

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

EDWIN H. SNIFFEN
DIRECTOR
KA LUNA HO'OKELE

Deputy Directors
Nā Hope Luna Ho'okele
DREANALEE K. KALILI
TAMMY L. LEE
CURT T. OTAGURO
ROBIN K. SHISHIDO

IN REPLY REFER TO:

December 12, 2024

Mr. Edwin H. Sniffen, Director
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813

OAHU

Request for Authorization to issue five month-to-month Revocable Permits (RP) to Alaska Marine Lines, Inc., for parking, areas for container storage, and an office trailer with electrical equipment, situated at Pier 5, Kalaeloa Barbers Point Harbor, island of Oahu, Tax Map Key (TMK) Nos. (1) 9-1-014:024 (Portion), (1) 9-1-014:056 (Portion), (1) 9-1-014:057 (Portion), (1) 9-1-014:058 (Portion), (1) 9-1-014:059 (Portion), and (1) 9-1-014:060 (Portion), Governor's Executive Order No. 3383

LEGAL REFERENCE:

Hawaii Revised Statutes (HRS), Sections 171-6, 171-11, 171-13, 171-17, 171-55, and 171-59, as amended.

APPLICANT:

Alaska Marine Lines, Inc. (Applicant) is a foreign profit corporation whose mailing address is 18000 International Boulevard, Suite 800, Seattle, Washington, 98188.

CHARACTER OF USE:

Areas for container storage, parking, and an office with electrical equipment to support their marine transportation business at Kalaeloa Barbers Point Harbor.

LOCATION:

Portion of Government lands at Kalaeloa Barbers Point Harbor, island of Oahu, TMK Nos. (1) 9-1-014:024 (Portion), (1) 9-1-014:056 (Portion), (1) 9-1-014:057 (Portion), (1) 9-1-014:058 (Portion), (1) 9-1-014:059 (Portion), and (1) 9-1-014:060 (Portion), as shown on enclosed Exhibit A.

ZONING:

State Land Use Commission: Urban
 City and County of Honolulu: A-2 Medium-density Apartment District,
 B-2 Community business District, I-2 Intensive
 Industrial District, I-3 Waterfront District,
 P-2 General Preservation District

AREA: See enclosed Exhibits A and B

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE PER SQ. FT.	MONTHLY RENTAL CHARGE	SECURITY DEPOSIT
1	Parking (8 stalls)	Warehouse	1,296	\$1.35	\$1,749.60	\$3,499.20
2	Storage Container	Warehouse	160	\$1.35	\$ 216.00	\$ 432.00
3	Office Trailer	Improved Land-paved	1,056	\$0.55	\$580.80	\$1,161.60
	Electrical equipment	Warehouse	16	\$1.35	\$ 21.60	\$43.20
4	Storage area in yard	Improved Land-paved	9,000	\$0.55	\$4,950.00	\$9,900.00
5	Storage Container – cargo yard	Improved Land-paved	320	\$0.55	\$ 176.00	\$ 352.00

\$7,694.00	\$15,388.00
Total Monthly Rental	Total Security Deposit

CONSIDERATION:

Month-to-month rent determined by appraisal as of January 1, 2024, for RPs in Kalaeloa Barbers Point Harbor, island of Oahu.

LAND TITLE STATUS:

Under the control and management of the State of Hawaii, Department of Transportation (HDOT), through issuance of Governor’s Executive Order No. 3383.

TRUST LAND STATUS:

Public Land Trust Information System has TMK No. (1) 9-1-014:024 (Portion) listed as multiple and the rest of the TMK Nos. did not have any information listed.

CURRENT USE STATUS:

The area is currently occupied by the Applicant. The HDOT has been reviewing all month-to-month RPs to ensure compliance with and applicability to HRS, Sections 171-17 and 171-55.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

This use is exempt from the Office of Planning and Sustainable Development, and Environmental Review Program requirements pursuant to Hawaii Administrative Rules (HAR), Subchapter 11-200.1, which exempts the following:

“Exemption Type 1: Operations, repairs, or maintenance of existing structures, facilities, equipment or topographical features, involving minor expansion or minor change of use beyond that previously existing.”

The HDOT deems the action as de minimis and exempts it from the preparation of an exemption notice in accordance with HAR, Subchapter 11-200.1-16 (b). The exemption declaration for the action described above, based on the Exemption List for the HDOT, reviewed and concurred to by the Environmental Advisory Council on February 1, 2022, is as follows:

Exemption Type 1, Part 1:

- No. A1. “Repair or maintain building, office space, sheds, parking structures, warehouses, utility systems, aircraft aprons and hardstands, hangars, tunnels and other similar structures or facilities necessary for the continued function and use, and to meet current local, state and federal standards and regulations. Actions include but not limited the following:
 - a. General: repaint, reroof, repair/replace windows and doors, interior modifications: furnishings, space configuration, flooring and flooring cover, framework, roof sheathing and other similar actions.
 - b. Utility systems: electrical, interior lighting, plumbing, wastewater, information technology (IT)/communication and security systems, heating/ventilation/air conditioning (HVAC) units and other systems.

