

OEOC BULLETIN



GEORGE R. ARIYOSHI
GOVERNOR

LETITIA N. UYEHARA
DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Volume I

December 23, 1984

No. 22

REGISTER OF CHAPTER 343, HRS DOCUMENTS

EIS PREPARATION NOTICES

The following proposed actions have been determined to require an environmental impact statement. Anyone can be consulted in the preparation of the EIS by writing to the listed contacts. 30 days are allowed for requests to be a consulted party.

SEWER TUNNEL RELIEF PROJECT, HONOLULU, HAWAII, City and County of Honolulu Dept. Public Works

The proposed Sewer Tunnel Relief will replace portions of the existing Manoa-Kaimuki Interceptor Sewer which have seriously deteriorated after more than 50 years of service. The proposed improvements will be designed and constructed to provide adequate carrying capacity and to minimize health hazards, operational and maintenance costs, and related adverse effects. The environmental impact statement will address these proposed sewer system improvements. Construction will occur in four increments. Increment 1-B will involve installing a 60-in. diameter reinforced concrete pipe (RCP) from the intersection of Ward Ave. and South Beretania St., along South Beretania St., Pensacola St., Kinau St., and Makiki St. The proposed 60-in. RCP will connect to an existing 60-in. RCP at Beretania St. near Ward Ave. which constitutes an important link in the system. Increment 1-B will also include installation of a 12-in. diameter vitrified clay (VC) pipe in Lunalilo St. between Victoria and Pensacola Sts., and

an 18-in. diameter VC pipe along Pensacola St. to Kinau St., where it will tie into the new 60-in. RCP. Increment 1-B is proposed to be constructed with cut and cover (open trench) procedures. Increment 2 involves construction of a tunnel section, within which a 60-in. RCP or cast-in-place concrete pipe will be installed. The tunnel corridor begins on Makiki St., near Lunalilo St., crosses under the H-1 Freeway to Wilder Ave. and travels along Wilder Ave. to Artesian Way. From Artesian Way to Metcalf St., a 60-in. RCP will be installed by cut and cover construction procedures. Increment 2 also includes construction of 18-in. and 24-in. sewerlines which will function as a feeder lines to the proposed relief sewer. The 18-in. line will be installed along Wilder Ave., between Liholiho St. and Piikoi St., and the 24-in. line will be between Makiki St. and Liholiho St., connecting to the proposed relief sewer at the Wilder Ave.-Makiki St. intersection. Increment 3 will involve construction of a 4-ft. by 6.25-ft. tunnel section from Metcalf St. to Dole St., in the approx. vicinity of Krauss Hall of the University of Hawaii. Increment 4 continues the 4-ft. by 6.25-ft. tunnel along Dole St., through the Chaminade University/St. Louis School campus, to Palolo Ave., where the proposed relief sewer will connect to the existing tunnel. Construction of Increment 1-B will begin in late 1985 with Increments 2 through 4 following sequentially. The estimated construction time for Increment 1-B is 630 calendar days. Estimated

construction times for Increment 2, Increment 3, and Increment 4 are 450, and 750 calendar days, respectively. Existing sewer service will be maintained during construction. Construction of tunnel sections will primarily occur below ground surface, however, surface work areas will be required at specific points along the tunnel route to serve a portals and construction staging areas. These staging areas will be identified in the EIS.

Contact: Mr. Edward Arakawa
Division of Wastewater
Management
Department of Public Works
City and County of Honolulu
Honolulu Municipal Building
650 South King Street,
14th Floor
Honolulu, Hawaii 96813

Deadline: January 22, 1985.

