



# Wahiaua Civic Center – Court Facility and State Office Complex Environmental Impact Statement

- ▶ PUBLIC SCOPING MEETING
- ▶ December 17, 2020

# Agenda

1. Welcome & Introductions
2. Purpose of Meeting
3. EIS/EISPN Overview
4. Scoping Comments (Facilitated)
5. Closing



# Project Team

- ▶ State of Hawai'i Department of Accounting and General Services (DAGS)
- ▶ State of Hawaii Judiciary
- ▶ AHL
- ▶ Wilson Okamoto Corporation
- ▶ Honua Consulting



# Project Area



# Project Background



- 1957: Plans identified and designated this site for the development of a civic center. Since then, piece-meal development has formed what is now commonly considered to be the existing Wahiawā Civic Center.
- 1990s: Subsequent plans sought to formally outline the redevelopment of the Wahiawā Civic Center, leading with the preparation of the Wahiawā Town Master Plan in the 90's which called for the improvement of civic center oriented uses on the site.
- 2011: State Legislature appropriated \$2,000,000 to fund planning and design for a more permanent court facility in Wahiawā.
- 2019: State Legislature appropriated \$250,000 to evaluate the Redevelopment of the existing Civic Center site into a new, consolidated “Wahiawā Civic Center – Court Facility and State Office Complex”. The initial design development effort was led by the University of Hawai'i Community Design Center (UH-CDC).
- 2020: State Legislature authorized the appropriation of \$76 million to fund the design and construction of a new Wahiawā Civic Center to include a District Court Facility, and State Office Complex to serve Central O'ahu (i.e., the Proposed Action).

# Proposed Action

The State of Hawai'i Department of Accounting and General Services (DAGS) is proposing to construct a new Wahiawā Civic Center - Court Facility, and State Office Complex.

**Location:** 910 California Avenue, Wahiawā, O'ahu  
**Land Area:** 128,850 SF, or approximately 2.96 Acres  
**Recorded Fee Owner:** State of Hawai'i  
**Existing Use:** Existing Wahiawā Civic Center  
**State Land Use District:** Urban (See Figure S-3: SLUD Map)  
**Special Management Area:** Outside of Special Management Area (SMA)  
**City and County Zoning:** Residential (R-5)

**Tax Map Keys (TMKs):**

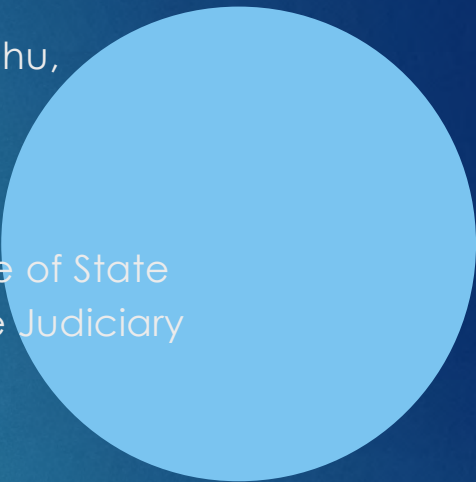
7-4-006:012 – 75,100 SF  
7-4-006:002 – 17,500 SF  
7-4-004:001 – 11,600 SF  
7-4-004:071 – 24,650 SF

The anticipated Proposed Action's gross spatial programming needs include approximately 76,000 SF of offices, courthouse space, and utilities. Of this 76,000 SF, the space requirements are anticipated to be approximately 40,000 SF for The Judiciary; 25,000 SF for State Agencies; 6,000 SF for City Agencies; and the remaining 5,000 SF set aside for the utility needs on site. Additionally, parking will be provided.

A portion of the project site is governed by Joint Development Agreement (JDA) that runs with an existing Conditional Use Permit for Joint Development (CUP-JD). Both the existing JDA and CUP-JD will need to be amended to allow for the joint development of the subject project site.



# Purpose and Need

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1. Provide a centrally located Civic Center for Central O'ahu, Wahiawā, and the North Shore.
    1. Support existing and future civic center programs.
  2. Meet space and programming needs of a diverse range of State and City agencies, services and program, with the State Judiciary identified as a key user.
    1. Ease agency coordination.
    2. Replace outdated, existing on-site facilities.
    3. Provide a safe environment for all.