- c. Ancillary facilities: elevators (including modifying the capacity of elevators within the same roofed structure), escalators, conveyors, gates, fencing and other similar facilities.”

Exemption Type 8, Part 1:

- No. 8g. “Creation or extension of leases, revocable permits or easements involving negligible or minor expansion or change of use beyond that previously existing.”

REMARKS:

The Applicant has a marine transportation business that has shipping routes from the Pacific Northwest, Alaska, Hawaii, and the Yukon Territory. They move all types of freight including, dry and refrigerated cargo, oversized items, bulky materials, and dry and liquid bulk tank commodities. They are also committed to environmental stewardship by investing in new equipment that is efficient, transitioned most of their fork-lifts to electric models, converted their reefers from diesel to electric, and always working on modifications and new designs for their trucks, vessels, and planes to be more energy efficient.

RECOMMENDATION:

Based on this submittal, testimony and facts presented, the HDOT recommends the issuance of five month-to-month RPs to the Applicant including its conditions and rent, under the terms and conditions cited above and other terms and conditions as may be prescribed by the Director of Transportation to best serve the interest of the State.

Sincerely,



DREANALEE K. KALILI
Deputy Director of Transportation for Harbors

Enclosures

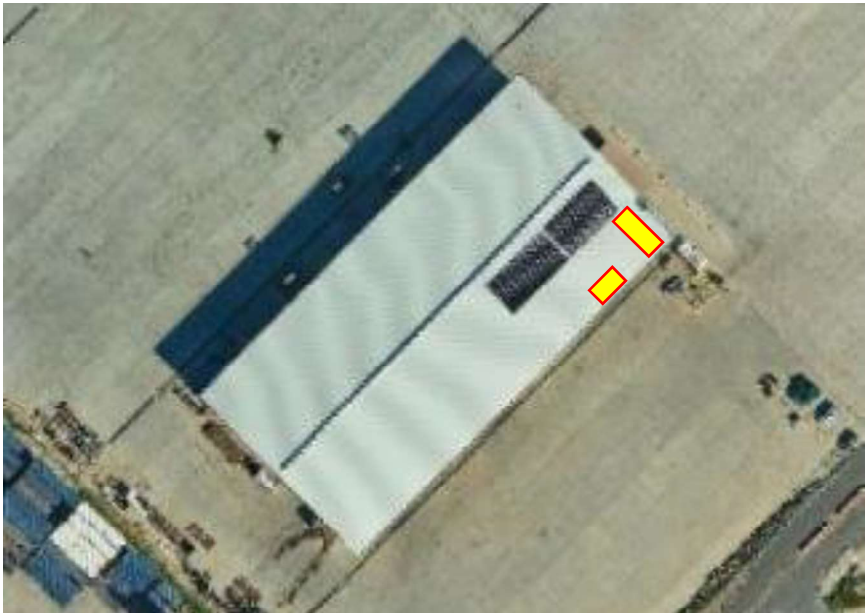


AML Revocable Permit Areas:

1. Parking (8 stalls)
2. Storage Container
3. Office Trailer and Electrical equipment
4. Storage area in yard
5. Storage container – cargo yard

*size of areas not to scale

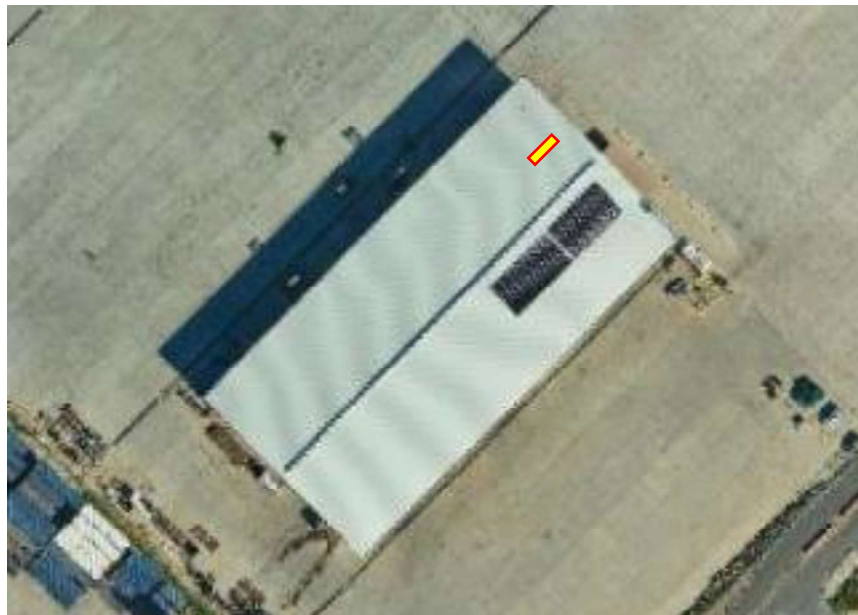
Area 1 - Parking (8 stalls)



