



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

December 18, 2025

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 the purpose of vehicle parking, container storage, and operating an office trailer with electrical equipment, situated at Pier 5, Kalaeloa Barbers Point Harbor (KBPH), 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 (GEO) No. 3383.

LEGAL REFERENCE:

Hawaii Revised Statutes, 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:

The Applicant's proposed use of the RP space is for vehicle parking, container storage, and the operation of an office trailer with electrical equipment to support its marine transportation business.

LOCATION:

Portion of Government lands at Pier 5, KBPH, 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), GEO No. 3383, 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 Industrial District
P-2, General Preservation District

AREA: See enclosed Exhibit A

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE	MONTHLY RENTAL	SECURITY DEPOSIT
1	Parking (8 Stalls)	Warehouse	1,296	\$1.39	\$1,801.44	\$3,602.88
2	Storage Container	Warehouse	160	\$1.39	\$222.40	\$444.80
3	Office Trailer	Improved Land-Paved	1,056	\$0.57	\$601.92	\$1,203.84
	Electrical Equipment	Warehouse	16	\$1.39	\$22.24	\$44.48
4	Storage Area in Yard	Improved Land-Paved	9,000	\$0.57	\$5,130.00	\$10,260.00
5	Storage Container – Cargo Yard	Improved Land-Paved	320	\$0.57	\$182.40	\$364.80
TOTAL					\$7,960.40	\$15,920.80

CONSIDERATION, RP:

Month-to-month rent at seven thousand nine hundred sixty dollars and forty cents (\$7,960.40) determined by appraisal as of January 1, 2024, for RPs in KBPH. Security Deposit shall be fifteen thousand nine hundred twenty dollars and eighty cents (\$15,920.80).

LAND TITLE STATUS:

GEO No. 3383 for piers and shoreside facilities to be under the control and management of the Hawaii Department of Transportation (HDOT), Harbors.

TRUST LAND STATUS:

Public Land Trust Information System lists the status of TMK No. (1) 9-1-014:024 as multiple, and the remainder of the referenced TMK numbers listed as unknown.

CURRENT USE STATUS:

The area is currently occupied by the Applicant.

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.”

Exemption Type 8, Part 1:

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

REMARKS:

The Applicant operates a marine transportation business with shipping routes from the Pacific Northwest, Alaska, Hawaii, and the Yukon Territory. Its operations include the transport of dry and refrigerated cargo, oversized items, bulky materials, and dry and liquid bulk tank commodities. The Applicant has further demonstrated environmental stewardship through investments in improved efficient equipment, including the transition of fork-lifts to electric models, the conversion of diesel reefers to electric units, and design modifications to trucks, vessels, and aircraft to improve overall energy efficiency.

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RECOMMENDATION:

