disruption of existing living patterns. However, after conducting a thorough search for adequate sites in the Kaneohe area, it was concluded that finding candidate sites for a new courthouse that would each guarantee no displacement of existing occupants and/or uses, would not be possible. Few sites met the screening criteria while satisfying public concerns relating to location, safety, adequate access, etc. This resulted in including two sites that were occupied by families or businesses in the list of candidate sites.

The HPU and DOT Baseyard sites are presently vacant and therefore, selecting one of these sites will not displace any existing families, businesses or institutions.

The DOH site presently contains two single family dwellings occupied by employees of the Hawaii State Hospital. Should this site be selected, housing for the displaced families will be provided elsewhere until the two houses are relocated to another site on DOH lands. The cost of relocating the two houses will be included in the courthouse development cost.

The Waikalua Farms site, specifically Parcel 6, is currently leased to three small business establishments. Two businesses occupy the commercial building, and the third business occupies the residential-type dwelling. The second dwelling on Site F is vacant. If the businesses are displaced by the development of the courthouse, each business will receive assistance to minimize the hardships of moving. All relocation requirements of Chapter 111 Hawaii Revised Statutes (HRS), Assistance to Displaced Persons, will be complied with.

6. Infrastructure

An evaluation of off-site infrastructure systems-sewer, water, and storm drainage, was conducted for each of the 4 sites.

Preliminary water demands were determined based on the "Water System Standards" for the State of Hawaii, 1985, Volume I, which was adopted by the Board of Water Supply (BWS), City and County of Honolulu. Using the criteria for "schools and parks", the required water demands are: 8,000 gallons per day (gpd) for average daily demand; 12,000 gpd for maximum daily demand; and 24,000 gpd for peak hour demand. Fire Flow of 2,000 gallons per minute (gpm) for a 2-hour duration is required for "schools, neighborhood businesses, and small shopping centers".

Municipal water service to the potential sites are available via water mains along adjacent roadways. However, water service will be subject to prevailing policies and requirements of the BWS and water availability will be confirmed upon submission of the building permit application for review and approval. The BWS has indicated that the courthouse will require obtaining a water allocation from the Department of Land and Natural Resources for all the sites and upgrading the off-site fire protection for the HPU and DOT sites. The 16-inch water main fronting the HPU site and the 12-inch water main fronting the DOT site are inadequate to satisfy fire flow requirements. Both mains are served by the Haiku/Kahaluu Tunnel which is capable of providing an estimated flow of 1,100 gpm. At least 2,000 gpm is required for fire flow. Improvements to the system to increase flow would require the installation of a check valve in an existing underground vault located near the intersection of Lolii Street and Kukia Street Hokulele subdivision. The vault currently houses a closed valve that connects the Haiku/Kahaluu Tunnel system to the Haiku 500 Reservoir.

There presently is a moratorium on new sewer connections in the Kahaluu, Kaneohe, and Kailua service areas until the year 1998 when the Kailua WWTP expansion is scheduled to be completed. Because the courthouse facility is projected to generate more flow than the amount currently being allowed for new sewer connections, providing private sewage treatment will need to be considered if the courthouse is constructed before 1998.

For the DOT Baseyard site, the DOH site, and the Waikalua Farms site, connections to the municipal sewer system are conveniently located in close proximity to each site. However, according to the Department of Wastewater Management, the 10-inch sewer line downstream of the 8-inch line proposed to serve the Waikalua Farms site is inadequate to accommodate the courthouse facility. Approximately 1,800 lineal feet of the 10-inch line will need to be replaced with a 15-inch line.

The HPU site has no nearby municipal sewer service available. The university currently utilizes a private wastewater collection, treatment and disposal system. The closest point of connection to the municipal sewer is located near the Halekou Sewage Pump Station adjacent to Kamehameha Highway approximately one mile past the campus entry road.

As stated earlier, improvements to the stream channels and storm drain facilities in the Kaneohe area have eliminated flooding in flood prone areas. Accordingly, candidate sites within highly urbanized areas such as the DOT Baseyard site, the DOH site, and the Waikalua Farms site have adequate off-site drainage facilities to which on-site drainage improvements may connect. Drainage for the HPU site can be accommodated by discharging runoff into existing facilities along Kamehameha Highway or utilizing a natural gully that runs the length of the HPU property. Actual required drainage improvements will be determined during the design phase of this project.

Design and construction of the proposed courthouse facility will be coordinated with existing and planned infrastructure. Minimal impacts are anticipated from the connection of on-site utilities to off-site infrastructure. The existing and planned capacities of the various systems should be adequate to accommodate the proposed courthouse facility.

7. Traffic

There will be increased traffic flow on nearby roadways generated by the operation of the new courthouse facility. This will be mitigated by incorporating into the design of the project roadway improvements conforming to applicable State and County Standards, and current applicable standards for pedestrians and persons with disability (ADA). All the improvements will be designed so that no additional surface runoff is discharged into the State highway right-of-way (ROW) and built at no cost to the State Department of Transportation (DOT). Construction plans containing improvements within State highway ROW will be submitted to the DOT for review and approval. Improvements specific to each site are:

Site A - HPU, Hawaii Loa Campus Property

Vehicular access to the site would be from Kamehameha Highway, similar to the access to the university campus. Because of the constant traffic along Kamehameha Highway, deceleration/storage lanes constructed into the existing grass median to accommodate vehicles making left turn movements entering and exiting the site would need to be considered. Since Kamehameha Highway is a high capacity roadway, the extra traffic generated by the proposed courthouse should not adversely impact Kamehameha Highway. Frontage improvements along Kamehameha Highway would include a concrete sidewalk, driveway, and curbs and gutters. A new bus stop would be needed for the courthouse since

the closest bus stop is at the HPU campus entry, approximately half of a mile away from the site. For safe pedestrian access, the concrete sidewalk should extend to the designated location of the new bus stop. The new bus stop would be along TheBus Route #55, which originates at Ala Moana Center and goes to Kaneohe via Pali Highway and Kamehameha Highway.

Site D - Former DOT Baseyard Site

The site can be accessed from Keaahala Road, a 2-lane street which intersects Kahekili Highway. Vehicles making a left turn from Kahekili Highway onto Keaahala Road to enter the site can utilize the existing traffic signal. Similarly, the traffic signal will permit vehicles leaving the courthouse site heading towards Likelike Highway to safely turn left from Keaahala Road onto Kahekili Highway. The modifications needed to facilitate these left turn movements and to accommodate the increased traffic anticipated along Keaahala Road can be incorporated into the future improvements planned for Keaahala Road makai of Kahekili Highway, which are programmed according to the City's Public Facilities Development Plan. In addition, the current Kahekili Highway widening project by the State Department of Transportation should facilitate traffic flow at the Kahekili Highway and Keaahala Road intersection. Frontage improvements along Keaahala Road would include a concrete sidewalk, driveway, and curbs and gutters. The driveway must be located at a minimum of 300 feet from the Kahekili Highway and Keaahala Road intersection.

The site has pedestrian access along Keaahala Road which extends makai to Kamehameha Highway and mauka past Kahekili Highway to Windward Community College. The nearest bus stop is across the street from the site. The bus stop is along TheBus Route #56 which originates in Honolulu and goes through Kailua via Pali Highway and then to Kaneohe.

Site E - DOH Site

Vehicle access to the site would be from either Keaahala Road or Pookela Street via the Kahekili Highway/Keaahala Road intersection. Keaahala Road, mauka of Kahekili Highway, is used by Castle Hill residents, State Hospital workers and patrons, and Windward Community College faculty and students. During peak traffic, the flow of traffic along Keaahala Road is affected by the build-up of cars along Kahekili Highway. Traffic along Keaahala Road worsens by activities at the adjacent Kaneohe District Park. To improve the flow of traffic along Keaahala Road, the State Department of Transportation (DOT) plans to widen Keaahala Road from two lanes to four lanes (two inbound and two outbound) from Pookela Street to Kahekili Highway. Included in the widening project is constructing sidewalks with curbs and gutters to City and County Standards. The ongoing DOT Kahekili Highway widening project will also facilitate the flow of traffic from of Keaahala Road. These

improvements should mitigate the traffic impacts caused by the courthouse development.

Frontage improvements proposed along Keaahala Road include a concrete sidewalk, driveway, and curbs and gutters. Pookela Street has an existing concrete sidewalk with curb and gutter. Reconstruction may be required if a driveway is planned along Pookela Street.

Pedestrian access would mainly be from the Keaahala Road/Kahekili Highway intersection. The planned concrete sidewalks included in the Keaahala widening project will provide safe pedestrian access from Kahekili Highway to Pookela Street. Bus stops, located in front of the site on Keaahala Road are along TheBus Route #56.

Site F - Waikalua Farms Site

The main vehicle access to the site would be along Kamehameha Highway. A break in the existing median on Kamehameha Highway fronting the Honda Store property will need to be constructed to enable left turn maneuvers into the site from Kamehameha Highway. An increase in traffic along Kamehameha Highway will be observed. However, Kamehameha Highway is a main thoroughfare for Kaneohe and should be able to accommodate the increased traffic. Some improvements to the existing sidewalks along Kamehameha Highway will be required for better pedestrian access to the site. The nearest bus stop is along Kamehameha Highway in front of the police station. The bus stop is along TheBus Route #56.

Following the selection of a site, a Traffic Impact Analysis Report will be prepared and submitted to the DOT and City and County of Honolulu, Department of Transportation Services for review and approval. The report will identify in detail existing traffic conditions, impacts resulting from the development of the courthouse, and solutions to those impacts.

SECTION VI
ALTERNATES TO THE PROPOSED ACTION

VI. ALTERNATIVES TO THE PROPOSED ACTION

A. No Project Alternative

The "no project" alternative will result in continued use of the existing Kaneohe District Courthouse. Consequently, the inadequate facilities will become increasingly more cumbersome for the daily operational functions of the courthouse if the population of Kaneohe continues to grow as projected.

B. Alternate Site Selection

The Bayview Golf Course Parcel was once considered as a candidate site for the courthouse. However, this site was eliminated from further consideration since the site will conflict with the goals and vision of the Kaneohe Bay Master Plan.

Another candidate site that was eliminated from further consideration was the Mauka Windward Mall Parking Lot. The site was considered to be a possible safety hazard to students attending the adjacent Heeia Elementary School. It also became apparent that plans to develop a multi-theater complex on the site were well underway, and subsequent acquisition of the site promised to be problematic.

C. Expansion of Existing Courthouse

Expansion of the existing Kaneohe District Courthouse would not be feasible due to the lack of available land and building space, and the displacement of neighboring business establishments.

SECTION VII

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

VII. 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 short-term uses of the local environment associated with the proposed courthouse project are from the construction activities necessary to build the courthouse. Although this will result in increased noise and traffic in the vicinity of the project, it will be temporary. The short-term benefits include increased economic activity due to construction expenditures related to this project.

B. Long-Term Productivity

The new courthouse facility will benefit the community by providing:

1. convenient judicial services to the public;
2. an appropriate environment for the administration of justice;
3. accommodations for growth that reflect population increases in the Koolaupoko area;
4. a timely delivery of judicial resources;
5. a setting for flexible and economical use of the facility by the judicial staff; and
6. the required maintenance and protection of judicial resources (i.e. security procedures).

The above are in accordance with the goals outlined in the "Hawaii Judiciary System Master Plan, Volume II".

SECTION VIII

IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

VIII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

The proposed project involves the commitment of land for the courthouse facility, precluding consideration of the land for other uses. The design and construction of the facility will involve the irreversible and irretrievable use of energy (electricity and fuel), water, labor, materials and capital investment. The completed facility will require the irreversible and irretrievable commitment of energy, water, labor and materials to operate and maintain the facility.

SECTION IX
UNRESOLVED ISSUES

IX. UNRESOLVED ISSUES

The impacts that are anticipated as a result of this project have been addressed. Therefore, there are no unresolved issues to list.

SECTION X

LIST OF NECESSARY APPROVALS

X. LIST OF NECESSARY APPROVALS

For each candidate site, the development of the courthouse will require the approvals listed in Table X-1.

TABLE X-1. LIST OF NECESSARY APPROVALS

| Permit/Approval | HPU Hawaii Loa Campus Property | Former DOT Baseyard Site | DOH Site | Waikalua Farms Site |
|------------------------------------------|--------------------------------------------|-----------------------------------|-------------|---------------------------|
| | Site A | Site D | Site E | Site F |
| Zoning Change | | | | • |
| Subdivision | | | • | • |
| Conservation District Use Application | • | | | |
| Plan Approval | • | • | • | • |
| Building Permit | • | • | • | • |
| Sewer Connection | • | • | • | • |
| Work within State Right-of-way | • | • | • | |
| Work within City and County Right-of-Way | | • | | • |
| Grading Permit | • | • | • | • |
| NPDES Permit may be required | • | • | • | • |

SECTION XI

PARTIES CONSULTED IN THE PREPARATION OF THE DEIS

XI. PARTIES CONSULTED IN THE PREPARATION OF THE DEIS

Table XI-1 lists the 48 agencies, organizations, and individuals who were consulted in the review of the EISPN and the Addendum to the EISPN. The EISPN was published in the OEQC Bulletin on February 23, 1993 and the Addendum to the EISPN was published on July 8, 1995. A total of 19 parties provided written comments on the EISPN and 16 parties provided written comments on the Addendum to the EISPN. The parties that provided written comments and the dates the comments were received and responded to are indicated in Table XI-1. The written comments and responses to the comments are presented in Section XII.

**TABLE XI-1
LIST OF PARTIES CONSULTED DURING THE PREPARATION OF THE DEIS**

| Agencies and Organizations Consulted | | Date | | |
|--------------------------------------|-------------------------------------------------------------------------------|-------------------|------------------|-----------|
| | | Comments Received | | Response |
| | | EISPN | Add. | |
| Federal Agencies | | | | |
| 1 | U.S. Army Corps of Engineers, Pacific Division, Honolulu District Engineer | 4/20/93 | 7/27/95 | 9/6/95 |
| 2 | U.S. Department of Agriculture, Soil Conservation Service | none | none | not req'd |
| 3 | U.S. Department of the Interior, Fish and Wildlife Service | none | 9/27/95 | 10/9/95 |
| 4 | U.S. Department of the Interior, National Park Service | none | none | not req'd |
| 5 | U.S. Department of Commerce National Marine Fisheries Service | none | none | not req'd |
| State Administration/Agencies | | | | |
| 6 | The Judiciary | none | none | not req'd |
| 7 | Department of Agriculture | none | none | not req'd |
| 8 | Department of Business, Economic Development and Tourism | 3/30/93 | none | 9/6/95 |
| 9 | Department of Business, Economic Development and Tourism, Energy Division | none | 7/19/95 | 9/6/95 |
| 10 | Department of Defense | 4/15/93 | none | 9/6/95 |
| 11 | Department of Education | 4/15/93 | 8/8/95 | 9/6/95 |
| 12 | Department of Hawaiian Home Lands | 4/6/93 | none | 9/6/95 |
| 13 | Department of Land and Natural Resources | 4/28/93 | 8/22/95 | 9/6/95 |
| 14 | Department of Land and Natural Resources State Historic Preservation Division | 4/28/93 | 7/13/95 | 9/6/95 |
| 15 | Department of Health | 5/25/93 | 8/3/95 & 8/22/95 | 9/14/95 |
| 16 | Department of Health, Environmental Management Division | none | none | not req'd |

TABLE XI-1
LIST OF PARTIES CONSULTED DURING THE PREPARATION OF THE DEIS (cont'd)

| | Agencies and Organizations Consulted | Date | | |
|--------------------------------------------------------|-----------------------------------------------------------|----------------------|---------|---------------------|
| | | Comments Received | | Response |
| | | EISPN | Add. | |
| 17 | Department of Transportation | 4/12/93 | none | 9/6/95 |
| 18 | Office of State Planning | 3/24/93 | 7/28/95 | 9/8/95 |
| 19 | Office of Hawaiian Affairs | none | 7/28/95 | 9/7/95 |
| 20 | University of Hawaii, Water Resources Research Center | none | none | not req'd |
| 21 | University of Hawaii, Environmental Center | none | none | not req'd |
| 22 | Representative Ken Ito | none | none | not req'd |
| 23 | Representative Terrance Tom | none | none | not req'd |
| 24 | Representative Cynthia Thielen | none | none | not req'd |
| 25 | Representative Devon Nekoba | none | none | not req'd |
| 26 | Representative Eve Anderson | none | none | not req'd |
| 27 | Senator Mike McCartney | none | none | not req'd |
| 28 | Senator Michael Liu | none | none | not req'd |
| 29 | Senator Whitney Anderson | none | none | not req'd |
| County Administration/Agencies | | | | |
| 30 | Board of Water Supply | 4/15/93 | 8/11/95 | 9/8/95 |
| 31 | Building Department | 3/29/93 | 8/9/95 | 9/7/95 |
| 32 | Department of Housing and Community Development | 4/7/93 | 8/8/95 | 9/6/95 |
| 33 | Department of General Planning | 4/14/93 | 8/8/95 | 9/7/95 |
| 34 | Department of Land Utilization | none | 8/2/95 | 9/7/95 |
| 35 | Department of Parks and Recreation | 3/31/93 | none | 9/7/95 |
| 36 | Department of Public Works | 4/14/93 | 8/4/95 | 9/7/95 |
| 37 | Department of Transportation Services | 4/7/95 | 9/8/95 | 9/7/95 & 9/14/95 |
| 38 | Department of Wastewater Management | n/a | none | not req'd |
| 39 | Police Department | 4/5/93 | none | 9/7/95 |
| 40 | Honorable John DeSoto, Chairperson, Honolulu City Council | none | none | not req'd |
| Private and Community Organizations/Individuals | | | | |
| 41 | Kaneohe Neighborhood Board | 4/14/93 & 4/22/93 | 8/24/95 | 9/7/95 |
| 42 | Kailua Neighborhood Board | none | none | not req'd |

**TABLE XI-1
LIST OF PARTIES CONSULTED DURING THE PREPARATION OF THE DEIS (cont'd)**

| Agencies and Organizations Consulted | | Date | | |
|--------------------------------------|----------------------------------------------------|-------------------|------|-----------|
| | | Comments Received | | Response |
| | | EISPN | Add. | |
| 43 | Bishop Estate (Owner - Windward Mall) | none | none | not req'd |
| 44 | Hawaii Pacific Atlas (Owner - Bayview Golf Course) | none | none | not req'd |
| 45 | Hawaii Pacific University | none | none | not req'd |
| 46 | Kaneohe Ranch (Representing Castle Foundation) | n/a* | none | not req'd |
| 47 | Mr. George Au (Owner - Honda Store Property) | n/a* | none | not req'd |
| 48 | Mr. Gordon Wong (Owner - Waikalua Farms Property) | n/a* | none | not req'd |

* Were not consulted in the review of the EISPN.

SECTION XII

COMMENTS AND RESPONSES RECEIVED DURING THE PREPARATION OF THE DEIS

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96831-4440



ATTENTION OF

April 19, 1993

APR 20 1993

Planning Division

Mr. Robert P. Takushi
State Comptroller
State of Hawaii
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Takushi:

Thank you for the opportunity to review and comment on the Environmental Impact Statement Consultation Phase for the New Koolauapoko District Courthouse, Oahu. The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood hazard information under the Flood Control Act of 1960 and to issue Department of the Army (DA) permits under the Clean Water Act; the Rivers and Harbors Act of 1899; and the Marine Protection, Research and Sanctuaries Act.

a. Our Operations Division is reviewing the document for permit requirements and will forward their comments to you under separate cover.

b. The flood hazard information provided on page 18, paragraph f is correct.

Sincerely,

Kisuk Cheung

Kisuk Cheung, P.E.
Director of Engineering

DIVISION OF PUBLIC WORKS
RECEIVED
APR 21 9 57 AM '93
DIRECTOR OF PUBLIC WORKS



Rulph

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, HONOLULU
FORT SHAFTER, HAWAII 96831-4440



ATTENTION OF

July 26, 1995

JUL 27 1995

Planning Division

Mr. Sam Callejo
State Comptroller
State of Hawaii
Department of Accounting
and General Services
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Callejo:

Thank you for the opportunity to review and comment on the Addendum to the Preparation Notice for the Environmental Impact Statement for the Site Selection Study for the New Koolauapoko District Courthouse, Kaneohe, Hawaii (TKM 4-5-23: 2 and 4-5-28: 6 and 7). The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood hazard information under the Flood Control Act of 1960 and to issue Department of the Army (DA) permits under the Clean Water Act; the Rivers and Harbors Act of 1899; and the Marine Protection, Research and Sanctuaries Act.

a. Based on the information provided, a DA permit will not be required for Site E. For Site F, wetlands may be present; therefore, a wetland delineation should be performed and coordinated with our Regulatory Branch. Please contact them at 438-9258 for additional information and refer to file number P093-048.

b. The flood hazard information provided on page 6 of the addendum is correct.

Sincerely,

Ray H. Jyo

Ray H. Jyo, P.E.
Director of Engineering

RECEIVED
JUL 27 1995
DIVISION OF PUBLIC WORKS

BENJAMIN J. CAVETANO
CAP-ENGINEER



SAM CALLEJO
COMPTROLLER
MAKAI ATENGA WATERHOUSE
CAPITAL CONSTRUCTION

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 118 HONOLULU, HAWAII 96810

LETTER NO. (P) 1572.5

SEP 6 1995

Mr. Ray H. Jyo, P.E.
Director of Engineering
Department of the Army
U.S. Army Engineer
District, Honolulu
Fort Shafter, Hawaii 96858-5440

Dear Mr. Jyo:

Subject: New Koolaupoko District Courthouse
EIS Consultation Stage

We are in receipt of your agency's April 19, 1993 comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Site Selection Study for the New Koolaupoko District Courthouse and subsequent comments dated July 26, 1995 on the addendum to the EISPN. Your confirmation that the flood hazard information for all four candidate sites is correct and a DA permit will not be required for Site E is appreciated. Furthermore, we understand that if Site F is selected for the site since courthouses, a wetland delineation is required for the site since wetlands may be present. Accordingly, the wetland delineation requirement will be incorporated in the draft EIS.

Thank you for your comments and continuing cooperation.

Very truly yours,

GORDON MATSUOKA
State Public Works Engineer

RY:JY
cc: Fukunaga & Associates



United States Department of the Interior

FISH AND WILDLIFE SERVICE
PACIFIC ISLANDS ECOREGION
300 ALA MOANA BOULEVARD, ROOM 3108
BOX 50088
HONOLULU, HAWAII 96850
PHONE: (808) 541-3441 FAX: (808) 541-3470

RECEIVED
SEP 27 1995
COMPTROLLER'S OFFICE
STATE OF HAWAII

DIRECTOR OF PUBLIC SAFETY
State P.M. Sup. U. J. Appert
- P.M. Secy
- Chief Serv. Br. A.A. Ibb
- Planning Br. A.A. Ibb
- Proj. Mgmt. Br. See ME
- Bus. Br. COWARDS
- Data Br.
- Int. Serv. Br. Ibb
- Next Week Eng. Sect.

In Reply Refer To: CAW
Mr. Sam Callejo
State Comptroller
State of Hawaii
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810

Re: Review of the Addendum to the Environmental Impact Statement Preparation Notice (EISPN) for the Site Selection Study for the New Koolauoko District Courthouse, Kaneohe, Oahu, Hawaii

Dear Mr. Callejo:

The U.S. Fish and Wildlife Service (Service) has reviewed the Addendum to the Environmental Impact Statement Preparation Notice (EISPN) for the Site Selection Study for the New Koolauoko District Courthouse, Kaneohe, Oahu, Hawaii. The proposing agency is the Department of Accounting and General Services, State of Hawaii. The proposed project involves constructing a new courthouse to serve the Koolauoko and Koolauloa Divisions of the City and County of Honolulu on the island of Oahu. The original proposal (received July 12, 1995) contained four candidate sites. Sites B and C have been deemed unacceptable and have been replaced with sites E and F. The four current proposed sites are: Site A (Hawaii Pacific University Property), Site D (Former Department Of Transportation (DOT) Baseyard Site), Site E (Department of Health Site), and Site F (Waikalua Farms Site). The Service offers the following comments for your consideration.

The Service recommends that the draft EIS address project-related impacts to fish and wildlife resources and habitats within the project area, including impacts to streams, gulches, and estuaries adjacent and/or downstream of the project sites. With the limited information provided, the Service was unable to determine all of the potential impacts the proposed project would have on existing habitats at each site. Nevertheless, we have conducted a preliminary review of the potential sites and offer the following information.

Site E (Department of Health Site) has been previously graded and cleared, and it is unlikely that this site contains rare flora or fauna. Erosion and sediment runoff should be minimal at this site. Site A (Hawaii Pacific University Property), Site D (Former DOT Baseyard Site), and Site F (Waikalua Farms Site), have also been previously disturbed; however, all of these sites are vegetated and include uneven topography that may require extensive grading prior to construction. The Service recommends that the draft EIS include a discussion on the methods that will be incorporated into the project to prevent uncontrolled sediment runoff at each of these sites.

The Service believes that Site F has the most potential to negatively impact the environment due to the site's proximity to Kaneohe Stream. This site likely would require more grading than sites A and D, and if not controlled, grading-induced sediment would run directly into Kaneohe Stream. Currently, the site is extensively vegetated and buffers Kaneohe Stream from runoff of the nearby developments. This buffer would be lost if the site were cleared and developed up to the stream bank. The Service recommends that the draft EIS address the potential for increased runoff and sediment into Kaneohe Stream with selection of this alternative. The draft EIS should also include mitigation measures to reduce these impacts, such as maintaining a vegetated buffer along the stream.

The Service believes that providing a vegetated buffer along Kaneohe stream may reduce the need to further channelize the stream (The stream is currently channelized along the upper portion of the property where Kamehameha Highway crosses over the stream.). Further channelization of the stream will adversely affect aquatic resources by raising water temperatures, removing important cover habitats, and increasing sedimentation into Kaneohe Bay.

The Service appreciates the opportunity to comment during the preliminary phases of the project, and we look forward to reviewing the draft EIS. If you have questions regarding these comments, please contact Fish and Wildlife Biologist Christine Willis at 808/541-3441.

