

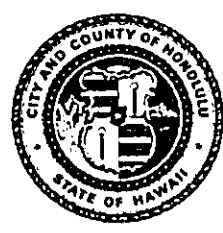
Kapolei Civic Center
City Bldg. 1

BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

JEREMY HARRIS
MAYOR

RECEIVED



RANDALL K. FUJIKI
DIRECTOR AND BUILDING SUPERINTENDENT
ISIDRO M. BAQUILAR
DEPUTY DIRECTOR AND BUILDING SUPERINTENDENT

'97 DEC 11 P12:33

PB 97-652

OFC. OF ENVIRONMENTAL
QUALITY CONTROL

December 11, 1997

Mr. Gary Gill, Director
Office of Environmental Quality Control
Leiopapa A. Kamehameha, Suite 702
235 South Beretania Street
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Final Environmental Assessment (EA) and
Finding of No Significant Impact (FONSI) for
Kapolei Civic Center, City Building 1
TMK: 9-1-16:1 (Portion)

The City and County of Honolulu Building Department has reviewed the comments received during the 30-day public comment period which began on October 23, 1997. The Building Department has determined that this project will not have significant environmental effect and has issued a Finding of No Significant Impact (FONSI) determination. Please publish this notice in the December 23, 1997 edition of *The Environmental Notice*.

We have enclosed four copies of the Final EA/FONSI, a completed OEQC Bulletin Publication Form, a draft cover letter to participants and the Final EA/FONSI distribution list. Please contact Mr. Stanford Lee of Kober/Hanssen/Mitchell Architects at 528-5462 if you have any questions.

Very truly yours,

RANDALL K. FUJIKI
Director and Building Superintendent

Attach.

cc: Stanford Lee/Ray Quemado - Kober/Hanssen/Mitchell Arch.
Kenneth Ishizaki - Engineering Concepts, Inc.

130

1997-12-23-0A-FA-Kapolei Civic
Center City Building 1

FILE COPY

KAPOLEI CIVIC CENTER
Kapolei, Oahu, Hawaii
Tax Map Key: 9-1-16: 1 (portion)

RECEIVED

CITY BUILDING 1

'97 DEC 29 P3:58

1000 Ulu'ohi'a Street

DEC. 29 1997
QUALITY CONTROL

**Final Environmental Assessment and
Finding of No Significant Impact (FONSI)**

*This environmental document has been prepared pursuant to
Chapter 343, Hawaii Revised Statutes*

Proposing Agency:

**BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU
650 South King Street
Honolulu, Hawaii 96813**

Prepared by:

**KOBER/HANSEN/MITCHELL ARCHITECTS
Harbor Court
55 Merchant Street, Suite 1400
Honolulu, Hawaii 96813**

DECEMBER 1997



Kober/Hanssen/Mitchell Architects
Architecture, Planning & Interior Architecture

KAPOLEI CIVIC CENTER, CITY BUILDING 1
Final Environmental Assessment (EA) and Finding of No Significant Impact (FONSI)

ADDENDUM

This addendum is hereby made a part of the Final EA/FONSI for Kapolei Civic Center, City Building 1.

Revisions to the Final EA/FONSI are listed in this addendum in the order of occurrence. Additions to the document are underlines. Deletions are enclosed in brackets [].

1. Page 2-9, 2.3.3.1 Storm Drain System, add second paragraph:

"The Estate of James Campbell is in the process of revising the Kapolei City drainage master plan in order to address City Ordinance 96-34. Control of peak runoff on a city-wide basis, rather than individually by the developer of each construction project, is being investigated."

2. Page 6-1, 6-2 Parties Consulted During Preparation of the Final EA, revise second paragraph as follows:

"Availability of the Draft EA was published in the October 23, 1997 edition of *The Environmental Notice* by the Office of Environmental Quality Control. A total of 20 [19] comment letters were received as of December 11 [November 29], 1997 (the public review period ended on November 24, 1997)..."

3. Page 6-2, 6.2.3 City and County Government, revise as follows:

" * Department of Public Works"

4. Appendix B - Draft EA Comments and Responses, add attached correspondence with the Department of Public Works.

Issued by:

KOBER/HANSEN/MITCHELL ARCHITECTS, INC.

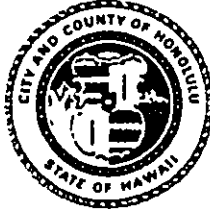
Stanford C. Lee, AIA
President

SCL/re

Harbor Court
55 Merchant Street, Suite 1400, Honolulu, Hawaii 96813
Telephone: 808/528-5462 Facsimile: 808/566-0122
Email: khm@mail@khma.com

BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
650 SOUTH KING STREET
HONOLULU, HAWAII 96813



JEREMY HARRIS
MAYOR

RANDALL K. FUJIKI
DIRECTOR AND BUILDING SUPERINTENDENT

ISIDRO M. BAQUILAR
DEPUTY DIRECTOR AND BUILDING SUPERINTENDENT

PB 97-659

December 15, 1997

Mr. Gary Gill, Director
Office of Environmental Quality Control
Leiopapa A Kamehameha, Suite 702
235 South Beretania Street
Honolulu, Hawaii 96813

Attention: Mr. Jeyan Thirugnanam

Dear Mr. Gill:

Subject: Kapolei Civic Center, City Building I
Final EA/FONSI Addendum
TMK: 9-6-16:9 (Portion)

Due to receipt of a late comment letter from the City and County of Honolulu Department of Public Works, we are transmitting an addendum to the Final EA/FONSI for your consideration. The addendum includes text revisions and reduced copies of the comment and response letters. A copy of the official response has been mailed to OEQC under separate cover.

It is our understanding that the FONSI determination can still be published in the December 23, 1997 edition of *The Environmental Notice*. With your approval, we will enclose a copy of the addendum with each copy of the Final EA/FONSI during public distribution. In addition, the Department of Public Works will be added to the Final EA/FONSI distribution list.

Please contact Mr. Stanford Lee of Kober/Hanssen/Mitchell Architects at 528-5462 if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Randall K. Fujiki", is written over a circular stamp.

RANDALL K. FUJIKI
Director and Building Superintendent

cc: Stanford Lee/Rey Quamado - Kober/Hanssen/Mitchell Architects
Kenneth Ishizaki - Engineering Concepts, Inc.

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU
150 SOUTH KING STREET, SUITE 1170, HONOLULU, HAWAII 96813
PHONE: (808) 525-1211 FAX: (808) 525-1211



November 24, 1997



MEMORANDUM

TO: RANDALL K. FUJIKI
DIRECTOR AND BUILDING SUPERINTENDENT
BUILDING DEPARTMENT

FROM: JONATHAN K. SHIMADA, PhD
DIRECTOR AND CHIEF ENGINEER *J. Shimada*

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT (DEA)
KAPOLEI CIVIC CENTER, CITY BUILDING 1
TRK: 2-2-161 FOR. 1

We have reviewed the subject DEA and have the following comments:

1. The DEA should address City Ordinance 96-34 regarding control of peak runoff.
2. Direct surface runoff from open parking lot to planted areas, or provide water quality inlets to reduce discharge of pollutants from the site.
3. Describe how will the 145 covered parking stalls be cleaned and maintained.
4. Will provisions for directing washwater to a sump area be provided along with an oil-water separator; with eventual discharge to the sanitary sewer system; or will the dirt, used oil, etc., need to be collected by other methods such as sweeping and vacuuming.

Should you have any questions, please contact Alex Ho,
Environmental Engineer, at 523-4150.

cc: DEQC
Kober/Hanssen/Mitchell Architects (Sanford Lee)

ADDENDUM

**KAPOLEI CIVIC CENTER
Kapolei, Oahu, Hawaii
Tax Map Key: 9-1-16: 1 (portion)**

CITY BUILDING 1 1000 Ulu'ohi'a Street

Final Environmental Assessment and Finding of No Significant Impact (FONSI)

*This environmental document has been prepared pursuant to
Chapter 343, Hawaii Revised Statutes*

Proposing Agency:

**BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU
650 South King Street
Honolulu, Hawaii 96813**

Prepared by:

**KOBER/HANSEN/MITCHELL ARCHITECTS
Harbor Court
55 Merchant Street, Suite 1400
Honolulu, Hawaii 96813**

DECEMBER 1997



Kober/Hanssen/Mitchell Architects
ARCHITECTURE, PLANNING & INTERIOR ARCHITECTURE

December 12, 1997

Mr. Jonathan K. Shimada, PhD
Director and Chief Engineer
DEPARTMENT OF PUBLIC WORKS
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Re: Draft Environmental Assessment (EA)
Kapolei Civic Center, City Building 1
TMK: 9-1-16:1 (portion)

95050

HONOLULU OFFICE
Harbor Court
55 Merchant Street
Suite 1400
Honolulu, Hawaii 96813
Telephone (808) 518-5161
Facsimile (808) 566-0112

KAPOLEI OFFICE
The Kapolei Building
1001 Kamehaha Boulevard
Suite 311
Kapolei, Hawaii 96707
Telephone (808) 476-3510
Facsimile (808) 671-1905

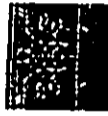
Dear Dr. Shimada:

On behalf of the City and County of Honolulu Building Department, thank you for your correspondence of November 24, 1997, regarding the Draft EA for the project. We appreciate your efforts in reviewing the document and offer the following response to your comments.

1. The Estate of James Campbell is in the process of revision the Kapolei City drainage master plan in order to address City Ordinance 96-34. Control of peak runoff on a city-wide basis, rather than individually by the developer of each construction project, is being considered. This statement will be included in an addendum to the Final EA.
2. Measures to reduce of discharge of pollutants resulting from direct surface runoff from the temporary open parking lot is also being reviewed on a city-wide basis to determine feasibility. The revised drainage master plan for the entire city will address storm water runoff quality.
3. Cleaning and maintenance of the 145 covered parking stalls will be accomplished by the City through water blasting and washwater will be directed to a sump area at the lower parking level.
4. Oil-water separator will be provided in the lower parking before discharging to the sump which eventually discharge to the sanitary system.

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Mr. Jonathan K. Shimada, PhD
December 12, 1997
Page 2

Your comment letter was received on December 11, 1997. The Final EA had already been submitted to the Office of Environmental Quality Control on this date. Therefore, your comments and this response will be included in an addendum to the Final EA. Should you have any questions, please contact either Rey Quemado or myself.

Sincerely,

KOBER/HANSEN/MITCHELL ARCHITECTS, INC.


Stanford C. Lee, AIA
President

SCL/rc

cc: Rey Quemado - Kober/Hanssen/Mitchell Architects, Inc.
Warren Sato - Building Department, City and County of Honolulu
Jeyan Thirugnanam - Office of Environmental Quality Control
Kenneth Ishizaki - Engineering Concepts, Inc.
file

KAPOLEI CIVIC CENTER
Kapolei, Oahu, Hawaii
Tax Map Key: 9-1-16: 1 (portion)

CITY BUILDING 1
1000 Ulu'ohi'a Street

**Final Environmental Assessment and
Finding of No Significant Impact (FONSI)**

*This environmental document has been prepared pursuant to
Chapter 343, Hawaii Revised Statutes*

Proposing Agency:

BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU
650 South King Street
Honolulu, Hawaii 96813

Responsible Official:



Randall K. Fujiki
Director and Building Superintendent

DEC 11 1997
Date

Prepared by:

KOBER/HANSEN/MITCHELL ARCHITECTS
Harbor Court
55 Merchant Street, Suite 1400
Honolulu, Hawaii 96813

DECEMBER 1997

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SUMMARY INFORMATION

PROJECT: Kapolei Civic Center
City Building 1

PROJECT LOCATION: 1000 Ulu'ohi'a Street
Kapolei, Oahu, Hawaii

TAX MAP KEY: 9-1-16: 1 (portion)

PROPOSING AGENCY: Building Department
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

AGENCY CONTACT: Mr. Warren Sato
Telephone: 527-6370
Fax: 523-4567

LAND AREA: 4.6 Acres

LAND OWNER: The Estate of James Campbell

STATE LAND USE DISTRICT: Urban

**DEVELOPMENT PLAN
LAND USE MAP DESIGNATION:** Commercial

ZONING: Restricted Agricultural (AG-1)

CURRENT LAND USE: Vacant, sugar cane field

ENVIRONMENTAL CONSULTANT: Engineering Concepts, Inc.
250 Ward Avenue, Suite 206
Honolulu, Hawaii 96814
Attention: Kenneth Ishizaki
Telephone: 591-8820
Fax: 591-9010

CHAPTER 1

INTRODUCTION AND SUMMARY

1.1 PURPOSE OF THIS DOCUMENT

The purpose of this Final Environmental Assessment (EA)/Finding of No Significant Impact (FONSI) is to present potential environmental impacts which have been identified in association with development of the proposed Kapolei Civic Center City Building 1. This document was prepared following a period of public review of a Draft EA. Public comments and applicant responses have been incorporated in the document.

This environmental assessment has been prepared in accordance with Chapter 343, Hawaii Revised Statutes (HRS). The City and County of Honolulu Building Department is the proposing agency for this document. Mr. Warren Sato (527-6370) is the point of contact at the Building Department for the project.

1.2 PROJECT BACKGROUND

The concept of developing a civic center in Kapolei was previously addressed in the *Kapolei Town Center Final Environmental Impact Statement* (August 1988) prepared by Helber, Hastert & Kimura, Planners and the *City of Kapolei Urban Design Plan* (July 1994) prepared by Group 70 International, Inc. Both documents were prepared for the Estate of James Campbell. References within these documents to development of a civic center are summarized below.

1.2.1 Kapolei Town Center Final Environmental Impact Statement

The EIS was prepared to support an application to amend the City and County of Honolulu's Ewa Development Plan Land Use Map. An 879-acre town center project area was addressed, including a civic center complex. The EIS identified the need for federal, state and county government offices to serve the local area population; and the need for offices that would provide administrative services for a much larger area than Ewa (regional governmental offices). Mid-range projections of the total government/civic employment were 1,690 jobs, which included police, fire and library employees in addition to federal and state office staff.

1.2.2 City of Kapolei Urban Design Plan

Development concepts, standards and guidelines contained in the Urban Design Plan are intended to provide an overall design framework and key regulations for

creation of distinctive developments within the City of Kapolei. The Civic Center District described in this document identifies State and City and County governmental offices, including Family and District Courts; and regional cultural resources, including a theater and an Archive/State Museum. Objectives for the Civic Center are:

- Creation of a campus-like setting for governmental functions which balances built forms and usable landscape spaces.
- Incorporation of characteristics of classic Hawaiian architecture.
- Creation of a focus for cultural facilities and activities.
- Provisions for adequate parking, generally located underground.
- Provisions for transit station/park and ride, and day care facilities.

According to the Urban Design Plan, the Civic Center is conceived as an urban park, with open spaces formed by buildings and landscape massings which define a variety of areas for gatherings, eating lunch, visual vistas, passive gardens, concerts, etc. The intent is to achieve a balance between built forms and landscape spaces, and active and passive uses.

1.3 PROJECT OBJECTIVES

The objective of this project is the development of the initial phase of the proposed Kapolei Civic Center by construction of a city office building. City Building 1 will be designed and constructed in conformance with the objectives of the Civic Center District, as stated in the *City of Kapolei Urban Design Plan* and described above.

1.4 PROJECT AND SITE DESCRIPTION

The proposed Kapolei Civic Center site (TMK: 9-1-16: portion of 1) is located in the City of Kapolei, Oahu, within the Civic Center District, which also includes the State of Hawaii office building complex.

1.5 ALTERNATIVES CONSIDERED

Alternatives to the proposed action are "no action" and construction of City Building 1 at another location within the 7.25-acre civic center block. In addition, alternative parking layouts were considered.

1.6 SUMMARY OF POTENTIAL IMPACTS AND MITIGATION MEASURES

Erosion

An erosion control plan will be prepared during the design phase which will include appropriate measures to minimize soil erosion and sediment transport. The contractor will be required to comply with the erosion control plan, NPDES permit, and other State and City and County regulations to minimize soil erosion and sediment transport.

Air Quality

The contractor will be required to comply with State and City and County air quality regulations to minimize generation and impact of fugitive dust during construction.

Noise

The contractor will be required to comply with State and City and County regulations to minimize construction noise. In the long-term, operation of the new facilities will be in compliance with the applicable regulations.

Archaeology/Historic Sites

In the unlikely event that any archaeological sites are unearthed during excavation, work will be halted and the State Historic Preservation Division will be contacted for instructions.

Traffic

Short-term traffic impacts during construction may be minimized by arranging for use of an existing cane haul road (Waimanalo Road). Long-term impacts to three intersections which were analyzed indicated that weekday morning and afternoon peak hour traffic conditions would be at LOS "D" or better. Proposed mitigation measures focus on minimizing the impacts to surrounding streets due to entering and exiting parking areas. These measures include design of parking facilities based on long-term and short-term parking needs, including adequate signage, lanes, queuing/storage areas and control gates.

1.7 PERMITS AND APPROVALS REQUIRED

Permits and approvals which will be required for construction of City Building 1 and associated facilities are listed below. No federal permits or approvals are

anticipated. Permits and approvals will be obtained as planning and design of the project proceeds. None of the permit applications have been prepared or submitted to the permitting authority for processing to date.

State of Hawaii

Department of Health:	Construction plan approval (for wastewater infrastructure) Construction compliance with HAR 11-42, 11-43 and 11-60.1
-----------------------	---

City and County of Honolulu

Building Department:	Building Permit Sign Permit
----------------------	--------------------------------

Department of Land Utilization:	Construction plan approval (for compliance with the Land Use Ordinance) Zoning Waiver for Public Uses and Public Facilities
---------------------------------	--

Department of Public Works:	Grubbing/Grading Permit Construction plan approval
-----------------------------	---

Department of Transportation Services:	Construction plan approval (for streets and driveways)
--	--

Others

Kapolei Design Advisory Board:	Design development approval and construction plan approval (for compliance with Kapolei Urban Design Guidelines)
--------------------------------	--

CHAPTER 2

PROJECT DESCRIPTION

2.1 NEED FOR THE PROJECT

The need to develop a civic center within the City of Kapolei has been addressed in the *Kapolei Town Center Final EIS*. Construction of City Building 1 and its associated parking and utility infrastructure is proposed to meet the initial needs of the City and County government to serve the local area population and provide administrative services within regional City and County government offices.

2.2 PROJECT SITE

The project site is identified as a portion of parcel 9-1-16: 1 on the latest tax map. City Building 1 will be situated in the northern corner of a 7.25-acre block designated for civic center use. The site is owned by The Estate of James Campbell which has granted the City and County of Honolulu the right to develop the civic center within the parcel. Deed to the land in fee simple will be conveyed to the City upon award of the construction contract. The 7.25-acre site is bound by the proposed Kapolei Parkway to the south, the proposed Kama'aha Avenue to the east, Ulu'ohi'a Street to the northeast, and the proposed Wai Aniani Way pedestrian mall to the northwest. Wai Aniani Way separates the project site from the State of Hawaii complex to the northwest. Construction of City Building 1 is proposed for the corner of Ulu'ohi'a Street and Wai Aniani Way (see Figure 1). Construction at this location will promote development of Wai Aniani Way as a primary pedestrian way and strengthen its relationship to the future State Office Building to be constructed opposite the City's site in the near future.

2.3 PROPOSED ACTION

The proposed action is construction of City Building 1, associated parking and utility infrastructure (see Figure 2). This project is the initial development phase of the Kapolei Civic Center which is proposed to encompass the entire 7.5-acre block. Construction of the remaining buildings and facilities will occur over the next several years, and will be addressed in separate environmental document(s) as planning progresses.