# Objectives of the Proposed Action

1. To provide the Wahiawā community and greater region with a modern civic center tailored towards their needs.
2. To consolidate the existing State and City and County offices, programs, and services in coordination with the Transit Center in a centralized location.
3. To provide a modern, safe, and secure judiciary courthouse and offices that uphold the integrity and gravitas of the judicial process.





# Site Design Constraints

Key constraints include:

1. Tree coverage on Project Site.
  2. Addressing the facility and spacing needs specific to the Project end-users.
  3. Accommodation of associated parking requirements.
  4. Consideration of vertical (height) building profiles and massing in order to maintain consistency with the surrounding neighborhood.
- 



# Alternative Site Configurations

Preliminary design exercises have identified solutions to the identified key constraints that will ultimately shape the direction of final project design.

Design components include, but are not limited to:

1. One (1) to two (2) story building mass, with use of the existing Transit Center for parking.
2. Three (3) to four (4) story building mass, with parking provided on grade.

# Project Timeline

- ▶ UHCDC Start: December 2019
- ▶ Design Start: December 2019
- ▶ Bidding to be Completed by: June 2022
- ▶ Projected Construction: April 2023 thru November 2025

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3. EIS/EISPN Overview
4. Scoping Comments (Facilitated)
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# Purpose of Meeting

- Overview of EIS Process
- Purpose of the EISPN
- Solicit Draft EIS Scoping Input



# Agenda

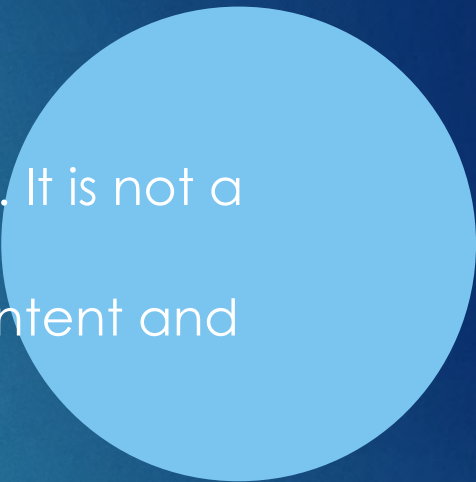
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# EIS / EISPN Overview:

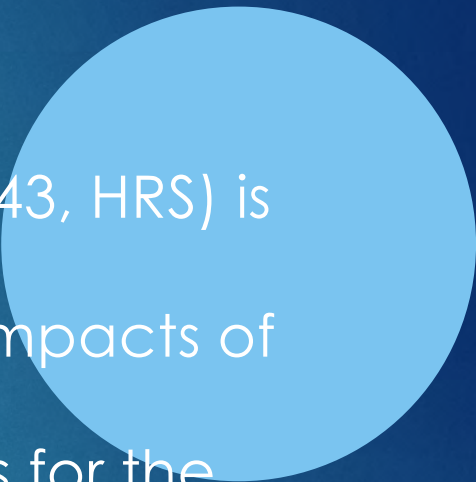
## What is an EIS

1. Disclosure of impacts for decision making. It is not a permit, nor is it an approval to proceed.
  2. Acceptance of a Final EIS means that content and processing requirements have been met.
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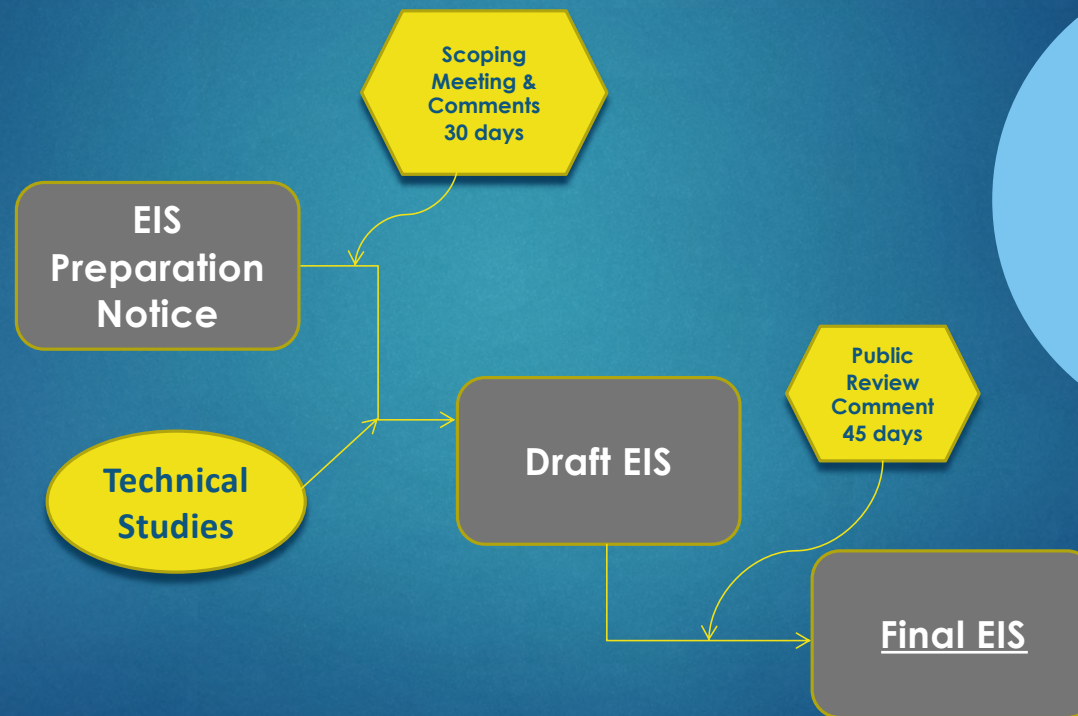
## EIS/EISPN Overview:

### What is an EISPN?

1. Gives notice that an EIS (Chapter 343, HRS) is being prepared.
  2. Discusses potential environmental impacts of the proposed action
  3. Identifies potential technical studies for the Draft EIS.
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# EIS Process (Chapter 343, HRS)



# EISPN PUBLISHED

OFFICE OF ENVIRONMENTAL QUALITY CONTROL



## The Environmental Notice

December 8, 2020

David Y. Ige, Governor

The Environmental Notice provides public notice for projects undergoing environmental review in Hawaii as mandated under Section 245-3, Hawaii Revised Statutes, the Environmental Impact Statement Law. Along with published Environmental Assessments and Environmental Impact Statements for projects in Hawaii, the Environmental Notice also includes other items related to the shoreline, coastal zone, and federal activities.



285 South Beretania Street, Suite 702 • Honolulu, Hawaii 96813 • (808) 586-4185 • [oeqc@hawaii.gov](mailto:oeqc@hawaii.gov) • <http://oeqc.health.hawaii.gov/oeqc>

O'AHU

**Wahiawā Civic Center-Court Facility and State Office Complex (EIS Preparation Notice)**

<b>HRS §343-5(a) Trigger</b>	(1) Propose the use of state or county lands or the use of state or county funds
<b>District(s)</b>	Wahiawā
<b>TIMK(s)</b>	(1) 7-4-006:012, 7-4-004:001 and 0071
<b>Permit(s)</b>	Numerous (see document)
<b>Proposing/ Determining Agency</b>	Department of Accounting and General Services, State of Hawai'i Sally Tamai, (808) 586-0499, <a href="mailto:sally.tamai@hawaii.gov">sally.tamai@hawaii.gov</a> 1151 Punchbowl Street, Honolulu, HI 96813
<b>Accepting Authority</b>	Governor of Hawai'i; 415 South Beretania Street, Honolulu, HI 96813 David Ige, (808) 586-0034, <a href="https://tso.gov.hawaii.gov">https://tso.gov.hawaii.gov</a>
<b>Consultant</b>	Wilson Okamoto Corporation; 1907 South Beretania Street, Suite 400, Honolulu, HI 96826 Keola Cheng, (808) 946-2277, <a href="mailto:kcheng@wilsonokamoto.com">kcheng@wilsonokamoto.com</a>
<b>Status</b>	Administrative 30-day public review and comment period starts. <b>Comments are due by January 7, 2021.</b> Click the title link above to access and read the document, then address comments to the accepting authority and send them to <a href="mailto:CEIS@wilsonokamoto.com">Wahiawā: CEIS@wilsonokamoto.com</a>  Due to the public health concerns in observance of pandemic conditions stemming from the threat posed by COVID-19, in-person agency and public meetings will not be held. DAGS is providing opportunities for public input by facilitating an EISPN public scoping meeting virtually online where oral comments can be made with regards to the EIS. The public scoping meeting held in conjunction with this EISPN will be on December 17, 2020, running from 5:30 PM - 7:00PM. Participation in this scoping meeting will require pre-registration, which may be completed at the following link: <a href="https://bit.ly/WahiawāCivicEISPNScoping">https://bit.ly/WahiawāCivicEISPNScoping</a> (a QR code to the registration link is also provided on page 15 of the EISPN document). Following registration, a link to the meeting will be provided via e-mail.