Sincerely,

Brooks Harper

Brooks Harper
Field Supervisor
Ecological Services

cc: DAR, Hawaii
DLNR, Hawaii
CZMP, Hawaii
CWB, Hawaii

10/1/95
C1301

BEAULIEU J. CAIETANO
Governor



SAM CALLEJO
Controller
MARY PATRICIA WATERHOUSE
Deputy Controller

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 119, HONOLULU, HAWAII 96819

(P) 1676-5

OCT 9 1985

Mr. Brooks Harper, Field Supervisor
U.S. Department of the Interior
Fish and Wildlife Service
Pacific Islands Ecoregion
300 Ala Moana Boulevard, Room 3108
Box 50088
Honolulu, Hawaii 96850

Dear Mr. Harper:

Subject: New Koolauoko District Courthouse
EIS Consultation Stage

We are in receipt of your agency's comments on the addendum to the Environmental Impact Statement Preparation Notice for the Site Selection Study for the New Koolauoko District Courthouse. The information that erosion and sediment runoff on Site E will be minimal and that the presence of rare flora or fauna is unlikely at this site is appreciated. As recommended in your letter, the draft EIS will include a discussion on minimizing sediment runoff during the construction of the courthouse facility. During the design phase, the engineer will be required to develop detailed drainage and erosion control plans. The plan shall verify that grading and runoff water generated by the project will not have adverse impacts on the nearby streams or adjacent or downstream properties.

Because Kaneohe Stream borders Site F on the northern side, construction of the courthouse may directly impact the water quality of Kaneohe Stream. The draft EIS will recommend that construction be restricted to the southern portion of Site F and that a vegetated buffer along the stream be maintained.

Thank you for your response and continuing cooperation.

Very truly yours,

GORDON MATSUOKA
State Public Works Engineer

RY:JY
cc: Fukunaga & Associates, Inc.



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

Central Office: P.O. Box 219, South King Street, 15th Floor, Honolulu, Hawaii 96810 Telephone: (808) 534-2600 Fax: (808) 534-2377
Mailing Address: P.O. Box 119, Honolulu, Hawaii 96810

Rufek

JOHN WARRIE
Governor

MUFI HANNEGMANN
Deputy Governor

BARBARA IRAS BIRNICK
Deputy Director

RIKZ EGGED
Deputy Director

YATESHI YOSHIZAKA
Deputy Director

RECEIVED
Mar 30 2 59 PM '93

March 25, 1993

- DIVISION OF PUBLIC WORKS
DIVISION OF TOURISM
- Civil Engr. Insp.
 - P.W. Serv.
 - P.W. Serv. Br.
 - Planning Br.
 - Design B.
 - Insp. B.
 - Const. Insp.
 - Serv. B.

Department of Accounting
and General Services
Public Works Division
P.O. Box 119
Honolulu, Hawaii 96810

Dear Sirs:

The Department of Business, Economic Development & Tourism has no comments to offer relative to the Site Selection Study and EIS Preparation Notice for the New Koolaupoko District Courthouse.

Sincerely,

Mufi Hannemann
Mufi Hannemann



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

SAM CALLEJO
Comptroller

MARY PATRICKA WATERHOUSE
Deputy Comptroller

LETTER NO. (P) 1571.5

SEP 6 1993

TO: The Honorable Seiji Naya, Director
Department of Business, Economic
Development and Tourism

SUBJECT: New Koolaupoko District Courthouse
EIS Consultation Stage

We are in receipt of your agency's March 25, 1993 letter offering no comments on the Environmental Impact Statement Preparation Notice for the Site Selection Study for the New Koolaupoko District Courthouse.

Thank you for your response and continuing cooperation.

SAM CALLEJO
SAM CALLEJO
State Comptroller

Public Works Division
April 13, 1993
Page 2

Re: gsk



JOHN WAINUE
MAJOR GENERAL EDWARD T. MICHIGAN
DIRECTOR OF CIVIL DEFENSE
15 12 22 21 1993

STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE DIRECTOR OF CIVIL DEFENSE
1345 DALLOND ROAD
HONOLULU, HAWAII 96814-4495

April 13, 1993

| | |
|--------------|-------|
| Mr. Tolson | _____ |
| Mr. DeLoach | _____ |
| Mr. Mohr | _____ |
| Mr. Bishop | _____ |
| Mr. Casper | _____ |
| Mr. Callahan | _____ |
| Mr. Conrad | _____ |
| Mr. Felt | _____ |
| Mr. Gale | _____ |
| Mr. Rosen | _____ |
| Mr. Sullivan | _____ |
| Mr. Tavel | _____ |
| Mr. Trotter | _____ |
| Tele. Room | _____ |
| Miss Holmes | _____ |
| Miss Gandy | _____ |

TO: Public Works Division
Department of Accounting and General Services

FROM: Roy C. Price, Sr. *RC Price*
Vice Director of Civil Defense

SUBJECT: NEW KOOLAPOKO DISTRICT COURTHOUSE; ENVIRONMENTAL IMPACT STATEMENT (EIS), CONSULTATION PHASE

We appreciate this opportunity to comment on the EIS, Consultation Phase, by the Department of Accounting and General Services on the island of Oahu, Kaneohe, Hawaii.

State Civil Defense (SCD) does not have negative comments specifically directed at this EIS. However, we do have comments and concerns regarding the alternative sites proposed for the new Koolaupoko District Courthouse as follows:

Site A: TMK: 4-5-35:10

The impact of terrain amplification and the impact of the Koolau mountains resulting from high winds should be addressed. The results of this investigation should dictate the type of structural and architectural design and construction necessary to withstand the force of winds that could result from orographic amplification. Designed and constructed properly, this facility could be surveyed for use as a shelter for people at risk during hazards. Serious consideration should be given for safe structures to shelter area residents without exacerbating the existing number of shelter spaces for the Kaneohe area.

Site B: TMK: 4-6-11:46

A siren is presently located approximately 800 feet mauka of this location. Sirens are periodically tested (first workday of the month) and could adversely impact proceedings within the building

if not accounted for in the scheduling calendar. The impact of terrain amplification and the impact of the Koolau mountains resulting from high winds should be addressed. The results of this investigation should dictate the type of structural and architectural design and construction necessary to withstand the force of winds that could result from orographic amplification. Designed and constructed properly, this facility could be surveyed for use as a shelter for people at risk during hazards. Serious consideration should be given for safe structures to shelter area residents without exacerbating the existing number of shelter spaces for the Kaneohe area.

Site C: TMK: 4-5-30:1

The impact of terrain amplification and the impact of the Koolau mountains resulting from high winds should be addressed. The results of this investigation should dictate the type of structural and architectural design and construction necessary to withstand the force of winds that could result from orographic amplification. Designed and constructed properly, this facility could be surveyed for use as a shelter for people at risk during hazards. Serious consideration should be given for safe structures to shelter area residents without exacerbating the existing number of shelter spaces for the Kaneohe area.

Site D: TMK: 4-5-23:1

The closest siren is located at Kapunahala Playground and does not appear to have an adverse effect on the site. The impact of terrain amplification and the impact of the Koolau mountains resulting from high winds should be addressed. The results of this investigation should dictate the type of structural and architectural design and construction necessary to withstand the force of winds that could result from orographic amplification. Designed and constructed properly, this facility could be surveyed for use as a shelter for people at risk during hazards. Serious consideration should be given for safe structures to shelter area residents without exacerbating the existing number of shelter spaces for the Kaneohe area.

Our SCD planners and technicians are available to discuss this further if there is a requirement. Please have your staff call Mr. Mel Hishihara of my staff at 734-2161.

SAM CALLED
- CONFIDENTIAL -
MARY PATRICIA WATERHOUSE
DEPUTY COMPTROLLER



BENJAMIN J. CASTANO
GOVERNOR

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 118, HONOLULU, HAWAII 96810

LETTER NO. (P) 1569.5

Mr. Roy C. Price, Sr.
Page 2
Ltr. No. (P) 1569.5

Thank you for your timely response and continuing cooperation.

Very truly yours,

GORDON MATSUOKA
State Public Works Engineer

RY:jj
cc: Fukunaga & Associates

SEP 6 1995

Mr. Roy C. Price, Sr.
Vice-Director of Civil Defense
Department of Defense
State of Hawaii
Honolulu, Hawaii

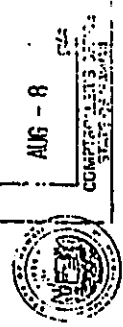
Dear Mr. Price:

Subject: New Koolauopoko District Courthouse
EIS Consultation Stage

We are in receipt of your agency's April 13, 1993 comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Site Selection Study for the New Koolauopoko District Courthouse. Our responses to your comments are as follows:

1. Impact of High Winds on the Courthouse - High wind loads and other structural loadings will be considered during the design of the building following the selection of a courthouse site. The building will be designed in accordance with the Uniform Building Code (UBC) which establishes minimum standards for the design and construction of new buildings. The UBC was adopted by the City and County of Honolulu, Building Department and compliance with the code is a requirement of the City and County of building permitting process.
2. Use of the Courthouse as a Shelter - It is unknown at this time whether or not the courthouse will be used as a shelter. However, this option will be seriously considered during the design of the courthouse building.
3. Adverse Impacts Caused by Siren Testing - The design of the building will include air conditioning the interior of the building. This should reduce the noise from the siren to an acceptable level within the building.

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COMPTROLLER'S OFFICE
STATE OF HAWAII



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P. O. BOX 2346
HONOLULU, HAWAII 96810

July 27, 1995

RECEIVED
Aug 9 8 13 AM '95
DIV. OF PUBLIC WORKS
DAGS

Benjamin J. Cayattho
COMPTROLLER
GOVERNOR

OFFICE OF THE SUPERINTENDENT

MEMO TO: Honorable Sam Callejo, Comptroller
Department of Accounting and General Services

A T T N: Mr. Ralph Yukunoro, Public Works Division
Herbert M. Alizawa, Superintendent
Department of Education

F R O M: EIS Consultation Stage
New Koolaupoko District Courthouse

We have reviewed the subject addendum and agree with the decision to remove Site B, adjacent to Heeia Elementary School, as a possible site for the district courthouse.

We have no comment on the other sites being considered in the site selection study.

Thank you for the opportunity to comment.

HMA:AH:jml

cc: A. Suga
R. Hiraishi, Windward

STATE OF HAWAII
DIVISION OF PUBLIC WORKS
DAGS

| | |
|------------------|----------|
| State P.W. Eng. | Approved |
| P.W. Secy | Sign |
| Staff Serv. B. | Job |
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| Design B. | Complete |
| Inspection B. | Inspect |
| Qual. Cont. Eng. | |
| Asst. Dir. | |

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

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SUPERINTENDENT



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P. O. BOX 2346
HONOLULU, HAWAII 96810

OFFICE OF THE SUPERINTENDENT

BRITISH OF PUBLIC WORKS
APPROVAL

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|------------------|----------|
| State P.W. Eng. | Approval |
| Staff Serv. B. | Job |
| Planning B. | File |
| Proj. Mgmt. B. | Set as |
| Design B. | Complete |
| Inspection B. | Inspect |
| Qual. Cont. Eng. | |
| Asst. Dir. | |

MEMO TO: Honorable Robert P. Takushi, Comptroller
Department of Accounting and General Services

T H R U: Mr. Gordon Matsuoka, Public Works Engineer
Charles T. Toguchi, Superintendent
Department of Education

F R O M: EIS Consultation Phase
New Koolaupoko District Courthouse

We have reviewed the subject study and EIS Preparation Notice. The Department of Education (DOE) is concerned with the location of Site "B" which is proposed next to Heeia Elementary School. The location of a courthouse next to the school will increase the amount of traffic in the area during the day. Other concerns are the increased demand for parking and the possible safety hazards to students if cars are parked alongside Haiku Road fronting the school.

The DOE is also concerned about the noise and dust problems which will occur during the construction phase on Site "B." The Department will require that noise and dust mitigating measures be implemented to minimize the disruption of student learning at Heeia Elementary School to meet Department of Health Standards. If air-conditioning is required to mitigate noise and dust problems, the contractor should be required to pay for the design and installation of the units.

We have no other comment to make at this time. Should there be any questions, please call the Facilities Branch at 737-4743.

CTT:hy
cc: A. Suga
J. Sosa

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

BERNARD J. CALLEJO
GOVERNOR



SAM CALLEJO
COMPTROLLER

MARY PATRICK WATERHOUSE
DEPUTY COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 119 HONOLULU, HAWAII 96818

LETTER NO. (P) 1568.5

SEP 6 1995

TO: The Honorable Herman M. Aizawa
Superintendent, Department of Education

SUBJECT: New Koolaupoko District Courthouse
EIS Consultation Stage

We are in receipt of your agency's April 2, 1993 comments on the Environmental Impact Statement Preparation Notice (EISP) for the Site Selection Study for the new Koolaupoko District Courthouse and subsequent comments dated July 17, 1995 on the addendum to the EISP. Our responses to your comments are as follows:

EISP Comments

Site B has been removed from the list of candidate sites. Your concern that a courthouse on Site B will be a possible safety hazard to students at the adjacent Heela Elementary School was a factor in the elimination of Site B. Another factor was that plans to develop a 14-screen theater on the property was well underway, and subsequent acquisition of the site promised to be problematic in terms of displacement of occupants, increased acquisition costs, etc.

Addendum to the EISP

We note your concurrence to the removal of Site B from the list of candidate sites and that you have no comment on the other sites being considered in the site selection study.

Thank you for your timely response and continuing cooperation.


SAM CALLEJO
State Comptroller

JOHN WAIHEE
GOVERNOR
STATE OF HAWAII

RECEIVED
APR - 6 1993



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 1177
HONOLULU, HAWAII 96848

April 5, 1993

MEMORANDUM

TO: The Honorable Robert P. Takushi, State Comptroller
Department of Accounting and General Services

ATTENTION: Ralph Yukumoto, Project Coordinator
Public Works Division

FROM: Hoaliku L. Drake, Chairman
Hawaiian Homes Commission

SUBJECT: New Koolaupoko District Courthouse EIS Consultation
Phase

Ralph Yukumoto

- SECTION OF PUBLIC WORKS
INITIAL FOR TOUR:
- Site Plan, EIR, Approval
 - P.H. Serv. 504
 - P.H. Serv. 506
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 - P.H. Serv. 592
 - P.H. Serv. 594
 - P.H. Serv. 596
 - P.H. Serv. 598
 - P.H. Serv. 600

Ralph

HONOLULU, HAWAII
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 118 HONOLULU, HAWAII 96848

SEP 6 1993

TO: The Honorable Kali Watson, Chairman
Hawaiian Homes Commission
Department of Hawaiian Home Lands

SUBJECT: New Koolaupoko District Courthouse
EIS Consultation Stage

We are in receipt of your agency's April 5, 1993 comments on the Environmental Impact Statement Preparation Notice for the Site Selection Study for the New Koolaupoko District Courthouse. We note that the courthouse project will have no direct impacts upon the programs of your department.

For your information, the draft EIS will evaluate bus and pedestrian accessibility for each candidate site and also will include a discussion on parking requirements.

Thank you for our timely response and continuing cooperation.

Sam Calley
SAM CALLEY
State Comptroller

HLD/BH/JEC:asy
/2774L

Katiph
 Chairman
MICHAEL D. WILSON
 Board of Land and Natural Resources

Deputy Director
GILBERT COLMAN-AGARAH

Aquatics Development
 Aquatic Resources
 Boating and Ocean Recreation
 Bureau of Conveyances
 Conservation and Environmental Affairs
 Forestry and Wildlife
 Historic Preservation
 Land Management
 State Parks
 Water and Land Development



STATE OF HAWAII
 DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. Box 621
 Honolulu, Hawaii 96809

FILE NO.: 96-01
 DOC. NO.: 5453

AUG 21 1995

Mr. Ralph Yukimoto
 Department of Accounting and General Services
 Public Works Division
 P.O. Box 119
 Honolulu, Hawaii 96810

RECEIVED
 AUG 22 2 44 PM '95
 DIV. OF PUBLIC WORKS
 BALS

BENJAMIN J. CATETANO
 Governor of Hawaii

REF: OCEA: SKK

SUBJECT: Addendum to E.I.S. Preparation Notice for Site Selection Study for the New Koolauapoko District Courthouse at Kaneohe, Oahu, Various Potential Sites

We have reviewed the addendum to the Environmental Impact Preparation Notice transmitted by your correspondence dated July 12, 1995, and have the following comments:

Division of Aquatic Resources

The Division of Aquatic Resources comments that significant long-term impacts adverse to aquatic resources values are not expected to occur at any of the sites proposed. However, we would appreciate the opportunity to review the plans for the selected site during the permit process, especially if fresh water streams or other aquatic habitat could be affected.

We have no other comments to offer at this time. Thank you for the opportunity to comment on this matter.

Please feel free to call Roy Schaefer at our Office of Conservation and Environmental Affairs at, 587-0377, should you have any questions.

Honolulu,

Michael D. Wilson
MICHAEL D. WILSON

OFFICE OF PUBLIC WORKS
 DIVISION OF AQUATIC RESOURCES

Shirley P.M. Exp. 10/1/95
 P.M. Sec. 10/1/95
 Staff Serv. B. 10/1/95
 Planning B. 10/1/95
 Prof. Mgmt. B. 10/1/95
 Insp. B. 10/1/95
 Field Cont. Exp. 10/1/95

Katiph
 Chairman
KEITH W. AHUE
 Board of Land and Natural Resources

Deputy Director
JOHN P. STEVENS
 DONALD WAIKANE

Aquatics Development
 Aquatic Resources
 Boating and Ocean Recreation
 Bureau of Conveyances
 Conservation and Environmental Affairs
 Forestry and Wildlife
 Historic Preservation
 Land Management
 State Parks
 Water and Land Development



STATE OF HAWAII
 DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. Box 621
 HONOLULU, HAWAII 96809

FILE NO.: 93-508
 DOC. ID.: 2627

APR 22 1993

Mr. Robert P. Takushi, Comptroller
 Department of Accounting and General Services

Keith W. Ahue, Chairperson
 Department of Land and Natural Resources

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MEMORANDUM

TO: The Honorable Robert P. Takushi, Comptroller
 Department of Accounting and General Services

FROM: Keith W. Ahue, Chairperson
 Department of Land and Natural Resources

SUBJECT: Environmental Impact Statement (EIS) Preparation Notice for the subject project Site Selection Study: New Koolauapoko District Courthouse, Kaneohe, Oahu, TMK: 4-5-23: par. 1; 4-5-30: par. 1; 4-5-35: par. 10; 4-6-11: par. 46

We have reviewed the preliminary EIS information for the subject project transmitted by your memorandum dated March 17, 1993, and have the following comments:

Office of Conservation and Environmental Affairs

The Office of Conservation and Environmental Affairs comments that Site "A" is located in the Hawaii Loa College Special Subzone of the Conservation District. This special subzone was established as OAH-66/3/9-352(MU) approved by the Board of Land and Natural Resources (Board) on August 12, 1966 and amended on November 16, 1984. Any changes to the College's Master Plan, including the construction of a courthouse, would require that a Conservation District Use Application (CDUA) amendment be submitted to the Department and approved by the Board.

We will forward our Historic Preservation Division comments as they become available.

We have no other comments to offer at this time. Thank you for the opportunity to comment on this matter.

Please feel free to call Steve Tagawa at our Office of Conservation and Environmental Affairs, at 587-0377, should you have any questions.

BENJAMIN J. CATENANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P O BOX 191, HONOLULU HAWAII 96819

SAM CALLEJO
COMPTROLLER
MARY PATRICIA WATERHOUSE
DEPUTY COMPTROLLER

LETTER NO. (P) 1566 .5

SEP 6 1995

TO: The Honorable Michael D. Wilson
Chairperson, Department of Land
and Natural Resources

SUBJECT: New Koolaupoko District Courthouse
EIS Consultation Stage

We are in receipt of your agency's April 22, 1993 comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Site Selection Study for the New Koolaupoko District Courthouse and subsequent comments dated August 21, 1995 on the addendum to the EISPN.

Comments from the Office of Conservation and Environmental Affairs

We acknowledge that Site A - HPU Hawaii Loa Campus Property is located in the Hawaii Loa College Special Subzone of the Conservation District and that development of the courthouse on the property will require that a Conservation District Use Application amendment be submitted to your department for approval. Please note that this information is included in the EISPN on Page 20 under Project Setting, Paragraph J, Item 1 and will be incorporated in the draft EIS.

Comments from the Division of Aquatic Resources

We note that significant long-term impacts adverse to aquatic resource values are not expected to occur at any of the proposed candidate sites.

Thank you for your timely response and continuing cooperation.

SAM CALLEJO
State Comptroller

BERNARD J. CAVITT
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

MICHAEL D. WELSH, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
EDUITY
OLELOIT EKOLOA, AHAHAU

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DIV. OF HISTORIC PRESERVATION

Gordon Matsuoka
Page 2

July 7, 1995

Gordon Matsuoka
State Public Works Engineer
Department of Accounting and General Services
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Matsuoka:

SUBJECT: Site Selection Environmental Impact Statement: Koolauopoko District
Court
Kane'ohu, Ko'olaupoko, O'ahu
TMK: 4-5-23: nor. 2: 4-5-28:06, 07

Thank you for the opportunity to review the Addendum to the Preparation Notice for the EIS Site Selection Study for the New Ko'olaupoko District Courthouse. Our comments are:

Department of Health Site E.

A review of our records shows that there are no known historic sites at this location. Although no archaeological survey has been conducted for this parcel, surveys for the Pookela Street extension and for the northern end of Hope Chapel Driveway Corridor, adjacent to proposed site, did not locate any historic sites. Because this area has been previously cleared and developed, we believe that this project will have "no effect" on historic sites at proposed Site E.

Waikalua Farms Site F

A review of our records shows that there are no known historic sites at the project location. Although no archaeological survey has been conducted for these parcels, archaeological survey and excavations conducted at a nearby parcel found remains of a pre-historic habitation and lithic workshop area (Site 2937). Parcel 6 has been cleared and developed and it is unlikely that historic sites will be found, therefore we believe that development at Parcel 6 will have "no effect" on historic sites.

Aerial photographs taken in the 1970s show that portions of Parcel 7 have been previously cleared. A "ditch" appears on the tax map along the south side of the parcel, and may be related to modern agricultural activities. It is possible that buried historic sites could be found in this parcel. Before a determination can be made, we recommend that an archaeological inventory survey be performed to determine if any historic sites are present, and, if so, to gather sufficient information to evaluate their significance. Test excavations for the inventory survey can easily be conducted through backhoe trenching in portions of the parcel. A report of the finds should be submitted to the State Historic Preservation Division for review and acceptance. If significant historic sites are found during the survey, a mitigation plan may need to be developed and executed.

If you have any questions please call Elaine Jourdane at 587-0015.

Aloha,

Don Hibbard, Administrator
Historic Preservation Division

E:jk

BENJAMIN J. CAITANO
Governor



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 118 HONOLULU, HAWAII 96810

SAM CALICHO
COMPTROLLER
MARY PATRICIA WATERHOUSE
PROPERTY COMPTROLLER

LETTER NO. (P) 1565.5

SEP 6 1995

Mr. Don Hibbard, Administrator
State Historic Preservation Division
Department of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

Dear Mr. Hibbard:

Subject: New Koolauoko District Courthouse
EIS Consultation Stage

We are in receipt of your agency's April 22, 1993 comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Site Selection Study for the New Koolauoko District Courthouse and subsequent comments dated July 7, 1995 on the addendum to the EISPN. The determination that the project will have "no effect" on historical sites for Site E and parcel 6 of Site F is appreciated and will be included in the draft EIS.

We acknowledge that Sites A, D and parcel 7 of F warrant further archaeological investigation. If one of these parcels is selected for the courthouse development, an archaeological inventory survey will be conducted. If significant sites are found from the survey, a mitigation plan will be developed and executed. This information will also be included in the draft EIS.

The comments made on Sites B and C are appreciated. However, they are no longer considered applicable since Sites B and C have been eliminated as candidate sites.

Thank you for your comments and we look forward to your continuing interest and cooperation.

Very truly yours,

Gordon Matsuoka
GORDON MATSUOKA
State Public Works Engineer

RY:jj
cc: Fukunaga & Associates

Ralph

LAWRENCE MIKE
DIRECTOR OF HEALTH

IN REPLY, PLEASE REFER TO



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801

August 22, 1995

93A-089/epo

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AUG 23 1 03 PM '95
STATE OF HAWAII
DEPARTMENT OF HEALTH

SEALAMANI I. CAVETANG
COMPTROLLER OF HAWAII

Ralph

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

IN REPLY, PLEASE REFER TO



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801

May 21, 1993

93-089/epo

RECEIVED

MAY 23 12 45 PM '93
STATE OF HAWAII
DEPARTMENT OF HEALTH

JOHN WILLIAMS
COMPTROLLER OF HAWAII

MAY 25 1993

To: The Honorable Robert P. Takushi
State Comptroller

From: John C. Lewin, M.D.
Director of Health

Subject: New Koolauopoko District Courthouse
Site Selection Study and
Environmental Impact Statement Preparation Notice

APPROVED: [Signature]
Ralph
Director of Health

TO: The Honorable Sam Callejo, Comptroller
Department of Accounting and General Services

Attention: Ralph Yukumoto
Public Works Division

FROM: Lawrence Mike
Director of Health

SUBJECT: ENVIRONMENTAL IMPACT STATEMENT CONSULTATION STAGE
NEW KOOLAUPOKO DISTRICT COURTHOUSE

Thank you for allowing us to review and comment on the subject request. We have the following comments to offer:

Wastewater

All four proposed sites are located within the county sewer service system. As the area is sewer, we have no objections to any of the proposed sites for the district courthouse, provided that it is connected to the public sewer.

The developer should work closely with the County to assure the availability of additional treatment capacity and adequacy for the project. Non availability of treatment capacity will not be an acceptable justification for use of any private works or individual wastewater system.

If you should have any questions on this matter, please contact Ms. Lori Kajiwara of the Wastewater Branch at 586-4290.

C: Wastewater Branch

Thank you for allowing us to review and comment on the subject request. We have the following comments to offer:

Wastewater

As all four (4) candidate sites (A, D, E and F) are located within the county sewer service system, we have no objections to any of these sites, as long as the new courthouse is connected to the sewer system.

