



RESOLUTION

APPROVING AN APPLICATION FOR A PLAN REVIEW USE PERMIT FOR A NEW OAHU COMMUNITY CORRECTIONAL CENTER IN HALAWA, TO REPLACE THE CURRENT FACILITY IN KALIHI.

WHEREAS, on February 26, 2019, the Department of Planning and Permitting ("DPP") accepted an application (DPP File No. 2019/PRU-2) from the State of Hawaii Department of Accounting and General Services, Division of Public Works ("Applicant") for a Plan Review Use ("PRU") permit to approve a Five-Year Master Plan ("Master Plan") for construction of a new Oahu Community Correctional Center ("OCCC") on a 29-acre portion of the 35-acre site of the existing State Animal Quarantine Station ("AQS"), which is zoned I-2 Intensive Industrial District and R-5 Residential District, located in Halawa, Oahu, and identified as Tax Map Keys 9-9-10:006 (portion), 046 (portion), 057, and 058, and a portion of Halawa Interchange (no tax map key number), as shown in Exhibits A through I attached hereto (the "Project"), to replace the current facility in Kalihi; and

WHEREAS, the Master Plan includes the following Project elements: (1) a four-story (90 feet in height) detention center to accommodate administrative offices, food preparation, medical services, program services, detainee housing, visitation areas, and spaces for technology and building maintenance; (2) a two-story (30 feet in height) pre-release facility that will be of relatively low security and located outside of the OCCC perimeter; (3) a single-story (30 feet in height) warehouse and energy plant to support the main facilities; and (4) other proposed improvements, including landscaping, new roadways, and parking and loading areas; and

WHEREAS, the proposed Project would accommodate an operating capacity of approximately 959 male detainees, include 1,044 new detention beds, and employ 463 staff members; and

WHEREAS, the City Council held a public hearing on February 19, 2020 to consider the above-mentioned PRU permit application; and

WHEREAS, the City Council, having received the findings and recommendation of the DPP Director on May 31, 2019, by Departmental Communication 345 (2019), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for a PRU permit, subject to the conditions enumerated below; now, therefore,



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BE IT RESOLVED by the Council of the City and County of Honolulu that a PRU permit be issued to the Applicant, subject to the following conditions:

1. This PRU permit pertains to the 29-acre land area depicted on the maps attached hereto as Exhibits A through C.
2. Development of the Project must be in general conformance with the Project's Five-Year Master Plan, as illustrated in Exhibits D through I, attached hereto; the plans on file with the DPP; and as described in the DPP Director's findings and recommendation reference above; all of which are incorporated herein by this reference. The DPP Director may approve minor or nonsubstantive deviations in accordance with the Land Use Ordinance ("LUO") Section 21-2.20(k). Major modifications, as determined by the DPP Director, will require a new PRU permit.
3. Effective upon the termination of OCCC operations at its main Kalihi facility located on the parcel of real property identified as Tax Map Key 1-2-013:002, this PRU permit will supersede PRU Permit No. 98/PRU-2, approved by the City Council on October 14, 1998, by Resolution No. 98-179, CD1, as subsequently amended with minor modifications approved by the DPP Director (the "1998 PRU Permit") with respect to Tax Map Key 1-2-013:002 only. The 1998 PRU Permit will continue in full force and effect with respect to the Laumaka Work Furlough Center located on the parcel of real property identified as Tax Map Key 1-2-026:032.
4. The following development standards apply to the Project:
 - a. The maximum building area is 50 percent of the 29-acre Project site;
 - b. The maximum density is a floor area ratio of 2.5;
 - c. Front, side, and rear yards must be a minimum of 55 feet; provided that security fencing is allowed in the required yards; and
 - d. The maximum height is 90 feet. Rooftop structures must conform to LUO Section 21-4.60(c).
5. Prior to the approval of any sign permits, the Applicant shall submit to the DPP for review and approval a detailed master signage plan that at a minimum includes sign types, dimensions, and illumination.



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6. Prior to the issuance of a building permit for any major structure, the Applicant shall submit to the DPP for review and approval:
 - a. A detailed landscape plan, which must include a perimeter landscaped buffer, and flowering accent trees at the front and rear of the existing parking lot. The landscape plan must detail the species, sizes, locations and quantities of the plant materials to be installed. The Applicant may use plant materials that will not interfere with security measures, but still provide screening and shade. The Applicant shall submit to the DPP photographic evidence demonstrating compliance with the approved landscape plan within 30 days after installation of the plant materials.
 - b. Visual renderings demonstrating that the Project will not impact major public views and viewsheds, which include but are not limited to views of mountain preservation areas such as the Koolau and Waianae mountain ranges and their foothills, and the Aliamanu, Punchbowl, and Diamond Head volcanic craters.
 - c. Detailed design plans and elevation drawings specifying the material composition and color of structures, which are intended to mitigate the visual impact of the structures on neighboring uses and nearby resources.
 - d. A revised parking plan that reflects the provision of 463 OCCC staff parking stalls, 90 OCCC visitor parking stalls, and seven loading stalls.
7. Prior to the issuance of any development permit for structures approved under this PRU permit, the Applicant shall submit to the Traffic Review Branch of the DPP for its review and approval:
 - a. A timeline or phasing plan, in a format acceptable to the DPP, indicating anticipated major building permit issuance dates, anticipated start dates for demolition and construction work, projected dates of occupancy, and proposed start and completion dates for roadway improvements. The timeline must identify when a Construction Management Plan ("CMP"), Traffic Management Plan ("TMP"), and updates or validation to the findings of the initial Traffic Impact Analysis Report ("TIAR") dated October 27, 2017 and revised on May 30, 2018, will be submitted for review and approval. The timeline may be revised, as needed, to reflect the status of the various stages of construction and improvements.