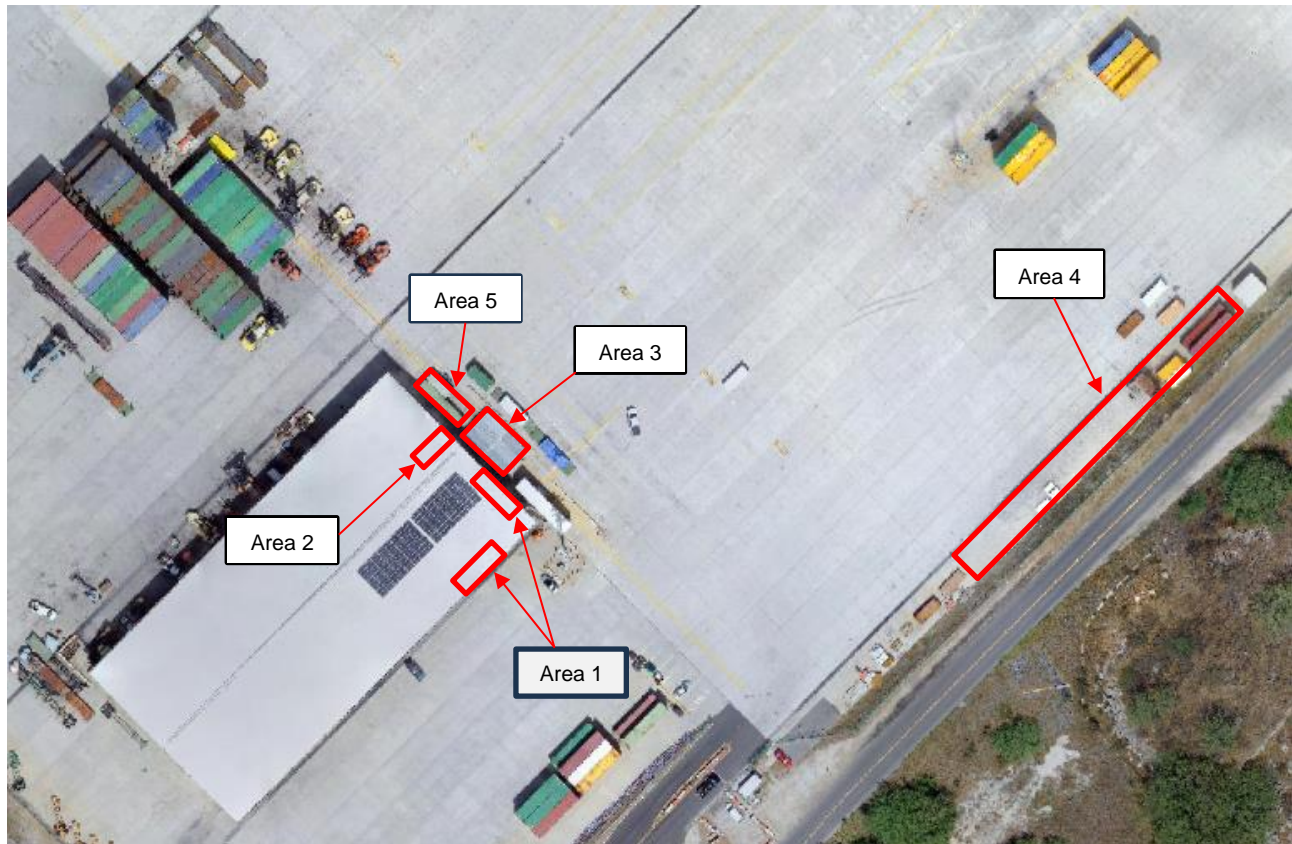
Based on this submittal, testimony and facts presented, the HDOT recommends the issuance of five month-to-month RPs to the Applicant including its conditions and rent, under the terms and conditions cited above and other terms and conditions as may be prescribed by the Director of Transportation to best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

Sincerely,

A handwritten signature in black ink, reading "Dleanalee Kalili". The signature is written in a cursive, flowing style.

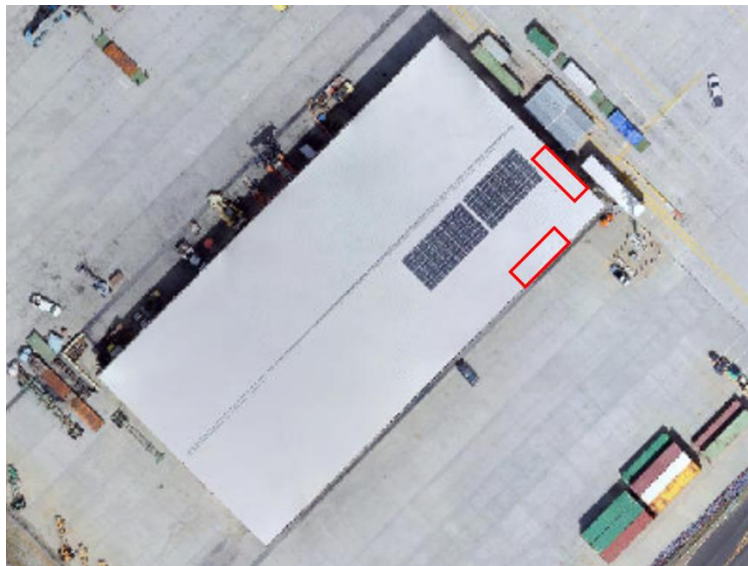
DREANALEE K. KALILI
Deputy Director of Transportation for Harbors

Enclosures



AREA	DESCRIPTION	TYPE	SQ.FT.
1	Parking (8 Stalls)	Warehouse	1,296
2	Storage Container	Warehouse	160
3	Office Trailer and Electrical Equipment	Improved Land-Paved, Warehouse	1,072
4	Storage Area in Yard	Improved Land-Paved	9,000
5	Storage Container – Cargo Yard	Improved Land-Paved	320