C: WWB

DIVISION OF PUBLIC WORKS
NOTICE TO THE PUBLIC

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| State P.W. Eng. Div. | Approved |
| P.W. Secy | Staff |
| Dist. Secy. B. | Info |
| Planning B. | PA |
| Prog. Mgmt. B. | See me |
| Design B. | Comments |
| Inv. B. | Invited |
| Dist. Cont. Eng. | Recd. |
| Planning Sect. B. | |

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DIVISION OF HEALTH
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STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801

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COMPTROLLER'S OFFICE
STATE OF HAWAII

LAWRENCE MIIKE
DIRECTOR OF HEALTH

ASO-D-Memo No. 1036
August 1, 1995
Page 2

This process of including a state site just for the purposes of showing that a state site is being considered is a waste of time for all parties involved. If the Department states that their site is not available for consideration in a site selection, please do not include that site in any report.

Thank you for allowing us to review the addendum to the Environmental Impact Statement Preparation Notice.

Lawrence Miike
LAWRENCE MIIKE

ASO-D-10036
- Mr. Sam B. -
- Mr. Sam B. -
- Mr. Sam B. -
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- Mr. Sam B. -
- Mr. Sam B. -
- Mr. Sam B. -

August 1, 1995

TO: The Honorable Sam Callejo, Comptroller
Department of Accounting & General Services

FROM: Director of Health

SUBJECT: New Koolau District Courthouse Site "E"

This is in response to the Environmental Impact Statement Preparation Notice for the Site Selection Study for the new Koolau District Courthouse. We have reviewed the notice and request that Site "E" be removed from consideration for the courthouse site.

Site "E" presently accommodates two doctor's quarters. Four other staff quarters are located adjacent to Site "E" on Windward Community College's property. When the college implements their master plan, the four staff quarters will have to be relocated and Site "E" will be used as the new site for the staff quarters. We will also need some staff quarter's space on the site that DLNR is developing on the corner of Kahekili and Keahala since Site "E" will probably not be able to accommodate six houses.

Placing a courthouse on Site "E" will also negatively impact the parking for the Windward Health Center staff and clients. We anticipate overflows from the courthouse site will park their vehicles across the street at Windward Health Center and on the City & County tennis court parking lot. This will create a negative situation much like the parking problems that we have at the Leeward Health Center where district court visitors park in the health center parking area leaving no parking for Department of Health clients.

We have been opposed to the inclusion of Site "E" in the SIS from the beginning but have been told by DAGS that they need to include a state site in the report.

BENJAMIN J. CAYTEHAWO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

P O BOX 1118 HONOLULU HAWAII 96841

SAM CALLEJO
COMPTROLLER
MARY PATRICKA WATERHOUSE
DEPUTY COMPTROLLER

LETTER NO. (P) 1564.5

The Honorable Lawrence Milke
Page 2

Ltr. No. (P) 1564.5

SEP 14 1995

TO: The Honorable Lawrence Milke
Director, Department of Health

SUBJECT: New Koolaupoko District Courthouse
EIS Consultation Stage

Thank you for your agency's May 21, 1993 comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Site Selection Study for the New Koolaupoko District Courthouse and subsequent comments on the addendum to the EISPN dated August 1, 1995. Our responses to your comments are as follows:

EISPN Comments

1. Sewer Service System - We note that you have no objections to Sites A and D, provided they are connected to the public sewer. The comments made on Sites B and C are appreciated. However, they are no longer considered applicable since the sites have been eliminated as candidate sites.

Addendum to the EISPN Comments

1. Removing Site E - DOH Site From the List of Candidate Sites
Sites E and F were included in the list of candidate sites for the courthouse after two potential candidate sites, Sites B and C were eliminated from further consideration. Numerous concerns from the Kaneohe community and governmental agencies over Sites B and C led to their removal from the list of candidate sites. The search for additional sites involved public meetings with the Kaneohe community, governmental agencies and elected officials from the windward area. Of all the sites recommended, Site E was the only publicly owned site in Kaneohe that was adequately sized and accessible.

We acknowledge your opposition to the inclusion of Site E. However, given the current economic constraints affecting all branches of State government including the judiciary, the potential cost effectiveness of utilizing a State-owned site for the proposed courthouse project cannot be ignored. Accordingly, we are compelled to retain Site E for consideration as a candidate site.

2. Parking Overflow Problems

The design of the Koolaupoko District Courthouse will be based on the Hawaii Judicial System Master Plan (HJSMP), which was developed to support and guide the development of Hawaii's court system into the next century. The HJSMP requires that adequate parking be provided near all court facilities. According to the plan, one parking stall is required for every 200 to 250 gross square feet. Compared to ratios used in determining the parking requirements of a commercial building based on the Land Use Ordinance by the City and County of Honolulu, the HJSMP ratio provides a higher number of parking stalls. This reflects the expected high usage of the building by the public and should mitigate parking overflow into neighboring facilities.

3. Sewer Service System

We note that you also have no objections to Sites E and F, provided they are connected to the public sewer.

SAM CALLEJO
State Comptroller

JOHN VALDEE
COMPTROLLER



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
408 PUNAHONA STREET
HONOLULU, HAWAII 96813-2007

APR - 8

April 2, 1993

TO: The Honorable Robert P. Takushi, Comptroller
Department of Accounting and General Services

FROM: Rex D. Johnson
Director of Transportation

SUBJECT: New Koolaupoko District Courthouse
EIS Consultation Phase

A traffic assessment should be prepared to determine access requirements and the highway improvements necessary to mitigate traffic impacts, particularly for candidate sites A and D since these sites directly affect our facilities. Construction plans for any work within the State highway right-of-way must be submitted to our department for review and approval. The cost for improvements will be borne by the developer.

Thank you for the opportunity to provide comments.

Redford

REX D. JOHNSON
DIRECTOR

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REX D. JOHNSON
DIRECTOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 118 HONOLULU, HAWAII 96810

SEP 6 1995

DIVISION OF PUBLIC WORKS
APR 12 1993 10:51 AM
State Pk. Eng. *CP* Anderson
P. H. Secy *CP* Sph
Subst. En. *AA* Ito
Planning Br. *AA* Fie
Prod. Mgmt. Br. *CP* See mtg
Design B *CP* Conner
Resp Br *CP* Innes
Qual. Cont. Exp *CP* R.C.
Training Ser. Br. *CP*

TO: *Rex*
The Honorable Kazu Hayashida
Director of Transportation

SUBJECT: New Koolaupoko District Courthouse
EIS Consultation Stage

We are in receipt of your department's April 2, 1995 comments on the Environmental Impact State Preparation Notice for the Site Selection Study for the New Koolaupoko District Courthouse. Our responses are as follows:

1. Traffic Assessment - A discussion on potential traffic impacts for the candidate sites will be included in the draft EIS. Following the selection of a courthouse site, a parking and traffic assessment will be prepared as required to facilitate the design of the project.
2. State Highway Right-of-Way - The information that construction plans for work within the State right-of-way requires your department's review and approval is appreciated and will be included in the draft EIS.

Thank you for your timely response and continuing cooperation.

Sam
SAM CALLEJO
State Comptroller

SAM CALLEJO
COMPTROLLER
MARY PATRICIA WATERHOUSE
DEPUTY COMPTROLLER

LETTER NO. _____
(P) 1563.5



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

SAM CALLEJO
COMPTROLLER
MARTY PATRICK WATERHOUSE
GOVERNOR

LETTER NO. (P) 1576.5

Dr. Gregory G.Y. Pai
Page 2

Ltr. No. (P) 1577.5

SEP 8 1995

TO: Dr. Gregory G.Y. Pai
Director, Office of State Planning
Office of the Governor

SUBJECT: New Koolaupoko District Courthouse
EIS Consultation Stage

adjacent or downstream properties. Another mitigative measure being considered is restricting construction of the courthouse to the southern portion of the property, away from the stream. This discussion will be included in the draft EIS.

SAM CALLEJO
State Comptroller

We are in receipt of your agency's comments dated March 22, 1993 on the Environmental Impact Statement Preparation Notice (EISP) for the Site Selection Study for the New Koolaupoko District Courthouse and subsequent comments dated July 27, 1995 on the addendum to the EISP. Our responses to your comments are as follows:

1. EISP Comments

In addition to your concern that the development of a courthouse on Site C will conflict with the goals and visions of the Kaneohe Bay Master Plan, there are concerns voiced by the Kaneohe Neighborhood Board over blocked view planes and zone change requirements. Consequently, because of these concerns, Site C was removed from the list of candidate sites.

2. Addendum to the EISP Comments

Water Quality of Kaneohe Stream - Kaneohe Stream borders Site F on the north side. Constructing a courthouse on this Site F will require that all construction work conform to applicable State and County erosion control and water quality standards. A design engineer will be required to develop detailed drainage and erosion control plans. The plan shall verify that grading and runoff water generated by the project will not have adverse impacts on the stream, or

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DIV OF PUBLIC WORKS



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
111 KAPOLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813-5109
PHONE (808) 546-3777
FAX (808) 546-3776
July 24, 1995

Mr. Ralph Yukumoto
Department of Accounting and General Services
Public Works Division
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Yukumoto:

Thank you for the opportunity to review the Addendum to the Environmental Impact Statement Preparation Notice for the Site Selection Study for the new Ko'olaupoko District Courthouse.

Currently there are five sites being considered for the new courthouse. Some of the sites are former crown and government lands of the Kingdom of Hawaii and are currently a part of the Ceded Lands Trust. We suggest that the Environmental Impact Statement (EIS) include a discussion of the ceded land trust and an analysis of the impacts to the trust, if former crown and government lands are chosen as the site for the new courthouse.

If we can be of any help in the preparation of the EIS, please contact Linda Delaney, Land and Natural Resources Officer, or Lynn Lee, EIS Planner, at 594-1936.

Sincerely

Dante K. Carpenter
Dante K. Carpenter
Administrator

cc: Clayton Hee, Chairman
Board of Trustees

Kina'u Boyd Kamali'i, Chairperson
Committee on Land and Sovereignty

BERNARD J. CALETANO
GOVERNOR



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

SEP 7 1995

TO: Office of the Administrator
Office of Hawaiian Affairs

SUBJECT: New Koolauopoko District Courthouse
EIS Consultation Stage

We are in receipt of your agency's comments dated July 24, 1995 on the addendum to the Environmental Impact Statement Preparation Notice for the Site Selection Study for the New Koolauopoko District Courthouse. Two of the four candidate sites for the courthouse, Site D - former DOT Baseyard site and Site E - DOH site are on ceded lands. Accordingly, we will include in the draft EIS the following paragraph describing the ceded land trust and the impact the courthouse project will have to the trust:

Ceded lands are defined as public lands that have been granted to the State of Hawaii by the Admission Act, Section 5, Subsections b, c, d, and e of the Hawaii Revised Statutes, and subject to the provisions enumerated in the Admission Act, Section 5, Subsection f of the Hawaii Revised Statutes. Under these provisions, the construction of the courthouse is permitted on ceded lands.

We hope this will address your concerns. Thank you for your comments and we look forward to your continuing interest and cooperation.

Sam Callejo
SAM CALLEJO
State Comptroller

SAM CALLEJO
COMPTROLLER
MARTY PATRICK WATERHOUSE
DEPUTY COMPTROLLER

LETTER NO. (P) 1580 - 5

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
430 SOUTH BERETANIA STREET
HONOLULU HAWAII 96813



August 8, 1995

Mr. Sam Callejo, Comptroller
Public Works Division
Department of Accounting and General Services
State of Hawaii
P. O. Box 119
Honolulu, Hawaii 96810
Attention: Ralph Yukumoto

Dear Mr. Callejo:

Subject: Your Letter of July 12, 1995 on the Addendum to the Environmental Impact Statement Preparation Notice (EISPN) for the Site Selection Study for the Proposed Koolaupoko District Courthouse; TMK: 4-5-35: Portion 10 (Site A), 4-5-23: 1 (Site D), 4-5-23: Portion 2 (Site E) or 4-5-28: 6 and 4-5-28: 7 (Site F), Kaneohe, Oahu, Hawaii

Thank you for the opportunity to review the addendum to the EISPN for the proposed Koolaupoko District Courthouse project. Our comments of April 12, 1994 on sites A and D are still applicable.

We have the following comments on Sites E and F:

- Site E:
1. There is an existing water service to this proposed site.
 2. The existing water system is adequate to accommodate the proposed project.

- Site F:
1. There are two existing water services to this site although one has been ordered-off.
 2. The existing water system does not meet current Board of Water Supply (BWS) standards for off-site fire protection. The nearest accessible fire hydrant is approximately 200 feet from the proposed site and can only provide an estimated flow of 1,100 gallons per minute. Therefore, the necessary water system improvements should be installed in accordance with our Water System Standards.

Kulaga

ATTN: PUBLIC WORKS
MAYOR'S OFFICE - AUGUST 10, 1995
AUG 11 1995
DIP. DESIG. UNIT
CONSULTING ENGINEER
KAWAII
RAYMOND H. SATO
Manager and Chief Engineer

CHIEF FIRE ENGINEER ROBERTE
- FIRE SQUAD 1
- FIRE SQUAD 2
- FIRE SQUAD 3
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Mr. Sam Callejo
Page 2
August 8, 1995

3. Plans to dispose treated sewage effluent should be coordinated with the Department of Wastewater Management

Both Sites E and F:

1. A water allocation should be obtained from the Department of Land and Natural Resources.
2. The availability of water will be confirmed when the building permit application is submitted for our review and approval. If water is made available, the applicant will be required to pay the prevailing Water System Facilities Charges for transmission and daily storage.
3. On-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
4. The project should utilize drought tolerant plants for landscaping purposes.
5. The proposed project is subject to BWS cross-connection control requirements prior to the issuance of the building permit application.

If you have any questions, please contact Barry Usagawa at 527-5235.

Very truly yours,

Raymond H. Sato
RAYMOND H. SATO
Manager and Chief Engineer

BRUNSON S. GILBERT
COMPTROLLER



SAM CALLEJO
COMPTROLLER
MARY PATRICIA WATERHOUSE
SENIOR COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P O BOX 111, HONOLULU, HAWAII 96849

LETTER NO. (P) 1574.5

Mr. Raymond Sato
Page 2
Ltr. No. (P) 1574.5

SEP 8 1995

Mr. Raymond Sato
Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii

Dear Mr. Sato:

Subject: New Koolaupoko District Courthouse
EIS Consultation Stage

We are in receipt of your agency's comments on the Environmental Impact Statement Preparation Notice (EISP/N) for the Site Selection Study for the New Koolaupoko District Courthouse dated April 12, 1993 and subsequent comments on the addendum to the EISP/N dated August 8, 1995. We note the Board of Water Supply's requirements for the following candidate sites:

1. Site A - HPU Hawaii Ioa Campus Property

The off-site fire protection must be upgraded in order to adequately accommodate Site A in accordance with the BWS Standards. In addition, we note that there is no existing meter serving this site and availability of water will be confirmed upon the building permit application being submitted for review and approval.

2. Site D - Former DOT Baysward Site

A water allocation from the State Department of Land and Natural Resources (DLNR) will be required. In addition, we note that there is no existing meter serving this site and availability of water will be confirmed upon the building permit application being submitted for review and approval.

3. Site E - DOH Site

The existing water service to the proposed site is adequate to accommodate the proposed project. However, a water allocation from DLNR will be required. In

addition, availability of water will be confirmed upon the building permit application being submitted for review and approval.

4. Site F - Waikalua Farms Site

The off-site fire protection system must be upgraded in order to adequately accommodate Site F in accordance with the BWS Standards. There are two existing water services to this site although one has been ordered off. However, a water allocation from DLNR will be required. In addition, availability of water will be confirmed upon the building permit application being submitted for review and approval.

We also note the board's metering, landscaping, fire protection and cross-connection control requirements. The comments made on Sites B and C are appreciated. However, they are no longer considered applicable since the sites have been eliminated as candidate sites.

Thank you for your timely response and continuing cooperation.

Very truly yours,

GORDON MATSUOKA
State Public Works Engineer

RY:jj
cc: Fukunaga & Associates, Inc.

Rafy

BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU
HONOLULU MUNICIPAL BUILDING
430 SOUTH KING STREET
HONOLULU, HAWAII 96813



RANDALL K. FUJAKI
DIRECTOR AND BUILDING SUPERINTENDENT
HERBERT K. MURAKA
DEPUTY DIRECTOR AND BUILDING SUPERINTENDENT

PB 95-557

August 7, 1995

RECEIVED
AUG 9 8 44 AM '95
DIV. OF PUBLIC WORKS

Department of Accounting and General Services
Public Works Division
P. O. Box 119
Honolulu, Hawaii 96810

Attention: Mr. Ralph Yukumoto

Gentlemen:

Subject: Site Selection Study for the New Koolaupoko
District Courthouse - Environmental Impact
Statement Addendum (EIS Preparation Notice)

This is in response to your request to review and comment on
the above subject matter.

We have no comments to offer but thank you for the
opportunity to review the document.

Should there be any questions, please contact Douglas
Collinson at 527-6375.

Very truly yours,

Randall K. Fujaki
RANDALL K. FUJAKI
Director and Building Superintendent

cc: G. Tamashiro

| | |
|-------------------------------------------------|--|
| State P.W. Exp. Approval | |
| P.W. Secy | |
| Dist. Secy. B. | |
| Planning B. | |
| Proj. Mgmt. B. | |
| Design B. | |
| Inv. B. | |
| Dist. Secy. B. | |
| City Eng. | |
| City Asst. Eng. | |
| City Asst. Dir. | |
| City Asst. Dir. (Adm.) | |
| City Asst. Dir. (Inv.) | |
| City Asst. Dir. (Plan.) | |
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| City Asst. Dir. (Spec. Inv.) | |
| City Asst. Dir. (Tech. Serv.) | |
| City Asst. Dir. (Training) | |
| City Asst. Dir. (Off. Aff.) | |
| City Asst. Dir. (Int. Aff.) | |
| City Asst. Dir. (Legal Coun.) | |
| City Asst. Dir. (Rec. Mgmt.) | |
| City Asst. Dir. (Safety) | |
| City Asst. Dir. (Security) | |
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Rafy

BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU
HONOLULU MUNICIPAL BUILDING
430 SOUTH KING STREET
HONOLULU, HAWAII 96813



HERBERT K. MURAKA
DIRECTOR AND BUILDING SUPERINTENDENT
WILLIAM F. SEMULAN
DEPUTY

PB 93-330

March 25, 1993

RECEIVED
MAR 29 9 46 AM '93
DIV. OF PUBLIC WORKS

Department of Accounting and
General Services
Public Works Division
P. O. Box 119
Honolulu, Hawaii 96810

Gentlemen:

Subject: New Koolaupoko District Courthouse
EIS Consultation Phase

We have no comments to offer relative to the subject
project.

Very truly yours,

Herbert K. Muraka
HERBERT K. MURAKA
Director and Building Superintendent

cc: J. Harada

| | |
|-------------------------------------------------|--|
| State P.W. Exp. Approval | |
| P.W. Secy | |
| Dist. Secy. B. | |
| Planning B. | |
| Proj. Mgmt. B. | |
| Design B. | |
| Inv. B. | |
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| City Asst. Dir. (Public Works - Transportation) | |
| City Asst. Dir. (Public Works - Utilities) | |
| City Asst. Dir. (Public Works - Public Works) | |

BEIJUNAG & ASSOCIATES
CONFIDENTIAL



SEAN CALLEJO
COMPTROLLER
MARY PATRICIA WATERHOUSE
DEPUTY COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P O BOX 117 HONOLULU HAWAII 96810

LETTER NO. (P) 1575.5

SEP 7 1995

Mr. Randall K. Fujiki
Director and Building Superintendent
Building Department
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Fujiki:

Subject: New Koolauoko District Courthouse
EIS Consultation Stage

We are in receipt of your agency's comments dated March 25, 1993 on the Environmental Impact Statement Preparation Notice (EISP) for the Site Selection Study for the New Koolauoko District Courthouse and subsequent comments dated August 7, 1995 on the addendum to the EISP. We note that you have no comments on the EISP or the addendum to the EISP.

Thank you for your timely response and continuing cooperation.

Very truly yours,

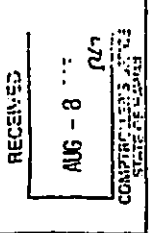
Gordon Matsujoka
GORDON MATSUJOKA
State Public Works Engineer

RY:JY
cc: Fukunaga & Associates, Inc.

Redy

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU

430 SOUTH KING STREET, 3TH FLOOR
HONOLULU, HAWAII 96813
PHONE: (808) 533-4437 • FAX: (808) 533-5488



August 2, 1995

JEREMY HARRIS
DIRECTOR

E. JAMES TURSE
DIRECTOR
GAIL M. ARATO
DEPUTY DIRECTOR

Kelley

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU

430 SOUTH KING STREET, 3TH FLOOR
HONOLULU, HAWAII 96813
PHONE: (808) 533-4437 • FAX: (808) 533-5488



April 2, 1993

FRANK P. RASH
DIRECTOR

RECEIVED
AUG 7 8 49 AM '95
DIV. OF PUBLIC WORKS

Mr. Robert P. Takushi, State Comptroller
Department of Accounting and General Services
Public Works Division
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Takushi:

Subject: New Koolauapoko District Courthouse
Environmental Impact Statement Consultation Phase
Koolauapoko, Oahu

We have no comments to offer on the Environmental Impact Statement Consultation Phase for the New Koolauapoko District Courthouse.

Should you have any questions, please contact Jason Ching of our Planning and Analysis Division at 523-4368.

Thank you for the opportunity to comment.

Sincerely,
E. James Turse
E. JAMES TURSE
Director

DIVISION OF PUBLIC WORKS
INITIAL FOR TOP:

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| Site P.W. Eng | Approval |
| P.W. Serv | Site |
| Staff Serv. Sv | Info |
| Planning Br. | File |
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| Living Serv. Br. | |

RECEIVED
AUG 9 8 12 AM '95
DIV. OF PUBLIC WORKS

Mr. Sam Callejo, State Comptroller
State of Hawaii
Department of Accounting and General Services
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Callejo:

Subject: New Koolauapoko District Courthouse
EIS Consultation Stage

This is in response to your letter of July 12, 1995 requesting our comments on the additional sites for the Koolauapoko District Courthouse. The proposed sites do not conflict with any current or proposed City projects. The Department of Housing and Community Development (DHCD) has no comments to offer at this time.

Should you have any questions, please contact Jason Ching of our Planning and Analysis Division at 523-4368.

Thank you for the opportunity to comment.

Sincerely,
Ronald S. Lim
RONALD S. LIM
Director

DIVISION OF PUBLIC WORKS
INITIAL FOR TOP:

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| Site P.W. Eng | Approval |
| P.W. Serv | Site |
| Staff Serv. Sv | Info |
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| Design Br. | Comment |
| Ins. Br. | Invest |
| Qual. Cont. Eng | Spec |
| Living Serv. Br. | |

BERNARD J. CAYRE
GOVERNOR



SAM CALELO
COMPTROLLER
MARY PATRICIA WATERHOUSE
DEPUTY COMPTROLLER

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

LETTER NO. (P) 1573.5

SEP 6 1995

Mr. Ronald S. Lim, Director
Department of Housing and
Community Development
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Lim:

Subject: New Koolauoko District Courthouse
EIS Consultation Stage

We are in receipt of your agency's April 2, 1993 comments on the Environmental Impact Statement Preparation Notice (EISP) for the Site Selection Study for the New Koolauoko District Courthouse and subsequent comments dated August 2, 1995 on the addendum to the EISP. We note that you have no comments on the EISP or the addendum to the EISP.

Thank you for your timely response and continuing cooperation.

Very truly yours,

Gordon Matsuoka
GORDON MATSUOKA
State Public Works Engineer

RY:Jy Fukunaga & Associates
cc:

PLANNING DEPARTMENT
 CITY AND COUNTY OF HONOLULU

830 SOUTH KING STREET
 HONOLULU, HAWAII 96813



5/11
Rafael

RECEIVED:

APR 14 10 14 AM '93

DR. ROBERT P. TAKUSHI, COMPTROLLER
 DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
 HONOLULU, HAWAII, HI
 DEPUTY CHIEF PLANNING OFFICER
 HM 3/93-750

April 12, 1993

Honorable Robert P. Takushi, Comptroller
 Department of Accounting and General Services
 Public Works Division
 State of Hawaii
 P.O. Box 119
 Honolulu, Hawaii 96810-0119

Dear Mr. Takushi:

New Koolauopoko District Courthouse
EIS Consultation Phase

In response to your letter dated March 17, 1993, we have reviewed the Preparation Notice for the Environmental Impact Statement for the site selection study for the new Koolauopoko District Courthouse, and offer the following comments.

The proposed district courthouse is a major facility that will have a substantial impact on the Kaneohe area. We believe that the facility should be located within or very near the commercial core of the Kaneohe area along or within close proximity to a major street.

Since only one of the four alternatives is within close proximity of the commercial core of Kaneohe, it is suggested that additional alternative sites be also considered. Additionally, it would be helpful if the criteria for evaluating the alternative sites were clearly defined in the report.

The criteria should include, but not necessarily be limited to access, traffic impacts, facility availability, environmental impacts, compatibility of neighboring uses, etc.

Once the site has been selected, an amendment to the Development Plan Public Facilities Map for Koolauopoko is required.

Honorable Robert P. Takushi, Comptroller
 Department of Accounting and General Services
 April 12, 1993
 Page 2

Should you have any questions, please contact Mel Murakami of our staff at 527-6020.

Sincerely,

Robin Foster

ROBIN FOSTER
 Chief Planning Officer

RF:js

- DIVISION OF PUBLIC WORKS
 DIVISION OF PUBLIC WORKS
- Site Plan Eng. Approved
 - PH Sec. Sign
 - Spill Serv. Div. Info
 - Planning Div. File
 - Proj. Mgmt. Div. Schedule
 - Design Div. Comments
 - Insp. Div. Direct
 - Qual. Contr. Insp. Sign
 - Training Serv. Div. Sign

PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU
810 SOUTH KING STREET
HONOLULU, HAWAII 96813



RECEIVED
AUG - 8 1995
CHERYL D. SOON
CHIEF PLANNING OFFICER
CARROLL TAKAHASHI
PERMIT CHIEF PLANNING OFFICER
STATE OF HAWAII

MH 7195-1347

August 3, 1995

Honorable Sam Callejo, State Comptroller
Department of Accounting and General Services
State of Hawaii
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Callejo:

Addendum to the Environmental Impact Statement
Preparation Notice (EISP/N) for the Site Selection
Study for the New Koolaupoko District Courthouse.

