

# **SAND ISLAND SRA HISTORIC PROPERTY TREATMENT PROJECT**

Kalihi – Pālama Neighborhood Board Meeting | November 19, 2025





# AGENDA

- ✓ Introductions
- ✓ Historical overview
- ✓ Project area and scope
- ✓ Issues and need for project
- ✓ Treatment options
- ✓ Project timeline & opportunities for engagement



# OUR TEAM:



DLNR Engineering Division: Project Manager  
DLNR State Parks: Landowner



G70 Architecture: Jim Stone, Kauahi Ching  
G70 Planning: Kawika McKeague, Cody Winchester

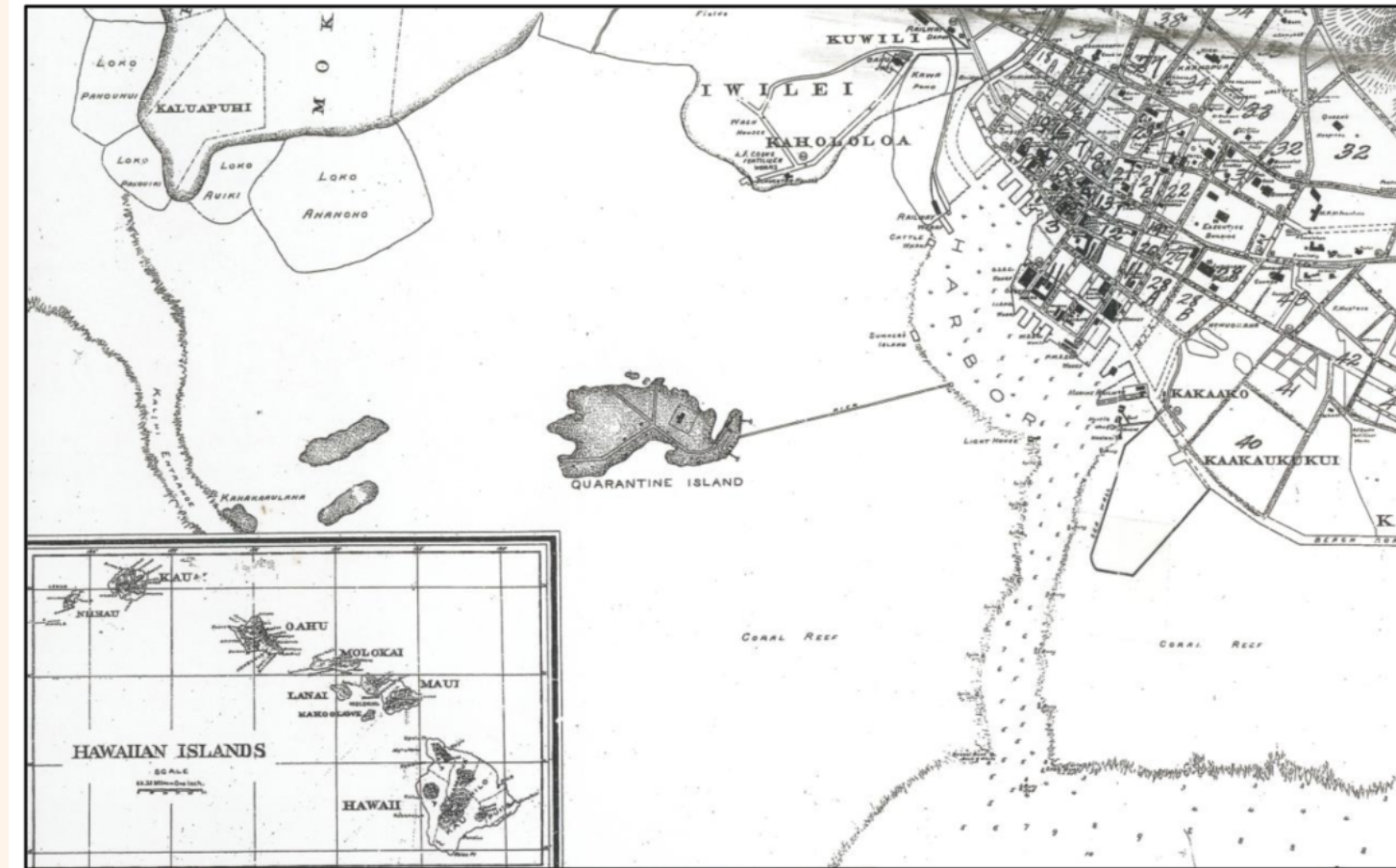


Project Area Map



# SAND ISLAND HISTORICAL OVERVIEW

- Originally known as Kamoku'ākulikuli, a tidal flat used for fishing and gathering by Native Hawaiians.
- Early 1900s: Expanded through dredging and land reclamation as Honolulu Harbor developed.
- 1916–1945: Became the Sand Island Military Reservation – part of Honolulu's coastal defense network.



1897 Map showing Kamoku'ākulikuli island after it had been expanded and renamed "Quarantine Island"

# SAND ISLAND HISTORICAL OVERVIEW

- World War II: Served as a major military fortification and port defense site; included air raid shelters and command structures. Also used as a detention and internment camp during WWII for Japanese Americans, POWs, and "enemy aliens."
- Post-1945: The Army reduced its presence; many structures were repurposed or demolished.
- 1950s-1970s: Transitioned to civilian use – port facilities, Coast Guard base, and industrial uses established.
- In 1971, 140 acres of Sand Island were set aside for a State Park, integrating recreation with remnants of historic military structures.



1941 Photo of anti-aircraft guns at Sand Island. Battery credited with shooting down two attacking Japanese aircraft on December 7, 1941



# SAND ISLAND STATE RECREATION AREA

- A "State Recreation Area" is Part of the State Parks system focused on recreation and community use.
- One of O'ahu's largest urban parks.
- Picnicking, fishing, paddling, beach access, softball, and open recreation areas.
- Envisioned as a "People's Park" - inclusive, community-centered public space for local residents.

