



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

JAMES "KIMO" APANA
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Deputy Director

200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 • FAX (808) 270-7165

October 9, 2002 **RECEIVED**

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(OFC. OF ENVIRONMENTAL
QUALITY CONTROL)

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
Department of Health
State of Hawaii
235 South Beretania Street, #702
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

Subject: Finding of No Significant Impact (FONSI)
For Weinberg Small Business Market Center,
TMK: (2)3-4-012:022 por., Wailuku, Maui,
Hawaii

The Department of Housing and Human Concerns, County of Maui, has reviewed the comments that were received during the 30-day public comment period which began on September 8, 2002, and has determined that the subject project will not have significant environmental effects and has issued a FONSI. Please publish this notice in OEQC's October 23, 2002 Environmental Notice bulletin.

Enclosed is a completed OEQC Publication Form and four copies of the final EA.

Please call Edwin Okubo of our Housing Division at 270-7355 if you have any questions.

Very truly yours,

ALICE L. LEE
Director

ETO:df
Enclosures
c: Jo Ann Ridao w/enclosures
Edwin Okubo w/enclosures

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TO SUPPORT AND ENHANCE THE SOCIAL WELL-BEING OF THE CITIZENS OF MAUI COUNTY

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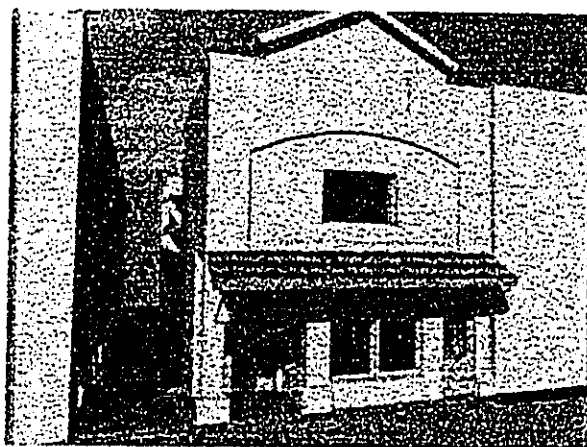
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FINAL
ENVIRONMENTAL ASSESSMENT FOR

Weinberg Small
Business Market Center

62 MARKET STREET
WAILUKU, MAUI, HAWAII



PREPARED
FOR
LOKAHI PACIFIC
BY
MAUI ARCHITECTURAL GROUP INC
WAILUKU, MAUI, HAWAII
MAY 2002

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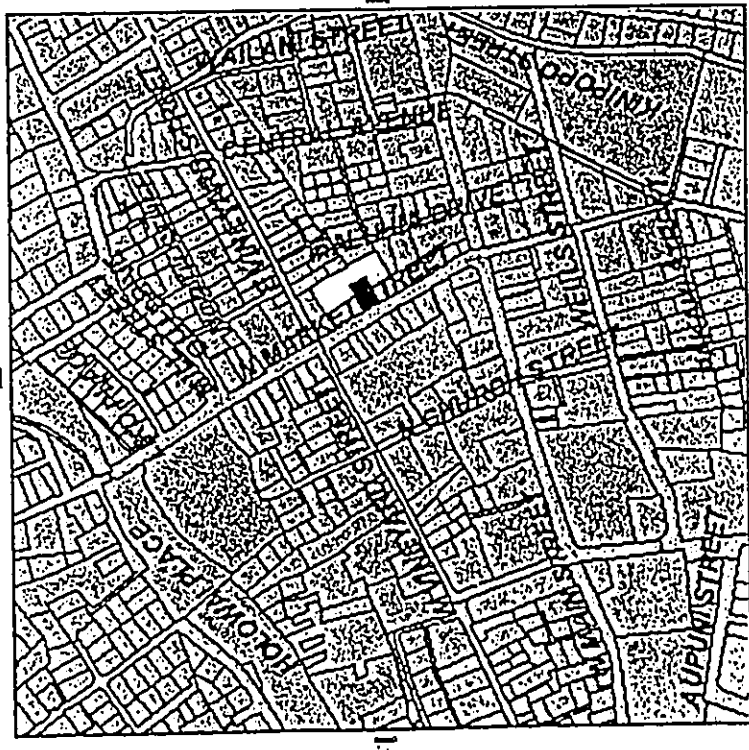
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ui County Public Access



Maui Tax Map



Search

Current Record
340120220000
Add to Portfolio

Your Search List
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- View Search List
- Refine Search
- New Search

Portfolio

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Key Map

- Current View
- Selected Parcel
- Click on Key Map
- Insert View Window

Configure Map

Select Parcel

Yes

View Area

County

1 Mile

1/2 Mile

1/4 Mile

500 Feet

Select setting then click on map.

I. PROJECT DESCRIPTION

A: PROPOSING AND ACCEPTING AGENCIES

Proposing Agency:

Lokahi Pacific

1935 Main Street, Suite #204

Wailuku, Hawaii 96793

Contact: Jo-Ann T. Ridao, Managing Director

Telephone (808) 242-5761 Ext #29

Consultant:

Maui Architectural Group

2331 W. Main Street

Wailuku, HI 96793

Contact: Jim Niess, President, (808) 244-9011

Accepting Agency:

Department of Housing and Human Concerns

County of Maui

86 Kamehameha Ave

Kahului, Hawaii 96732

B. PROJECT LOCATION, DESCRIPTION, AND NEED

The subject property is located in Wailuku on Market Street on the Island of Maui (TMK: 3-4-012:022, Lot 2) and contains a total area of 4,571 sq. ft. Structures on the site include a dilapidated and vacant office building.

The proposed action involves the construction of a new two and three story building for offices, incubator retail businesses and housing. The building's façade is designed to restore or match that of the existing building to preserve the historic character of Market Street and conform to design guidelines for the Wailuku Redevelopment Area.

Wailuku is deficient in mixed-use facilities. The project is located adjacent to the historic Iao Theater and will share vehicular access and parking with it. The business incubator is needed to encourage entrepreneurship and business start-ups. The housing component is needed for affordable apartments in the core of Wailuku town.

The project is also an integral part of the overall Wailuku revitalization effort and is in direct response to concerns expressed by the local community for such facilities.

Details on the project location, project improvements, and other details are illustrated in later sections of this document.

C. ALTERNATIVES

Only one alternative was considered in this regard and that was to demolish the existing structure. This no-action alternative would have left an area fronting Market Street in a condition which was not conducive to the overall benefit of the area.

D. PROJECT SCHEDULE AND COST

Initiation of the construction is anticipated for the first quarter of 2003. The project will be completed within approximately ten months. Total estimated construction costs are \$925,000. Funding for the project will be provided through grants from the Federal Department of Housing and Urban Development, U.S. Department of Commerce, Economic Development Administration and private foundations and funders.

E. REQUIRED PERMITS

County

Maui Redevelopment Agency approval

Grading Permits

Building Permits

II. AFFECTED ENVIRONMENT, ENVIRONMENTAL CONSEQUENCES, AND MITIGATION MEASURES

A. PHYSICAL ENVIRONMENT

1. Land Use

Established land uses on the subject parcel include an abandoned, dilapidated office and retail building. This building was constructed circa 1920 and has been the home of George Goo Market/Grocery Store, Style Home Dress Shop, Economy Store, HomeEquipment Furniture Store, Miki's Dress Shop and most recently, Traders of the Lost Art. It is currently vacant.

Other uses adjacent to the subject property are the historic Iao Theater to the north, business and office use buildings to the south; residential uses to the East; and Market Street and business/office use buildings to the West.

All construction with the exception of minor utility connections and drainage works, will be confined to the subject parcel. The proposed use is not deemed to be of a significant nature and should not impact surrounding land uses to any degree.

As is provided in the appended drainage report, short-term impacts to existing and abutting properties will be mitigated to the extent possible. If at any time construction will have an impact to existing or surrounding properties, the contractor will inform them accordingly.

2. Topography Landforms

The U.S. Department of Agriculture Soil Conservation Service's Soil Survey of the Island of Kauai, Oahu, Maui, Molokai and Lanai classifies the soils within the project site as Wailuku Silty Clay (WvB). It consists of well-drained soils. Runoff is slow and erosion hazard is slight. Slopes range from 3 to 7 percent. The Preliminary Soil and Drainage Report is appended.

Wailuku Silty Clay also falls under Hydrologic Soil Group (HSG) "B" and is

characterized by moderate runoff potential and infiltration rate when the soil is thoroughly wetted.

The Flood Insurance Rate Maps, Maui County designates the site within Flood Zone "C". Zone "C" is designated as areas of minimal flooding; therefore the proposed project will not be subject to the requirements of Chapter 19.62, Flood Hazard Area of the Maui County Code.

The existing site is presently occupied by the a vacant office building. The existing ground has elevations ranging from 276 feet to 281 feet above mean sea level. In general, the ground surface slopes down in an easterly direction from Market Street toward the backside of the lot, at an average slope of about 4 percent.

3. Air Quality

The air quality in the Wailuku-Kahului region is considered good as point sources (e.g. Maui Electric Power Plant, HC&S Mill) and non-point sources (e.g., automobile emissions) of emission do not generate high concentrations of pollutants. The relatively high quality of air can also be attributed to the region's constant exposure to winds that quickly disperse concentrations of emissions. Construction related mitigation measures including Best Management Practices (BMPs) will be detailed in an erosion control plan drafted by the project engineer and reviewed by the County's Land Use and Codes Administration. Mitigation measures will include frequent watering of the project site to control any fugitive dust, and dust fences if appropriate. No substantial impacts to air quality are anticipated.

4. Noise Characteristics

Dominant noise sources in the area include traffic, wind, and occasional aircraft over-flights. Short-term construction related noise impacts would be associated with grading, trenching, backfilling, concrete work and building construction. These construction related impacts can and will be mitigated by adherence to rules set forth by the State Department of Health (DOH) on noise control. In addition to limiting work to daytime hours, such measures would require:

- Mufflers on on-site vehicles or devices whose operations involve the exhausting of gas or air, excluding pile hammers and pneumatic hand tools weighing less than 15 pounds;
- Construction vehicles using the site and surround environs must satisfy the DOH's vehicular noise level requirements; and
- Permits from DOH where construction noise exceeds the DOH's "maximum permissible" property line noises. These permits would limit the hours and days in which these increased noises may occur.

5. Biological Resources

No rare, threatened, or endangered species, or their habitat are known to exist in the project area. No substantial impacts to unique or special biological resources are anticipated.

6. Shoreline Processes

The proposed project is located inland and will have no foreseeable impact to shoreline processes.

7. Flood and Tsunami Hazard

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM), the project site is designated Zone "C" or an area of minimal flood hazard potential. No impacts to flood or tsunami hazards are anticipated as part of the project.

8. Archaeological and Cultural Resources

An archaeological inventory survey of the project site was conducted on March 12, 2001 followed by subsurface testing of selected areas on two separate occasions. The first took place on March 16, 2001 in conjunction with foundation studies being undertaken and the second was conducted March 21, 2001 as part of the archaeological inventory survey procedures. During both phases of work, subsurface sampling was effected through backhoe trenching.

The results of the current inventory procedures shed light on the past land use of the project area. Although the majority of the test trenches resulted in negative findings in terms of cultural remains, two historic features and evidence for compounded extensive disturbance were recovered. The collected assemblage of artifacts and corresponding historic background data permits a fairly conclusive interpretation of the finds. Thus, no further archaeological procedures appear to be warranted prior to commencement of development activities. However, based on the presence of the two features, as well as the possibility for buried remains at greater depths, the implementation of archaeological monitoring, during development-related, ground-altering activities in specific areas and below a specified depth, appears to be a prudent and justified course of action.

Construction documents will require the contractor to strictly monitor all sub surface work and should any artifacts of significance be uncovered, a qualified archaeologist will be called to provide interpretation and appropriate action. Should any human remains be uncovered, adequate rules and regulations already

exist to direct appropriate actions. See appendix B.

The site is in the urban setting of Wailuku town. The area adjacent to the building site was developed as a parking lot for the old Iao Theater and is currently being used for public parking. No gathering of plants occurs since the site is void of vegetation. The site is surrounded by the old Iao Theater building on the south, retail buildings on the west and north, and residential development to the east. It is therefore highly unlikely that the site would be used as a navigational aid by fishermen or sailors.

9. Visual Resources

Scenic resources to the west of the project area include Iao Valley and the West Maui Mountains. Looking southeast, Haleakala and the urban areas of Kahului are clearly visible. The project will not block ocean views or scenic mauka ridgelines.

10. Hazardous Waste

No hazardous wastes have been identified within the project area at this time and no impacts due to hazardous wastes are anticipated.

11. Sustainable Building Techniques

Irrigation techniques and plant palates will reduce water consumption. Every effort will be made to minimize construction waste and to recycle and reuse generated construction wastes. Design consultants and contractors will be encouraged to use the guidelines for sustainable building in Hawaii which were prepared and adopted by the Environmental Council.

B. SOCIAL AND ECONOMIC ENVIRONMENT

1. Population and Economy

The population of the County of Maui has exhibited relatively strong growth over the past decade with an estimated 1999 population of 121,997. Central Maui (which includes Wailuku, Kahului and South Maui) has the largest concentration of population.

The Central Maui region is the center of Maui's economy. Central Maui has developed into the island's service, commercial, government and residential center.

Agriculture is also an important segment of Central Maui's commerce with large scale sugar cane and pineapple production along with major processing facilities at Puunene and in Kahului. The redevelopment of Wailuku Town remains a major opportunity for the region. In general, historic Wailuku Town is a community asset that can also serve as one of the many tourist attractions on the island.

No significant tangible impacts to population are anticipated as a result of the project. The proposed action may, however, have a positive impact on the economic viability of the Wailuku Town by providing an incentive for further investment in new buildings as well as rehabilitation of existing buildings. The introduction of core park areas brings with it a concept of tranquility that tends to attract people who will then conduct business in the area.

C. PUBLIC SERVICES

1. Recreational Facilities

The Central Maui region offers excellent beaches and associated activities such as ocean sports, swimming, fishing, surfing, scuba diving, snorkeling, and sailing. In addition, the Wailuku area has many County recreational which include swimming pools, gymnasium, and track and exercise fields.

2. Police and Fire Protection

The Central Maui District station of the Maui County Police Department has provided police protection for the Central District since the early 1900's. The main station is located on Kaahumanu Avenue in Wailuku and is approximately 2 miles from the project site. A new police sub-station is planned for the adjacent parcel.

Fire protection in the Central Maui District is provided by the Maui County Fire Department's Kahului Station, Wailuku Station and the Kihei Station.

3. Solid Waste

Only two landfills are currently operating on Maui: the Central Maui landfill at Puunene, and the Hana landfill. Solid waste collection is provided by the County for residential consumers and commercial collection is by private operators.

4. Health Care

Maui Memorial Hospital, the only major medical facility on the island, serves the

Central Maui region. Acute, general and emergency care services are provided by the 145 bed facility. In addition, numerous privately operated medical/dental clinics and offices are located in Wailuku/Kāhului areas to serve the region's residents.

5. Schools

The Central Maui district is serviced by both private and public schools, which provide education for preschool through high school children.

D. INFRASTRUCTURE

1. Water

Short-term uses of water include the watering of the construction area in order to mitigate dust emissions. Water service is provided by the Department of Water Supply through a system of mains, laterals and service lines located in Market Street. The supply source are deep wells in the Iao and Waihee valleys. Long term water consumption for the project is not deemed to be significant.

2. Drainage

The present onsite drainage condition is characterized by surface waters sheet flowing across the project site towards the back portion of the lot. See the attached Drainage Report for further details. In terms of off-site drainage the proposed development site will not be affected by any significant offsite storm runoff.

The full text of the consultant drainage report is contained within Appendix A.

3. Wastewater

The proposed project will connect to the existing sanitary sewer system on Vineyard Street which can easily be handled by existing transmission lines. No substantial impacts related to wastewater disposal or transmission systems are anticipated as a result of the project.

4. Electrical and Telephone Systems

No changes in electrical or telephone service are anticipated as part the project. Both utilities are readily available to the project site.

5. Roadways

The project site is located in the urban center of Wailuku town and is served by a standard grid system roadway network. No impacts to adjacent roadways are anticipated as a result of the project.

III. RELATIONSHIP TO POLICIES AND REGULATION

A. HAWAII LAND USE LAW (HRS CHAPTER 205, AS AMENDED)

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission established four major land use districts in which all lands in the State are placed. These districts are designated Urban, Rural, Agricultural and Conservation.

B. GENERAL PLAN OF THE COUNTY OF MAUI

The General Plan of the County of Maui (1991) provides long range goals, objectives and policies addressing social, environmental, and economic issues related to future growth and development in Maui County.

The proposed action relates the following General Plan objectives and policies:

Cultural Resources

Objective: To preserve for present and future generations the opportunity to know and experience the arts, culture and history of Maui County.

Policy: Encourage the rehabilitation and adaptive use and reuse of historic districts, sites and buildings in order to perpetuate traditional community character and values.

Urban Design

Objective: To encourage developments which reflect the character and the culture of Maui County's people.

Policies: Encourage community design which establishes a cohesive identity; encourage the establishment of green areas, bike-paths, active and passive recreation areas and mini-parks in new subdivision development.

Public Safety

Objective: To create an atmosphere which will convey a sense of security for all residents and visitors and aid in the protection of life and property.

Policies: Locate fire, police and life saving stations in convenient areas; restore and

C. WAILUKU / KAHULUI COMMUNITY PLAN

The Wailuku/Kahului Community Plan, one of nine community plans for Maui County, reflects current and anticipated conditions in the Wailuku/Kahului region and advances planning goals, objectives, policies and implementation considerations to guide decision-making in the region through the year 2010. The Wailuku/Kahului Community Plan provides specific recommendations to address the goals, objectives and policies contained in the General Plan, while recognizing the values and unique attributes of Wailuku/Kahului, in order to enhance the region's overall quality of life.

In the Problems introduction to the Wailuku/Kahului Community Plan (WKCP) parking was identified as a problem in the civic center and Wailuku business area. Identified as an Opportunity is the redevelopment of Wailuku Town. The Iao Theater, which is adjacent to the project site, has received some restoration. It serves as a link to the Wailuku's past and is once again becoming an asset for the community.

Policy recommendations for the WKCP region have been developed to guide decision-making in a number of subject areas having community-wide impacts. Simply interpreted, the goals are those broad statements which identify a preferred future condition. The objectives and policies specify steps and measures to be taken to achieve the stated goal. Finally, the implementing actions identify specific programs, project requirements and activities necessary to successfully bring reality to the desired goal.

Economic Activity

Goal: A stable and viable economy that provides opportunities for growth and diversification to meet long-term community and regional needs and in a manner that promotes agricultural activity and preserves agricultural lands and open space resources.

Objectives and Policies: Support the revitalization of the Wailuku commercial core and adjacent areas by expanding the range of commercial services; improving circulation and parking; enhancing and maintaining the town's existing character through the establishment of a Wailuku Town design district; redevelopment of the Wailuku Municipal Parking Lot to include the emphasis on additional public parking; establishing urban design guidelines; and providing opportunities for new residential uses. Improve Wailuku's image and level of service as a commercial center for the region's population. A combination of redevelopment and rehabilitation actions is necessary to meet the needs of a growing center.

Cultural Resources

Goal: Preservation, enhancement and appropriate use of cultural resources, cultural practices and historic sites that provide a sense of history and define a sense of place for the Wailuku/Kahului region.

Objectives and Policies: Preserve the character and integrity of historic areas in Wailuku

Social Infrastructure

Recreation

Goal: Develop and maintain an efficient and responsive system of public services which promotes a safe, healthy and enjoyable lifestyle, accommodates the needs of the young, elderly, disabled and disadvantaged persons, and offers opportunities for self improvement and community well-being.

Objectives and Policies: Place high priority on rehabilitating the Lao Theater for use as a multi-purpose community facility and *develop the adjoining property in a manner that retains the integrity of the town core.*

Public Safety

Objectives and Policies: Maintain adequate police and fire protection services in the region.

Infrastructure

Transportation Objectives and Policies: Expand parking facilities serving the civic and commercial centers of Wailuku. Parking improvements should include expanding existing public parking facilities off Market Street and around the civic center, improving controls over existing civic center parking to reserve it for short-term use. Explore feasibility of a shuttle service for county employees to remote parking facilities.

Urban Design - Goal: An attractive and functionally integrated urban environment that enhances neighborhood character, promotes quality design, defines a unified landscape planting and beautification theme along major public roads and highways, watercourses and a major public facilities, and recognizes the historic importance and traditions' of the region.

Objectives and Policies: Establish, expand and maintain parks, public facilities and public shoreline areas. Maintain the existing character of historic Wailuku Town. Expand public parking facilities at the Wailuku Municipal Parking Lot and provide for safe and convenient bicycle parking in Wailuku Town. Foster development of mini-parks where appropriate and a community beautification program.

Objectives and Policies that apply to Wailuku Town and are relevant to this project include maintaining the character of historic Wailuku town, integrate elements of multi-family, commercial and public properties, allow mixed use zoning with residential uses above and behind commercial properties, utilize architectural treatments such as façade and roof modulation, foster an interesting and active street scene, emphasize the continuity of commercial frontages along Market Street, emphasize continuity in architectural details.

D. MAUI COUNTY ZONING

Chapter 19.20, Maui County Code Comprehensive Zoning provisions provides: B-3 Central Business District - *This district is applied to the central business district and permits general business enterprises, particularly financial, governmental, commercial and professional activities. Its distinguishing feature is the greater height limit permitted in the area. Manufacturing and nuisance industries are excluded from the zone. Within the B-3 district, there shall be permitted any use permitted in B-1 district and B-2 community business district (with some exceptions).* The project complies with the intent and purpose of the B-3 Business District.

COORDINATION AND COMMENTS

Pre-consultation by phone, meeting, and letter were concluded with the following agencies. Responses are attached in Appendix C.

COUNTY of MAUI

Department of Parks and Recreation

Department of Public Works and Waste Management

Department of Planning

Department of Water Supply

Department of Police

Department of Finance

Department of Fire Control

STATE of HAWAII

Office of Environmental Quality Control

Department of Land and Natural Resources

Department of Health

COMMUNITY

Wailuku Main Street Association

V. DETERMINATIONS

A. HAWAII REVISED STATUTES - CHAPTER 343

The "Significance Criteria", Section 12 of the Administrative Rules, Title 11, Chapter 200, "Environmental Impact Statement Rules", were reviewed and analyzed to determine whether the proposed project will have significant impacts to the environment. The following analysis is provided followed by the conclusions.

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

The project will enhance and beautify a portion of the downtown core of Wailuku Town by the creation of a new structure that respects the existing character of its predecessor. The existing building is currently vacant, an eye-sore, and, according to the archaeological inventory is not likely to contain any natural or cultural resources. A monitoring program will be carried out during the construction period.

- 2) *The proposed action will not curtail the range of beneficial uses of the environment;*

Located in a dense urban setting the proposed project would therefore not curtail beneficial uses of the natural environment of the area.

- 3) *The proposed action will not conflict with State or County long-term environmental policies and goals expressed in Chapter 344, HRS, and those which are specifically outlined in the Conservation District Rules.*

The project is fully contained within the State Land Use Urban District and is fully consistent with State and County long-term environmental policies.

- 4) *The proposed action will not substantially affect the economic or social welfare and activities of the community, county or state.*

The project will contribute to the overall well-being of the community by providing a business-incubator, office space and affordable apartments.

- 5) *The proposed action will not substantially affect public health.*

The project is located in the urban core area of Wailuku Town and will replace a hazardous, existing structure. Public health should not be affected by the proposed action.

- 6) *The proposed action will not result in substantial secondary impacts.*

In the longer term, the project will provide very positive impacts to the region, and in particular, to the Wailuku downtown district. Short term impacts may result from construction noise and fugitive dust but these will be mitigated through best management practices.

- 7) *The proposed action will not involve a substantial degradation of environmental quality.*
- Short term construction noise and dust will occur. No long-term degradation of environmental quality will result from the project.
- 8) *The proposed project will not produce cumulative impacts and does not have considerable effects upon the environment or involve a commitment for larger actions.*
- The project will have no cumulative impacts on the environment and does not involve any commitment for larger actions.
- 9) *The proposed action will not affect a rare, threatened, or endangered species or its habitat.*
- No known rare, threatened or endangered species or habitat are found on or near the project site.
- 10) *The proposed action will not substantially or adversely affect air and water quality or ambient noise levels.*
- During construction every measure will be taken to reduce or mitigate any affects on air quality. By adoption of reasonable work schedules, ambient noise levels during construction will be kept to a minimum. No impacts on water quality are anticipated.
- 11) *The proposed action will not substantially affect or be subject to damage by being located in an environmentally sensitive area, such as flood plain, shoreline, tsunami zone, erosion-prone areas, estuary, fresh waters, geologically hazardous land or coastal waters.*
- The project is not located in any of the mentioned areas and should therefore not be affected nor affect any of the noted areas.
- 12) *The proposed action will not substantially affect scenic vistas or view planes identified in county or state plans or studies.*
- The project is not located in any scenic vista or view plane area.
- 13) *The proposed action will not require substantial energy consumption. Water consumption will be required for irrigation and lighting will be required for the park and the parking lot. In neither case would this be deemed substantial consumption.*

A Finding of No Significant Impact (FONSI) is therefore justified for the Weinberg Small Business Market Center. This finding is based on analysis contained within this document which support the aforementioned findings in accordance with Section 11-200-12 of the Department of Health's Environmental Impact Statement Rules.

Compliance with all agency and public comments on the Draft Environmental Assessment have been included in this document and will be incorporated into the project.

VI. REFERENCES

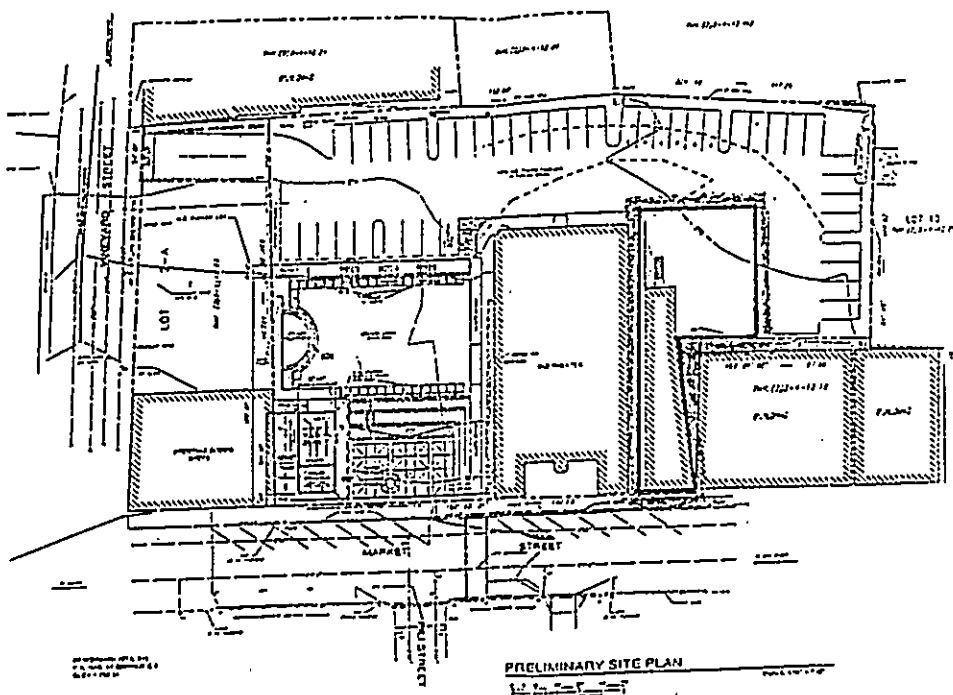
Maui County Code, A Codification of the General Ordinances of the County of Maui 1980, Revised and Republished 1991 and as amended from time to time.

County of Maui, Department of Planning, Proposed Wailuku-Kahului Community Plan 1994

County of Maui, Department of Planning, The General Plan of the County of Maui County of Maui. Office of Economic Development Maui County Data Book. 2000

FIGURES

DOCUMENT CAPTURED AS RECEIVED

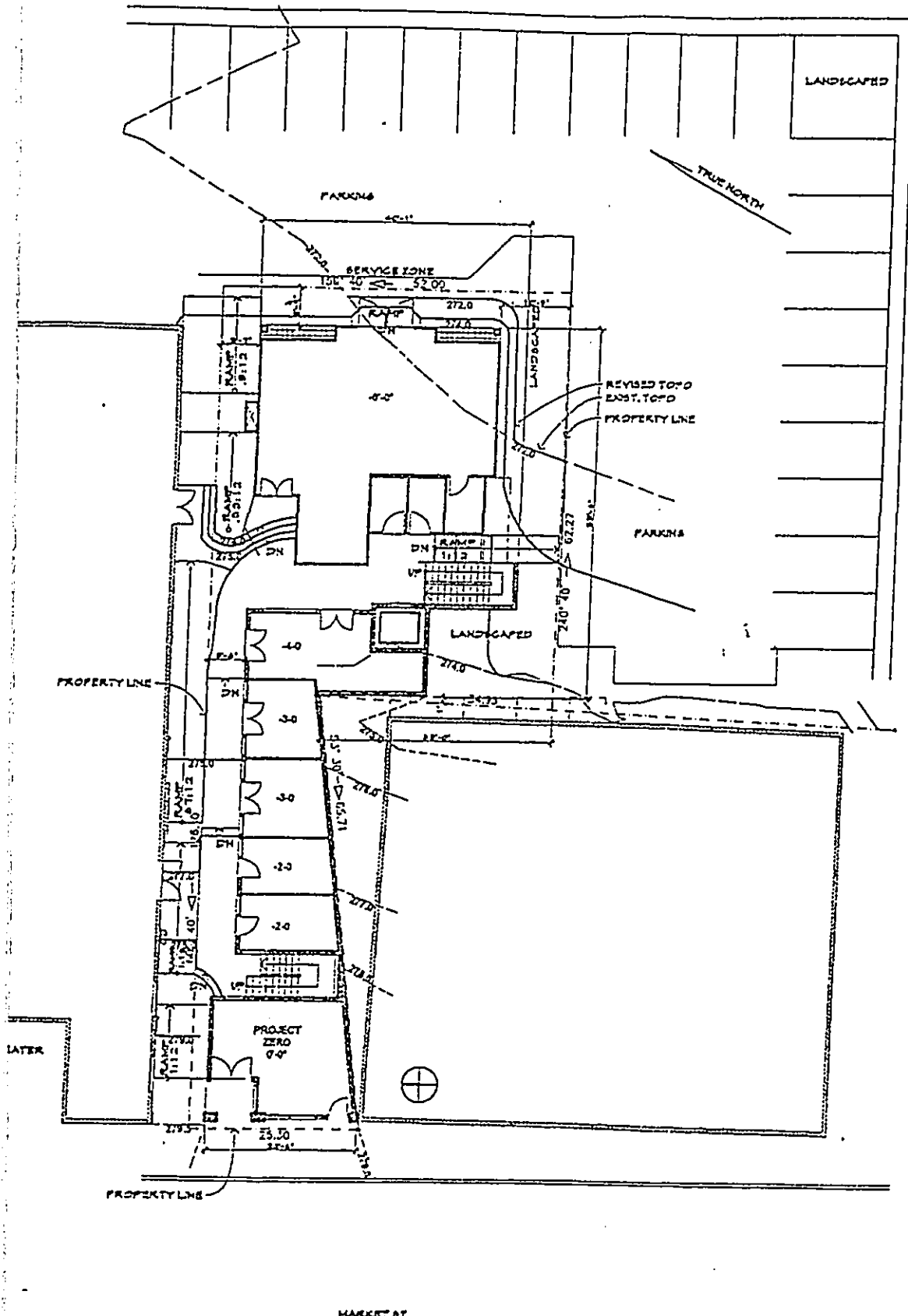


PRELIMINARY SITE PLAN

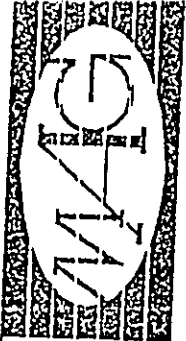
PROPERTY LINE

LAO THEATER


PROPERTY



1 SITE PLAN
A1 Scale: 1" = 10'-0"



MAUI ARCHITECTURAL GROUP INC.
 2311 W. MAIN STREET
 WAILUKU, HAWAII 96791
 TELEPHONE (808) 244-8111
 FAX (808) 243-1775

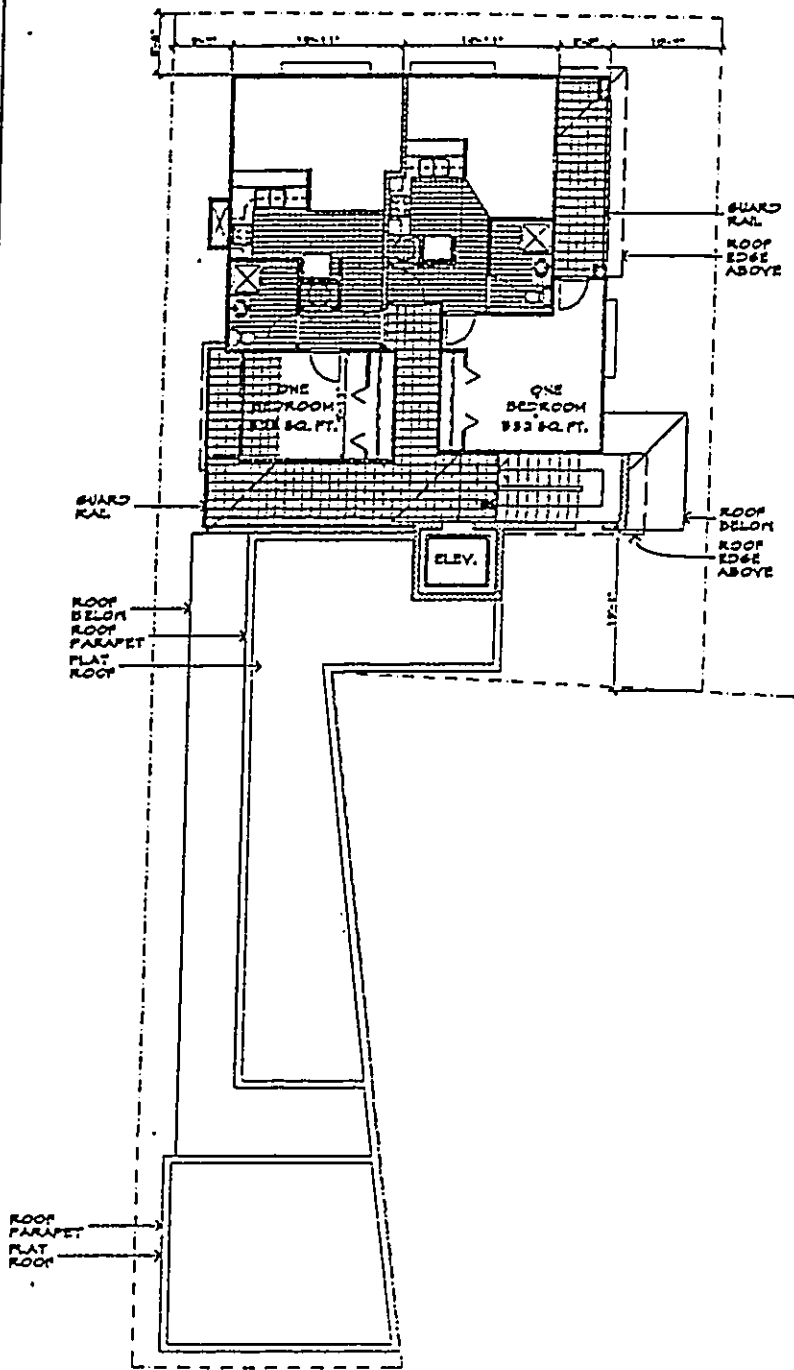
STAMPS:


THIS DRAWING WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM A REGISTERED PROFESSIONAL ARCHITECT IN THE STATE OF HAWAII. I AM A MEMBER OF THE HAWAII ARCHITECTURAL SOCIETY.