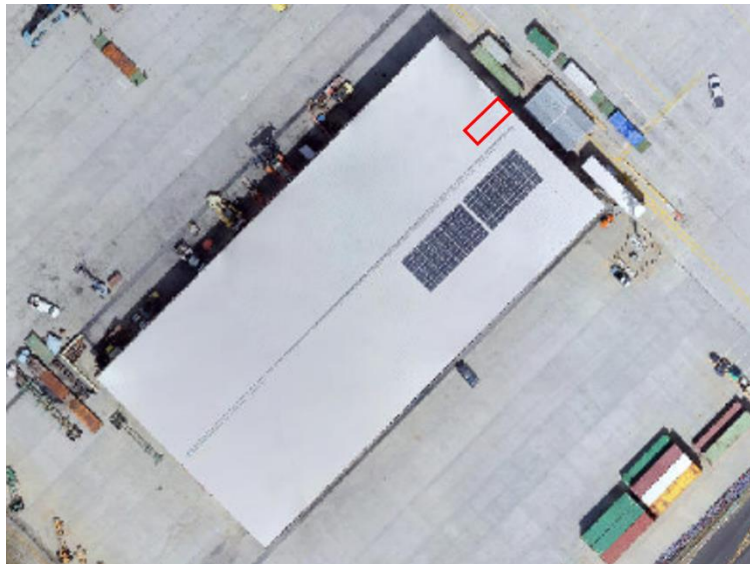
Area 1: Parking (8 stalls)



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



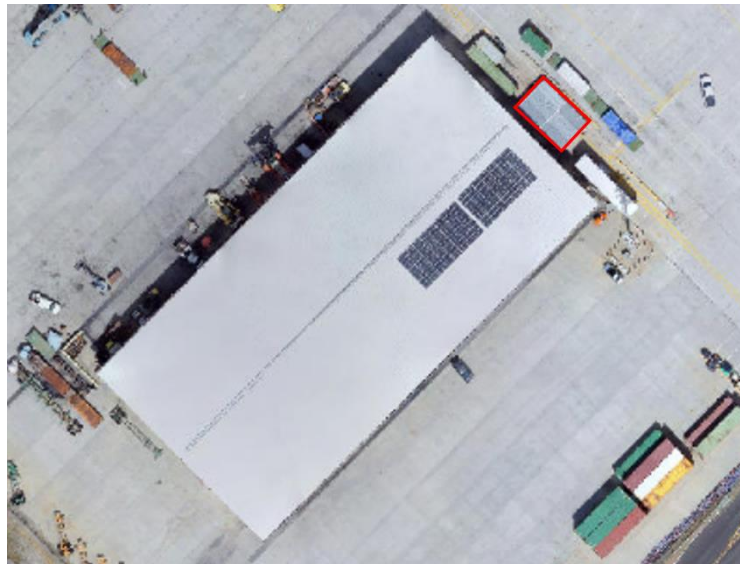
Area 2: Storage Container



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



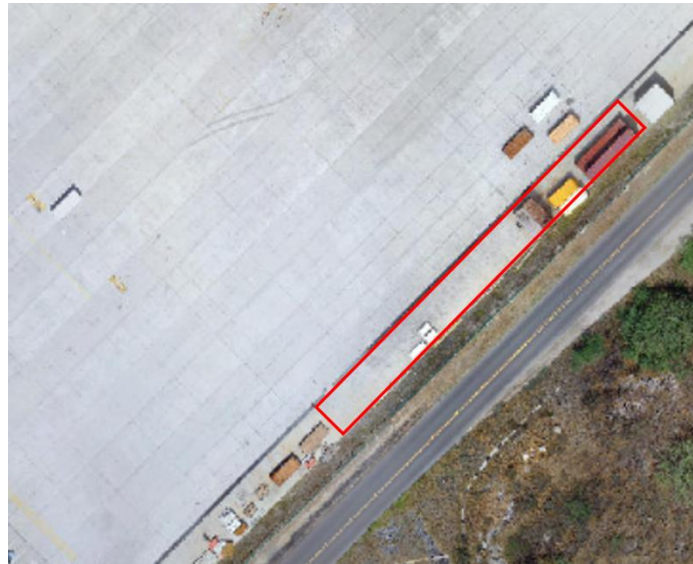
Area 3: Office Trailer and Electrical Equipment