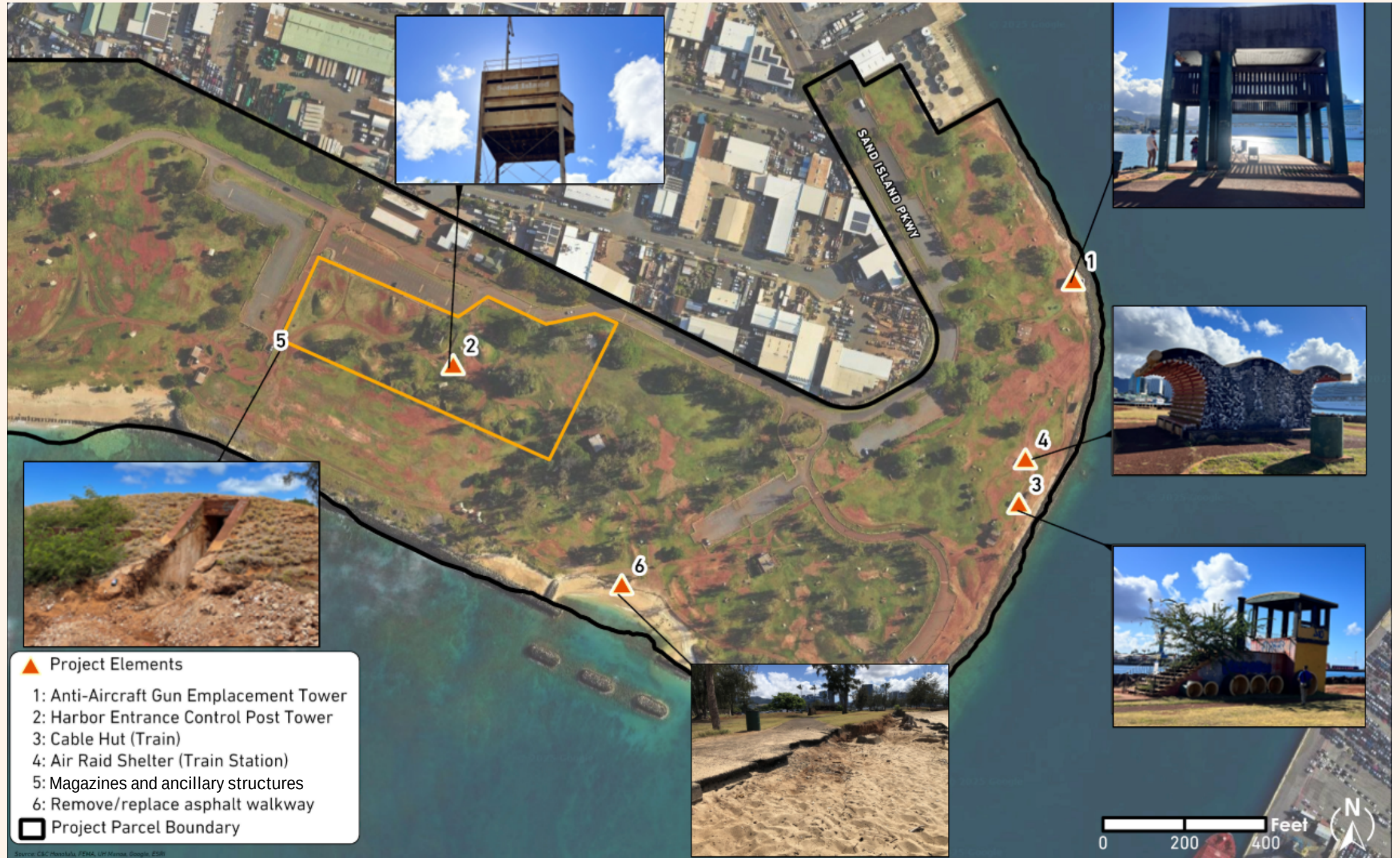


# PROJECT SCOPE

- *The Department of Land and Natural Resources (DLNR), through its Division of State Parks (DSP), is launching the Sand Island State Recreation Area (SRA) Historic Properties Treatment Project (HPTP) to address the condition of five aging World War II-era historic structures that require community consideration for their future.*
- *G70, under the direction of DSP, will lead the planning and outreach effort to work with the community in determining the future of these structures.*