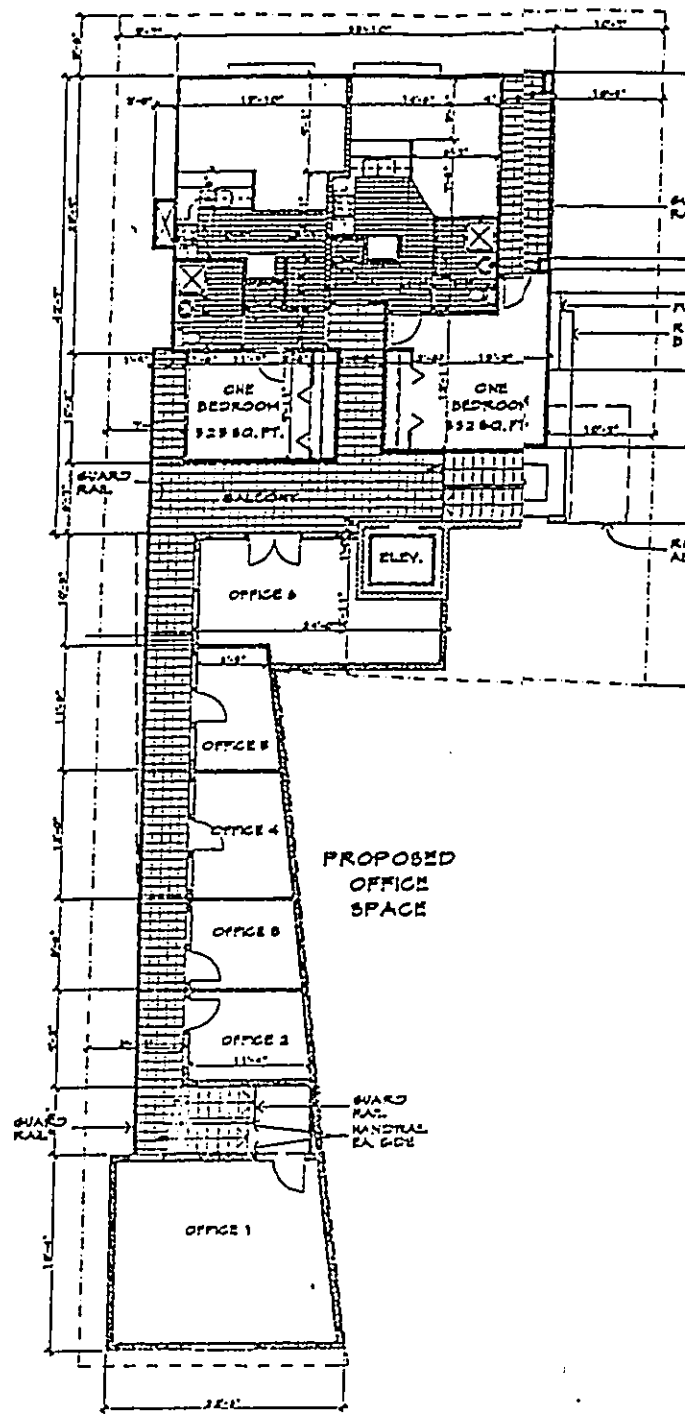
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Page	1 of 4

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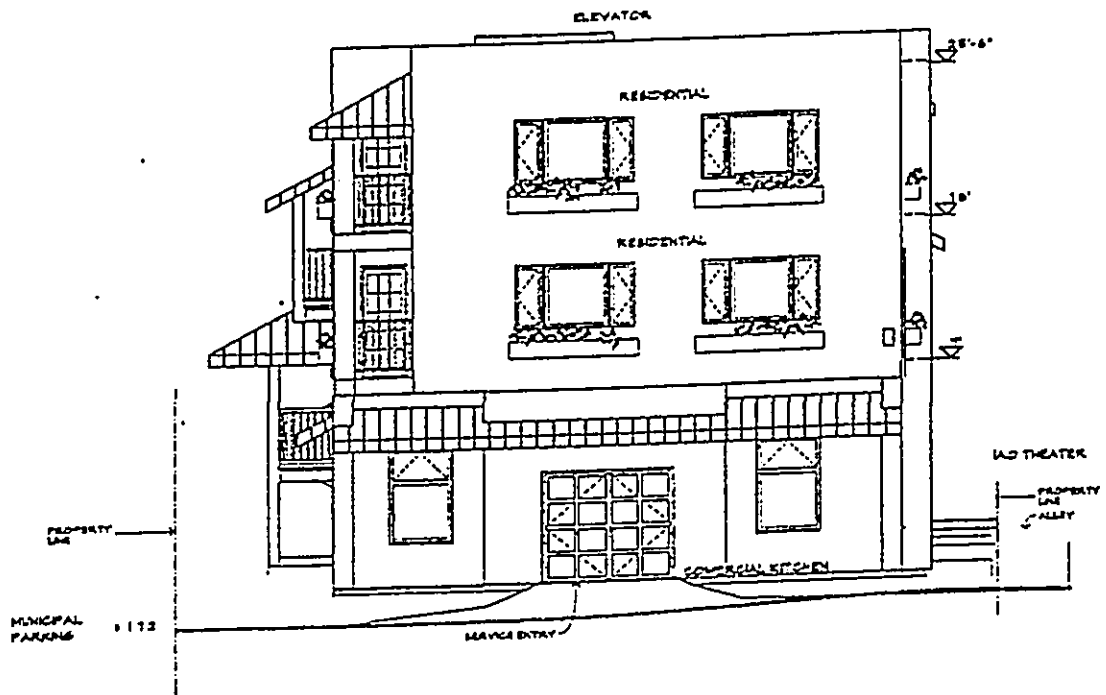


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A2
THIRD LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

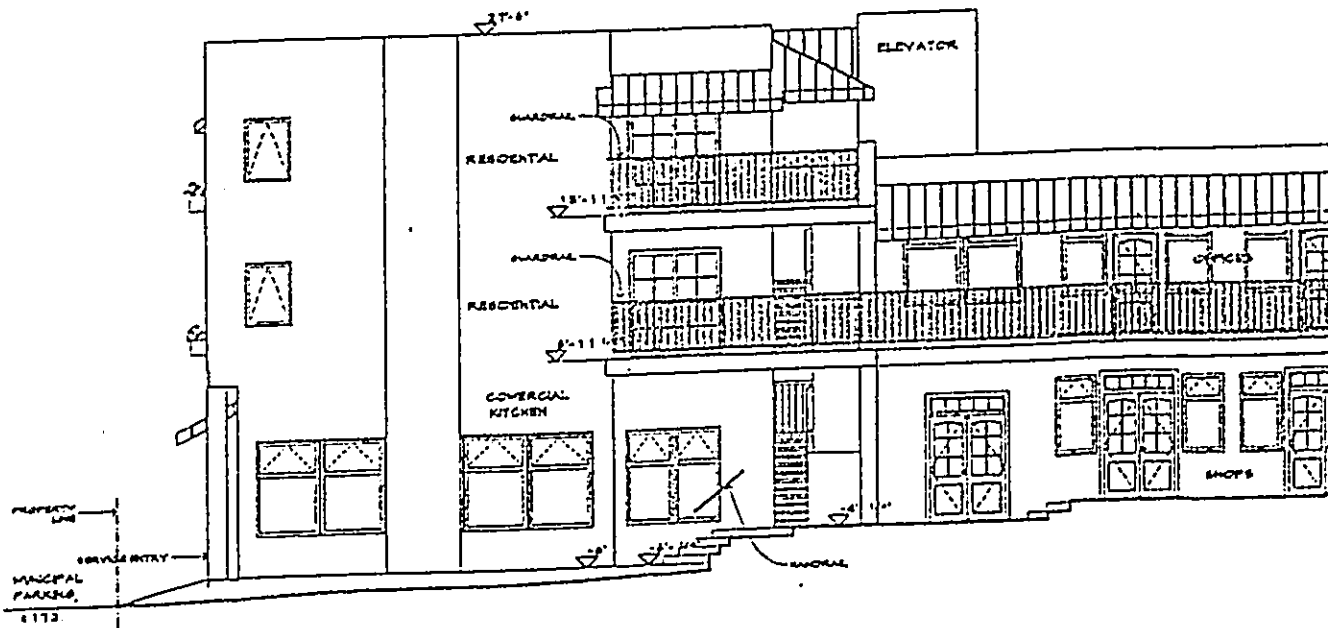


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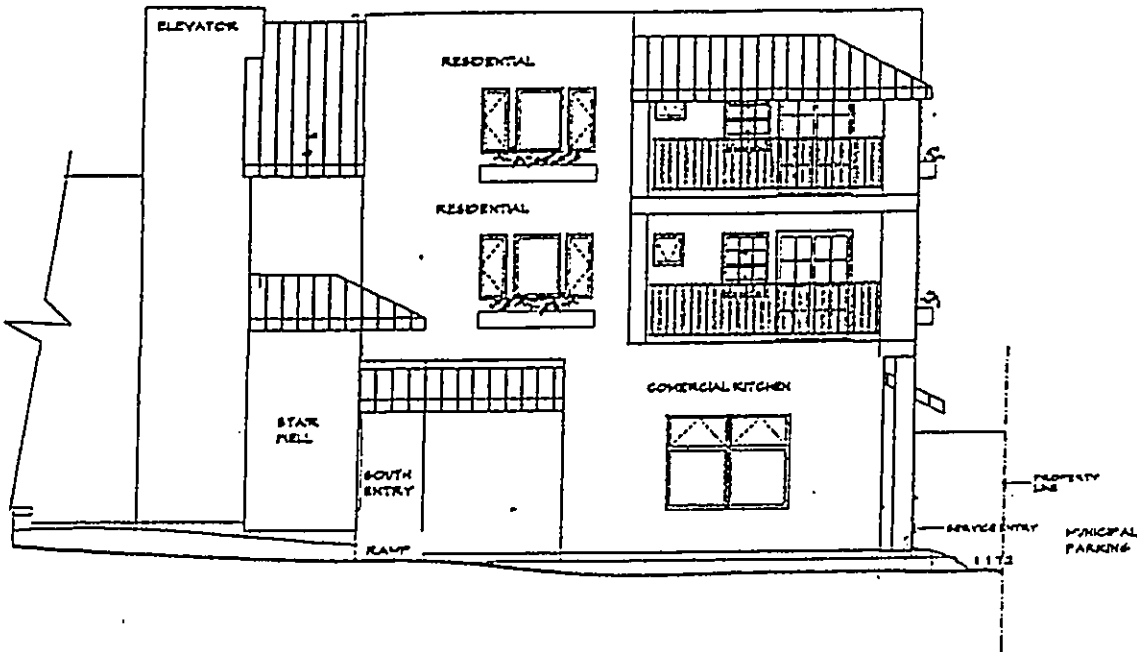
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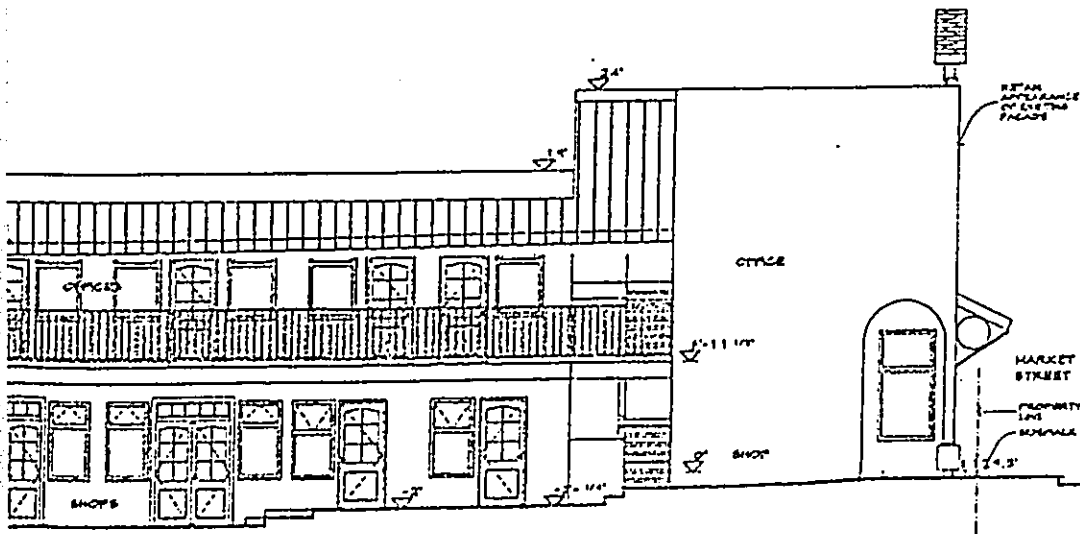
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AS Scale: 1/8" = 1'-0"



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2 SOUTH ELEVATION
A3 Scale: 3/16" = 1'-0"



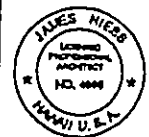
1 NORTH ELEVATION
A3 Scale: 3/16" = 1'-0"



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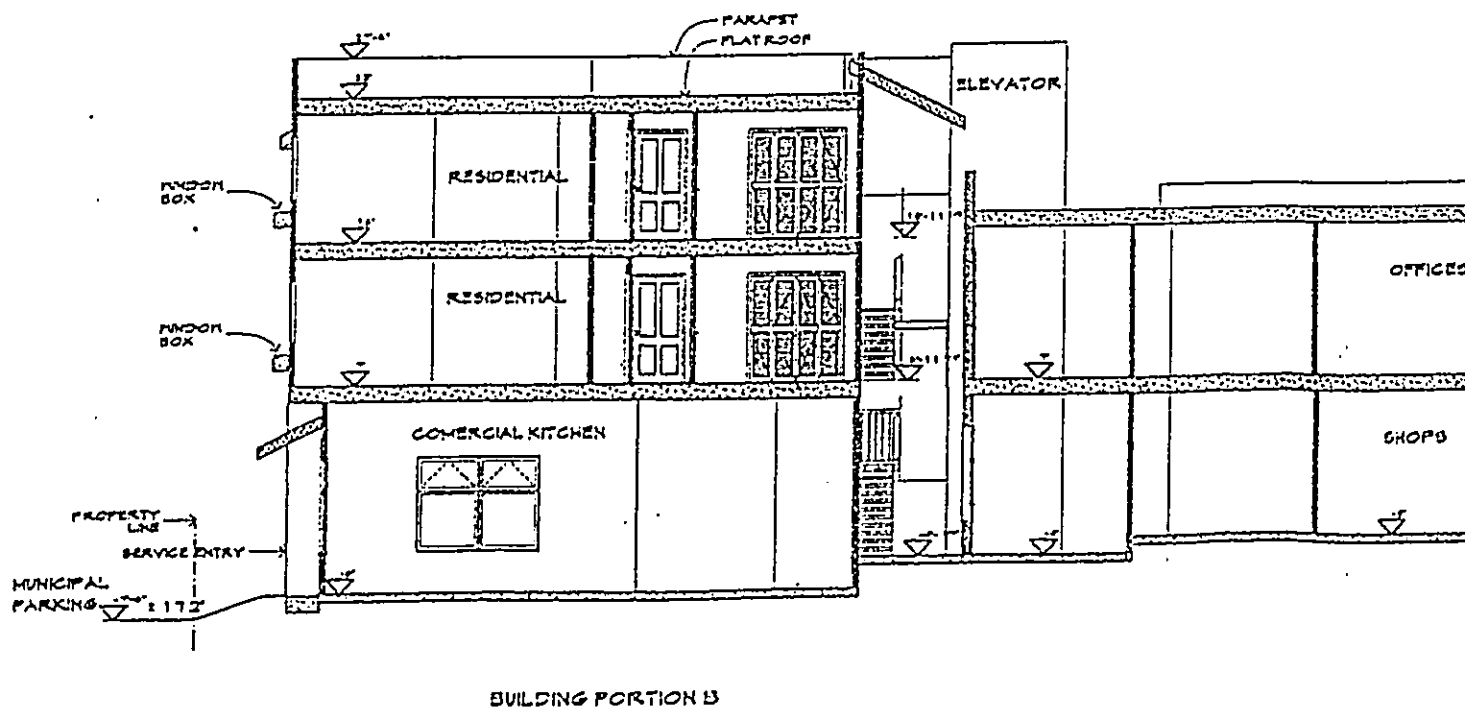


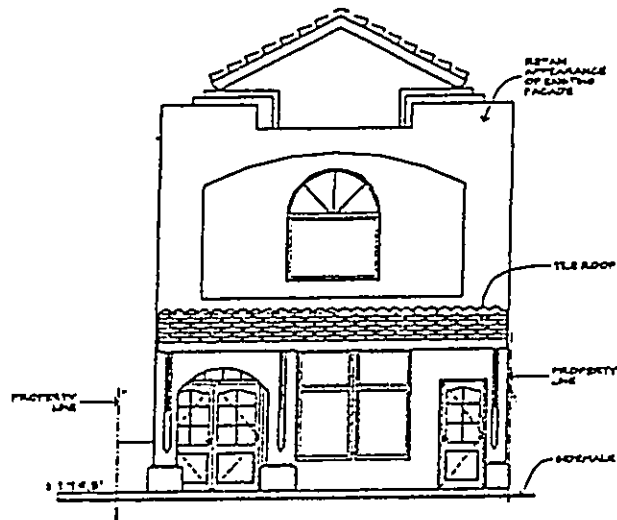
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62 MARKET STREET
LOKAHI PACIFIC
WAILUKU, MAUI, HAWAII

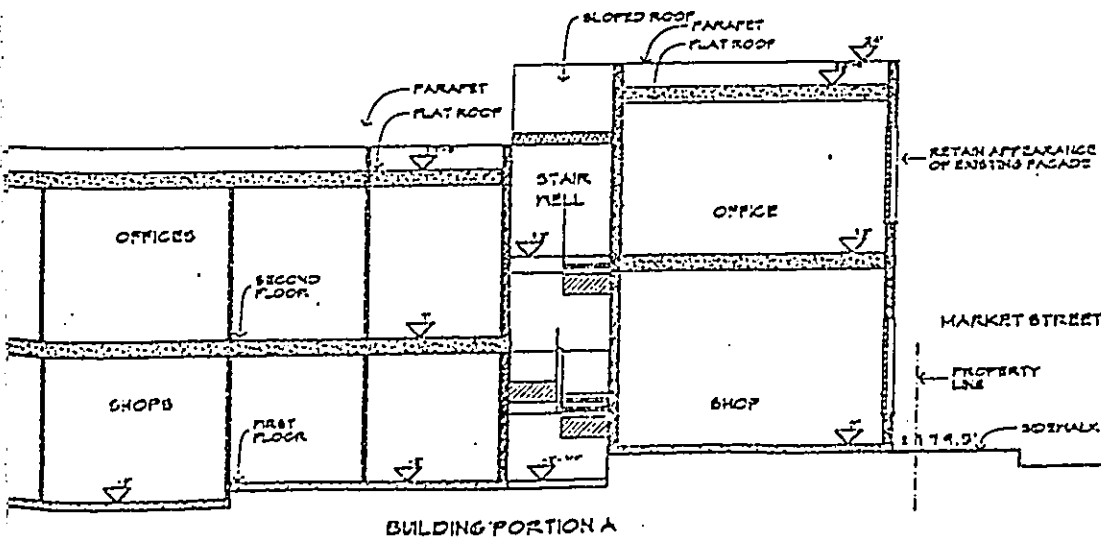
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Date	Nov 25, 2001
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Job	000448
Sheet Number	A3
Sheet	3 of 4

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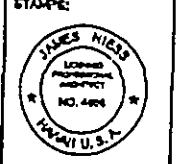
2 MARKET ST. ELEVATION
Scale: 3/16" = 1'-0"



1 EAST-WEST SECTION
Scale: 3/16" = 1'-0"



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62 MARKET STREET
LOKAHI PACIFIC
WAILUKU, MAUI, HAWAII

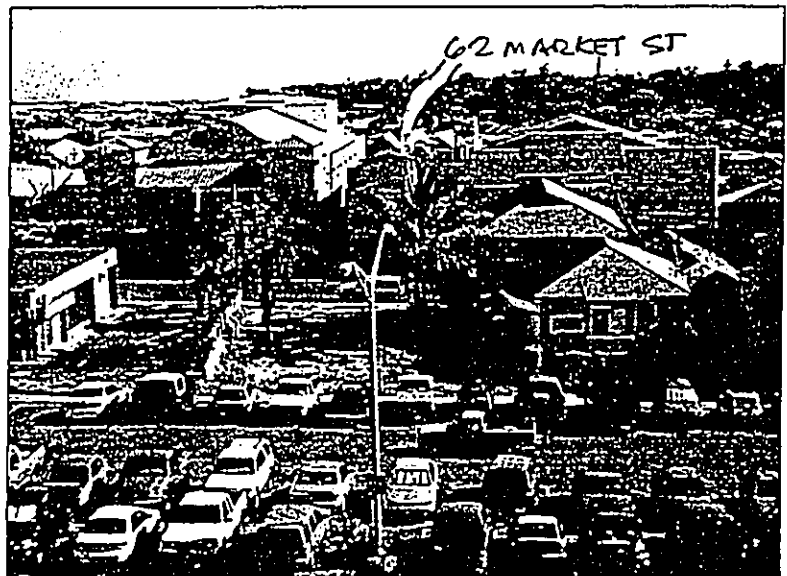
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Building Section	
Date	Nov 28, 2001
Scale	3/16" = 1'-0"
Prepared	A4 BAN LOKJAY
Arch	XXX
Sheet Number	A4

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62 Market Street
Wailuku, Hawaii

VIEW FROM MARKET STREET



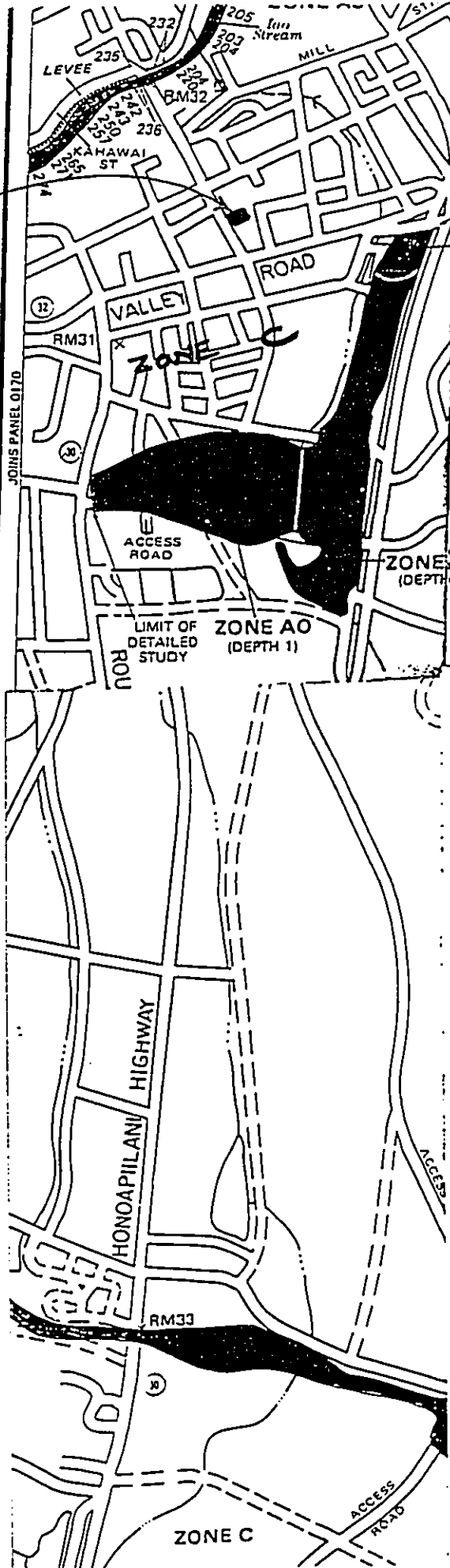
Subject building as seen
from a neighboring building.



The back side of the building.

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PROJECT SITE



determined.

NOTES TO USER

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas.

Special flood hazard (100-year flood) include Zones A, A1-30, AE, AO, A99, V, V1-30 AND VE.

In areas not in the Special Flood Hazard Areas (zones A and V) may be affected by flood control structures.

Vertical base flood elevations apply only landward of the shoreline shown on this map.

For adjoining map panels, see separately printed Index to Map Panels.

INITIAL IDENTIFICATION:
DECEMBER 8, 1977

FLOOD HAZARD BOUNDARY MAP REVISIONS:

FLOOD INSURANCE RATE MAP EFFECTIVE:
JUNE 1, 1981

FLOOD INSURANCE RATE MAP REVISIONS:
SEPTEMBER 8, 1989

Revised MARCH 16, 1995 to add base flood elevations, to change flood hazard areas, and to include previously issued letters of revision.

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

MAUI COUNTY, HAWAII

PANEL 190 OF 400
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
150003 0190 D

MAP REVISED:
MARCH 16, 1995



APPENDIX "A"

**PRELIMINARY
DRAINAGE REPORT**

FOR

WEINBERG SMALL BUSINESS MARKET CENTER

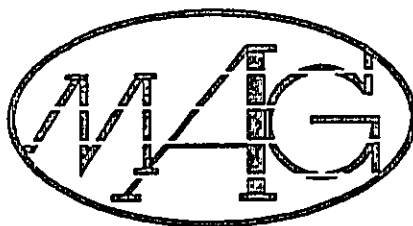
AT

WAILUKU, MAUI, HAWAII
Tax Map Key (2) 3-4-12: 22 por.

PREPARED FOR:

LOKAHI PACIFIC
1935 MAIN STREET
WAILUKU, HAWAII 96793

PREPARED BY:



MAUI ARCHITECTURAL GROUP, INC.

2331 WEST MAIN STREET
WAILUKU, HAWAII 96793
PHONE: (808) 244-9011
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MAY 2002

EXECUTIVE SUMMARY

**Preliminary Drainage Report
for
Weinberg Small Business Market Center
at
Wailuku, Maui, Hawaii**

Tax Map Key (2) 3-4-12: 22 por.

The project site is located in the business district of Market Street adjacent to the Iao Theater. There is a vacant dilapidated building that fronts Market Street and a dirt parking area in the back of the lot.

The proposed project consists of renovating and expanding the existing structure to provide commercial, office and residential spaces.

The project currently drains by sheet flow in an easterly direction toward the adjacent property.

The parcel was analyzed to estimate changes in runoff resulting from the proposed improvements for a 50-year storm.

The proposed drainage improvements for the Wailuku Mini Park will be sized to accommodate additional runoff generated by this project.

There will be no adverse effects on adjoining or downstream properties as a result of this project.

PURPOSE

This report has been prepared to determine drainage requirements for the proposed project, based on existing conditions and the current Maui County drainage policy.

PROJECT DESCRIPTION

The project site is located on North Market Street adjacent to the Iao Theater and is designated as Tax Map Key (2) 3-4-12: 22 por., Wailuku, Maui, Hawaii. The area of the parcel is 4,571 square feet and is zoned B-3 Central Business District. The property is Lot 2 of the Iao Theater Subdivision, LUCA File No 3.1997.

The proposed improvements consist of renovating and expanding the existing building to provide commercial and office spaces particularly suited for small businesses. There will also be four apartment units.

TOPOGRAPHY

The existing site has a vacant dilapidated building fronting Market Street with a dirt parking area in the back. The ground slopes in an easterly direction from Market Street to the back of the lot. The existing grades range between 271 feet and 279 feet above mean sea level (MSL).

FLOOD HAZARD

The project site is located in Zone C as indicated on the Flood Insurance Rate Map, Community Panel No. 150003 0190D and therefore is not subject to the requirements of the Flood Hazard District Ordinance, Chapter 19.62 of the Maui County Code.

EXISTING DRAINAGE CONDITIONS

The lot drains by sheet flow in an easterly direction toward the adjacent property, Lot 1 of the Iao Theater Subdivision, which is the site of the proposed Wailuku Mini Park. Currently, the adjacent lot is undeveloped but the runoff flows to the proposed parking area of the park.

The offsite runoff entering the subject property is insignificant. There are limited drainage systems in the Wailuku Town area and none in the vicinity of this project.

PROPOSED DRAINAGE PLAN

The proposed Wailuku Mini Park will have grated inlets connected to a drywell located beneath the parking lot. This drywell will be sized to accommodate the increase in runoff generated by the Wailuku Mini Park, the Weinberg Small Business Market Center and a portion of the adjacent lot TMK (2) 3-4-12: 18.

BASIS OF DESIGN

The hydrologic calculations are based on the formulas, charts and tables from the Rules for the Design of Storm Drainage Facilities in the County of Maui. The drainage runoff was computed by using the rational formula for 50-year, 1-hour duration rainfall. The rational formula is:

$$Q = C I A$$

Where

Q =	Rate of flow in cfs
C =	Runoff Coefficient
I =	Rainfall intensity in inches per hour or as adjusted by a factor related to the time of concentration
A =	Drainage area in acres

HYDROLOGIC CALCULATIONS

See Appendix A for drainage calculations.

PROPOSED EROSION CONTROL PLAN

The project site is quite small with minimal exposed area that would be subject to erosion. Nevertheless, silt and dust fences will be installed along the eastern and southern boundaries to prevent any erosion to the adjacent property.

The construction plans for the project will include an erosion control plan as described in Section 20-08.060 of the Maui County Code.

CONCLUSION

Due to the relatively small size of the property and the existing conditions, the increase in runoff from the proposed improvements will be minimal. The existing conditions of the property generate a runoff flow of $Q_{50} = 0.4$ cfs. The proposed conditions will yield a flow of $Q_{50} = 0.6$ cfs.

Using the Soil Conservation Service (SCS) method to calculate runoff depth, the increase in runoff volume generated by the proposed improvements will be 30 cubic feet. The proposed on-site drainage system for the Wailuku Mini Park will be designed to hold this increased runoff volume.

There will be no adverse effects on any adjoining or downstream properties as a result of this project.

REFERENCES

1. *Rules for the Design of Storm Drainage Facilities in the County of Maui, Chapter 4, Title MC-15*, Department of Public Works and Waste Management, County of Maui, State of Hawaii, July 1995.
2. *Drainage Master Plan for the County of Maui, State of Hawaii*, R. M. Towill Corporation, October 1971.
3. *Rainfall Frequency Atlas of the Hawaiian Islands, Technical Paper No. 43*, Cooperative Studies Section, Hydrological Services Division, U.S. Weather Bureau, U.S. Department of Commerce, dated 1962.
4. *Flood Insurance Rate Map, Maui County, Hawaii*, U.S. Department of Housing and Urban Development, Federal Insurance Administration.
5. *Preliminary Drainage and Soil Erosion Control Study for Wailuku Mini Park*, R.T. Tanaka Engineers, Inc., May 2001.