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- b. Updates to the TIAR are required if additional traffic mitigation measures are necessary to support development in the Master Plan. The area of influence covered in the updated TIAR must be developed in consultation with the State of Hawaii Department of Transportation ("HDOT") and the Department of Transportation Services ("DTS"). The updated TIAR must incorporate any new publicly-available TIAR analysis prepared for surrounding facilities, including but not limited to the Aloha Stadium and entertainment complex, and recommend traffic mitigation measures to address modified traffic patterns and increased congestion resulting from the Project. An updated TIAR must be submitted and approved prior to the issuance of demolition or building permits for major construction work. A post TIAR will be required approximately six to nine months after the issuance of a certificate of occupancy to validate or augment the projections of the initial or updated TIAR. The Applicant shall bear all costs to implement the mitigative measures proposed in the updated or post TIAR.
- c. A CMP must be submitted and approved prior to the issuance of demolition or building permits for major construction work. The CMP must also be presented to the Aiea Neighborhood Board No. 20 as an informational item prior to the issuance of demolition or building permits for major construction work. The CMP must identify the type, frequency, and routing of heavy trucks and construction related vehicles. Every effort must be made to minimize impacts from these vehicles and related construction activities. The CMP must include provisions to limit vehicular activity related to construction to periods outside of the peak periods of traffic, use alternate routes for heavy trucks, establish on-site or off-site staging areas for construction related workers and vehicles to limit the use of on-street parking around the Project site, and include other mitigation measures related to traffic and potential neighborhood impacts. The CMP must include preliminary or conceptual traffic control plans. The Applicant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing, or reconstruction if the condition of the roadways deteriorate as a result of the related construction activities.
- d. A TMP and any subsequent updates must be submitted and approved prior to the issuance of a (temporary) certificate of occupancy. The TMP must also be submitted to and approved by the DTS. The TMP must include the following:



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- (1) Traffic demand management ("TDM") strategies to minimize the amount of vehicular trips for daily activities resulting from the Project. TDM strategies may include carpooling and ride sharing programs, transit, bicycle, pedestrian incentives, extension of City bus service and additional bus stops, shuttle service, and other similar TDM measures.
- (2) A transportation improvement timeline or phasing plan, which must include anticipated start dates to implement traffic mitigation measures to address new traffic patterns resulting from the Project.

A post TMP will be required approximately one year after the issuance of the certificate of occupancy.

8. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, paving, or walls) are encountered, the Applicant shall stop work and contact the State Department of Land and Natural Resources, Historic Preservation Division ("SHPD") immediately. Work in the immediate area must be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative action.
9. Outdoor lighting fixtures must be fully shielded so no light is emitted above the horizontal plane of the light fixture, and the lighting is only directed onto areas meant to be illuminated.
10. The State of Hawaii Department of Public Safety shall comply with the community partnering requirements for new prison facilities pursuant to Section 353-16.37 of the Hawaii Revised Statutes ("HRS").
11. On an annual basis, the Applicant and the State Department of Public Safety shall submit to the DPP, the Aiea Neighborhood Board No. 20, and the councilmember of the district, a written status report documenting satisfaction of, or describing progress toward complying with each condition of approval for this PRU permit; and providing updates on the feasibility of the following:
 - (1) Establishing a courtroom or videoconferencing area within the OCCC to conduct pretrial hearings for OCCC detainees; and



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- (2) Establishing a treatment and counseling area within the OCCC to provide health services to homeless detainees who suffer from mental illness or substance abuse.

The status report must be submitted by December 31 of each year until such time as the DPP has determined that all conditions of approval have been satisfied.

12. Approval of this PRU permit does not constitute compliance with LUO or other governmental requirements, including but not limited to building, grading, and grubbing permit approvals. They are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the Project approved under this PRU permit comply with all applicable LUO and other governmental provisions and requirements.
13. As may be required by the DPP Director for the review of development permits, the Applicant shall submit reports updating the Applicant's status in complying with applicable conditions.



RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Vincent Shigekuni, PBR Hawaii & Associates, Inc., 1001 Bishop Street, Suite 610, Honolulu, Hawaii 96813; Christine Kinimaka, Acting Public Works Administrator, Department of Accounting and General Services, 1151 Punchbowl Street, Room 426, Honolulu, Hawaii 96813; Suzanne Case, Chairperson, Department of Land and Natural Resources, 1151 Punchbowl Street, Honolulu, Hawaii 96813; and Kathy K. Sokugawa, Acting Director, Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813.

INTRODUCED BY:

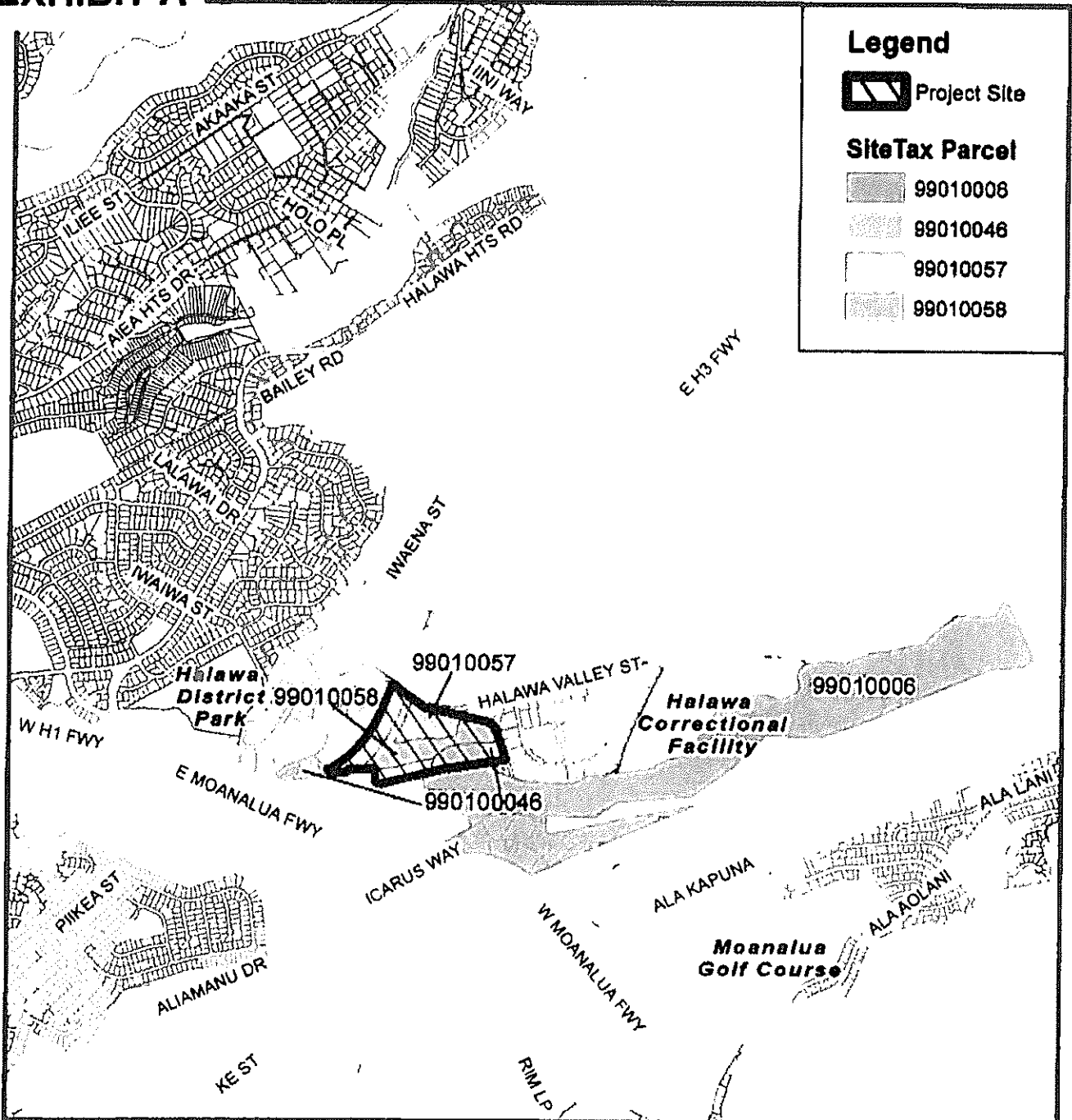
Ikaika Anderson (br)

DATE OF INTRODUCTION:

June 3, 2019
Honolulu, Hawaii

Councilmembers

EXHIBIT A



Legend

Project Site

Site Tax Parcel

- 99010006
- 99010046
- 99010057
- 99010058

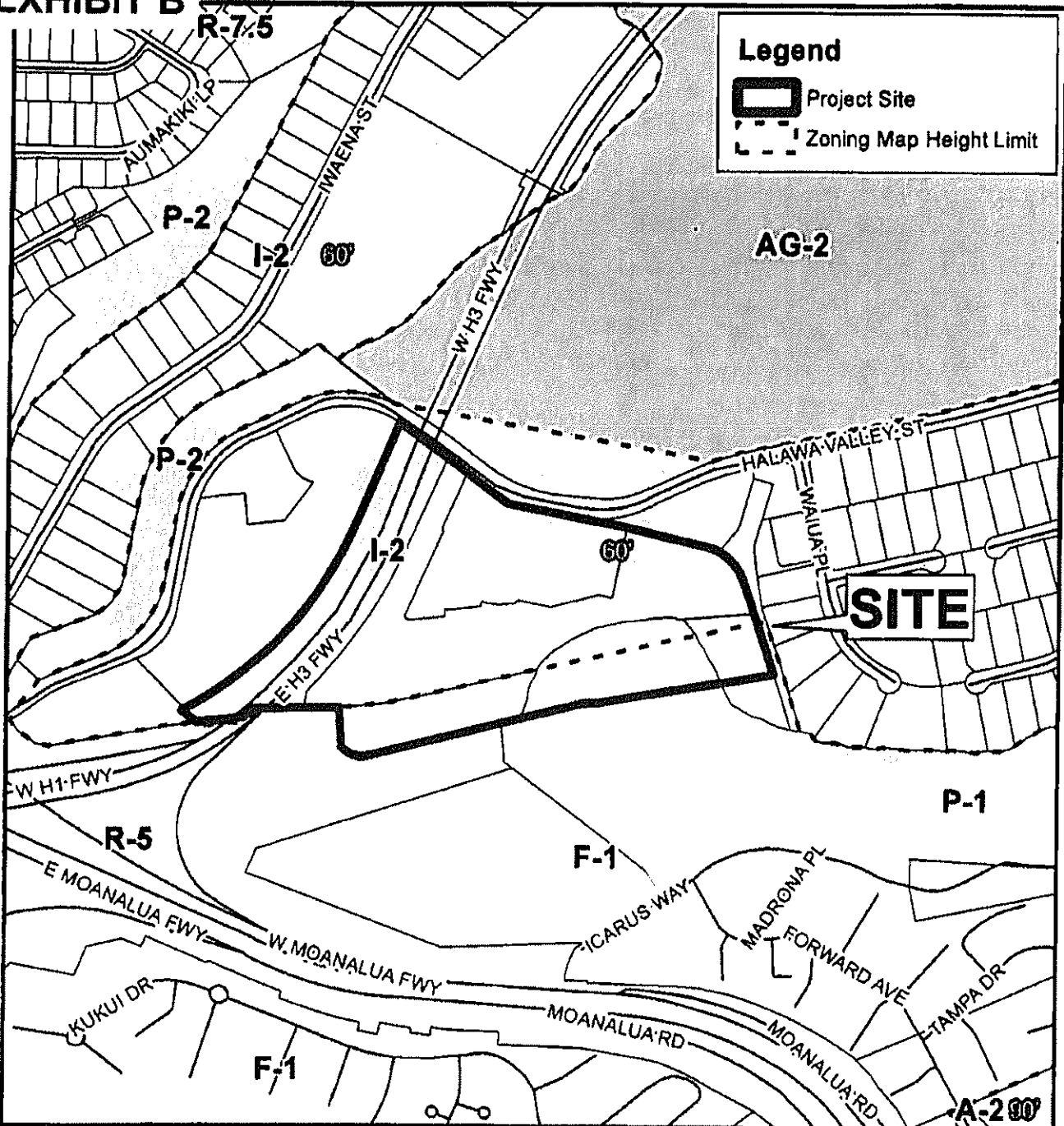
VICINITY MAP

0 800 1,600 3,200
Scale in Feet

LOCATION MAP
 Halawa - Pearl City
 TAX MAP KEY(S): 9-9-10:06,
 46, 57, and 58

FOLDER NO.: 2019/PRU-2

EXHIBIT B



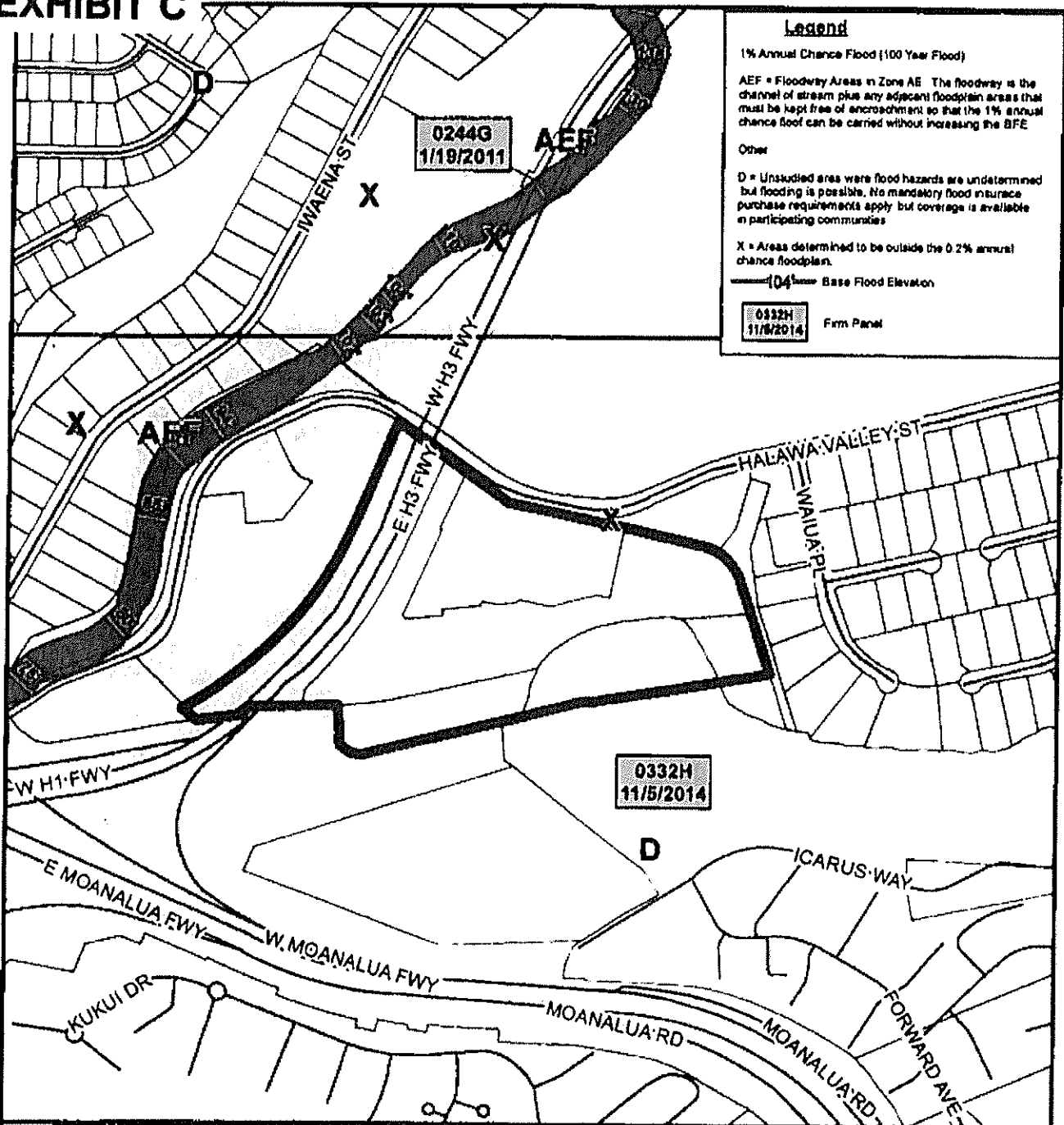
Legend

- Project Site
- Zoning Map Height Limit

The block contains the official seal of the City and County of Honolulu on the left. To its right is a vicinity map of the island of Oahu with a small rectangle indicating the location of the project site. Below the seal is a graphic scale bar showing 0, 250, 500, and 1,000 feet. To the right of the scale bar is a north arrow pointing upwards.

PORCION OF Zoning MAP
 Halawa - Pearl City
 TAX MAP KEY(S): 9-9-10:06(Portion), 46(Portion), 57, and 58
FOLDER NO.: 2019/PRU-2

EXHIBIT C



Legend

1% Annual Chance Flood (100 Year Flood)

AEF = Floodway Areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

Other

D = Unstudied area where flood hazards are undetermined but flooding is possible. No mandatory flood insurance purchase requirements apply but coverage is available in participating communities.