DEVELOPMENT OF AN INDUSTRIAL PARK AT
KAPAA VALLEY, KAILUA, KOOLAUPOKO, OAHU,
Michael C. Baldwin Trust, et. al./City
and County of Honolulu Dept. of Land
Utilization

The applicant is requesting that 15.7 acres of land at Kapaa Valley, Kailua, Koolaupoko, Oahu, identified as TMK: 4-2-15: por. of 6 & 8, be rezoned from P-1 Preservation District to I-1 Light Industrial District to develop the first phase of a proposed industrial park. The total proposal calls for developing a 110-lot industrial park in two phases over an approx. total of 78 acres. Lot sizes will average 20,000 sq. ft. Phase I encompasses approx. 38 acres of land that are presently designated Industrial on the Koolaupoko Development Plan (D.P.) This includes both the subject 15.7-acre parcel and also a 22(+)-acre parcel adjoining it to the east. This adjoining parcel is zoned I-1 and is presently occupied by the Ameron Wire Fabrication Facility which leases the property from the landowner. Phase I is

proposed to provide about 47 lots. Phase II, which is not included in the rezoning request, is proposed to be developed on an adjoining 39(+)-acre parcel to the north that is presently zoned P-1. A D.P. amendment and zone change are required to develop the Phase II site which is presently D.P. designated as Preservation and zoned P-1. Phase I and its related development, and all of Phase II are within the Special Management Area (SMA). The environmental assessment and EIS determination apply to the total development proposal as well as the subject Phase I rezoning request. The EIS, when accepted, will also serve to fulfill the Chapter 343, HRS requirement of the proposed Phase II D.P. amendment and zone change. The project site is relatively flat with a slight south to north slope (approx. 1%) towards Kawainui Marsh. It presently consists of vacant, unimproved land. There is also a stream running through the site which drains Kapaa Valley and empties into Kawainui Marsh. The site is readily accessible by the major routes to Windward Oahu. Kapaa Quarry Rd. provides access from Pali Hwy. and Mokapu Blvd. From Kapaa Quarry Rd. to the site, there is an access road into Kapaa Valley. This access road will be improved to a 56-ft. right-of-way and will be connected to the on-site internal road network of the industrial park. Improvements to Kapaa Quarry Rd. include widening the section between the site and Mokapu Blvd. from 2 to 4 lanes (56 ft.). Traffic safety hazards on Kapaa Quarry Rd. in the vicinity of the project site will be corrected, such as by eliminating dangerous curves and open drainage channels along the road.

Contact: Mr. Bernard P. Kea
Community Planning Inc.
700 Bishop Street, Suite 608
Honolulu, Hawaii 96813

Deadline: January 22, 1985.

NEGATIVE DECLARATIONS

The following are Negative Declarations determinations made by proposing or approving agencies that certain proposed actions will not have significant effects on the environment and therefore do not require EIS's (EIS Reg. 1:4p). Publication in the Bulletin of a Negative Declaration initiates a 60-day period during which litigation measures may be instituted. Copies are available at 25 cents per page upon request to the Office. Written comments should be submitted to the agency responsible for the determination (indicated in project title). The Office would appreciate a copy of your comments.

OAHU

KALAHEO HIGH SCHOOL SECURITY FENCING AND GATES, KAILUA, OAHU, Dept. of Accounting and General Services for the Dept. of Education

The proposed project involves construction of 3 drive gates and approx. 500 ft. of 6-ft. high chain link fence at Kalaheo High School, 730 Iliaina St., Kailua, Oahu. The construction will be within the existing school campus and no land will be removed from the tax base. The project will provide much-needed security to minimize vandalism to the school and the neighboring residences.

CONSTRUCTION OF 152 TWO-BEDROOM UNITS IN ALII PLANTATION CONDOMINIUM DEVELOPMENT AT HALAWA, EWA DISTRICT, OAHU, Dept. of Social Services and Housing, Hawaii Housing Authority

The proposed development involves construction of garden townhouse units to be situated on a 10.74 acre site in Halawa, identified as TMK: 9-9-02:10, which is situated immediately adjacent to the Stadium Mall (Salt Lake Blvd.). The proposed use of the parcel is consistent with State Land Use which is designated as Urban. Current zoning of the site is A-1, Apartment. Development