HYDROLOGIC CALCULATIONS

EXISTING CONDITIONS

TOTAL AREA = 4,571 square feet
Dirt / grassed Area = 3,059 sf
Impervious Area = 1,512 sf

RUNOFF COEFFICIENTS (from Table 2, Rules for Design)

C = 0.95 (for pavement, roofs)

C = 0.30 (for unimproved areas)

$$C = \frac{(0.95 \times 1512) + (0.30 \times 3059)}{4571} = 0.52$$

TIME OF CONCENTRATION

T_c = 5 minutes (minimum)

RAINFALL

R₅₀ = 2.5 inches

INTENSITY

I₅₀ = 6.4 inches/hour

RUNOFF QUANTITY

$$Q_{10} = CIA = (0.52)(6.4)(4571/43560) = \underline{0.35 \text{ cfs}}$$

PROPOSED CONDITIONS

Landscaped Area = 817 sf
Impervious Area = 3,754 sf

RUNOFF COEFFICIENTS (from Table 2, Rules for Design)

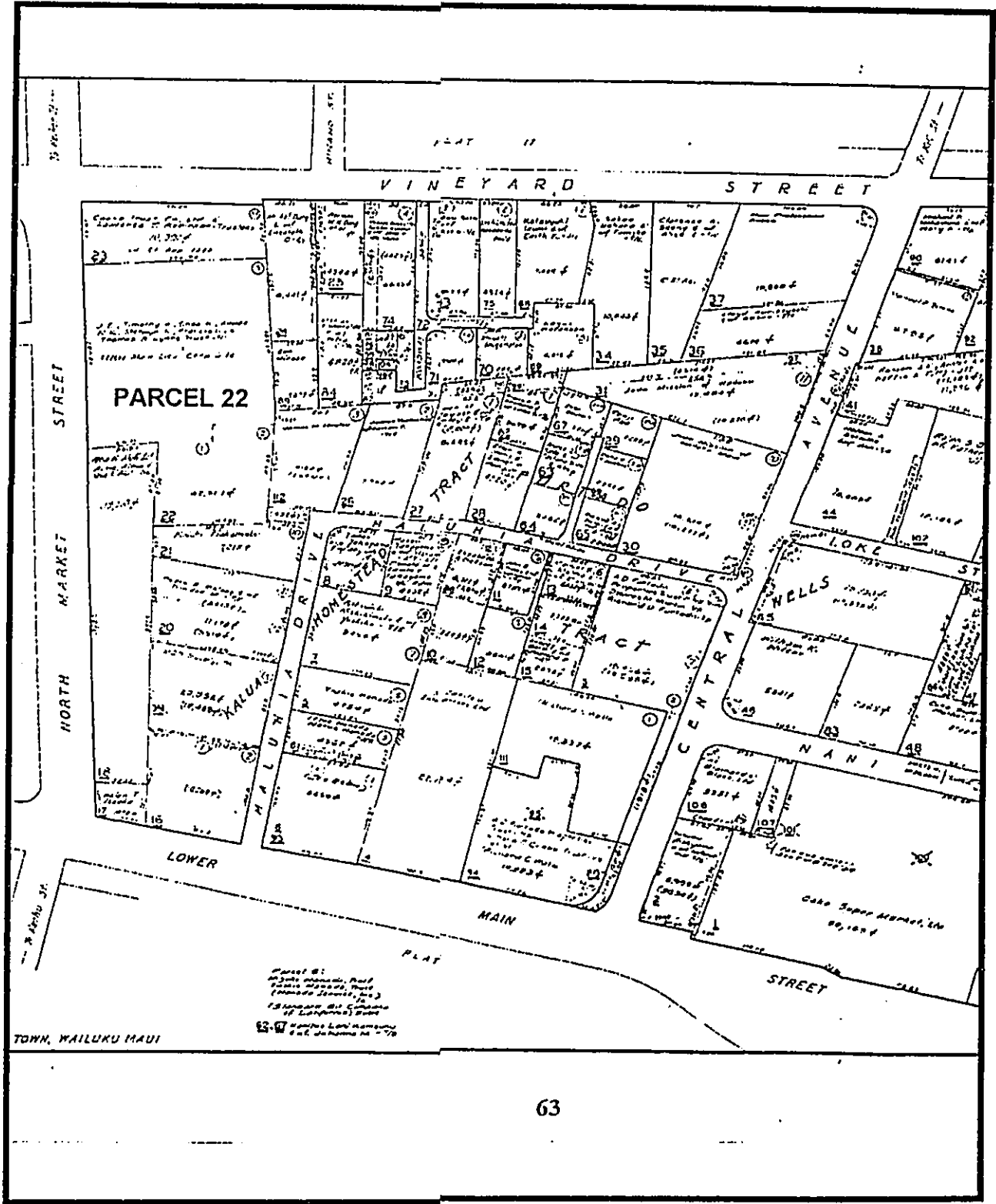
C = 0.95 (for pavement, roofs)

C = 0.30 (for unimproved areas)

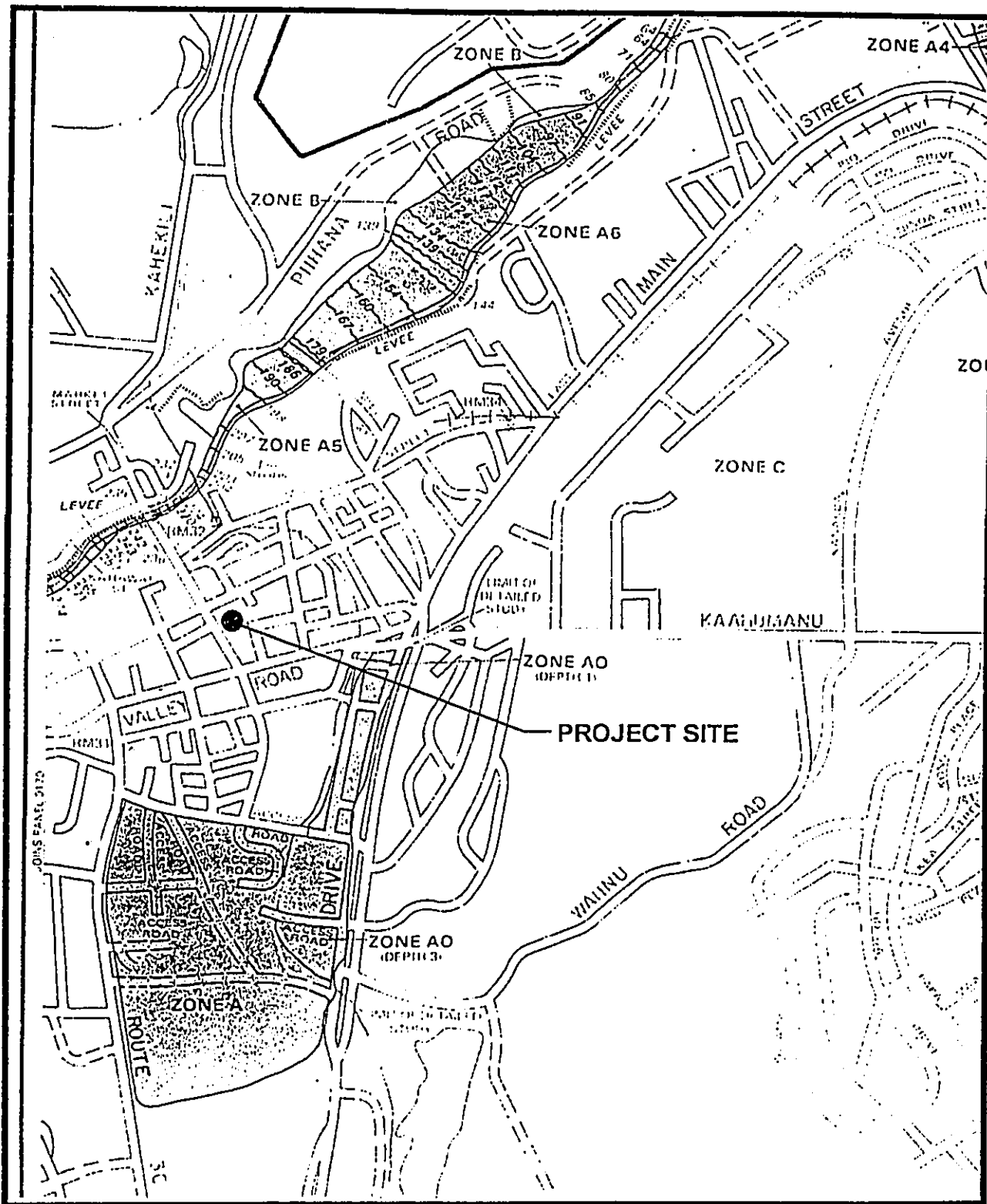
$$C = \frac{(0.95 \times 3754) + (0.30 \times 817)}{4571} = 0.83$$

RUNOFF QUANTITY

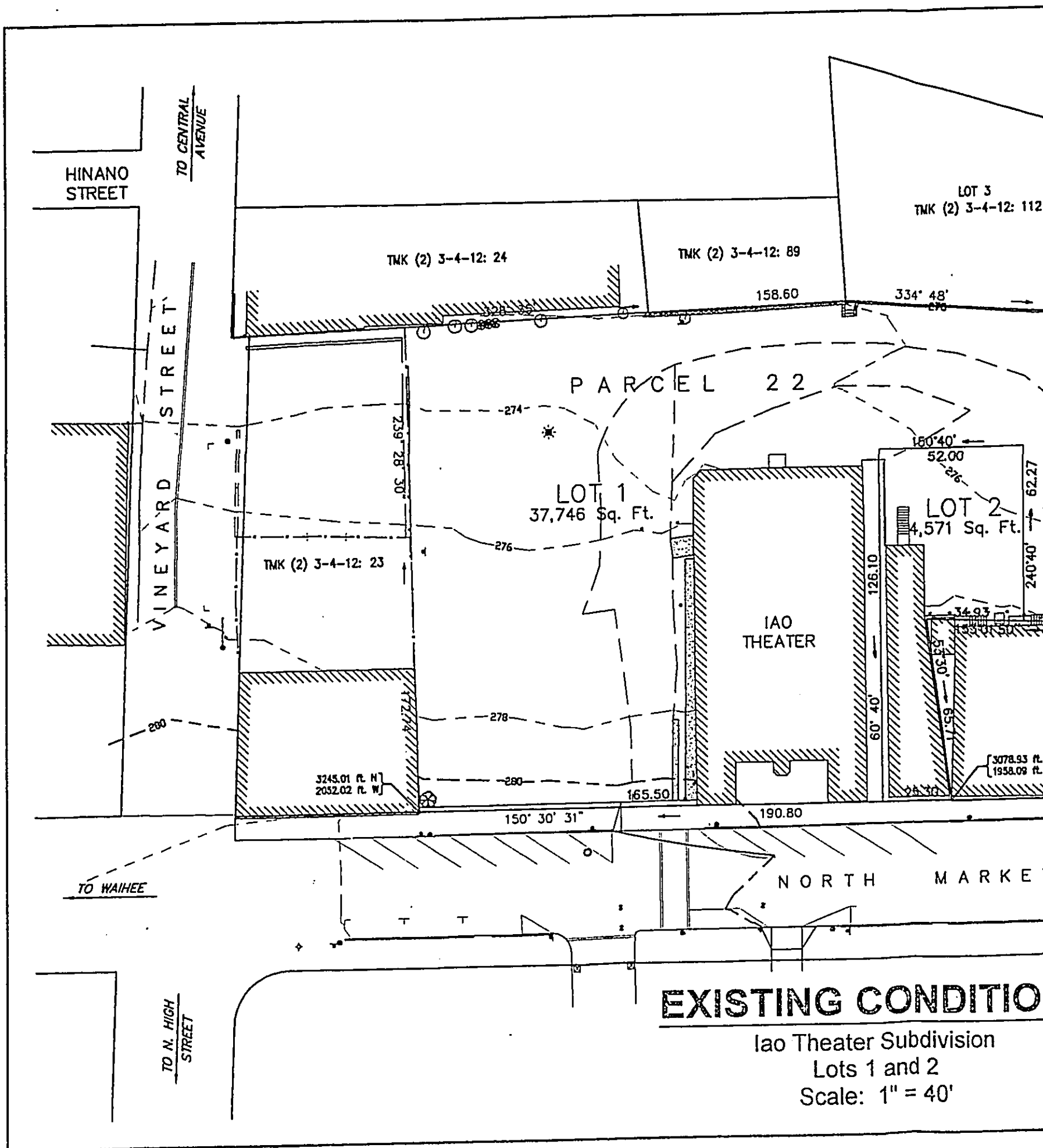
$$Q_{50} = CIA = (0.83)(6.4)(4571/43560) = \underline{0.56 \text{ cfs}}$$



Tax Map Key (2) 3-4-12



FLOOD INSURANCE RATE MAP
Community Panel Number 150003 0190 D
Revised: March 16, 1995



HINANO STREET

TO CENTRAL AVENUE

VINEYARD STREET

TMK (2) 3-4-12: 24

TMK (2) 3-4-12: 89

LOT 3
TMK (2) 3-4-12: 112

PARCEL 22

LOT 1
37,746 Sq. Ft.

LOT 2
4,571 Sq. Ft.

TMK (2) 3-4-12: 23

IAO THEATER

3245.01 ft. N
2052.02 ft. W

3078.93 ft.
1958.08 ft.

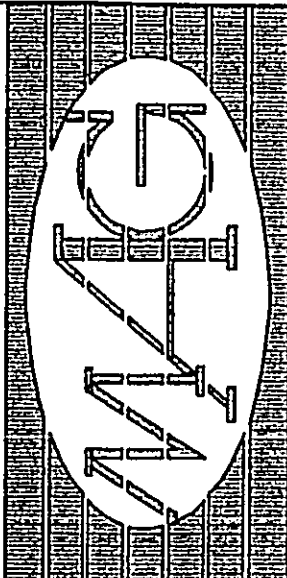
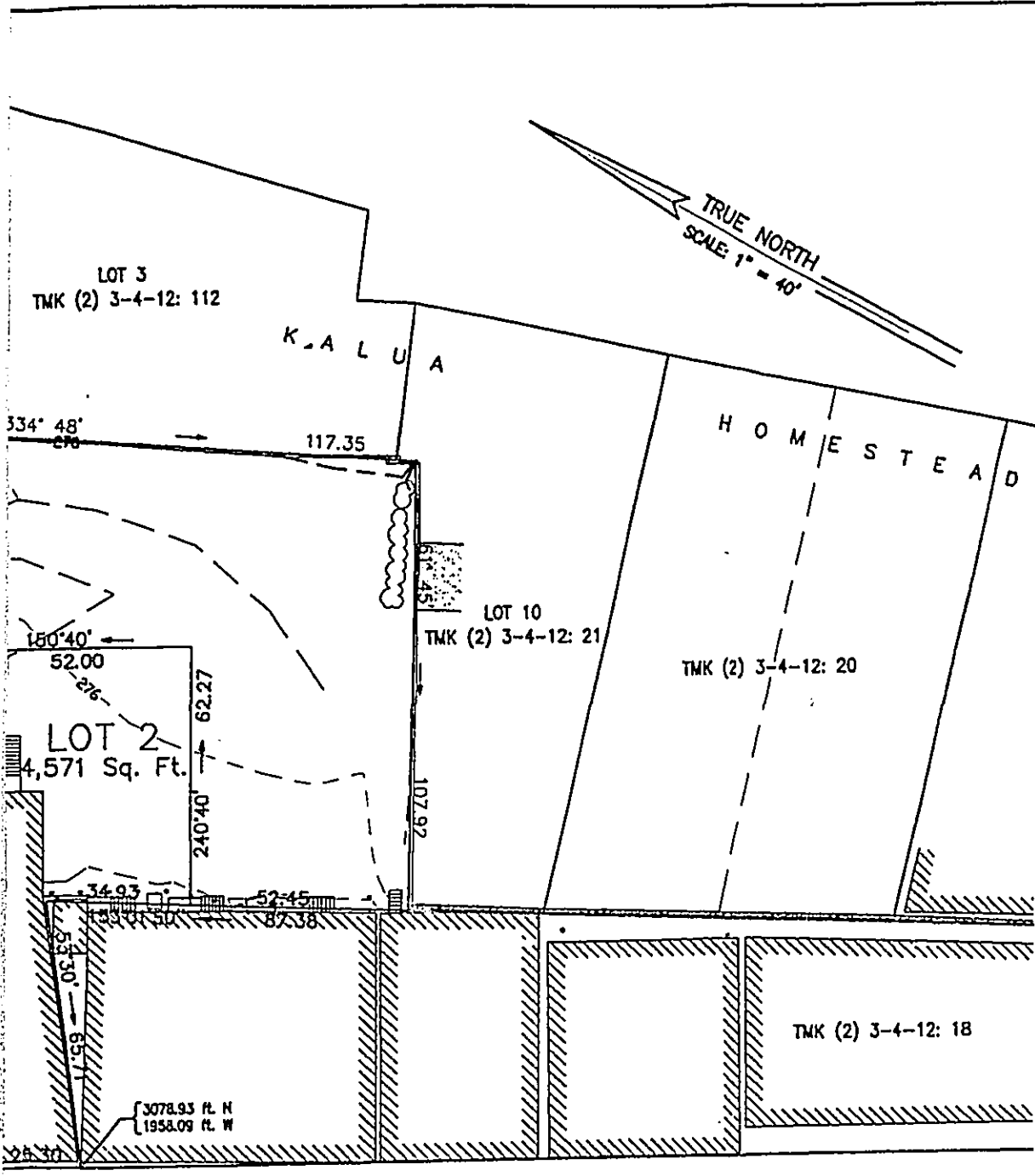
TO WAIHEE

NORTH MARKET

TO N. HIGH STREET

EXISTING CONDITIO

Iao Theater Subdivision
Lots 1 and 2
Scale: 1" = 40'



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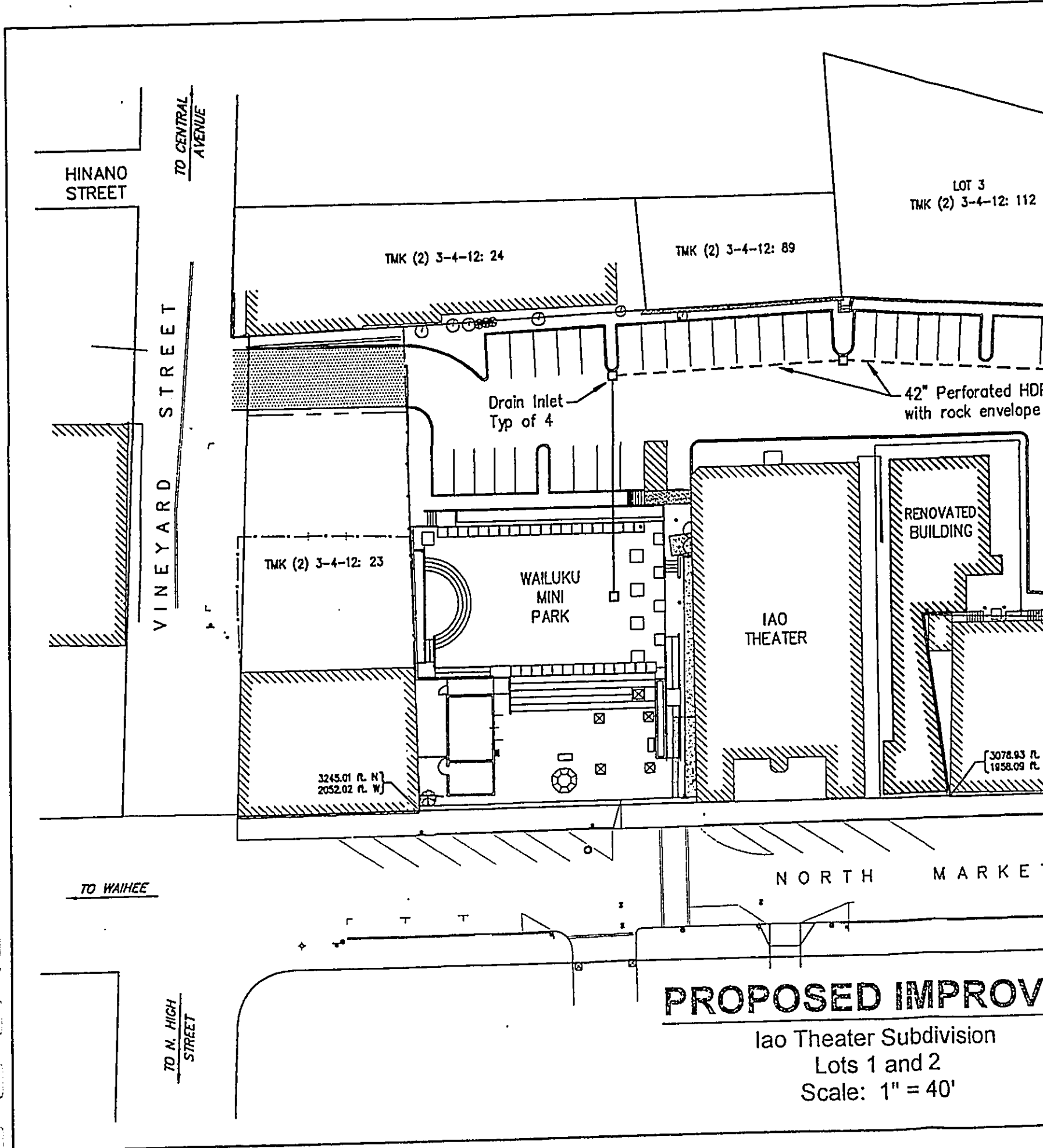
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Weinberg Small Business Market Center
Wailuku, Maui, Hawaii
Tax Map Key (2) 3-4-12: 22 por.

CONDITIONS

Subdivision
and 2
= 40'



LOT 3
TMK (2) 3-4-12: 112

TMK (2) 3-4-12: 24

TMK (2) 3-4-12: 89

TMK (2) 3-4-12: 23

3245.01 ft. N
2052.02 ft. W

3078.93 ft.
1958.09 ft.

HINANO STREET

TO CENTRAL AVENUE

VINEYARD STREET

TO WAIHEE

TO N. HIGH STREET

Drain Inlet
Typ of 4

42" Perforated HDPE
with rock envelope

WAILUKU
MINI
PARK

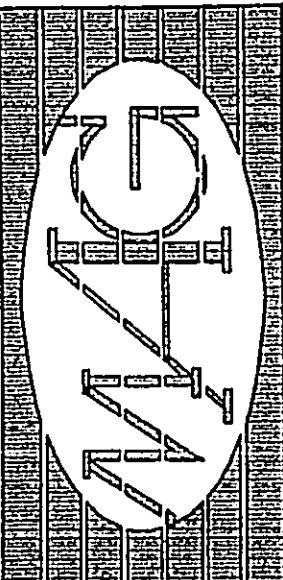
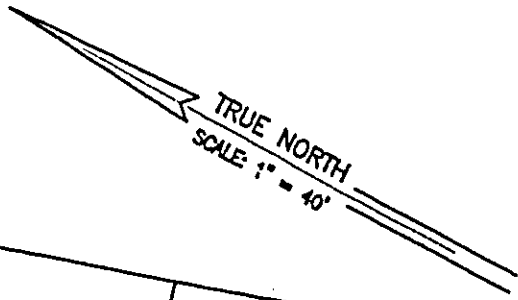
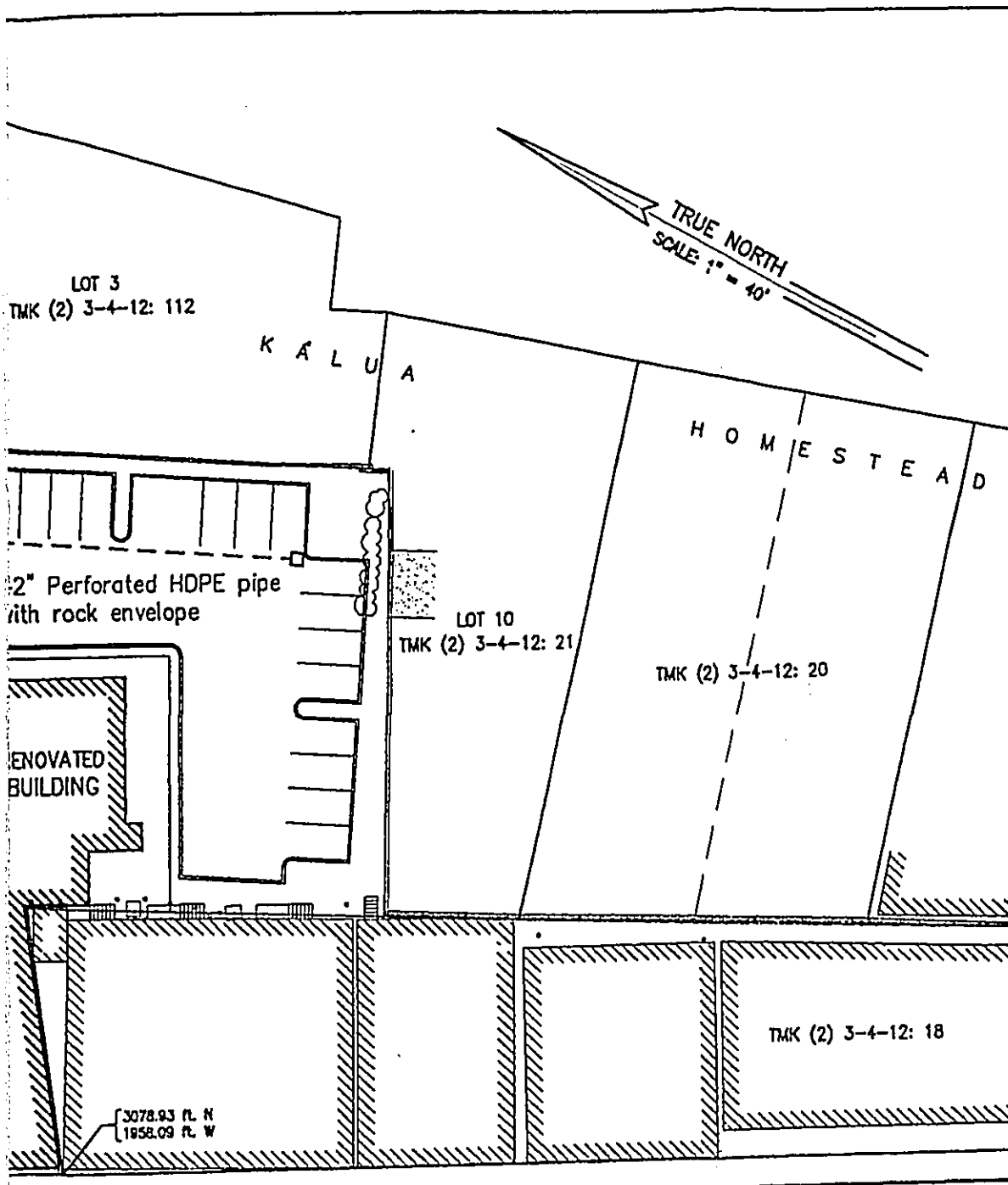
IAO
THEATER

RENOVATED
BUILDING

NORTH MARKET

PROPOSED IMPROV

Iao Theater Subdivision
Lots 1 and 2
Scale: 1" = 40'



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Weinberg Small Business Market Center
 Wailuku, Maui, Hawaii
 Tax Map Key (2) 3-4-12: 22 por.

MARKET STREET

IMPROVEMENTS

Division
 12
 40'

APPENDIX "B"

ASC015-1

AN ARCHAEOLOGICAL INVENTORY SURVEY
OF THE PROPOSED 62 MARKET STREET PROJECT
WAILUKU AHUPUA'A, WAILUKU, MAUI

(TMK 3-4-12:22 & por 23)

by

Aki Sinoto
Diane Guerrero
Lisa Rotunno-Hazuka
and
Jeffrey Pantaleo, M.A.

for

Office of Economic Development
County of Maui
200 South High Street
Wailuku, Hawaii 96793

May 2001

Aki Sinoto Consulting
2333 Kapiolani Blvd. #2704
Honolulu, Hawaii 96826

in association with

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16 South Market Street, Suite G
Wailuku, Hawaii 96793

ASC015-1

AN ARCHAEOLOGICAL INVENTORY SURVEY
OF THE PROPOSED 62 MARKET STREET PROJECT
WAILUKU AHUPUA'A, WAILUKU, MAUI

(TMK 3-4-12:22 & por 23)

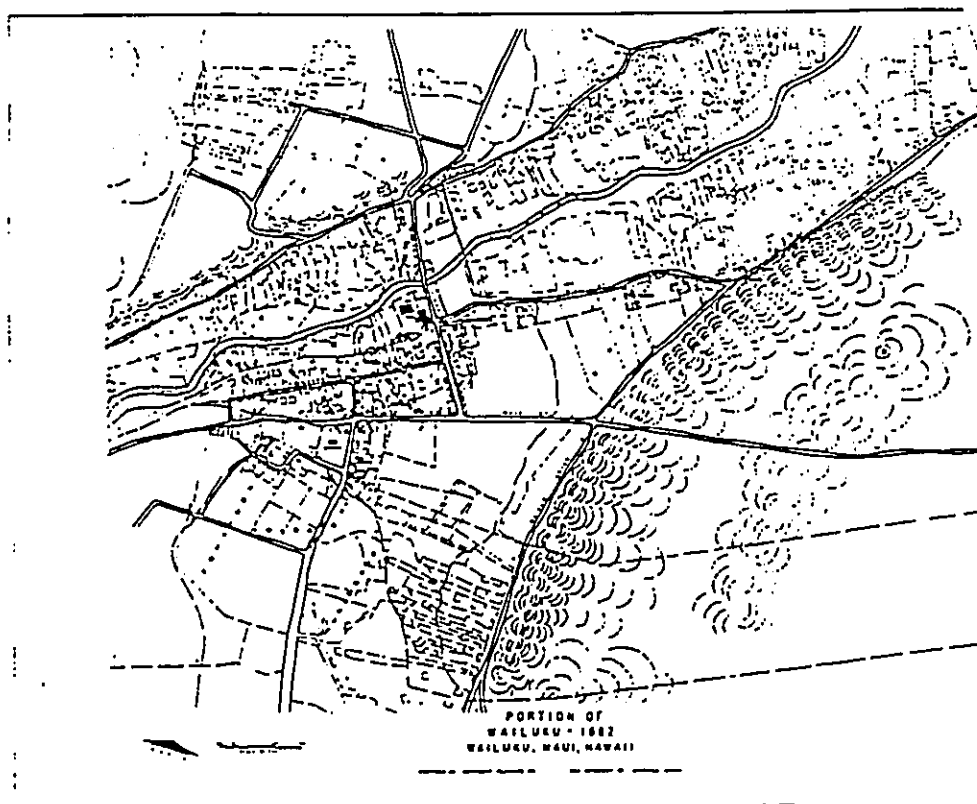
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16 South Market Street, Suite G
Wailuku, Hawaii 96793

ABSTRACT

Aki Sinoto Consulting of Honolulu in association with Archaeological Services Hawaii, LLC of Wailuku, conducted an archaeological inventory survey at the request of the Maui County Office of Economic Development. The project area is a 42,317 square feet of vacant lands surrounding the existing 'Iao Theater in downtown Wailuku, Maui Island (TMK 3-4-12:22 & por 23). The development of a mini-park, restroom, and police resource center is being proposed for the subject area by Maui County.

Following the initial surface inspection which resulted in no findings, subsurface testing was conducted on two separate occasions. One in conjunction with geotechnical studies being undertaken for engineering purposes and the other as the subsurface testing phase of the current archaeological inventory survey. A total of 12 backhoe trenches were excavated. Only two of the trenches produced any cultural remains, and both were the geotechnical trenches. An historic refuse deposit and cess -pool were encountered. These findings were designated respectively as Features 1 and 2 of Site 50-50-04-5092. No other significant cultural remains were encountered in any of the remaining ten trenches.

The area was found to be extensively disturbed historically and also more recently, as well. Historic background research revealed that the subject area was probably occupied by immigrant Japanese plantation workers at the latter part of the 1800s through the early part of the 1900s. The artifactual assemblage recovered from the refuse deposit, consisting primarily of porcelain table-ware and glass bottles appeared to correspond to the chronology and ethnicity of the inhabitants. A fire insurance map of the area, made in 1914 depicts the various residential and commercial structures that formerly existed. Interpretation was facilitated and enhanced by the information generated during the historic background research.

No further archaeological procedures appear to be warranted prior to commencement of development activities. However, archaeological monitoring of specific activities in specific locales is recommended. A monitoring plan that presents the objectives and scope of such monitoring shall be prepared for approval by the State Historic Preservation Division of the Department of Land and Natural Resources.

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INTRODUCTION

At the request of the Maui County Office of Economic Development, Aki Sinoto Consulting of Honolulu in association with Archaeological Services Hawaii of Wailuku, undertook an archaeological inventory survey of vacant lands surrounding the existing Iao Theater in downtown Wailuku, Maui Island. The development of a mini-park, restroom, and police resource center is being proposed for the subject area by Maui County. An initial surface inspection was conducted on March 12, 2001 followed by subsurface testing of selected areas on two separate occasions. The first took place on March 16, 2001 in conjunction with foundation studies being undertaken by Island Geotechnical Engineering, Inc. and the second was conducted on March 21, 2001 as part of the archaeological inventory survey procedures. During both phases of work, subsurface sampling was effected through backhoe trenching.

PROJECT LOCATION

The project area encompassing 42,317 sq. ft., is situated fronting the segment of Market Street between Main and Vineyards Streets, in Wailuku Town, Wailuku *ahupua`a* and District, Maui Island (Fig. 1). Occurring along the eastern side of Market Street, the vacant land starts at the north of the existing Iao Theater (State Site 50-50-04-1627) building and wraps around the back or eastern side of buildings adjoining to the south of the theater (TMK 3-4-12:22 & por 23). The redevelopment project also includes an existing historic building, 62 Market Street, which adjoins the theater to the south with a narrow alleyway in between. The property is bounded on the west by Market Street and existing commercial buildings, north by a commercial building and a vacant lot (TMK 3-4-12:23) fronting on Vineyard Street, east by existing commercial and residential buildings and lots, and south by existing residential lots (Figs. 2-4). The surrounding residential lots to the east and south are part of the Kalua Homestead Tract and the lots in the northern portion of the eastern boundary belong to the Furtado Homestead Tract.

ENVIRONMENT

The project area occurs on the lower eastern slopes of the West Maui mountains fronting the mouth of `Iao Valley. Elevation in the project area is roughly 280 feet above sea level. Rainfall averages between 20 and 30 inches annually, with most of the precipitation occurring during the winter months from November through March. `Iao Stream is located about 600 m north of the project area.