Construction of City Building 1 will be phased. The initial construction phase will consist of mass grading. Sitework, utilities, and building construction, including underground parking below the building and construction of an at-grade parking lot

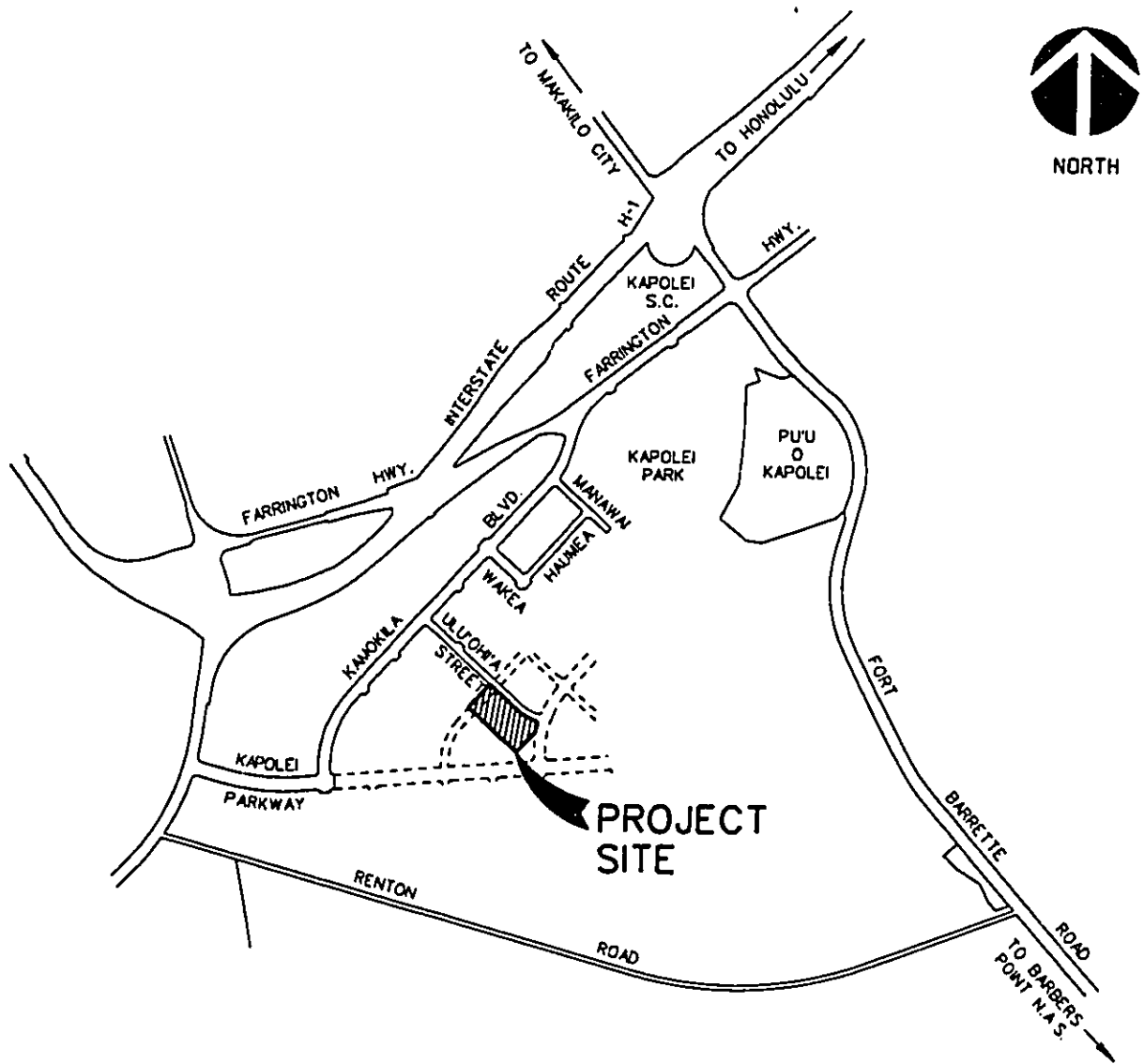
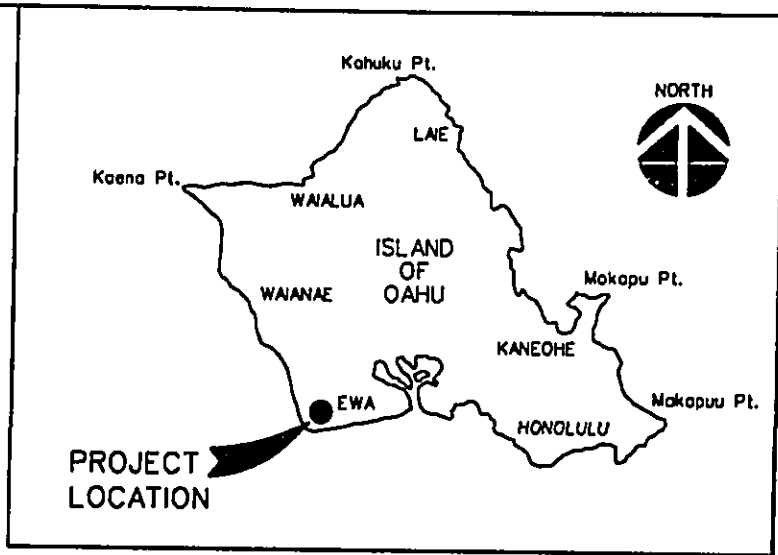
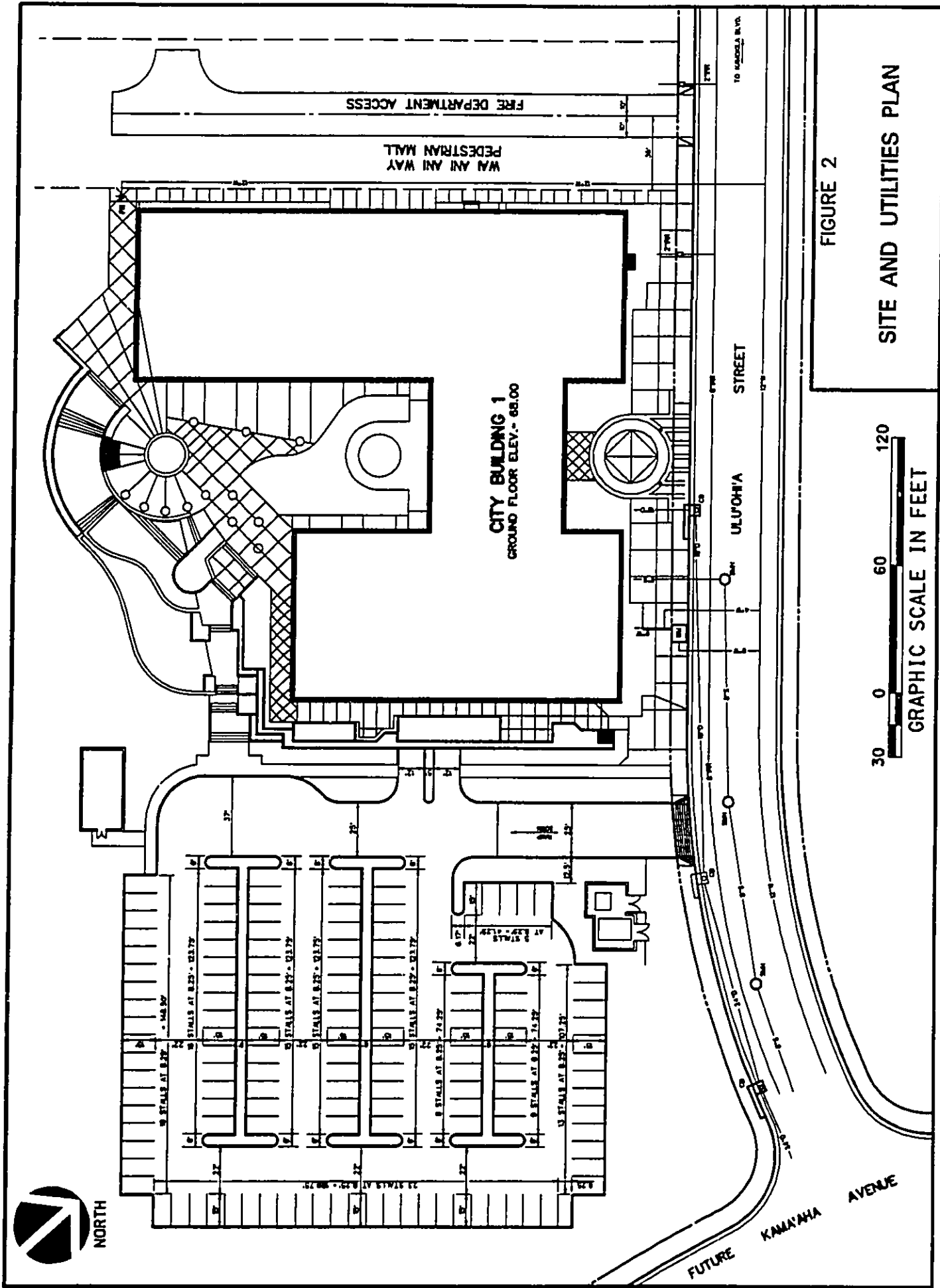


FIGURE 1
VICINITY MAP



will follow mass grading. Work will not proceed until the appropriate permits and approvals are obtained.

2.3.1 City Building 1

The proposed building (110,782 sq. ft.) will include three stories of government offices and a central courtyard.

Several key City and County functions have been identified to be incorporated within the building. These functions include a Satellite City Hall, Conference Room, Food Service area, Permit Center and possibly a Neighborhood Work Center providing support services. Other City and County functions and agencies to be located within the building have yet to be determined.

Architecturally, the building design will include deep pronounced plaster walls, a sweeping double pitched mission tile roof and perimeter arcades, reflecting a contemporary interpretation of Hawaiian vernacular architecture. Spatially, its civic presence will be reinforced by a procession of gracious public spaces and courtyards on the ground level with direct interaction to balconies and upper levels. Elevation views of the proposed building are illustrated on Figures 3 to 6.

2.3.2 Parking Facilities

The total number of parking spaces proposed is 282, which meets the off-street parking requirement of the Land Use Ordinance. A breakdown of public, motor pool and employee stalls is presented below.

	<u>Number of Parking Stalls</u>
Public	25
Motor Pool	30
Employee	<u>227</u>
	282 Total

Included in the total number of public parking spaces are seven stalls which meet the requirements of the Americans with Disabilities Act.

2.3.2.1 Underground Parking

Approximately 145 parking stalls will be accommodated in a two-level structure beneath City Building 1. Access to the parking structure will be from Ulu'ohi'a Street, which will be extended to the parking structure driveway location. An approximate elevation difference of 22 feet is anticipated between the entry driveway and lowest parking level.