Plan is Residential and no rezoning will be required. The parcel is presently vacant and slopes from east to west at approx. 2%. Although the area proposed for the development is relatively flat, the property boundary extends to the top of a ridge on the east and south sides. The structures will consist of 15 two-story buildings, 152 two-bedroom units, wood-frame structures in 5 phases. All units will be built to FHA standards and the project has been VA approved for the first, second and third phases. Each unit will have 1 or 2 baths, lanai, and at least 1 parking space. Living space ranges from 768 to 912 sq. ft. The development will have a recreational area containing a meeting and exercise building and a tot lot with playground apparatus and picnic facilities. The project will be priced in a range suitable for prospective buyers who are anticipated to be in the middle-income family group (majority owner-occupants). The project will also provide 15 units for low/moderate income families.

IMPLEMENTATION OF THE "KUHIO DISTRICT" AND CONSTRUCTION OF A COMMERCIAL BAZAAR AND PARKING AREAS WITHIN THE WAIKIKI SPECIAL DESIGN DISTRICT (WSDD), WAIKIKI, OAHU, Magoon Estates, Ltd./City and County of Honolulu Dept. of Land Utilization

The applicant proposes to implement a joint development to consolidate a number of parcels with commercial and apartment uses on-site to be known as the "Kuhio District." Plans are to develop these parcels in the future, and the joint development is an interim measure designed to consolidate parcels owned by the Magoon Estates, Ltd. Also proposed to be constructed is a commercial bazaar and off-site parking within the WSDD. Access to the project site is from Kuhio Ave. and Kalaimoku St. The new bazaar is proposed as part of a plan to consolidate land area of approx. 104,560 sq. ft., already containing commercial and apartment structures, and parking lots, into one

area to be known as the "Kuhio District," via joint development approval. A joint development permit would encourage the design and development of the entire area. The Kuhio District is bordered on the north by Kuhio Ave., on the west by Kaiolu St., on the south by apartment buildings and commercial structures, and on the east by Kalaimoku St. It is identified as TMK: 2-6-18:10, 55, 57-59, 62-64, 73-75. The proposed bazaar will be constructed on a portion of an existing parking lot adjacent to a number of commercial structures on TMK: 2-6-18: 74 and por. 73. The project will be implemented in two phases, and maintained by the applicant. The bazaar will consist primarily of booths and movable carts from which a variety of craft, souvenir, and other items will be sold. The site will be developed with extensive landscaping and design elements intended to improve and enliven the atmosphere of the Kuhio District. All booths will be permanent fixtures, furnished with electrical power, with dimensions of 4' x 8'. Approx. 42 booths in double or single-loaded formations are proposed. A central focus of the bazaar is to be a gazebo structure, completely open from ground level to its top, with a skin of wooden lattice, a steel and timber frame structure, measuring 40' in height, width and depth. The floor area proposed for the booths and gazebo are 1,024 sq. ft. and 1,600 sq. ft., respectively. In order to satisfy the CZC parking requirements, there will be 81 parking stalls within the area designated as the Kuhio District and 79 parking stalls off-site on Launiu St. at TMK: 2-6-17: 68, 70, 71, and 72. Construction of the bazaar phases I and II will require approx. 5 months to complete.

PROPOSED REZONING FROM AGRICULTURE (AG-1) TO RESIDENTIAL (R-6) TO ALLOW EXPANSION OF EXISTING CHURCH AND PARKING LOT, NEWTOWN, PEARL CITY, OAHU, The Church of Jesus Christ of Latter-Day Saints/City and County of Honolulu Dept. of Land Utilization

The applicant is requesting rezoning of a 7.06-acre parcel identified as TMK: 9-8-60:9 from AG-1 Agriculture to R-6 Residential. The property is located at the intersection of Komo Mai Dr. and Kaahele St. in Newtown, Pearl City. It currently supports a 290-seat chapel/multipurpose room and a 123-stall parking lot constructed in 1983. The owners of the property are proposing expansion of the existing facility to include three new buildings: a second 11,490 sq. ft. chapel/multipurpose room, an 11,000 sq. ft. cultural hall (assembly room), and a 1,500 sq. ft. office building. Provision has been made for 138 additional parking spaces to accommodate the new construction. The R-6 Residential zone would allow more effective use of the property in terms of project layout and design. The site is designated for Residential use on the PUC Land Use Map and the entire complex has been designed to complement the residential character of the community. A change in zoning district would be in keeping with other urbanized parcels in the area and would eliminate the present discrepancy between the Land Use Map and Zoning Map classification.