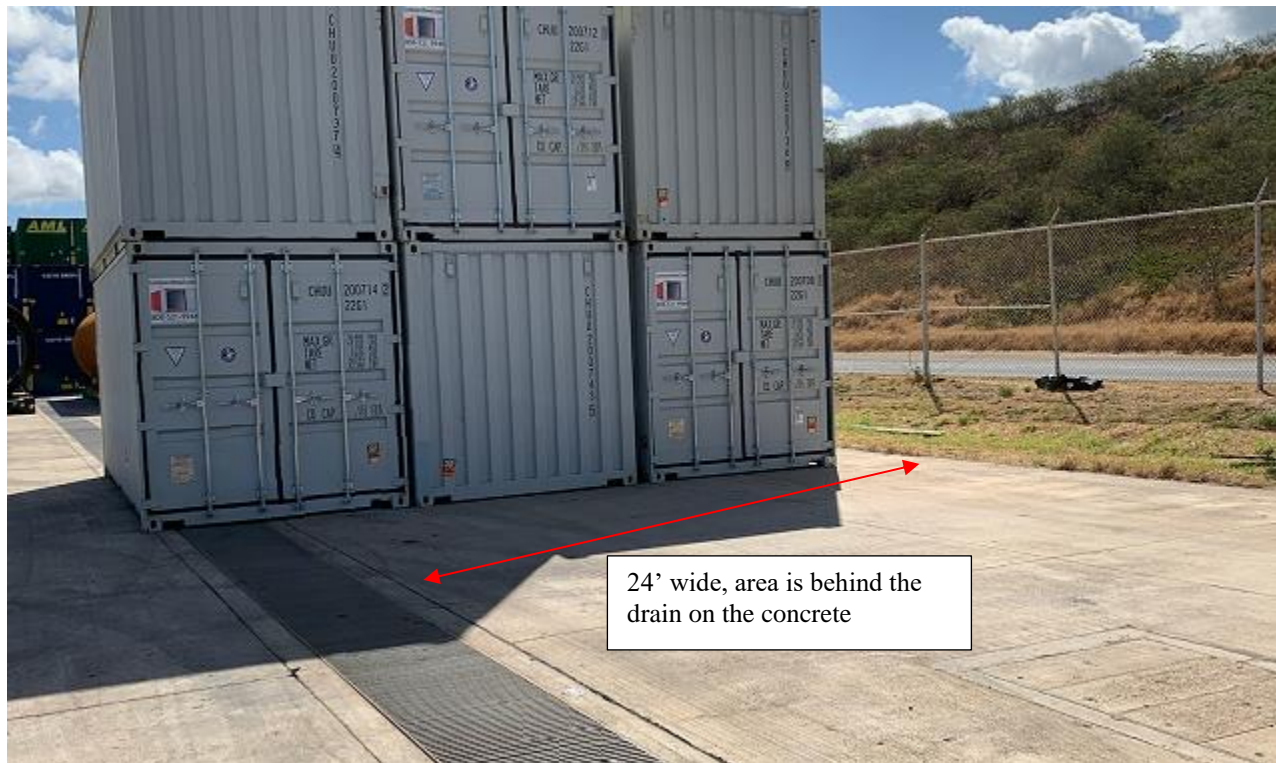
AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ.FT.
3	Office Trailer	Improved Land-Paved	44	24	1,056
	Electrical Equipment	Warehouse	4	4	16



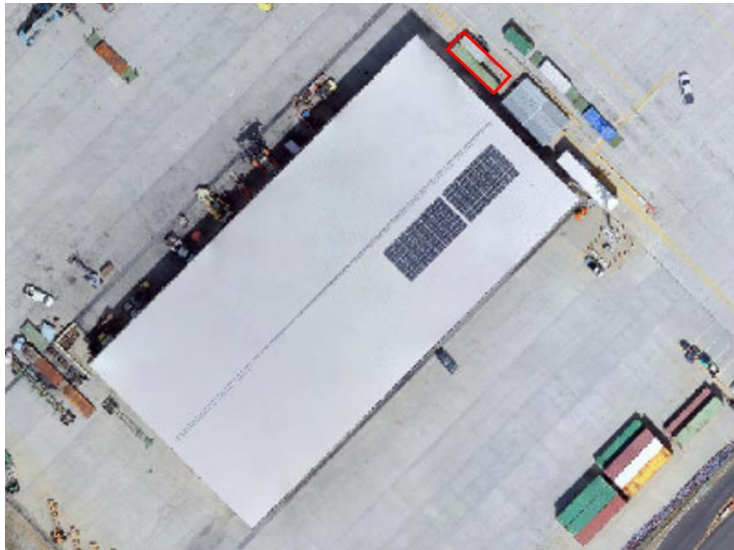
Area 4: Storage Area in Yard



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