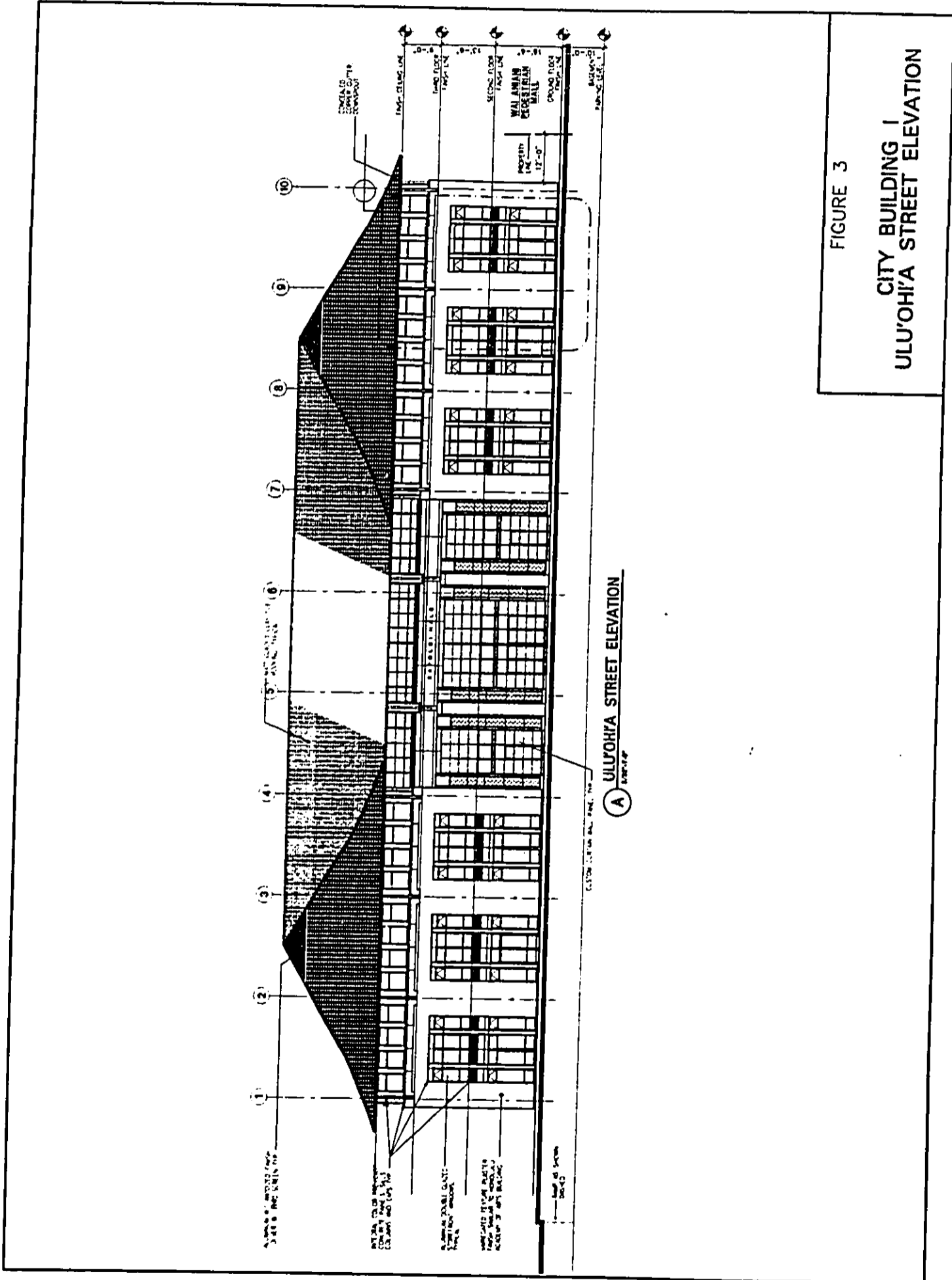


FIGURE 3
 CITY BUILDING I
 ULU'OHIA STREET ELEVATION

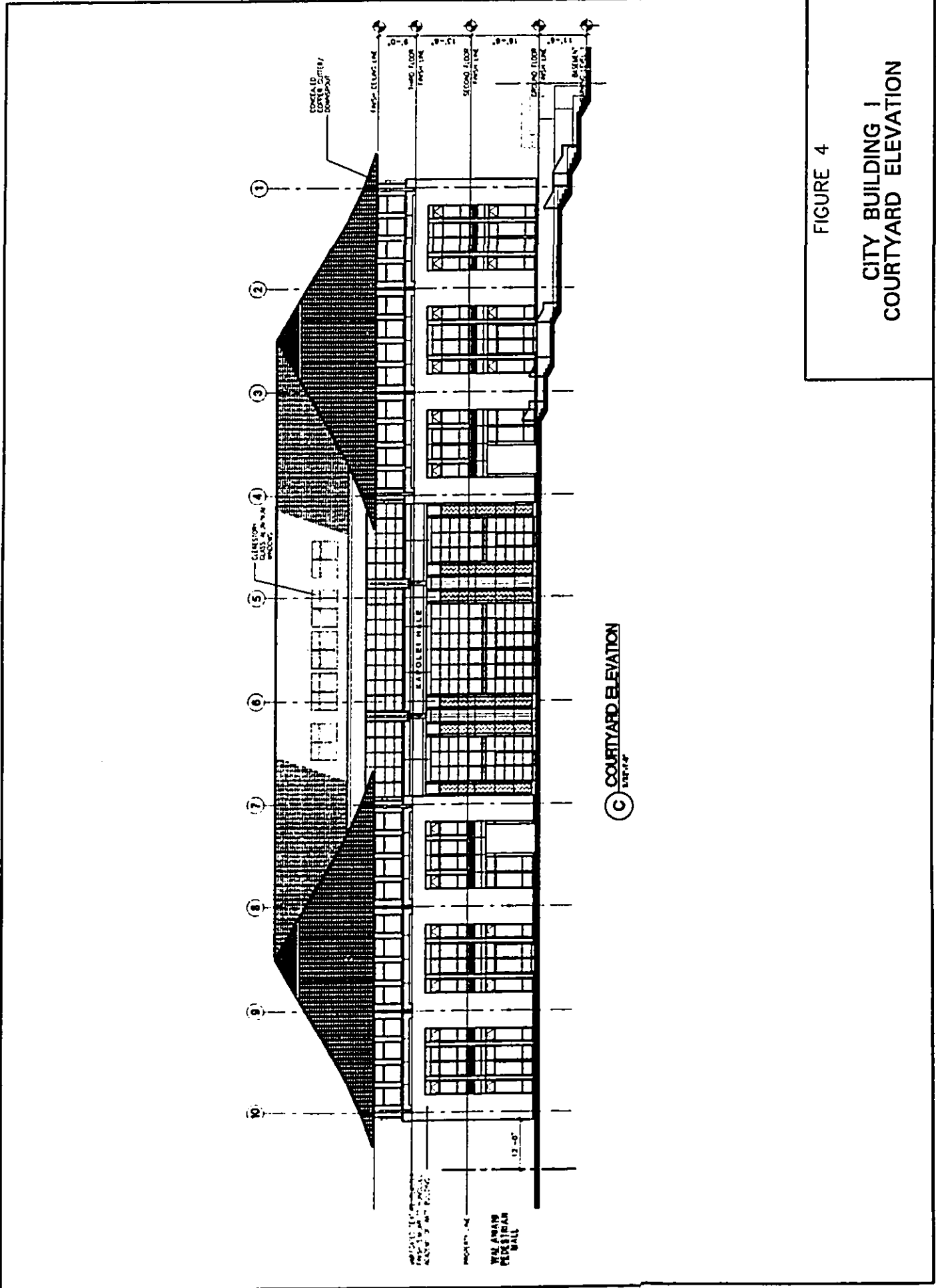


FIGURE 4
CITY BUILDING I
COURTYARD ELEVATION

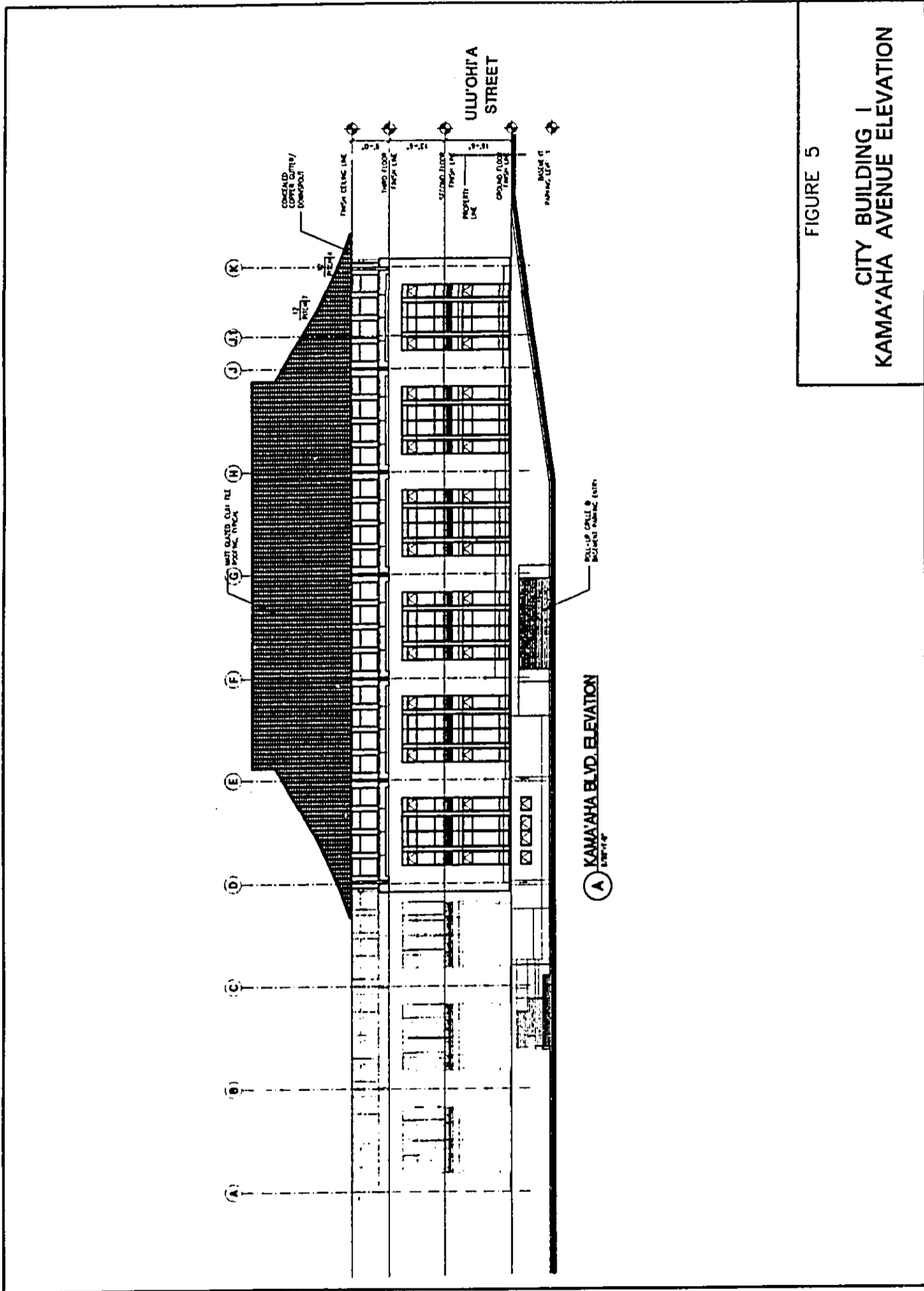


FIGURE 5
 CITY BUILDING I
 KAMA'AHA AVENUE ELEVATION

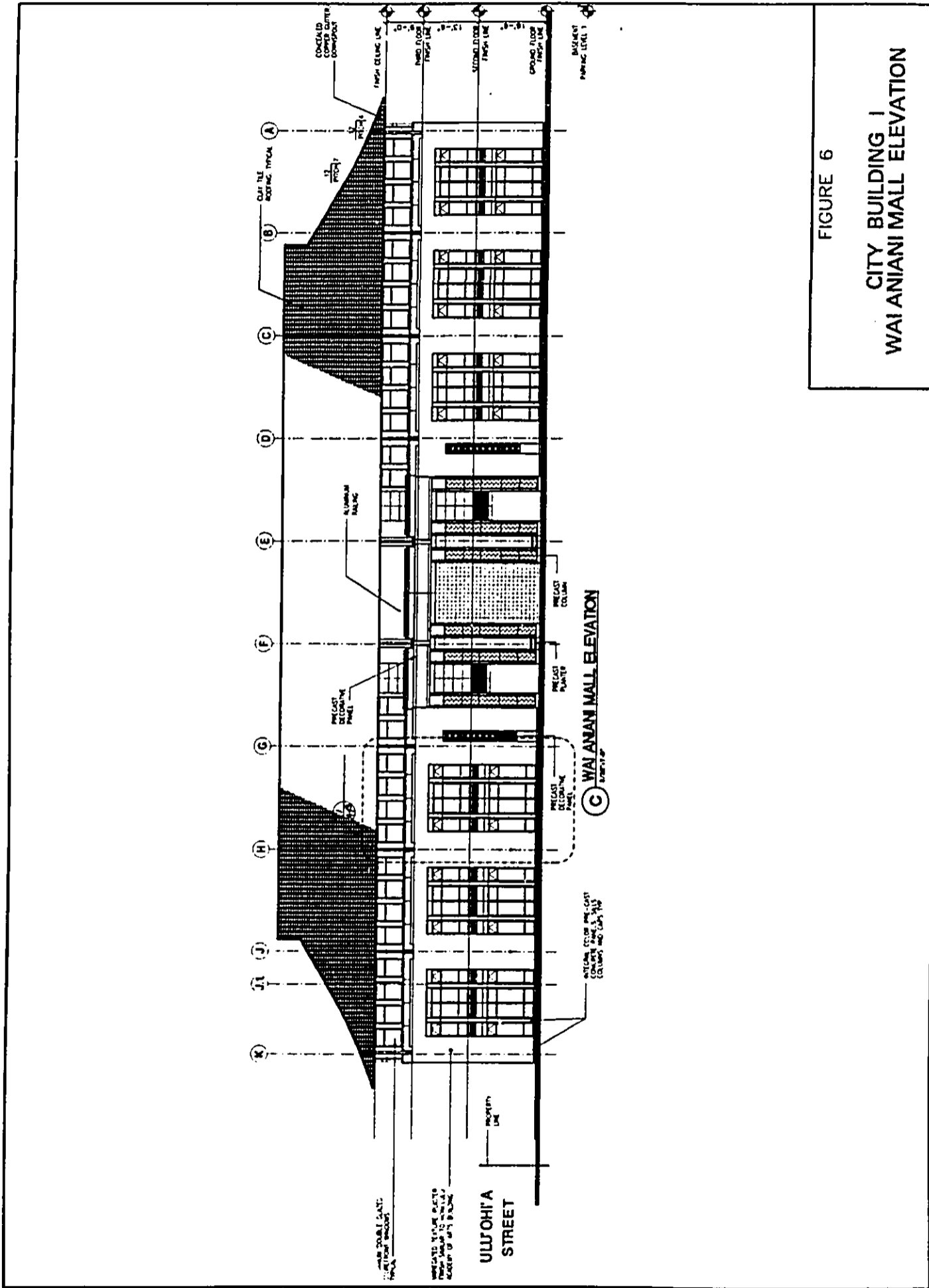


FIGURE 6
 CITY BUILDING I
 WAI ANIANI MALL ELEVATION

2.3.2.2 At-Grade Parking

Approximately 137 parking stalls will be constructed at-grade in a parking lot located at the corner of Ulu'ohi'a Street and the proposed Kama'aha Avenue, makai of City Building 1. Access to the parking lot will be provided by the proposed Ulu'ohi'a Street extension. Landscaping of the parking lot will include wiliwili trees for shade, hibiscus hedges for screening, and golden glory ground cover on slopes. Depression of the parking lot below road level combined with the landscaping will eventually obscure the vehicles from view. This at-grade parking lot may eventually be replaced by construction of underground parking in association with another civic center building during a future development phase.

2.3.3 Utility Infrastructure

Construction of onsite utility infrastructure will be included in the project to service City Building 1. In general, utility connections will be provided from the Ulu'ohi'a Street extension, a separate construction project by the Estate of James Campbell. Infrastructure requirements are described in the following sections.

2.3.3.1 Storm Drain System

Temporary drainage measures, including piping and swales, may be constructed within Wai Aniani Way and through the courtyard to direct runoff away from the building. A portion of the onsite runoff will be directed toward the storm drain system proposed for the Ulu'ohi'a Street extension. Runoff from other onsite areas will be directed to existing drainage ditches or sheet flow into abandoned cane fields.

2.3.3.2 Sanitary Sewer System

The municipal sanitary sewer system will be extended within Ulu'ohi'a Street to the Ko Olina Interceptor Sewer located adjacent to the railroad right-of-way makai of the project site. Onsite sewer laterals will connect to the municipal sewer in Ulu'ohi'a Street.

2.3.3.3 Potable Water System

Potable water service will be provided to the building from a 12-inch water main proposed for construction within the Ulu'ohi'a Street extension. The City and County will need to obtain a water allocation from the Estate of James Campbell to serve the facility. The proposed potable water system will be developed in accordance with Board of Water Supply standards.

2.3.3.4 Nonpotable Water System

A nonpotable water line will also be constructed within the Ulu'ohi'a Street extension for irrigation use. Nonpotable water service will be coordinated with the Estate of James Campbell. The proposed nonpotable water system will be developed in accordance with the Board of Water Supply standards and operated in a manner to prevent cross-connections and backflow conditions.

2.3.3.5 Fire Protection System

A fire line and all-weather surface fire lane will be constructed along Wai Aniani Way, located northwest of the building, from Ulu'ohi'a Street. GrassCell pavers planted with Bermuda grass will function as an all-weather access route to the fire hydrant at Wai Aniani Way. In addition, fire truck access may also be required within the at-grade parking lot to service the makai side of the building. Automatic wet pipe sprinkler protection will be provided throughout the entire building.

2.3.3.6 Electrical, Telephone and Cable Television Systems

Hawaiian Electric Company (HECO) has a distribution system of underground ducts with 25kV primary distribution cables presently under development. GTE Hawaiian Telephone Company (HTC) is developing an underground telephone duct system which generally parallels the electrical duct lines. Underground cable television (CATV) ducts will also parallel the other utility ducts. Service will be provided by Oceanic Cable.

In general, conduit stubs from the road right-of-way will be extended to the project site and the utility companies will install their cables from boxes in the right-of-way to their equipment in the proposed building. HECO primary electrical lines will be extended onsite to HECO-owned pad-mounted transformer(s). Secondary service connectors will be extended from the transformer(s) to the building.

An emergency generator will be provided to serve selected lighting fixtures including those required for exit illumination, communication systems, selected elevator(s), fire alarm system, and other critical equipment. Emergency exit lighting for the building and underground parking will be powered by a central battery system in addition to the emergency generator.

2.4 PROJECT SCHEDULE AND CONSTRUCTION COST

The estimated cost to construct the proposed project is approximately \$21 million (1997 dollars). Mass grading is anticipated to begin in January 1998, with building construction to follow in May 1998.

CHAPTER 3

DESCRIPTION OF THE AFFECTED ENVIRONMENT, POTENTIAL IMPACTS AND MITIGATION MEASURES

The intent of this chapter is to describe the existing project environment and potential impacts to the environment which may result from the proposed action. Mitigation measures which will be employed to minimize negative impacts will also be discussed in this chapter.

Potential impacts may be classified as "short-term" or "long-term". Short-term impacts are generally associated with the construction activity while long-term impacts are those that are lasting, resulting from the proposed project after it is constructed.

Reference to the *Kapolei Town Center Final EIS* are made when the affected environment, potential impacts and mitigation measures have been previously addressed.

3.1 TOPOGRAPHY

The project site is relatively level, with drainage generally flowing in a southwesterly direction toward a ditch which bisects the western portion of the 7.25-acre block in a general north-south alignment. Existing ground elevations range from approximately 58 feet above mean sea level (MSL) at the northern tip of the project site (corner of Ulu'ohi'a Street and Wai Aniani Way) to about 52 feet MSL at the southwestern side of the proposed parking lot.

3.2 GEOLOGY/SOILS

According to the *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii* compiled by the U.S. Department of Agriculture Soil Conservation Service (1972), soils in the vicinity of the project site are of the Honouliuli Series, specifically Honouliuli clay, 0-2 percent slopes (HxA). This soil series consists of well-drained soils on coastal plains of the island of Oahu in the Ewa area. Permeability is moderately slow, runoff is slow and the erosion hazard is no more than slight.

A geotechnical investigation was conducted by Ernest K. Hirata & Associates, Inc. in June 1997. Based on the investigation, surface soil conditions were classified as grayish brown silty clay, underlain with mottled light brown and orange brown silty clays in a medium stiff condition. Tan silty sand was encountered at depths

of about 31 to 37 feet. Design of the project will incorporate recommendations from the geotechnical investigation to minimize the impact of development given the moderate to high expansion potential of the onsite silty clay.

3.3 CLIMATE

As reported in the *Kapolei Town Center Final EIS*, the climate in the vicinity of the project site is constant and relatively dry. Northeast tradewinds prevail 85 percent of the time at an average of 9 knots per hour. Average temperatures range from 69 to 91 degrees Fahrenheit. Rainfall is light, about 20 inches per year.

3.4 FLOOD AND TSUNAMI HAZARD

The project site is located in Zone D, areas in which flood hazards are undetermined, according to the Federal Emergency Management Agency Flood Insurance Rate Map (FIRM), Community Panel No. 150001 0130 C (revised September 28, 1990).

Based on the GTE Civil Defense Tsunami Evacuation Oahu Map 17: Kahe Point to Ewa Beach, the project site is not located in a tsunami evacuation area.

3.5 STATE AND COUNTY LAND USE DESIGNATION

The project site is located within the Urban District on the State Land Use Map (see Figure 7).

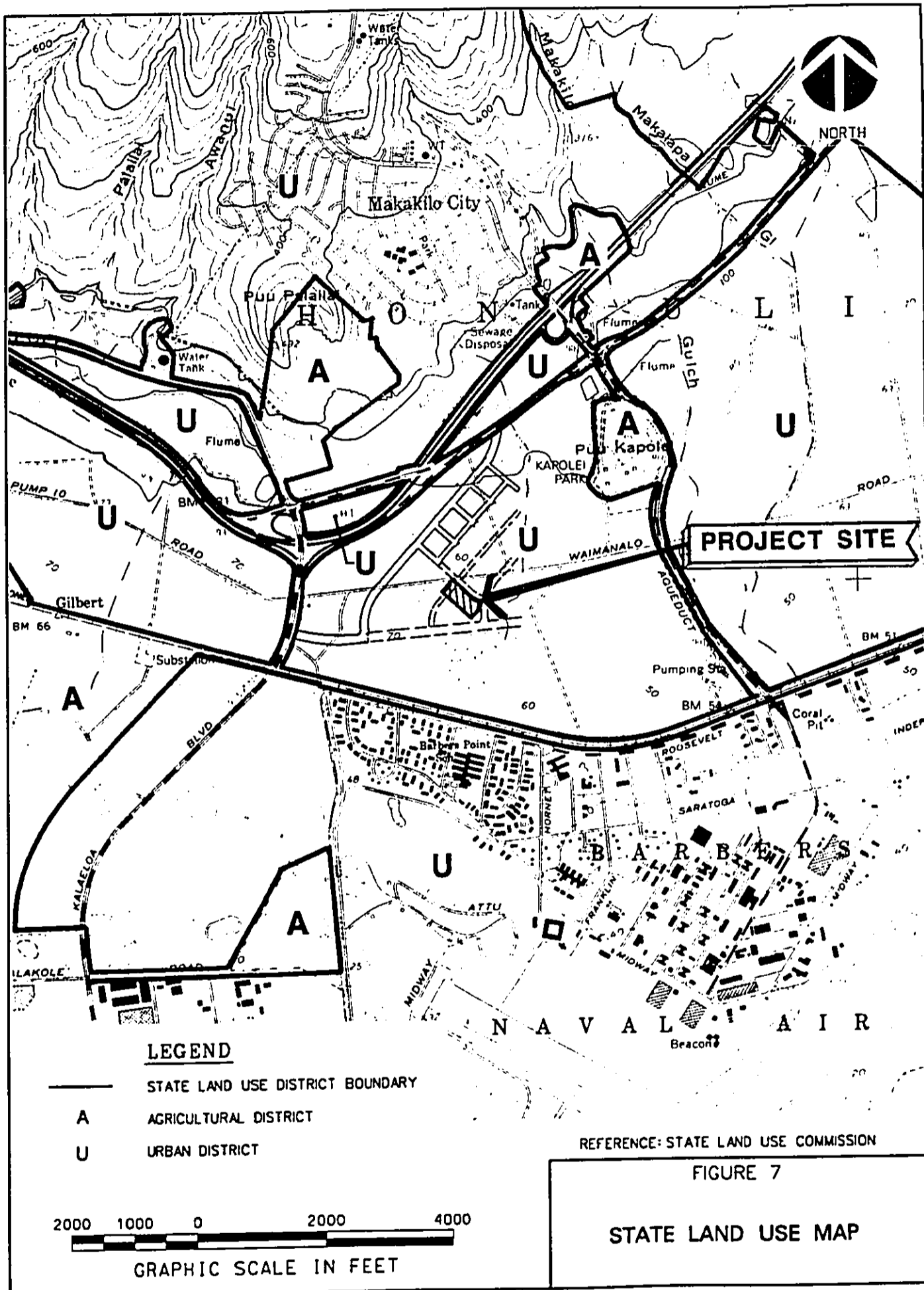
The project site is designated AG-1, Restricted Agricultural, on the City and County of Honolulu Development Plan Zoning Map (Figure 8) and Commercial on the Development Plan Land Use Map (Figure 9). Public use structures such as the proposed City Office Building 1 are a principal use under the AG-1 zoning.

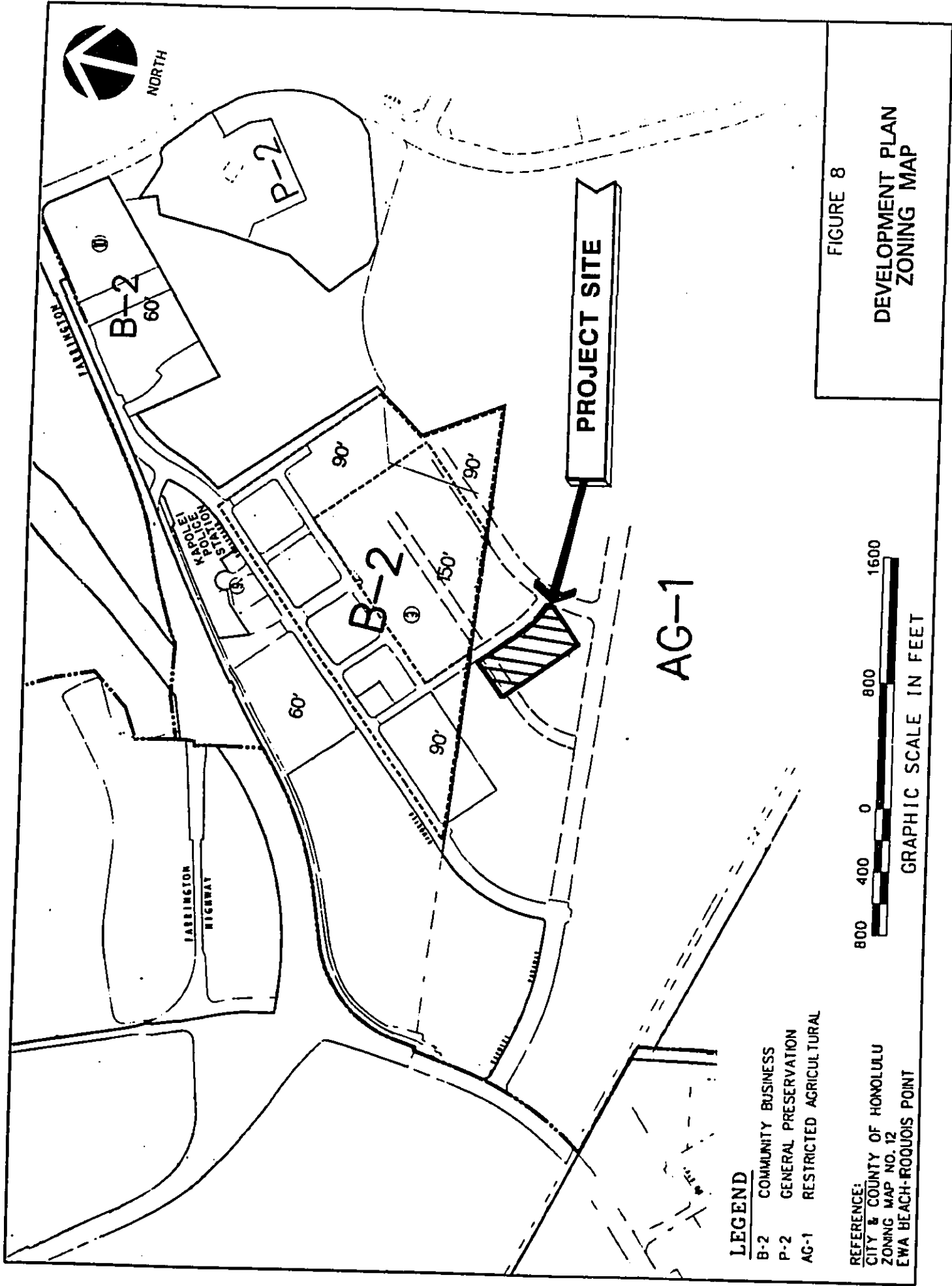
The project site is also located within the Civic Center District identified in the *City of Kapolei Urban Design Plan*.

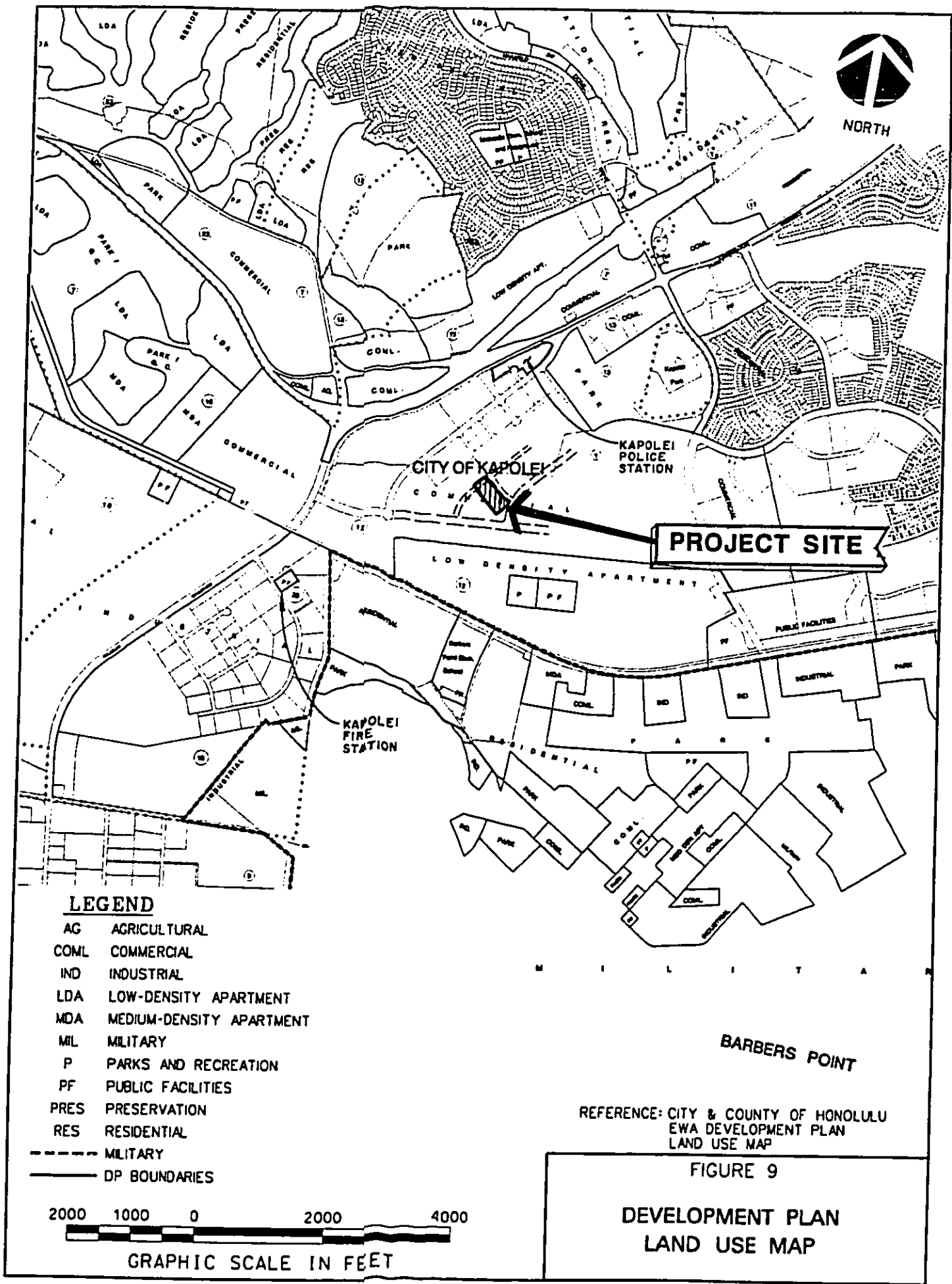
3.6 FLORA AND FAUNA

3.6.1 Existing Conditions

A biological survey of the project area was conducted in October 1986 by Char & Associates for the *Kapolei Town Center Final EIS*. Char reported that the vegetation on the project site was dominated by introduced or alien species. None







LEGEND

- AG AGRICULTURAL
- COML COMMERCIAL
- IND INDUSTRIAL
- LDA LOW-DENSITY APARTMENT
- MDA MEDIUM-DENSITY APARTMENT
- ML MILITARY
- P PARKS AND RECREATION
- PF PUBLIC FACILITIES
- PRES PRESERVATION
- RES RESIDENTIAL
- MILITARY
- DP BOUNDARIES



REFERENCE: CITY & COUNTY OF HONOLULU
EWA DEVELOPMENT PLAN
LAND USE MAP

FIGURE 9
**DEVELOPMENT PLAN
LAND USE MAP**

of the native species identified were considered rare, threatened or endangered. The vegetation on the project area has been disturbed and modified over a long time period, primarily due to sugar cane cultivation.