TABLE

Table 1. Backhoe Trench Descriptions43

INTRODUCTION

At the request of the Maui County Office of Economic Development, Aki Sinoto Consulting of Honolulu in association with Archaeological Services Hawaii of Wailuku, undertook an archaeological inventory survey of vacant lands surrounding the existing Iao Theater in downtown Wailuku, Maui Island. The development of a mini-park, restroom, and police resource center is being proposed for the subject area by Maui County. An initial surface inspection was conducted on March 12, 2001 followed by subsurface testing of selected areas on two separate occasions. The first took place on March 16, 2001 in conjunction with foundation studies being undertaken by Island Geotechnical Engineering, Inc. and the second was conducted on March 21, 2001 as part of the archaeological inventory survey procedures. During both phases of work, subsurface sampling was effected through backhoe trenching.

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The project area encompassing 42,317 sq. ft., is situated fronting the segment of Market Street between Main and Vineyards Streets, in Wailuku Town, Wailuku *ahupua`a* and District, Maui Island (Fig. 1). Occurring along the eastern side of Market Street, the vacant land starts at the north of the existing Iao Theater (State Site 50-50-04-1627) building and wraps around the back or eastern side of buildings adjoining to the south of the theater (TMK 3-4-12:22 & por 23). The redevelopment project also includes an existing historic building, 62 Market Street, which adjoins the theater to the south with a narrow alleyway in between. The property is bounded on the west by Market Street and existing commercial buildings, north by a commercial building and a vacant lot (TMK 3-4-12:23) fronting on Vineyard Street, east by existing commercial and residential buildings and lots, and south by existing residential lots (Figs. 2-4). The surrounding residential lots to the east and south are part of the Kalua Homestead Tract and the lots in the northern portion of the eastern boundary belong to the Furtado Homestead Tract.

ENVIRONMENT

The project area occurs on the lower eastern slopes of the West Maui mountains fronting the mouth of `Iao Valley. Elevation in the project area is roughly 280 feet above sea level. Rainfall averages between 20 and 30 inches annually, with most of the precipitation occurring during the winter months from November through March. `Iao Stream is located about 600 m north of the project area.

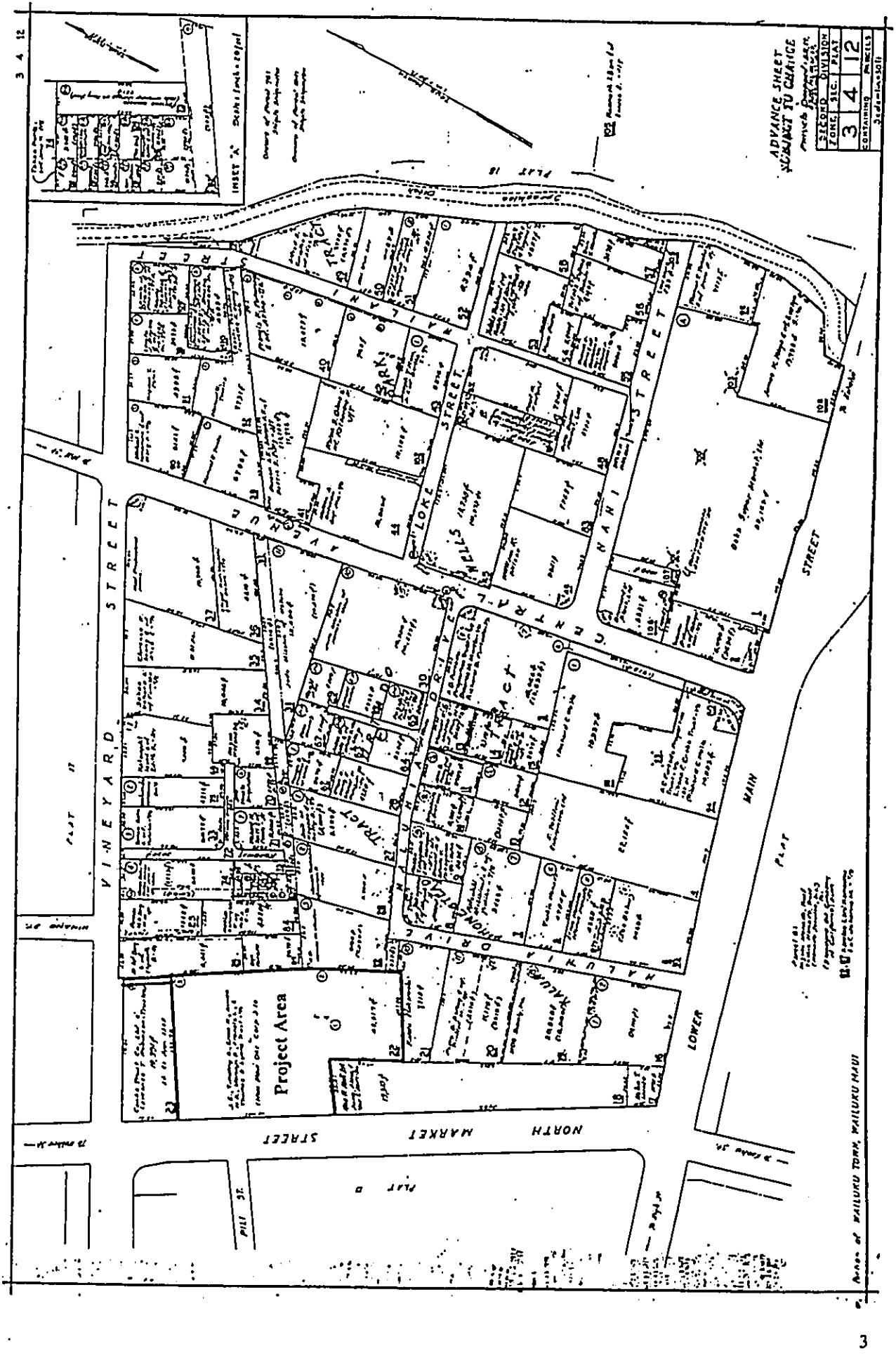


Figure 2. Project Area on Tax Map 3-4-12.

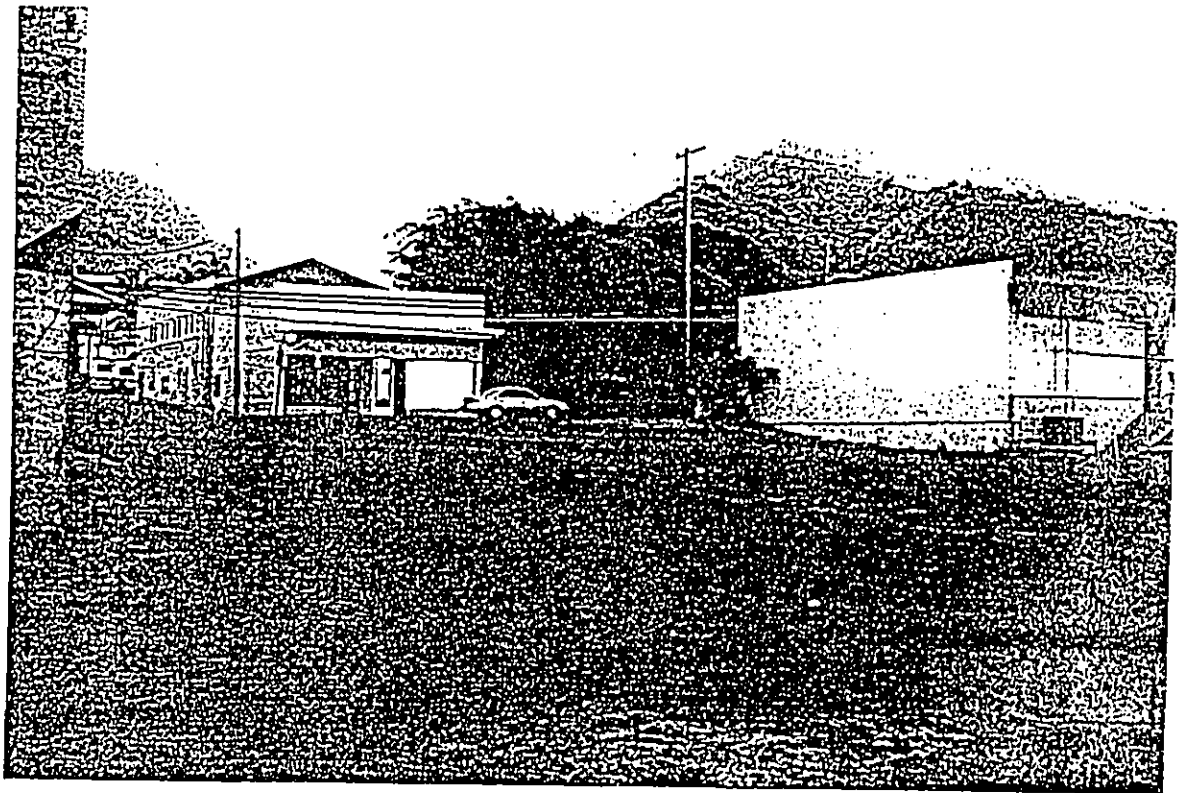


Figure 3. (top) Overview of NW Quadrant (Parking Lot) of Project Area to NW.
(bottom) Overview of SE Quadrant of Project Area to SW.

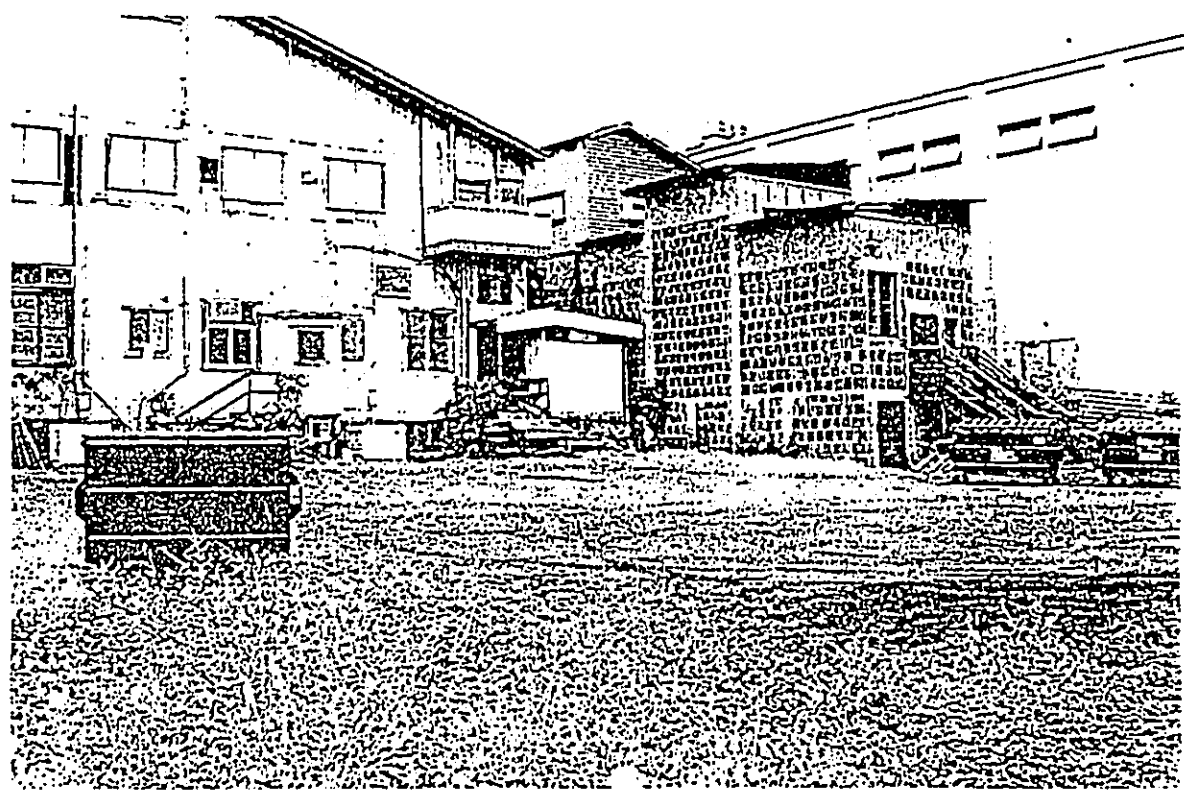


Figure 4. Overview of SE Quadrant and Building (Red Tiled) to be Renovated,
Note Gravel Paving. To NW.

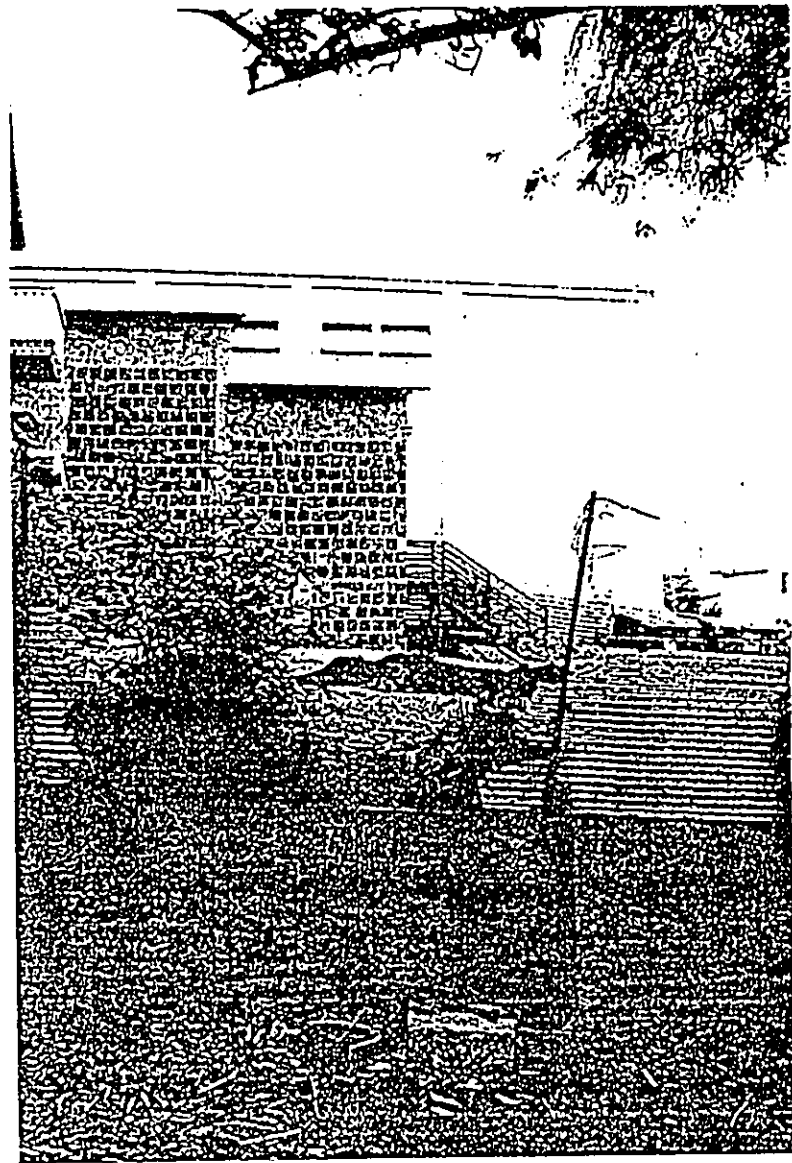


Figure 5. View of the Southern Periphery Showing Difference in Ground Level, to North.

The overall project area topography slopes gently to the east. However, the ground level of the surrounding lots which are .70 –1.0 m lower, indicates that the project area was raised during previous grading with fill material being deposited along its eastern portions (Figs. 5 & 6).

The silty clay occurring in the project area consists of Wailuku series soils, which are well-drained soils on alluvial fans. These soils developed in alluvium derived from weathered, basic igneous rock and occur on gentle to moderate slopes and are geographically associated with Iao and Pulehu Series soils. Runoff is slow and the erosion hazard is slight. The soil is used for sugarcane and homesites (Foote et al. 1972).

Currently the flora within the project area is minimal due to recent clearing that took place. Other than some grasses and weeds, notable vegetation are all typical remnants of former landscaping or secondary growth that flourish soon after clearing. These consist of *koa haole* (*Acacia farnesiana*), golden crown-beard (*Verbesina encelioides*), and *'ilima* (*Sida fallax*) in the peripheral areas. A small strip of ground along the eastern boundary is being used by neighboring residents to cultivate vegetables, banana, and papaya trees. A hedge of small bamboo (*Bambusa* sp.) is located just inside the southern boundary near the southeast corner.

The central portions of the project area are covered with gravel due to the current use as a parking lot. According to one neighboring resident, a laundry was present at one time near the theater. The presence of building remnants such as concrete slabs and large fragments of concrete with rebar indicates that other structures formerly existed in the area.

HISTORICAL BACKGROUND

The *ahupua'a* of Wailuku is a large land division stretching around Kahului Bay from Paukukalo to Kapukalua. It includes the northern half of the Kahului Isthmus with 'Iao Valley and extends across the isthmus between East and West Maui from Kahului to Maalaea Harbors. This single land division comprises nearly half of the district of Wailuku. The district of Wailuku contains the other *ahupua'a* of Waiehu, Waihe'e, and Kahakuloa to the north, and Waikapu and Pulchunui to the south.

A search of available literature was conducted to provide background information concerning the traditional and historical setting for the current project area.

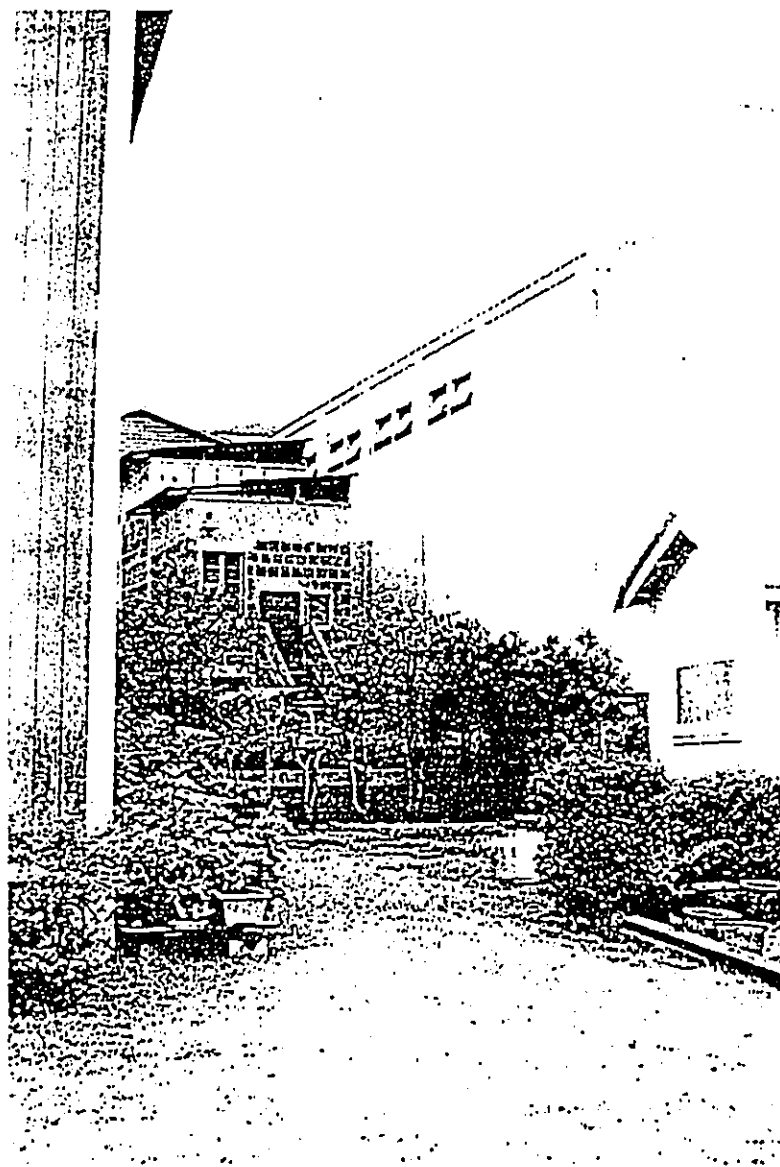


Figure 6. View of Eastern Boundary Showing Difference in Ground Level, to West.

Pre-contact Period

The areas adjacent to streams and valleys of West Maui are known to have been settled relatively early in the prehistoric period (Kirch 1974), eventually supporting large populations which became centers of socio-agricultural development and political power (Handy and Handy 1972, Kirch 1984). The history of the project area is generally described in reference to the old *okana* or land division named Na Wai Eha, as excerpted below:

The old *okana* (land division) named Na Wai Eha (Na Wai Eha means "The Four Streams") comprised the four West Maui streams and drain the eastward watershed of Pu'u Kukui and the ridges radiating northeastward, eastward, and southeastward from it. Two of the great valleys, Waihe'e and Waichu, open toward the ocean and their streams empty into it. Wailuku is partly landbound, but its stream flows into Kahului Bay, which has been eroded by the ocean out of what was formerly the stream mouth. Waikapu is landbound. The waters of its great stream, now utilized for irrigating a great acreage of sugar cane, formerly was diverted into lo'i and its overflow was dissipated on the dry plains of the broad isthmus between West and East Maui (Handy and Handy 1972:496).

Handy refers to ancient fishing settlements and sweet potato plantations in Wailuku valley (Handy 1940:159). "From Waihe'e to Wailuku Valley, in ancient times was the largest continuous area of wet-taro cultivation in the islands" (Handy and Handy 1972:496).

The area called Na Wai 'Eha, fed by the four streams of Waikapu, Waihe'e, Waichu, and Wailuke prospered with the abundance of water. This valuable resource contributed to the population concentration of Wailuku and its surrounding area, which evolved into a substantial Hawaiian settlement and central place of religious and political power on Maui during the pre- and post-contact periods.

The Hawaiian society that evolved was both sophisticated and successful. Food flourished in valleys, as well as on mountainous slopes, with the use of efficient irrigation dams, canals, terraces, and erosion prevention methods. Excellent fishermen, innovative aqua-culturists, and expert navigators were renowned in this area (Bartholomew 1994: 2).

Early traditional accounts through myths and legends associate both the *ahupua'a* and district of Wailuku with notable personages. Hawaiian tradition taught that people and their *'aina*, or land,

were one – thus spiritual parents *Papa*, the earth, and *Wakea*, the sky, gave birth to the island of Maui, as well as the high chiefs who ruled it (Bartholomew 1994:2). Appearing in the legend of Lepeamoa is Wailuku, known as an ancient chieftess, the wife of Maui-nui and the sister of the O`ahu chief Kakuhihewa (Westervelt 1977:204-205). Haho is one of the first *aha ali`i* (noble counselors) referred to in the oral histories of Maui. Haho ruled in the Wailuku district circa A.D. 1228 or 1338 (Kolb 1991:65).

Wailuku translates as “water of destruction” and literally means “water of killing” (Pukui et. al. 1974:179, 225). This name refers to the battles, which took place in this area. One of the first legendary battles recounted by Silva (n.d.: 9) was between owls and men. “The owls retaliated against an act committed by a cruel man by flocking to Wailuku and descending upon him.” Also, “The cruel man was punished, and the battle place still bears the name Wailuku, Water-of-killing” (Pukui and Curtis 1974:179).

In *The History of Iao Valley*, Cole discusses the origin of the name `Iao and relates the story of Hawaii-*loa*, the legendary discoverer of Hawaii. He is said to have embarked on his travels with 8 navigators who were called by the names of the guide-stars used in inter-island voyaging. One of these navigators was called Iao, after the “star” which is actually the planet Jupiter positioned as the “Morning Star.”

In another story, Cole relates the legend about Maui and his wife Hina having a beautiful daughter named Iao, who was so lovely that her father allowed no one to approach her. In spite of this, she became the lover of Puuokamoa, whom Maui turned in to a pillar of stone as punishment (Iao Needle). Iao is also said to mean “supreme point” (Cole 1969:4-5).

`Iao Valley shelters one of the most revered sacred sites – the age old cave known as Oloeio, where only the highest rulers could be entombed. This royal ritual ceased with the internment of Maui chief Kekaulike, and the knowledge of the cave’s location has been long lost (Bartholomew 1994:127).

In his collection of oral tradition, *The Legends and Myths of Hawaii*, King David Kalakaua recounts a “remarkable event that occurred at Wailuku” during the late 14th or 15th Century when *Wakalana*, an *ali`i* who resided in Wailuku described the: “appearance in the [Hawaiian] group of a vessel bearing people of a strange race, described by tradition as ‘white, with bright, shining

eyes.' *Wakalana* ruled over the windward side of the island in West Maui and was the cousin of the *mo'i*, the king of Maui, their relations were friendly" (Kalakaua 1990: 182-183).

Maui was divided into several chiefdoms prior to the 16th Century. An earlier west Maui *ali'i*, (chief) *Kaka'alaneo* along with his brother *Kaka'e*, was admired and known for his thrift, energy, and a reign free from strife and want (Bartholomew 1994:3).

According to Kolb (1991:65), by A.D. 1500 Wailuku and Hana had become divided into separate districts as the result of increased conflict and competition.

In the 1500s, *Kaka'e*'s descendant, *Pi'ilani* became ruling chief, or *moi* of Maui. He united the island politically through warfare and initiated a long period of peace, stability, and prosperity. During his reign *Pi'ilani* is credited for the construction of the West Maui section of the *Alaloa*, the Kings Highway. His son, *Kihapi'ilani* completed the East Maui section, completing the only ancient highway to encircle any Hawaiian island (Bartholomew 1994:2).

Silva (n.d.: 9) brings attention to two battles fought at Wailuku involving chief *Kihapi'ilani*. The first encounter took place "near where the present female seminary is located in the Wailuku Valley," where *Kihapi'ilani* barely escaped with his life. The second confrontation was fought with the help of Hawai'i Island forces, with *Kihapi'ilani* defeating the opposition and eventually becoming the ruler of Maui (Thrum 1923:77-86).

Each succeeding generation of chiefs secured their positions of political domination through warfare. Maui's success in warfare was in part due to the advantage of having two highly concentrated population areas in West Maui and the Na Wai 'Eha area of Wailuku that provided the necessary supply of warriors and food.

One successful chief named *Kekaulike*, not only preserved Maui's power, but is best remembered as the founder of the last Maui dynasty. Through his three wives, he fathered a long line of influential Hawaiian royalty, including *Kahekili*; *Boki*; *Keopuolani*; Queen *Ka'ahumanu*; King *Kaumuali'i* of *Kaua'i*; Regent *Kina'u*; Princess *Victoria Kamamalu*; *Kamehamea II, III, IV, and V*; Queen *Kapi'olani*; and Prince *Kuhio* (Bartholomew 1994:3).

Kahekili, a descendant of Kekaulike was the last *mo'i* of Maui, ruling from 1765 to 1790. His main residence at Wailuku was known as Kahalelani. "The Wailuku area was a major gathering place and residential site of the Maui chiefs and those of rank" (Handy and Handy 1972:496). By the second half of the 18th century, Maui *ali'i* – including the ruling chief Kahekili – are reported to have been residing at Wailuku, with the chiefs of Wailuku enjoying the surf of Kehu and Ka`akau (Kamakau 1992:83). To the southeast of `Iao Stream, below Pihana Heiau, was Kauahea where warriors dwelt, and were trained in war skills. This was a boxing site in the time of Kahekili (Stokes 1916).

In the mid-1770s (1776 according to Westervelt) Wailuku became the site of intense warfare. Kahekili and his army from Maui and O`ahu engaged in a savage battle with the invading Big Island chief Kalani`opu`u and his *alapa* warriors. Kalanihale and the sand hills below (later to be named Kakanilua, "The furious destruction at...") were successfully defended by Maui. Kalani`opu`u's army was pushed to the sea and slaughtered (Speakman 1978: 16-17).

In 1790, Kamehameha I (Kamehameha the Great) in his quest to conquer the Hawaiian Islands:

Preceded to the island of Maui, his canoes heavy with firearms acquired from Westerners. Kamehameha confronted the forces of Kahekili on the shores of the Ko`olau district at Hanawana. Successful in this first battle, he swiftly sailed his fleet of war canoes to Kahului, where more opposition awaited. Kamehameha's warriors forced the Maui men to retreat to steep-sided `Iao Valley. Kamehameha's firepower proved effective in slaughtering most of the Maui forces (Bartholomew 1994:5).

This defeating of Kepaniwai by Kamehameha's forces may not have succeeded were it not for the arrival of Westerners and the introduction of Western firearms. However, Kahekili continued his hold on all of the islands until his death in 1794.

Kepaniwai means literally, "water dam," in reference to `Iao Stream, because the stream was choked with human bodies after the slaughter (Pukui, et. al. 1972:109). The word Kahului can be translated as "the winning", and the bay takes this name because Kamehameha gathered his warriors there prior to fighting the battle in `Iao Valley (Pukui, et. al. 1974).

The two large *heiau*, Haleki`i and Pihana, located on the northern side of `Iao Stream, atop the large dune formation, are the only remaining pre-contact Hawaiian religious structures in the Wailuku area. During Winslow Walker's 1931 island-wide survey, he reported that there were a number of *heiau* in the area of Wailuku. He named ten; Keahuku, Olokua, Olopio, Malena,

Pohakuokahi, Lelemako, Kawelowelo, Kaulaupala, Palamaihiki, and Oloolokalani. These *heiau*, which were said to have been consecrated by Liholiho in 1801, could not be located (Walker, 1931:146-147).

"Traditional history credits the *menehune* with the construction of both Haleki'i and Pihana in a single night with rocks collected from Paukukalo beach" (Beckwith 1907:333). Other accounts credit Kihapi'ilani, Ki'ihewa, and Kahekili as the builders. Haleki'i is thought to have been a chiefly compound and Pihana, the full name of which is Pihanakalani, or "gathering place of the *ali'i*," is reported to be a *luakini*-type *heiau* (Naone 1996).

"Keōpuolani, a chiefess of divine rank and descendant of the ruling chiefs of Maui and Hawaii was born at Pihana. She became the wife of Kamehameha I and mother of Liholiho (Kamehameha III). The body of Kamehameha Nui, an uncle of Kamehameha I, who ruled before his brother Kahekili succeeded him, was laid at Pihana before being taken to a final resting place on Moloka'i. Kahekili lived at Haleki'i around 1765 and Kakaulike, father of Kahekili and Kamehameha Nui, died at Haleki'i in 1736" (Kamakau, 1961).

Post-Contact Period

With the arrival of Captain James Cook, three miles offshore from Kahului Bay, Maui, on the 26th of November in 1778, the recorded events that followed the contact between Europeans and the indigenous population of Maui began.

Kamehamea's favorite wife, Hana-born Ka'ahumanu, served as his counselor. After he died in 1819, she declared herself *Kuhina nui*, or ruler, with the young new king, Liholiho, also known as Kamehamea II. Their place of residence, Lahaina, became the capital of the kingdom. From the time of Liholiho's departure for England in 1823 until her death in 1832, Ka'ahumanu virtually ruled the kingdom, because Liholiho died abroad, and his brother Kaikēaouli, or Kamehameha III, was only twelve years old when he was proclaimed king (Duensing 1998:xiv).

When Kamehamea I died, the strength of the ancient *kapu* system of religion began to fail. Ka'ahumanu, who disagreed with the restrictions of traditional Hawaiian religion, persuaded Liholiho to break the *kapu*, an act which unintentionally cleared the way for the arrival of the Christian missionaries in the year 1820.

The old religion began to die as *heiau* were destroyed and abandoned. The breakdown of the Hawaiian *kapu* system helped to initiate acceptance of the new religion. Pihana was demolished

by Kalanimakamauli'i and Kauanalu during Ka'ahumanu's proclamation in 1819 (Stokes 1916).

The arrival of the missionaries in 1820 had a profound influence on every aspect of Hawaiian society. A Western-style government began to take form. In 1839, Kauikeaouli promulgated a declaration of rights known as Hawaii's Magna Carta and, just a year later, Hawaii's first constitution was written (Ainsworth 1998:1998xiv).

In 1837, American missionaries became the first non-Hawaiian immigrants to settle in Wailuku. The Maui chiefs generously granted the missionaries use of prime property near the entrance to 'Iao Valley to establish their mission (Ainsworth 1993:4).

Under the auspices of the American Board of Commissioners for Foreign Missions, the Reverend Jonathan Green established the Wailuku Female Seminary. This girls' school was a counterpart to the Lahainaluna Seminary, founded by the missionaries in 1831 for the Christian training of native Hawaiian boys (Duensing 1993:4).

Kahekili's royal residence, Kalanihale, is said to be located just north of the intersection of High and Main Streets leading into 'Iao Valley in Wailuku town (Fredericksen 199:4). "From his home base at today's Wailuku Civic Center, Maui's powerful chief Kahekili launched" successful canoe invasions and fought bloody battles (Engebretson, 2000:2). In another account, reference is made to Honoli'i Park on the southwest corner of Main and High Streets, next to the church graveyard as the site of the home and *heiau* of the powerful chief Kahekili and his family (Maui News/Maui Historical Society).

The initial documentation of life in Wailuku, during the first half of the 19th Century, was recorded by the Protestant missionaries who established their station at Wailuku in 1832. The missionary census of 1831-1832 recorded a total population of 2,256 in Wailuku *ahupua'a*, comprising 918 adult males, 860 adult females, and 478 children (Schmitt 1973:18). By the time of the 1840 census, the Wailuku population had dropped to 1,364, representing a diminution of 892 in just four years (Ibid: 38). The Native Hawaiian population of Wailuku and other Maui districts continued to decline during the nineteenth century due to repeated epidemics of measles, whooping cough, diarrhea, influenza, and smallpox (Barrere 1975:56).

In addition, countless native Hawaiians lost their land use rights as a result of the Great *Mahele* of 1848, which established a system of private land ownership. Many land-less native Hawaiians signed on as laborers in the emerging sugar industry, which began on Maui during the 1820s in Wailuku and Waikapu (Ainsworth 1998:xiv).