HAWAII

PAHALA ELDERLY HOUSING PROJECT, PAHALA TOWN, KA'U, HAWAII, Ka'u Housing Corporation/County of Hawaii Office of Housing and Community Development

The applicant proposes development of an 8-unit housing project in Pahala Town, Ka'u, Hawaii on 4 unimproved land parcels identified as TMK: 9-6-17:3, 4, 5, and 38 totaling 1.14 acres. The lots shall be consolidated into one parcel then subdivided into 2 half-acre lots. One lot shall be used for the project and the other for gardening. Parcels 3, 4, and 5 are owned by Ka'u Sugar Company and parcel 38 is owned by Brewer Support Housing, Inc. Title to the properties shall be transferred to the County of Hawaii which in turn shall lease the property to the Ka'u Housing

Corporation. The project site is bounded by Pikake and Kou Sts. (sometimes referred to as Holei St.) to the west and north respectively, an existing elderly housing project to the south, and Holy Rosary Church to the east. The four parcels are zoned for multi-residential development (RM-1.5). Density is approx. 8.0 units per gross acre. The 8 one-bedroom, one-bath units will be grouped by four in two adjoining one-story buildings. Each unit will be approx. 500 sq. ft. in interior area. The site shall be accessed from Kou St. via a 24-ft. wide paved driveway. The units shall be leased to occupants who may be eligible for rent subsidies under the U.S. Department of Housing and Urban Development's Section 8 Rent Subsidy Program. Development will begin after all necessary approvals are received. Target date for completion is by December 1985.

TMK: 1-2-04-38 1 45-ft. pole and overhead wire conductors

The installation of these facilities will consist of the digging of 14 holes for the setting of 8 poles and 6 anchors, the attachment of guy wires between the poles and anchors and the stringing of overhead conductors. There will be minimal clearing of the 25-ft. easement area within TMK: 1-2-04-38. There are existing structures on TMK: 1-2-03-06 which include picnic structures, pavilions, restrooms, etc. of the Harry K. Brown Park. Existing utilities in the pole line area include a Hawaiian Telephone Co. pole line.

CONSERVATION DISTRICT USE APPLICATION FOR INSTALLATION, USE AND MAINTENANCE OF POWER POLES AND LINES, PUNA, HAWAII, Hawaii Electric Light Co. Inc./Dept. of Land and Natural Resources

The applicant has been requested to provide service to Kalapana Store in Puna. In order to provide service, the applicant proposes to extend an overhead pole and wire line from the Kalapana Black Sand Beach Drive-In to the store along most of the Old Beach Rd. Portions of this proposed pole line will be within the conservation areas as follows:

| <u>Area</u> | <u>Items to be Installed</u> |
|----------------|--|
| Old Beach Rd. | 7 45-ft. poles and overhead wire conductor |
| TMK: 1-2-03-05 | 4 anchors with guy wires |
| TMK: 1-2-03-06 | 2 anchors with guy wires |

MAUI

LAND EXCHANGE FOR DEVELOPMENT OF THE MAKENA-LA PEROUSE STATE PARK, ONELOA BEACH, MAKENA, MAUI, Seibu Fudosan Kabushiki Kaisha aka Seibu Real Estate Co., Ltd./Dept. of Land and Natural Resources

The proposal is for a legal transaction involving an equitable exchange of state and county owned properties for a Seibu owned beach front parcel for development of the Makena-La Perouse State Park. The project location includes various sites along the Kihei and Makena coasts of Maui. Principal exchange sites are located within the Makena Beach Resort and along Oneloa Beach, Makena. The site for acquisition by land exchange is identified as TMK: 2-1-06:27 located at the Big Beach area of Makena, Maui. It is 8.759 acres, 625' wide and 920' deep. The exchange of selected state and county owned parcels would include the following areas which total approx. 65.721 acres.