Due to the dry climate and highly disturbed nature of the vegetation, only one of the 17 bird species observed by Char were introduced (non-native). This species, the Pacific Golden Plover (*Pluvialis dominica*), is a wide-ranging migratory species.

The Feral Cat was the only mammal observed. Tracks of the Indian Mongoose (*Herpestes auropunctatus*) were observed along the edge of the cane fields.

No terrestrial reptiles or amphibians were noted by Char. However, it is likely that gecko and skink species occur in areas with thickets.

3.6.2 Potential Impacts

An increase in numbers of some bird species will likely occur due to the proposed park areas around the Civic Center Buildings. The addition of trees and grassy areas will increase feeding and nesting sites. Species commensal with man, such as the Common Mynah and House Sparrow, are also expected to increase in numbers.

While the proposed project will result in the loss of vegetation and some faunal habitat, it is expected to have only a minimal impact on the total island populations of the species involved.

There are no endangered or threatened botanical resources known to exist within the project site.

3.6.3 Mitigation Measures

There are no significant negative impacts anticipated, and no mitigation measures are proposed.

3.7 AIR QUALITY

3.7.1 Existing Conditions

An Air Quality Impact Report was prepared for the *Kapolei Town Center Final EIS* by J.W. Morrow. Morrow reported that air quality in the project area appeared to be in compliance with federal and state standards.

3.7.2 Potential Impacts

Construction activity will be the principal source of short-term air quality impacts. Automotive pollutant concentrations along the H-1 Freeway as well as on roadways in the vicinity of the project area are anticipated to increase due to construction vehicle activity. In addition, site preparation, earth moving and building construction activities will generate particulate emissions.

Increase in automotive-related pollutants will be the principal long-term air quality impact associated with the proposed project.

3.7.3 Mitigation Measures

Construction documents will require compliance with provisions of Hawaii Administrative Rules, Chapter 11-60.1 "Air Pollution Control", Section 11-60.1-33 "Fugitive Dust". An effective dust control plan will be implemented during construction. Dust control measures may include watering the work area, use of wind screens, keeping the adjacent roadways clean, and covering open-bodied trucks. Other dust control measures may include mulching or stabilizing inactive exposed areas, and scheduling permanent paving or landscaping early in the construction schedule.

The *Kapolei Town Center Final EIS* anticipated a "balancing effect" on regional traffic conditions (due to the corresponding employment emphasis within the City of Kapolei) which may have a mitigative effect on the air quality along critical transportation corridors, such as between Waiawa and Halawa interchanges of the H-1 freeway.

3.8 NOISE

A Noise Impact Study was prepared by Design Engineering, Inc. for the *Kapolei Town Center Final EIS*. The study was undertaken to determine the existing noise levels due to vehicular traffic and aircraft; evaluate the impact of existing noise levels on proposed facilities; and recommend measures to reduce noise levels to normally acceptable levels, where necessary.

3.8.1 Existing Conditions

The project site is presently undeveloped. As discussed in the *Kapolei Town Center Final EIS*, the site is subject to traffic and aircraft noise. However, flight operations from Naval Air Station Barbers Point which overfly the project area will not present a health hazard, and aircraft noise levels are compatible with the planned land use. In addition, flight operations at NAS Barbers Point are anticipated to cease due to closure of the facility.

3.8.2 Potential Impacts

Short-term impacts may result from construction activities. Adverse impacts from construction noise are not anticipated to affect public health and welfare due to the temporary nature of the work and the administrative controls available for its regulation.

In the long-term, the *Kapolei Town Center Final EIS* has identified vehicular traffic noise as a potential impact on the development due to location of site with respect to the regional transportation network including the H-1 Freeway, Farrington Highway, Kalaeloa Boulevard, and Barbers Point Access Road.

3.8.3 Mitigation Measures

Short-term mitigation measures to reduce the impact of construction noise include compliance with Hawaii Administrative Rules, Chapter 11-46 "Community Noise Control". The contractor will also be required to comply with City and County noise regulations, including those specified in the grading permit.

The *Kapolei City Final EIS* has addressed mitigation of long-term noise impacts. Noise generated by stationary equipment (air conditioning/ventilation units and exhaust units) will be attenuated to meet allowable noise levels. Design features (noise barriers and special noise insulation treatments) will be considered to mitigated traffic noise.

3.9 ARCHAEOLOGY/HISTORIC SITES

3.9.1 Existing Conditions

A preliminary archaeological reconnaissance survey was conducted by Paul H. Rosendahl, Ph.D. in November 1986 for the *Kapolei Town Center Final EIS*. The survey concluded that there were no archaeological remains or historic structures known to exist within the project area.

3.9.2 Potential Impacts

In a letter to Helbert, Hastert and Kimura dated April 11, 1988, the Department of Land and Natural Resources stated that based on review of the archaeological reconnaissance survey, "...we believe that the project will have 'no effect' on significant historic sites."

3.9.3 Mitigation Measures

In the event that any previously unidentified sites or remains are encountered during construction, work in the immediate areas will cease until the State Historic Preservation Officer has been notified and is able to assess the impact and make further recommendations for mitigative actions, if warranted.

3.10 TRAFFIC

A *Traffic Impact Assessment Summary for Kapolei Civic Center* was prepared by Pacific Planning & Engineering, Inc. A copy of the report is included in Appendix A. The intent of the report was to identify and evaluate potential traffic impacts which may be attributed due to development of City Building 1.

3.10.1 Existing Conditions

Major roadways in the vicinity of the project site are the H-1 freeway and Farrington Highway. Kalaeloa Boulevard and Barbers Point Access Road provide access to Campbell Industrial Park and Barbers Point Naval Air Station from the H-1 freeway, respectively.

Plans are underway by the Estate of James Campbell to extend Ulu'ohi'a Street to access the proposed city office building parking lot and underground parking structure.

3.10.2 Potential Impacts

The City of Kapolei, *2015 Roadway Master Plan* included traffic forecasts based on estimated land uses that would be completed by the study year 2015. Included in these land uses were city office buildings located at the proposed site of the Kapolei Civic Center. The traffic impact on three intersections were analyzed. These intersections are:

- Kapolei Parkway with Kamokila Boulevard
- Kapolei Parkway with Kama'aha Avenue
- Kamokila Boulevard with Ulu'ohi'a Street

The results of the analysis for the weekday morning and afternoon peak hours indicate the intersections would operate at a level of service (LOS) of "D" or better.

In addition, there may be increased traffic in the short-term during construction activities due to construction vehicles entering and exiting the project site.

3.10.3 Mitigation Measures

Implementation of the following mitigation measures will provide for smooth traffic operations entering and exiting the parking areas and minimize impacts to the surrounding streets:

- The different parking needs of employees (long-term) and visitors (short-term) will be considered in developing parking lot layouts, traffic and pedestrian circulation patterns, and the parking management program.
- Adequate signage will be provided to direct employees and visitors to appropriate driveways to minimize unnecessary recirculation of traffic on City roads.
- An adequate number of lanes, queuing or storage areas and parking control gates will be provided at parking driveways to minimize vehicular queues on roads.

In addition, arrangements may be made during construction to use the existing cane haul road (Waimanalo Road) until it is abandoned.

3.11 GRADING AND EROSION

3.11.1 Existing Conditions

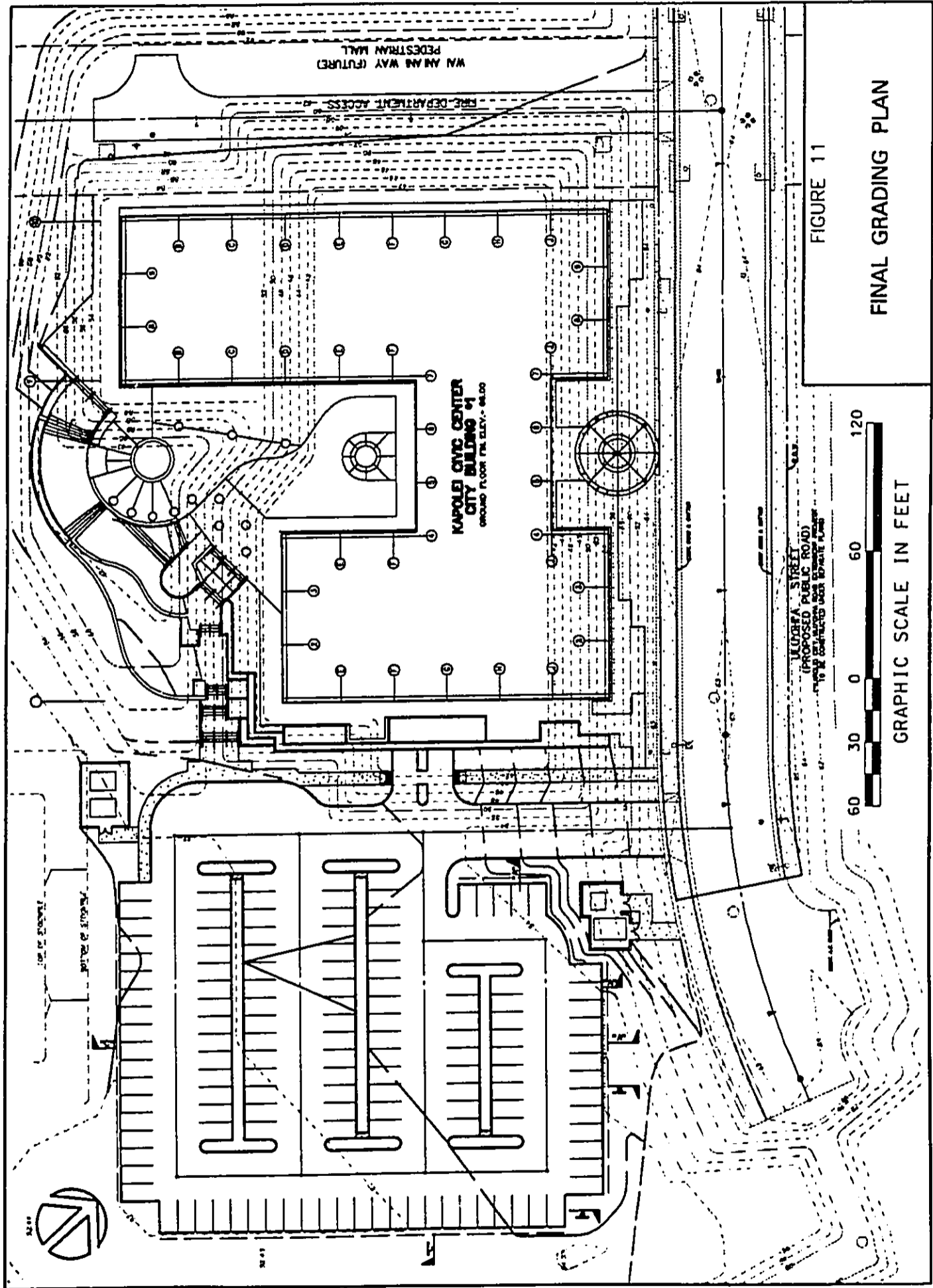
The existing erosion potential at the project site is low due to the existing site topography, onsite soils and natural vegetation.

3.11.2 Potential Impacts

During construction, earth moving activities are estimated to occur in the following quantities:

	<u>Cubic Yards</u>
Excavation	22,000
Embankment	11,000

Construction will be phased into mass grading and building construction phases. Proposed grading during the mass grading phase is illustrated on Figure 10, while site grading during the building construction phase is presented on Figure 11.



3.11.3 Mitigation Measures

Grading and construction activities will be performed in accordance with the City and County *Soil Erosion Standards & Guidelines*. An erosion control plan will be included in the construction documents. Best management practices (BMPs) will be implemented during grading and construction activities to minimize soil erosion, sediment transport and offsite discharge of pollutants. These BMPs include:

- Only areas essential for construction shall be cleared.
- Potential nonpoint pollutant sources shall be located away from steep slopes, water bodies and critical areas.
- Natural vegetation surrounding the project site shall be maintained.
- Topsoil stockpiles shall be covered or stabilized.
- Runoff shall be intercepted above disturbed slopes and conveyed to storm drainage facilities.
- Sediment and debris from construction activities shall be properly disposed.
- Bare areas shall be replanted or covered as soon as grading or construction is completed.
- Silt fence shall be installed along the downstream limits of grading.
- Temporary stabilized gravel ingress/egress shall be constructed at the designated point of entry/exit into/out of the project site.

CHAPTER 4

ALTERNATIVES TO THE PROPOSED PROJECT

This chapter discusses alternatives to the proposed action. Several alternatives would attain the objectives of the proposed action at a higher cost or to a lesser degree of public advantage and are therefore deemed less desirable. The "no action" action alternative is also not desired because it would fail to achieve the project objectives.

To restate, the objectives of the project are to develop a city office building as the initial phase of the Kapolei Civic Center in conformance with the objectives of the Civic Center District as described in the *City of Kapolei Urban Design Plan*.

A description of alternatives is presented in this section for comparison with the proposed action.

4.1 NO ACTION

With this alternative, there would be no office facilities constructed by the City and County of Honolulu for the purpose of housing their agencies and operations within the City of Kapolei.

4.2 CONSTRUCTION OF THE OFFICE BUILDING IN ANOTHER PORTION OF THE 7.25-ACRE BLOCK

Due to the size of the block, there were several options for construction of City Building 1.

The prime development site within the block has been identified as the corner of the future Kapolei Parkway and future Wai Aniani Way. However, construction of City Building 1 at this site would preclude construction of a Regional City Hall Building at this prime location in the future. In addition, access to this site is limited since both Kapolei Parkway and Wai Aniani Way are proposed routes which have yet to be constructed.

The project site is located in the northern corner of the block, at the intersection of Ulu'ohi'a Street and the future Wai Aniani Way. Construction of the building at another location within the parcel would require additional offsite infrastructure to provide vehicular access. Both Kama'aha Avenue and Kapolei Parkway, adjacent to the east and south sides of the block respectively, have yet to be constructed. The project site is favored since minimal offsite construction is required for utility

infrastructure connections and to provide vehicular access to the building and parking lot. In addition, the site is closer to the business activities with downtown Kapolei and future State offices.

4.3 CONSTRUCTION OF ONLY AN AT-GRADE PARKING LOT

The proposed project includes development of both an underground parking structure and at-grade parking lot. Construction of underground parking has been proposed in compliance with an objective of the Urban Design Plan. In addition, the underground parking takes advantage of the existing grade difference between the parcel and Ulu'ohi'a Street.

CHAPTER 5

DETERMINATION, FINDINGS AND REASONS SUPPORTING DETERMINATION

5.1 DETERMINATION

The Building Department has concluded that the proposed project does not have the potential to generate significant environmental impacts, and the need to prepare an environmental impact statement is not foreseen. This Final EA is submitted with a Finding of No Significant Impact (FONSI) determination.

5.2 FINDINGS AND REASONS SUPPORTING DETERMINATION

The overall and cumulative effects of the proposed action were evaluated with respect to Hawaii Administrative Rules (HAR) Title 11, Department of Health, Chapter 200, Environmental Impact Statement Rules, Section 11-200-12 "Significance Criteria". The following findings and conclusions were made in support of the FONSI determination:

- (1) The proposed project will not involve an irrevocable commitment to loss or destruction of any natural or cultural resource.
- (2) The proposed project will not curtail the range of beneficial uses of the environment.
- (3) The proposed project will not conflict with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders.
- (4) The proposed project will have a positive effect on the economic or social welfare of the community or state. Specifically, there will be a positive effect on the City of Kapolei and residents within the Ewa Plain area and other west Oahu communities due to location of a Satellite City Hall, City Permit Office, and other City and County government agencies within the proposed City Building 1.
- (5) The proposed project will not substantially affect public health.
- (6) The proposed project will not involve substantial secondary impacts such as population changes or effects on public facilities. Rather, the project is in conformance with the overall planning concept for the region and is required as a result of the secondary impacts of other

developments which comprise the "secondary urban center" concept for Kapolei.

- (7) The proposed project will not involve a substantial degradation of environmental quality.
- (8) The proposed project will not have a considerable cumulative effect upon the environment or involve a commitment for larger actions. Rather, the project will be developed in compliance with the *City of Kapolei Urban Design Plan*,
- (9) The proposed project will not have a substantial effect on any rare, threatened, or endangered species or its habitat.
- (10) The proposed project will not cause long-term detrimental effects on air or water quality or ambient noise levels.
- (11) The project site will not affect or is not likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.
- (12) The proposed project will not substantially affect scenic vistas and viewplanes identified in county or state plans or studies.
- (13) The proposed project will not require substantial energy consumption. Energy consumption for the project was previously addressed in the *Kapolei Town Center Final EIS*. Energy conservation measures will be addressed in the design phase and will be consistent with the EIS.

CHAPTER 6
CONSULTATION

6.1 PARTICIPANTS

This Final EA/FONSI was prepared for the Building Department, City and County of Honolulu, by Kober/Hanssen/Mitchell Architects. The following organizations were also involved in the preparation of this document.

<u>Organization</u>	<u>Area of Expertise</u>
Engineering Concepts, Inc.	Civil Engineering Infrastructure
Pacific Planning and Engineering, Inc.	Traffic Engineering

6.2 PARTIES CONSULTED DURING PREPARATION OF THE FINAL EA

Forty seven (47) copies of the Draft EA were mailed to agencies, organizations and other interested parties. A complete listing of these consulted parties is included in Sections 6.2.1 through 6.2.5.

Availability of the Draft EA was published in the October 23, 1997 edition of *The Environmental Notice* by the Office of Environmental Quality Control. A total of 19 comment letters were received as of November 29, 1997 (the public review period ended on November 24, 1997). Agencies and organizations responding to the request for comments are marked with an asterisk (*) in the lists which follow. Those who responded with no comments are marked with a plus (+). The Estate of James Campbell relayed their comments in a telephone conversation with Kober/Hanssen/Mitchell Architects staff.