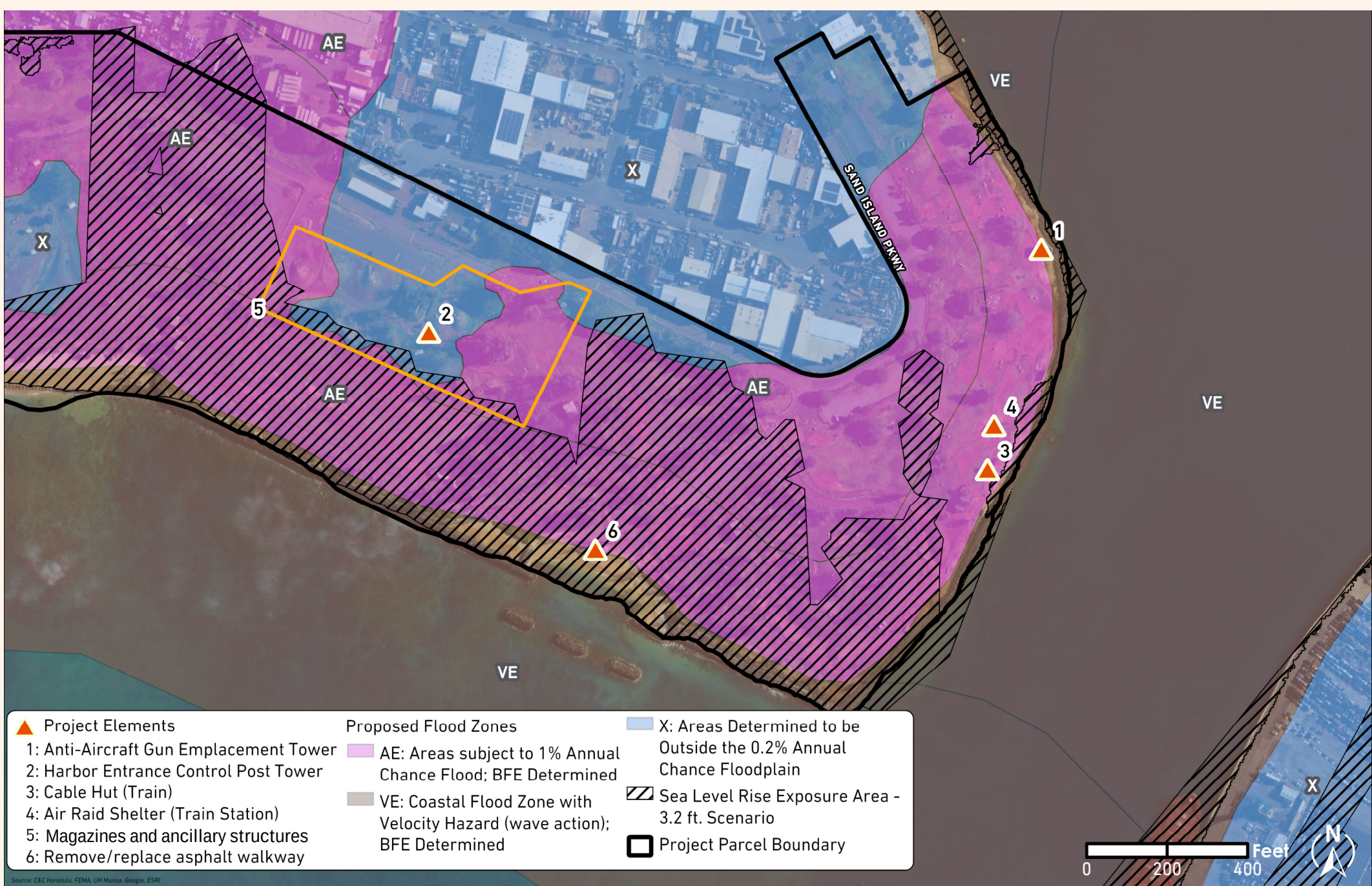




# WHY NOW?







Flood and Sea Level Rise Map



# 1- ANTI-AIRCRAFT GUN EMPLACEMENT TOWER

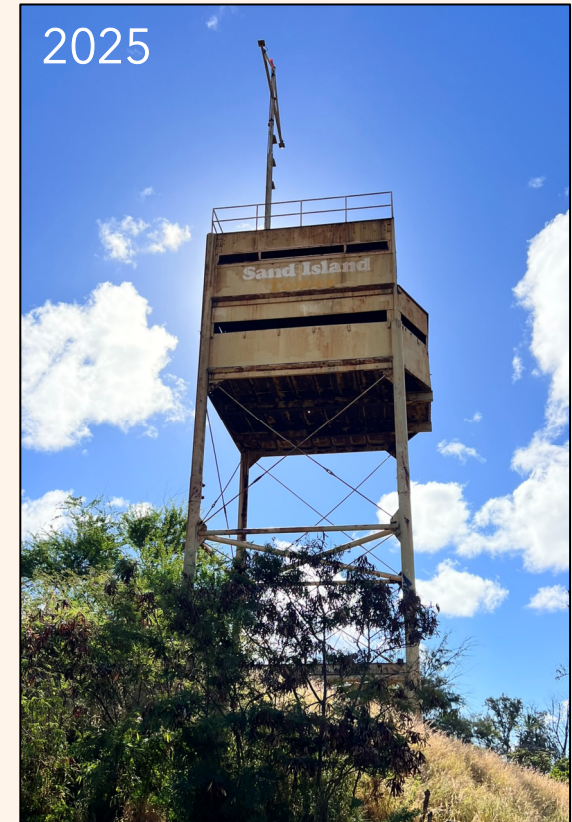
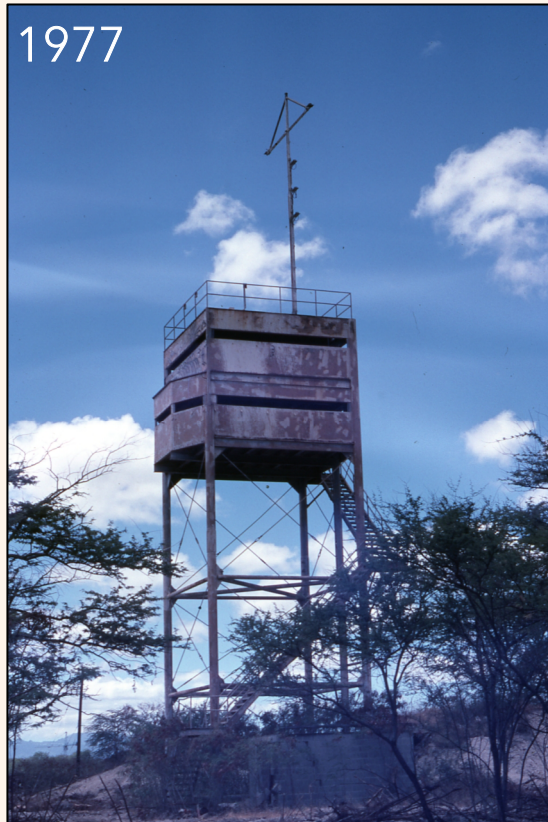
- Currently used for shade and fishing platform
- Extensive spalling to the concrete structure is occurring exposing the structural rebar
- Concrete slab currently has a significant drop-off to grade; falling hazard