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ.FT.
1	Parking (8 stalls)	Warehouse	72'	18'	1,296



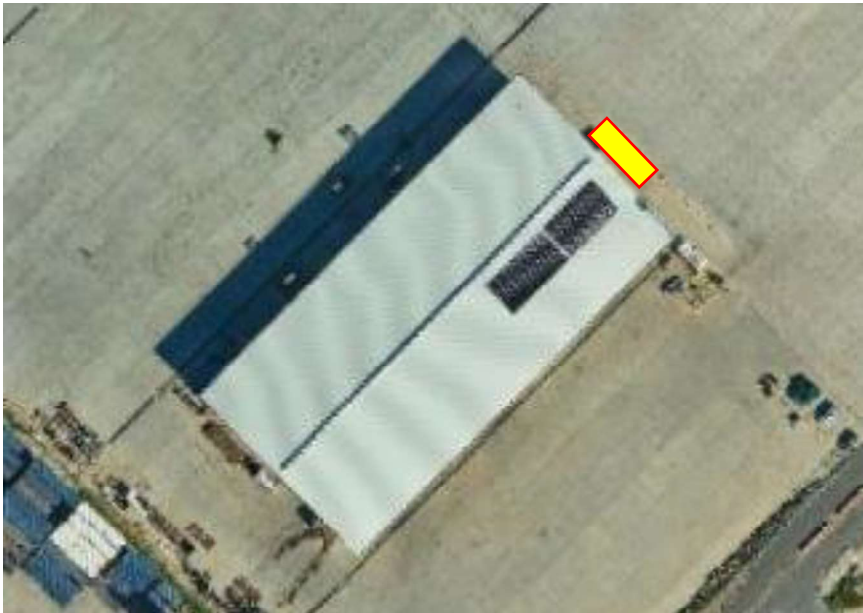
Area 2 - Storage Container



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ.FT.
2	Storage Container	Warehouse	8'	20'	160



Area 3 - Office Trailer and Electrical equipment



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ.FT.
3	Office Trailer	Improved Land-paved	44'	24'	1,056
	Electrical equipment	Warehouse	4'	4'	16



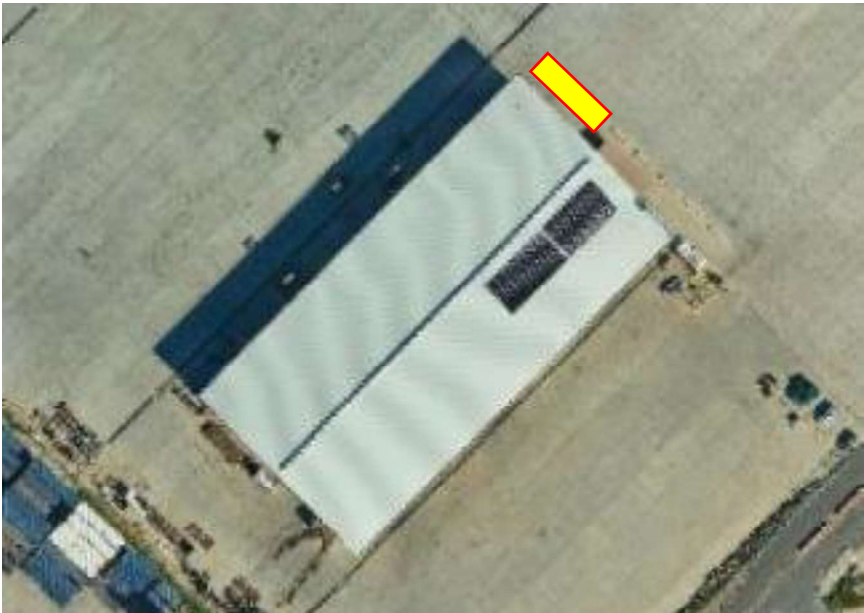
Area 4 – Storage area in yard



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ.FT.
4	Storage area in yard	Improved Land-paved	24'	375'	9,000



Area 5 – Storage container – cargo yard



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ.FT.
5	Storage Container - cargo yard	Improved Land-paved	40'	8'	320