The Proposed Action encompasses the development and construction of a new Wahiawā Civic Center, consisting of a Court Facility, State Office Complex, and a City & County of Honolulu (City) Satellite City Hall on the grounds of the existing Wahiawā Civic Center, an approximately 2.96-acre site.

The existing Wahiawā Civic Center is fully occupied but undersized to accommodate other desired services. The proposed action encompasses the construction of a Court Facility and State Office Complex that will house State offices, City offices such as the Satellite City Hall and Driver's Licensing, and a Judicial District Court Facility. This development will provide various State and City services in one location and would be supported by off- and on-site infrastructure improvements, off- and on-site parking, and on-site support buildings such as a central utility plant.

PREVIOUSLY PUBLISHED DOCUMENTS OPEN FOR COMMENT

# EISPN Scoping

- Starts when EISPN is published (December 8)
- Determines what should be addressed or included in the EIS
- EIS regulations mandate that a public scoping meeting be held within the 30-day comment period of the EISPN.



# EISPN Scoping


- 30 days for scoping comments once the EISPN published (December 8, 2020 -> January 7, 2021)
- 4 ways to provide comments
  1. Oral comments
  2. Written comments (via mail):

Wilson Okamoto Corporation  
1907 S Beretania St.  
Honolulu, Hawai'i 96826
  3. E-mailed Comments  
[WahiawaCCEIS@wilsonokamoto.com](mailto:WahiawaCCEIS@wilsonokamoto.com)
  4. Project Website:  
<https://www.WahiawaCivicCenter.com>





# EIS Content

- 
1. General Description of the Proposed Action's Technical, Economic, Social, Cultural and Environmental Characteristics
    - a) Purpose and Need
    - b) Objectives
    - c) Description of Existing Environment, Impacts, and Mitigation Measures
  2. Relationship to Plans, Policies, and Controls, and a list of permits and approvals
  3. Alternatives Considered
  4. Consultation



# Environmental Resource Topics

The following environmental resource topics will be addressed in the Draft EIS:

- Climate and Climate Change
- Geology
- Topography
- Soils
- Surface Waters
- Groundwater
- Coastal Waters
- Natural Hazards
- Flora (AECOS)
- Fauna (AECOS)
- Historic and Archaeological Resources (HONUA)
- Cultural Resources (HONUA)
- Air Quality
- Noise
- Visual Resources
- Socio Economic Characteristics (MUNEKIYO HIRAGA)
- Public Services and Facilities
- Infrastructure, Traffic, and Utilities (WOC)
- Secondary and Cumulative Impacts

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# SCOPING COMMENTS PROTOCOL



- ▶ **Try not to repeat** what others have said. That way, we will get a very wide range of input.
- ▶ Meeting is scheduled for **2 hours**.
  - ▶ We would like everyone to stay for the whole meeting.
  - ▶ If we need to extend, I will ask the group if okay.
  - ▶ Extend meeting 10 minutes at a time, up to 30 minutes.



# SCOPING COMMENTS PROTOCOL

- ▶ Comments in the *order you signed up*
- ▶ Additional comments *if there is time.*
- ▶ Tell us your name before you speak.
- ▶ Help us make sure everyone gets to speak.  
**Summarize** your comments as much as you can.



**The EIS Should Address...**

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# Thank You!



4 ways to provide comments

1. Oral comments at this meeting
2. Written comments (via mail)
3. E-mailed Comments ([WahiawaCCEIS@wilsonokamoto.com](mailto:WahiawaCCEIS@wilsonokamoto.com))
4. Project Website:

<https://www.WahiawaCivicCenter.com>