Thank you for the opportunity to review and comment on the subject addendum.
Since only one of the four alternatives is in close proximity to the commercial core of
Kaneohe, comments of our previous letter dated April 12, 1993 on the original EISP/N are
still applicable (see attached).

Should there be any questions, please contact Matthew Higashida of our staff at
527-6056.

Sincerely,

Cheryl D. Soon
CHERYL D. SOON
Chief Planning Officer

CDS:js

Attachment

cc: Fukunaga and Associates, Inc.
Office of Environmental Quality Control



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

SEP 7 1995

Ms. Cheryl D. Soon
Chief Planning Officer
Planning Department
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Ms. Soon:

Subject: New Koolaupoko District Courthouse
EIS Consultation Stage

We are in receipt of your agency's comments on the
Environmental Impact Statement Preparation Notice (EISP/N) for the
Site Selection Study for the New Koolaupoko District Courthouse
dated April 12, 1993 and subsequent comments on the addendum to
the EISP/N dated August 3, 1995.

We agree that locating the sites within or near the
"commercial core" of Kaneohe represents the ideal condition.
However, given the high urbanization of the Kaneohe area, the
available sites are extremely limited, especially within the
commercial core. Potential courthouse sites had to be two acres
or more in size and meet a set of minimum evaluation criteria
which included site shape, current land use compatibility with
governing land use plans, policies and controls, accessibility,
and location with respect to tsunami and flood hazard area. Out
of the four candidate sites selected for the proposed courthouse,
only one site, Site F - Waikalua Farms site, is within or near
the commercial core. Two of the other candidate sites which are
along Keaahala Road, Site D - former DOT Baseyard site and Site E
- DOH site, are just a few minutes drive away from the commercial
core.

Thank you for your timely response and continuing
cooperation.

Very Truly Yours,
Gordon Matsuoaka
GORDON MATSUOKA
State Public Works Engineer

RY:JY Fukunaga & Associates
CC:

RECEIVED
AUG 9 8 13 AM '95
DIV. OF PUBLIC WORKS

STATE OF HAWAII
- State P.W. Eng. - Approved -
- P.W. Secy -
- Chief Serv. Dir. - Info -
- Planning Dir. - P.M. -
- Proj. Mngt. Dir. - See att -
- Engrs. B -
- Insp. B -
- Arch. Conf. Eng. -
- Planning Serv. Dir. -

SAM CALLEJO
State Comptroller
MARY PATRICK WATERHOUSE
Deputy Comptroller
LETTER # P1582-5

12-1-95

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU
RECEIVED

430 SOUTH KING STREET
HONOLULU, HAWAII 96813-4633



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DIV. OF PUBLIC WORKS
DACS

PATRICK ONISHI
DIRECTOR
LORETTA K. CHIE
DEPUTY DIRECTOR

95-04175 (AC)

August 1, 1995

DEPARTMENT OF PUBLIC WORKS
Supt. P.W. Eng. *[Signature]* Director
- Pl. Secy _____ Sps
- Dist. Secy. B. _____ Insp
- Planning Dir. _____ Pl.
- Proj. Mgr. B. _____ Supt. P.
- Dir. B. _____ Insp.
- Asst. Dir. _____ Insp.
- Asst. Dir. _____ Insp.

Mr. Ralph Yukumoto
Department of Accounting and
General Services
Public Works Division
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Yukumoto:

Addendum to Preparation Notice for
Environmental Impact Statement (EIS) for
New Koolaupoko District Courthouse

Tax Map Keys: 4-5-21, DOR. 02 and 4-5-28: 06, and 07

We have reviewed the above-referenced document and have the following comments:

1. We concur that the courthouse will be a major public facility with great vehicular activity during specific hours. The issue of traffic and density is of extreme importance and should be thoroughly examined and addressed.
2. It was mentioned that Site F located at Tax Map Key: 4-5-28: 07 slopes down toward the Kaneohe Stream. However, the short and long-term impacts on the Stream were not mentioned and should also be addressed.

Should you have any questions, please contact Art Challacombe of our staff at 523-4107.

Very truly yours,

[Signature]
PATRICK T. ONISHI
Director of Land Utilization

BERNARD J. CATELANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P O BOX 171, HONOLULU, HAWAII 96819

ELM CALLEJO
COMPTROLLER
MARY PATRICIA WATERHOUSE
DEPUTY COMPTROLLER

LETTER # (P) 1579.5

LET. NO. (P) 1579.5

Mr. Patrick Onishi
Page 2

Thank you for your timely response and continuing cooperation.

Very truly yours,
Gordon Matsuoka
GORDON MATSUOKA
State Public Works Engineer

RY:jy
cc: Fukunaga & Associates, Inc.

SEP 7 1995

Mr. Patrick Onishi
Director of Land Utilization
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Onishi:

Subject: New Koolaupoko District Courthouse
EIS Consultation Stage

We are in receipt of your agency's comments on the addendum to the Environmental Impact Statement Preparation Notice dated August 1, 1995. Our responses to your comments are as follows:

1. Traffic Impacts - A discussion on potential traffic impacts for the candidate sites will be included in the draft EIS. Following the selection of a courthouse site, a parking and traffic assessment will be prepared as required to facilitate the design of the courthouse project.
2. Water Quality - Kaneohe Stream borders Site F on the north side. Constructing a courthouse on this site will require that all construction work conform to applicable State and County erosion control and water quality standards. A design engineer will be required to develop detailed drainage and erosion control plans. The plan shall verify that grading and runoff water generated by the project will not have adverse impacts on the stream, or adjacent or downstream properties. Another mitigative measure being considered is restricting construction of the courthouse to the southern portion of the property, away from the stream. This discussion will be included in the draft EIS.

CITY AND COUNTY OF HONOLULU RECEIVES!

DEPARTMENT OF PARKS AND RECREATION
550 SOUTHERND STREET
HONOLULU, HAWAII 96813



RECEIVED
MAR 31 1993
COMMUNICATIONS SECTION

FRANK P. ZSERI
MAYOR

King

Mar 31 11 06 AM '93

CITY OF HONOLULU WORKS
3433
WALTER M. OZAWA
DIRECTOR
ALVIN K. AU
DEPUTY DIRECTOR

March 25, 1993

- 10 DIVISION OF PUBLIC WORKS
INITIAL FOR YOUR
- Mr. P.W. Eng - *Initial*
 - P.H. Secy - *Initial*
 - Staff Secy - *Initial*
 - Planning Bd. - *Initial*
 - Prog. Mgmt. - *Initial*
 - Insp. Bd. - *Initial*
 - Qual. Contr. - *Initial*
 - Training Sec. - *Initial*

Mr. Robert Takushi
State Comptroller
Department of Accounting and
General Services
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Takushi:

Subject: New Koolaupoko District Courthouse Environmental
Impact Statement (EIS) Consultation Phase

We have reviewed the information for the Site Selection
Study for the New Koolaupoko District Courthouse and have
no comments to offer.

Should you have any questions, please contact Lester Lai of
our Advance Planning Branch at 523-4696.

Sincerely,

For WALTER M. OZAWA, Director

WMO:ei



BENJAMIN J. CAYetano
GOVERNOR

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 119, HONOLULU, HAWAII 96813

SAM CALLEJO
COMPTROLLER
MARY PATRICK WATERHOUSE
DEPUTY COMPTROLLER

LETTER NO. (P) 1581.5

SEP 7 1995

Ms. Dona L. Hanaïke, Director
Department of Parks and Recreation
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Ms. Hanaïke:

Subject: New Koolaupoko District Courthouse
EIS Consultation Stage

We are in receipt of your agency's comments dated March 25,
1993 on the Environmental Impact Statement Preparation Notice for
the Site Selection Study for the New Koolaupoko District
Courthouse offering no comments.

Thank you for your timely response and continuing
cooperation.

Very truly yours,

GORDON MATSUOKA
State Public Works Engineer

RY:jy
cc: Fukunaga & Associates, Inc.

Rips

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU
110 SOUTH KING STREET
HONOLULU, HAWAII 96813



RECEIVED
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DIV. OF PUBLIC WORKS

KENNETH E. SFRAGUE
DIRECTOR AND CHIEF ENGINEER
DARWIN J. YUKUMOTO
DEPARTMENT OF PUBLIC WORKS
DIVISION OF PUBLIC WORKS
110 SOUTH KING STREET
HONOLULU, HAWAII 96813
1 - Mr. P.W. Exp. - [initials]
1 - Mr. Secy - [initials]
1 - Mr. Serv. B. - [initials]
1 - Mr. Planning Div. - [initials]
1 - Mr. Mgmt. Div. - [initials]
1 - Mr. B. - [initials]
1 - Mr. Cont. Eng. - [initials]
1 - Mr. Serv. B. - [initials]

August 2, 1995

Mr. Sam Callejo
State Comptroller
Department of Accounting and
General Services
State of Hawaii
P.O. Box 119
Honolulu, Hawaii 96810

Attention: Mr. Ralph Yukumoto
Public Works Division

Dear Mr. Callejo:

Subject: Addendum to the Environmental Impact Statement
Preparation Notice (DEISPN)
New Keoluapoko District Courthouse
TRM: 4-5-23; POF: 2; 4-5-28; 6 & 7

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

Should you have any questions, please contact Mr. Alex Ho, Environmental Engineer, at 521-4150.

Very truly yours,

[Signature]
KENNETH E. SFRAGUE
Director and Chief Engineer

BERNARD J. CAFFREY
DIRECTOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P O BOX 113, HONOLULU, HAWAII 96810

SIAM CALLEJO
COMPTROLLER
MARK PATRICK WATERHOUSE
DEPUTY COMPTROLLER

LETTER NO. (P) 1586.5

Mr. Kenneth E. Sprague
Page 2
Ltr. No. (P) 1586.5

SEP 7 1995

Mr. Kenneth E. Sprague
Director and Chief Engineer
Department of Public Works
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Sprague:

Subject: New Koolauoko District Courthouse
EIS Consultation Stage

We are in receipt of your agency's comments dated April 12, 1993 on the Environmental Impact Statement Preparation Notice (EISP/N) for the Site Selection Study for the New Koolauoko District Courthouse and subsequent comments dated August 2, 1995 on the Addendum to the EISP/N. Our responses to your comments are as follows:

1. Frontage Improvements - The draft EIS will state that the construction of the courthouse will include frontage improvements along the roadways surrounding the candidate sites. The required improvements will be constructed in accordance with the applicable design standards.
2. Off-Site Improvements - The draft EIS will state that any required off-site improvements will conform to current applicable standards (ADA) for pedestrians and persons with disability.
3. Storm Water Discharge - A discussion of storm water discharge associated with construction activities on water quality of the receiving waters will be included in the draft EIS.
4. Best Management Practices (for erosion control) - The draft EIS will state that erosion control measures will be implemented in accordance with State and County erosion control and water quality standards during the construction of the courthouse. A plan will be prepared during the design phase of this project.

5. Dewatering - The information on dewatering requirements is appreciated and will be included in the draft EIS.

6. Sewer - The information on sewer system connection is appreciated and will be included in the draft EIS.

The comment made on Sites B and C are appreciated. However, they are no longer considered applicable since the sites have been eliminated as candidate sites.

Thank you for your timely response and continuing cooperation.

Very truly yours,

GORDON MATSUOKA
State Public Works Engineer

RY:jk
cc: Fukunaga and Associates, Inc.

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
 215 SOUTH KING STREET
 HONOLULU, HAWAII 96813



BERNARD A. CAFFARO
 GOVERNOR



STATE OF HAWAII
 DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
 P. O. BOX 119, HONOLULU, HAWAII 96813

STATE OF HAWAII
 DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
 LETTER NO. (P) 1577

Re: [unclear]

JOSEPH M. MAGALDI, JR.
 DIRECTOR
 AMERISAPPA
 DEPUTY DIRECTOR

TE-1087
 PL93-1.104

April 6, 1993

SEP 7 1993

RECEIVED
 APR 7 8 45 AM '93
 DIV. OF PUBLIC WORKS

Mr. Robert P. Takushi
 State Comptroller
 Department of Accounting
 and General Services
 Public Works Division
 P. O. Box 119
 Honolulu, Hawaii 96810

Dear Mr. Takushi:

Subject: Koolaupoko District Courthouse
 Environmental Impact Statement (EIS)
 Preparation Notice
 Site Selection Study
 THK: 4-6-31: 12

This is in response to your letter of March 17, 1993 requesting our comments on the subject EIS Preparation Notice.

Based on our review, we have no specific comments to offer at this time. However, a parking and traffic assessment for each alternative should be included in the Draft EIS.

Once a preferred alternative has been selected, we will be able to provide you with more specific comments.

Should you have any questions, please contact Lance Watanabe of my staff at 523-4199.

Sincerely,

DIRECTOR OF PUBLIC WORKS
 APR 13 1993
 State P.W. Eng. [initials] Approval
 P.W. Secy [initials] Sps
 State Serv. [initials] Info
 Planning Div. [initials] File
 Proj. Mgmt. [initials] Site
 Design [initials] Comments
 Insp. Div. [initials] Insp.
 Qual. Cont. [initials] Insp.
 [initials] Serv. [initials] Rn

JOSEPH M. MAGALDI, JR.
 Director

Mr. Charles D. Swanson, Director
 Department of Transportation Services
 City and County of Honolulu
 650 South King Street
 Honolulu, Hawaii 96813

Dear Mr. Swanson:

Subject: New Koolaupoko District Courthouse
 EIS Consultation Stage

We are in receipt of your letter dated April 26, 1993 offering no specific comments at this time on the Environmental Impact Statement Preparation Notice for the Site Selection Study for the New Koolaupoko District Courthouse.

For your information, a discussion on potential traffic impacts for the candidate sites will be included in the draft EIS. Following the selection of a courthouse site, a detailed parking and traffic assessment will be prepared as required to facilitate the design of the project.

Thank you for your timely response and continuing cooperation.

Very truly yours,

Gordon Matsuo
 GORDON MATSUOKA
 State Public Works Engineer

RY:jj

cc: Fukunaga & Associates, Inc.

Ralph

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

PACIFIC PARK PLAZA
211 KAPOLAHU BOULEVARD, SUITE 1200
HONOLULU, HAWAII 96813



SECRETARIES

MTJMMML J. CATELANO
GOVERNOR



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

SAN CALLER
COMPTROLLER
HAWAIIAN WATERWORKS
SERVICE CONTRACTS

LETTER # (P) 1624.5

September 8, 1995

PL95.1.220 (lw)
(TE-3436)

RECEIVED
SEP 11 8 21 AM '95
DIV. OF PUBLIC WORKS
DACS

Mr. Ralph Yukumoto
Department of Accounting and
General Services
Public Works Division
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Yukumoto:

Subject: Koolaupoko District Courthouse Addendum
to the Environmental Impact Statement
Preparation Notice (EISPN) TMK: 4-5-23, 28 & 35

This is in response to your request for comments on the subject addendum to the EISPN.

When you have settled on the final candidate sites, a parking and traffic assessment should be conducted for each of them. We will be able to provide you with more specific comments at that time.

Should you have any questions, please contact Lance Watanabe of my staff at 523-4199.

Sincerely,

Charles O. Swanson
CHARLES O. SWANSON
Director

DIRECTOR OF PUBLIC WORKS
INITIALS AND DATE

| | | |
|--------------------|------------|--|
| 1. State P.W. Eng. | Approved | |
| P.W. Secy | Syn | |
| St. Secy | Info | |
| Planning Div. | File | |
| Proj. Mgmt. Div. | Site Plan | |
| Design Div. | Comments | |
| Inspection Div. | Inspection | |
| Permit Cont. Div. | Permit | |
| Public Serv. Div. | Recd. | |

SEP 14 1995

Mr. Charles O. Swanson, Director
Department of Transportation Services
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Swanson:

Subject: New Koolaupoko District Courthouse
EIS Consultation State

Thank you for submitting comments dated September 8, 1995 on the Addendum to the Environmental Impact Statement Preparation Notice (EISPN) for the Site Selection Study for the New Koolaupoko District Courthouse. We note that you will provide more specific comments when a final candidate site is selected.

In addition, from our previous letter dated September 7, 1995 which responds to your comments on the original EISPN, a detailed parking and traffic assessment will be prepared as required following the selection of a candidate site.

Thank you for your response and continuing cooperation.

Very truly yours,

Gordon Matsuoaka
GORDON MATSUOKA
State Public Works Engineer

RY:jj Fukunaga & Associates, Inc.
cc:

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
 803 SOUTH BERETANIA STREET
 HONOLULU, HAWAII 96813 - AREA CODE (808) 528-3111



MICHAEL S. MAAKALURA
 CHIEF
 HAROLD M. KAWASAKI
 DEPUTY CHIEF

Ralph



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

SAM CALEDO
 COMPTROLLER
 MARY PATRICK WATERHOUSE
 DEPUTY COMPTROLLER

LETTER NO. (P) 1578

SEP 7 1995

MICHAEL J. CAYTELANO
 CONFERENCE

OUR REFERENCE BS-1K

April 1, 1993

- DIVISION OF PUBLIC WORKS
 INITIAL FOR YOUR:
- Site Plan Eng. Approved
 - P.W. Secy SPA
 - State Secy. Info
 - Planning Div. P.M.
 - Proj. Mgmt. Sec. one
 - Design B. Comments
 - Ins. B. Invest. ?
 - Qual. Cont. Eng. Rept.
 - 1112222 Serv. B.

Mr. Robert P. Takushi
 State Comptroller
 Department of Accounting and
 General Services
 State of Hawaii
 P. O. Box 119
 Honolulu, Hawaii 96810

Attention: Mr. Ralph Yukumoto, Public Works Division

Dear Mr. Takushi:

This is in response to your letter of March 17, 1993 about the site selection study and EIS preparation notice for the Koolaupoko District Courthouse.

The preparation notice already discusses the short-term construction impacts and long-term traffic impacts that would be our major concerns about the project. We have no other comments at this time. However, we would appreciate being consulted during the architectural needs assessment and design phases of the project, as our officers will be spending a great deal of time at the courthouse.

Thank you for the opportunity to review this document.

Sincerely,

By *Chester E. Hughes*
 CHESTER E. HUGHES
 Assistant Chief of Police

Mr. James Femia
 Assistant Chief of Police
 Police Department
 City and County of Honolulu
 801 South Beretania Street
 Honolulu, Hawaii 96813

Dear Mr. Femia:

Subject: New Koolaupoko District Courthouse
 EIS Consultation Stage

We are in receipt of your letter dated April 1, 1993 offering no comments on the Environmental Impact Statement Preparation Notice for the Site Selection Study for the New Koolaupoko District Courthouse.

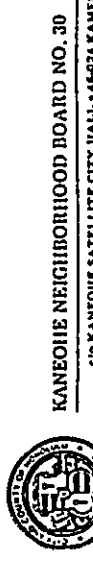
Thank you for your timely response and continuing cooperation.

Very truly yours,

Gordon Matsuoaka
 GORDON MATSUOKA
 State Public Works Engineer

RY:JY
 cc: Fukunaga & Associates, Inc.

Relgk



KANEOHE NEIGHBORHOOD BOARD NO. 30
610 KANEOHE SATELLITE CITY HALL • 46-024 KAMEHAMEHA HIGHWAY • KANEOHE, HAWAII 96744

April 16, 1993

Mr. Ralph Yukumoto
Public Works Division
Dept. of Accounting and General Services
P.O. Box 119
Honolulu, HI 96810

RE: Koolaupoko District Courthouse - EIS

Dear Mr. Yukumoto,

With the understanding that the Kaneohe community would like a central location for public services constituting a civic center and with the recommendation that this civic center be in the area where the police station, library and fire station are now situated, the Kaneohe Neighborhood Board unanimously passed the following resolution at its meeting last night:

The Kaneohe Neighborhood Board urges the Office of State Planning to update its 1967 plan for Civic Center development in the Kaneohe area, especially since the acquisition of public resources are being directed towards the acquisition of property and construction of new buildings and facilities; and urges the Office of State Planning to designate a site for the Koolaupoko District Courthouse in that plan.

The plan referred to in the resolution is the Oahu Civic Centers Study by John Carl Warnecke and Associates, Architects and Planning Consultants completed in 1967 for the Office of State Planning.

If you have any questions, please call me at 236-0274 or 228-1181.

Sincerely,
Cynthia J. Sorjoka
Cynthia J. Sorjoka
Chairperson

cc Senator Mike McCartney
Senator Stan Koki
Representative Terrance Tom
Representative Marshall Ige
Representative Devon Nekoba
Councilmember Steve Holmes

DIVISION OF PUBLIC WORKS
1-141 (CR 12-78)
State P.W. Eng. Approval
P.W. Secy
Staff Serv. By
Planning Br. *KS*
P.W. Insp. Br.
P.W. Br.
P.W. Const. Eng.
P.W. Br.



Oahu's Neighborhood Board System - established 1973

Relgk



KANEOHE NEIGHBORHOOD BOARD NO. 30
610 KANEOHE SATELLITE CITY HALL • 46-024 KAMEHAMEHA HIGHWAY • KANEOHE, HAWAII 96744

March 19, 1993

Dept. of Accounting and General Services
Public Works Division
P.O. Box 119
Honolulu, HI 96810

RE: Koolaupoko District Courthouse - EIS

To whom it may concern:

At it's March 18, 1993 meeting the Kaneohe Neighborhood Board unanimously passed a resolution opposing two possible sites for the Koolaupoko District Courthouse and expressed concerns with the other two possible sites. The resolution consisted of:

- (1) THK-4-5-35:10 Adjacent to Hawaii Pacific University, Hawaii Loa campus. The Board is opposed to this site because the building would block the view plane and require a zoning change.
- (2) THK-4-6-11:46, Hauka side of Alaloe Street across from Windward Mall. The Board has concerns that a courthouse at this site will cause traffic problems and may become a safety issue for school children at He'eia Elementary School.
- (3) THK-4-5-30:1. Located on Kane'ohu Bay Drive adjacent to the Bay View Golf Course. The Board is opposed to this site because the building will block the view plane and will require a zoning change.
- (4) THK-4-5-23:1. former DOT baseyard site. The Board has concerns that this site will add too much traffic to an already congested intersection. With the expansion of Windward Community College, high utilization of Windward District Park and the new use of Kealahala Road for the Castle Hills entrance and exit, this corner will become even more congested and unsafe.

The Kaneohe Neighborhood Board recommends you look into using land by the Kaneohe Police Station and Kaneohe Library. We would like to see planning done to consolidate State and County services in one section of Kaneohe creating a town center type of atmosphere for Kaneohe.

If you have any questions or need more information, please call me at 236-0274 or 228-1181 or Board member Donna Rewick at 247-1881.

Sincerely,
Cynthia J. Sorjoka
Cynthia J. Sorjoka
Chairperson

DIVISION OF PUBLIC WORKS
1-141 (CR 12-78)
State P.W. Eng. Approval
P.W. Secy
Staff Serv. By
Planning Br. *KS*
P.W. Insp. Br.
P.W. Br.
P.W. Const. Eng.
P.W. Br.



Oahu's Neighborhood Board System - established 1973



KANEOHE NEIGHBORHOOD BOARD NO. 30

111 KANEOHE SATELLITE CITY HALL - 15001 KAMEHAMEHA BOULEVARD - KANELOE, HAWAII 96710

August 18, 1995

Mr. Ralph Yukunoko
Department of Accounting and General Services
Public Works Division
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Yukunoko:

RE: Addendum to the EISPN Site Selection Koolauapoko District Courthouse

The Kaneohe Neighborhood Board #30 at its August 17 meeting voted unanimously to support the site selection identified as Site F for the new Koolauapoko District Courthouse. The basic premise to utilize existing State owned property was perhaps a poor original assumption as few qualifying properties exist in this aging urban community. The reasons for recommending Site F - Waikalia Farms include:

- The site is close to the Kaneohe Police Station providing efficient use of existing holding cells and police personnel relating to court proceedings.
- The site most approximates a location near the previously identified Kaneohe Civic Center.
- This site will not increase traffic through the Kaneohe Commercial Business District as the existing Kahuliipa Street courthouse site currently in use has already established equal or larger traffic flows through Kaneohe than the new site would demand.
- The site provides easy bus access.
- The site does not increase parking demands on an area already heavily used, (i.e. Police, Library and soccer field) because it provides its own parking and may provide additional public parking for the area after work hours and on weekends.

Other issues and concerns for other sites include:

Site A - Hawaii Pacific University
This location is too far from the Central Business District, imposes higher costs to the City and County of Honolulu for Police personnel to attend court proceedings (time) and vehicular expenses (gas and operating expenses).
It also appeared to increase the cost of the project from one to one and one-half million dollars for the provision of a wastewater line for the college as a trade for the property. A cost that exceeded property purchase costs at other sites.
The HPU site is not the choice of the community for a new civic center as suggested by DAGS officials.
The HPU site appears to be more difficult to reach than sites located in core business areas.



Kaneohe Neighborhood Board System - Established 1973

Page 2
August 18, 1995
Koolauapoko Courthouse Site Selection

Site E - The Department of Health Site
The site is adjacent to the entrance to the Department of Health Site, Windward Community College, the Kaneohe District Park and a residential subdivision. Additional traffic would compound heavy use and congestion, especially during peak arrival and departure times for college students.
The site is not centrally located and is on coded land (we understand that claims to this land could provoke litigation for the State of Hawaii and postpone the project).

Thank you for providing an opportunity for the Kaneohe Neighborhood Board to provide comment.