X = Areas determined to be outside the 0.2% annual chance floodplain.

—(04)— Base Flood Elevation

0332H 11/5/2014 Firm Panel

VICINITY MAP

0 250 500 1,000
Scale in Feet

PORCION OF FLOOD HAZARD MAP

FIRM PANEL 0332H

TAX MAP KEY(S): 9-9-10:06(Portion), 46(Portion), 57, and 58

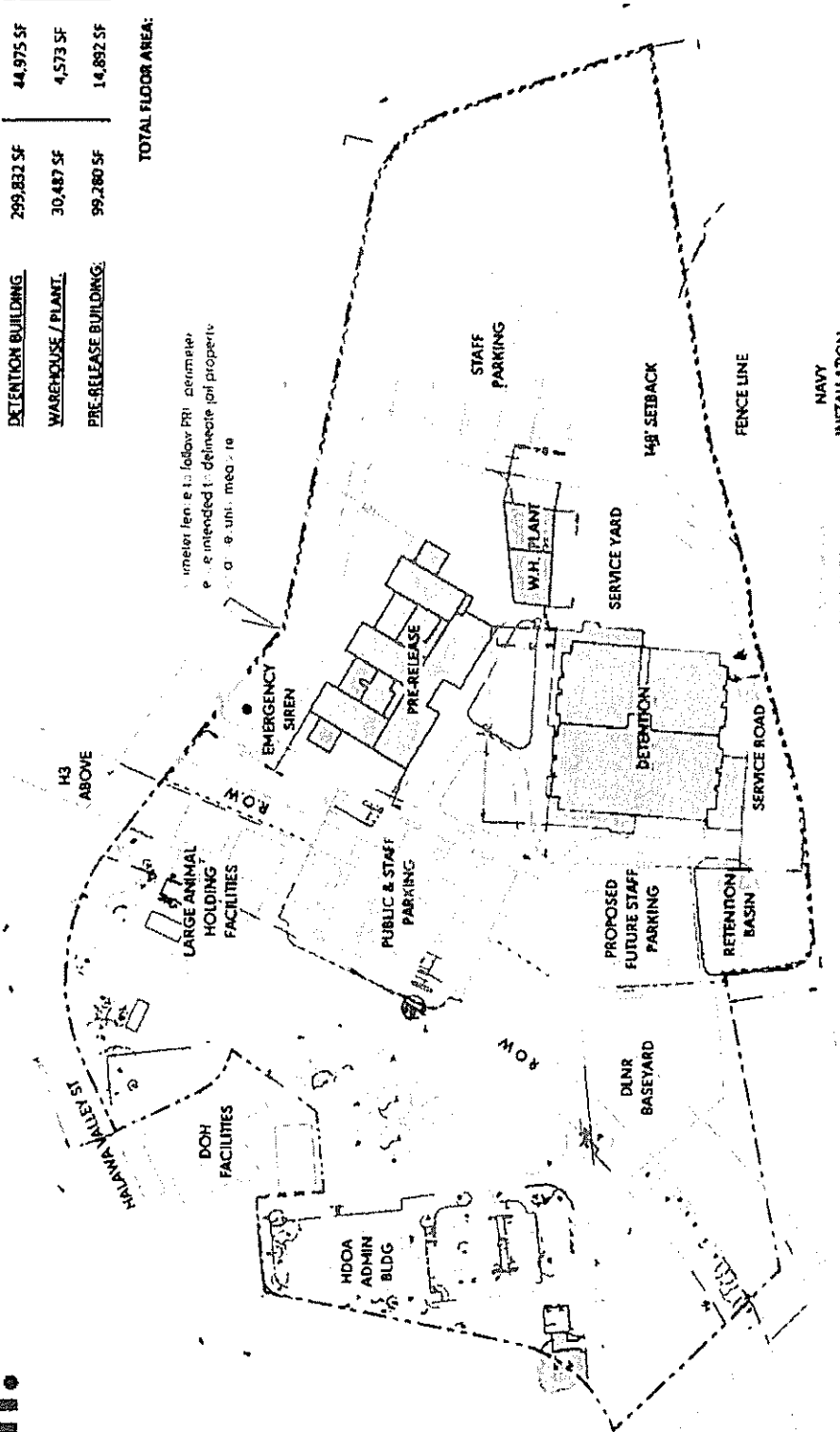
FOLDER NO.: 2019/PRU-2

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| AREA / DEPT. | 15% BLDG. GROSS SF. | SUB-TOTAL |
|--------------------------|---------------------|-------------------|
| DETECTION BUILDING | 44,975 SF | 344,807 SF |
| WAREHOUSE / PLANT | 4,573 SF | 35,060 SF |
| PRE-RELEASE BUILDING | 14,892 SF | 114,172 SF |
| TOTAL FLOOR AREA: | | 494,039 SF |

DETECTION BUILDING
WAREHOUSE / PLANT
PRE-RELEASE BUILDING

1 meter fence to follow PRU perimeter.
 1 meter fence intended to delineate jail property
 from adjacent units. measure