1. A portion of the unpaved public dirt right-of-way known as the "Makena Keoneoio Rd." approx. 1,100 linear ft. in length and varying in width, comprising approx. 1.3 acres, subject to abandonment and conveyance by the County of Maui.

2. Two remnant portions of TMK: 2-1-05:34, approx. 0.6 and 3.8 acres, respectively.
3. The entirety of TMK: 2-1-05:82, comprising of 1.0 acre, which area would be utilized for roadway purposes.
4. The entirety of TMK: 2-1-05:84, comprising of 2.0 acres.
5. The westerly (makai) most approx. 25.4 acres of TMK: 2-1-05:24.
6. The entirety of TMK: 2-1-05:80, comprising of 16.268 acres.
7. The southerly-most portion mauka of Kihei Rd. of TMK: 3-9-04:61, comprising of 10.072 acres.
8. TMK: 3-9-05:42 and 47, comprising of 39,729 and 25,230 sq. ft., respectively. Seibu would also consider the exchange of TMK: 3-9-05:46, comprising of 9,436 sq. ft. which is presently subject to a lease to a third party with termination in the year 2033.

The extent of the acreage to be conveyed by the state will depend upon the valuation of the parcels as established by the appraisal presently in progress by a certified land appraiser retained by the State of Hawaii and Seibu. The land exchange is expected to take place as a single phase with no additional phases.

PIER 1 EXTENSION AT KAHULUI HARBOR,
KAHULUI, MAUI, State Dept. of
Transportation, Harbors Division

The proposed Pier 1 extension consists of a new land filled area (apron), 235' long by 166' wide, and a new 235' long by 47.54' wide concrete pier to be supported on piles. A new paved road will also be constructed to serve this pier and a new mooring bit will be located 465' from the end of the apron of the breakwater. The harbor will be

dredged to an elevation of -35.0 ft. The project site is within Kahului Harbor located on the north side of Maui. The objective of this project is to handle the increased demands for simultaneous berthing of commercial vessels, i.e., passenger ships, tankers, bulk carriers, and container vessels.

IMPROVEMENTS TO EAST RAMP AT KAHULUI
AIRPORT, KAHULUI, MAUI, State Dept. of
Transportation, Airports Division

The project proposal is to provide nine 10,000 sq. ft. areas for the scenic flight operators and to expand the general aviation tie-down area by paving an additional area of approx. 51,000 sq. ft. The project site, identified as TMK: 3-8-01:19 por. is situated adjacent to and east of Runway 2-20 and is a portion of the old Runway 17-35 and a tie-down area adjacent to the T-Hangar facilities. The objective of the proposed project is to segregate the general aviation and scenic flight activities from the inter-island carriers, air taxis and air cargo operators, and to provide additional service and maintenance areas. The move of these facilities to the proposed area will relieve the congested east ramp and further the orderly development of other activities in support of the increasing aeronautical activities on Maui. The additional tie-down area for the general aviation aircraft will congregate all individually owned general aviation aircraft within one location. These improvements will provide for the orderly development of the East Ramp as provided by the Airport Master Plan.

REGISTER OF SHORELINE PROTECTION ACT DOCUMENT

The project listed in this section has been filed with the County agency pursuant to Chapter 205A, HRS as amended, relating to the Special Management Area of each county. For additional information, please call the pertinent county agency:

Hawaii Planning Dept. 961-8288;
State Dept. of Land Utilization 523-4077;
Hawaii Planning Dept. 245-3919;
Hawaii Planning Dept. 244-7735.