6.2.1 Federal Government

- + Department of Agriculture, Natural Resources Conservation Service
- Department of the Interior:
 - Fish and Wildlife Service
- + Geological Survey

6.2.2 State Government

- State Legislature:
 - Senator James Aki (District 21)
 - Representative Michael Kahikina (District 43)
- + Department of Accounting and General Services
- Department of Agriculture

- Department of Business, Economic Development and Tourism:
- * Land Use Commission
- + Office of Planning
- * Department of Defense
- * Department of Land and Natural Resources:
 - State Historic Preservation Division
- * Department of Health, Environmental Planning Office
- * Office of Environmental Quality Control
- Office of Hawaiian Affairs
- University of Hawaii, Environmental Center

6.2.3 City and County Government

- John DeSoto, Councilmember (District IX)
- * Board of Water Supply
- + Fire Department
- * Department of Housing and Community Development
- * Department of Land Utilization
- * Department of Parks and Recreation
- * Planning Department
- * Police Department
- Department of Public Works
- Department of Transportation Services

6.2.4 Other Interested Parties

- American Lung Association
- * Hawaiian Electric Company, Inc.
- GTE Hawaiian Telephone Company
- + Oceanic Cable
- BHP Gas Company
- Makakilo/Kapolei/Honokai Hale Neighborhood Board No. 34
- * The Estate of James Campbell

6.2.5 Libraries

State Main Library
 University of Hawaii, Hamilton Library
 Ewa Beach Public & School Library

6.3 COMMENTS ON THE DRAFT EA

Comment letters received during public review of the Draft EA and responses prepared by the applicant have been included in Appendix B.

CHAPTER 7

REFERENCES

City and County of Honolulu Department of Public Works, *Soil Erosion Standards & Guidelines*, November 1975.

Group 70 International, Inc., *City of Kapolei Urban Design Plan*, prepared for the Estate of James Campbell, July 1994.

Group 70 Limited, *City of Kapolei Development Standards and Guidelines*, prepared for the Estate of James Campbell, January 1991.

Hawaii State, Department of Health, *Hawaii Administrative Rules*, Title 11, Chapter 42, "Vehicular Noise Control For Oahu", October 24, 1981.

Hawaii State, Department of Health, *Hawaii Administrative Rules*, Title 11, Chapter 43, "Community Noise Control For Oahu", October 24, 1981.

Hawaii State, Department of Health, *Hawaii Administrative Rules*, Title 11, Chapter 60.1, "Air Pollution Control", October 29, 1993.

Hawaii State, Department of Health, *Hawaii Administrative Rules*, Title 11, Chapter 200, "Environmental Impact Statement Rules", August 20, 1996.

Helber, Hastert & Kimura, Planners, *Kapolei Town Center Final Environmental Impact Statement*, prepared for the Estate of James Campbell, August 1988.

Ernest K. Hirata & Associates, Inc., *Foundation Investigation, Kapolei Civic Center Phase I, City Office Building No. 1, Kapolei, Oahu, Hawaii*, prepared for Kober/Hanssen/Mitchell Architects, June 27, 1997.

Kober/Hanssen/Mitchell Architects, *Design Development Phase Basis of Design for Kapolei Civic Center - Phase I, City Office Building #1*, prepared for the City and County of Honolulu Building Department, August 1997.

APPENDIX A

**Traffic Impact Assessment Summary for Kapolei Civic Center
by Pacific Planning and Engineering, Inc.**

TRAFFIC IMPACT ASSESSMENT SUMMARY

FOR

KAPOLEI CIVIC CENTER

October 1997

Honolulu, Oahu, Hawaii

Prepared for:

Engineering Concepts, Inc.

Prepared By:

**Pacific Planning & Engineering, Inc.
1221 Kapiolani Boulevard, Suite PH-60
Honolulu, Hawaii 96814**

Introduction

The City and County of Honolulu is proposing to construct the first phase of the Kapolei Civic Center within the City of Kapolei, Oahu, Hawaii. This report, on a cursory level, will summarize previous studies completed in the area which included City Office land uses. It should be noted that traffic reports in the area were based on the Ewa Region Highway Master Plan which was completed in 1992 and is currently being updated by the on-going North-South Road Study. The following were used as a basis for this report:

1. Ewa Region Highway Transportation Master Plan, 1997 and 2005 Roadway Concepts, November 1992, Pacific Planning & Engineering, Inc.
2. City of Kapolei, Roads B, C, and L, June 1993, Pacific Planning & Engineering, Inc.
3. City of Kapolei 2015 Roadway Master Plan, April 1994, Pacific Planning & Engineering, Inc.

Project Description

The proposed site for the Kapolei Civic Center is shown in Figure 1, which also shows the proposed year 2015 roadway network in the vicinity of the City of Kapolei. The first phase of the project is City Office Building 1 with a gross floor area of 100,000 ft². This is expected to be completed by the year 2000. The parking structure for Phase I will be located on Ulu'ohi'a Street.

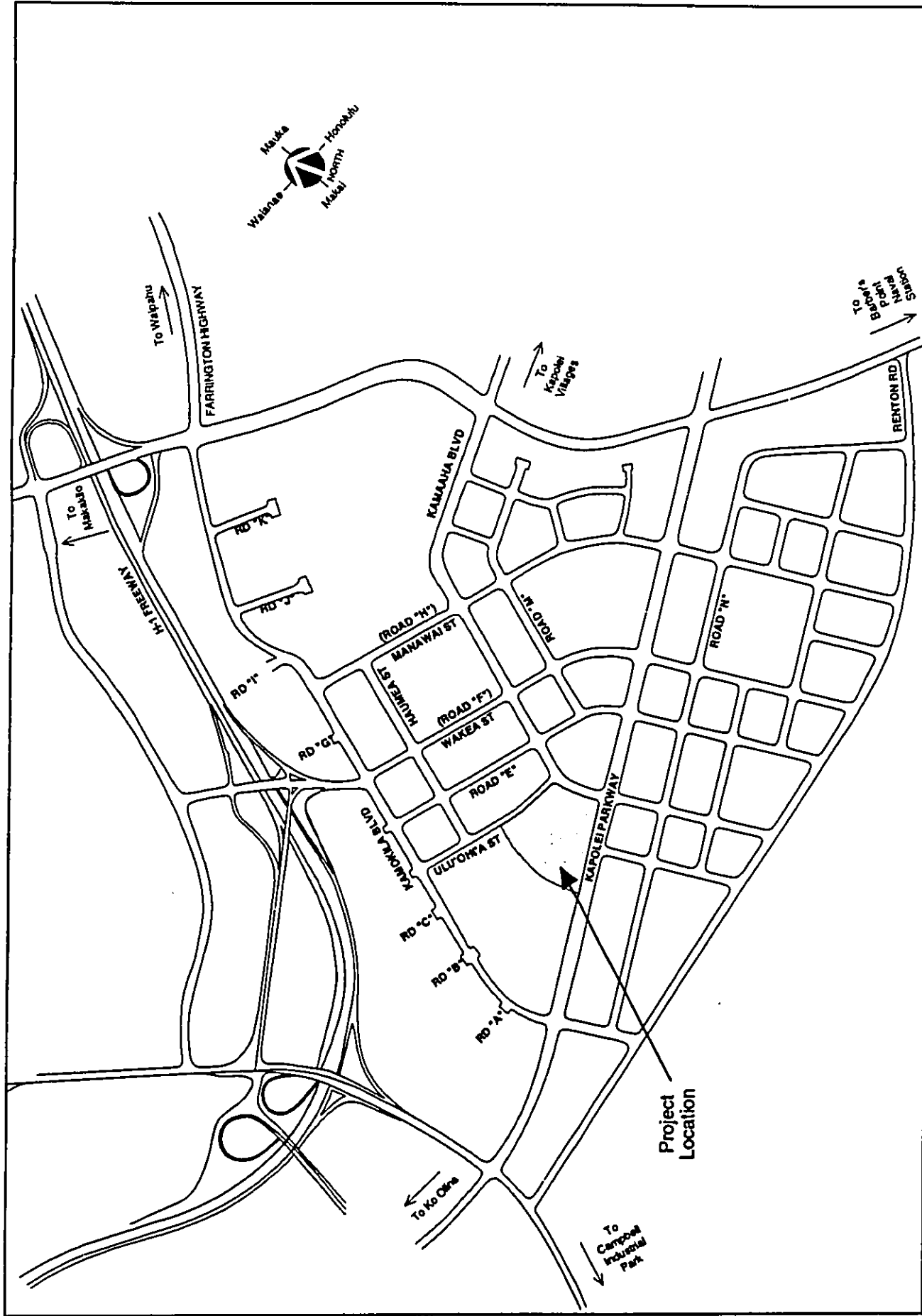


Figure 1

Kapolei Civic Center

PACIFIC PLANNING
ENGINEERING, INC.

Existing Conditions

The project site is located in the City of Kapolei on the island of Oahu. The city is planned to be the second city on Oahu and will be under development for beyond the next 20 years. The current land uses in the vicinity of the project consist mainly of commercial uses such as the Kapolei Theaters, Kapolei Shopping Center, Bank of Hawaii Building and the Campbell Building. Campbell Industrial Park and Kapolei Business Park lies to the south along Kalaeloa Boulevard.

The major roadways in the vicinity of the project are the H-1 freeway and Farrington Highway. Kalaeloa Boulevard and Barbers Point Access Road provide access to Campbell Industrial Park and Barbers Point Naval Air Station from the H-1 freeway, respectively.

Kapolei Civic Center

Trips were generated for the first phase of the Kapolei Civic Center to estimate how much of future traffic is contributed by the project.

Trip generation was determined based on the project land use and data from the ITE Trip Generation Report¹. Table 1 shows the number of trips generated due to Phase 1.

Land Use	Parameter	Morning Peak Hour		Afternoon Peak Hour	
		Enter	Exit	Enter	Exit
Office Space (Phase 1)	100,000 ft ²	170	21	32	154

¹ Trip Generation Report, by the Institute of Transportation Engineers, Fifth Edition, 1991.

Future Traffic

Year 2015 traffic volumes are shown on Figures 2 and 3. These forecasts were developed for the report, "City of Kapolei, 2015 Roadway Master Plan" by Pacific Planning & Engineering, Inc., dated April 1994. The traffic forecasts shown are for weekday morning and afternoon peak hours and were based on anticipated land uses known at the time the report was completed.

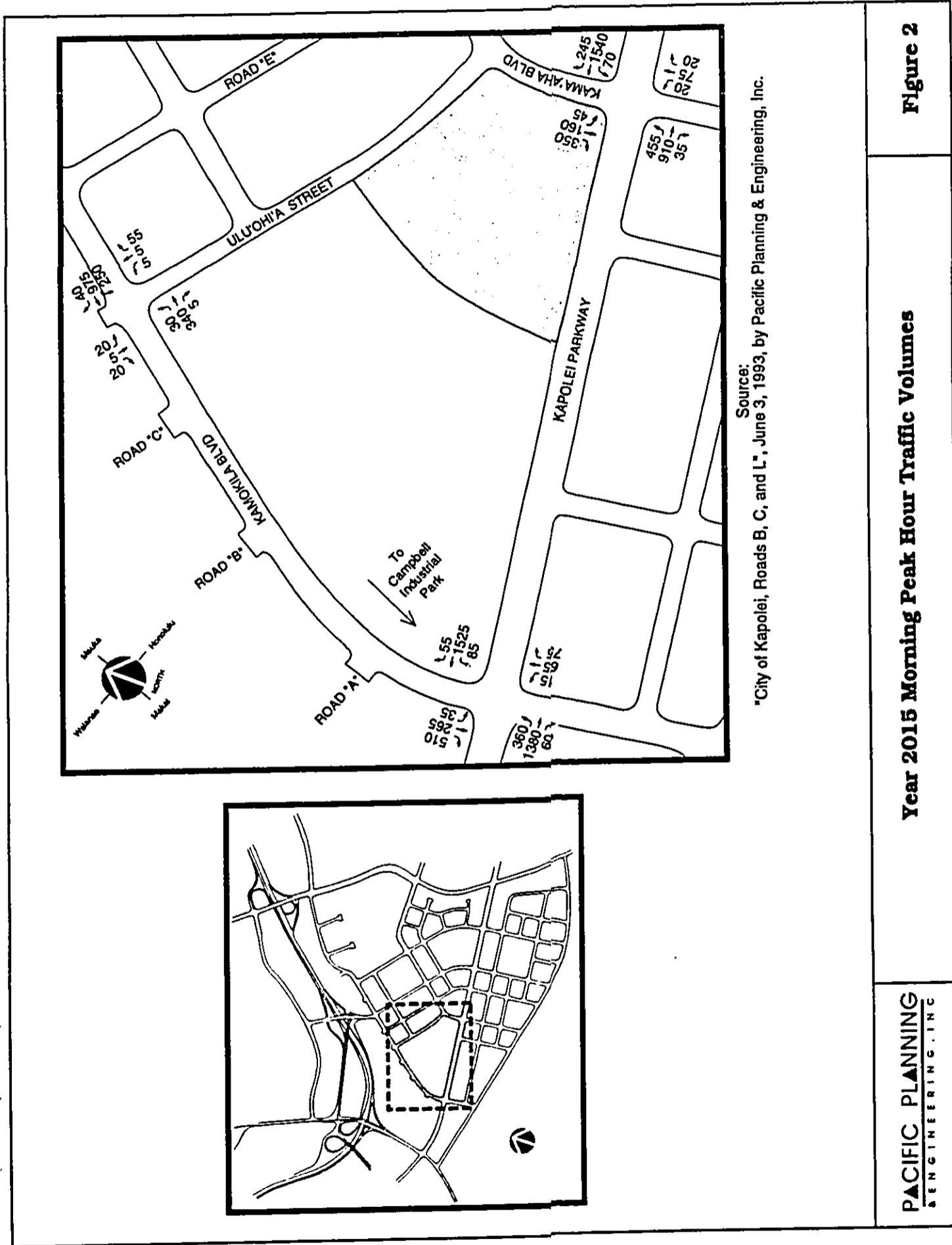
The anticipated laneage needed by the year 2015 in the vicinity of the project is shown in Figure 4. The proposed laneage and signalization are based on the results of the Kapolei Roadway Master Plan.

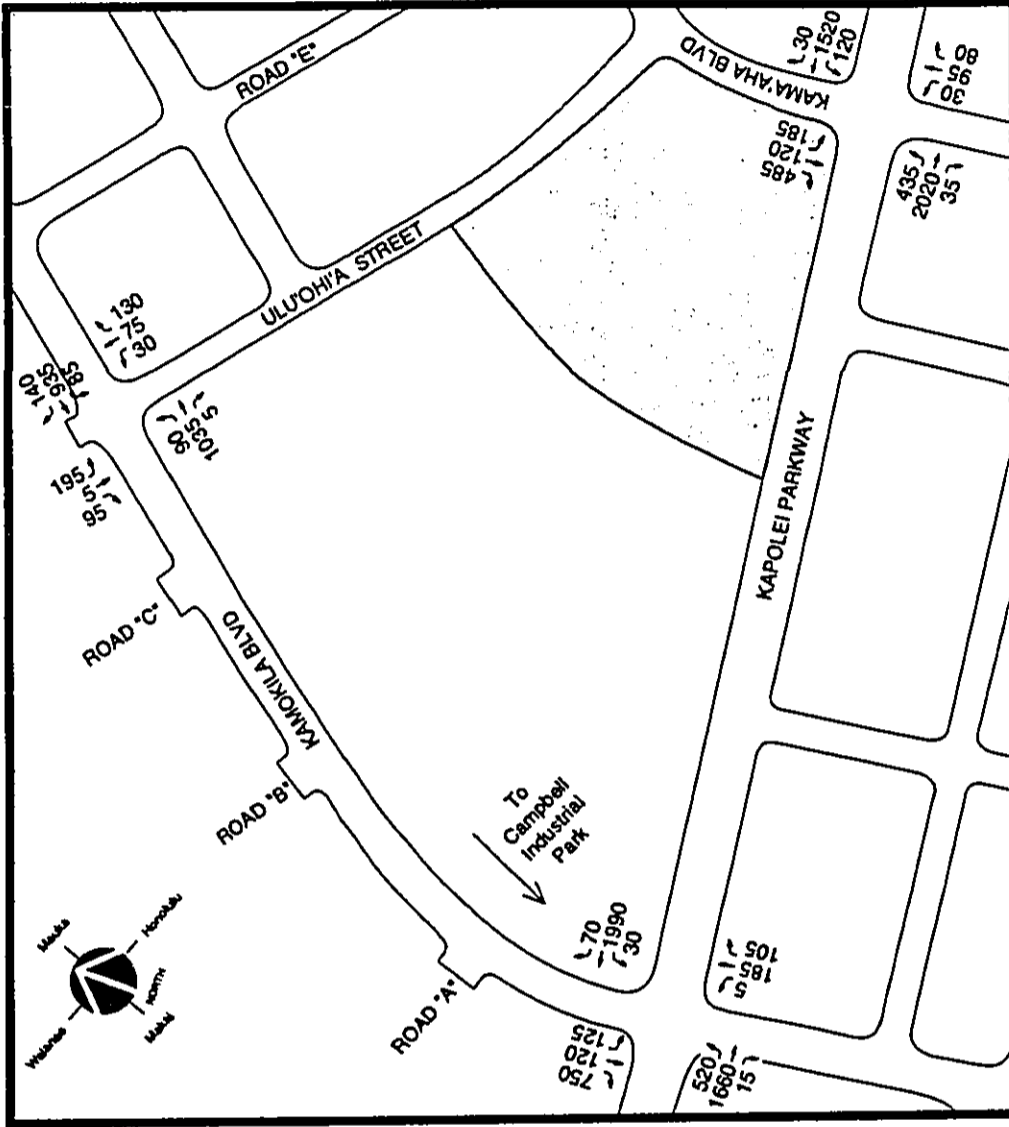
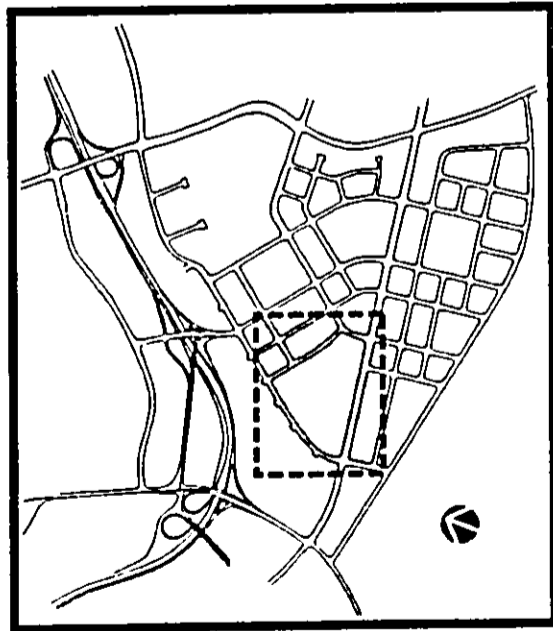
Traffic Analysis

Analyses are summarized for the following study intersections from the above mentioned report:

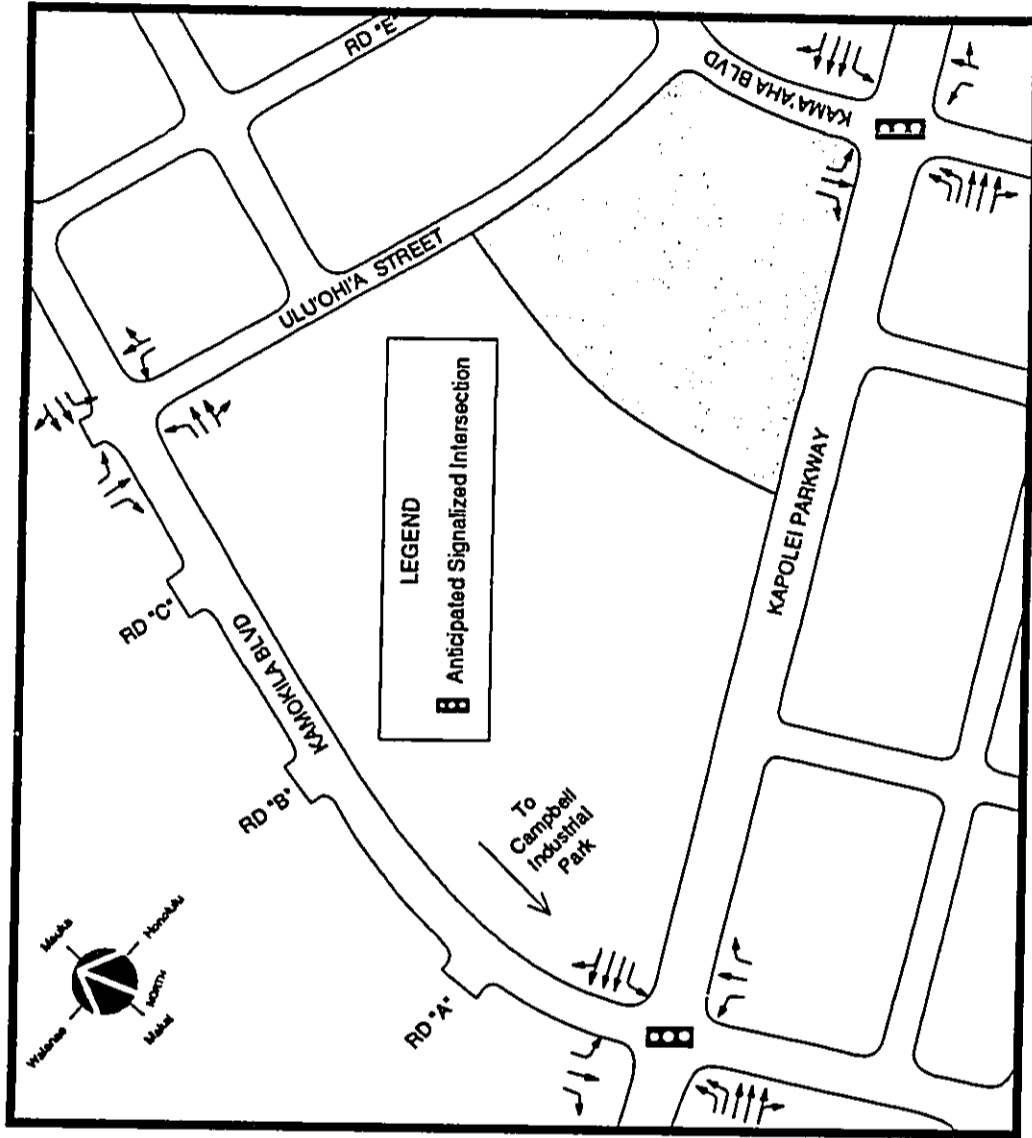
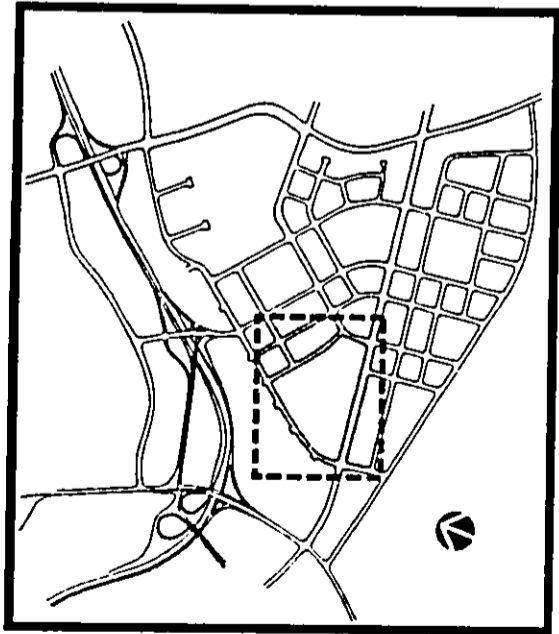
1. Kapolei Parkway with Kamokila Boulevard,
2. Kapolei Parkway with Kama'aha Boulevard and
3. Kamokila Boulevard with Ulu'ohi'a Street.