Sugarcane cultivation was introduced to the region relatively early in the historic period by a Spaniard named Antone Catalina who made cane syrup at Waikapu in 1828, marking the beginning of the sugar industry in the Wailuku District. The Waikapu plantation was started by James Louzada who sent his first sugar to market in 1863. After several changes in ownership, the plantation passed into the control of Wailuku Sugar Company in 1894 (Maui News, February 3, 1926). Kamehameha III, with the help of two Chinese merchants, established a water-powered mill. This was known as Hungtai Sugar Works, and its location was fairly close to the later location of the Wailuku Sugar Mill, which was established in 1865.

The first mill in Wailuku town replaced a livery stable west of Market Street, on a site stretching about 300 yards south of `Iao Stream. Sometime after the turn of the century it was demolished, in 1906 this mill made way for a new \$400,000 facility on the same site, which operated until 1978. That mill was demolished in the mid-80's to make way for the Millyard office and residential subdivision. Today, the Wailuku Post office is located where the sugar mill once stood (Hawaii State Archives).

Claus Spreckles was awarded a portion of Wailuku *ahupua`a* by King Kalakaua in 1882 and established the Hawaiian Commercial and Sugar Company. These lands passed into the control of Alexander and Baldwin (A&B) in 1926.

The 1867 landmark court case, Peck vs. Bailey, set the precedent for ownership of water rights. Peck (Wailuku Sugar) argued that their water rights were paramount over the rights of Bailey's heirs. The judge ruled, "Each owner held the right to the water used on their portion of land". This decision greatly impacted traditional Hawaiian customs by breaking the traditional connection between the shared use of water and taro cultivation. Under customary Hawaiian law, the chiefs controlled and parceled out the use of water. The appurtenant rights to water was one of the most important aspects of traditional law, as Hawaii's staple crop, taro depended on the stable delivery of water. By the nineteenth century, however, sugar replaced taro as Hawaii's

dominant crop. This decision made possible the rapid expansion of the sugar industry and the subsequent growth of population in central Maui (Silverman 1988).

Within `Iao Valley proper, daily life was more traditional in style, long after economic changes and urbanization were taking place in Wailuku. By the 1900s, the residential population in the valley had diminished, but people remaining there still maintained the traditional life-style of taro farming and fishing from `Iao Stream (Connolly 1974:5). `Iao Stream became a valuable source of water to irrigate the sugarcane fields.

After the Great *Mahele* in 1848, much of Wailuku *ahupua`a* was designated as Crown Land, to be used in support of the monarchy. In 1872, Kamehameha V died, and his sister, Princess Ruth Ke`elikolani inherited the land. In the Native Register (1846-1855), the last of the royal descendants shown as owning land are Ruth Ke`elikolani, the great granddaughter of Kamehameha I (Zambucka 1977:16-17) and Victoria Kamamalu, sister of Kamehameha IV, Kamehameha V, Moses Kekuaiwa, and half sister of Ruth Ke`elikolani. Ruth Ke`elikolani was designated as the owner of the Ka`a lands of Wailuku, the southern portion of the *ahupua`a* situated near the Kanaha Fishpond. Besides Ke`elikolani's claims to the Crown Lands, she was already bequeathed a considerable amount of land from others. She also inherited the primary legacy of private lands owned by the Kamehameha dynasty (Hazuka 1994:14).

Princess Ruth's half-sister, Victoria Kamamalu was awarded the entire *ahupua`a* of Waiehu and a much smaller northern section of Wailuku, L.C.A. 7713, Apana 23. This L.C.A. was formerly the `ili of Kalua which consisted of 391 acres that extended from the town of Wailuku to the western part of Kahului bordering the bay. The `ili of Owa comprised of 743.40 acres and designated LCA 420 was granted to Kuihelani, a steward to Kamehameha I. The current project area may have been a portion of LCA 420. A total of 265 smaller LCA's were awarded in Wailuku *ahupua`a*.

In 1882, Princess Ruth sold one-half of the Crown Lands of Hawai`i to Claus Spreckels, in order to settle her debts with him. Spreckels already held a lease for 16,000 acres of Wailuku *ahupua`a* (Waikapu Commons) dating from 1878 (Grant 3152). Worried about what Spreckels might do with half of the Crown Lands, King Kalakaua gave him Grant 3343 in 1882, a 24,000 acre portion of the southeastern section of Wailuku *ahupua`a*, in return for the surrender of his claim

(Adler 1966:262-264). In 1882, Spreckels' established the Hawaiian Commercial and Sugar Company (Adler 1966:71).

In 1926, Alexander and Baldwin bought Spreckels' Hawaiian Commercial Sugar Companies' interests on Maui (Alder 1966:71). As a result of the intensity of the growing sugar industry in Wailuku, labor was imported to the island and plantation camps were established (Clark & Toenjes 1987:8). The Wailuku commercial district flourished.

The first railroad was built to facilitate the transportation of sugar. The first common carrier and steam-powered railroad in the Hawaiian Islands was the three-mile-long Kahului and Wailuku railroad built in 1879 (Best 1978:13). The Kahului Railroad paralleled Lower Main Street, adjacent to the Sand Hills on the south and extended west towards Main and Central Streets to the Wailuku Depot. Lower Main Street was built along the route of an old government road, which very likely followed the course of existing traditional transportation routes from the ocean to the inland portions of 'Iao Valley. It grew to serve a variety of sugar mills and canneries. The railroad extended to the north shore of Maui, a total of 24 miles including sidings. The railroad continued operations until after World War II, and by 1947, roads replaced the railroads (Hazuka 1994:16).

Captain Vancouver first introduced cattle to the Hawai'i Island in 1793, followed by the introduction of horses in 1803 (Kramer 1971:167). By 1845 there were large herds of cattle trampling land on the isthmus between East and West Maui as well. The free-ranging cattle, previously under royal *kapu*, were so destructive to the land that native Hawaiian landholders protested. Ranching ranked as Maui's third biggest industry behind sugar and pineapple. Between 1893 and 1927, close to 1,600 brands represented ranches from Honolua to Kaupo (Ainsworth 1998:xiv).

The cultivation and processing of cotton in Wailuku also began in 1835 under the influence of the missionaries (Barrere 1975:50), but it never became a major cash crop and the industry was short-lived (Hazuka 1994:14).

The growth of Wailuku, which was named as the county seat in 1903, continued during the first decades of the 20th century. Two photographs taken in the early 1900s from the Wailuku sand hills show the town expanding into former cane fields. By the late 1920s development of

Wailuku had stretched to the west side of the Wailuku Sand Hills along the current Lower Main Street alignment (Bishop Museum Archives).

The Wailuku Public School located on High Street was the first public building to be constructed in Wailuku in the 20th century. Built in 1904 with stone gathered from `Iao Valley and Wailuku Sugar Company fields (Engebretson 2000:80). It was designed by the architectural firm of Dickey and Newcomb (Holmes 1994:51). It was renamed Wailuku Elementary in 1928 and was nominated to the National Register of Historic Places in 1992 (Duensing 1993:7). Public education in Wailuku dates to the 1880's. C. W. Dickey also designed the Wailuku Public Library built in 1928 on High Street (Holmes 1994:54). It is listed on the State Register of Historic Places. Wailuku's oldest government building, the Court House located on High Street, was designed by Henry Livingston Kerr in 1907, opened in 1909, and renovated in 1993 (Holmes 1994:52).

In 1895, a period in which Japanese culture and tradition dominated the area, the `Iao Congregational Church was founded as the Wailuku Japanese Christian Church. Its first building was on the corner of Market and Mill Streets; the congregation's second building was constructed in 1909 on the corner of Vineyard and Church Streets. Just prior to World War II the congregation became the `Iao Congregational Church in 1936 (Holmes 1994:21). The `Iao Congregational Church was constructed on property occupied by the Wailuku Japanese Girls' Home. Mr. and Mrs. Kanda founded the organization in 1911 for Maui's Japanese girls needing homes (Duensing 1993:15).

The residential and commercial area on Vineyard, west of High street during the early 1900s' was predominantly Japanese. This area housed a Japanese hospital, doctors' offices and numerous shops such as food shops to dressmakers (Duensing 1993:17). The current project area was probably also included in the Japanese enclave in this part of Wailuku town.

During this time, other churches in the community were also founded based on racial groupings because of language difficulties and diverse beliefs (Holmes 1994:21). English speaking people attended the Wailuku Union Church or the Church of the Good Shepherd. The Union Church was originally located on the east side of High Street in 1866. The present Gothic-style stone structure was built in 1911 with stones from `Iao Valley and from the fields of Wailuku Sugar Company (Holmes 1994:26). In 1866, the original building of the Church of the Good Shepherd

located at Main and Church Streets was used as a school and parish hall. In 1910, a new Church was built further back on the property (Engebretson 2000:73).

Hawaiians attended the Ka'ahumanu Church, founded in 1832 and designed and built by Edward Bailey in 1876. The land on which the church stands originally belonged to William Pulepule Kahale, granted to him from Kamehameha II, Liholiho (Holmes 1994:18). Originally a thatched structure was built over the former *heiau* of the 18th century chief Kahekili (Bishop Museum). Listed on the State and National Register of Historic Places as Site 50-50-04-1500.

The Portuguese celebrated mass at Saint Anthony Church founded in 1873. The Gothic-style church was designed by William d'Esmond in the early 1920's. In 1977, the historic church was destroyed by arson. The structure was completely destroyed along with priceless stained-glass windows, both organs, an 1858 bell, and the alter (Engebretson 2000:79).

The Chinese followed their religious beliefs at the Chinese Christian Church or at one of two Chinese Societies (Bartholomew 1994:128). The Gee Kung Society was located on Vineyard Street between Church and High Streets before it collapsed in the early 1990's. It was one of six Chinese Society buildings on Maui. Built in 1905, it offered single Chinese men a place to visit, socialize, or stay the night (Engebretson 2000:102). The Chinese Christian Church was located on the 11 acre Alexander House Settlement in 1902 on Market Street on the southwest side of what would become known as Wells Street.

The Japanese also attended the Hongwanji or Jodo missions. The Wailuku Hongwanji Buddhist Temple was founded in 1898 by the Rev. Hojun Kunisaki in a small shack behind what is now First Hawaiian Bank on Market Street (Engebretson 2000:75). The first temple built in 1902 was at the corner of Wells and Market Streets. In 1925, land was purchased for a social hall on Mill Street and in 1952 a new temple was built (Holmes 1994:34).

Over a century ago, Wailuku was a bustling town with dirt streets and wooden sidewalks. Horse drawn carts carried and delivered supplies to merchants and hitching posts fronted shops and residences. Maps of Wailuku Town in 1882, 1919, and 1950, excerpted from a document entitled *Urban Planning Wailuku-Kahului*, prepared by Community Planning, Inc. for Maui County in 1962, depict the development of this urban center (Figs. 7-9). The early prominence of Market Street and the influence of *kuleana* property on the land boundary patterns of later periods can be

seen from these maps. In 1903, Market Street was paved and a large number of commercial activities continued to be established. By 1948, some 7000 people resided in Wailuku.

As various ethnic groups broke out of the plantation work force, small "Mom and Pop" stores opened throughout Maui County, displaying the "false front" architecture characteristic of small towns of the era (Holmes 1994:73). Wailuku Hardware & Grocery moved to the northwest corner of Main and Market Streets in 1917, a silent movie theater occupied the corner prior to the hardware store. A meat market and a new exterior were added in 1927. When Wailuku Hardware closed in 1937, it was replaced by the Main Market, billed as a "modern shopping center offering various island delicacies" (Maui Historical Society).

On the southwest corner of Main and Market Streets during the turn of the century, the Alexander House Settlement was established. This 11-acre community center housed the Chamber of Commerce, the Red Cross, a teachers' rooming house, a Chinese church on Market Street, and a kindergarten on the corner of Market and Main Streets (Hawaii State Archives). The existing buildings located along Market Street today are good representations of vernacular architectural examples of the early 20th century development.

The building at 62 Market Street was built sometime in the early to mid-1920s. The earlier stores that occupied the building from the 1920s to its current use included George Goo's Market and Grocery Store, Home Style Dress Shop, Economy Store, Home Equipment Furniture Store, Miki's Dress Shop, and most recently, Traders of the Lost Art. Currently the County of Maui owns the vacant building. The space above the store, over the years, was utilized for living quarters or held an assortment of small professional offices (Wailuku Main Street Association, Inc.). According to the Wailuku Main Street Association, "It is the recollection of the oral history group that the rear of 62 Market Street from the 1950s to most recently had been used as parking lot for Market Street businesses and the 'Iao Theatre.

Prior to the 1950s the vacant parking lot directly behind 62 Market and the 'Iao Theatre was occupied by residential plantation style homes similar to those that still exist towards the east. The vacant property adjacent to the north of the theater on Market Street once housed a market and laundry. The Sanborn Fire Insurance map dated December 1914, depicts various structures, labeled as dwellings, tenements, restaurants, stores, and other commercial enterprises fronting Market Street and within the current project area (Fig. 10).

The existing historic 'Iao Theatre replaced a burned down building and began rebuilding in 1927. When Manuel G. Paschoal and H. P. Weller opened the 750-seat 'Iao Theatre on August 22, 1928 with the silent film "Sporting Goods," it was reported, "to be the fanciest Mauians had ever seen" (Wailuku Main Street Association). Not only did the theatre show movies, it was also a center that housed "Bingo Nights," yoyo demonstrations, singing contests, political rallies, and a shelter for victims of the 1946 tidal wave. During the war years, Bob Hope and Betty Hutton were among the many big names that played at the theatre. Today the building is the home of the Maui Community Theatre. Harry Kaya ran the snack concession outside the theater entrance on Market Street from the mid-1930s through the mid-1970s with his beloved and famous dog "Queenie" (Engebretson 2000:50).

North of 'Iao Theatre and on the same side of Market Street at the intersection of Vineyard Street is Gilbert's Formal Wear. Specializing in tuxedos, this garment store was opened in 1949 by Susanne and Gilbert Hotta and is currently still open for business. Prior to Gilbert's the location was used for Frankie and Johnnie's lunch counter (Engebretson 2000:49).

In the 1920s, Wailuku motorists enjoyed curbside service at Yuichi Hanada's station on the east side of Market Street south of 62 Market Street. In addition to a service station, Hanada's also ran a taxi and car rental service. Next to Hanada's on the south was the Wailuku Vulcanizing Works and beyond that, the dental offices of Dr. L.C. Smith (Engebretson 2000).

Across the street from Hanada's was the Baldwin Bank founded in 1924. The bank shared the space with Maui Electric Co. In 1933, Baldwin Bank became Bishop First National Bank. In 1969, Bishop First National became First Hawaiian Bank, which still occupies the space today (Engebretson 2000:41).

On the west side of Market Street near the corner of Pili Street, Maui Savings & Loan opened in 1962, in a building, which also housed Shiyen Okazu-ya. In 1970, this structure and the former Chinese restaurant building at Pili Street were demolished for a branch office of American Savings and Loan. Next to the Maui Savings & Loan, towards Main Street, was the Goodness Building, today an empty lot. Nakagawa Tailor, now the site of Sig Zane Design and Emura Jewelry is still open for business after 50 years (Engebretson 2000:46).

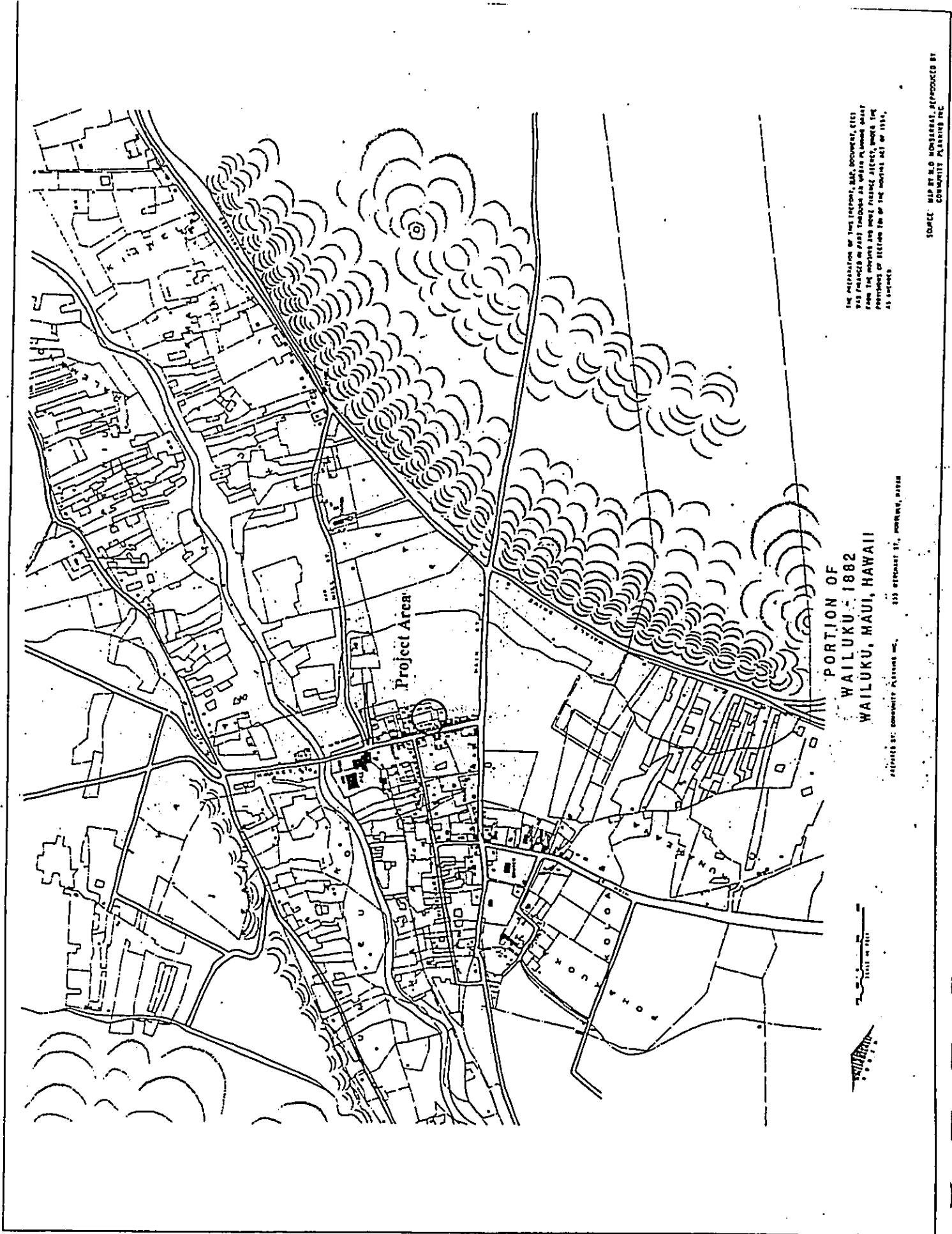
Just north of the existing First Hawaiian Bank and the 33 Market Street office building was the site of Maui Drugs, Herbert's Furniture, The Maui Standard Market with its rooming house upstairs, and Ted's Men's Wear in the 1950s. The 46 Market Street building in the 1960s housed the Maui Health Center, along with Maui Sportswear, Clyde's Shoes, and Palm Travel.

Some of the notable, current historic resources of Wailuku Town include the Wailuku Sugar Company Manager's Residence, the Bailey House and its adjacent Structures (State Site 50-50-04-3000), the Alexander House, Ka'ahumanu Church (State Site 50-50-04-1500), the Wailuku Public Library, the 'Iao Theater (State Site 50-50-04-1627) and the Territorial Office Building. Historically, these structures reflect three different periods of Maui's history: the missionary, the sugar industry, and the territorial government (Duensing 1993:23).

PREVIOUS ARCHAEOLOGY

Prior to the 1970's, in spite of its social and political significance, Maui remained less intensively studied than either O'ahu or Hawai'i and no intensive studies had yet to be undertaken in the traditional population centers in the valleys of West Maui (Kirch 1985:136). Emory, who conducted an inventory of archaeological sites in Haleakala Crater in 1921, and Walker, who recorded prominent sites in 1931, are generally considered to be the earliest of the "modern" archaeologists to undertake survey of prominent sites on Maui. Other than the data gathering work by Sterling during the 1960s and 70s, archaeological research on Maui really did not gain momentum until the early 1970s, with the advent of large-scale resort development and the establishment of community master plans. During and subsequent to the 1970s, resort and urban development generated a number of contract archaeology reports primarily for various coastal regions of Maui. For a brief summary and synthesis of these reports, the reader is referred to Kirch (1985). Any number of the more recent reports will provide an updated review of archaeological work completed during the 1990s. A brief review of pertinent recent studies in the immediate vicinity are presented below.

In Wailuku *ahupua'a*, in areas southeast of the current project locality, recent development has generated several archaeological reports from the Wailuku Sand Hills area in connection with the 1000 acre Maui Lani development. The reader is referred to Rotunno-Hazuka (et al. 1994) for a list summarizing these investigations, year completed, and location of each study. Although no surface structural remains have been recorded in the Wailuku Sand Hills province, a large number of human burials have been recorded in the area. A complex of human burials was identified in



PORTION OF
WAILUKU, 1882
WAILUKU, MAUI, HAWAII



SCALE 1" = 100'

PREPARED BY: COMMUNITY PLANNING INC. 333 STEWART ST., HONOLULU, HAWAII

THE PREPARATION OF THIS REPORT, MAP, DOCUMENT, ETC. WAS FINANCED IN PART THROUGH AN UNLAWFUL SOURCE FROM THE PROCEEDS OF THE SALE OF LANDS TO THE FEDERAL GOVERNMENT BY THE FEDERAL GOVERNMENT IN VIOLATION OF THE PROVISIONS OF SECTION 106 OF THE NATIONAL ACT OF 1954, AS AMENDED.

SOURCE: MAP BY H.O. MONTGOMERY, REPRODUCED BY COMMUNITY PLANNING INC.

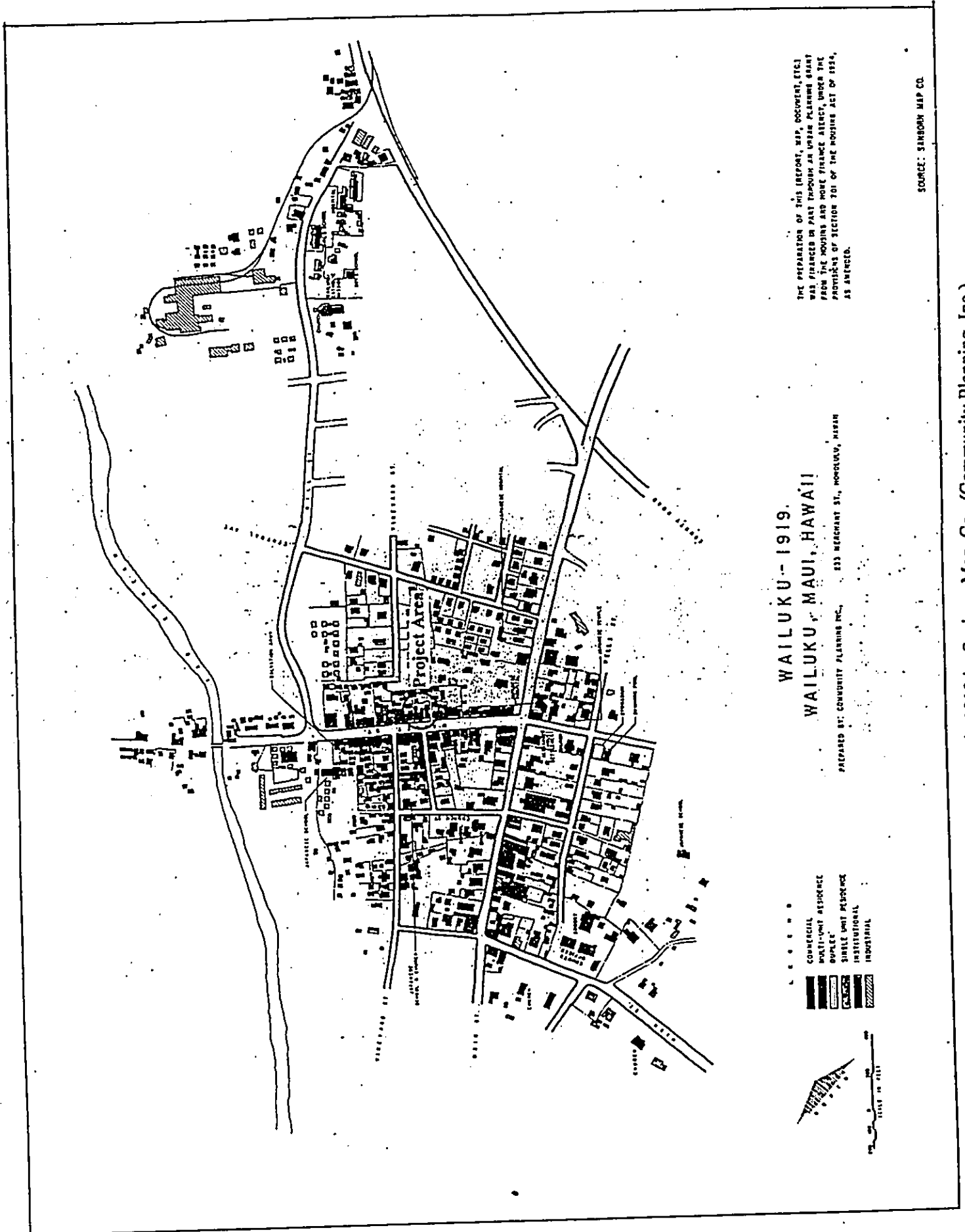
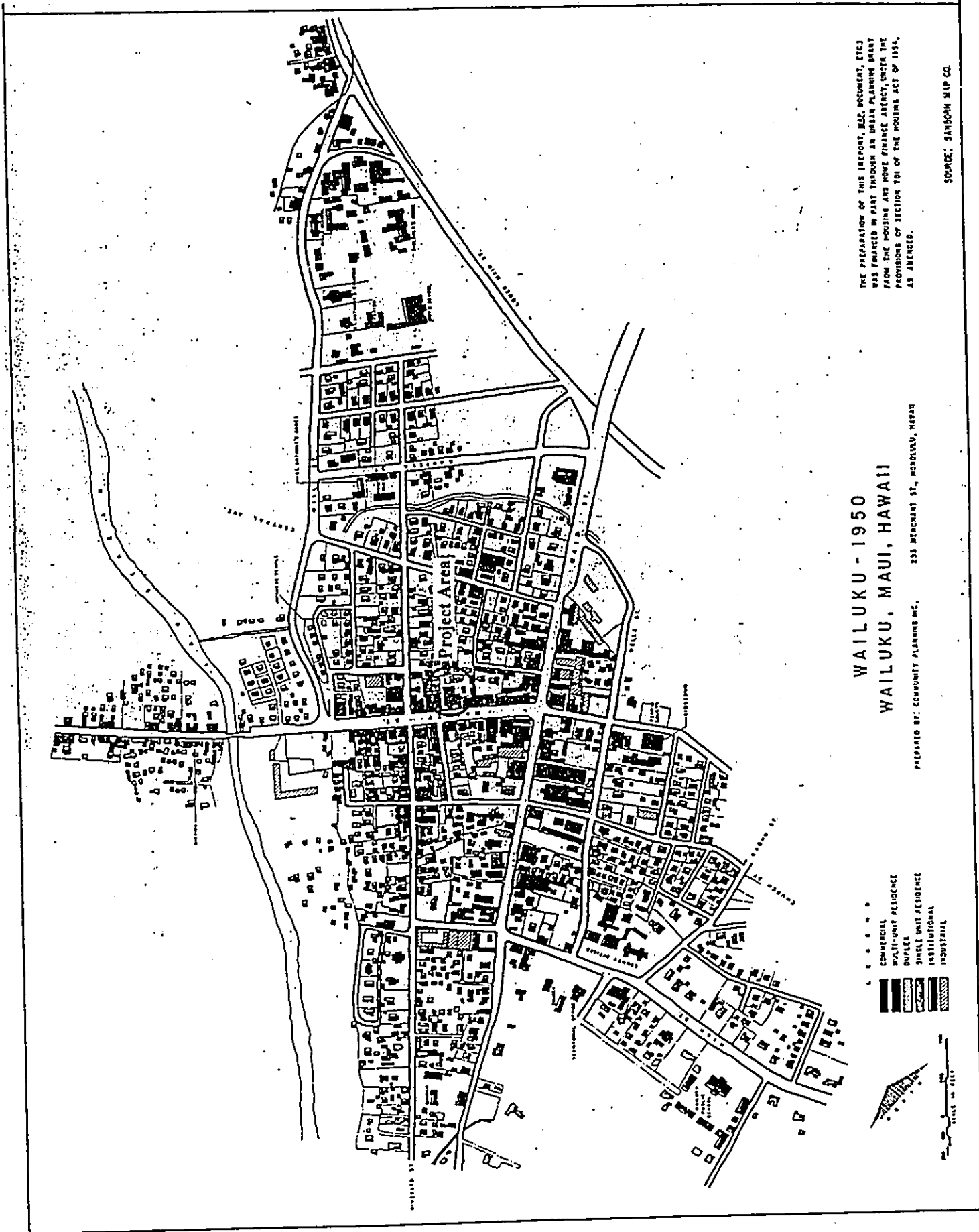


Figure 8. Map of Wailuku Town in 1919 by Sanborn Map, Co. (Community Planning, Inc.)



WAILUKU - 1950
WAILUKU, MAUI, HAWAII

PREPARED BY: COMMUNITY PLANNING INC. 233 MERCANT ST., HONOLULU, HAWAII

THE PREPARATION OF THIS REPORT, BLUE DOCUMENT, ETC. WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE HOUSING AND HOME FINANCE AGENCY, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

SOURCE: SAMBORN MAP CO.

- • • • • COMMERCIAL
- ▨ MULTI-UNIT RESIDENCE
- ▨ DUPLEX
- ▨ SINGLE UNIT RESIDENCE
- ▨ INSTITUTIONAL
- ▨ INDUSTRIAL

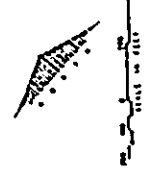


Fig. 1000 - Wailuku, Maui, Hawaii - 1950 - Land Use Map - (Community Planning, Inc.)

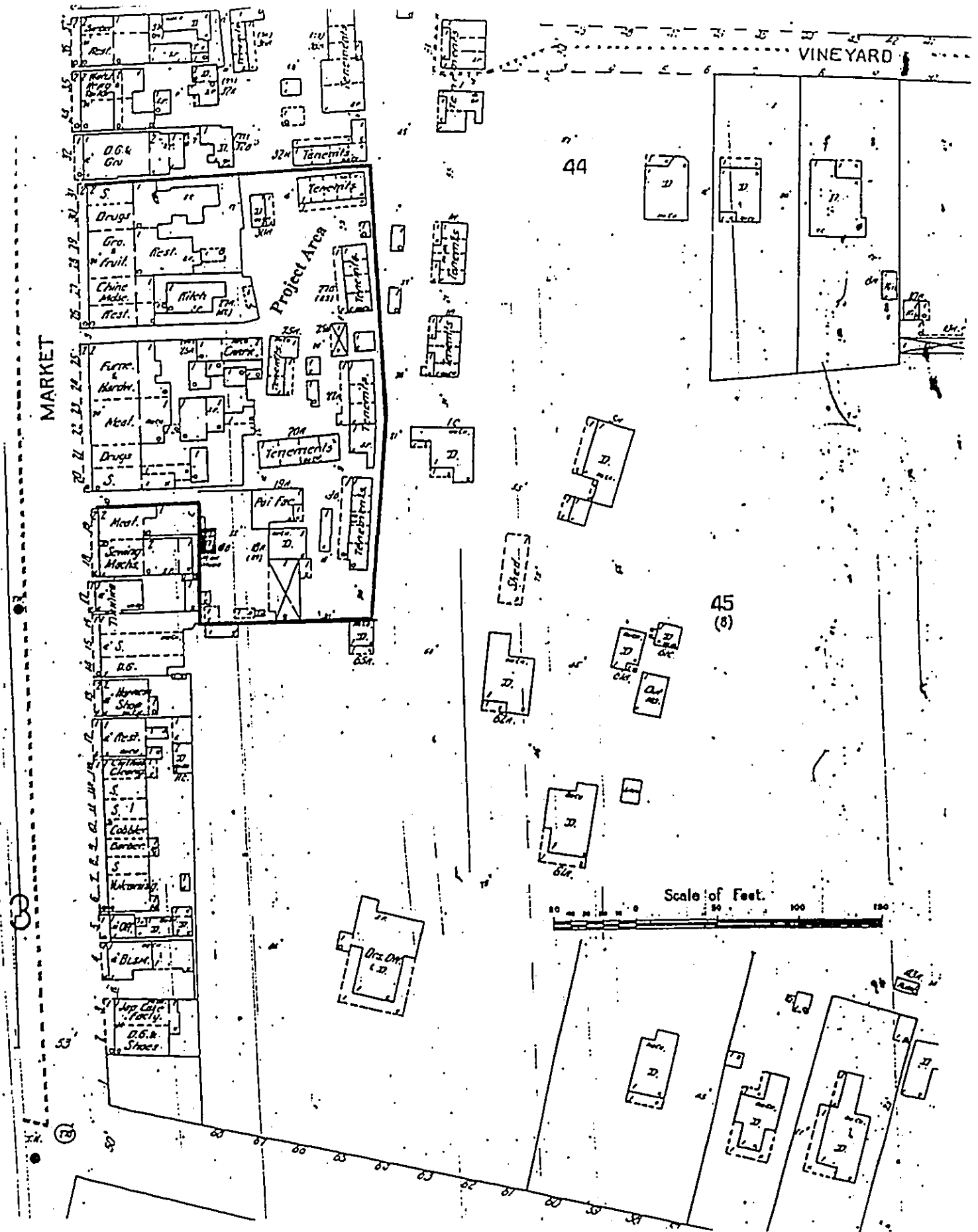


Figure 10. Portion of 1914 Fire Insurance Map Showing Project Area. (Sanborn Map Co.)

an exposed section of a former sand borrow pit, designated Site 50-50-04-2797 (Rotunno-Hazuka et al. 1994). In 1995, a subsurface sampling phase, in which 95 backhoe trenches were excavated in pre-selected locations in a 300+ acre proposed development area, resulted in the discovery of six new burials in three separate localities. A predictability model for burial location was tested, but the results showed that the placement of burials in the dune area was inconsistent, if not random (Pantaleo and Sinoto 1995). Monitoring procedures, ongoing since 1996, during construction of a golf course and residential subdivisions have encountered more burials and shed new light on burial practices as well as the traditional utilization of the Wailuku Sand Hills. The additional data indicates that promontories may have been favored for the interment of solitary burials, but that multiple burials have so far all appeared in geographical association with the original complex at Site 2797. Some kind of territorial boundaries may be influencing the location of the multiple burials (Sinoto et al. pending).