Sincerely yours,

Elaine Murphy
Elaine Murphy, Chair



SAM CHILDED
COMMISSIONER
MARTY PATRICIA WATERHOUSE
DEPT. COMMISSIONER

Ltr. No. (P) 1583.5

Ms. Elaine Murphy
Page 2

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

P. O. BOX 118, HONOLULU, HAWAII 96818

SEP 7 1995

LETTER NO (P) 1583.5

Ms. Elaine Murphy, Chair
Kaneohe Neighborhood Board No. 30
c/o Kaneohe Satellite City Hall
46-024 Kamehameha Highway
Kaneohe, Hawaii 96744

Dear Ms. Murphy:

Subject: New Koolaupoko District Courthouse
EIS Consultation State

Thank you for the Kaneohe Neighborhood Board's comments dated March 19, 1993 and April 16, 1993 on the Environmental Impact Statement Preparation Notice for the Site Selection Study for the New Koolaupoko District Courthouse. Our responses to your comments are as follows:

1. Site A - HPU, Hawaii Loa Campus Property (TMK 4-5-35:10) - We acknowledge the Board's opposition to this site. However, Site A is the only vacant privately-owned parcel available in Kaneohe which meets the minimum criteria established in the "Site Selection Study for the New Koolaupoko District Courthouse," and also has the owner's consent to be included as a candidate site for the courthouse. The site is visible and very accessible from Kamehameha Highway. Although there is presently no municipal sewer service, the site has water and electrical service available.
2. Site B - Mauka Windward Mall Parking Lot (TMK 4-6-11:46) - This site has been removed from the list of candidate sites. Your concern that a courthouse on Site B will be a possible safety hazard to students at the adjacent Heeia Elementary School was a factor in the elimination of Site B. Another factor was that plans to develop a 14-screen theater on the property were well underway and subsequent acquisition of the site promised to be problematic in terms of displacement of occupants, increased acquisition costs, etc.
3. Site C - Proposed Bayview Golf Course Parcel (TMK 4-5-30:1) - In addition to your concern that the development of a courthouse will block the view planes and

require a zone change, the Office of State Planning (OSP) was concerned that the courthouse will conflict with the goals and visions of the Kaneohe Bay Master Plan which was approved by the OSP in May of 1992. Consequently, because of these concerns, Site C was removed from the list of candidate sites.

4. Site D - Former DOT Baseyard Site (TMK 4-5-23:1) - This site has been included as a candidate site because it is one of the few existing vacant lands owned by the State in Kaneohe. The site is accessible from Kahekili Highway or Kealahala Road. Your concerns regarding traffic and congestion at the intersection of Kahekili Highway and Kealahala Road can be mitigated by widening Kealahala Road, making of Kahekili Highway, and modifying the existing traffic signal light at the intersection.

5. Site E - The Department of Health Site (TMK 4-5-23:por. 2) - This site has been included as a candidate site because it is flat, very accessible and owned by the State of Hawaii. We are aware of the current traffic conditions on Kealahala Road. We believe that the current Kahekili Highway widening project and the planned widening of Kealahala Road, mauka of Kahekili Highway, by the Department of Transportation will mitigate the traffic impacts caused by the courthouse development. In addition, according to the Admission Act, Section 5 of the Hawaii Revised Statutes, a courthouse, being a public structure, is permitted on ceded lands. This was confirmed with the Office of Hawaiian Affairs.

6. Site F - Waikalua Farms Site (TMK 4-5-28:6,7) - We acknowledge the Board's position to support Site F. This will be considered when selecting the courthouse site.

Very truly yours,

Gordon Matsuoaka
GORDON MATSUOKA
State Public Works Engineer

RY:jjy Fukunaga & Associates
cc:

APPENDIX XIII

PARTIES CONSULTED IN THE PREPARATION OF THE FEIS

XIII. PARTIES CONSULTED IN THE PREPARATION OF THE FEIS

Copies of the DEIS were distributed to 74 agencies, organizations, individuals, and libraries listed on Table XIII-1. The DEIS was published in the OEQC Bulletin on October 23, 1995. A total of 24 parties provided written comments on the DEIS. The parties that provided written comments, and the dates the comments were received and responded to are indicated on Table XIII-1. The written comments and responses are presented in Section XIV

**TABLE XIII-1
LIST OF PARTIES CONSULTED DURING THE PREPARATION OF THE FEIS**

| Agencies and Organizations Consulted | | Date | |
|--------------------------------------|----------------------------------------------------------------------------|-------------------|-----------|
| | | Comments Received | Response |
| Federal Agencies | | | |
| 1 | Regional Division U.S. Environmental Protection Agency | none | not req'd |
| 2 | Army Directorate of Facilities Engineer | none | not req'd |
| 3 | Naval Base, Pearl Harbor | 12/11/95 | 1/24/96 |
| 4 | U.S. Army Corps of Engineers, Pacific Division, Honolulu District Engineer | 11/3/95 | 1/24/96 |
| 5 | U.S. Coast Guard | none | not req'd |
| 6 | U.S. Department of Agriculture, Soil Conservation Service | none | not req'd |
| 7 | U.S. Department of the Interior, Fish and Wildlife Service | none | not req'd |
| 8 | U.S. Department of the Interior, National Park Service | none | not req'd |
| 9 | U.S. Department of the Interior, Geological Survey | 11/1/95 | 1/24/96 |
| 10 | U.S. Department of Commerce National Marine Fisheries Service | none | not req'd |
| State Administration/Agencies | | | |
| 11 | Office of Environmental Quality Control | 12/11/95 | 2/15/96 |
| 12 | The Judiciary | none | not req'd |
| 13 | Department of Agriculture | none | not req'd |
| 14 | Department of Business, Economic Development and Tourism (DBEDT) | 11/7/95 | 1/24/96 |
| 15 | DBEDT Energy Division | 11/1/95 | 1/24/96 |
| 16 | DBET Library | none | not req'd |
| 17 | Department of Defense | none | not req'd |
| 18 | Department of Education | none | not req'd |
| 19 | Department of Hawaiian Home Lands | none | not req'd |
| 20 | Department of Land and Natural Resources | 12/7/95 | 1/25/96 |

TABLE XIII-1
LIST OF PARTIES CONSULTED DURING THE PREPARATION OF THE FEIS (cont'd)

| Agencies and Organizations Consulted | | Date | |
|--------------------------------------|----------------------------------------------------------------------------------|-------------------|-----------|
| | | Comments Received | Response |
| 21 | Department of Land and Natural Resources State Historic Preservation Division | 11/6/95 | 1/24/96 |
| 22 | Department of Health | 11/24/95 | 2/16/96 |
| 23 | Department of Health, Environmental Management Division | 11/27/95 | 2/16/96 |
| 24 | Department of Transportation | 12/5/95 | 1/25/96 |
| 25 | Housing Finance and Development Corporation | 10/31/95 | 1/24/96 |
| 26 | Office of State Planning | none | not req'd |
| 27 | Office of Hawaiian Affairs | none | not req'd |
| 28 | State Archives | none | not req'd |
| 29 | Representative Ken Ito | none | not req'd |
| 30 | Representative Terrance Tom | 12/20/95 | 2/16/96 |
| 31 | Representative Cynthia Thielen | none | not req'd |
| 32 | Representative Devon Nekoba | none | not req'd |
| 33 | Representative Eve Anderson | none | not req'd |
| 34 | Representative Colleen Meyer | none | not req'd |
| 35 | Senator Mike McCartney | none | not req'd |
| 36 | Senator Michael Liu | 12/15/95 | 2/15/96 |
| 37 | Senator Whitney Anderson | none | not req'd |
| University of Hawaii | | | |
| 38 | Environmental Center | none | not req'd |
| 39 | Water Resources Research Center | none | not req'd |
| County Administration/Agencies | | | |
| 40 | Board of Water Supply | 11/28/95 | 1/24/96 |
| 41 | Building Department | none | not req'd |
| 42 | Department of Housing and Community Development | 12/7/95 | 1/24/96 |
| 43 | Department of General Planning | 12/12/95 | 1/24/96 |
| 44 | Department of Land Utilization | none | not req'd |
| 45 | Department of Parks and Recreation | 11/20/95 | 1/24/96 |
| 46 | Department of Public Works | none | not req'd |
| 47 | Department of Transportation Services | 12/8/95 | 1/24/96 |

TABLE XIII-1
LIST OF PARTIES CONSULTED DURING THE PREPARATION OF THE FEIS (cont'd)

| Agencies and Organizations Consulted | | Date | |
|-------------------------------------------------|-----------------------------------------------------------|-------------------|-----------|
| | | Comments Received | Response |
| 48 | Department of Wastewater Management | 11/28/95 | 1/24/96 |
| 49 | Fire Department | 11/20/95 | 1/24/96 |
| 50 | Municipal Reference and Records Center | none | not req'd |
| 51 | Police Department | 10/30/95 | 1/24/96 |
| 52 | Honorable John DeSoto, Chairperson, Honolulu City Council | none | not req'd |
| Private and Community Organizations/Individuals | | | |
| 53 | American Lung Association | none | not req'd |
| 54 | Hawaiian Electric Company | none | not req'd |
| 55 | Kaneohe Neighborhood Board | 12/8/95 | 2/15/96 |
| 56 | Kailua Neighborhood Board | none | not req'd |
| 57 | Hawaii Pacific University | none | not req'd |
| 58 | Kaneohe Ranch (Representing Castle Foundation) | none | not req'd |
| 59 | Mr. George Au (Owner - Honda Store Property) | none | not req'd |
| 60 | Mr. Gordon Wong (Owner - Waikalua Farms Property) | none | not req'd |
| 61 | Wendell Lum (Kaneohe Resident) | 11/6/95 | 3/14/96 |
| News Media | | | |
| 62 | Honolulu Star Bulletin | none | not req'd |
| 63 | Honolulu Advertiser | none | not req'd |
| 64 | Sun Press | none | not req'd |
| Libraries | | | |
| 65 | University of Hawaii, Hamilton Library | none | not req'd |
| 66 | Legislative Reference Bureau | none | not req'd |
| 67 | State Main Library | none | not req'd |
| Regional Libraries | | | |
| 68 | Kaimuki Regional Library | none | not req'd |
| 69 | Kaneohe Regional Library | none | not req'd |
| 70 | Pearl City Regional Library | none | not req'd |
| 71 | Hilo Regional Library | none | not req'd |
| 72 | Kauai Regional Library | none | not req'd |

**TABLE XIII-1
LIST OF PARTIES CONSULTED DURING THE PREPARATION OF THE FEIS (cont'd)**

| Agencies and Organizations Consulted | | Date | |
|--------------------------------------|------------------------------------|-------------------|-----------|
| | | Comments Received | Response |
| Oahu Libraries | | | |
| 73 | Kahuku Library | none | not req'd |
| 74 | Kailua Library | none | not req'd |
| 75 | Waimanalo Community School Library | none | not req'd |

APPENDIX XIV

COMMENTS AND RESPONSES RECEIVED DURING THE PREPARATION OF THE FEIS



DEPARTMENT OF THE NAVY
 COMMANDER
 NAVAL BASE PEARL HARBOR
 BOX 110
 PEARL HARBOR, HAWAII 96860-5020

Raigal



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

ELM CALLEJO
 COMPTROLLER
 MARY PATRICK WATERHOUSE
 DEPUTY COMPTROLLER

LETTER NO. (P) 1045.6

IN REPLY REFER TO:
 11010
 Ser M4(23)/ 6854
 07 Dec 95

RECEIVED
 Dec 11 7 28 AM '95
 DIV. OF PUBLIC WORKS
 JAGS

JAN 24 1996

Governor
 State of Hawaii
 c/o Office of Environmental Quality Control
 220 South King Street, Suite 400
 Honolulu, HI 96813

Mr. Stanford B.C. Yuen, P.E.
 Department of the Navy
 Commander, Naval Base Pearl Harbor
 Box 110
 Pearl Harbor, Hawaii 96860-5020

Dear Sir:

Subj: DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR THE SITE
 SELECTION STUDY FOR THE NEW KOOLAUPOKO DISTRICT
 COURTHOUSE, KANEHOE, OAHU OF OCTOBER 1995

Thank you for the opportunity to review the Draft
 Environmental Impact Statement for the Site Selection Study for
 the New Koolauoko District Courthouse, Kaneohe, Oahu of
 October 1995.

The Navy has no comments to offer at this time and
 appreciates the opportunity to participate in your review process.
 The Navy's point of contact is Mr. Stanford Yuen at 474-0439.

Sincerely,

Stanford Yuen
 Stanford B.C. Yuen, P.E.
 By dictation

Copy to:
 Mr. Ralph Yukumoto
 State of Hawaii
 Department of Accounting and General Services
 Planning Branch
 P.O. Box 119
 Honolulu, HI 96810-0119

Mr. Philip Lum
 Fukunaga and Associates, Inc.
 1388 Kapiolani Boulevard, Second Floor
 Honolulu, HI 96814

DIRECTOR OF PUBLIC WORKS
 State P.H. Eng. *Y* *Y*
 P.W. Sec. *Y* *Y*
 Staff Serv. Br. *Y* *Y*
 Planning & *Y* *Y*
 Proj. Mgmt. B. *Y* *Y*
 District B. *Y* *Y*
 Insp. B. *Y* *Y*
 Port. Const. Div. *Y* *Y*

Dear Mr. Yuen:

Subject: New Koolauoko District Courthouse
 Draft Environmental Impact Statement (DEIS)

We are in receipt of your comments dated December 7, 1995
 offering no comments on the DEIS for the Site Selection Study for
 the New Koolauoko District Courthouse.

Thank you for your timely response and continuing coopera-
 tion.

Very truly yours,
Stanford Yuen
 GORDON MATSUOKA
 State Public Works Engineer

RY: jy
 cc: Fukunaga & Associates, Inc.



DEPARTMENT OF THE ARMY
PACIFIC OCEAN DIVISION, CORPS OF ENGINEERS
FORT SHAFTER, HAWAII 96858-5440

October 31, 1995
NOV 3 8 10 AM '95
DIV. OF PUBLIC WORKS
JAGS



Re: jh

BOULANGER, J. CADET/MD
CORPORAL



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

SAM CALLEJO
COMPTROLLER
MARY PATRICIA WATERHOUSE
DEPUTY COMPTROLLER
LITHO IN HAWAII (P) 1047.6

Planning and Operations Division

Mr. Gary Gill
Office of Environmental Quality Control
State of Hawaii
220 South King Street, Suite 400
Honolulu, Hawaii 96813

DEPARTMENT OF PUBLIC WORKS
1 - Chief P.W. Eng. *[Signature]* Approval
- P.W. Sec. _____
- 3rd Supt. B. _____
- 2 - Planning & _____
- Prof. Mgmt. B. _____
- District B. _____
- Insp. B. _____
- Dist. Comm. Eng. _____
- _____
- _____

JAN 24 1996

Mr. Paul Mizue, P.E., Acting Chief
Planning and Operations Division
Department of the Army
Pacific Ocean Division, Corps of Engineers
Fort Shafter, Hawaii 96858-5440

Dear Mr. Gill:

Thank you for the opportunity to review and comment on the Draft Environmental Impact Statement for the Selection Study for the New Koolauopoko District Courthouse, Oahu (TMK 4-5-35; por. 10; 4-5-23: 1; and por. 2; and, 4-5-28: 6 and por. 7). We do not have any additional comments to offer beyond those provided in our previous letter dated July 26, 1995 (PO93-048).

Subject: New Koolauopoko District Courthouse
Draft Environmental Impact Statement (DEIS)

We are in receipt of your agency's October 31, 1995 comments on the DEIS for the Site Selection Study for the New Koolauopoko District Courthouse. We acknowledge that you have no additional comments beyond those provided in your previous letter dated July 26, 1995.

Thank you for your timely response and continuing cooperation.

Sincerely,

[Signature]
Paul Mizue, P.E.
Acting Chief, Planning
and Operations Division

Very truly yours,
[Signature]
GORDON MATSUOKA
State Public Works Engineer

Copies Furnished:

Mr. Ralph Yukimoto
Department of Accounting and General Services
State of Hawaii
PO Box 119
Honolulu, Hawaii 96810-0119

Mr. Philip Lum
Fukunaga and Associates
1388 Kapiolani Boulevard, Second Floor
Honolulu, Hawaii 96814

RY: jy
cc: Fukunaga & Associates, Inc.



United States Department of the Interior

U.S. GEOLOGICAL SURVEY
WATER RESOURCES DIVISION
677 Ala Moana Boulevard, Suite 415
Honolulu, Hawaii 96813

RECEIVED

NOV 18 3 31 PM '95
DIVISION OF PUBLIC WORKS



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P O BOX 111, HONOLULU, HAWAII 96810

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P O BOX 111, HONOLULU, HAWAII 96810
(P) 1048.6

October 27, 1995

JAN 24 1996

Benjamin Cayetano, Governor
State of Hawaii
c/o Office of Environmental Quality Control
220 South King St., Suite 400
Honolulu, Hawaii 96813

Dear Governor Cayetano:

Subject: Draft Environmental Impact Statement for the Site Selection Study for the New Koolaupoko District Courthouse, Kaneohe, Oahu TMK: 4-5-35:por. 10; 4-5-23:1; 4-5-23:por. 2; 4-5-28:6, por. 7

The staff of the U.S. Geological Survey, Water Resources Division, Hawaii District, has reviewed the Draft Environmental Impact Statement, and we have no comments to offer at this time.

Thank you for allowing us to review the DEIS. We are returning it for your future use.

Sincerely,

William Meyer
William Meyer
District Chief

cc: Office of Environmental Quality Control
Ralph Yukumoto, State Department of Accounting and General Services,
Planning Branch
Philip Lum, Fukunaga & Associates, Inc.

Mr. William Meyer, District Chief
U.S. Department of the Interior
Geological Survey
Water Resources Division
677 Ala Moana Boulevard, Suite 415
Honolulu, Hawaii 96813

Dear Mr. Meyer:

Subject: New Koolaupoko District Courthouse
Draft Environmental Impact Statement (DEIS)

We are in receipt of your agency's comments dated October 27, 1995 offering no comments on the DEIS for the Site Selection Study for the New Koolaupoko District Courthouse.

Thank you for your timely response and continuing cooperation.

Very truly yours,
Gordon Matsuoka
GORDON MATSUOKA
State Public Works Engineer

RY:JY
cc: Fukunaga & Associates, Inc.

EDUARDO J. CASTELLANO
DIRECTOR



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE 586-5611
FACSIMILE 586-5622
December 7, 1995

Mr. Ralph Yukumoto
Department of Accounting and General Services
Planning Branch
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Yukumoto:

Subject: Draft Environmental Impact Statement for the New Koolauoko District Courthouse, Oahu

Thank you for the opportunity to review the subject document. We have the following comments.

- The Waikalua Farms Site borders Kaneohe Stream. Please state the specific mitigation measures that you will employ to reduce the following pollutants from flowing into the stream during and after construction:
 - Sediments from grading activities and erosion;
 - Nutrients from fertilizers used in landscaping; and
 - Hydrocarbons from motor vehicles that leak oil on the parking lot.
- Please provide a summary of the unresolved issues. You must also discuss how you will resolve these issues before you start the project.

If you have any question, please call Jeyan Thuruganam at 586-4185. Mahalo.

Sincerely,

Gary Gill
Director

c: Fukumaga and Associates

DIRECTOR OF PUBLIC WORKS
OFFICE OF THE DIRECTOR

| | | |
|---|----------------------|----------|
| 1 | State P.M. Eng. Div. | Approved |
| | P.M. Sec'y | SP |
| | Staff Sec'y | SP |
| | Planning B. | SP |
| | Per. Mgmt. B. | SP |
| | Div. B. | SP |
| | Inv. B. | SP |
| | Neat Cook Eng. | SP |

Rijah

EDUARDO J. CASTELLANO
DIRECTOR

EDUARDO J. CASTELLANO
DIRECTOR



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

FEB 15 1996

Mr. Gary Gill, Director
Office of Environmental
Quality Control
220 South King Street, Fourth Floor
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: New Koolauoko District Courthouse
Draft Environmental Impact Statement (DEIS)

We are in receipt of your agency's December 7, 1995 comments on the DEIS for the Site Selection Study for the New Koolauoko District Courthouse. Our responses to your concerns are as follows:

Water Quality of Kaneohe Stream

Mitigative measures to reduce pollutants from entering Kaneohe Stream which borders the Waikalua Farms site after construction are listed below:

- Sediments from grading activities and erosion. Exposed areas resulting from the construction of the building and parking lot will be landscaped with grass and plants. A vegetated buffer along the stream will be maintained during and after construction.
- Nutrients from fertilizers used in landscaping. The vegetated buffer along the stream will not require fertilization. The landscaping around the courthouse will consist of low maintenance plants and grass, and/or organic fertilizers that contain less chemicals will be used.
- Hydrocarbons from motor vehicles that leak oil on the parking lot. Regular cleaning of the parking lot will reduce the amount of motor oil that collects on the proposed courthouse parking lot. The motor oil that may mix with the surface runoff from rain water is not expected to significantly impact the water quality of the stream.

EDUARDO J. CASTELLANO
DIRECTOR

MARY PATRICK WATERHOUSE
DEPUTY DIRECTOR

LETTER NO. (P) 1111.6

Mr. Gary Gill
Page 2


Ltr. No. (P)1111.6

Summary of Unresolved Issues

The impacts that are anticipated as a result of this project have been addressed. Therefore, there are no unresolved issues to list.

The above information will be incorporated in the Final EIS. Thank you for your response and continuing cooperation.

Very truly yours,


GORDON MATSUOKA
State Public Works Engineer

RY:jj
cc: Fukunaga & Associates

BENJAMIN CAYSTANO
GOVERNOR

11-14-95



NOV 7 5 14 AM 1995
STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
Room 104, Old Federal Building
315 Merchant Street
Honolulu, Hawaii 96813
Telephone: 587-1822

ESTHER UEDA
EXECUTIVE OFFICER

Rafael

BENJAMIN J. CAYSTANO
GOVERNOR



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

SAM CALLEJO
COMPTROLLER

MARY PATRICKA WALTERHOUSE
DEPUTY COMPTROLLER

LETTER NO. (P) 1049.6

JAN 24 1996

Governor, State of Hawaii
c/o Office of Environmental
Quality Control
220 South King Street
Suite 400
Honolulu, Hawaii 96813

Dear Honorable Governor Cayetano:

Subject: Draft Environmental Impact Statement (EIS) for the
Site Selection Study for the New Koolauopoko
District Courthouse, Koolauopoko, Oahu

We have reviewed the subject draft EIS and confirm the following:

- 1) The Study Area as represented on Figure II-3 of the draft EIS appears to be located in the State Land Use Urban and Conservation Districts.
- 2) Site A as shown on Figure III-2 of the draft EIS appears to be located within the State Land Use Conservation District.
- 3) Sites D, E, and F as represented in the draft EIS on Figures III-3, III-4, and III-5, respectively, appear to be located within the State Land Use Urban District.

We have no other comments to offer at this time.

Should you have any questions, please feel free to call me or Kathy Yonamine of our office at 587-3822.

Sincerely,

Esther Ueda

ESTHER UEDA
Executive Officer

EU:KY:th

cc: /DACS, Planning Branch
Fukunaga & Associates, Inc.
DBEDT (95-128-C)

Ms. Esther Ueda, Executive Officer
Land Use Commission
Department of Business, Economic
Development and Tourism
State of Hawaii
Honolulu, Hawaii

Dear Ms. Ueda:

Subject: New Koolauopoko District Courthouse
Draft Environmental Impact Statement (DEIS)

We are in receipt of your agency's November 6, 1995 comments on the DEIS for the Site Selection Study for the New Koolauopoko District Courthouse. Your confirmation that the study area appears to be located in the State Land Use Urban and Conservation District, Site A appears to be located within the State Land Use Conservation and Sites D, E and F appear to be within the State Land Use Urban District is appreciated.

Thank you for your timely response and continuing cooperation.

Very truly yours,

Gordon Matsuoka
GORDON MATSUOKA
State Public Works Engineer

RY:jj
cc: Fukunaga & Associates, Inc.



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT, AND TOURISM**

ENERGY DIVISION, 111 MERCHANT ST., 24.101, HONOLULU, HAWAII 96813 PHONE (808) 521-2100 FAX (808) 527-3120

Rafiq

DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT,
AND TOURISM
ENERGY DIVISION

077 Wom:G

October 30, 1995

The Honorable Jeremy Harris
Mayor
City and County of Honolulu
c/o Office of Environmental Quality Control
220 South King Street, Suite 400
Honolulu, Hawaii

Dear Mayor Harris:

SUBJECT: Draft Environmental Impact Statement for the Site Selection Study for the New Koolaupoko District Courthouse

We wish to inform you that we have no comments regarding Site Selection Study for the New Koolaupoko District Courthouse.

Thank you for the opportunity to submit any comments or recommendations.

Sincerely,

Maurice H. Kaya

Maurice H. Kaya
Energy Program Administrator

MFK:aw

c Mr. Ralph Yukunoto, DAGS
Mr. Philip Lum, Fukunaga & Associates, Inc.



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

P. O. BOX 118, HONOLULU, HAWAII 96810

DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

LETTER NO. (P) 1050.6

JAN 24 1996

Mr. Maurice H. Kaya
Energy Program Administrator
Energy Division
Department of Business, Economic
Development and Tourism
State of Hawaii
Honolulu, Hawaii 96813

Dear Mr. Kaya:

**Subject: New Koolaupoko District Courthouse
Draft Environmental Impact Statement (DEIS)**

We are in receipt of your agency's comments dated October 30, 1995 offering no comments on the DEIS for the Site Selection Study for the New Koolaupoko District Courthouse.

Thank you for your timely response and continuing cooperation.

Very truly yours,

Gordon Matsuoka
GORDON MATSUOKA
State Public Works Engineer

RY:jy
cc: Fukunaga & Associates, Inc.

RECEIVED
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DEPARTMENT OF PUBLIC WORKS
DAGS

- State P.W. Eng. Approval
- P.W. Sec. _____
- State Sec. _____
- Planning B. _____
- Prof. Mgmt. B. _____
- Design B. _____
- Ins. B. _____
- Qual. Cont. B. _____
- Arch. B. _____
- Legal Coun. B. _____

RECEIVED
 DEC 7 1995 4:53 AM
 DIV. OF PUBLIC WORKS
 OFFICE OF THE DIRECTOR



STATE OF HAWAII
 DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. Box 611
 Honolulu, Hawaii 96809

Ralph

Chairperson
 MICHAEL D. WILSON
 Board of Land and Natural Resources

Deputy Director
 GILBERT COLMAN-AGARAN

- Agriculture Development
- Agri-Science
- Soil and Ocean Resources
- State of Conservation
- Conservation and Environmental Affairs
- Forestry and Wildlife
- Historic Preservation
- Land Management
- State Parks
- Water and Land Development

File No.: 96-184

DEC 6 1995

MEMORANDUM

TO: Mr. Gary Gill, Director
 Office of Environmental Quality Control

FROM: Michael D. Wilson, Chairperson
 Department of Land and Natural Resources

SUBJECT: Draft Environmental Impact Statement (E.I.S.) for the
 Site Selection Study for the New Koolaupoko District
 Courthouse

We have reviewed the Draft E.I.S. for the site selection study for the new Koolaupoko District Courthouse and have the following relevant comments to offer.