## 2- HARBOR ENTRANCE CONTROL TOWER

- Currently unused and inaccessible due to previously damaged stairs
- Extensive corrosion and degradation of the structural members is visible, currently unsafe
- A star element of the park's identity, could be restored and reused as a viewing platform





# 3- CABLE HUT (TRAIN)

- Currently closed due to unsafe conditions and degradation as a structure
- Previously adapted into a play structure in 1977
- Does not meet current safety requirements for play, would require more adaptive upgrades to meet regulations for play and ADA





# 4- AIR RAID SHELTER (TRAIN STATION)

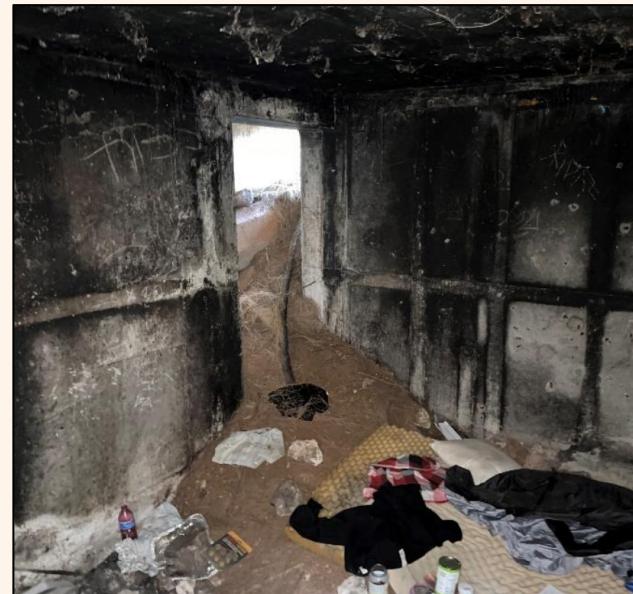
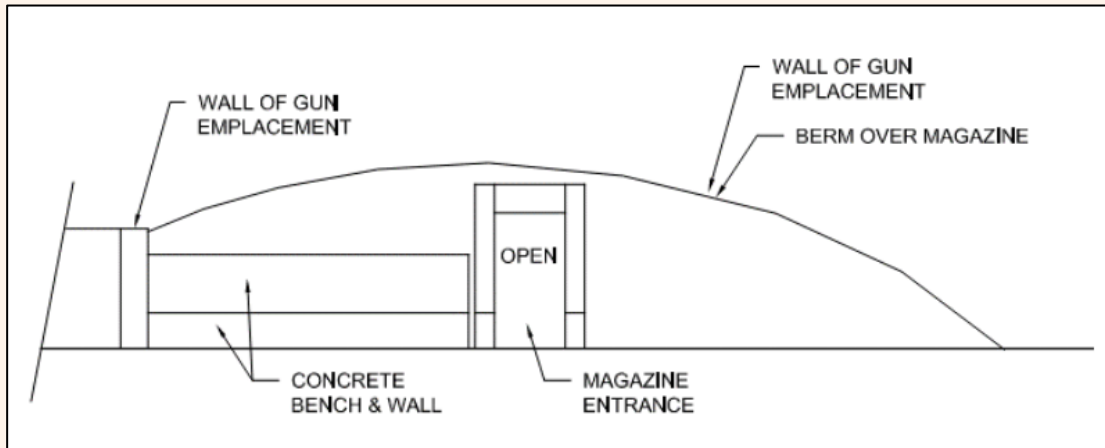
- Previously a concrete air raid shelter, adapted in 1977 to a 'train station' play structure
- Open to the interior which is full of debris and occasionally inhabited