Several investigations have been completed in areas to the east and northeast of the current project area, along Waiale Road and along Lower Main Street including, Fredericksen (1990, 1992, 1995, 1998), Dunn and Spear (1995), Burgett and Spear (1995, 1996), and Hammatt and Chiogioji (1996). The most predominant remains have been human burials along with other remains of prehistoric and historic cultural activities, such as midden, artifacts, and subsurface features. No surface remains have been encountered in this largely urbanized area.

Human skeletal remains were also identified at the Maui Homeless Shelter construction site which has been designated Site 50-50-04-2916 (Donham 1992). A number of burials have also been encountered during the installation of a sewer line along Waiale Road and construction of the low income housing project. Multiple burials, along with other cultural remains, have been discovered in connection with the widening of Lower Main Street (Spear et al. 1998).

A few other studies have been undertaken in 'Iao Valley and in the *mauka* slopes above Wailuku Town including Connolly (1974), Kennedy, et al. (1992), and Fredericksen (1997). No significant prehistoric remains were reported from these studies. Connolly, the only one to encounter any cultural remains, concluded that the remains were all historic period in origin and commented that, "No positive structural evidence of a prehistoric occupation was observed..." within his study area (Connolly 1974:ii).

In terms of the immediate vicinity of the current project area in the central area of Wailuku Town, archaeological procedures within this urbanized area are limited primarily to monitoring of subsurface utility improvements, building renovations, or demolitions as warranted. Since many of these procedures have only been undertaken recently or are currently still on-going, results are not yet readily available.

SETTLEMENT PATTERN

The high degree of cultivation within the *ahupua`a* of Wailuku and the adjacent *ahupua`a* within the district gives evidence that a substantial population would have been established there during the pre-contact period (Hammatt 1998:5). According to Cordy, the settlement of Wailuku represented one of two (perhaps three) early-populated areas on Maui (Cordy 1991:198-199).

Based on the foregoing historic and archaeological indicators, it seems probable that the region comprising the lower slopes of Wailuku *ahupua`a* were settled following the earlier occupation of the immediate shoreline areas and along the coastal portions of `Iao Stream. The ideal conditions fostered an increasingly stratified, agriculturally-oriented society; and sustained an expanding population into the late prehistoric or protohistoric period. At this time, population growth generated the establishment of extensive agricultural complexes in the upland valleys of west Maui. These populations appear to have been clustered in either coastal or upland regions, with less productive areas, such as the Wailuku Sand Hills, left unsettled. The margins of the dunes, however, that interfaced with the alluvial flats extending from `Iao Valley were also probably occupied during the latter prehistoric period or the mid-1400s (Donham 1996:3,6).

These intermediate zone population centers are characterized by extensive dryland terrace and irrigated pondfield agricultural systems with dispersed, rather than centralized, residential structures throughout and on the margins of these agricultural complexes. Additionally, religious structures were significant components of both the coastal and upland population centers.

In neighboring Waikapu *ahupua`a*, recent studies undertaken in connection with golf course and resort construction have documented agricultural and residential complexes on the upland slopes adjacent to Waikapu Valley (Brisbin et al. 1991). In addition to lending credence to early historic reports of large populations occupying the upland regions, research indicates extensive and intensive agricultural development of this area during the late prehistoric and perhaps into early historic times (Brisbin et al. 1991:7).

With the advent of urbanization relatively early in Wailuku, much of the prehistoric resources have been severely impacted, if not destroyed. Thus, the inland occupation patterns manifest in neighboring *ahupua`a* are important as a reflection of what once may have existed in Wailuku *ahupua`a*.

SITE EXPECTABILITY

Traditional land use and the nature of cultural remains most likely to be encountered, are dependent on the physiography of the project area. Since the current area is located on the lower slopes and some distance away from `Iao Stream, the subsurface remains of prehistoric dry land agricultural features, such as terraces, mounds, and walls; together with habitation features are expectable. In addition, historic remains in the form of subsurface features, artifacts, and samples are expectable. Buried structural remains, refuse pits, and other evidence of historic occupation can be anticipated.

METHODOLOGY

Archaeological and historical literature research was undertaken not only to gain an understanding of the prehistoric and historic background of the project area, but also to enhance predictability of the nature and extent of potential cultural resources in the project area. This research was conducted at the State Historic Preservation Division (SHPD) library of the Department of Land and Natural Resources (DLNR) in Kapaeha, the State Survey Office of the Department of Accounting and General Services (DAGS), the Bureau of Conveyances and Land Management Branch of DLNR, the Hawaii State Library, and the Hamilton Library at the University of Hawaii, all in Honolulu. Additional research was undertaken at the Wailuku and Kahului Public Libraries, the Maui library of the SHPD/DLNR, and the Maui Community College Library archives.

The initial, walk-through surface survey of the project area revealed no significant surface cultural manifestations. The ensuing subsurface testing took place during two separate occasions. The first consisted of monitoring during the excavation of four backhoe test trenches for geotechnical evaluations. The second was conducted in conjunction with the current archaeological inventory survey to determine the presence/absence of buried cultural remains. Backhoe trenching was conducted at eight selected localities, using a Ford 555B backhoe with a .50m wide bucket, provided by Maui County. The trenches were placed with the dual criteria of

testing potentially sensitive areas considered most likely to contain subsurface cultural deposits while at the same time, providing a representative sampling of the entire project area.

Trench positions were plotted onto the project area map. A stratigraphic profile of a representative column on a side-wall was recorded for each trench. A color photographic record, in 35mm format, was obtained for each trench and soil colors were described in reference to Munsell color designations.

Post-field procedures were undertaken in the Archaeological Services Hawaii field laboratory on Maui. These tasks included cleaning, processing, sorting, classifying, cataloguing, and tabulating of collected artifacts and samples. Representative samples were also photographically recorded in color on digital format using a Sony Mavica camera. Data synthesis, report writeup, and production were completed by Aki Sinoto Consulting in Honolulu.

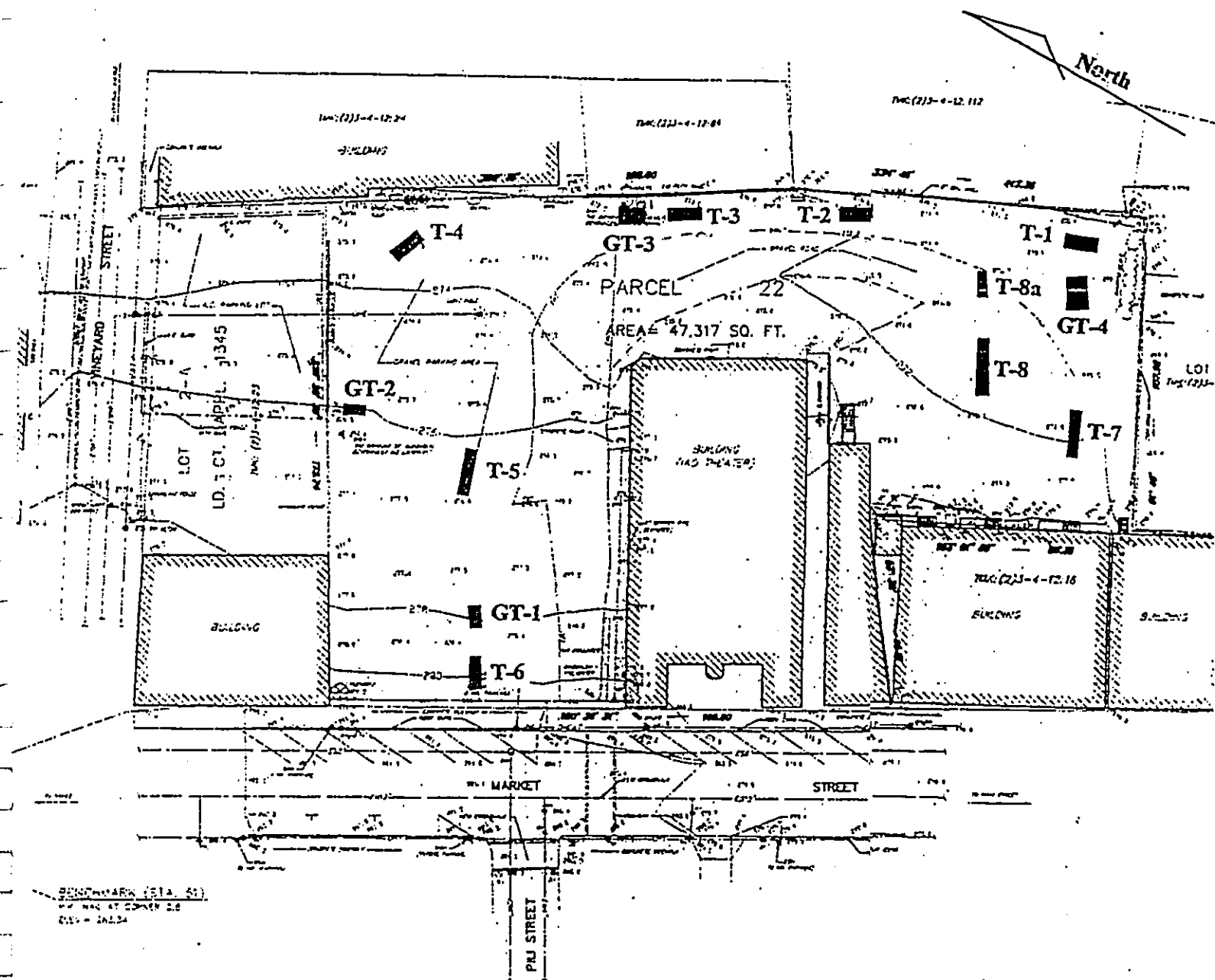
The personnel consisted of Lisa Rotunno-Hazuka as supervisor, Diane Guerrero as archaeological monitor, Aki Sinoto as project director, and Jeffrey Pantaleo as principal investigator. All procedures followed generally accepted archaeological methods and standards. All artifacts, samples, field notes, maps, and photographs generated in connection with the current project will be curated and deposited at the Archaeological Services Hawaii office in Wailuku, Maui.

SURVEY RESULTS

During the initial surface assessment encompassing the total project area, no surface cultural remains were encountered within the vacant areas of the project parcel. Localities with potential subsurface cultural sensitivity were selected for backhoe testing. These primarily consisted of areas in between the four geotechnical test trench locations and along the periphery of the parcel where disturbance was considered to be potentially less than in the central areas. These localities underwent subsurface sampling through backhoe trenching during the ensuing testing phase. A total of 8 backhoe trenches were excavated (Fig. 11) for the purpose of archaeological sampling. No significant cultural remains were identified in the trenches excavated during the inventory survey. One historic period refuse pit was exposed in one of the geotechnical test trenches. Artifacts and sample materials recovered from this feature are discussed in a following section.

A total of twelve backhoe trenches were excavated, selectively located to sample the subsurface conditions within the project parcel. T-1 was located near the southeastern corner, with T-2 and T-3 along the eastern periphery, T-4 at the northeastern corner, T-5 in the central portion of the northwest quadrant, T-6 along the western periphery of the northwest quadrant, T-7 near the southwest corner, and T-8 in the central portion of the southeast quadrant. GT-1 (geotechnical trench) was located near the western periphery of the northwest quadrant, GT-2 was located centrally along the northern periphery, GT-3 along the eastern periphery in line with the northern end of the 'Iao Theater building, and GT-4 was located near the southeastern corner of the project parcel.

Remnant sections of 5" sewer pipes and pipe trenches were exposed in T-2, T-7, and T-8. An abandoned cess-pool was located in GT-3 at the eastern boundary behind the theater building. After the trench was expanded, this circular feature was found to be constructed of waterworn cobbles and boulders held together by mortar. It was filled with historic-period debris. The 5" pipes were most likely related to the use of this feature. This feature was designated State Site 50-50-04-5092, Feature 2. Debris from demolished buildings, consisting of concrete slab fragments, cement chunks with re-bar, iron beams, and smaller fragments of concrete were exposed in T-4 and T-5. An intact concrete slab, 13 cm in thickness, and at least 10 square meters in area was partially exposed at the eastern end of T-8, directly underlying the surface gravel and overburden only 2-3cm below the present ground surface.



TOPOGRAPHIC SURVEY MAP
OF
PARCEL 22 & A PORTION OF PARCEL 23 OF
TAX MAP KEY: (2) 3-4-12
AT WAILUKU, MAUI, HAWAII

R. T. TANAKA ENGINEERS, INC.

Figure 11. Map of Project Area Showing Backhoe Trench Locations

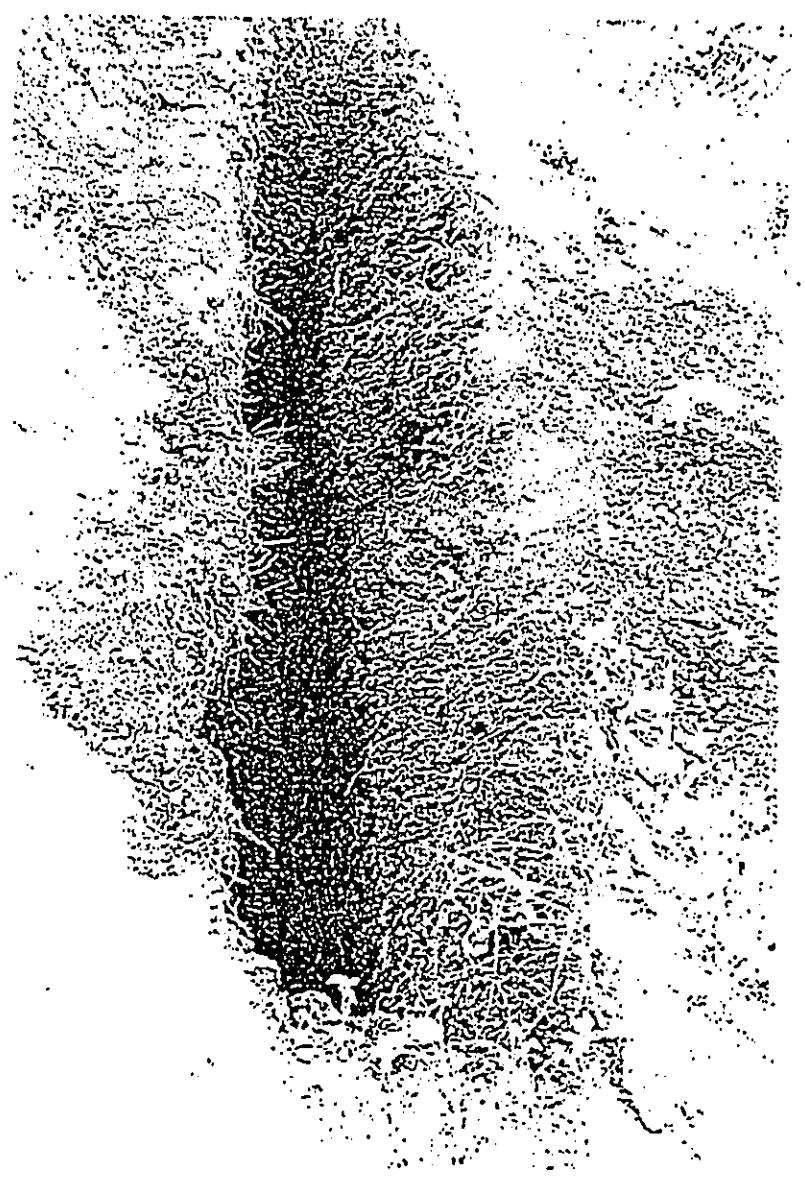


Figure 12. Trench I East Face, to North

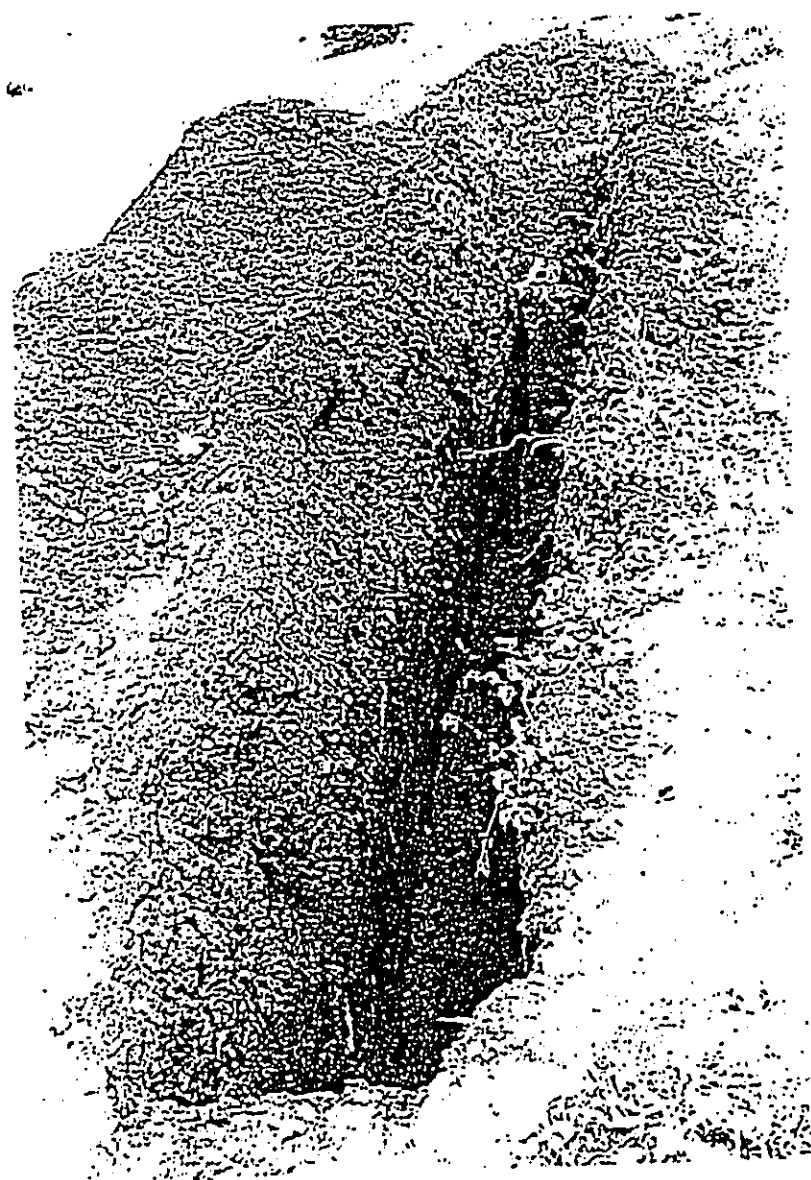


Figure 13. Trench 2 West Face, to North

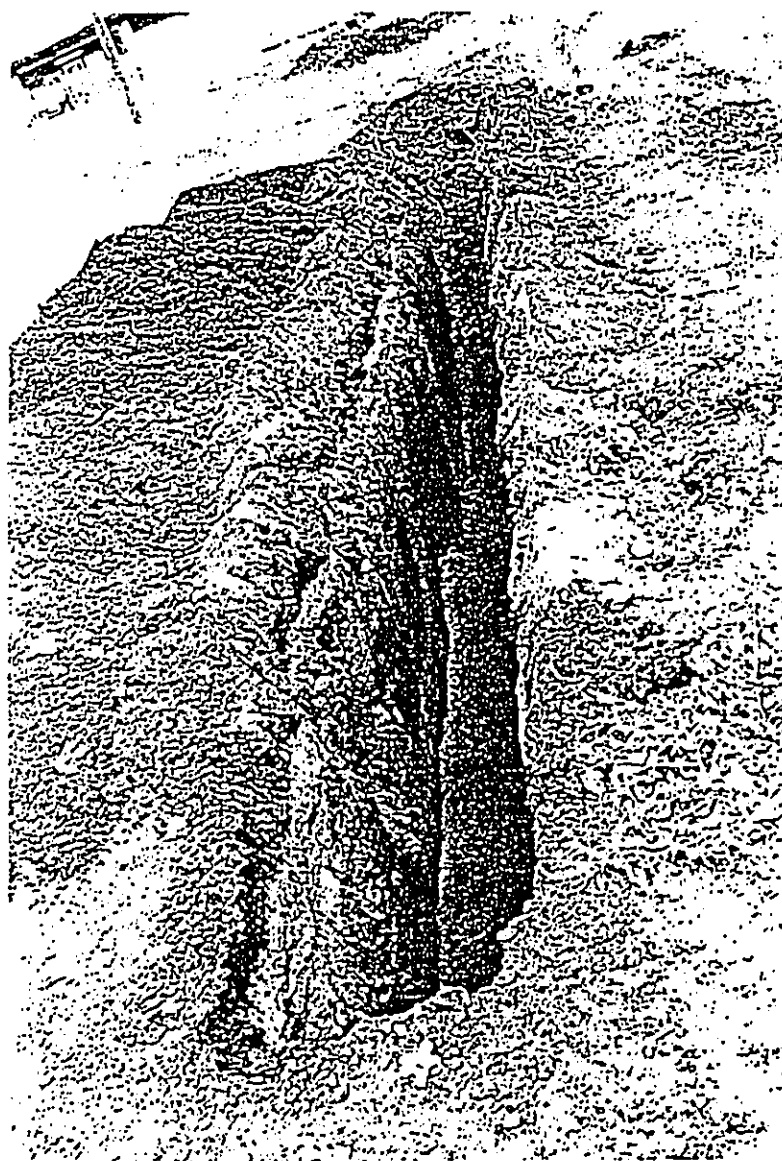


Figure 14. Trench 3 West Face, Note Sand Deposit at South End, to North

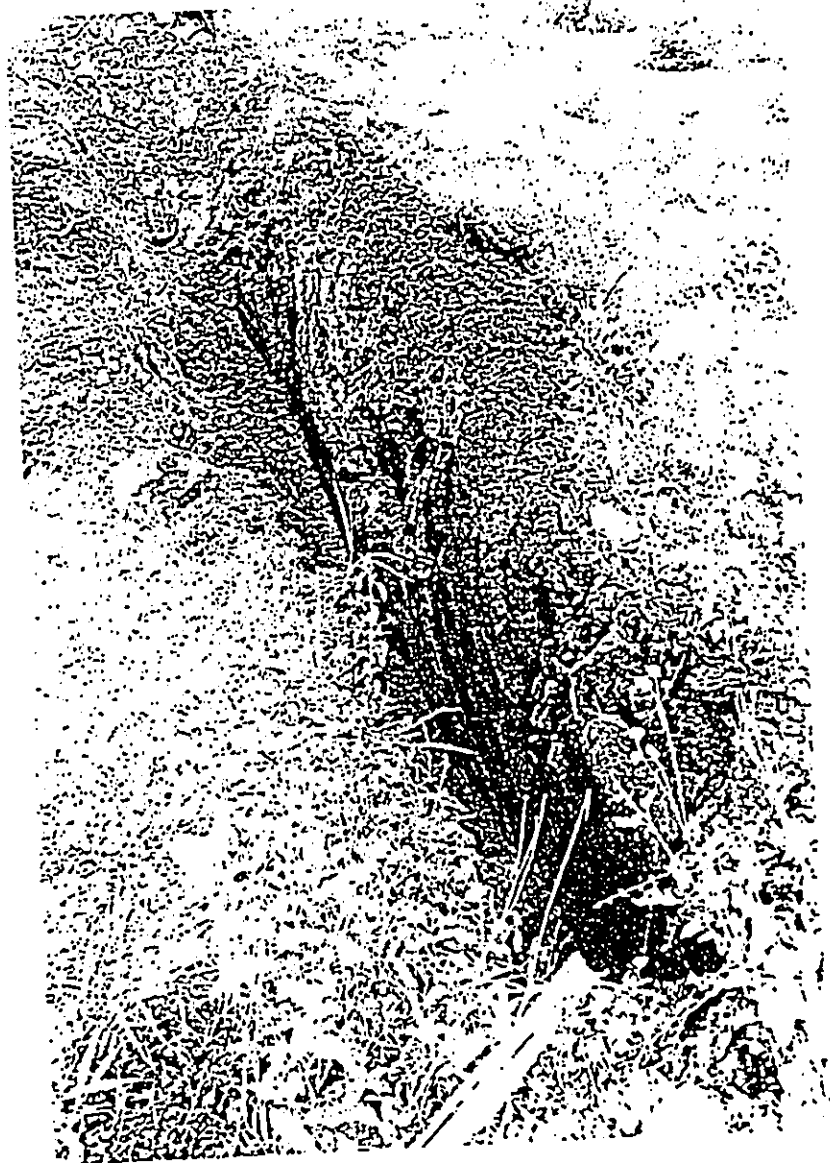


Figure 15. Trench 4 East Face, to Northeast



Figure 16. Trench 5 North Face, Note Structural Debris, to West

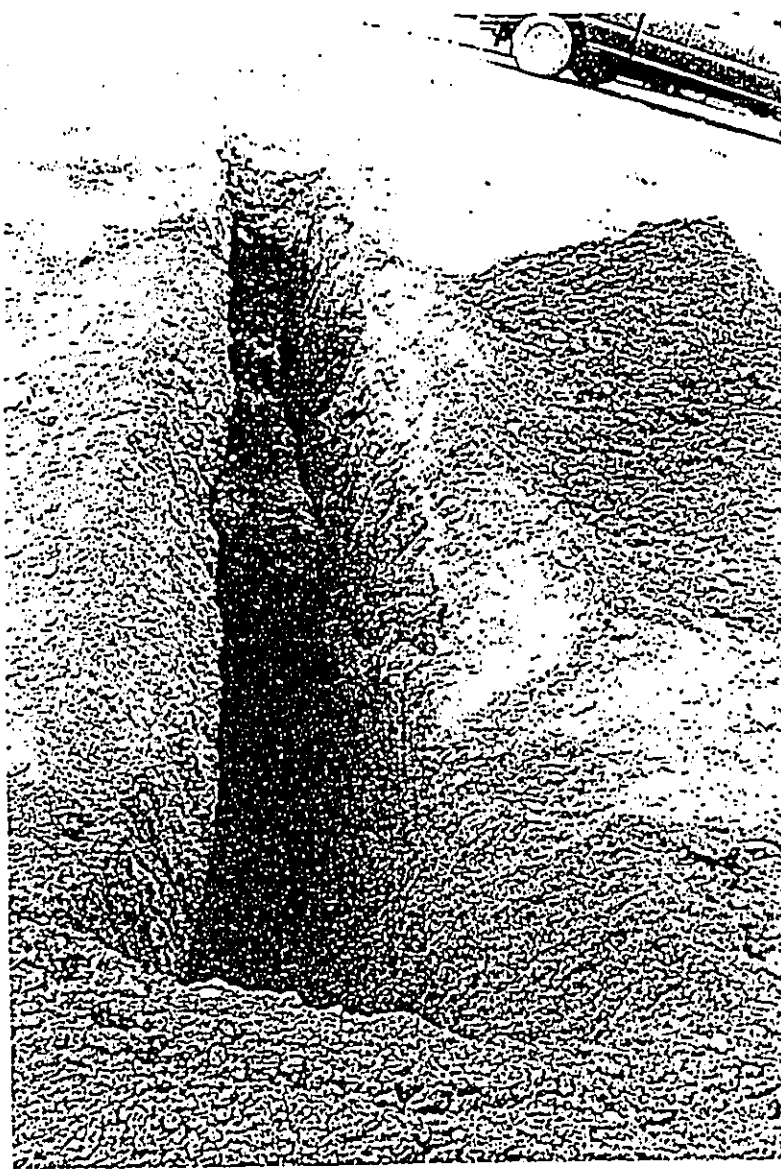


Figure 17. Trench 6 North Face, to West

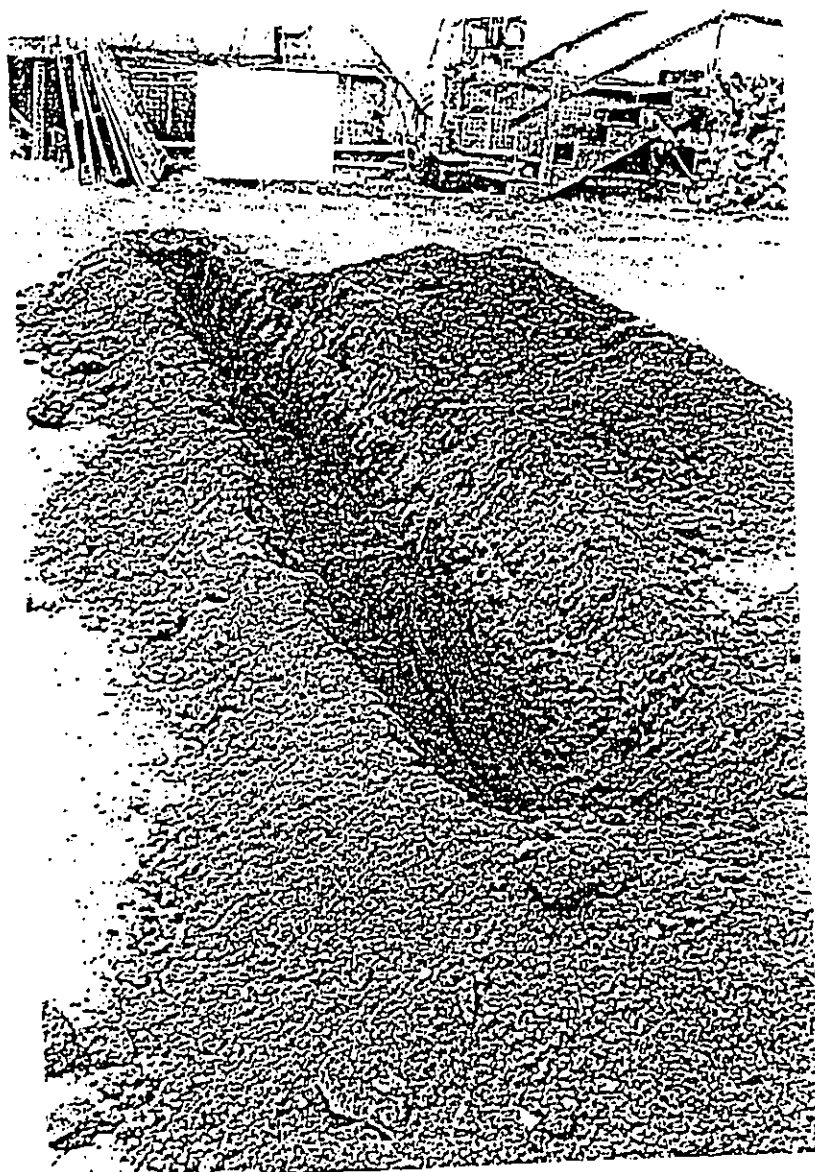


Figure 18. Trench 7 North Face, to West

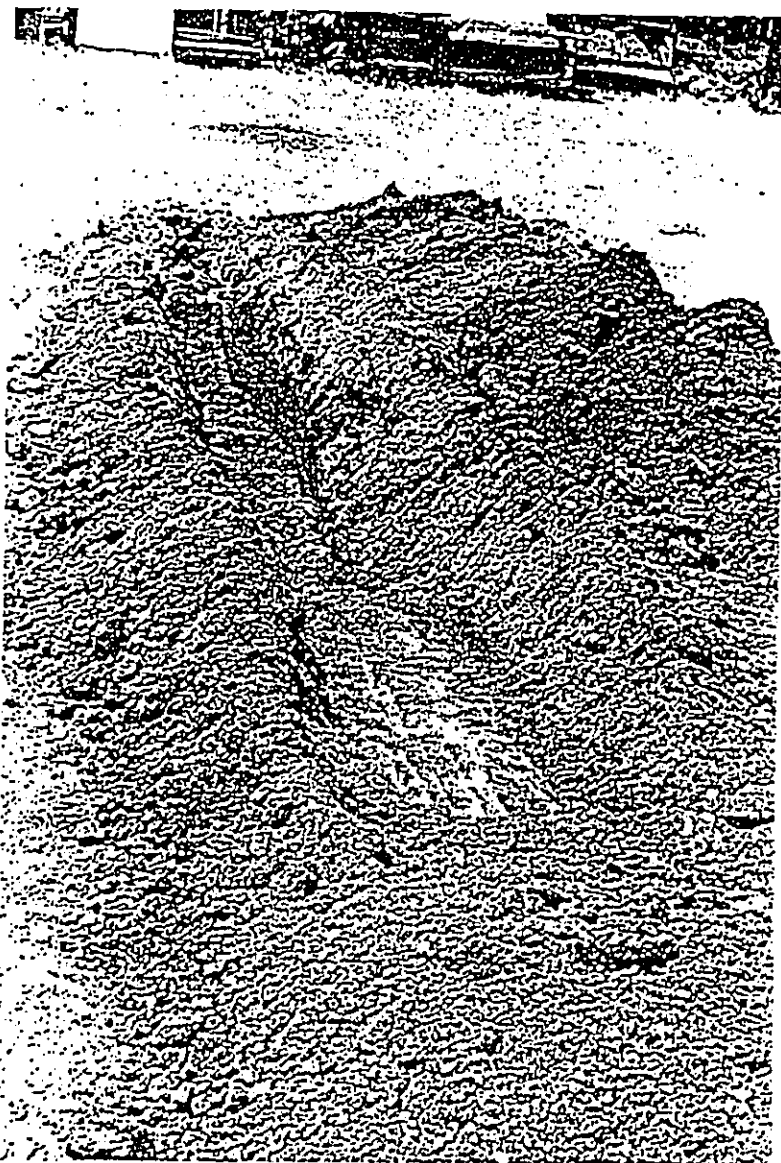


Figure 19. Trench 8 North Face, Note Concrete Slab, to West



Figure 20. Trench 8a North Face, to West

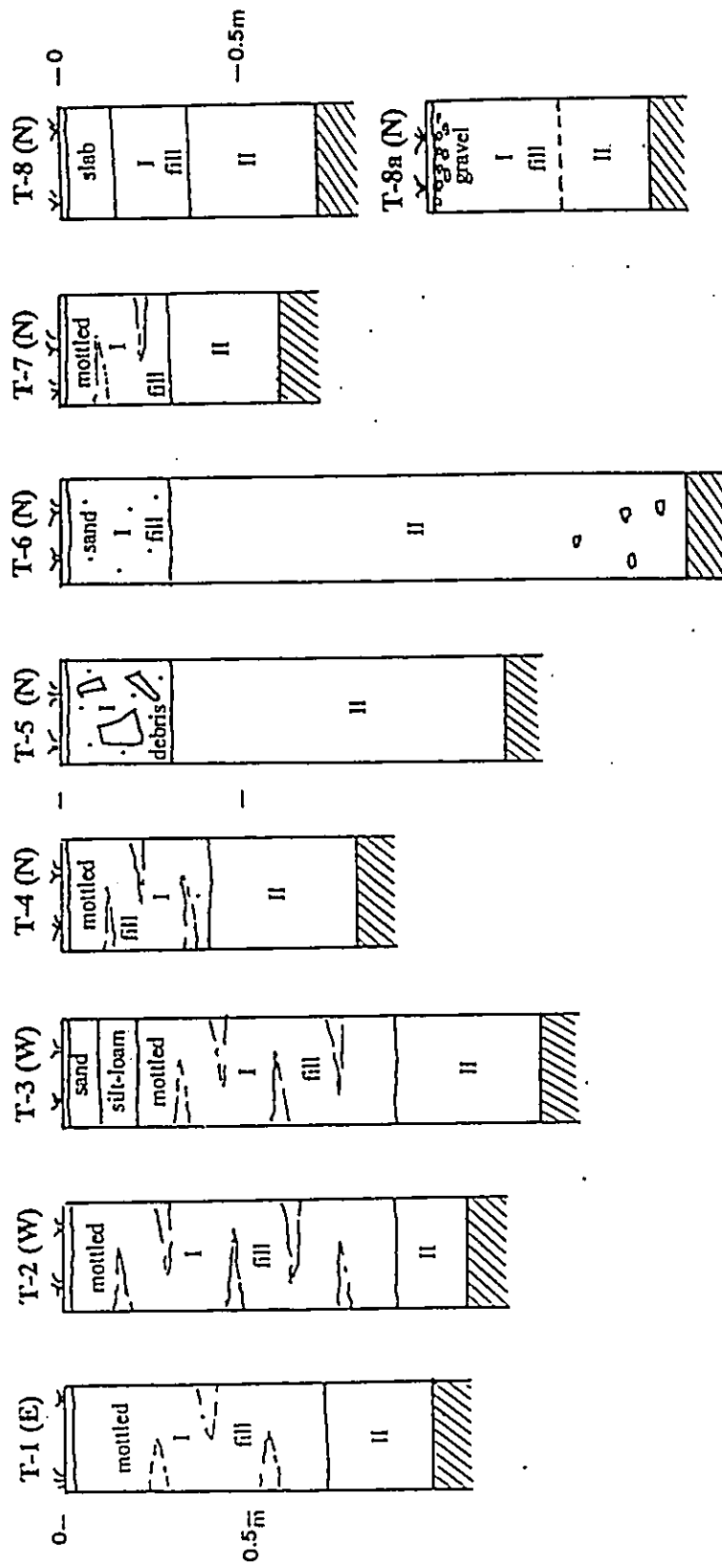


Figure 21. Representative Stratigraphic Columns

Table 1. Backhoe Trench Descriptions

T-	LENGTH	WIDTH	DEPTH	ORIENT.	I	II	CULTURAL
1	7.0m	0.60m	1.0m	310	fill/debris	clay-loam	none
2	7.0m	0.60m	1.0m	318	fill/pipe	"	"
3	8.0m	0.60m	1.3m	308	fill/sand	"	porcelain frag.
4	7.0m	0.70m	0.80m	270	fill/debris	"	none
5	6.0m	0.60m	1.2m	244	debris laden	"	"
6	6.5m	0.50m	1.70m	228	fill from road	"	"
7	8.0m	0.60m	0.60m	220	fill/pipe	"	"
8	7.0m	0.70m	0.70m	225	fill/pipe/slab	"	"
8a	3.0m	0.50m	0.60m	230	fill/pipes	"	"