The Historic Preservation Division comments that the DEIS correctly incorporates our comments regarding the site selection candidate site for this project.

The Water and Land Development Division reviewed the DEIS for the subject project, and saw no mention that the water allocation requirements for this project be coordinated with the Department of Land and Natural Resources. As stated earlier in our comments on the EIS Preparation Notice, we again request that the water allocation requirements be coordinated with our department.

If you have any questions regarding this response, please do not hesitate to call Roy Schaefer of my staff at 587-0377.

XC: Mr. R. Yukumoto, DAGS
 Mr. P. P. Lum

| DIVISION OF PUBLIC WORKS | |
|--------------------------|----------|
| State P.M. Dept. | Approved |
| PLN. Secy | _____ |
| State Serv. Dir. | _____ |
| Planning Dir. | AA |
| Proj. Mgr. | _____ |
| State Dir. | _____ |
| Asst. Dir. | _____ |
| _____ | _____ |
| _____ | _____ |



STATE OF HAWAII
 DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

P. O. Box 118, HONOLULU, HAWAII 96810

JAN 25 1996

TO: *Mike*
 Honorable Michael D. Wilson
 Chairperson
 Department of Land and Natural Resources

SUBJECT: New Koolaupoko District Courthouse
 Draft Environmental Impact Statement (DEIS)

We are in receipt of your agency's December 6, 1995 comments on the DEIS for the Site Selection Study for the New Koolaupoko District Courthouse. Our response to your comments are as follows:

Comments from the Historic Preservation Division

We note that the DEIS correctly incorporates the Historic Preservation Division's comments made during the EIS Preparation Notice Consultation Stage.

Comments from the Water and Land Development Division

Water allocation from your department for the courthouse project is addressed in the DEIS on page 6 of Section V, per previous Board of Water Supply's comments. We have been informed, however, from discussions with your Water and Land Development's staff, that the DEIS incorrectly states that only three of the four candidate sites require a water allocation, when actually all four sites require a water allocation. We will revise the Final EIS accordingly.

Thank you for your timely response and continuing cooperation.

Sam
 SAM CALLEJO
 State Comptroller

ELM CALLEJO
 Comptroller
 MARY PATRICIA WATERHOUSE
 Deputy Comptroller
 LETTER NO. (P) 1051.6

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 4TH FLOOR
HONOLULU, HAWAII 96813

Ralph

MICHAEL B. WELDON, CHAIRMAN
BOARD OF LAND AND NATURAL RESOURCES

DAVID C. WELDON, CHAIRMAN
BOARD OF LAND AND NATURAL RESOURCES

- AGRICULTURE DEVELOPMENT PROGRAMS
- AQUATIC RESOURCES
- CONSERVATION AND ENVIRONMENTAL AFFAIRS
- CONSERVATION AND RESOURCES ENFORCEMENT
- CONSERVATION AND RESOURCES ENFORCEMENT
- INDUSTRY AND WILDLIFE
- PLANNING AND DEVELOPMENT
- LAND MANAGEMENT
- STATE FACILITIES
- WATER AND LAND DEVELOPMENT

BENJAMIN J. CAYETANO
GOVERNOR



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

STATE CALLER
COMPTROLLER

MARY PATRICIA WATERHOUSE
ADMINISTRATIVE ASSISTANT

LETTER NO. (P) 1052.6

JAN 24 1996

MEMORANDUM

LOG NO: 15812
DOC NO: 9510EJ47

TO: Governor, State of Hawaii
c/o Office of Environmental Quality Control

FROM: Don Hibbard, Administrator
Historic Preservation Division

SUBJECT: Draft Environmental Impact Statement (DEIS) for the Site Selection Study for the New Koolauopoko District Court
Kane'ohu, Ko'olaupoko, O'ahu
TMK: 4-5-23: por. 2; 4-5-28:06, 07

Mr. Don Hibbard, Administrator
State Historic Preservation Division
Department of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

Dear Mr. Hibbard:

Subject: New Koolauopoko District Courthouse
Draft Environmental Impact Statement (DEIS)

We are in receipt of your agency's November 1, 1995 comments on the DEIS for the Site Selection Study for the New Koolauopoko District Courthouse. We note that the DEIS correctly incorporates your previous comments made during the DEIS Preparation Notice Consultant Stage.

Thank you for your timely response and continuing cooperation.

Thank you for the opportunity to comment on the DEIS for the site selection study for the new Ko'olaupoko District Court. The DEIS correctly incorporates our comments regarding the site selection candidate sites for this project.

If you have any questions please call Elaine Jourdane at 587-0015.

EJ:jik

Very truly yours,
Gordon Matsuo
GORDON MATSUOKA
State Public Works Engineer

RY:jj
cc: Fukunaga & Associates, Inc.

cc: Mr. Ralph Yukumoto: State of Hawaii, Department of Accounting and General Services, Planning Branch.
Mr. Philip Lum, Fukunaga & Associates, Inc., 1388 Kapiolani Blvd., 2nd floor, Honolulu, HI 96814

DEPARTMENT OF PUBLIC WORKS
DIVISION OF PUBLIC WORKS
STATE OF HAWAII

| | |
|-----------------------|----------|
| State P.W. Eng. Dept. | Approved |
| PH. Lum | See |
| State Serv. Div. | See |
| Planning & Insp. | See |
| PH. Matsuo | See |
| Div. 8 | See |
| 4-10 | See |
| PH. Matsuo, Eng. | See |
| PH. Matsuo, Eng. | See |

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HAWAII 96801

PAC-PT

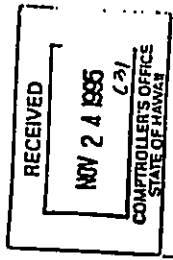
BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

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Nov 24 10 40 AM '95
DIV. OF PUBLIC WORKS
DAWS



STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801



LAWRENCE MIKE
DIRECTOR OF HEALTH

November 16, 1995

93-089B/epo

November 20, 1995

To: The Honorable Benjamin Cayetano
Governor, State of Hawaii
c/o Director, Office of Environmental Quality Control
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

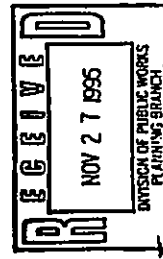
From: Lawrence Mike *Lawrence Mike*
Director of Health

Subject: Draft Environmental Impact Statement
Site Selection Study for the New Koolaupoko District
Courthouse
Kaneohe, Oahu

Thank you for allowing us to review and comment on the subject document. We do not have any additional comments to offer besides those offered in our letter dated August 22, 1995 (copy enclosed).

Enclosure

c: DAGS ✓
Fukunaga & Associates
MWB



TO: The Honorable Sam Callejo, Comptroller
Department of Accounting & General Services

FROM: *Lawrence Mike*
Lawrence Mike
Director of Health

SUBJECT: Draft Environmental Impact Statement For
The Site Selection Study for the New
Koolaupoko District Courthouse

- 1. State Public Eng. Dept.
- 2. P.W. Secy
- 3. State Gov. B. Info
- 4. Planning & Gen. Serv.
- 5. Prof. Mgmt. B.
- 6. Design B.
- 7. Insp. B.
- 8. Health Comm. Eng.
- 9. ... Serv. B.

ASO-D-1114

We have reviewed the draft EIS and offer the following comments:

1. Page III-12, Paragraph 1
This paragraph discusses the possibility of the Judiciary and the DOH entering into an agreement (land exchange, etc.). This alternative was not discussed with us. What site does the Judiciary have for a swap?
2. Page V-5, Displacement
The selection of displacement discusses the DOH site containing two single family dwellings and that housing for the displaced families will be provided elsewhere until the two houses are relocated to another site on DOH lands. What other DOH lands are they talking about? We have expressed our concern that the site now being considered for the courthouse is the site that would house the four other employees' cottages that would have to be relocated when Windward Community College implements their Master Plan. If this site is used for the courthouse, the Judiciary must include construction and development costs for six employee cottages in addition to finding another site other than DOH land. All other areas of the State Hospital property are set aside for future expansion and for the relocation of the maintenance yard which presently sits on Windward Community College property.

Thank you for giving us the opportunity to review the draft EIS.

ESALUMA J. CATTING
COMPTROLLER



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

SAM CALLEJO
COMPTROLLER
MARY PATRICIA WALTERHOUSE
DEPUTY COMPTROLLER

LETTER NO. (P) 1109.6

FEB 16 1995

TO: Honorable Lawrence Milke, Director
Department of Health

SUBJECT: New Koolaupoko District Courthouse
Draft Environmental Impact Statement (DEIS)

We are in receipt of your agency's November 16, 1995 and November 20, 1995 comments on the DEIS for the Site Selection Study for the New Koolaupoko District Courthouse. We acknowledge that your Wastewater Branch, per your November 16th letter, has no additional comments beyond those provided in your previous letter dated August 22, 1995. With regard to the comments provided in your November 20 letter, we offer the following responses:

Judiciary - DOH Agreement

The reference to an agreement being reached between the Judiciary and the DOH, whereby development rights for Site "E" could be relinquished to the Judiciary is presented as a possibility. Details would have to be agreed to by both parties.

Displacement

The possibility of a courthouse being situated on the DOH site will have to rely on an agreement between the Judiciary and the DOH, as described above. It may be possible that even with the hospital's future expansion, some modification to the master plan could be possible so as to provide room for the cottages at another location other than Site "E".

Thank you for your timely response and continuing cooperation.

SAM CALLEJO
State Comptroller

cc: Fukunaga & Associates

8 ENJAMANI CAJETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

DEC - 4 1995

Elgoh
KAZU HAYASHIDA
DIRECTOR

SENYU OKAMURA
SENYU H. MATSUDA
ELENA H. OKAMOTO

IN REPLY REFER TO:

HWY-PS
2.8308

Mr. Gary Gill
Page 2

HWY-PS 2.8308

DEC - 1 1995

TO: GARY GILL, DIRECTOR
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

FROM: KAZU HAYASHIDA *KH*
DIRECTOR OF TRANSPORTATION

SUBJECT: DRAFT ENVIRONMENTAL IMPACT STATEMENT (EIS) FOR
THE SITE SELECTION STUDY FOR THE NEW KOOLAUFOKO
DISTRICT COURTHOUSE, KANEHOE, OAHU
TRK: 4-5-35 FOR. 10; 4-5-23 FOR. 2; AND
4-5-28: 6 FOR. 7

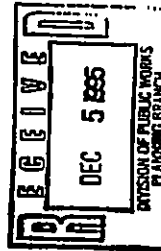
Thank you for requesting our review of the Draft EIS.
We have the following comments:

- Four candidate sites are identified in the Draft EIS:
(1) Site A, Hawaii Pacific University (HPU) Hawaii Loa
Campus; (2) Site D, Former Department of Transportation
(DOT) Baseyard Site; (3) Site E, Department of Health (DOH)
Site; and (4) Site F, Waikalua Farms Site. A Traffic Impact
Analysis Report (TIAR) for the selected site should be
submitted for our review and approval. All required
improvements must be provided at no cost to the DOT.
- No additional surface water runoff may be discharged onto
the State highway right-of-way (ROW).
- All plans for construction work within the State highway ROW
must be submitted for our review and approval.
- Access to candidate Site "A" from Kamehameha Highway,
Site "D" from Kahekili Highway, and Site "E" from Keahala
Road or Pookela Street must meet current State highway
design standards and traffic impacts must be adequately
mitigated.

- If Site "A" is selected, a left turn deceleration and
storage lane, and a right turn deceleration lane must be
constructed. A traffic control plan will be needed for the
development of water and sewer services.
- If Site "D" is selected, a driveway from Keahala Road must
be located at a minimum of 300 feet from the intersection of
Kahekili Highway and Keahala Road.
- Site "F" abuts Kamehameha Highway which is under the
jurisdiction of the City and County of Honolulu.

cc: Mr. Ralph Yukumoto
Department of Accounting
& General Services
P. O. Box 119
Honolulu, Hawaii 96810-0119

Mr. Philip Lum
Fukunaga & Associates, Inc.
1388 Kapiolani Boulevard, 2nd Floor
Honolulu, Hawaii 96814





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

SAM CALLEJO
COMPTROLLER

MARY PATRICIA WATERHOUSE
DEPUTY COMPTROLLER

(P)1053.6

Honorable Kazu Hayashida
Page 2

Ltr. No. (P)1053.6

JAN 25 1996

TO: Honorable Kazu Hayashida, Director
Department of Transportation

SUBJECT: New Koolaupoko District Courthouse
Draft Environmental Impact Statement (DEIS)

We are in receipt of your agency's December 4, 1995 comments on the DEIS for the Site Selection Study for the New Koolaupoko District Courthouse. The proposed project will comply with the following Department of Transportation requirements:

1. For the selected site, a Traffic Impact Analysis Report shall be prepared and submitted to your department for review and approval.
2. No additional surface runoff shall be discharged onto the State highway right-of-way (ROW). All plans for construction work within State highway ROW shall be submitted to your department for review and approval.
3. Access to Site A from Kamehameha Highway, to Site D from Kahekili Highway and to Site E from Keahala Road or Pookela Street shall meet current State highway design standards and traffic impacts shall be adequately mitigated.
4. For Site A, a left turn deceleration and storage lane and a right turn deceleration lane shall be constructed. A traffic control plan shall also be proposed for the development of water and sewer facilities in the highway ROW.
5. For Site D, a driveway from Keahala Road shall be located at a minimum of 300 feet from the intersection of Kahekili Highway and Keahala Road.

We acknowledge that Site F is along a portion of Kamehameha Highway that is under the jurisdiction of the City and County of Honolulu.

Thank you for your timely response and continuing response.

SAM CALLEJO
State Comptroller

SAM CALLEJO
COMPTROLLER
MARY PATRICK WATERHOUSE
DEPUTY COMPTROLLER
LETTER NO. (P) 1054-6



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

JAN 24 1996

BRUCE M. CAWTHRAE
GOVERNOR

ROY S. OSHIRO
EXECUTIVE DIRECTOR

IN REPLY REFER TO:
95: PPE/6313

Ralph



RECEIVED
OCT 31 8 16 AM 1995

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
877 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 527-4000

October 27, 1995

TO: Governor, State of Hawaii
c/o Office of Environmental Quality Control

FROM: Roy S. Oshiro
Executive Director

SUBJECT: Draft Environmental Impact Statement for the Site
Selection Study for the New Koolauopoko District
Courthouse

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

Thank you for the opportunity to comment.

c: Ralph Yukumoto, DAGS
Philip Lum, Fukunaga & Assoc.

Mr. Roy S. Oshiro, Executive Director
Housing Finance and Development Corporation
Department of Budget and Finance
State of Hawaii
Honolulu, Hawaii

Dear Mr. Oshiro:

Subject: New Koolauopoko District Courthouse
Draft Environmental Impact Statement (DEIS)

We are in receipt of your agency's comments dated October 17, 1995 offering no comments on the DEIS for the Site Selection Study for the New Koolauopoko District Courthouse.

Thank you for your timely response and continuing cooperation.

Very truly yours,

Gordon Matsuo
GORDON MATSUOKA
State Public Works Engineer

RY:JY Fukunaga & Associates, Inc.
cc:

DEPARTMENT OF PUBLIC WORKS
DIVISION OF PUBLIC WORKS
State Public Works Agency
- P.W. Secy -
- State Serv. Dir. -
- Planning Dir. -
- Proj. Mgmt. Dir. -
- Design Dir. -
- Const. Dir. -
- State Serv. Dir. -

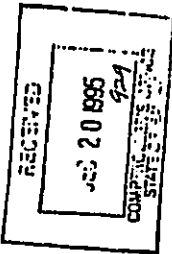




HOUSE OF REPRESENTATIVES

STATE OF HAWAII
STATE CAPITOL
HONOLULU, HAWAII 96813

December 15, 1995



- 1. The Hon. Rep. [Name] - Approval
- 2. The Hon. Rep. [Name] - Spn
- 3. The Hon. Rep. [Name] - Info
- 4. The Hon. Rep. [Name] - Fa
- 5. The Hon. Rep. [Name] - Ser
- 6. The Hon. Rep. [Name] - Comm
- 7. The Hon. Rep. [Name] - Inv
- 8. The Hon. Rep. [Name] - Ref

Sam Callejo, Comptroller
Department of Accounting and General Services
1151 Punchbowl Street
Honolulu, HI 96813

Re: Draft Environmental Impact Statement for the Site
Selection Study for the New Ko'olaupoko District
Courthouse, Kane'ohē, O'ahu

Dear Mr. Callejo:

Thank you for sending me a copy of the above-referenced draft report. Since I have been following the proposed Ko'olaupoko District Court project personally for the past several years, it was with great interest that I received and reviewed the report.

I was pleased to see that an equal number of both State-owned and privately-owned parcels made up the new list of candidate sites. It is clear that the dire fiscal condition that the State is in right now means that funds for capital improvement projects such as this are going to be very limited for the foreseeable future. The potential cost advantages in utilizing land already owned by State cannot be ignored.

I was also encouraged to see that projected costs associated with both procuring and developing each of the candidate sites have been included in the report in addition to the ratings for each site on the various criteria. This information will no doubt help to give the Judiciary a head start in making informed and rational decisions about this project.

Windward O'ahu has needed a new courthouse for a very long time now. The current court facility in Kane'ohē, as you are aware, is severely cramped, lacks adequate parking, and poses a number of potential security risks for both court personnel and the public.

As both, House Judiciary Chairman and a Kane'ohē representative, it has been my dream to have a new first-rate courthouse which will be safe, accessible, and with sufficient parking and interior space to properly service the legal needs of Windward O'ahu into the twenty-first century. Since the EIS process began, I tried to get the Kane'ohē community more involved in sponsoring two meetings to foster awareness and to gather community input. Ralph Yukimoto from your staff, as well as Fukunaga and Associates representatives, were present, so I trust that they gave due consideration to the opinions and concerns expressed at those sessions.

I found the Study to be a thorough and comprehensive examination of the final four sites, of which I am pleased to note an equal number of both State-owned and privately-owned sites. I appreciate and understand the need to quantify the various evaluations in the Study, but I also see the fallacy and danger in just adding numbers in the site-selection decision-making process. The recent community meeting revealed some subjective evaluations made by area residents which I strongly believe must somehow be included in the final EIS.

On behalf of my constituents and fellow Windward O'ahu residents, thank you for all of the work of your Department's staff and its consultants to date on this difficult project. I know that when we finally have our new court building in the not too far future, we will all be able to take pride in the collective efforts that will have made it possible.

Sincerely,

Terrance W. E. Tom

Terrance W. E. Tom
State Representative
47th District
Chair, Judiciary Committee

HONOLULU J. CALLEJO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 118, HONOLULU, HAWAII 96810

SAM CALLEJO
COMPTROLLER
BUDGET PATRICK WATERHOUSE
SENATE COMPTROLLER

LETTER NO. (P) 1112.6

FEB 16 1995

The Honorable Terrance Tom
Representative, 47th District
State Capitol, Room 302
Honolulu, Hawaii 96813

Dear Representative Tom:


Subject: New Koolauoko District Courthouse
Draft Environmental Impact Statement (DEIS)

We are in receipt of your December 15, 1995 comments on the DEIS for the Site Selection Study for the New Koolauoko District Courthouse. Your work with the Kaneohe community has increased public interest in the courthouse project. Community involvement was vital to locating potential candidate sites.

Through public meetings and letters received during the DEIS comment period, we are aware, as is the Judiciary, of the many concerns the Kaneohe community has over the four candidate sites. These concerns will be addressed in the Final EIS.

Thank you for your timely response and continuing support.

Sincerely,


SAM CALLEJO
State Comptroller

c: Fukunaga & Associates

Working to mitigate the cost differential over other sites, the benefits to Kaneohe of the Waikalua site are then clear, in terms of convenience; use of both time and personnel resources of those involved in the criminal justice system; and in environmental impacts.

I would be happy to discuss the issue in greater detail with you. Please do not hesitate to contact me.

- cc: Kaneohe Neighborhood Board
- Senator Ray Grauly
- Senator Mike McCartney
- Rep. Terrance Tom
- Rep. Kenneth Ito
- Rep. Cynthia Thielen

RECEIVED
 DEC 15 1995
 COMPTROLLER'S OFFICE
 STATE OF HAWAII

Ralph



HAWAII STATE LEGISLATURE
STATE CAPITOL
HONOLULU, HAWAII 96813

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 Dec 18 8 51 AM '95
 DIV. OF PUBLIC WORKS

MEMORANDUM

TO: Sam Callejo, Comptroller
 Department of Accounting and General Services
 Chief Justice Ronald Moon
 Hawaii State Supreme Court

FROM: Senator Mike Liu *ML*

RE: Draft Environmental Impact Statement (DEIS) for the
 Site Selection Study for the New Kooiaupako
 District Courthouse

DATE: December 12, 1995

After studying the above referenced document (as well as materials not included in the study) I would like to state my support for the "Waikalua Farms" site addressed in the study.

My reasons are as follows:

- I believe that the site acquisition cost estimate provided in the DEIS is much higher than current market value and trends. As the DEIS itself states, "the assessed valuation may not be an accurate market assessment of land value." And it is the acquisition cost which accounts for most of the differential between the HPU and the Waikalua Farms sites.

[Similarly, I believe other potential site development costs for Waikalua (e.g., bridges over Kaneohe stream and demolition) would be substantially lower than is projected.]

Note that without acquisition costs, development of the HPU site would cost more than the Waikalua site (i.e., \$2.345 million versus \$2.110 million).

- Base development costs for the Waikalua site are probably lower than projected since "earthwork" estimates appear to be high.

DEPARTMENT OF PUBLIC WORKS
 DIVISION OF PUBLIC WORKS

| | | |
|---|-------------------|-----------|
| 1 | State P.W. Exp. | Approved |
| | P.W. Secy | Sign |
| 2 | Staff Secy | Info |
| | Planning Dir. | File |
| | Proj. Mgr. B. | Sub. mtg. |
| | Design B. | Comments |
| | Info B. | Forward |
| | Dist. Coord. Eng. | Rec'd |
| | Director | File |

DOUGLAS J. CAYLOR
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 112, HONOLULU, HAWAII 96810

SAR CALLEJA
COMPTROLLER
MARY PATRICK WATKINS
SAVANT COMPTROLLER

LITR:ml (P)1110.6

The Honorable Mike Liu
Page 2
Ltr. No. (P)1110.6

Thank you for your timely response and continuing cooperation.

Sincerely,

SAR CALLEJA
State Comptroller

c: Fukunaga & Associates

The Honorable Mike Liu
Senator
State Capitol, Room 221
Honolulu, Hawaii 96813

Dear Senator Liu:

Subject: New Koolauoko District Courthouse
Draft Environmental Impact Statement (DEIS)

We are in receipt of your December 12, 1995 comments on the DEIS for the Site Selection Study for the New Koolauoko District Courthouse. We acknowledge your support for the Waikalua Farms site and your concerns over the costs assessed to each site for land acquisition and site development. Our responses to your concerns are as follows:

Land Acquisition Costs

Only after a courthouse site is selected and negotiations between the land owner(s) and the State are finalized can the actual cost of the land to the State be determined. The land acquisition cost estimates provided in the DEIS were used for comparison of the relative values of the four candidate sites.

Site Development Costs

The site development costs for the Waikalua Farms site are based on preliminary site investigations. Existing topography maps show that the Waikalua Farms property is approximately 15 feet lower than the ground elevation of Kamehameha Highway and the Honda Store property. A proposed layout for the site is to place the parking lot on Parcel 7 and the building on Parcel 6, which is flat and level with Kamehameha Highway. Extensive earthwork is required to provide automobile access to the parking lot and for construction of an adequately sized building pad. This is reflected in the earthwork cost presented in the DEIS.

Mr. Raymond Sato
Page 2

Ltr. No. (P)1055.6

serve to increase the capacity of the 16-inch main and supply Site D with adequate fire flow.

SITE E - DOH Site

The Luluku 500 Reservoir supplies water to the 8-inch line fronting Site E on Fookela Street and Keahala Road and has adequate flow to accommodate fire protection requirements.

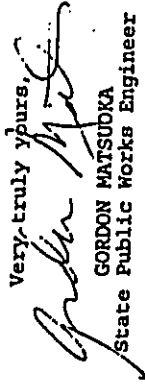
Site F - Maikalua Farms Site

The Kapunahala 272 Reservoir supplies water to the 6-inch line fronting Site F along Kamehameha Highway and has adequate flow to accommodate fire protection requirements.

All the sites except for Site E would require the installation and connection of a new hydrant.

Thank you for your timely response and continuing cooperation.

Very truly yours,


GORDON MATSUDA
State Public Works Engineer

RY:jy
cc: Fukunaga & Associates, Inc.

CITY AND COUNTY OF HONOLULU

PLANNING DEPARTMENT

650 SOUTH KING STREET
HONOLULU, HAWAII 96810



RECEIVED
DEC 12 1995
CHERYL D. SOON
CHIEF PLANNING OFFICER
COMPTROLLER'S OFFICE
STATE OF HAWAII

CHERYL D. SOON
CHIEF PLANNING OFFICER
CARROLL TREAGHEM
DEPUTY CHIEF PLANNING OFFICER

BENJAMIN J. CAYTELINO
DIRECTOR



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

SAM CALLEJO
COMPTROLLER

MAUI PATRICIA WATERHOUSE
DEPUTY COMPTROLLER

LETTER NO. (P) 1057.6

MH 10/95-2209

December 5, 1995

Honorable Sam Callejo, State Comptroller
Department of Accounting and General Services
State of Hawaii
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Callejo:

Draft Environmental Impact Statement (DEIS)
for the Site Selection Study
for the New Koolauopoko District Courthouse.

Thank you for the opportunity to review and comment on the subject DEIS. We do not have any further comments beyond those in our previous letters of April 12, 1993 and August 3, 1995, which have been included in Section XI (comments and responses received during the preparation of the DEIS).

Should there be any questions, please contact Matthew Higashida of our staff at 527-6056.