The three study intersections were analyzed using the appropriate method outlined in the 1985 Highway Capacity Manual. Appendix A provides detailed definitions of the "level-of-service" (LOS). The following briefly describes the analysis.





Source: "City of Kapolei, Roads B, C, and L", June 3, 1993, by Pacific Planning & Engineering, Inc.



Source: City of Kapolei, Roads B, C, and L, June 3, 1993, by Pacific Planning & Engineering, Inc.

Signalized intersections are analyzed using the HCM's operational analysis for signalized intersections. This analysis is based on average stopped delay per vehicle to measure traffic operating conditions. The methodology for operational analysis measures traffic operations using the LOS rating, which ranges from A to F. The LOS for the traffic movements at a signalized intersection is classified into six categories ranging from less than 5 seconds of average delay per vehicle (LOS A) to over 60 seconds of average delay per vehicle (LOS F).

Traffic Analysis Results

The results of the analysis for the weekday morning and afternoon peak hours are shown in Table 2. With the laneage shown in Figure 4, the intersections would operate at LOS D levels or better during the weekday morning and afternoon peak hours.

Table 2 - Signalized Intersection Analysis		
Movement	LOS	
	Morning Peak Hour	Afternoon Peak Hour
Kapolei Parkway with Kamokila Boulevard		
Overall LOS	C	D
Kapolei Parkway with Kama'aha Boulevard		
Overall LOS	C	D
Kamokila Boulevard with Ulu'ohi'a Street		
Overall LOS	C	D

Source: City of Kapolei 2015 Roadway Master Plan, April 1994, Pacific Planning & Engineering, Inc.

Conclusions and Recommendations

The Ewa region which includes Kapolei is planned to be the "Secondary Urban Center" on Oahu and will be under development for beyond the next 20 years. The areas in and around the City of Kapolei will have a large growth in residential homes and employment. To accommodate this growth, the developers in the Ewa region have formed a working group to fund needed roadway improvements in the Ewa area on a fair share basis. A result of this consortium was the preparation of the Ewa Region Highway Master Plan (Ewa MP) which identified roadway improvements that facilitate the development of the Ewa region on Oahu. The Ewa MP was completed in November 1992 and is currently being updated by the on-going North-South Road Study.

In the report "City of Kapolei, 2015 Roadway Master Plan", traffic forecasts were generated based on estimated land uses that would be completed by the study year 2015. Included in these land uses were city offices buildings located at the proposed site of the Kapolei Civic Center. It should be noted that the land use parameters assumed for "City of Kapolei, 2015 Roadway Master Plan" may change and a new study may be necessary in the future in the event significant deviation from the assumed parameters exist.

The results of the analysis from the report, "City of Kapolei, 2015 Roadway Master Plan" indicate that the study intersections with the laneage shown in Figure 4, would operate at LOS D or better by the year 2015.

To provide for smooth traffic operations entering and exiting Phase I of the Kapolei Civic Center parking garages and to minimize impacts to surrounding streets, we recommend the following:

- Consider different needs of employee (long-term) and visitors (short-term) parking when developing on-site parking layouts, traffic and pedestrian circulation patterns, and parking management program.
- Supply adequate signage to direct employees and the visitors to appropriate driveways in order to minimize unnecessary recirculation of traffic on City roadways.
- Furnish adequate number of lanes, queuing or storage areas and parking control gates at parking driveways so vehicles do not queue onto roadways. When parking lots are full, discourage waiting to keep queues from backing onto roadways.

APPENDIX A

Definition of Level-of-Service for Signalized Intersections

Level of service for signalized intersections is defined in terms of delay. Delay is a measure of driver discomfort, frustration, fuel consumption, and lost travel time. Specifically, level-of-service criteria are stated in terms of the average stopped delay per vehicle for a 15-minute analysis period.

Level-of-service A describes operations with very low delay, i.e., less than 5.0 sec per vehicle. This occurs when progression is extremely favorable, and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.

Level-of-service B describes operations with delay in the range of 5.1 to 15.0 sec per vehicle. This generally occurs with good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.

Level-of-service C describes operations with delay in the range of 15.1 to 25.0 sec per vehicle. These higher delays may result from fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear in this level. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.

Level-of-service D describes operations with delay in the range of 25.1 to 40.0 sec per vehicle. At level D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or a high v/c ratios (volume of cars to capacity of intersection). Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.

Level-of-service E describes operations with delay in the range of 40.1 to 60.0 sec per vehicle. This is considered to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle length, and high v/c ratios. Individual cycle failures are frequent occurrences.

Level-of-service F describes operations with delay in excess of 60.0 sec per vehicle. This is considered to be unacceptable to most drivers. This condition often occurs with oversaturation, i.e., when arrival flow rates exceed the capacity of the intersection. It may also occur at high v/c ratios below 1.00 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.

REFERENCE: Highway Capacity Manual (Special Report 209, 1985)

APPENDIX B

Draft EA Comments and Responses



United States Department of the Interior

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

IN REPLY REFER TO

November 18, 1997



Mr. Warren Sato
City and County of Honolulu
Building Department
650 South King St.
Honolulu, Hawaii 96813

Dear Mr. Sato:

Subject: Draft Environmental Assessment (DEA)
Kapolei Civic Center
Kapolei, Oahu, Hawaii

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

Thank you for allowing us to review the DEA. We are returning the report for your future use.

Sincerely,

William Meyer
District Chief

Enc.

cc: Garry Gill, Office of Environmental Quality Control
Stanford Lee, Kober/Hanssen/Mitchell Architects



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December 1, 1997

Mr. William Meyer
District Chief
UNITED STATES DEPARTMENT OF THE INTERIOR
U.S. Geological Survey
Water Resources Division
677 Ala Moana Boulevard, Suite 415
Honolulu, Hawaii 96813

Re: Draft Environmental Assessment (EA)
Kapolei Civic Center, City Building #1
TRMK: 9-1-16:1 (portion)

Dear Mr. Meyer:

On behalf of the City and County of Honolulu Building Department, thank you for your correspondence of November 18, 1997, regarding the Draft EA for the project. We appreciate your efforts in reviewing the document and acknowledge that you have no comments to offer at this time.

Should you have any questions, please contact either Rey Quemado or myself.

Sincerely,

KOBER/HANSSEN/MITCHELL ARCHITECTS, INC.

Stanford C. Lee, AIA
President

SCL/r

cc: Rey Quemado - Kober/Hanssen/Mitchell Architects, Inc.
Warren Sato - Building Department, City & County of Honolulu
Jeyan Thirugnanan - Office of Environmental Quality Control
Kenneth Ishizaki - Engineering Concepts, Inc.
file

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United States
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Agriculture

Natural
Resources
Conservation
Service

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Honolulu, HI
96850

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Harmony

November 25, 1997

Mr. Warren Sato
Building Department
City and County of Honolulu
630 South King Street
Honolulu, Hawaii 96813

Dear Mr. Sato:

Subject: Draft Environmental Assessment (DEA) - Kapolei Civic Center, City Building I,
Kapolei, Oahu, Hawaii

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

Thank you for the opportunity to review this document.

Sincerely,

KENNETH M. KANESHIRO
State Conservationist

cc: Mr. Gary Gill, Director, Office of Environmental Quality Control, Leleopapa A
Kamohameha, Suite 702, 235 South Beretania Street, Honolulu, Hawaii 96813
Mr. Stanford Lee, Kober/Hanssen/Mitchell Architects, Harbor Court, 55 Merchant Street,
Suite 1400, Honolulu, Hawaii 96813-4313

The Natural Resources Conservation Service works hand-in-hand with
the American people to conserve natural resources on private lands.

AN EQUAL OPPORTUNITY EMPLOYER



Kober/Hanssen/Mitchell Architects
Architecture Planning & Interior Architecture

December 5, 1997

Mr. Kenneth M. Kaneshiro, State Conservationist
Natural Resources Conservation Service,
United States Department of Agriculture
P.O. Box 50004
Honolulu, Hawaii 96850

Re: Draft Environmental Assessment (EA)
Kapolei Civic Center, City Building #1
TMK: 9-1-16:1 (portion)

95050

Dear Mr. Kaneshiro:

On behalf of the City and County of Honolulu Building Department, thank you for your
correspondence of November 25, 1997, regarding the Draft EA for the project. We
appreciate your efforts in reviewing the document and acknowledge that the Natural
Resources Conservation Service has no comments to offer at this time.

Should you have any questions, please contact either Rey Quemado or myself.

Sincerely,

KOBER/HANSSEN/MITCHELL ARCHITECTS, INC.

Stanford C. Lee, AIA
President

SCL:laq

cc: Rey Quemado - Kober/Hanssen/Mitchell Architects, Inc.
Warren Sato - Building Department, City & County of Honolulu
Jeyan Thirugnanam - Office of Environmental Quality Control
Kenneth Ishizaki - Engineering Concepts, Inc.
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Building Department
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Attention: Mr. Warren Sato
Gentlemen:

Subject: Kapolei Civic Center, City Building 1
Kapolei, Oahu, Hawaii
Draft Environmental Assessment

Thank you for the opportunity to review the subject document. We have no comments to offer.

If there are any questions, please have your staff contact Mr. Ronald Ching of the Planning Branch at 586-0490.

Sincerely,

Gordon Matsuoka
GORDON MATSUOKA
State Public Works Engineer

RC:jy
C: OEOC
Kober/Hanssen/Mitchell Architects

Mr. Gordon Matsuoka
State Public Works Engineer
Public Works Division
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
State of Hawaii
1151 Punchbowl Street
Honolulu, Hawaii 96813

Re: Draft Environmental Assessment (EA)
Kapolei Civic Center, City Building #1
TMK: 9-1-16:1 (portion) 95050

Dear Mr. Matsuoka:

On behalf of the City and County of Honolulu Building Department, thank you for your correspondence of November 13, 1997, regarding the Draft EA for the project. We appreciate your efforts in reviewing the document and acknowledge that the Department of Accounting and General Services has no comments at this time.

Should you have any questions, please contact either Rey Quemado or myself.

Sincerely,

KOBER/HANSEN/MITCHELL ARCHITECTS, INC.

Stanford O. Lee
Stanford O. Lee, AIA
President

SCL/re

cc: Rey Quemado - Kober/Hanssen/Mitchell Architects, Inc.
Warren Sato - Building Department, City & County of Honolulu
Jeyan Thirugnanam - Office of Environmental Quality Control
Kenneth Ishizaki - Engineering Concepts, Inc.
file

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ESTHER UEDA
EXECUTIVE OFFICER

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION

P.O. Box 2359
Honolulu, HI 96804-2359
Telephone: 808-587-3822
Fax: 808-587-3827

November 3, 1997



Mr. Warren Sato
Building Department
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Sato:

Subject: Draft Environmental Assessment (DEA) for the
Kapolei Civic Center (City Building 1), Kapolei,
Oahu, Hawaii. TMK 9-1-16:1

We have reviewed the DEA for the subject project and confirm that the project site, as represented on the vicinity map, is located within the State Land Use Urban District. Based on the location of the project site, it appears to constitute a portion of the Subsequent Increments of the City of Kapolei (aka Kapolei Town Center), which was incrementally redistricted from the Agricultural District to the Urban District under IUC Docket No. AS7-613/The Trustees Under the Will and of the Estate of James Campbell, Deceased, pursuant to Findings of Fact, Conclusions of Law, and Decision and Order dated June 17, 1993, as amended.

We have no further comments to offer at this time. We appreciate the opportunity to comment on the subject DEA.

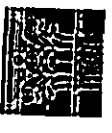
Should you have any questions, please feel free to call me or Bert Saruwatari of our office at 587-3822.

Sincerely,

ESTHER UEDA
Executive Officer

EU:th

cc: OFQC
/Stanford Lee



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November 19, 1997

Ms. Esther Ueda
Executive Officer
Land Use Commission
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
State of Hawaii
Post Office Box 2359
Honolulu, Hawaii 96804-2359

Re: Draft Environmental Assessment (EA)
Kapolei Civic Center, City Building #1
TMK: 9-1-16:1 (portion) 95050

Dear Ms. Ueda:

On behalf of the City and County of Honolulu Building Department, thank you for your letter of November 3, 1997, regarding the Draft EA for the project. We appreciate your efforts in reviewing the document and acknowledge that the project site constitutes a portion of the Subsequent Increments of the City of Kapolei (aka Kapolei Town Center) which was incrementally redistricted from the Agricultural District to the Urban District.

Should you have any questions, please contact either Rey Quemado or myself.

Sincerely,

KOBER/HANSEN/MITCHELL ARCHITECTS, INC.

Stanford C. Lee, AIA
President

SCL/re

cc: Rey Quemado - Kober/Hansen/Mitchell Architects, Inc.
Warren Sato - Building Department, City & County of Honolulu
Jeyan Thiruganman - Office of Environmental Quality Control
Kenneth Ishizaki - Engineering Concepts, Inc.
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SELUFU MAYA
DIRECTOR
BRADLEY J. MOSSMAN
DEPUTY DIRECTOR
RICK EGGED
DIRECTOR, OFFICE OF PLANNING

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Fax: (808) 587-2824



Ref. No. P-7043

November 3, 1997

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

Dear Mr. Fujiki:

Subject: Draft Environmental Assessment for City Building 1, Kapolei Civic Center, Kapolei, Oahu, Hawaii

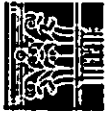
We do not have any comments to offer at this time relative to our plans and programs. We support the project's purpose to extend public service to the Kapolei area.

We appreciate the opportunity to comment on the report. If there are any questions, please contact Howard Fujimoto of our Coastal Zone Management Program at 587-2898.

Sincerely,

Rick Egged
Director
Office of Planning

cc: OEQC
Kober/Hanssen/Mitchell Architects



Kober/Hanssen/Mitchell Architects
Architecture, Planning & Interior Architecture

December 5, 1997

Mr. Rick Egged, Director
Office of Planning
Department of Business, Economic Development & Tourism
P.O. Box 2359
Honolulu, Hawaii 96804

Re: Draft Environmental Assessment (EA)
Kapolei Civic Center, City Building #1
TMK: 9-1-16:1 (portion) 95050

Dear Mr. Egged:

On behalf of the City and County of Honolulu Building Department, thank you for your correspondence of November 3, 1997, regarding the Draft EA for the project. We appreciate your efforts in reviewing the document and acknowledge that the Office of Planning has no comments to offer at this time.

Should you have any questions, please contact either Rey Quemado or myself.

Sincerely,

ROBER/HANSSEN/MITCHELL ARCHITECTS, INC.

Stanford C. Lee, AIA
President

SCL:laq

cc: Rey Quemado - Kober/Hanssen/Mitchell Architects, Inc.
Warren Sato - Building Department, City & County of Honolulu
Jeyan Thirugnanam - Office of Environmental Quality Control
Kenneth Ishizaki - Engineering Concepts, Inc.
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DIRECTOR OF CIVIL DEFENSE

ROY C. PRICE, SR.
VICE DIRECTOR OF CIVIL DEFENSE



STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE DIRECTOR OF CIVIL DEFENSE
3949 DIAMOND HEAD ROAD
HONOLULU, HAWAII 96816-4495

November 19, 1997

Mr. Warren Sato
Building Department
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Sato:

Draft Environmental Assessment (DEA), Kapolei Civic Center, City Building

State Civil Defense (SCD) appreciates this opportunity to comment on the DEA for the Kapolei Civic Center, City Building I, Kapolei, Oahu, Hawaii, TMK: 9-1-16: 1 (portion).

We do not have negative comments specifically directed at the City Building; however, the building will be located at the outer fringes of a siren coverage area. SCD, in consultation with the Oahu Civil Defense Agency, recommends that a siren simulator with infrastructure be installed in an office to be determined when occupancy areas are known.

If you have any questions, please contact Mr. Norman Ogasawara of my staff at (808) 733-4300.

Sincerely,

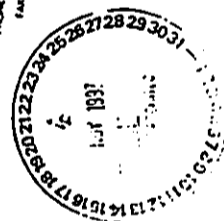
Original Signed
ROY C. PRICE, SR.
Vice Director of Civil Defense

c: Office of Environmental Quality Control
Leopapa A. Kamehameha, Suite 702
235 South Beretania Street
Honolulu, Hawaii 96813

Mr. Stanford Lee
Kober/Hanssen/Mitchell Architects
Harbor Court
55 Merchant Street, Suite 1400
Honolulu, Hawaii 96813-4313



PHONE (808) 733-4300
FAX (808) 733-4300



Kober/Hanssen/Mitchell Architects
Architecture, Planning & Interior Architecture

December 5, 1997

Mr. Roy C. Price, Sr.
Vice Director of Civil Defense
Office of the Director of Civil Defense
Department of Defense
State of Hawaii
3949 Diamond Head Road
Honolulu, Hawaii 96816-4495

Re: Draft Environmental Assessment (EA)
Kapolei Civic Center, City Building #1
TMK: 9-1-16:1 (portion) 95050

Dear Mr. Price:

On behalf of the City and County of Honolulu Building Department, thank you for your correspondence of November 19, 1997, regarding the Draft EA for the project. We appreciate your efforts in reviewing the document. In response to your recommendation, we are considering installation of a siren simulator and associated infrastructure as part of the building construction phase.

Should you have any questions, please contact either Rey Quemado or myself.

Sincerely,

KOBER/HANSEN/MITCHELL ARCHITECTS, INC.

Stanford Lee
Stanford C. Lee, AIA
President

SCL:laq

cc: Rey Quemado - Kober/Hanssen/Mitchell Architects, Inc.
Warren Sato - Building Department, City & County of Honolulu
Jeyan Thiruganam - Office of Environmental Quality Control
Kenneth Ishizaki - Engineering Concepts, Inc.
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STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
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HONOLULU, HAWAII 96809
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Mr. Randall K. Fujiki
Director and Building Superintendent
Building Department
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

Attention: Mr. Warren Sato

Dear Mr. Fujiki:

Draft Environmental Assessment (DEA)
for Kapolei Civic Center, City Building 1
Kapolei, Oahu, Hawaii

Reference is made to the Kober/Hanssen/Mitchell Architect's letter of October 23, 1997, requesting comments on the subject DEA.

We confirm that the proposed project site is located in Zone D of the Federal Flood Insurance Rate Map (FIRM). This is an area in which flood hazards are undetermined.

Thank you for the opportunity to review the DEA. Should you have any questions, please contact Mr. Eric Yuasa of the Project Planning Section at 587-0238.