GT	LENGTH	WIDTH	DEPTH	ORIENT	I	II	CULTURAL
1	3.0m	1.0m	2.8m	220	fill	clay-loam	none
2	2.0m	1.0m	2.6m	310	"	"	"
3	3.5m	1.75m	2.5m	300	fill/sand	"	cess-pool
4	3.5m	2.5m	4.0m	210	refuse pit	refuse pit	historic artifacts

A secondary deposit of a fragment of a white porcelain cup with blue designs along with a few, small, non-diagnostic glass fragments were found within the disturbed fill layer in T-3, at a depth of 80 cm below surface. An historic refuse pit was exposed during the excavation of GT-4 near the southeast corner of the property. This feature was designated State Site 50-50-04-5092, Feature 1. Representative artifactual and sample materials were collected for analyses.

Figures 12- 20 present photographic overviews of each archaeological test trench. Table 1 presents the dimensions and stratigraphic information for each of the 12 trenches.

Representative stratigraphic columns for T-1 through 8 are depicted on Figure 21. In all of the trenches, other than localized variations in overburden, fill, depths, and the presence/absence of debris, the silty clay matrix remained constantly homogenous throughout the project area. The layer descriptions are as follows:

Overburden: dark brown (7.5 YR 2.5/2) gravel, sand, silt

Layer I: dark reddish brown to yellowish brown (ranges from 5YR 3/4 to 5/8) predominantly fill, mottled, silt loam, pockets of imported sand, and debris

Layer II: dark brown (5 YR 4/6) compact clay loam, few inclusions of saprolytic rocks with depth, culturally sterile

ARTIFACTS

An historic refuse pit (Site 50-50-04-5092, Feature 1) was exposed in Geotechnical Trench 4 located near the southwest corner of the project parcel. The original trench measured 1 m wide by 2.5 m long and 3 m deep. Upon discovery of the refuse pit feature, the trench was expanded to 2.5 m wide by 3 m long and 4m deep. The feature was filled with glass, porcelain, and metal artifacts along with bone and marine shell samples most likely representing food refuse. A representative sampling of 190 items including fragmented and complete glass bottles, chinaware, and metal artifacts (185), together with bone, coral, and marine shell samples (5) were collected. Diagnostic artifacts included the various accoutrements of daily household activities including beverage, medicinal, ink, and condiment bottles, Japanese porcelain table-wares, metal nails, tea pots, horse shoes, glass buttons, ivory toothbrush handle, *opihii* shells, and pieces of cut (butchered) bone. Representative sampling of the artifact types are depicted on Figures 22-26. Based on the assemblage of recovered artifacts, the age of this feature is estimated to date to the early 1900s.

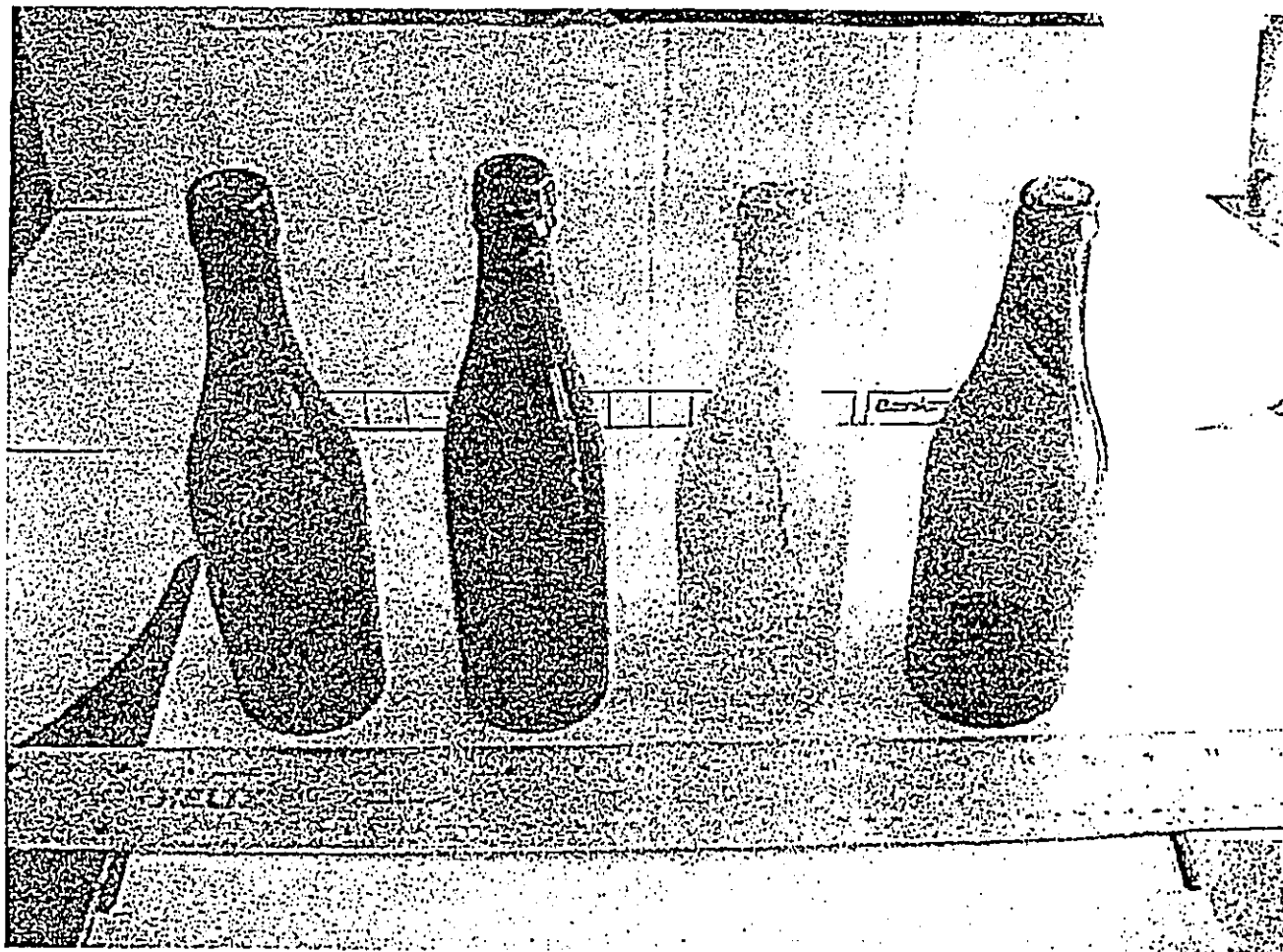


Figure 22. Representative Sample of Complete Glass Beverage Bottles from GT-4

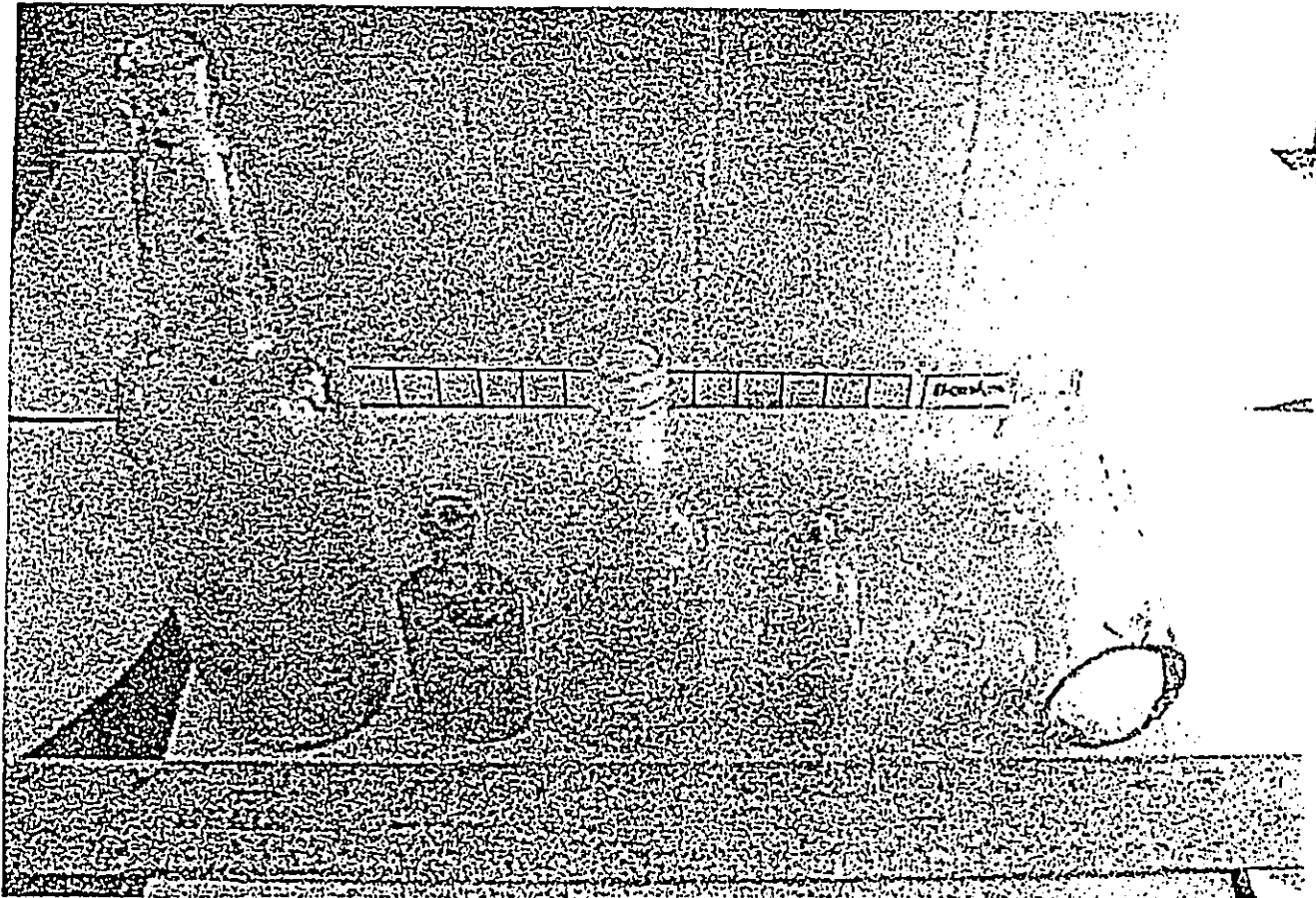


Figure 23. Sample of Condiment, Medicine, Ink, and Soda Bottles from GT-4

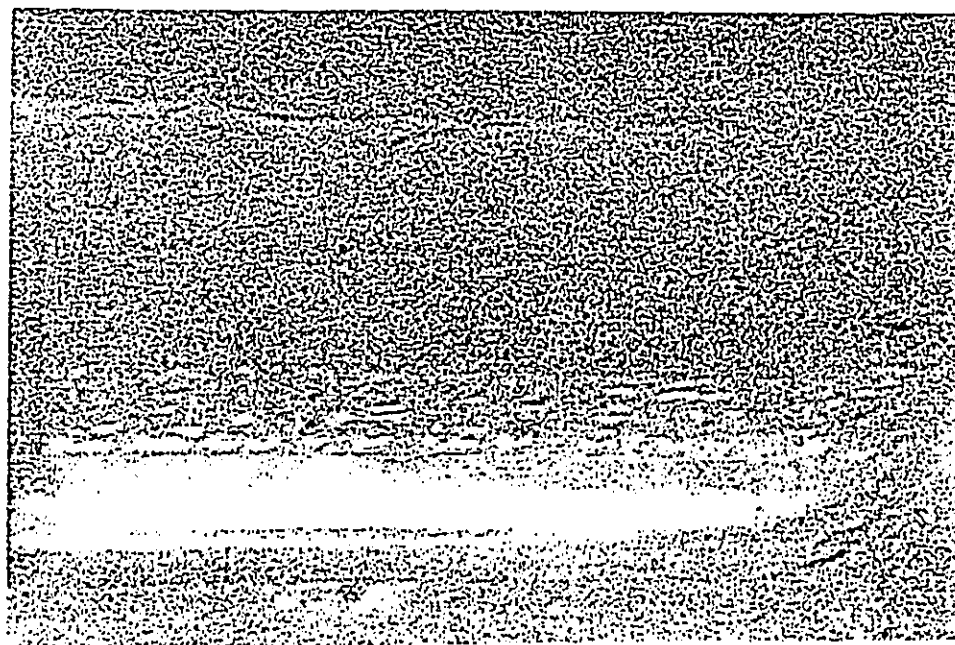
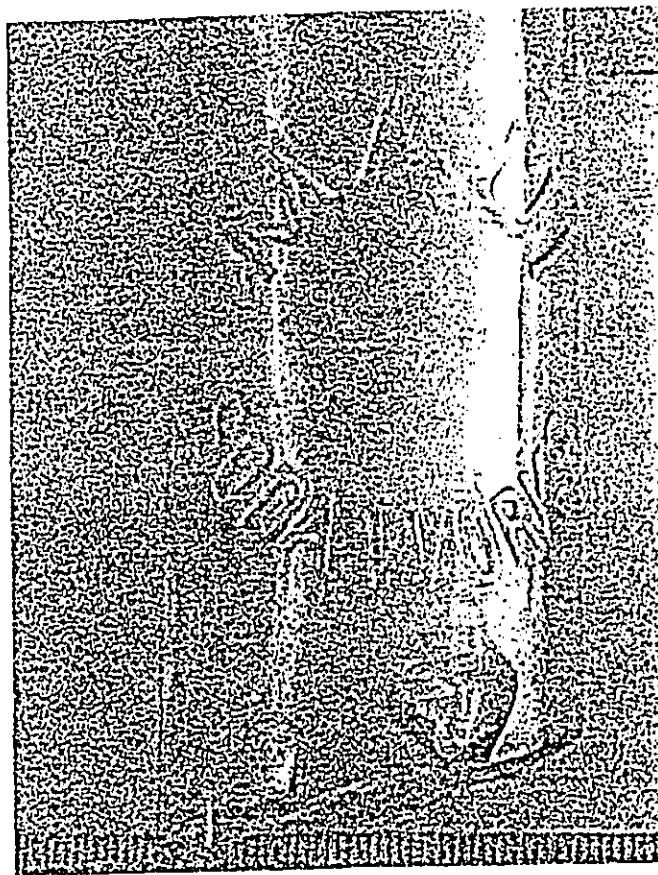


Figure 24. Closeups of Embossed Maker Names on Glass Bottles
(top) Maui Soda Works (bottom) Lea & Perrins

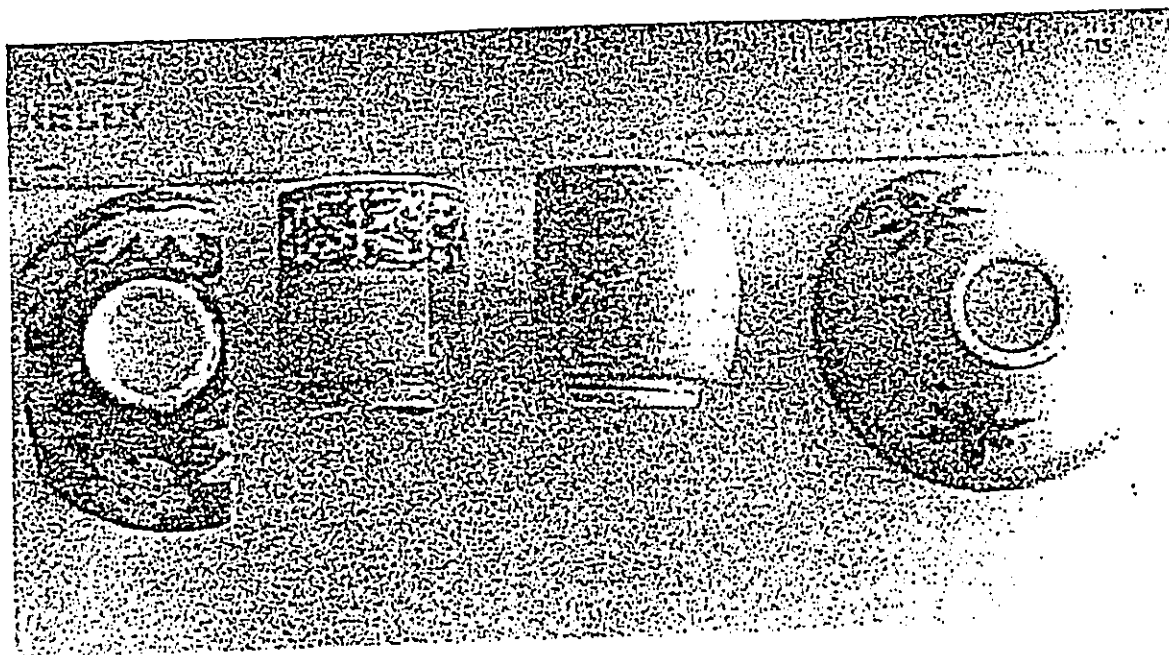


Figure 25. Sample of Japanese Porcelain Rice Bowls and Tea Cups

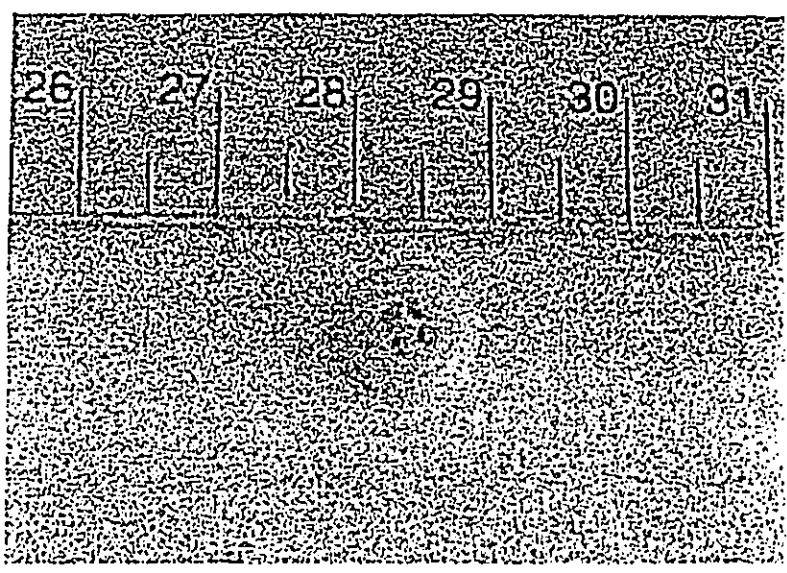
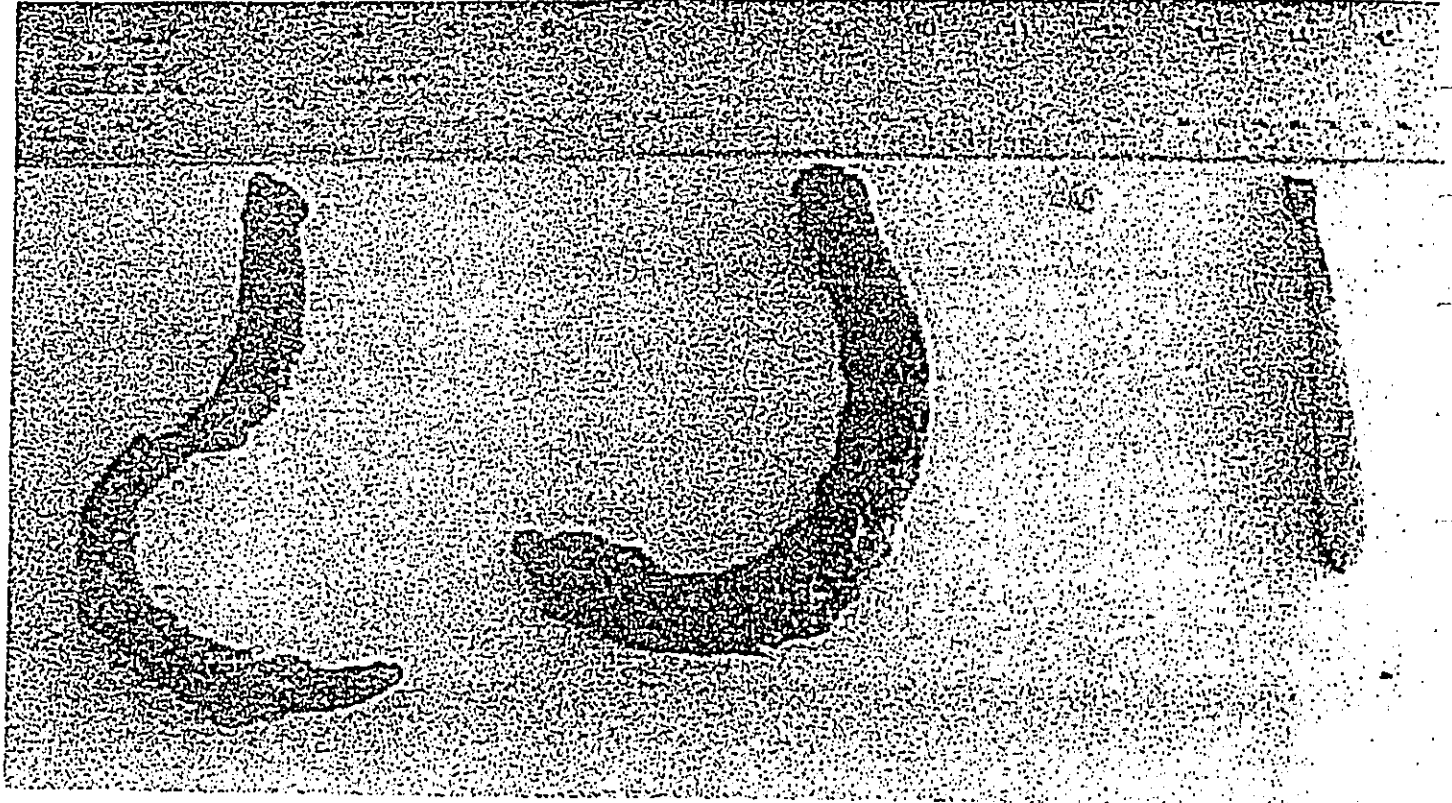


Figure 26. Metal Hooks, Glass Button (detail), and Tooth Brush Handle

Of the 185 artifacts collected, ceramics/sherds (79) and glass bottles/fragments (82) were the most well-represented. The remaining consisted of oil lamp glass (3); undiagnostic glass (1); an ivory toothbrush handle (1); various metal artifacts (18) including square nails, tea pot, buckles, hooks, iron, grates, and an undiagnostic fragment; and a glass button (1). Of the 79 ceramics, 70 are probably Japanese and of the 82 bottles, 12 are probably Japanese medicinal and *sake* containers. The other bottles appear to be Euro-American with 24 soda bottles associated with Maui bottlers. Five samples consisting of *opihi* shells (3), cut cow bone (1), and a coral cobble (1), were also collected.

DISCUSSION

No significant surface remains were present within the cleared, open portions of the project parcel. Eleven out of the total of twelve test trenches produced negative results. The eight test trenches excavated during the current inventory survey and three of the geotechnical test trenches did not produce any significant subsurface features or other buried cultural remains. No evidence of traditional Hawaiian activities was recovered from the project area. However, ample evidence of the extent and nature of the previous ground alterations in the area was revealed through the subsurface testing.

The upper layer in all of the trenches, ranging in depth from 0.35 to 0.90 m below surface, was a mottled fill layer, debris-laden in some of the trenches, indicating extensive previous disturbance. Based on the absence of subsurface features and the lack of any building foundation features, the stratigraphic components associated with any of the occupations of the project area pre-dating 1950 appear to have been truncated, displaced, and possibly redeposited throughout the eastern half of the parcel. This drastic ground surface alteration can most likely be attributed to the demolition, clearing, and grading of the area that took place just prior to or in the early 1950s. The area is remembered as a parking lot from that period. The two historic features that still remain are the Site 50-50-04-5092, Feature 1: refuse pit, and Feature 2: cess pool. Both of these features manifest substantial depth, however, the upper portions of both features appear to have been impacted and are poorly defined.

Analysis of historic maps for the area also indicate that the project parcel had most likely undergone more than one episode of extensive ground alteration. The Sanborn fire insurance map of the area for 1914 (see Fig.10) depicts the same southern and eastern boundary as shown

on the topographic map done in February of 2001 (see Fig. 11). This suggests that the elevation difference between the project area ground surface and the neighboring lots to the south and east was already present in 1914, probably constructed as a terraced foundation for the stores and tenements. Thus, any prehistoric or traditional Hawaiian features that pre-date the early 1900s, may have either been destroyed or buried under fill around the start of the 20th century.

The artifacts recovered from Feature 1 correspond well with the historic background information and chronology regarding a Japanese enclave that included the current project area. Most likely the assemblage is associated with the commercial and residential activities that took place during the late 1800s to early 1900s. This is also well supported by the 1914 fire insurance map.

INITIAL SIGNIFICANCE EVALUATION

Site 50-50-04-5092 is considered to be significant under Criterion D of the Hawaii Register of Historic Places. *Criterion D* bases the significance of a site on its having yielded or having the potential to yield data important to the understanding of the prehistory or history of a locality, region, island, or State.

RECOMMENDATIONS

The results of the current inventory procedures shed light on the past land use of the project area. Although the majority of the test trenches resulted in negative findings in terms of cultural remains, two historic features and evidence for compounded extensive disturbance were recovered. The collected assemblage of artifacts and corresponding historic background data permits a fairly conclusive interpretation of the findings. Thus, no further archaeological procedures appear to be warranted prior to commencement of development activities. However, based on the presence of the two features, as well as the possibility for buried remains at greater depths, the implementation of archaeological monitoring, during development-related, ground-altering activities in specific areas and below a specified depth, appears to be a prudent and justified course of action. The objectives and appropriate scope of monitoring shall be included in a monitoring plan to be prepared and submitted to the State Historic Preservation Division (SHPD) of the Department of Land and Natural Resources for approval.

Wailuku's cultural history is reflected not only in its rich precontact cultural resources but also in its ethnic, residential, and commercial architectural resources developed during the late 19th and the early 20th centuries. Although historical activities have dramatically altered the physical and cultural landscapes of Wailuku, it is still recognized as an integral precontact and postcontact political and religious center that supported a large population. Therefore, to ensure the perpetuation and preservation of Wailuku's irreplaceable resources, its architectural and environmental character must be preserved.

One way that could be accomplished can be stated as a more general recommendation to expand the boundaries of the Wailuku Historic District to include a larger area of "Old Wailuku Town." The revised district should include the numerous social, religious, political, commercial, and industrial structures and landscapes that represent a bygone era that will preserve Maui's historical and cultural past. Through well-planned urban renewal, preservation, restoration, interpretation, and economic revitalization projects, a suitable coexistence of Wailuku's past, present, and future can be effectively implemented.

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APPENDIX "C"

JAMES "KIMO" APANA
Mayor



FLOYD S. MIYAZONO
Director

GLENN T. CORREA
Deputy Director

(808) 270-7230
Fax (808) 270-7934

DEPARTMENT OF PARKS & RECREATION

1580-C Kaahumanu Avenue, Wailuku, Hawaii 96793

September 11, 2002

MEMO TO: Ms. Alice Lee, Director
Department of Housing and Human Concerns

FROM: *Floyd S. Miyazono*
FLOYD S. MIYAZONO, Director

SUBJECT: WEINBERG SMALL BUSINESS MARKET CENTER
TMK 3-4-12:POR. OF 022 , WAILUKU

As requested in your September 4, 2002 letter to our Department, we have reviewed the Draft Environmental Assessment (EA) for the subject project. Although we have no comments at this time, the developer should be advised that the parks and playgrounds requirements for the subject project must be satisfied prior to our Department's recommendation for approval of the building permit application.

Thank you for the opportunity to review and comment on this matter. Should you have any questions or concerns, please contact me, or Mr. Patrick Matsui, Chief of Planning and Development Division, at extension 7387.

c: Patrick Matsui, Chief of Planning and Development Division

HOUSING AND HUMAN CONCERNS	PT	COMMENTS	CALL ME	SCENE	FILE	DRAFT	ACT/FORM
DIRECTOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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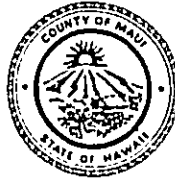
Quality Seamless Service - Now and for the Future

TODAY'S DATE 9/19/02
DATE DUE _____
BY FL

JAMES "KIMO" APANA
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

September 20, 2002

RECEIVED

SEP 20 2002

Ms. Alice Lee, Director
Department of Housing and
Human Concerns
200 S. High Street
Wailuku, Hawaii 96793

RECEIVED

SEP 20 2002

Dear Ms. Lee:

RE: Draft Environmental Assessment (EA) for the Proposed Weinberg
Small Business Market Center, TMK 3-4-012:022 (por. of), Wailuku,
Maui, Hawaii

We have reviewed the above-referenced project and has the following comments:

1. **Wailuku-Kahului Community Plan:** The updated Wailuku-Kahului Community Plan (Plan) was adopted by Ordinance No. 3061 on June 5, 2002. There are changes to the goals, objectives, policies, recommendations, and implementing actions of the Plan which should be incorporated into the EA. It should be noted that within the updated Plan there is a section under *Urban Design* that contain specific objectives and policies regarding Wailuku Town including the Maui Redevelopment Area that should be included in the EA.
2. **Zoning:** The subject property is zoned B-3 Central Business District. The property is also located within the Maui Redevelopment Area which also has its own standards. Although the B-3 Central Business District has established standards, within the Maui Redevelopment Area certain standards are more restrictive. Although the maximum building height in the B-3 District is 12 stories, the Redevelopment Area limits building heights to three stories. The Redevelopment Area also has guidelines on the measurement of stories within the area.
3. **Maui Redevelopment Area:** The proposed development is subject to review and action by the Maui Redevelopment Agency (MRA). The MRA adopted the Wailuku Redevelopment Plan (Plan) dated December 2000.