Sincerely,

Cheryl D. Soon

CHERYL D. SOON
Chief Planning Officer

CDS:ft

cc: Fukunaga and Associates, Inc.
Office of Environmental Quality Control

DIRECTOR OF PLANNING
State P.L. Eng. Operative
- P.M. Sec. - SYN
- Staff Serv. B. - Info
- Planning B. - A.A. P.A.
- Proj. Mgmt. B. - SYN
- Design B. - Operative
- Insp. B. - Operative
- Asst. Dir. Eng. - Operative

JAN 24 1996

Ms. Cheryl D. Soon
Chief Planning Officer
Planning Department
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Ms. Soon:

Subject: New Koolauopoko District Courthouse
Draft Environmental Impact Statement (DEIS)

We are in receipt of your agency's December 5, 1995 comments on the DEIS for the Site Selection Study for the New Koolauopoko District Courthouse. We acknowledge that you have no additional comments beyond those provided in your previous letters dated April 12, 1993 and August 3, 1995.

Thank you for your timely response and continuing cooperation.

Very truly yours,

Gordon Matsuoaka
GORDON MATSUOKA
State Public Works Engineer

RY:Jy Fukunaga & Associates, Inc.

Eliph

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

PACIFIC PARK PLAZA
711 KAPIOLANI BOULEVARD, SUITE 1200
HONOLULU, HAWAII 96813

Dec 8 8 13 AM '95
DIV. OF PUBLIC WORKS
JAUS



JEREMY HARRIS
MAIL ROOM

WILLIAM L. CAYETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 118, HONOLULU, HAWAII 96819

SAM CALLEJO
COMPTROLLER

MARY PATRICKA WATERHOUSE
DEPUTY COMPTROLLER

LETTER NO. (P) 1059 - 6

JAN 24 1996

10/95-05039R

December 7, 1995

The Honorable Benjamin Cayetano
Governor
State of Hawaii
c/o Office of Environmental Quality Control
220 South King Street, Suite 400
Honolulu, Hawaii 96813

Dear Governor Cayetano:

Subject: Draft Environmental Impact Statement for the Site Selection Study for the New Koolauoko District Courthouse

We have reviewed the subject draft environmental impact statement and would like to reiterate our earlier comments. It is our understanding that once a specific site is selected, a parking and traffic assessment report will be prepared and submitted to our department for review and approval. Upon review of the report and site plan, we will provide specific comments regarding the types of roadway improvements which are necessary to support the project.

Should you have any questions regarding this matter, please call Faith Miyamoto of the Transportation Systems Planning Division at 527-6976.

Respectfully,

[Signature]
for CHARLES O. SWANSON
Director

cc: ✓ Mr. Ralph Yukumoto, Department of Accounting and General Services
Mr. Philip Lum, Fukunaga and Associates, Inc.

| INFORMATION FOR THE DIRECTOR | |
|------------------------------|--------------------------|
| 1 | Site Plan, Exp. Approval |
| 1 | Pl. Secy |
| 1 | Staff Serv. Bk |
| 2 | Planning Bk |
| 1 | Prof. Impact. Bk |
| 1 | Budget B |
| 1 | Site Plan |
| 1 | Impact. C |
| 1 | Final Cont. Exp. |
| 1 | Final Cont. Exp. Bk |

Mr. Charles O. Swanson, Director
Department of Transportation Services
City and County of Honolulu
711 Kapiolani Boulevard, Suite 1200
Honolulu, Hawaii 96813

Dear Mr. Swanson:

Subject: New Koolauoko District Courthouse
Draft Environmental Impact Statement (DEIS)

We are in receipt of your agency's December 7, 1995 comments on the DEIS for the Site Selection Study for the New Koolauoko District Courthouse. We acknowledge that once a specific site is selected, a parking and traffic assessment report will be prepared and submitted to your department for review and approval.

Thank you for your timely response and continuing cooperation.

[Signature]
GORDON MATSUOKA
State Public Works Engineer

RY:fy
cc: Fukunaga & Associates, Inc.

DEPARTMENT OF WASTEWATER MANAGEMENT
CITY AND COUNTY OF HONOLULU
 650 SOUTH KING STREET
 HONOLULU, HAWAII 96813

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 DIV. OF PUBLIC WORKS

JEREMY HARRIS
 MAYOR

BENJAMIN J. CAYETANO
 GOVERNOR



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

SAM CALLEJO
 COMPTROLLER
 MARY PATRICIA WATERHOUSE
 DEPUTY COMPTROLLER
 (P) 1060.6

November 22, 1995

In reply refer to:
 WCC 95-36

- APPROVED BY PUBLIC WORKS
- Site Plan
 - P.W. Sec
 - Sewer
 - Staff Serv. Rpt.
 - Planning B.
 - Feas.
 - Proj. Mgmt. B.
 - Design B.
 - Intd. B.
 - Cost Cont. Rep.
 - Final
 - City Sec. B.

The Honorable Benjamin Cayetano
 Governor, State of Hawaii
 c/o Office of Environmental Quality Control
 220 South King Street, Suite 400
 Honolulu, Hawaii 96813

Dear Governor Cayetano:

Subject: Draft Environmental Impact Statement (October 1995)
 Site Selection Study for the New Koolauopoko District Courthouse
 IMK: 4-5-035, nor. 10: 4-5-073; 4-5-073; nor. 7: 4-5-078; 6, nor. 7

We have no objection to any of the sites selected for the new Koolauopoko District Courthouse. As stated in the study, connection to the municipal sewer system will be considered after the construction of the Kaneohe Sewage Treatment Plant, Phase 3 Modifications, tentatively scheduled for completion in 1998.

Sewage connection approval is also dependent on the adequacy of the local sewer system. Approximately 1800 feet of 10-inch sewer line parallel to Puu Inia Street between Lanipolo Place and Puohala Playground is inadequate to accommodate a courthouse at the Waikalua Farms Site. For any selected site, a "Sewer Connection Application" form should be submitted to this department for sewer capacity reservation.

If you have any questions, please contact Ms. Tessa Yuen of the Service Control Branch at 523-4956.

Very truly yours,

 FELIX B. LIMTIACO
 Director

cc: Mr. Ralph Yukumoto, Dept. of Accounting and General Services
 Mr. Philip Lum, Fukunaga & Associates, Inc.

JAN 24 1996

Mr. Felix Limtiaco, Director
 Department of Wastewater Management
 City and County of Honolulu
 650 South King Street
 Honolulu, Hawaii 96813

Dear Mr. Limtiaco:

Subject: New Koolauopoko District Courthouse
 Draft Environmental Impact Statement (DEIS)

We are in receipt of your agency's November 22, 1995 comments on the DEIS for the Site Selection Study for the New Koolauopoko District Courthouse. We note that the courthouse development on the Waikalua Farms site will require upgrading the 10-inch sewer line parallel to Puu Inia Street between Lanipolo Place and Puohala Playground. This information will be incorporated in the Final EIS.

Thank you for your timely response and continuing cooperation.

Very truly yours,

 GORDON MATSUOKA
 State Public Works Engineer

RY:jj
 cc: Fukunaga & Associates, Inc.

CITY AND COUNTY OF HONOLULU
 FIRE DEPARTMENT
 RECEIVED
 3375 KOAPAKA STREET SUITE 422
 HONOLULU, HAWAII 96819-1869

NOV 20 8 53 AM '95
 JERRY P. LUM, C. WORKS
 JANS



November 15, 1995

The Honorable Benjamin J. Cayetano
 Governor
 State of Hawaii
 c/o Office of Environmental Quality Control
 220 South King Street, 4th Floor
 Honolulu, Hawaii 96813

Sir:

SUBJECT: DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR THE SITE SELECTION STUDY FOR THE NEW KOOLAUPOKO DISTRICT COURTHOUSE

We have reviewed the subject material provided and foresee no adverse impact in Fire Department facilities or services.

Access for fire apparatus, water supply and building construction shall be in conformance to existing codes and standards.

Should you have any questions, please call Assistant Chief Arthur Ugalde of our Administrative Services Bureau at 831-7774.

Sincerely,

Anthony J. Lopez, Jr.
 ANTHONY J. LOPEZ, JR.
 Fire Chief

PHG:ny

cc: State of Hawaii, Dept. of Accounting and General Services (Planning Branch)
 Mr. Philip Lum, Fukunaga & Associates

nyg

RECEIVED
 NOV 15 1995

ANTHONY J. LOPEZ, JR.
 FIRE CHIEF
 STATE OF HAWAII
 DEPT. OF ACCOUNTING AND GENERAL SERVICES



STATE OF HAWAII
 DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
 P. O. BOX 118, HONOLULU, HAWAII 96810

JAN 24 1996

Mr. Anthony J. Lopez, Jr.
 Fire Chief
 Fire Department
 City and County of Honolulu
 3375 Koapaka Street
 Honolulu, Hawaii 96819-1869

Dear Mr. Lopez:

**Subject: New Koolaupoko District Courthouse
 Draft Environmental Impact Statement (DEIS)**

We are in receipt of your agency's November 15, 1995 comments on the DEIS for the Site Selection Study for the New Koolaupoko District Courthouse. We note that this project will have no adverse impact to Fire Department facilities or services. Also, access to fire apparatus, water supply and building construction shall conform to existing codes and standards.

Thank you for your timely response and continuing cooperation.

Very truly yours,
Gordon Matsuoaka
 GORDON MATSUOKA
 State Public Works Engineer

RY:jj
 cc: Fukunaga & Associates, Inc.

SAM CALLEZO
 COMPTROLLER
 MARY PATRICK WATERHOUSE
 DEPUTY COMPTROLLER
 LETTER NO. (P) 1061.6

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 527-7111

JEREMY HARRIS
MAYOR



October 30 8 14 AM 1995

MICHAEL S. NAKAMURA
CHIEF

MAROLD M. KAWASAKI
LEE OOHONUE
DEPUTY CHIEFS

BENJAMIN J. CAYETANO
GOVERNOR



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

SAB CALLEJO
CONTROLLER
MARY PATRICIA WATERHOUSE
DEPUTY CONTROLLER
LETTER # (P) 1046.6

OUR REFERENCE BS-DL

October 26, 1995

The Honorable Benjamin J. Cayetano
Governor
State of Hawaii
c/o Office of Environmental
Quality Control
220 South King Street, Suite 400
Honolulu, Hawaii 96813

Dear Governor Cayetano:

We have received the draft environmental statement for the New Koolaupoko District Courthouse in Kaneohe. This project should have no significant impact on the operations of the Honolulu Police Department.

Thank you for the opportunity to comment.

Sincerely,

MICHAEL S. NAKAMURA
Chief of Police

By: *Eugene Uemura*
EUGENE UEMURA
Assistant Chief of Police
Administrative Bureau

cc: Mr. Ralph Yukumoto
Dept. of Accounting & Gen. Services
Mr. Philip Lum
Fukunaga & Associates, Inc.

JAN 24 1996

Mr. Michael S. Nakamura, Chief of Police
Police Department
City and County of Honolulu
801 South Beretania Street
Honolulu, Hawaii 96813

Dear Mr. Nakamura:

Subject: New Koolaupoko District Courthouse
Draft Environmental Impact Statement (DEIS)

We are in receipt of your agency's October 26, 1995 comments on the DEIS for the Site Selection Study for the New Koolaupoko District Courthouse. We note that the project will have no significant impact on the operations of the Honolulu Police Department.

Thank you for your timely response and continuing cooperation.

Very truly yours,
Gordon Matsuoka
GORDON MATSUOKA
State Public Works Engineer

RY:jy
cc: Fukunaga & Associates, Inc.

- TO: Chief P.M. Esp. *Approved*
- P.M. Esp. *Scb*
- Staff Serv. B. *Scb*
- Planning B. *AKS*
- Prof. Mgmt. B. *See me*
- Design B. *Comments*
- Insp. B. *Invited &*
- Off. Cont. Exp. *Rept*
- Facility Serv. B.



KANEOHE NEIGHBORHOOD BOARD, NO. 40, 1177...
410 KANEOHE SATELLITE CITY BLDG., 64201 KANEOHE, HAWAII 96744

DEC 9 5 50 AM '95

DEC 9 5 50 AM '95

Division of Planning
Site Plan, Eng. Approval
- Plan Sec
- Staff Serv. R.
- Planning B.
- Proj. Mgmt. B.
- Public B.
- Int. B.
- Env. Serv. Eng.
- Rec.

December 6, 1995

Mr. Ralph Yukunoko
Department of Accounting and General Services
Public Works Division
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Yukunoko:

RE: Draft EIS for the Site Selection Study for the New Koolamoko District Courthouse
The Kaneohe Neighborhood Board #30 provides its comments on all of the sites reviewed in the Draft EIS. Thank you for providing the opportunity for community input.

The site selection criterion that state lands be given first consideration in the selection of a site for the courthouse is problematic because there is a shortage of state lands within the designated area that are of sufficient size, reasonably level, conveniently located and that meet safety needs of the community. Assigning a higher rating to such lands is inappropriate because it ignores economic costs to the general public, the business community and judiciary building users. Other factors that should be given due consideration include:

- Driving costs and time required by Police Department personnel to travel to a site removed from the Kaneohe Police substation
- Driving costs and time required by residents to reach an outlying destination
- The inconvenience and expense to courthouse users of being removed from auxiliary services such as restaurants and stores
- The removal of business opportunities from Kaneohe businesses by placing the courthouse in outlying areas, away from Kaneohe's core business area
- Forfeiting the community's opportunity to develop a coherent plan for its civic center and for achieving a sense of place and community pride in Kaneohe

Three of the four sites now under consideration for the courthouse would impose these costs on the courthouse users. Unlike the cost of land acquisition, these costs would be ongoing. Moreover, acquiring property for the courthouse in Kaneohe's business core will not increase taxes to taxpayers. It will only shift the distribution of expenditures available for capital improvement programs for a period of time.

The Kaneohe Neighborhood Board #30 unanimously recommends the selection of Site F, the Waikaha Farms Site, for the following reasons:

Site A - Hawaii Pacific University (HPU)

This site is located several miles from Kaneohe's central business district and is the furthest removed of all four sites from the civic center.



Kaneohe Neighborhood Board System - Established 1973

December 6, 1995
Draft EIS Comments
Page 2

Its selection would remove a key government function from the community and inconvenience courthouse users.

It would increase the costs (in time and vehicular use) to the City and County of Honolulu by requiring police personnel to travel the greatest distance from the Kaneohe Police Substation.

The site is on land designated as preservation.

Construction cost would be significantly increased by the need to construct and connect a wastewater line one mile past the university entry road.

HPU officials earlier expressed opposition to having the courthouse located so close to its students and campus facilities.

Site D - Department of Transportation (DOT)

The site requires twice as much square footage for construction as any other site because of the steep slope of the property.

Making the site accessible to vehicles and pedestrians would be costly for the same reason.

The site increases traffic congestion on Kaeahala Road. Traffic flow may lead to traffic accidents as people waiting to turn left into the property from Kaeahala Road will have to contend with the signal light at Kaeahala and Kaeahala Highway. They will also be held up with cross traffic traveling Kaneohe bound from the community college and district park along Kaeahala Road.

There is no room for off-site parking along either Kaeahala Highway or Kaeahala Road at this location.

The site is problematic for pedestrian access.

High costs for property improvements, walls, sloping driveways, parking, etc.

Ceded land is not protected from acquisition costs in the future regardless of existing designated government "appropriate uses."

Property is located next to residential properties which is not compatible or appropriate mixed use.

Site E - Department of Health (State Hospital) near Windward Community College

The site is removed from the town center of Kaneohe. Like the HPU site, it would increase costs to the City and County of Honolulu by requiring police personnel to travel to a distant location.

It is adjacent to residential property and close to a college campus.

Is on ceded land

A waiver for Public Use and Utility Installations would be required as the building design exceeds the height and maximum building area allowed within the ACP-2 designation.

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Page 3

Utility installations would be required.

Site F - Waikailua Farms Site

This site is close to the existing Civic Center and would enhance the community's sense of place. It is the most accessible site to police personnel assigned to the Kaneohe Police Station and provides a working site for officers assigned to other substations. A connecting footbridge over Kaneohe Stream would provide a pathway, possibly reducing the number of parking stalls at the courthouse.

It joins government services to a core area.

It is appropriately sited within existing zoning and planned development proposed for Kaneohe.

During hours when the courthouse is not in use, courthouse parking could be used by others going to the Civic Center, Regional Library, and soccer field.

The site is located within the business district of Kaneohe, near restaurants and stores.

It is on two existing major bus routes.

The property has excellent access from Kamehameha Highway, a well-known thoroughfare. The site has great potential for architectural development, overlooking planned park site adjacent to Kaneohe Stream, with a view of Kaneohe Bay.

During the recent Vision 2020 environmental design charrette, five teams consisting of Hawaii-based and mainland urban designers, architects, landscape architects, a traffic engineer and numerous community participants--each team working independently--designated this site for the courthouse as part of a long-term plan for developing Kaneohe into a vital, attractive self-sustaining community. The members of the five design teams were driven to the five sites by bus. They were asked to use the professional expertise and technical training within each group to designate the best site for the new courthouse. The results were unanimous.

The major disadvantage of the Waikailua Farms site, according to the draft EIS, is the high cost of acquiring and developing the property. The Neighborhood Board questions several of the assumptions and findings of the draft EIS. In particular, we question:

- The poor soil condition of the Waikailua Farms site and the high cost of stabilizing the soils there.
- The estimated cost of developing the Waikailua Farms site. The EIS calls for placing the courthouse on the slope rather than on the level portion of the property.
- The high cost of construction a footbridge over Kaneohe Stream.

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Draft EIS Comments
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Even if those estimated costs are realistic, we believe it is important that Kaneohe's need for a coherent development plan, based on community priorities, should not be sacrificed for short-term cost saving. Over the long term for all of the shareholders using the regional judicial building there appears to be no saving at all in selecting the other sites. External costs to the community must be considered. We sincerely hope that those making the site selection will bear in mind the other considerations we have raised and accordingly choose the Waikailua Farm site.

Sincerely,

Elsine Murphy
Elsine Murphy, Chair



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 118, HONOLULU, HAWAII 96819

SAM CALLEJO
COMPTROLLER

MARY PATRICKA WATERHOUSE
PROPERTY COMPTROLLER

LETTER NO. (P) 1113.6

Ms. Elaine Murphy
Page 2

Letr. No. (P) 1113.6

FEB 15 1996

Ms. Elaine Murphy, Chair
Kaneohe Neighborhood Board No. 30
c/o Kaneohe Satellite City Hall
46-024 Kamehameha Highway
Kaneohe, Hawaii 96744

Dear Ms. Murphy:

Subject: New Koolauoko District Courthouse
Draft Environmental Impact Statement (DEIS)

We are in receipt of your December 6, 1995 comments on the DEIS for the Site Selection Study for the New Koolauoko District Courthouse. We offer the following responses to your comments:

Introduction

1. Assigning a higher rating to State-owned land is inappropriate because it ignores economic costs to the general public, the business community and judiciary building users.

Utilizing a State-owned site for a public facility reduces land acquisition costs normally associated with acquiring privately-owned sites. This cost savings to the State is reflected in the higher rating assigned to State-owned sites under the Land Ownership category, Section IV, Community Criteria of the DEIS.

2. Driving costs and time required by Police Department personnel to travel to a site removed from the Kaneohe Police substation.

According to the Judiciary, cases requiring police officers at the Koolauoko District Courthouse has dropped significantly in the last couple of years due to the passing of the Decriminalization of Traffic Violations law two years ago. Subsequently, the costs associated with police travel time to the courthouse has reduced proportionally.

3. Driving costs and time required by residents to reach an outlying destination. The new courthouse is proposed to serve the Koolauoko and Koolauloa Divisions of the City and County of Honolulu.

Since all the candidate sites are centrally located within the Koolauloa and Koolauoko areas, none of the sites can be described as "outlying" in terms of driving.

4. The inconvenience and expense to courthouse users of being removed from auxiliary services such as restaurants and stores; the removal of business opportunities from Kaneohe businesses by placing the courthouse away from Kaneohe's business area; and forfeiting the community's opportunity to develop a coherent plan for its civic center.

The DEIS recognizes these concerns in Section IV, Community Criteria, Proximity to Civic Center (near police station, fire station and library). The Waikaloa Farms site received the highest rating for being within the Kaneohe Town core. The other three sites were outside the town core and, therefore, were given lower ratings.

Site A - Hawaii Pacific University (HPU) Site

We acknowledge that the site is remotely located from the Kaneohe Town core. However, we believe that the site's location will not substantially increase the costs associated with police travel time due to the drop in the amount of traffic cases requiring testimonies from police officers.

Site D - Former Department of Transportation (DOT) Baseyard Site

We are aware of the current traffic problems at the intersection of Kealahala Road and Kahekili Highway. We believe that the on-going Kahekili Highway widening project and the planned widening of Kealahala Road mauka of Kahekili Highway will improve the traffic conditions at the intersection. If this site is selected for the courthouse, improvements such as widening Kealahala Road makai of Kahekili Highway and modifying the existing traffic signal light at the intersection may be required.

Ms. Elaine Murphy
Page 3

Ltr. No. (P)1113.6

In regards to your comment that ceded lands are not protected from acquisition costs in the future, regardless of existing designated government appropriated uses. The proposed courthouse, being a public facility, is permitted use on ceded lands. Accordingly, it is highly unlikely that the Office of Hawaiian Affairs will require compensation for the use of the courthouse on ceded land.

Site E - Department of Health (DOH) Site

Again, we believe that the site's location will not substantially increase the costs associated with police travel time due to the drop in the amount of traffic cases requiring testimonies from police officers.


Site F - Waikalua Farms Site

The consensus formed (and incorporated in the Vision 2020 Plan) by the five teams consisting of various professional planners and community participants for the Waikalua Farms site after visiting each site and discussing each site's various characteristics will be cited in the Final EIS.

Preliminary investigations indicate that the Waikalua Farms portion (Parcel 7) of the site contains poor soils and is much lower in elevation than the Honda Store portion (Parcel 6) of the site and Kamehameha Highway. Existing topography maps show a 15 feet difference in elevation. A proposed layout for the site is to place the parking lot on Parcel 7 and the building on parcel 6, which is flat and leveled with Kamehameha Highway. Extensive earthwork is required to provide automobile access to the parking lot and for construction of an adequately sized building pad.

Regarding your comment on the high cost of constructing a footbridge across Kaneohe Stream, we feel that the \$150,000 cost for the construction of the footbridge is adequate for budgetary purposes.

Very truly yours,


GORDON MATSUOKA
State Public Works Engineer

RY:jj
cc: Fukunaga & Associates

RECEIVED

NOV 6 1995

COMPTROLLER'S OFFICE
STATE OF HAWAII

October 30, 1995

Sam Callejo, Comptroller
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810

Subject: Site Selection Study for the New Koolauoko District
Counthouse in Kapehu

Dear Mr. Callejo:

According to an Oahu Civic Centers Study by John Carl Warrnech and Associates completed on November 20, 1987, in fulfillment of a contract with the City and County of Honolulu, there was a proposed development program for a Kaneohe Regional Service Center. Enclosed you will find a reduced copy of that Site Plan.

That study proposed leaving the then Kaneohe Counthouse at the same site of the original Kaneohe Police Station during that time and the relocation of the Kaneohe Police Station to a proposed new building at the south corner of the intersection of Kamehameha Highway and Palaka Road.

There was no proposed plan for a much larger regional counthouse then as is now being proposed by the Hawaii Judicial System Master Plan completed in January, 1989.

From the Draft Environmental Impact Statement which the consultants, Fuhrunga and Associates, Inc. prepared and released to the public on October 11, 1995, I would choose Site E, the Department of Health (DOH) Site, TMK: 4-5-23: position of 2, an approximately 2 acre parcel on the mauka corner of Kealahala and Pookela Street. It is adjacent to the now under construction State Department of Transportation Gasway on Pookela Street and across from the State of Hawaii Windward Health Center on Kealahala Road.

Site F, the Waikaha Farms Site, TMK: 4-5-23:6 & portion of 7, a 2.4 acre parcel adjacent to the Kaneohe Stream, which is the site recommended by the Kaneohe Neighborhood Board, which is the site to design for and much costlier because of its poor soil and slopes requiring much grading and retaining walls. When comparing grading costs and total project costs, not including the building (structure) costs, Site F could be the most expensive of the four (4) sites on the draft EIS. Adding a pedestrian and a vehicular bridge are yet additional costs if a connection is made to the Civic Center - site across the Kaneohe stream.


The Draft Environmental Impact Statement had some kind words on vehicle access to Site F, the Waikaha Farms Site, going south along Kamehameha Highway. The existing breach in the median on Kamehameha Highway fronting the Honda Store does not actually allow

left turn into Site F. That existing breach is for traffic making left turns from Kapehu Street into Kamehameha Highway and traffic making left turns from Kamehameha Highway into Kapehu Street. In entirely redesigned traffic flow pattern will probably be necessary to accommodate left turns into Site F from Kamehameha Highway appropriately.

Traffic going into Kaneohe town backs up considerably now on a daily basis on Kamehameha Highway fronting the old Honda Store site in the morning and afternoon. I also see great problems making right turns into Kamehameha Highway from TMK: 4-5-23: position of 7 because of the existing topography of the Waikaha Farms parcel being much lower than Kamehameha Highway.

The existing Koolauoko District Counthouse being a wholly inadequate public facility and run down, as it is today, is doing its job, mediocre, at best. The selection of Site E will, in my opinion, result in construction of an easier to design and more cost effective engineered structure for the citizens of the State of Hawaii. In my opinion, without expensive land acquisition and land preparation costs, the "Draft Environmental Impact Statement for the Site Selection Study for the New Koolauoko District Counthouse" shows you that it is the most logical choice and especially with ongoing State of Hawaii budget problems which will probably not get better soon.

The "No Project Alternative" is not a responsible fiscal decision. It shows a lack of leadership of persons who have the choice to make that decision. Because of the "Second City" concept in Ewa and more development at Kapehu there is more concentration on planning and capital improvements there now than other parts of Oahu like Kaneohe. Economically it will also provide jobs for the short term and respectability to our judicial system with a permanent Kaneohe Counthouse in an open atmosphere surrounding the Kaneohe District Park with the Koolauoko in the background.