# 5- MAGAZINES & ANCILLARY STRUCTURES

- 13 concrete structures covered by earth mounds
- Entrances are currently blocked or slightly obstructed with earth and debris
- Currently vandalized or occasionally inhabited; current scope is to seal entrances with metal doors





Sand Island State Recreation Area,  
Historic Inventory Survey,  
Honolulu, O'ahu, Hawai'i

Prepared by MASON under contract to  
Hawai'i Department of Land & Natural Resources  
Engineering Division and Division of State Parks

April 2024  
Final



1949



2019

# HISTORIC INVENTORY SURVEY

- 2024 Prepared by MASON Architects Inc.



# MASON STUDY SUMMARY

|                                                                                                                                                            |      |                                                                                                                                                                               |                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>37mm Anti-Aircraft Gun Emplacement Tower</b><br>                       | 1943 | 20-foot-high reinforced concrete tower to house a 37mm anti-aircraft weapon and its gun director device.                                                                      | <p>Significant/eligible as a contributor to a potential historic district that meets Criterion "a"/A and "c"/C for its association with WWII events and for its distinctive construction type.</p> <p>Is not individually eligible.</p>        | 37mm Anti-aircraft Gun Emplacement Tower has not been moved from original location or altered beyond recognition and therefore retains integrity of L, D, M, and W. However, the resource is no longer used for military activities and therefore integrity of F, A, and S have been minimally reduced. Regardless of losses in integrity the resource continues to retain sufficient integrity to convey its significance and physical connection to SIMR. |
| <b>Battery Command Station and Harbor Entrance Control Post Tower</b><br> | 1943 | 50-foot steel tower placed on a 15-foot-high dirt mound; upper level was Harbor Entrance Control Post and the lower level was Battery Commander's Station for Battery Harbor. | <p>Significant/eligible as a contributor to a potential historic district that meets Criterion "a"/A and "c"/C for its association with WWII events and for its distinctive construction type.</p> <p>Is not individually eligible.</p>        | It has not been moved from its original location and has been minimally altered and therefore retains integrity of L, D, M, and W. However, the resource is no longer used for military purposes, the setting has changed, and therefore integrity of F, A, and S have been reduced. Regardless of losses in integrity the resource continues to retain sufficient integrity to convey its significance and physical connection to SIMR.                    |
| <b>Modified Cable Hut #4</b><br>                                        | 1935 | 32.5' long by 13' wide and up to 11' high. Structure was originally covered with mounded earth. Renovated as a playground structure                                           | <p>Significant/eligible as a contributor to a potential historic district that meets Criterion "a"/A and "c"/C for its association with WWI to WWII events and for its distinctive construction type.</p> <p>Is not individually eligible.</p> | It has not been moved from its original location and therefore retains integrity of L. However, the resource was reused into a play structure in 1979 and new material was applied. As such, integrity of D, M, W, F, A, and S have been minimally reduced. Regardless of losses in integrity the resource continues to retain sufficient integrity to convey its significance and physical connection to SIMR.                                             |