LEGEND

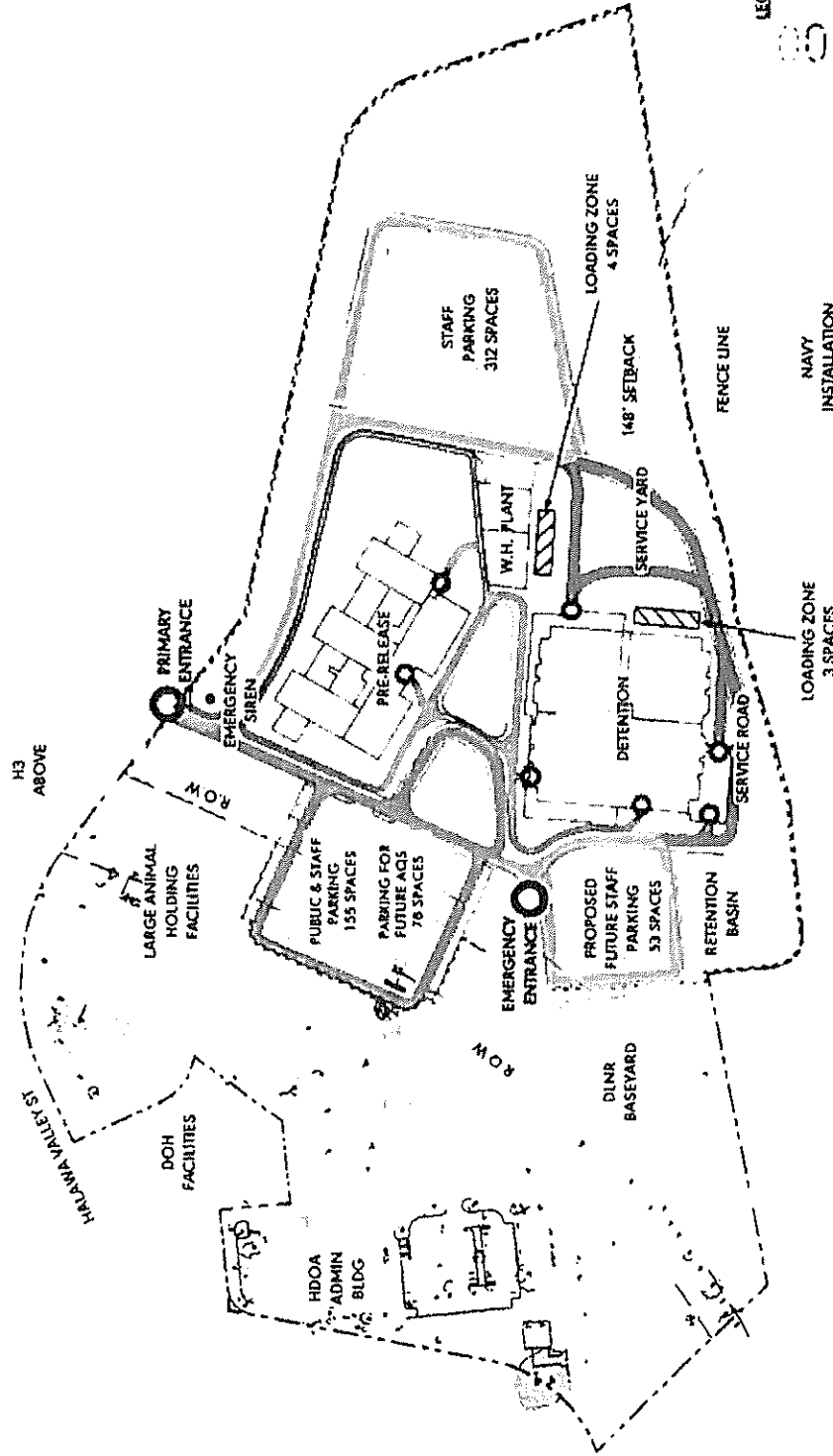
- PRU boundary
- Property line
- Proposed buildings
- Utilities
- Paving
- Green space

REFER TO FIGURE 8 FOR SITE SETBACKS

ANIMAL QUARANTINE STATION SITE

EXHIBIT D

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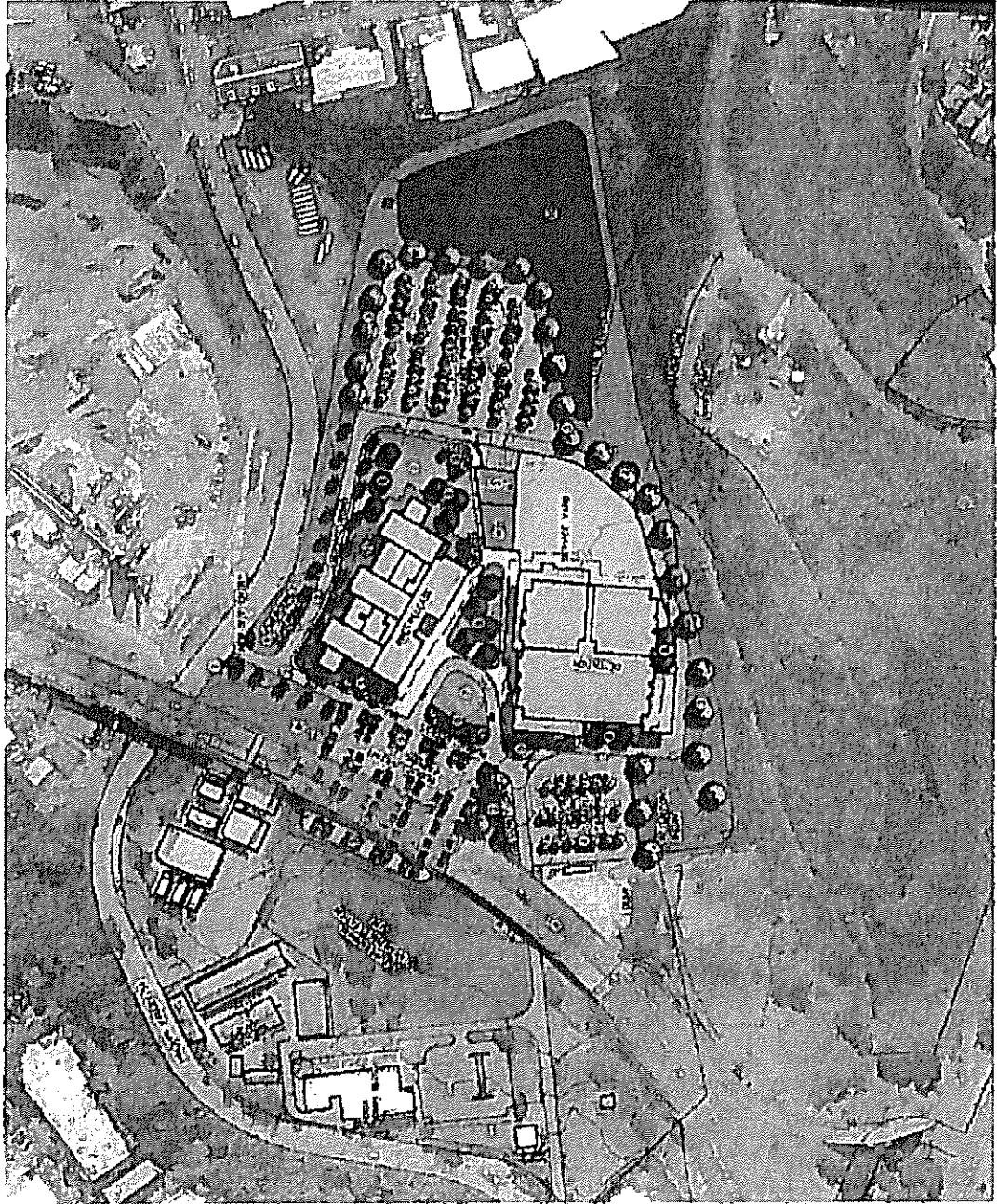