Sincerely,
Wendell Ium

Committee member of
November 2020, an ad hoc
committee of the
Kaneohe Neighborhood
Board & a Kaneohe
resident

Enclosure: Kaneohe Regional Service Center Site Plan
wp51/ooegc
cc: Director, Office of Environmental Quality Control
Governor, State of Hawaii
Chief Justice, Supreme Court
Editor, Windward Surfer

Wendell Ium
45-135 Liliuokalani Road
Kaneohe, Hawaii 96713

BERNARD J. CAYREANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 118, HONOLULU, HAWAII 96819

STATE CALLER
COMPTROLLER
MARY PATRICK WATERHOUSE
SUPPORT COMPTROLLER
LETTER NO (P) 1172.6

MAR 14 1996

Mr. Wendell Lum
45-135 Lilipuna Road
Kaneohe, Hawaii 96744

Dear Mr. Lum:

Subject: New Koolauoko District Courthouse
Draft Environmental Impact Statement (DEIS)

We are in receipt of your October 30, 1995 comments on the DEIS for the Site Selection Study for the New Koolauoko District Courthouse. We acknowledge your support for Site E, the Department of Health site, and your concerns over the existing traffic problems occurring along Kamehameha Highway near Site F, the Waikalua Farms site, during morning and afternoon traffic. Upon selection of a site, a Traffic Impact Analysis Report will be prepared and submitted to the State Department of Transportation and the City and County Department of Transportation Services for review and approval.

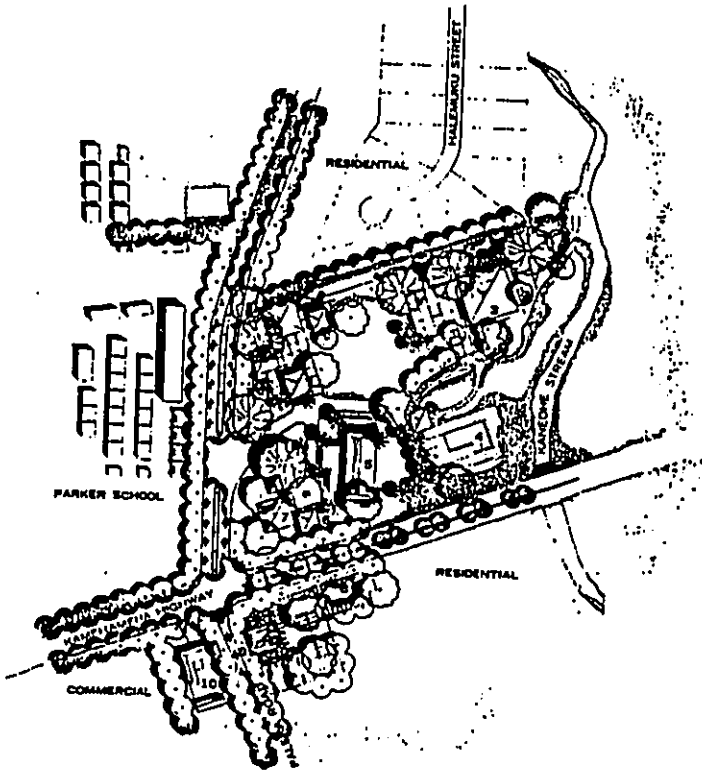
We appreciate your efforts in reviewing and commenting on the subject project. Your concerns will be considered during the courthouse site selection process.

Thank you for your timely response and continuing cooperation.

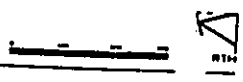
Sincerely,

M. Callery
SAM CALLERY
State Comptroller

1. HEALTH SERVICES
2. PARKING (20 cars)
3. COMMUNITY CENTER
4. POOL
5. LIBRARY
6. SOCIAL SERVICES
7. COURT BUILDING
8. PARKING (84 cars)
9. POLICE STATION
10. FIRE STATION



Kar Regional Service Center Site Plan



APPENDIX XV

LIST OF PREPARERS OF THIS DOCUMENT

XV. LIST OF PREPARERS OF THIS DOCUMENT

Fukunaga & Associates, Inc.

Royce S. Fukunaga, P.E.: President

Valerie Suzuki, P.E.: Engineer

Edlyn Hayashida: Graphic Designer

APPENDIX A

LIST OF POTENTIAL SITES

**APPENDIX A
LIST OF POTENTIAL SITES**

Table A-1 lists the 18 sites identified during the initial selection process as potential sites for the courthouse facility. Each site was evaluated using a set of minimum criteria to identify a smaller number of candidate sites.

TABLE A-1. KOOLAUPOKO DISTRICT COURTHOUSE POTENTIAL SITES

| Site | TMK | Owner | Area (AC) | Existing Use | Remarks |
|------|-------------------|----------------------------------------------------|-----------|-------------------------|----------------------------------------|
| 1 | 4-5-30:1 | Pacific Atlas | 66.76 | Vacant | Open Space per Kaneohe Bay Master Plan |
| 2 | 4-5-30:36 | C&C of Honolulu | 15.89 | Kaneohe STP | To be scaled down |
| 3 | 4-5-65:2 | C&C of Honolulu | 5.79 | Vacant | Soccer Field |
| 4 | 4-5-16:1 | C&C of Honolulu | 3.03 | Vacant | Park |
| 5 | 4-5-18:2 | C&C of Honolulu | 5.44 | Vacant | Park |
| 6 | 4-6-11:46 | Bishop Estate | 4.80 | Parking Lot | Future theater complex |
| 7 | 4-5-21:1 | C&C of Honolulu | 5.51 | Vacant | Park |
| 8 | 4-5-23:1 | State of Hawaii | 4.34 | Undeveloped | Candidate Site "D" |
| 9 | 4-5-23:9 | State of Hawaii | 18.79 | Vacant | Park |
| 10 | 4-5-23:10 | State of Hawaii | 12.57 | Vacant | Park |
| 11 | 4-5-78:14 | C&C of Honolulu | 9.85 | Vacant | Park |
| 12 | 4-5-60:61 | Castle Estate | 15.01 | Commercial Property | Not for sale |
| 13 | 4-5-35:10 | Hawaii Pacific University | 135.89 | University Campus | Candidate Site "A" (on surplus land) |
| 14 | 4-5-23:2 | State of Hawaii | 103.30 | Hospital | Candidate Site "E" |
| 15 | 4-5-28:6, 7(Por.) | Hakkei Enterprises, Inc., and Waikalua Farms, Inc. | 4.39 | Commercial /Undeveloped | Candidate Site "F" |
| 16 | 4-5-76:41, 43,44 | Farm Family Partnership | 2.66 | Commercial property | Not for sale |
| 17 | 4-5-78:15, 16 | Albert Evenson and Family | 6.13 | Residential property | Not for sale |
| 18 | 4-5-16:7 | Henry Featheran, etal. | 1.87 | Residential property | Awkward access |

APPENDIX B

CANDIDATE SITE EVALUATION

**APPENDIX B
CANDIDATE SITE EVALUATION**

This appendix includes results of each candidate site evaluation relative to building site and community criteria and cost considerations. Descriptions of the criteria are contained in Section IV of this Site Selection Study for the new Koolauoko District Court.

BUILDING SITE AND COMMUNITY CRITERIA RESULTS

Site A -- HPU, Hawaii Loa Campus Property, TMK: 4-5-35:10 (Por.)

Building Site Criteria

a. Environmental Characteristics

- 1) Slope Fair
Average slope of preferred locations reaches 8%.
- 2) Shape Good
A rectangular 2.0 acre site with L:W ratio of 2:1 can be accommodated.
- 3) General Soil Stability for Foundation Good
Soil Phase: Kaneohe silty clay, 3 to 8% slopes (Kg B).
- 4) Soil Depth for Site Work Good
Soil layer up to 5 feet deep; Substratum is soft, weathered gravel.
- 5) Natural Beauty Good
Existing scenic views, foliage, etc.: Yes
Potential for beautification: Yes
Crossed by overhead lines: No

b. Roadways and Utilities

- 6) Adequacy of Roadways Good
Kamehameha Highway considered major arterial.
- 7) Adequacy of Water Service Fair
The 12-inch water line available within Kamehameha Highway is inadequate to satisfy fire flow requirements.

Site A -- HPU, Hawaii Loa Campus Property, TMK: 4-5-35:10 (Por.) (cont'd)

- 8) Adequacy of Sewer Service Poor
Sewers are unavailable at the site.
Closest connection is approximately one mile away.
Site is below UIC line; on-site treatment disposal is possible.
- 9) Adequacy of Drainage Facilities Fair
Drainage presently sheet flows into gully.
- 10) Adequacy of Electrical & Telephone Service Good

c. Accessibility

- 11) Automobile Access Fair
Frontage along Kamehameha Highway.
Left turn movements may be difficult due to volume and speed of traffic on Kamehameha Highway.
- 12) Pedestrian Access Poor
Number of sides with available access: One
No sidewalks provided along Kamehameha Highway.
Only one crosswalk at Hawaii Loa College entry presently exists.
- 13) Traffic Flow Fair
Kamehameha Highway is major arterial highway, but site may be too close to H-3 Halekou Interchange.
- 14) Bus Access Fair
Route #55 - Kaneohe Circle Island. This route goes from Ala Moana Center to Kaneohe via the Pali Highway and Kamehameha Highway. Along the way to Kaneohe, the bus makes a stop at HPU, Hawaii Loa Campus approximately 2,400 feet from the project site.

Site A -- HPU, Hawaii Loa Campus Property, TMK: 4-5-35:10 (Por.) (cont'd)

Community Criteria

a. Government

- 15) State Land Use Designation Fair
District designation: Conservation
Adjacent to Urban District. Special Use Permit or
State Land Use district boundary amendment required.
- 16) Special Management Area Good
Site is outside of SMA.
- 17) National Flood Insurance Program Good
The site is outside of known flood hazard
areas.
- 18) County Zoning Ordinance Poor
Zoning designation: Preservation.
Filing a Conservation District Use Application amendment will be
required.

b. Community Effects

- 19) Surrounding Land Use Good
Open space generally surrounds area.
- 20) Land Ownership Fair
Land is owned by single land owner.
- 21) Aesthetic Value Fair
The site has some aesthetic value to
the community: Yes
The facility will obstruct scenic vistas: Partially
- 22) Proximity to Civic Center Poor
Over one mile from the Kaneohe town core.

Site D -- Former DOT Baseyard Site, TMK: 4-5-23:1

Building Site Criteria

a. Environmental Characteristics

- 1) Slope Poor
Average slope exceeds 8%.
- 2) Shape Good
A rectangular 2.0 acre site with L:W
ratio of 2:1 can be accommodated within
the existing 4.3-acre site.
- 3) General Soil Stability for Foundation Good
Soil Phase: Lolekaa silty clay, 3 to 8% (LoB),
Aleloa silty clay, 15 to 35% slopes (AeE).
- 4) Soil Depth for Site Work Poor
Excavation into AeE substratum required.
Substratum is soft, weathered igneous rock.
- 5) Natural Beauty Fair
Existing scenic views, plants, etc.: No
Potential for beautification: Yes
Crossed by overhead lines: Yes

b. Roadways and Utilities

- 6) Adequacy of Roadways Fair
Kahekili Highway considered adequate;
Keaahala Road considered inadequate to
accommodate current and future traffic flows.
- 7) Adequacy of Water Service Fair
The 16-inch water line available within
Keaahala Road is inadequate to satisfy
fire flow requirements.
- 8) Adequacy of Sewer Service Good
10-inch gravity line available within
Keaahala Road.

Site D -- Former DOT Baseyard Site, TMK: 4-5-23:1 (cont'd)

9) Adequacy of Drainage Facilities Fair
Drainage presently sheet flows onto adjacent streets.

10) Adequacy of Electrical & Telephone Service Good

c. Accessibility

11) Automobile Access Fair
Frontage along Kahekili Highway and Keaahala Road, but access likely to be from Keaahala Road only.

12) Pedestrian Access Fair
Number of sides with available access: two
No sidewalks provided on either Kahekili Highway or Keaahala Road except for a short stretch on Keaahala Road across the street from the project site. Crosswalks exist at nearby intersection.

13) Traffic Flow Fair
Keaahala Road is a major street with future improvements programmed.

14) Bus Access Good
Route #56 - Honolulu-Kailua-Kaneohe. This route generally goes through the Kaneohe and Kailua areas. In Kaneohe, the bus travels mauka on Keaahala Road to Kahekili Highway then onto Windward Community College. The bus makes a stop before Kahekili Highway in front of the project site across Keaahala Road.

Community Criteria

a. Government

15) State Land Use Designation Good
District designation: Urban

16) Special Management Areas Good
Site is outside of SMA.

Site D -- Former DOT Baseyard Site, TMK: 4-5-23:1 (cont'd)

- 17) National Flood Insurance Program Good
The site is outside of known flood hazard areas.
- 18) County Zoning Ordinance Fair
Zoning designation: Residential

b. Community Effects

- 19) Surrounding Land Use Good
The site is vacant and adjacent to a public recreational area (Kaneohe District Park).
- 20) Land Ownership Good
The site is State owned.
- 21) Aesthetic Value Good
The site has some aesthetic value to the community: No
The facility will obstruct scenic vistas: No
- 22) Proximity to Civic Center Fair
Within a mile from the Kaneohe town core.

Site E -- Department of Health Site, TMK: 4-5-23:2(Por.)

Building Site Criteria

a. Environmental Characteristics

- 1) Slope Good
Average slope is less than 5%.
- 2) Shape Good
A rectangular 2.0 acre site with L:W ratio of 2:1 can be accommodated.
- 3) General Soil Stability for Foundation Good
Soil Phase: Lolekaa silty clay, 3 to 8% slopes (LoB).
- 4) Soil Depth for Site Work Good
Soil layer up to 5 feet deep. Substratum is soft, weathered gravel.
- 5) Natural Beauty Good
Existing scenic views, plants, etc: Yes
Potential for beautification: Yes
Crossed by overhead lines: Yes

b. Roadways and Utilities

- 6) Adequacy of Roadways Fair
Keahala Road is inadequate to accommodate current and future traffic flows.
- 7) Adequacy of Water Service Good
8-inch water lines are available within Keahala Road and Pookela Street.
- 8) Adequacy of Sewer Service Good
8-inch gravity line available within Pookela Street.
- 9) Adequacy of Drainage Facilities Fair
Drainage presently sheet flows onto adjacent streets.
- 10) Adequacy of Electrical & Telephone Service Good

Site E -- Department of Health Site, TMK: 4-5-23:2(Por.) (cont'd)

c. Accessibility

- 11) Automobile Access Good
Frontage along Keahala Road and Pookela Street.

- 12) Pedestrian Access Good
Number of sides with available access: three
Sidewalk is provided on Pookela Streets.
No sidewalks are provided on Keahala Road and
Banyan Drive. There is one crosswalk located at the
Pookela Street and Keahala Road intersection going
across Pookela Street.

- 13) Traffic Flow Fair
Keahala Road is heavily used by the vehicles
leaving and entering the hospital and college
grounds.

- 14) Bus Access Good
Route #56 - Honolulu-Kailua-Kaneohe. This route generally goes
through the Kaneohe and Kailua areas. In Kaneohe, the bus
travels mauka on Keahala Road to Kahekili Highway then onto
Windward Community College. On Keahala Road, there are
two nearby bus stops, one is directly in front of the site, and the
other is across the street from the site.

Community Criteria

a. Government

- 15) State Land Use Designation Good
District designation: Urban

- 16) Special Management Area Good
Site is outside of the SMA.

- 17) National Flood Insurance Program Good
The site is outside of known flood hazard areas.

- 18) County Zoning Ordinance Poor
Zoning designation: General Agricultural.
obtaining a variance will be required.

Site E -- Department of Health Site, TMK: 4-5-23:2(Por.) (cont'd)

b. Community Effects

- 19) Surrounding Land Use Fair
The site is occupied but underutilized. Surrounding uses include educational, health and recreational. Courthouse-related and/or auxiliary facilities such as the police station and eateries are at least a mile away.
- 20) Land Ownership Good
The land is State owned.
- 21) Aesthetic Value Good
The site has some aesthetic value to the community: No
The facility will obstruct scenic vistas: No
- 22) Proximity to Civic Center Fair
Within a mile from the Kaneohe town core.

Site F -- Waikalua Farms Site, TMK: 4-5-28:6, 7(Por.)

Building Site Criteria

a. Environmental Characteristics

- 1) Slope Fair
Portions near the stream exceed 8% while the rest of the site averages less than 5%.
- 2) Shape Poor
Site is highly irregular in shape, and is unable to accommodate a rectangular 2.0 acre site with L:W ratio of 1:1.
- 3) General Soil Stability for Foundation Poor
Soil Phase: Hanalei silty clay, 0 to 2% slopes (HnA).
- 4) Soil Depth for Site Work Poor
Substratum is silty clay loam with depths up to 3 feet below ground surface.
- 5) Natural Beauty Good
Existing scenic views, plants, etc.: Yes
Potential for beautification: Yes
Crossed by overhead lines: Yes

b. Roadways and Utilities

- 6) Adequacy of Roadways Good
Kamehameha Highway considered major arterial.
- 7) Adequacy of Water Service Good
A 6-inch water line is available within Kamehameha Highway.
- 8) Adequacy of Sewer Service Fair
8-inch gravity line available within an adjacent sewer easement that passes through the Kaneohe Elderly Apartment complex. The downstream 10-inch line is inadequate to accommodate the courthouse facility.
- 9) Adequacy of Drainage Facilities Fair
Drainage presently sheet flows into Kaneohe Stream.

Site F -- Waikalua Farms Site, TMK: 4-5-28:6, 7(Por.) (cont'd)

10) Adequacy of Electrical & Telephone Service Good

c. Accessibility

11) Automobile Access Fair
Frontage along Kamehameha Highway.

12) Pedestrian Access Poor
Number of sides with available access: 1
Sidewalk along Kamehameha Highway. There
is a crosswalk in front of the site crossing Kamehameha
Highway.

13) Traffic Flow Good
Kamehameha Highway is a major roadway
through the Kaneohe area.

14) Bus Access Good
Route #56 - Honolulu-Kailua-Kaneohe. This route generally goes
through the Kaneohe and Kailua areas. In Kaneohe, the bus
travels past the site along Kamehameha Highway. The nearest
bus stops are in front of the Police Station going Kahaluu bound
and in front of the Fire Station going Likelike bound.

Community Criteria

a. Government

15) State Land Use Designation Good
District designation: Urban

16) Special Management Area Good
Site is outside of the SMA.

17) National Flood Insurance Program Good
The site is outside of the flood hazard district.

18) County Zoning Ordinance Poor
Zoning designation: General Preservation, Residential,
and Community Business.
Rezoning or obtaining a variance will be required

Site F -- Waikalua Farms Site, TMK: 4-5-28:6, 7(Por.) (cont'd)

b. Community Effects

- 19) Surrounding Land Use Good
The site is occupied but underutilized. The site is surrounded by courthouse-related and/or auxiliary facilities such as the police station and eateries.

- 20) Land Ownership Fair
Land is owned by two land owners.

- 21) Aesthetic Value Good
The site has some aesthetic value to the community: No
The facility will obstruct scenic vistas: No

- 22) Proximity to Civic Center Good
Near the civic center within the Kaneohe town core.

COST CONSIDERATIONS

Land Acquisition Costs

Cost estimates were developed for land acquisition, and on-site and off-site development for use in comparing the candidate sites.

The land value as assessed in the 1994 Real Estate Atlas was used to estimate costs for acquiring privately-owned land and to assess opportunity costs for uses of State-owned land. The assessed valuation may not be an accurate market assessment of land value but is used for comparison of the relative value of the sites. For privately-owned land, the amount represents what the State could expend to acquire the land for a courthouse. For State-owned land, the amount represents what the State could hypothetically accrue should it put the land to its most economic use, as opposed to using the land for a courthouse.

Valuation for existing improvements was included in the land acquisition cost only if the improvements were within the boundaries of the candidate sites and were not considered for relocation.

Again, the estimated land acquisition costs indicated are for the purposes of comparing relative costs for each site and do not establish the actual costs that the State would have to incur.

Land acquisition/value costs for each site are summarized on Table B-1. For sites which are a portion of larger parcels, the land value was prorated based on the land value of the entire parcel.

On-site Improvement Costs

On-site improvement costs were estimated for each site with respect to driveways, parking, clearing and grubbing, earthwork, landscaping, and sewer, water, drainage, electrical and telephone utilities (see Table B-2).

Based on a preliminary layout plan, costs for improvements relating to driveway, parking, water, sewer, drainage, electrical and telephone were assumed to be the same for all sites. Costs for demolition, clearing and grubbing, and earthwork were Site specific and varied considerably depending on the nature of the site.

Costs for curbs, sidewalks and paving were estimated at \$250,000. Water costs included piping for connection to the City main, hydrants, meters and water facilities charges. Costs are estimated at \$150,000.

Drainage cost of \$20,000 was estimated for construction of swales, inlets and drywells necessary to accommodate on-site run-off.

TABLE B-1. SUMMARY OF LAND ACQUISITION COSTS
(Based on 1994 Real Estate Atlas)

| Candidate Site | Owner | TMK | Acreage | Assessed Land Value (\$1000) | Assessed Imprv. Value (\$1000) | Site Value or Acquisition Cost (\$1000) |
|-----------------------------------------|---------------------------|---------------------|---------|------------------------------|--------------------------------|-----------------------------------------|
| Site A - HPU Hawaii Loa Campus Property | Hawaii Pacific University | 4-5-35:10 (Por.) | 2.0 | | | \$58.2** |
| | | | 135.9* | \$3,954.4* | \$0 | \$3,954.4* |
| Site D - Former DOT Baseyard Site | State | 4-5-23:1 | 4.3 | \$434.4 | \$0 | \$434.4 |
| Site E - DOH Site | State | 4-5-23:2 (Por.) | 2.0 | | | \$234.9** |
| | | | 103.3* | \$12,132.0* | \$0 | \$12,132.0* |
| Site F - Waikalua Farms Site | | 4-5-28:6 & 7 (Por.) | 2.4 | | | \$1,036.2** |
| | Hakkei Enterprises, Inc. | Parcel 6 | 0.7 | \$790.6 | \$143.0 | \$933.6 |
| | Waikalua Farms, Inc. | Parcel 7(Por.) | 1.7 | | | \$102.6** |
| | | | 3.7* | \$223.2* | \$0 | \$223.2* |

* Numbers represent entire parcel.
** Prorated value.

Sewer cost at all sites was estimated at \$25,000 to include piping for connection to the County main, manholes and cleanouts.

An electrical cost of \$20,000 was estimated for electrical and telephone conduits and wiring.

Landscaping, including top soil, grassing and sprinkler system, is estimated at \$50,000.

Clearing and grubbing costs ranged from \$5,000 to \$20,000. Earthwork varied tremendously from \$15,000 for the already leveled DOH site, to over \$2 million for the DOT Baseyard site, which will require carving down the existing hillside. The earthwork costs include anticipated requirements for grade adjustment, namely, retaining walls.

A relocation cost was assigned to the DOH site to cover moving the two existing dwelling units on the site to a possible new site across Pookela Street and approximately 1,000 feet south from the DOH site. The "post and beam" dwelling units were considered amenable to relocation, and relocation was deemed to be cheaper than reconstruction of the units.

Reconstruction of the foundation and the garage structures as well as extending sewer service from Kealahala Road to the relocated buildings will be required, and the costs for these improvements are included in the relocation cost amount.

TABLE B-2. IMPROVEMENT COST SUMMARY (\$1000)

| Costs | HPU Hawaii Loa Campus Property | Former DOT Baseyard Site | DOH Site | Waikalua Farms Site |
|------------------------------------------|-----------------------------------------|-----------------------------------|--------------|------------------------|
| | Site A | Site D | Site E | Site F |
| On-site | | | | |
| Clearing & Grubbing | 5 | 10 | 5 | 20 |
| Relocation | 0 | 0 | 150 | 0 |
| Demolition | 0 | 0 | 10 | 42 |
| Earthwork | 465 | 2,045 | 15 | 1,433 |
| Water | 150 | 150 | 150 | 150 |
| Sewer | 25 | 25 | 25 | 25 |
| Drainage | 20 | 20 | 20 | 20 |
| Electric/Telephone | 20 | 20 | 20 | 20 |
| Landscaping | 50 | 50 | 50 | 50 |
| Road, Walks | 250 | 250 | 250 | 250 |
| Subtotal | 985 | 2,570 | 695 | 2,010 |
| Off-site | 1,255 | 5 | 0 | 360 |
| Subtotal (On-site & Off-site) | 2,240 | 2,575 | 695 | 2,370 |
| Contingency (5%) | 110 | 130 | 35 | 120 |
| Total Project | \$2,350 | \$2,705 | \$730 | \$2,490* |

* Does not include bridge over Kaneohe Stream to "civic center" site. For pedestrian bridge, add \$150,000; for vehicular bridge, add \$600,000.

Only the Waikalua Farms site has a significant demolition cost, which is incurred for the removal of the existing structures and pavement. This cost is estimated to be \$42,000. The \$10,000 demolition cost indicated for the DOH site covers the removal of the existing garage improvements and foundation which were not considered to be relocatable like the main dwelling units.

Off-site Improvement Costs

Off-site improvement costs were identified for the HPU, DOT, and Waikalua Farms sites. The HPU site has no sewer service available. New sewerage facilities would include a pump station and force main built to City and County Standards to convey generated wastewater to the City's Halekou pump station. Estimated cost for this work is \$1.25 million.

Although the Waikalua Farms has sewer service available in the nearby 8-inch gravity sewer line, the downstream 10-inch line is inadequate to accommodate a courthouse facility. Consequently, approximately 1,800 lineal feet of the 10-inch line will need to be replaced with a 15-inch line. Estimated cost for this work is \$360,000.

The 16-inch water main fronting the HPU site and the 12-inch water main fronting the DOT site are inadequate to satisfy fire flow requirements. Both mains are served by the Haiku/Kahaluu Tunnel which is capable of providing an estimated flow of 1,100 gpm. At least 2,000 gpm is required for fire flow. Improvements to the system to increase flow would require the installation of a check valve in an existing underground vault located near the intersection of Lolii Street and Kukia Street in the Hokulele subdivision. The vault currently houses a closed valve that connects the Haiku/Kahaluu Tunnel system to the Haiku 500 Reservoir. Estimated cost for this work is \$5,000.

APPENDIX C
REFERENCES

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REFERENCES**

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