# MASON STUDY SUMMARY

|                                                                                                                                 |      |                                                                                                                                                                                                  |                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Modified Splinterproof Air Raid Shelter</p>  | 1942 | <p>Concrete, parabolic arch splinterproof shelter. Orig. structure is 16'-5" by 11' and 8' high with rounded roof. Renovated as a recreational seating area.</p>                                 | <p>Significant/eligible as a contributor to a potential historic district that meets Criterion "a"/A and "c"/C for its association with WWII events and for its distinctive construction type.</p> <p>Is not individually eligible.</p>        | <p>It has not been moved from its original location and therefore retains integrity of L. However, the resource was reused into a play structure in 1979 and new material was applied. As such, integrity of D, M, W, F, A, and S have been minimally reduced. Regardless of losses in integrity the resource continues to retain sufficient integrity to convey its significance and physical connection to SIMR.</p>                          |
| <p>Gun Emplacement 3 Magazine A</p>             | 1943 | <p>Underground reinforced concrete room for either projectiles or powder, 12' x 14', covered with mounded earth.</p> <p>Example of Coast Artillery WW II 7" naval magazine within a battery.</p> | <p>Significant/eligible as a contributor to a potential historic district that meets Criterion "a"/A and "c"/C for its association with WWI to WWII events and for its distinctive construction type.</p> <p>Is not individually eligible.</p> | <p>It has not been moved from its original location and has been minimally altered and therefore retains integrity of L, D, M, and W. However, the resource is no longer used for military purposes, the setting has changed, and therefore integrity of F, A, and S have been reduced. Regardless of losses in integrity the resource continues to retain sufficient integrity to convey its significance and physical connection to SIMR.</p> |

*\* Magazine and ancillary structures include 13 concrete structures covered by earthen mounds. All assessed with similar significance criteria.*

SERVICES

HAZMAT Inspections

Remediation Design

Asbestos Management

Lead Management

Lead Risk Assessment

Industrial Hygiene

Indoor Air Quality

Mold Assessment

Environmental Site  
Assessments

Subsurface Investigation

Water Sampling

Asbestos Training

Lead Training

OSHA Training

OSHA Compliance

## LIMITED HAZARDOUS MATERIAL SURVEY

SAND ISLAND STATE RECREATION AREA  
VARIOUS HISTORIC STRUCTURES  
HONOLULU, HAWAII

EnviroQuest Project: 304626

October 2025

**Prepared for:**

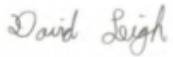
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Honolulu, HI 96813

**Prepared by:**

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98-029 Hekaha Street, Suite 21  
Aiea, Hawaii 96701



Daniel Lewis Jr.  
Asbestos and Lead Inspector



David Leigh  
PM/CIH

# LIMITED HAZARDOUS MATERIALS SURVEY

- 2025 Prepared by EnviroQuest
  - Paint containing lead encountered in all five historic properties.
  - No Asbestos or PCBs identified.





# HISTORIC PROPERTY TREATMENT OPTIONS

| Treatment Option | Implication                                                                                 |
|------------------|---------------------------------------------------------------------------------------------|
| Restoration      | Restore the structure to World War II condition                                             |
| Demolition       | Demolish the structure in its entirety                                                      |
| Adaptive Reuse   | Renovate the structure for a use suitable for today's park user                             |
| Relocation       | Move the structure out of any flood or sea level rise zone                                  |
| Preservation     | Repair any unsafe conditions; maintain its current state and use for future decision-making |

# COMMUNITY AND STAKEHOLDER CONSULTATION

- Public Consultation Meetings:
  - ❖ Public Meeting 1: Wednesday, December 3, 6-8 PM
    - *Introduction, Background, Issues, and Preliminary Ideas*
  - ❖ Public Meeting 2: Wednesday, December 17, 6-8 PM
    - *Present Conceptual Design for feedback*





# NEXT STEPS

- Finalize Conceptual Plan based on feedback received on treatment options (December 2025)
- BLNR Review and Approval on Conceptual Plan (Q1 2026)
- Prepare Bid / Construction Drawings (Q1 2026)
- Complete State Historic Preservation Review Process (Q2 2026)
- BLNR Review and Approval of Bid Package (Q2 2026)
- Implementation (Q2 2026)



# MAHALO!

Project Email:  
[SandIslandSRA-HPTP@g70.design](mailto:SandIslandSRA-HPTP@g70.design)

Project webpage coming soon!