- LEGEND**
- RTU boundary
 - Property line
 - Proposed building
 - Pedestrian circulation
 - Public vehicle circulation
 - Staff vehicle circulation
 - Service/employee vehicle circulation
 - Vehicle entrance
 - Building entrance

ANIMAL QUARANTINE STATION SITE

EXHIBIT E

EXHIBIT F



LEGEND

- ① OCCC entry signage
- ② Entry way with vertical palms
- ③ Perimeter planting for screening and to define project areas
- ④ Parking lot trees
Minimum one (1) tree per six (6) parking stalls
- ⑤ Flowering / Accent parking lot trees
- ⑥ Accent landscape areas with low ground cover
- ⑦ Open lawn
- ⑧ Tall canopy trees
- ⑨ Open lawn with shade trees and seating below
- ⑩ Urban agriculture
Low crops and/or tall canopy fruit trees
- ⑪ 20ft building clearance zone

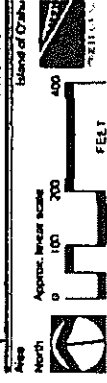
NOTES

- 1 All landscape areas shall be maintained to preserve clear line of sight throughout OCCC project area
- 2 Tree canopies shall be maintained with minimum 12 feet clearance from finished grade.
- 3 Ground cover areas shall be maintained at 2 feet maximum height or lower
- 4 Shrubs and ground covers higher than 2 feet are not allowed in project area. Voluntary vegetation shall be removed immediately to preserve original landscape design.
- 5 Refer to Topographic Survey Map for location, size and type of existing trees