CONSTRUCTION OF A WATER STORAGE TANK AT
KAHE POWER PLANT WITHIN THE SPECIAL
MANAGEMENT AREA (SMA), KAHE VALLEY,
OAHU, Hawaiian Electric Co., Inc./City
and County of Honolulu Dept. of Land
Utilization

The applicant proposes to build a 190,000 gal. capacity distilled water storage tank within the existing Kahe Power Plant property identified as TMK: 9-2-03:27, which encompasses Kahe Valley and has a total area of 454,390 acres. The project would be located within the existing power generating complex, which is mauka of Farrington Hwy. The new tank is being located next to existing distilled water storage tanks where the supply and distribution piping are in the immediate area and can be utilized. It will be a circular tank 31'-8" in diameter and 35' high. The tank will be situated at elevation 36'-2" mean lower low water. Construction of the water tank will require relocation of 4 existing soda ash tanks to an adjacent area. This additional storage capacity will supply sufficient quantities to meet the unusual demands for distilled water as were experienced during Hurricane Iwa and in other total plant blackout conditions. It will contribute to more rapid and efficient restoration of power in such emergencies.

NEPA DOCUMENTS

The following documents have been prepared pursuant to the requirements of the National Environmental Policy Act of 1969. Contact the Office of Environmental Quality Control for more information at 548-6915.

CONSTRUCTION OF NEW FACILITIES ENGINEER
WORKSHOPS (FEMCAP) AT SCHOFIELD BARRACKS,
OAHU, Dept. of the Army, U.S. Army
Support Command, Hawaii (USASCH)

Finding of No Significant Impact

The proposal involves construction of a new post engineer shop compound in the southeastern corner of Schofield Barracks Military Reservation. The facilities will consist of permanent, fire resistant structures, including workshops (45,100 sq. ft.), open and covered storage areas (14,400 sq. ft.), and administrative areas (20,900 sq. ft.). Presently, the post engineer functions are conducted in 19 separate buildings. These old wood buildings have deteriorated beyond economical repair due to termite and rat damage and are also deficient in perimeter security fencing and lighting, fire protection, covered storage space, administrative and workshop areas, and modern utilities systems. The new facilities will result in a more efficient and safer working environment.

CONSTRUCTION OF THREE TACTICAL EQUIPMENT
MAINTENANCE FACILITIES AT SCHOFIELD
BARRACKS, OAHU, Dept. of the Army, U.S.
Army Support Command, Hawaii (USASCH)

Finding of No Significant Impact

The proposal involves construction of three separate, permanent tactical equipment maintenance facilities for the 65th Engineer Battalion, the 25th Supply and Transport Battalion, and the combined 25th Medical Battalion, 125th Finance Company, Division Material Management Center Company, 25th AG Company, and HHC DISCOM. The three facilities will be located in areas at Schofield Barracks Military Reservation that are currently used for industrial activities. Each tactical equipment maintenance facility will consist of a maintenance shop building, administrative offices, deployment equipment storage sheds, grease and wash racks, POL storage and service area, fuel dispensing facility, and utilities services (including grease traps and sanitary sewerage connections). Presently, the maintenance activities of the various units are accomplished in

temporary buildings and substandard motor pools, which are deficient in paved parking areas, environmentally acceptable grease and wash racks, fuel dispensing facilities, covered organizational storage areas, and perimeter security fencing and lighting. The new facilities will result in the more effective servicing of vehicles and other tactical equipment and the maintenance of the combat readiness of various units in the 25th Infantry Division and the 45th Support Group.

E. C. Fullerton
Director, Southwest Region
National Marine Fisheries Service
300 South Ferry Street
Terminal Island, California 90731

A copy should also be sent to:

Joyce M. T. Wood
Chief
Ecology and Conservation District
Room 6111, PP2, U.S. Department of
Commerce
Washington, D. C. 20230.

Deadline: February 15, 1985.