250 SOUTH HIGH STREET, WAILUKU, MAUI, HAWAII 96793
PLANNING DIVISION (808) 270-7735; ZONING DIVISION (808) 270-7253; FACSIMILE (808) 270-7634

Quality Seamless Service - Now and for the Future

Ms. Alice Lee, Director
September 20, 2002
Page 2

The Plan contain the following objectives which should be included and addressed by the Draft EA:

A. Urban Design

1. Build upon historical and cultural assets by renovating buildings with architectural and historical value and requiring new buildings to complement the area's historical character and architectural scale.
2. Maintain the small, compact, pedestrian-oriented character by requiring new building construction and alterations to existing buildings to be compatible in scale and design character with surrounding developments. Utilize innovative building technologies and practices to improve accessibility for persons with disabilities.
5. Assure that new developments respect the area's topography and climate.
6. Protect views to significant built and natural features.

B. Beautification

1. Beautify streetscapes and other public spaces with period sensitive landscaping, paving, lighting, street furniture and signage. Explore the feasibility of underground utility lines.
2. Landscape off-street parking areas to improve their appearance, provide shade and screen adjacent uses as well as the parking area itself.

The Plan also adopted property rehabilitation standards which provide the minimum requirements for the rehabilitation and conservation of all properties within the Redevelopment Area. They include portions of the County code, agency development standards, Redevelopment Area Design Guidelines, and other requirements to improve properties within the Redevelopment Area.

The MRA adopted the Wailuku Redevelopment Area Design Guidelines,

Ms. Alice Lee, Director
September 20, 2002
Page 3

December 1997, which establishes design criteria for developments within the Redevelopment Area. The project plans shall address these adopted guidelines relative to building design and materials, site planning, parking, and streetscapes. In their review of the project the MRA will evaluate the project plans pursuant to these guidelines.

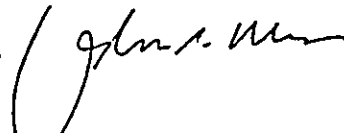
4. **Cultural Resources:** The subject building to be partially demolished is greater than 50 years old and qualifies as a "historic building". The demolition plans will require review by the Department of Land and Natural Resources, State Historic Preservation Division (SHPD). Based on comments from SHPD it may also require review by the Maui County Cultural Resources Commission. You are advised to make early consultation with SHPD.

Further, Wailuku Town has a rich history that should be included in the EA. A Cultural Resources section should be included in the EA as this is a requirement of all EA's. It is recommended that previous owners and tenants of the building be contacted, if possible, to try and obtain some historical information on the property. Also, long-time residents of the area is a good source of information on the history of an area. SHPD can also advise you on this matter.

5. **Special Management Area:** Although the property is located outside of the Special Management Area of the Island of Maui, the EA should address compliance to Chapter 205A, Hawaii Revised Statutes.

Thank you for the opportunity to comment. If additional clarification is required, please contact Ms. Colleen Suyama, Staff Planner, of this office at 270-7735.

Very truly yours,



JOHN E. MIN
Planning Director

Ms. Alice Lee, Director
September 20, 2002
Page 4

JEM:CMS:tlm

c: Clayton Yoshida, AICP, Deputy Planning Director
Colleen Suyama, Staff Planner
Ann Cua, Staff Planner
Maui Architectural Group, Inc.
Project File
General
(K:\WP_DOCS\PLANNING\MRA\2002\WeinbergMarketCnt\DraftEA.wpd)

Eliminate Single-Pass Cooling: Single-pass, water-cooled system should be eliminated per Maui County Code Subsection 14.21.20. Although prohibited by code, single-pass water cooling is still manufactured into some models of air-conditioners, freezers, and commercial refrigerators.

Utilize Low-Flow Fixtures and Devices: Maui County Code Subsection 16.20A.680 requires the use of low-flow water fixtures and devices in faucets, showerheads, urinals, water closets and hose bibs. Water conserving washing machines, ice-makers and other units are also available.

Maintain Fixtures to Prevent Leaks: A simple, regular program of repair and maintenance can prevent the loss of hundreds or even thousands of gallons a day. Refer to the attached handout, "The Costly Drip".

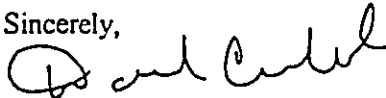
The applicant should establish a regular maintenance program.

Use Climate-adapted Plants: The project is located in the "Maui County Planting Plan" - Plant Zone 4. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species. Please refer to the attached brochure: "Saving Water In The Yard - What and How to Plant In Your Area".

Prevent Over-Watering By Automated Systems: Provide rain-sensors on all automated irrigation controllers. Check and reset controllers at least once a month to reflect the monthly changes in evapotranspiration rates at the site. As an alternative, provide the more automated, soil-moisture sensors on controllers.

Should you have any questions, please call our Water Resources and Planning Division at 270-7199.

Sincerely,



David Craddick
Director
emb

attachments:

"The Costly Drip"

"Saving Water in the Yard-What and How to Plant in your Area"

"Guidance Specifying Management Measures For Sources Of Nonpoint Pollution In Coastal Waters"

Ordinance 2108 - An Ordinance Amending Chapter 16.20 of the Maui County Code, Pertaining to the Plumbing Code

cc: engineering division

C:\WPdocs\EAs EISs\Weinberg Small Business Market Center.wpd

By Water All Things Find Life



JAMES "KIMO" APANA
MAYOR

OUR REFERENCE
by
YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6411

September 16, 2002



THOMAS M. PHILLIPS
CHIEF OF POLICE

KEKUHAPIO R. AKANA
DEPUTY CHIEF OF POLICE

Ms. Alice L. Lee
Maui County Department of Housing
and Human Concerns
200 S. High Street
Wailuku, HI 96793

Dear Ms. Lee:

SUBJECT: WEINBERG SMALL BUSINESS MARKET CENTER

This is in response to your letter dated September 4, 2002, requesting comments on the above subject.

Please refer to the enclosed copy of the To/From submitted by Sergeant Barry Aoki of our Wailuku Patrol Division for our comments and recommendations.

Sincerely,

Acting Assistant Chief Clayton Tom
for: Thomas M. Phillips
Chief of Police

Enclosure

HOUSING AND HUMAN CONCERNS	
DIRECTOR	<input type="checkbox"/>
DEP DIR	<input type="checkbox"/>
ADM ASST	<input type="checkbox"/>
SECRETARY	<input type="checkbox"/>
CLERK	<input type="checkbox"/>
ASST ADM AP	<input type="checkbox"/>
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IMMIG COORD	<input type="checkbox"/>
YOUTH COORD	<input type="checkbox"/>
RSVP COORD	<input type="checkbox"/>
HOMELESS	<input type="checkbox"/>
GRANTS	<input type="checkbox"/>

IN COMMENTS
CALL ME
SEE ME
FILE
ABOUT
RESPONSE

TODAY'S DATE 9/17/02
DATE DUE _____
BY _____

COPY

TO : THOMAS M. PHILLIPS, CHIEF OF POLICE, MAUI POLICE DEPARTMENT

VIA : CHANNELS


FROM : BARRY AOKI, SERGEANT, WAILUKU DISTRICT

SUBJECT : DRAFT EA FOR WEINBERG SMALL BUSINESS MARKET CENTER TMK: (2) 3-4-012:022 POR.

This TO/FROM is being submitted in response to the Department of Housing and Human Concerns solicitation of comments.

- Will residential/business tenants be parking in the county lot when the adjacent lot is developed (Wailuku mini-park)?
- At this time there is no date of when the Police Resource center will be constructed in the planned Wailuku mini-park. This center, once completed, will not be occupied on a full-time basis.

This TO/FROM is submitted for your perusal.


Sgt. Barry AOKI 104
09/11/02 @ 0945 hours

Comments noted.

Capt. [Signature]
9/16/02

DOCUMENT CAPTURED AS REQUESTED

JAMES "KIMO" APANA
Mayor

RECEIVED
HOUSING DIVISION



2002 OCT -4 A 9:41

COUNTY OF MAUI
DEPARTMENT OF FINANCE
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

WESLEY P. LO
Director of Finance

AGNES M. HAYASHI
Deputy Director of Finance

HOUSING
AND HUMAN
CONCERNS

DIRECTOR
DEP DIR
ADM ASST
SECRETARY
CLERK
HSG ADMIN
AGING EXEC
SR SVC ADIEM
IMMIG COOR
YOUTH COOR
RSVP COOR
HOMELESS
GRANTS

COMPUTER
CALL ME
SEE ME
FILE
OFFICE
ASSISTANT

TODAY'S DATE 10/3/02
DATE DUE _____
BY WPL

MEMORANDUM

DATE: October 2, 2002
TO: Alice L. Lee
Director of Housing and Human Concerns
FROM: Wesley P. Lo *WPL*
Director of Finance
SUBJECT: WEINBERG SMALL BUSINESS MARKET CENTER
TMK: (2) 3-4-012:022 por.

Thank you for the opportunity to review the draft Environmental Assessment for the subject project. At this time, I have no comments on this project.

WPL:do

cc: Edwin Okubo, Housing Division

DOCUMENT CAPTURED AS RECEIVED

JAMES "KIMO" APANA
MAYOR



CLAYTON T. ISHIKAWA
CHIEF
RICHARD A. FERNANDEZ
DEPUTY CHIEF

COUNTY OF MAUI
DEPARTMENT OF FIRE CONTROL

200 DAIRY ROAD
KAHULUI, MAUI, HAWAII 96732
(808) 270-7561
FAX (808) 270-7919
September 17, 2002

RECEIVED
HOUSING AND HUMAN CONCERNS
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COUNTY OF MAUI

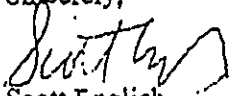
Alice L. Lee
Housing and Human Concerns
County of Maui
250 S. High Street
Wailuku, Hi. 96793


Subject: Weinberg Small Business Market kCenter
TMK: (2) 3-4-012:022

Dear Miss. Lee:

Thank you for the opportunity to review and comment of the subject application. At this time the Fire Prevention Bureau has no comments on the above subject.

If you have any questions, please call me at 270-7122.

Sincerely,

Scott English
Fire Plans Examiner

HOUSING AND HUMAN CONCERNS	
DIRECTOR	<input type="checkbox"/>
DEP DIR	<input type="checkbox"/>
ADM ASST	<input type="checkbox"/>
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RSVP COORD	<input type="checkbox"/>
HOMELESS	<input type="checkbox"/>
GRANTS	<input type="checkbox"/>
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TODAY'S DATE	9/17/02
DATE DUE	
BY:	

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BENJAMIN J. CAYETANO
GOVERNOR



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENT QUALITY CONTROL
235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4186

October 7, 2002

Ms. Jo Ann T. Ridao
Lokahi Pacific
1935 Main Street, Suite No. 204
Wailuku, Hawai'i 96793

Mr. Jim Niess
Maui Architectural Group, Inc.
2331 West Main Street
Wailuku, Hawai'i 96793

Mr. Edwin Okubo
Department of Housing and Human Concerns, County of Maui
200 South High Street
Wailuku, Hawai'i 96793

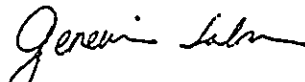
Dear Ms. Ridao and Messrs. Niess and Okubo:

Having reviewed the draft environmental assessment for the Weinberg Small Business Market Center, Tax Map Key (2nd) 3-4-012, portion of parcel 22, in the judicial district of Wailuku, the Office of Environmental Quality Control offers the following comments for your consideration and response:

1. VISUAL RESOURCES AND IMPACTS: Please include photographs of the building and other surrounding buildings so that the reader may get an idea of what the existing architecture is like.
2. SUSTAINABLE BUILDING GUIDELINES: On page 6 we gratefully note that the environmental assessment made note that design contractors and consultants will be encouraged to use the guidelines for sustainable building which were prepared and adopted by the Environmental Council. Copies of these guidelines are available to your consultants and design contractors at the Office of Environmental Quality Control website at <http://www.state.hi.us/health/ocqc/index.html>.

If there are any questions, please call Leslie Segundo, Environmental Health Specialist, at (808) 586-4185. Thank you for the opportunity to comment.

Sincerely,


GENEVIEVE SALMONSON
Director

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AND HUMAN CONCERNS
BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

DIRECTOR
DEP DIR
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HSG ADMIN
AGING EXEC
SR SVC ADMIN
IMMIG COORD
YOUTH COORD
RSVP COORD
HOMELESS
GRANTS

DEPT OF HOUSING AND HUMAN CONCERNS
DEPT OF LAND AND NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION
KAKAULAPUHA BUILDING, ROOM 125
401 KAHUKULA BOULEVARD
KAPOLEI, HAWAII 96707



STATE OF HAWAII
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HOUSING DIVISION
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
KAKAULAPUHA BUILDING, ROOM 125
401 KAHUKULA BOULEVARD
KAPOLEI, HAWAII 96707

COUNTY OF MAUI

GILBERT S. COLOMA-AGARAN, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCES MANAGEMENT

DEPUTY
ERIC T. HIRANO
LANEL NER-800A

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
COMMISSION ON WATER RESOURCE
MANAGEMENT
CONSERVATION AND RESOURCES
ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATE PARKS

DATE 10/1/02
DATE DUE
BY

September 25, 2002

Ms. Alice L. Lee, Director
Department of Housing and Human Concerns
County of Maui
200 South Street
Wailuku, Hawaii 96793

LOG NO: 30816
DOC NO: 0209CD36

Dear Ms. Lee,

SUBJECT: Chapter 6E-8 Historic Preservation Review Pertaining to the Draft Environmental Assessment for the Proposed Weinberg Small Business Market Center Wailuku Ahupua'a, Wailuku District, Island of Maui TMK: (2) 3-4-012:022 por.

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Proposed Weinberg Small Business Market Center, which was received by our staff September 5, 2002.

Based on the submitted Draft Environmental Assessment (Draft EA) we understand the proposed undertaking consists of the construction of new a two and three story building on a 4571 sq. ft. lot to be located at 62 Market Street, Wailuku.

In 2001 Aki Sinoto Consulting conducted an archaeological inventory survey of the proposed project area. During the survey, a single historic site, an historic refuse deposit and cesspool (State Site 50-50-04-5092), was identified in the subsurface deposits. The site was determined to be significant solely for information content, and an adequate and reasonable amount of that information was recovered during the survey; so this site no longer needs to be protected. This office has reviewed the report (An Archaeological Inventory Survey of the Proposed 62 Market Street Project, Wailuku Ahupua'a, Wailuku, Maui, Sinoto et. al 2001) documenting the survey findings. The report has been accepted (SHPD DOC NO.: 0105MK08/LOG NO.: 27551), provided specific revisions are made to the references and mitigation section and submitted to this office.

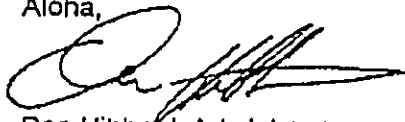
Given the above information, we believe the proposed undertaking will have "no effect" on significant historic sites provided the report revisions are completed.

Ms. Alice L. Lee, Director
Page 2

In the event that historic remains (human skeletal remains, etc.) are inadvertently encountered during the construction activities, all work needs to cease in the immediate vicinity of the find, the find needs to be protected from additional damage, and the State Historic Preservation Office needs to be contacted immediately at 243-5169, on Maui, or at 692-8023, on O'ahu.

Please call Cathleen Dagher, at 692-8023, if you have any questions.

Aloha,



Don Hibbard, Administrator
State Historic Preservation Division

CD:jen

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



GILBERT S. COLOMA-AGARAN, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DEPUTIES
JANET E. KAWELO
LUNNEL NISHICKA

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhikawa Building, Room 556
601 Kamokila Boulevard
Kapolei, Hawaii 96707

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
COMMISSION ON WATER RESOURCE
MANAGEMENT
CONSERVATION AND RESOURCES
ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATE PARKS

May 30, 2001

Aki Sinoto
Aki Sinoto Consulting
2333 Kapiolani Blvd. No. 2704
Honolulu, Hawaii 96826

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JUL 25 2001

LOKAHI PACIFIC

LOG NO: 27551
DOC NO: 0105MK08

Dear Mr. Sinoto,

SUBJECT: Review of An Archaeological Inventory Survey of the Proposed
62 Market Street Project
Wailuku Ahupua'a, Wailuku District, Maui
TMK 3-4-12:22 and por 23

Thank you for the opportunity to review this report which our staff received on May 2, 2001 (Sinoto, et al. 2001, *An Archaeological Inventory Survey of the Proposed 62 Market Street Project, Wailuku Ahupua'a, Wailuku, Maui, TMK 3-4-12:22 & por 23*, Aki Sinoto Consulting, ms.).

The background section acceptably documents the precontact settlement pattern for the ahupua'a, and predicts the likely site pattern in the area. The historic information provided for Wailuku town over the past century is comprehensive. (The following cited references were left out of the bibliography: Donham 1996; Duensing 1993, and Engebretson 2000. Please revise the bibliography to include these.)

The survey has adequately covered the project area through excavation of twelve back hoe trenches, documenting one historic property in the project area. Site 50-50-04-5092 consisted of two early 1900s features (Feature 1, an historic era refuse pit and Feature 2, an historic cesspool remnant constructed of mortared waterworn cobbles and boulders). The site is acceptably described and interpreted.

We agree with the significance assessment that Site 50-50-04-5092 is significant solely for its information content (Criterion "d" of the Hawaii Register of Historic Places).

We agree that an adequate and reasonable amount of the site's significant information has been recovered and that the site merits no further mitigation. The site no longer needs protection. Note, we disagree with the recommendations for monitoring. Because adequate and reasonable amounts of the significant information in this site has been recovered, no monitoring is justified. Please revise the mitigation recommendation section of the report accordingly.

Aki Sinoto
Page 2

We find this report to be acceptable, on the condition that the changes to the references and mitigation section noted above are made and submitted to our Maui and Honolulu offices.

In sum, the site needs no further protection. The historic preservation review process is concluded. Development of the project areas will have "no effect" on significant historic properties.

Should you have any questions, please contact Dr. Melissa Kirkendall (Maui/Lana'i SHPD 243-5169) as soon as possible to resolve these concerns.

Aloha,

Nathan Napoka

for Don Hibbard, Administrator
State Historic Preservation Division

MK:jen

c: John Min, Director, Department of Planning, County of Maui, FAX 270-7634
Bert Ratte, County of Maui, Land Use and Codes, FAX 270-7972
Glen Ueno, County of Maui, Land Use and Codes, FAX 270-7972

JUN 5 2001

ASC015-1

AN ARCHAEOLOGICAL INVENTORY SURVEY
OF THE PROPOSED 62 MARKET STREET PROJECT
WAILUKU AHUPUA`A, WAILUKU, MAUI

(TMK 3-4-12:22 & por 23)

by

Aki Sinoto
Diane Guerrero
Lisa Rotunno-Hazuka
and
Jeffrey Pantaleo, M.A.

for

Office of Economic Development
County of Maui
200 South High Street
Wailuku, Hawaii 96793

May 2001

Aki Sinoto Consulting
2333 Kapiolani Blvd. #2704
Honolulu, Hawaii 96826

in association with

Archaeological Services Hawaii, LLC
16 South Market Street, Suite G
Wailuku, Hawaii 96793

ABSTRACT

Aki Sinoto Consulting of Honolulu in association with Archaeological Services Hawaii, LLC of Wailuku, conducted an archaeological inventory survey at the request of the Maui County Office of Economic Development. The project area is a 42,317 square feet of vacant lands surrounding the existing 'Iao Theater in downtown Wailuku, Maui Island (TMK 3-4-12:22 & por 23). The development of a mini-park, restroom, and police resource center is being proposed for the subject area by Maui County.

Following the initial surface inspection which resulted in no findings, subsurface testing was conducted on two separate occasions. One in conjunction with geotechnical studies being undertaken for engineering purposes and the other as the subsurface testing phase of the current archaeological inventory survey. A total of 12 backhoe trenches were excavated. Only two of the trenches produced any cultural remains, and both were the geotechnical trenches. An historic refuse deposit and cess -pool were encountered. These findings were designated respectively as Features 1 and 2 of Site 50-50-04-5092. No other significant cultural remains were encountered in any of the remaining ten trenches.

The area was found to be extensively disturbed historically and also more recently, as well. Historic background research revealed that the subject area was probably occupied by immigrant Japanese plantation workers at the latter part of the 1800s through the early part of the 1900s. The artifactual assemblage recovered from the refuse deposit, consisting primarily of porcelain table-ware and glass bottles appeared to correspond to the chronology and ethnicity of the inhabitants. A fire insurance map of the area, made in 1914 depicts the various residential and commercial structures that formerly existed. Interpretation was facilitated and enhanced by the information generated during the historic background research.

No further archaeological procedures appear to be warranted prior to commencement of development activities. However, archaeological monitoring of specific activities in specific locales is recommended. A monitoring plan that presents the objectives and scope of such monitoring shall be prepared for approval by the State Historic Preservation Division of the Department of Land and Natural Resources.

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BENJAMIN J. CAYETANO
GOVERNOR



BRUCE S. ANDERSON, Ph.D., M.P.H.
DIRECTOR OF HEALTH

LORRIN W. RANG, M.D., M.P.H.
MAUI DISTRICT HEALTH OFFICER

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HOUSING DIVISION

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COUNTY OF MAUI

STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, MAUI, HAWAII 96793
October 1, 2002

HOUSING
AND HUMAN
CONCERNS

DIRECTOR
DEP DIR
ADM ASST
SECRETARY
CLERK
REG ADMIN
ADM EXEC
SR SVC ADMIN
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TODAY'S DATE 10/3/02
DATE DUE _____
BY rl

Ms. Alice L. Lee
Director
Department of Housing and
Human Concerns
County of Maui
200 South High Street
Wailuku, Hawaii 96793

Dear Ms. Lee:

Subject: **Weinberg Small Business Market Center**
TMK: (2) 3-4-012: 022

Thank you for the opportunity to comment on the proposed Weinberg Small Business Market Center. The following comments are offered:

The Federal Register, 40 CFR Part 61, National Emission Standard for Hazardous Air Pollutants, Asbestos NESHAP Revisions; November 20, 1990, requires inspections of all affected areas to determine whether asbestos is present prior to any demolition activities.

Under the NESHAP regulation, the project would be required to file with the Noise, Radiation and Indoor Air Quality Branch of the Department of Health Asbestos Demolition/Renovation notification ten (10) working days prior to the demolition of each building or the disturbance of regulated asbestos containing materials. All regulated quantities and types of asbestos containing materials would be subject to emission control, proper collection, containerizing, and disposal at a permitted landfill. Questions concerning asbestos requirements should be directed to Mr. Thomas Lileikis of the Noise, Radiation and Indoor Air Quality Branch at (808) 586-5800.

Should you have any questions, please call me at 984-8230.

Sincerely,

Herbert S. Matsubayashi
District Environmental Health Program Chief

c: Thomas Lileikis

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VUICH ENVIRONMENTAL CONSULTANTS, Inc.
1498 Lower Main Street, Suite C
Wailuku, HI 96793
808-249-2777 ▼ Maui Office
808-249-2778 ▼ Fax



Asbestos Contractor License C-22329

Professional Service Proposal

Client Information

Name: Mr. Jim Neiss

Company: Maui Architectural Group, Inc.

Address: 2331 W. Main Street
Wailuku, HI 96793

Phone: 808.244.9011 Fax: 808.242.1776

Proposal Information

Subject

Property: 62 N. Market Street
Wailuku, HI 96793

VEC Proposal No: 082002

Date of Proposal: 8/20/02

Asbestos Survey for Renovation/Demolition Purposes:

- Conduct a Limited Asbestos Survey by an AHERA accredited Asbestos Building Inspector.
- Collect up to 20 Bulk material samples. (*)
- Submit Asbestos Samples to a NVLAP accredited laboratory for analysis by polarized light microscopy method.

*Any deletion or addition to the estimated 20 samples will be at a rate of \$25 per sample (deleted or added to the one lump sum cost). (See Note below.)

Lead-Based Paint Survey for Renovation/Demolition Purposes:

- Conduct a Limited Lead-Based Paint Survey by an EPA Certified Lead-Based Paint Inspector.
- Collect up to 20 Paint Chip Samples. (*)
- Submit paint chip samples to an AIHA-ELLAP or EPA-NLLAP accredited laboratory for analysis by flame, atomic absorption (AA) method.


*Any deletion or addition to the estimated 20 samples will be at a rate of \$30 per sample (deleted or added to the one lump sum cost). (See Note below.)

ONE LUMP SUM COST FOR SURVEY AS DESCRIBED ABOVE: (INCLUDES LAB REPORT & SUMMARY LETTER).....	\$1,200.00 (incl. GET @ 4.166%)
OPTIONAL SERVICE: ONE LUMP SUM COST FOR WRITTEN INSPECTION REPORT.....	\$250.00 (incl. GET @ 4.166%)
VEC is authorized to collect any additional samples the Inspector deems necessary at the time of the sampling survey. (See Note below).	

NOTE: The number of estimated samples are based on a limited visual reconnaissance and prior experience with similar building structures. The Inspector may need to collect additional samples to meet the regulatory and/or professional standards. If additional samples are required, the Inspector will obtain prior approval from the Client. If the Client can not be reached during the on-site sampling survey, then the Inspector may not collect the additional samples.

TERMS: 50% down upon acceptance, balance due upon delivery of report.

The above prices, specifications and conditions are satisfactory and are hereby accepted. VEC is authorized to commence work as specified.


Jim NEISS
PRESIDENT
8/20/02

 Authorized Signature Print Name Title Date of Acceptance

All work shall be completed in a professional manner and the standard of care shall and services normally provided by professionals in the performance of similar services under similar circumstances. VEC is not responsible for any and all incidental or consequential damages of any nature arising from an cause. Any alterations or deviation from the above specifications involving extra charges will be indicated only upon written orders and will become an extra charge over and above the estimate. All agreements contained herein are contingent upon timely payments or delays beyond our control. VEC WARRANTIES ARE AS DESCRIBED ABOVE AND THERE ARE NO OTHER WARRANTIES OF ANY KIND, EXPRESSED OR IMPLIED, REGARDING THE SERVICES. NET DUE UPON RECEIPT OF INVOICE. 1% MONTHLY CHARGE (5% PER ANNUM) MAY BE ACCRUED TO PAST DUE ACCOUNT. PURCHASE AGREES TO PAY REASONABLE ATTORNEY COLLECTION FEES.

MAUI ARCHITECTURAL GROUP

October 7, 2002

Mr. John Min, Director
County of Maui
Department of Planning
200 S. High Street
Wailuku, HI 96793

RE: Environmental Assessment for Weinberg Small Business Market Center;
TMK# 3-4-012 : 22Por

Thank you for your response to our draft EA for this proposed Wailuku project. Please note our reply to your comments below:

- Language from the recently up-dated Community Plan has been incorporated into the Final EA per your suggestion
- The proposed project conforms to current zoning, MRA standards, the Wailuku Redevelopment Plan, and the Wailuku Redevelopment Area Design Guidelines. Plan objectives have been included and addressed in the Final EA per your suggestion. They are as follows:

Urban Design

Build upon historical and cultural assets by renovating buildings with historical and architectural value and requiring new buildings to complement the area's historical character and architectural scale.

This project retains and restores the historic façade that faces Market Street. It was an important complement to its neighbor the Iao Theater but has fallen into serious neglect and disrepair. The structure of the building itself is no longer serviceable and cannot be brought to existing standards of safety and function. Also this is an adaptive reuse project. The previous use was a combination of retail with residential above. Although these functions are part of the proposed project, office space and a commercial kitchen to assist incubator businesses are also accommodated by the new design. A new building, conforming to the Design Guidelines was the only viable alternative.

Maintain the small, compact, pedestrian-oriented character by requiring new building construction and alterations to existing buildings to be compatible in scale and design character with surrounding developments. Utilize innovative building technologies and practices to improve accessibility for persons with disabilities.

The proposed project maintains the design character of the façade on the important streetscape of Market Street. Visually there will be no change in scale or design character here. The canopy will be

restored improving pedestrian comfort. In addition the alleyway between the Iao Theater and this structure will be enhanced and developed into an interesting and pleasant pedestrian connection to the public parking behind the theater. The small incubator business stalls will open to this alleyway and will energize this unique urban space. The proposed structure will be made accessible to all through the use of an elevator and conformance to Americans with Disabilities Standards.

Assure that new developments respect the areas topography and climate.

This project will not appreciably alter the existing topography of its lot which slopes down approximately eight feet as it connects Market Street to the parking area behind the theater. Natural ventilation will be an option for all of the tenant spaces through use of operable windows and open store fronts.

Protect views to significant built and natural features.

This project replaces an existing building with one of similar mass and scale; consequently, no views are affected.

Beautification

Beautify streetscapes and other public spaces with period sensitive landscaping, paving, lighting, street furniture, and signage. Explore the feasibility of underground utilities.

The Market Street streetscape will be dramatically beautified by the restoration of this historic façade. Paving, signage and lighting sensitive to the Design Guidelines will be incorporated in the Alley space. Some undergrounding of utilities is incorporated in the Market Street beautification project currently under design.

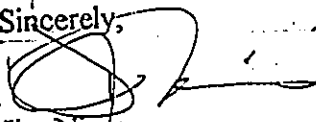
Landscape Off-street parking areas to improve their appearance, provide shade and screen adjacent uses as well as the parking area itself.

Parking for this project is included in the Wailuku Mini-park project currently commencing construction. This project has been designed with landscape planting conforming to the Design Guidelines.

- State Historic Preservation Division (SHPD) has reviewed the project and has no objections to the project as proposed and will be consulted further on cultural resource issues per your suggestion.

- Although the project complies with the spirit and intent of HRS 205A it does not lie within the Special Management Area. As you have pointed out there are other numerous regulating and guiding documents and policies that must be complied with for this project. The EA addresses all of these concerns that also demonstrates compliance with HRS 205A.

Sincerely,



Jim Niess
Project Architect

MAUI ARCHITECTURAL GROUP

October 7, 2002

Mr. David Craddick, Director
County of Maui
Department of Water Supply
200 S. High Street
Wailuku, HI 96793

**RE: Environmental Assessment for Weinberg Small Business Market Center;
TMK# 3-4-012 : 22 por.**

Thank you for your response to our draft EA for this proposed Wailuku project. Please note our reply to your comments below:

- This project will be using Best Management Practices (BMPs) in its design. Thank you for forwarding reference materials.
- This project will be designed to current codes and, consequently, will utilize low-flow plumbing fixtures and will incorporate no single pass cooling systems.
- Lokahi has a maintenance program for all of the facilities it manages and will include this project in this routine maintenance program.
- The project is sited in an urban area and, consequently, has very little landscaping incorporated into its plans. What little there is will be designed in accordance with the Maui County Planting Plan.
- There is no automated watering system planned for the project at this time.

Please call if I can provide further input.

Sincerely,



Jim Niess
Project Architect

cc: Lokahi Pacific
Dept. Housing and Human Concerns

MAUI ARCHITECTURAL GROUP

October 7, 2002

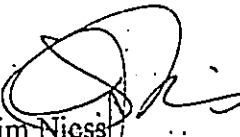
County of Maui
Police Department
55 Mahalani Street
Wailuku, HI 96793

**RE: Environmental Assessment for Weinberg Small Business Market Center;
TMK# 3-4-012 : 22Por.**

Thank you for your response to our draft EA for this proposed Wailuku project. Please see our reply to your comments below:

- Residents in the proposed project will park adjacent to their apartments in the County owned lot that will be improved with the Wailuku Min-park project.
- Groundbreaking ceremonies for the Police Resource Center will be held in two days on October 9th. We have taken note that the facility, when completed, will not be staffed on a full-time basis

Sincerely,


Jim Niess
Project Architect

cc: Lokahi Pacific
Dept. Housing and Human Concerns

MAUI ARCHITECTURAL GROUP

October 8, 2002

Ms. Genevieve Salmonson
Office of Environmental Quality Control
State of Hawaii
235 So. Beretania Street Suite 702
Honolulu, HI 96813

**RE: Environmental Assessment for Weinberg Small Business Market Center;
TMK# 3-4-012 : 22Por**

Thank you for your response to our draft EA for this proposed Wailuku project. Our reply to your comments are found below:

- Photographs have been incorporated into the Final EA
- Thank you for the website reference regarding Sustainable Building guidelines.

Sincerely,



Jim Niess
Project Architect

cc: Lokahi Pacific
Dept. Housing and Human Concerns

MAUI ARCHITECTURAL GROUP

October 7, 2002

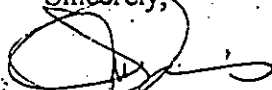
Mr. Herb Matsubayashi
District Environmental Health Program Chief
State of Hawaii
Department of Health
Maui District Office
54 High Street
Wailuku, HI 96793

**RE: Environmental Assessment for Weinberg Small Business Market Center;
TMK# 3-4-012 : 22Por**

Thank you for your response to our draft EA for this proposed Wailuku project. Our reply to your comments are found below:

- An asbestos and lead paint survey has been commissioned and is currently being conducted by the Vuich Environmental Consultants. Once the study is complete and if regulated asbestos is identified, a qualified contractor will be retained to complete its removal in accordance with NESHAP regulations including the notification of DOH Noise, Radiation, and Indoor Air Quality Branch ten (10) working days prior to the demolition.

Sincerely,



Jim Niess
Project Architect

cc: Lokahi Pacific
Dept. Housing and Human Concerns