Sincerely,

Andrew M. Monden
ANDREW M. MONDEN
Chief Engineer

DI:ssk

c: OEQC
Kober/Hanssen/Mitchell Architects

November 19, 1997

Mr. Andrew M. Monden
Chief Engineer
Engineering Branch
Land Division
DEPARTMENT OF LAND AND NATURAL RESOURCES
State of Hawaii
Post Office Box 373
Honolulu, Hawaii 96809

Re: Draft Environmental Assessment (EA)
Kapolei Civic Center, City Building #1
TMK: 9-1-16:1 (portion)

95050

Dear Mr. Monden:

On behalf of the City and County of Honolulu Building Department, thank you for your letter of November 5, 1997, regarding the Draft EA for the project. We appreciate your efforts in reviewing the document and acknowledge your confirmation that the project site is located in Zone D of the Federal Flood Insurance Rate Map (FIRM), an area in which flood hazards are undetermined.

Should you have any questions, please contact either Rey Quemado or myself.

Sincerely,

KOBER/HANSSEN/MITCHELL ARCHITECTS, INC.

Stanford C. Lee
Stanford C. Lee, AIA
President

SCL/re

cc: Rey Quemado - Kober/Hanssen/Mitchell Architects, Inc.
Warren Sato - Building Department, City & County of Honolulu
Jeyan Thirugnaman - Office of Environmental Quality Control
Kenneth Ishizaki - Engineering Concepts, Inc.
file

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STATE OF HAWAII
DEPARTMENT OF HEALTH
P O BOX 3378
HONOLULU HAWAII 96813

November 17, 1997

LAWRENCE M. SOTO
DIRECTOR OF AQA



Mr. Warren Sato
Building Department
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Sato:

Subject: DRAFT ENVIRONMENTAL ASSESSMENT (DEA)

Project: Kapolei Civic Center, City Building 1

Location: 1000 Ulu'ohi'a Street
Kapolei, Oahu, Hawaii

TRK: (1) 9-1-16; Por. 1

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

Control of Fugitive Dust

Due to the characteristics of the soil in the area, there is a significant potential for fugitive dust to be generated during the grading, excavation and construction activities for this project. The arid climatic conditions and the close proximity of residences to the project add to the potential dust problems. Construction activities must comply with provisions of Hawaii Administrative Rules, Chapter 11-60.1, "Air Pollution Control," Section 11-60.1-33 on Fugitive Dust.

The contractor should provide adequate means to control dust from the road areas and during the various phases of construction activities. These means include, but are not limited to:

- a. Planning the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing material transfer points and on-site vehicular traffic routes, and locating potentially dusty equipment in areas of the least impact;
- b. Providing an adequate water source at the site prior to start up of construction activities;

Mr. Warren Sato
November 17, 1997
Page 2
97-241/epo

- c. Landscaping and rapid covering of bare areas, including slopes, starting from the initial grading phase;
- d. Controlling of dust from shoulders, project entrances, and access roads; and
- e. Providing adequate dust control measures during weekends, after hours, and prior to daily start up of construction activities.

If you have any questions regarding fugitive dust, please contact Ms. Jill Stensrud of the Clean Air Branch at 586-4200.

Safe Drinking Water

The subject document indicates that the proposed development will have a dual water system. The potable and non-potable water systems must be carefully designed and operated to prevent cross-connections and backflow conditions. The two systems must be clearly labeled and physically separated by air gaps or reduced-pressure principle backflow preventers to avoid contaminating the potable water supply. In addition, all non-potable spigots and irrigated areas should be clearly labeled with warning signs to prevent the inadvertent consumption of non-potable water.

Should you have any questions on this matter, please contact Ms. Queenie Komori of the Safe Drinking Water Branch, Engineering Section, at 586-4258.

Water Pollution

- 1. The applicant should contact the Army Corps of Engineers to identify whether a federal permit (including a Department of Army permit) is required for this project. If a federal permit is required, then a Section 401 Water Quality Certification is required from the State Department of Health, Clean Water Branch.
- 2. A National Pollutant Discharge Elimination System (NPDES) general permit is required for the following discharges to waters of the State:
 - a. Storm water discharges relating to construction activities, such as clearing, grading, and excavation, for projects equal to or greater than five acres;
 - b. Storm water discharges from industrial activities;
 - c. Construction dewatering activities;

- d. Noncontact cooling water discharges less than one million gallons per day;
- e. Treated groundwater from underground storage tank remedial activities; and
- f. Hydrotesting water.

Any person requesting to be covered by a NPDES GENERAL permit for any of the above activities should file a Notice of Intent with the Department's Clean Water Branch at least 30 days prior to commencement of any discharge to waters of the State.

3. After construction of the proposed facility is completed, an NPDES Individual permit will be required if the operation of the facility involves any wastewater discharge into State waters.

Any questions regarding these comments should be directed to Mr. Denis Lau, Branch Chief, Clean Water Branch at 586-4309.

Polluted Runoff Control

Proper planning, design and use of erosion control measures and management practices will substantially reduce the total volume of runoff and limit the potential impact to the coastal waters from polluted runoff. Please refer to the Hawaii's Coastal Nonpoint Source Control Plan, pages III-117 to III-119 for guidance on these management measures and practices for specific project activities. To inquire about receiving a copy of this plan, please call the State Coastal Zone Management Program in the State Planning Office at 587-2880.

The following practices are suggested to minimize erosion during construction activities:

1. Conduct grubbing and grading activities during the low rainfall months (minimum erosion potential).
2. Clear only areas essential for construction.
3. Locate potential nonpoint pollutant sources away from steep slopes, water bodies, and critical areas.
4. Protect natural vegetation with fencing, tree armoring, and retaining walls or tree wells.

5. Cover or stabilize topsoil stockpiles.
6. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drain.
7. On long or steep slopes, construct benches, terraces, or ditches at regular intervals to intercept runoff.
8. Protect areas that provide important water quality benefits and/or are environmentally sensitive ecosystems.
9. Protect water bodies and natural drainage systems by establishing streamside buffers.
10. Minimize the construction time spent in any stream bed.
11. Properly dispose of sediment and debris from construction activities.
12. Replant or cover bare areas as soon as grading or construction is completed. New plantings will require soil amendments, fertilizers and temporary irrigation to become established. Use high planting and/or seeding rates to ensure rapid stand establishment. Use seeding and mulch/mats. Sodding is an alternative.

Sediment basins, sediment traps, fabric filter fences, straw bale barriers, and vegetative filter strips are some practices which may be utilized to remove solids and associated pollutants in runoff during and after heavy rains and/or wind.

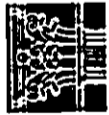
Any questions regarding these matters should be directed to the Polluted Runoff Control Program in the Clean Water Branch at 586-4309.

Sincerely,



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

c: OEQC
Kober/Hanssen/Mitchell Architects ✓
CAB
SDMB
CWB



Kober/Hanssen/Mitchell Architects
Architecture, Planning & Interior Architecture

December 5, 1997

Mr. Bruce S. Anderson, Ph.D.
Deputy Director for Environmental Health
Department of Health
P.O. Box 3378
Honolulu, Hawaii 96801

Re: Draft Environmental Assessment (EA)
Kapolei Civic Center, City Building #1
TMK: 9-1-16:1 (portion)

95050

Dear Mr. Anderson:

On behalf of the City and County of Honolulu Building Department, thank you for your correspondence of November 17, 1997, regarding the Draft EA for the project. We appreciate your efforts in reviewing the document and offer the following response to your comments:

Control of Fugitive Dust

The Final EA will include a statement that construction documents will require compliance with provisions of Hawaii Administrative Rules, Chapter 11-60.1, "Air Pollution Control", Section 11-60.1-33 on Fugitive Dust. Applicable dust control measures will be incorporated in the construction documents. In addition, the contractor will be required to comply with the City & County of Honolulu *Soil Erosion Standards and Guidelines* and the Best Management Practices Plan to be prepared in association with the NPDES permit.

Safe Drinking Water

The Final EA will include a statement that the proposed potable and non-potable water systems will be developed in accordance with the City and County of Honolulu Board of Water Supply standards and operated in a manner to prevent cross-connections and backflow conditions.

Water Pollution

A Department of the Army permit will not be required for this project since there is no construction work within jurisdictional waters.

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Mr. Bruce S. Anderson, Ph.D.
December 5, 1997
Page 2

The Draft EA identifies the need for NPDES general permit coverage for storm water discharges associated with construction activities. This statement will be deleted in the Final EA since no discharge to state waters is anticipated. The municipal storm drain system serving the site presently discharges to a low sump area and runoff does not reach state waters.

The need for coverage under other NPDES general permits or a NPDES individual permit is not anticipated for this project.

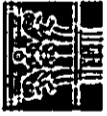
Polluted Runoff Control

Grading and grubbing activities are presently scheduled to begin during the winter months. However, erosion control measures will be employed to minimize the sediment transport potential.

The Final EA will include a statement that the following practices will be part of the contract documents to be employed by the contractor to minimize erosion during the construction activities.

- Only areas essential for construction shall be cleared.
- Potential nonpoint pollutant sources shall be located away from steep slopes, water bodies and critical areas.
- Natural vegetation surrounding the project site shall be maintained.
- Topsoil stockpiles shall be covered or stabilized.
- Runoff shall be intercepted above disturbed slopes and conveyed to storm drainage facilities.
- Sediment and debris from construction activities shall be properly disposed.
- Bare areas shall be replanted or covered as soon as grading or construction is completed.

Mr. Bruce S. Anderson, Ph.D.
December 5, 1997
Page 3



Should you have any questions, please contact either Rey Quemado or myself.

Sincerely,

KOBER/HANSSEN/MITCHELL ARCHITECTS, INC.


Stanford D. Lee, AIA
President

SCL:laq

cc: Rey Quemado - Kober/Hanssen/Mitchell Architects, Inc.
Warren Sato - Building Department, City & County of Honolulu
Jeyan Thirugnanam - Office of Environmental Quality Control
Kenneth Ishizaki - Engineering Concepts, Inc.
file



BENJAMIN J. CAYEJAWO
DIRECTOR



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
216 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813
TELEPHONE (808) 546-4108
FACSIMILE (808) 546-4188



December 10, 1997

Kohei/Hansen/Mitchell Architects
Architects, Planning & Interior Architecture



Mr. Gary Gill
Director

OFFICE OF ENVIRONMENTAL QUALITY CONTROL
Leopapa A Kamehameha, Suite 702
235 South Beretania Street
Honolulu, Hawaii 96813

Re: Draft Environmental Assessment (EA)
Kapolei Civic Center, City Building #1
TMK 9-1-16:1 (portion)

95050

Dear Mr. Gill:

On behalf of the City and County of Honolulu Building Department, thank you for your correspondence of November 23, 1997, regarding the Draft EA for the project. We appreciate your efforts in reviewing the document. In response to your comment, we have listed below the specific measures that the City and County will implement to achieve each goal.

- Promote mass transportation, bicycling, and pedestrian access
- Use renewable energy sources, employ natural light and ventilation, and reduce energy consumption
- Use non-potable water for irrigation and minimize water usage
- Use recycled and non-toxic materials during construction, promote recycling activities during operations, and reduce waste
- Preserve and promote the cultivation of native Hawaiian plants

Please list the specific measures that the City will implement to achieve the above goals. For more information, please refer to the attached handout about "Green Building Practices." If you have any questions, please call Jeyan Thirugnanam at 586-4185. Thank you.

Sincerely,

Gary Gill
Director

Enclosure
c: KHM Architects

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Facsimile (808) 674-1905

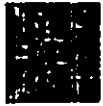
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- *Promote mass transportation, bicycling, and pedestrian access.* An area for mass transit facilities has been designated adjacent to the project site in the overall civic center master plan. The facility will be addressed in a separate environmental document. Sidewalks along Ulu'ohi's Street are wider to promote pedestrian access and Wai Aniani Way will be designed as a pedestrian mall. The City of Kapolei has a bicycle master plan. Bike racks will be provided as part of the project.
 - *Use renewable energy sources, employ natural light and ventilation, and reduce energy consumption.* The design of the office building provides various opportunities to utilize natural resources to enhance the work space, reduce energy consumption and create a health-working environment. In terms of natural ventilation, we have provided operable windows at each bay so that during cool days and on weekends, occupants have the option of avoiding use of the mechanical ventilation system. We have also designed the building with broad overhangs and recessed windows with thermal double glazed windows to reduce the cooling load required by the mechanical ventilation systems.
- The building is also responsive to natural light providing large glazing bays on all exterior faces. The central lobby will employ a large skylight that will provide a majority of the light during the daytime. To reduce energy consumption, a multi-zoned ventilation system with variable controls will allow the users to condition only the areas being utilized. We have also judiciously selected lighting fixtures for low energy consumption and longevity.

Exhibits and drawings by Design

Mr. Gary Gill
December 10, 1997
Page 2



- *Use non-potable water for irrigation and minimize water usage. As stated in the Draft EA, the proposed project will employ a dual water system utilizing non-potable water for irrigation.*
- *Use recycled and non-toxic materials during construction, promote recycling activities during operations, and reduce waste. Will specify wherever possible to use recycled and non-toxic materials during construction. The City already has a recycling program for paper and will also implement in this facility.*
- *Preserve and promote the cultivation of native Hawaiian plants. The proposed project will use the following native Hawaiian plants: Wilihili Tree, Native White Hibiscus (Kohi'o ka 'oke 'o), Ilima and Aiea.*

Should you have any questions, please contact either Rey Quemado or myself.

Sincerely,

KOBERHANSENMITCHELL ARCHITECTS, INC.

Stanford C. Lee, AIA
President

SCL/re

cc: Rey Quemado - Kober/Hansen/Mitchell Architects, Inc.
Warren Sato - Building Department, City & County of Honolulu
Joyna Thiruganan - Office of Environmental Quality Control
Kenneth Ishizaki - Engineering Concepts, Inc.
file

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843
PHONE (808) 527-6160
FAX (808) 533-2714



November 25, 1997

COPY

WALTER WATSON JR. Chairman
BARBARA H. TAMMUNG, Vice Chairman
MELISSA V. GIBBY
JAMES W. GIBBY
DAVID W. TAMADA, PRO
BARRY USAGAWA, STATION
RAYMOND H. SATO
Member, Inc. Draft Engineer

TO: RANDALL K. FUJIKI, DIRECTOR AND BUILDING SUPERINTENDENT
BUILDING DEPARTMENT

ATTN: WARREN SATO

FROM: RAYMOND H. SATO, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

SUBJECT: YOUR TRANSMITTAL OF OCTOBER 23, 1997 OF THE DRAFT ENVIRONMENTAL
ASSESSMENT FOR THE KAPOLEI CIVIC CENTER, CITY BUILDING #1, KAPOLEI,
SANDU, TMK: 9-1-16:1, PORTION 01

Thank you for the opportunity to review and comment on the Draft Environmental
Assessment for the proposed City office building.

We have the following comments:

1. There is no existing water service to the project site.
2. The applicant will be required to obtain a water allocation from Campbell Estate.
3. The availability of water will be determined when the Building Permit Application is submitted for our review and approval.
4. The construction plans for the water system infrastructure within the Ulu'ohi's Street extension shall be submitted for our review and approval. This would include any 3-inch or larger water meters required for the project.
5. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
6. A Board of Water Supply approved Reduced Pressure Principle Backflow Prevention Assembly is required to be installed immediately after each water meter serving the project site.

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

cc: Office of Environmental Quality Control
Kober/Hanssen/Mitchell Architects

December 5, 1997

Mr. Raymond H. Sato
Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96843

Re: Draft Environmental Assessment (EA)
Kapolei Civic Center, City Building #1
TMK: 9-1-16:1 (portion)
95050

Dear Mr. Sato:

On behalf of the City and County of Honolulu Building Department, thank you for your correspondence of November 25, 1997, regarding the Draft EA for the project. We appreciate your efforts in reviewing the document and offer the following response to your comments:

1. We concur that there is no existing water service to the project site.
2. The Final EA will include a statement that the City and County will obtain a water allocation from the Estate of James Campbell.
3. We understand that the availability of water will be determined when the Building Permit application is submitted to the BWS for review and approval.
4. Construction plans for the water system infrastructure within the Ulu'ohi's Street extension will be submitted to the BWS for review and approval.
5. Onsite fire protection requirements will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
6. A BWS approved reduced pressure principle backflow prevention assembly will be installed immediately after the water meter serving the project site.

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Mr. Raymond H. Sato
December 5, 1997
Page 2



Should you have any questions, please contact either Rey Quemado or myself.

Sincerely,

KOBER/HANSSEN/MITCHELL ARCHITECTS, INC.

Stanford C. Lee

Stanford C. Lee, AIA
President

SCL:laq

cc: Rey Quemado - Kober/Hanssen/Mitchell Architects, Inc.
Warren Sato - Building Department, City & County of Honolulu
Jeyan Thirugnanam - Office of Environmental Quality Control
Kenneth Ishizaki - Engineering Concepts, Inc.
file

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU
3335 KOAPOLEI SQUARE SUITE 2000
HONOLULU HAWAII 96819



ANTHONY J. LOPEZ, JR.
FIRE CHIEF
ATTORNEY LEONARD
FIRE DEPARTMENT

November 25, 1997

Mr. Warren Sato
Building Department
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Sato:

Thank you for allowing the Honolulu Fire Department the opportunity to review the Draft Environmental Assessment for the Kapolei Civic Center, City Building I Project. At the present time, we have no objections with the Draft Environmental Assessment concerning the subject project.

Please submit the construction plans for the proposed project to the City and County of Honolulu Building Department for review and approval prior to the start of construction.

Should you have any questions, please call Battalion Chief Charles Wassman of our Fire Prevention Bureau at 831-7778.

Sincerely,

ANTHONY J. LOPEZ, JR.
Fire Chief

AJL/CW:ay

cc: Office of Environmental Quality Control
Kober/Hanssen/Mitchell Architects



Kober/Hanssen/Mitchell Architects
Architecture, Planning & Interior Architecture

December 5, 1997

Mr. Anthony J. Lopez, Jr.
Fire Chief
Fire Department
City and County of Honolulu
3375 Koapaka Street, Suite H-425
Honolulu, Hawaii 96819-1869

Re: Draft Environmental Assessment (EA)
Kapolei Civic Center, City Building #1
TMK: 9-1-16:1 (portion)

95050

Dear Chief Lopez:

On behalf of the City and County of Honolulu Building Department, thank you for your correspondence of November 25, 1997, regarding the Draft EA for the project. We appreciate your efforts in reviewing the document and acknowledge that the Fire Department has no objections at present. As requested, a copy of the construction plans will be submitted to the City and County of Honolulu Building Department for review and approval prior to construction.

Should you have any questions, please contact either Rey Quemado or myself.

Sincerely,

KOBER/HANSSEN/MITCHELL ARCHITECTS, INC.

Stanford C. Lee, AIA
President

SCL:laq

cc: Rey Quemado - Kober/Hanssen/Mitchell Architects, Inc.
Warren Sato - Building Department, City & County of Honolulu
Jeyan Thirugnanam - Office of Environmental Quality Control
Kenneth Ishizaki - Engineering Concepts, Inc.
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ENGINEERING CONCEPTS

HONOLULU OFFICE
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DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU
430 SOUTH KING STREET, 5TH FLOOR • HONOLULU, HAWAII 96813
Phone: (808) 521-4427 • Fax: (808) 527-5498



JEREMY HARRIS
MAYOR

October 28, 1997

MEMORANDUM

TO: Randall K. Fujiki, Director and Building Superintendent
Building Department

ATTENTION: Warren Sato

FROM: Robert Agres, Jr., Director

SUBJECT: Kapolei Civic Center, City Building 1
Kapolei, Oahu, Hawaii
TMK: 9-1-18: 1 portion
Draft Environmental Assessment

The Department of Housing and Community Development (DHCD) has reviewed the Draft Environmental Assessment (DEA) for this project which involves the development of the initial phase of the proposed Kapolei Civic Center by construction of a city office building. Construction of City Building 1 and its associated parking and utility infrastructure is proposed to meet the initial needs of the City and County government to serve the local area population and provide administrative services within regional City and County government offices.

The proposed project does not conflict with any current or proposed projects of the DHCD and we do not oppose the proposed development. However, it would be helpful to reviewers if the specific City and County functions and agencies to be incorporated within the proposed project building are identified.

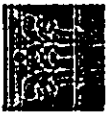
Should you have any questions, please contact Charlotte Yoshioka of our Planning and Analysis Division at 527-5090.

Thank you for the opportunity to comment.

ROBERT AGRES, JR.
Director

cc: Office of Environmental Quality Control
Kober/Hanssen/Mitchell Architects

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ENGINEERING DIVISION



Kober/Hanssen/Mitchell Architects
Architecture, Planning & Interior Architecture

November 13, 1997

Mr. Robert Agres, Jr.
Director
Department of Housing and Community Development
CITY AND COUNTY OF HONOLULU
650 South King Street
Honolulu, Hawaii 96813

Re: Draft Environmental Assessment (EA)
Kapolei Civic Center, City Building #1
TMK: 9-1-16:1 (portion) 95050

Dear Mr. Agres:

Thank you for your correspondence of October 29, 1997, regarding the Draft EA for the above-referenced project. We appreciate your efforts in reviewing the document. In response to your comment, a consultant is presently evaluating which City and County functions and agencies should be relocated to the proposed City Building #1.