SUPPLEMENTAL EIS FOR PROPOSED
DESIGNATION OF CRITICAL HABITAT FOR THE
HAWAIIAN MONK SEAL IN THE NORTHWESTERN
HAWAIIAN ISLANDS, U.S. Dept. of
Commerce, National Oceanic and
Atmospheric Administration

Supplemental Environmental Impact
Statement (SEIS)

The National Marine Fisheries Service is proposing to designate critical habitat for the Hawaiian monk seal pursuant to the Endangered Species Act of 1973. The designation will provide protection to the portion of the monk seal's habitat that is essential for the survival of the species. The SEIS contains information on the biology and habitat usage of the monk seal that has been developed since the Draft Environmental Impact Statement on Designation of Critical Habitat was published in March 1980. The preferred alternative presented in the SEIS is the designation of all beach areas, lagoon waters, and ocean waters out to a depth of 10 fathoms around Kure Atoll, Midway Islands (except Sand Island), Pearl and Hermes Reef, Lisianski Island, Laysan Island, French Frigate Shoals, Gardner Pinnacles, Necker Island, and Nihoa Island.

Any written comments or questions on the above document should be submitted to:

ENVIRONMENTAL IMPACT STATEMENTS

EIS's listed in this section are available for review at the following public depositories: Office of Environmental Quality Control; Legislative Reference Bureau; Municipal Reference and Records Center (Oahu EIS's); Hamilton Library; State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Wailuku and Lihue Regional Libraries. Statements are also available at State Branch Libraries that are in proximity to the site of a proposed action (indicated by project description).

EIS'S SUBMITTED FOR ACCEPTANCE. The following EIS's have been submitted for acceptance and contain comments and responses made during the review and response period.

FINAL ENVIRONMENTAL IMPACT STATEMENT FOR
YACHT HARBOUR PROJECT, WAIKIKI, OAHU,
Jack E. Myers/City and County of
Honolulu Dept. of Land Utilization

The proposal is to construct a mixed-use hotel and residential condominium comprised of 408 hotel guest rooms and 174 condominium apartments respectively on the site identified as TMK: 2-6-10:10, 6. The 350 ft. curvilinear structure will be located on a 2-1/2 acre site on the makai ewa corner of the

Waikiki Special Design District. The rectangular project site is bounded by Ala Moana Blvd., the Ilikai Marina hotel condominium and a State of Hawaii owned service road on the south and west bounds along the Ala Wai Boat Harbor. The hotel portion of the tower will consist of 29 single-loaded floors atop a five-story base of lobbies, parking garage and common areas provided for the entire project. A typical hotel floor would contain approx. 12 guest rooms, ranging in size from 435 to 450 sq. ft. Suites will range from 600 to 900 sq. ft. The hotel floors are separated linearly from the condominium portion of the project by a solid concrete partition wall. The exterior window wall system is laminated glass, colored in a mauve tone within code requirements. The condominium portion, as contemplated, will contain one-bedroom and two-bedroom units ranging from approx. 840 to 975 sq. ft. and 930 to 1450 sq. ft. respectively. All condominium amenities, including an extensive recreation deck, pool, jacuzzi and cabana are currently planned to be on the same level as the hotel amenities. All public access is designed to be on the makai side of the structure facing the Ala Wai Yacht Harbor. An expansive porte cochere for both the hotel and condominium entrances will be open towards the yacht harbor directing traffic away from Ala Moana Blvd. The hotel, in addition to some 408 guest rooms, will provide meeting and ballroom facilities along with a fine gourmet restaurant. There will also be a lounge, discotheque, lobby bar, and poolside bar and grill with outdoor cafe services. The site is in urban use and is presently designated as public facility. Since 1958 the site has housed the Kaiser Foundation Hospital and outpatient clinic. The hospital, which is scheduled to move to the newly built Moanalua facility and proposed out-patient clinic on Pensacola and King Sts., will vacate in early 1986 allowing the site to revert back to its underlying resort zoning. The demolition of the existing structure and construction of the proposed hotel

condominium will take place in one phase. Construction is estimated to take 21 months, with final outfitting of furniture, fixtures and equipment taking an additional three months. Total development and construction cost is estimated at 124 million dollars.

This EIS is also available for review at the Waikiki-Kapahulu Library.

Status: Currently being processed by the City and County of Honolulu Dept. of Land Utilization