Should you have any questions, please contact either Rey Quemado or myself.

Sincerely,

KOBER/HANSSEN/MITCHELL ARCHITECTS, INC.

Stanford C. Lee, AIA
President

SCL/re

cc: Rey Quemado - Kober/Hanssen/Mitchell Architects, Inc.
Warren Sato - Building Department, City & County of Honolulu
Jeyan Thirugnanam - Office of Environmental Quality Control
Kenneth Ishizaki - Engineering Concepts, Inc.
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Facsimile (808) 674-1905

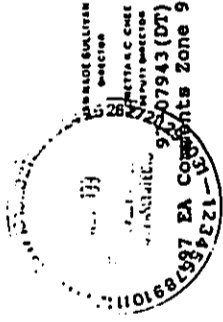
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DEPARTMENT OF LAND UTILIZATION
850 SOUTH KING STREET 7TH FLOOR HONOLULU HAWAII 96813
PHONE (808) 531-3111 FAX (808) 531-8733



AIRTEL MARKS
DIVISION

November 18, 1997

Mr. Stanford Lee
Kober/Hanssen/Mitchell Architects
Harbor Court
55 Merchant Street, Suite 1400
Honolulu, Hawaii 96813-4313

Dear Mr. Lee:

Draft Environmental Assessment (EA)
Kapolei Civic Center, City Building I
TAX Map Key: 9-1-161.DOT.01

Thank you for the opportunity to review the above Draft EA. We have the following comments:

1. The Final EA should indicate the amount of grading and filling that will be performed on the site.
2. A topographic map clearly showing elevation contours should be included in the Final EA to determine drainage patterns on the project site. Existing elevation contours should be shown with dotted lines, while final elevation contours should be shown with solid lines.
3. The type(s) of best management practices to be implemented during grading and construction should be discussed in the Final EA.
4. When is the estimated completion date for this project?
5. Page 2-9 of the Draft EA mentions that the runoff from other on-site areas will be directed to existing drainage ditches or sheet flow into abandoned cane fields. However, how will sheet flow be absorbed into the soil at the cane fields? If this area is developed later?

Mr. Stanford Lee
Page 2
November 18, 1997

6. The Final EA should specify the amount of parking spaces to be allocated for visitors and City employees. Will the amount of parking spaces meet the off-street parking requirements of the Land Use Ordinance?
7. According to Page 3-2 of the Draft EA, the project site is zoned AG-1 Restricted Agricultural District and is allowed as a principal use under the AG-1 zoning. However, a waiver will be required if the project exceeds the development standards for AG-1 zoning.

Should you have any questions regarding this letter, please contact Ms. Dana Teramoto of our staff at 523-4648.

Very truly yours,

JAN NAOE SULLIVAN
Director of Land Utilization

JNS:am

cc: Building Department

8:11pm 11/18/97



Kober/Hanssen/Mitchell Architects
Architecture, Planning & Interior Architecture

December 5, 1997

Ms. Jan Naoe Sullivan, Director
Department of Land Utilization
650 South King Street
Honolulu, Hawaii 96813

Re: Draft Environmental Assessment (EA)
Kapolei Civic Center, City Building #1
TMK: 9-1-16-1 (portion) 95050

Dear Ms. Sullivan:

On behalf of the City and County of Honolulu Building Department, thank you for your correspondence of November 18, 1997, regarding the Draft EA for the project. We appreciate your efforts in reviewing the document and offer the following response to your comments:

- (1) The Final EA will be revised to indicate that an area of about 4.6 acres will be affected by grading operations. Estimated cut and fill quantities of 22,000 cubic yards and 11,000 cubic yards, respectively, will also be included.
- (2) A topographic map showing existing and final elevations and contours will be included in the Final EA. Existing and future drainage patterns will also be identified.
- (3) A discussion on the best management practices to be implemented during grading and construction will be added to the Final EA. Grading and construction will be in accordance with the City and County of Honolulu *Soil Erosion Standards and Guidelines* and will include the construction of silt fences, erosion control planting/hydr mulching, and watering for dust control.
- (4) The estimated completion date for the project is October, 1999.
- (5) Runoff from the project site will be directed to existing drainage ditches or sheet flow into abandoned cane fields during the interim period prior to development of the abandoned cane fields makai of the project. As the area makai develops, ultimate drainage improvements will be installed that will be designed to accommodate runoff from the project site. The ultimate drainage improvements will follow the approved drainage master plan for the City of Kapolei. All interim and ultimate drainage improvements will be reviewed and approved by the City and County of Honolulu Department of Public Works.

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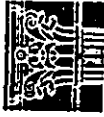
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Ms. Jan Naoe Sullivan, Director
December 5, 1997
Page 2



- (6) The Final EA will state the number of parking spaces to be allocated for visitors and City employees as follows:

	No. of Parking Stalls
Public	25
Motor Pool	30
Employee	227
Total	282

The number of parking spaces to be provided meets the off-street parking requirements of the Land Use Ordinance. The number of public parking spaces includes 7 stalls, which meet the requirements of the Americans with Disabilities Act.

- (7) A waiver application is presently being prepared since the proposed project exceeds the development standards for AG-1 zoning. The Final EA will include the waiver application under the list of permits and approvals required.

Should you have any questions, please contact either Rey Quemado or myself.

Sincerely,

KOBER/HANSSEN/MITCHELL ARCHITECTS, INC.

Stanford C. Lee

Stanford C. Lee, AIA
President

SCL:laq

cc: Rey Quemado - Kober/Hanssen/Mitchell Architects, Inc.
Warren Sato - Building Department, City & County of Honolulu
Jeyan Thirugnanam - Office of Environmental Quality Control
Kereth Ishizaki - Engineering Concepts, Inc.
file

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

550 SOUTH KING STREET, 10TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 525-1182 • FAX: (808) 523-4084



November 17, 1997



TO: RANCALL K. FUJIKI
DIRECTOR AND BUILDING SUPERINTENDENT
BUILDING DEPARTMENT

ATTENTION: WARREN SATO

FROM: WILLIAM D. BALFOUR, JR., DIRECTOR

SUBJECT: COMMENTS TO THE DRAFT ENVIRONMENTAL ASSESSMENT (DEA)
FOR THE KAPOLEI CIVIC CENTER, CITY BUILDING 1
KAPOLEI, OAHU, HAWAII
TAX MAP KEY 9-6-16:01 (PORTION)

This responds to the subject DEA for the proposed project.
We request that prior to final design, schematics indicating the planting of street trees and other related landscaping be submitted for our review.
We have no overall objections to the proposed project at this time.
Please have your staff contact Mr. Brian Suzuki, Planner, of our Advance Planning Branch at extension 6316 if you need further information.

W.D. Balfour, Jr.
WILLIAM D. BALFOUR, JR.
Director

WDB:ei
cc: Office of Environmental Quality Control
✓ Mr. Stanford Lee, Kober/Hanssen/Mitchell Architects



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December 1, 1997
Mr. William D. Balfour, Jr.
Director
DEPARTMENT OF PARKS AND RECREATION
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Re: Draft Environmental Assessment (EA)
Kapolei Civic Center, City Building #1
TMK: 9-1-16:1 (portion) 95050

HONOLULU OFFICE
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KAPOLEI OFFICE
The Kapolei Building
1001 Kamehika Boulevard
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Kapolei, Hawaii 96707
Telephone (808) 674-3311
Facsimile (808) 674-1905

Dear Mr. Balfour:
On behalf of the City and County of Honolulu Building Department, thank you for your correspondence of November 17, 1997, regarding the Draft EA for the project. We appreciate your efforts in reviewing the document and offer the following response to your comments:

1. Schematics plans indicating the planting of street trees and other related landscaping will be submitted to your department for review.
2. We acknowledge that the Department of Parks and Recreation have no overall objections to the proposed project at this time.

Should you have any questions, please contact either Rey Quemado or myself.
Sincerely,

KOBER/HANSEN/MITCHELL ARCHITECTS, INC.

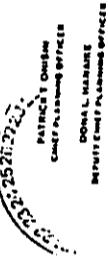
Stanford Lee
Stanford Lee, AIA
President

SCL/re
cc: Rey Quemado - Kober/Hanssen/Mitchell Architects, Inc.
Warren Sato - Building Department, City & County of Honolulu
Jeyan Thiruganman - Office of Environmental Quality Control
Kenneth Ishizaki - Engineering Concepts, Inc.
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CITY AND COUNTY OF HONOLULU
850 SOUTH KING STREET 8TH FLOOR • HONOLULU HAWAII 96813 3017
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RR 10/97-2114

November 24, 1997

TO: RANDALL K. FUIKI, DIRECTOR & BUILDING SUPERINTENDENT
BUILDING DEPARTMENT

ATTENTION: WARREN SATO

FROM: PATRICK T. ONISHI, CHIEF PLANNING OFFICER

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT (DEA) FOR
KAPOLEI CIVIC CENTER CITY BUILDING 1,
TAX MAP KEY (TMK) 2-1-16:1 (PORTION)

In response to your department's request for comments on the above DEA dated October 23, 1997, we have reviewed the DEA with regard to partial impacts on the City and County of Honolulu's General and Development Plans and have the following comments.

GENERAL PLAN OBSERVATIONS

1. The project will further the General Plan's objective of directing future population and economic growth to the Ewa area (GP: 1. Population, Objective B, Policy 2, and Objective G, Policy 1).
2. The project will be timely in accomplishing the objective of coordinating development of public facilities throughout the island in accord with General Plan priorities (GP: VII, Objective A, Policy 1 and Objective C, Policy 1 and 2).

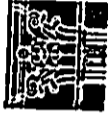
DEVELOPMENT PLAN OBSERVATIONS

The proposed project conforms to the Ewa Development Plan's vision for Ewa as the island's secondary urban center (Ewa DP: 2.2.5 and 3.5.1).

Should you have any questions, please contact Rob Reed of our staff at 523-4402.

PTO:js

c: Office of Environmental Quality Control
Kober/Hanssen/Mitchell Architects



Kober/Hanssen/Mitchell Architects
Architects, Planning & Interior Architecture

December 5, 1997

Mr. Patrick T. Onishi, Chief Planning Officer
Planning Department
City and County of Honolulu
650 South King Street, 8th Floor
Honolulu, Hawaii 96813-3017

Re: Draft Environmental Assessment (EA)
Kapolei Civic Center, City Building #1
TMK: 2-1-16:1 (portion) 95050

Dear Mr. Onishi:

On behalf of the City and County of Honolulu Building Department, thank you for your correspondence of November 24, 1997, regarding the Draft EA for the project. We appreciate your efforts in reviewing the document and acknowledge your comments that:

1. the project will further the General Plans objective of directing future population and economic growth to the Ewa area;
2. the project will be timely in accomplishing the objective of coordinating development of public facilities throughout the island in accord with General Plan priorities; and
3. the project conforms to the Ewa Development Plan's vision for Ewa as the island's secondary urban center.

Should you have any questions, please contact either Rey Quemado or myself.

Sincerely,

ROBER/HANSEN/MITCHELL ARCHITECTS, INC.

Stanford C. Lee, AIA
President

SCL:lm

cc: Rey Quemado - Kober/Hanssen/Mitchell Architects, Inc.
Warren Sato - Building Department, City & County of Honolulu
Jeyan Thirugnanam - Office of Environmental Quality Control
Kenneth Ishizaki - Engineering Concepts, Inc.
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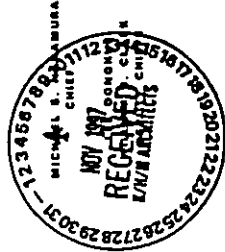
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HONOLULU, HAWAII 96813 - AREA CODE (808) 938-3111



JEREMY HARRIS
MAYOR

OUR REFERENCE BS-TL

November 3, 1997

TO: RANDALL K. FUJIKI, DIRECTOR
AND BUILDING SUPERINTENDENT
BUILDING DEPARTMENT

ATTENTION: WARREN SATO, CIVIL ENGINEER
PUBLIC BUILDING PLANNING AND CONSTRUCTION DIVISION

FROM: MICHAEL S. NAKAMURA, CHIEF OF POLICE
HONOLULU POLICE DEPARTMENT

SUBJECT: KAPOLEI CIVIC CENTER, CITY BUILDING 1
KAPOLEI, OAHU, HAWAII
TAX MAP KEY: 9-1-16:1 (PORTION)

This is in response to Kober/Hanssen/Mitchell Architects' letter of October 23, 1997, requesting comments on the above draft Environmental Assessment.

The Honolulu Police Department does not have any significant objections to this project.

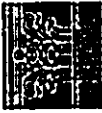
Thank you for the opportunity to comment.

MICHAEL S. NAKAMURA
Chief of Police

By *James Fenia*
JAMES FENIA
Assistant Chief of Police
Administrative Bureau

cc: Office of Environmental
Quality Control

✓ Mr. Stanford Lee
Kober/Hanssen/Mitchell Architects



Kober/Hanssen/Mitchell Architects
Architecture, Planning & Interior Architecture

November 14, 1997

Mr. Michael S. Nakamura
Chief of Police
POLICE DEPARTMENT
City and County of Honolulu
801 South Bertania Street
Honolulu, Hawaii 96813

Re: Draft Environmental Assessment (EA)
Kapolei Civic Center, City Building #1
TAX: 9-1-16:1 (portion) 95050

Dear Mr. Nakamura:

On behalf of the City and County of Honolulu Building Department, thank you for your correspondence of November 3, 1997, regarding the Draft EA for the project. We appreciate your efforts in reviewing the document and acknowledging that the Honolulu Police Department has no significant objections to the project.

Should you have any questions, please contact either Rey Quemado or myself.

Sincerely,

KOBER/HANSEN/MITCHELL ARCHITECTS, INC.

Stanford C. Lee
Stanford C. Lee, AIA
President

SCL/je

cc: Rey Quemado - Kober/Hanssen/Mitchell Architects, Inc.
Warren Sato - Building Department, City & County of Honolulu
Jeyan Thiruganman - Office of Environmental Quality Control
Kenneth Ishizaki - Engineering Concepts, Inc.
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Patricia Uyehara Wong, Esq.
Manager
Environmental Department



November 19, 1997

Building Department
City and County of Honolulu
650 South King Street
Honolulu, HI 96813
Attention: Mr. Warren Sato

Dear Mr. Sato

Subject: Kapolei Civic Center, City Building 1

Thank you for the opportunity to comment on your October 1997 Draft EA for the Kapolei Civic Center, as proposed by the Building Department. We have reviewed the subject document and have the would like to point out that electrical service will have to be extended from lines located on Kamokila Blvd.

I suggest your staff and consultants deal directly with our Customer Installations Department to coordinate HECO's continuing input on this project.

Sincerely,

cc: OEOC

Kober/Hanssen/Mitchell Architects
Harbor Court
55 Merchant Street, Suite 1400
Honolulu, HI 96813-4313
Attn: Stanford Lee



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December 1, 1997

Ms. Patricia Uyehara Wong, Esq.
Manager
Environmental Department
HAWAIIAN ELECTRIC COMPANY, INC.
Post Office Box 2750
Honolulu, Hawaii 96840-0001

Re: Draft Environmental Assessment (EA)
Kapolei Civic Center, City Building #1
TMK: 9-1-16:1 (portion)

95050

Dear Ms. Wong:

On behalf of the City and County of Honolulu Building Department, thank you for your letter of November 19, 1997, regarding the Draft EA for the project. We appreciate your efforts in reviewing the document and offer the following response to your comments.

1. We acknowledge your comment that the electrical service will have to be extended from lines in Kamokila Boulevard. The first block of Ulu'ohi'a Street is currently under construction. The extension of Ulu'ohi'a Street to the project site is currently in the design/review process.

2. We also acknowledge and appreciate your suggestion to coordinate HECO's continuing input on this project.

Should you have any questions, please contact either Rey Quemado or myself.

Sincerely,

KOBER/HANSSEN/MITCHELL ARCHITECTS, INC.

Stanford C. Lee, AIA
President

SCL/re

cc: Rey Quemado - Kober/Hanssen/Mitchell Architects, Inc.
Warren Sato - Building Department, City & County of Honolulu
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Kenneth Ishizaki - Engineering Concepts, Inc.
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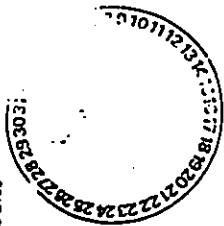
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October 28, 1997

City and County of Honolulu
Building Department
650 South King Street
Honolulu, HI, 96813

Attention: Mr. Warren Sato

Dear Mr. Sato,

We have reviewed the Draft Environmental Assessment for the Kapolei Civic Center, Building 1 and at this time we have no concerns or comments regarding this project.

If you need further assistance please feel free to call me at 625-8347.

Sincerely,
Kyle Guglielmino
Kyle Guglielmino
Field Engineer

cc: Office of Environmental Quality Control
Kober/Hanssen/Mitchell Architects



Kober/Hanssen/Mitchell Architects
Architecture, Planning & Interior Architecture

November 13, 1997

Mr. Kyle Guglielmino
Field Engineer
OCEANIC CABLE
200 Alakamahu Street
Mililani, Hawaii 96789-3999

Re: Draft Environmental Assessment (EA)
Kapolei Civic Center, City Building #1
TMK: 9-1-16:1 (portion)

Dear Mr. Guglielmino:

Thank you for your letter of October 28, 1997 regarding the Draft EA for the above-referenced project. We appreciate your efforts in reviewing the document and acknowledge that you have no comments or concerns at this time.

Should you have any questions, please contact either Rey Quemado or myself.

Sincerely,

KOBER/HANSEN/MITCHELL ARCHITECTS, INC.

Stanford C. Lee
Stanford C. Lee, AIA
President

SCL/re

cc: Rey Quemado - Kober/Hanssen/Mitchell Architects, Inc.
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Jeyan Thirugnaman - Office of Environmental Quality Control
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Mr. Chuck Ehrhorn
THE ESTATE OF JAMES CAMPBELL
1001 Kamohala Boulevard
Kapolei, Hawaii 96707

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55 Merchant Street
Suite 1400
Honolulu, Hawaii 96813
Telephone: (808) 528-5462
Facsimile: (808) 566-0172

95050

Re: Draft Environmental Assessment (EA)
Kapolei Civic Center, City Building #1
TMK: 9-1-16:1 (portion)

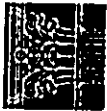
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Kapolei, Hawaii 96707
Telephone: (808) 674-5510
Facsimile: (808) 674-1905

Dear Mr. Ehrhorn:

Thank you for your comments on the Draft EA as we discussed in our telephone conversation. We appreciate your efforts in reviewing the document and offer the following response to your comments.

- Comment: Page iv, Summary Information
Land area includes a portion of Wai Aniani Pedestrian Mall. The new area is 5.37 acres, not 4.25 acres.
- Response: The 4.25-acre area reported in the Draft EA is based on the anticipated limits of grading and includes the portion of Wai Aniani Way which will be constructed in association with City Building 1.
- Comment: Page 1.1, Paragraph 1.2, Project Background
Change "Town" to "City".
- Response: The comment refers to the title of a report. Therefore, no changes will be made.
- Comment: Page 1.2, Paragraph 1.4, Project and Site Description
Change "adjacent" to "includes".
- Response: The description will be revised to state: "The proposed Kapolei Civic Center site...is located in the City of Kapolei, Oahu, within the Civic Center District which also includes the State of Hawaii office building complex."
- Comment: Page 104, Others
Mention about receiving Design Development approval from Kapolei Design Advisory Board.
- Response: Will comply.

Evidence and Interpret by Design



Mr. Chuck Ehrhorn
December 1, 1997
Page 2

- Comment: Page 2-2, Vegety Map
Revise outline to include Wai Aniani Pedestrian Mall
- Response: Will comply.
- Comment: Page 2-9, Paragraph 2.3.4.3, Potable Water System
Add "will need water allocation from the Estate of James Campbell".
- Response: Will comply.
- Comment: Page 2-9, Paragraph 2.3.4.3, Fire Protection System
Change "fire line" to "fire lane".
- Response: The sentence will be revised to state: "A fire line and all-weather surface fire lane will be constructed along Wai Aniani Way..."
- Comment: Page 4-1 and Page 2 (Figure 1)
Change "Kama'aha Boulevard" to "Kama'aha Avenue".
- Response: The street name will be revised throughout the document.

Should you have any questions, please contact either Rey Quemado or myself.

Sincerely,

KOBER/HANSEN/MITCHELL ARCHITECTS, INC.

Stanford O. Lee, AIA
President

SCL/re

cc: Rey Quemado - Kober/Hansen/Mitchell Architects, Inc.
Warren Sato - Building Department, City & County of Honolulu
Jeyan Thirugnanam - Office of Environmental Quality Control
Kenneth Ishizaki - Engineering Concepts, Inc.
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