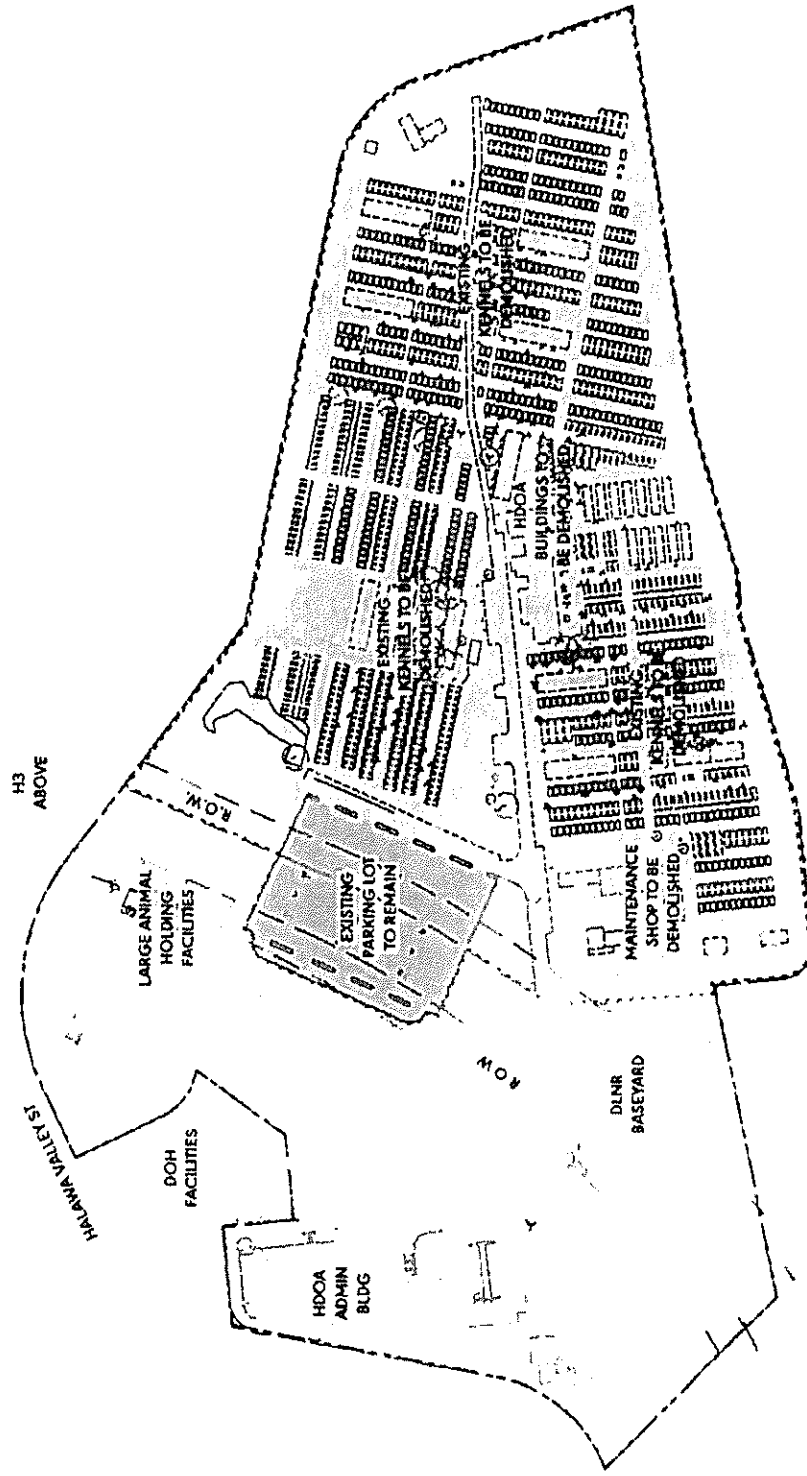
Figure 19: DRAFT

Conceptual Landscape Plan

Replacement OCCC 03/07/2019



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LEGEND
- - - - - H3 ABOVE
- - - - - PROPERTY LINE
- - - - - EXISTING PARKING LOT
- - - - - EXISTING KENNELS TO BE DEMOLISHED
- - - - - BUILDINGS TO BE DEMOLISHED

Figure 9:

ANIMAL QUARANTINE STATION SITE

EXHIBIT G

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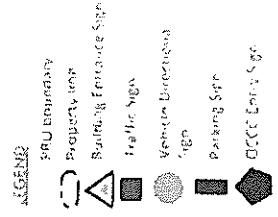
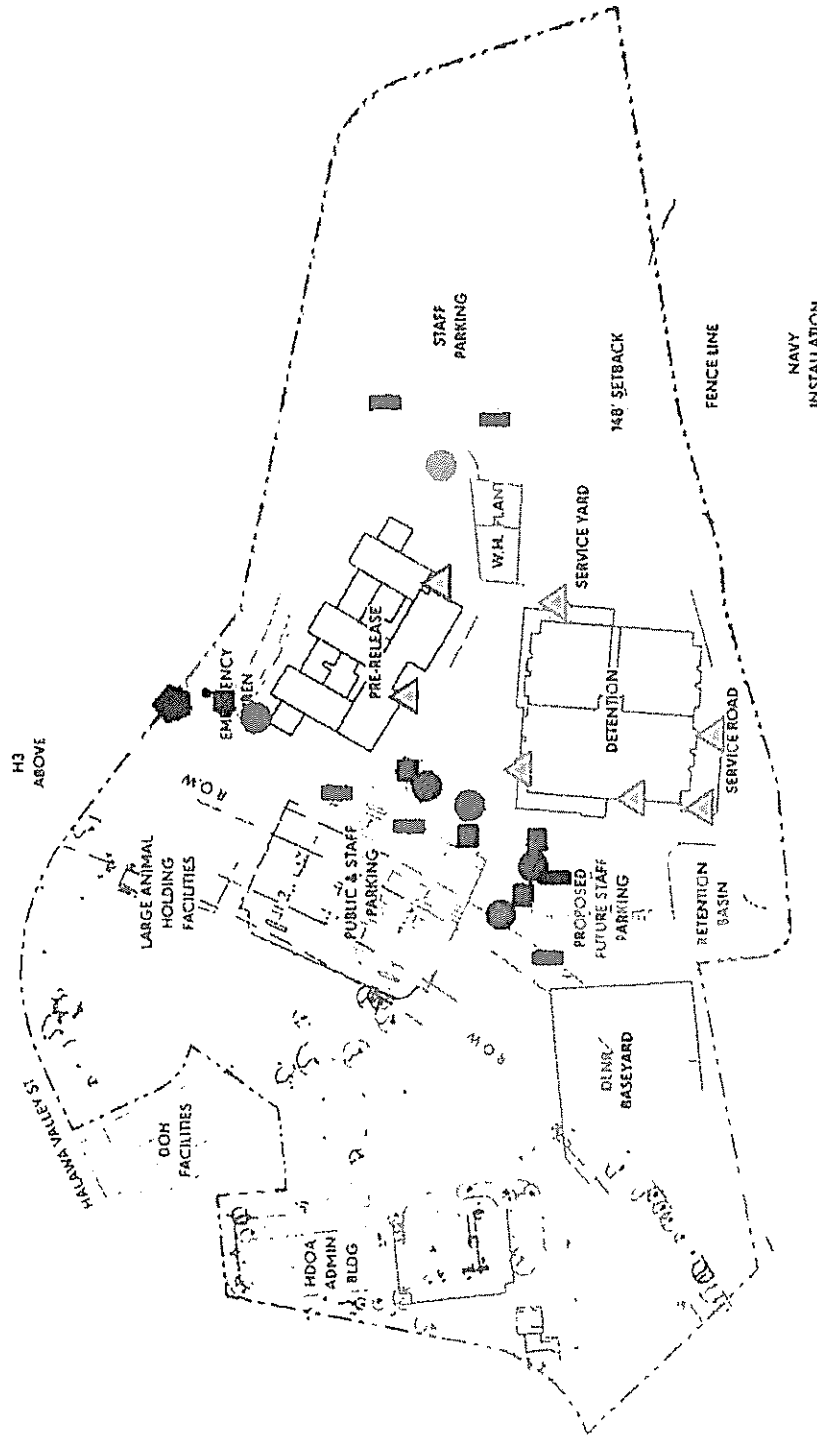
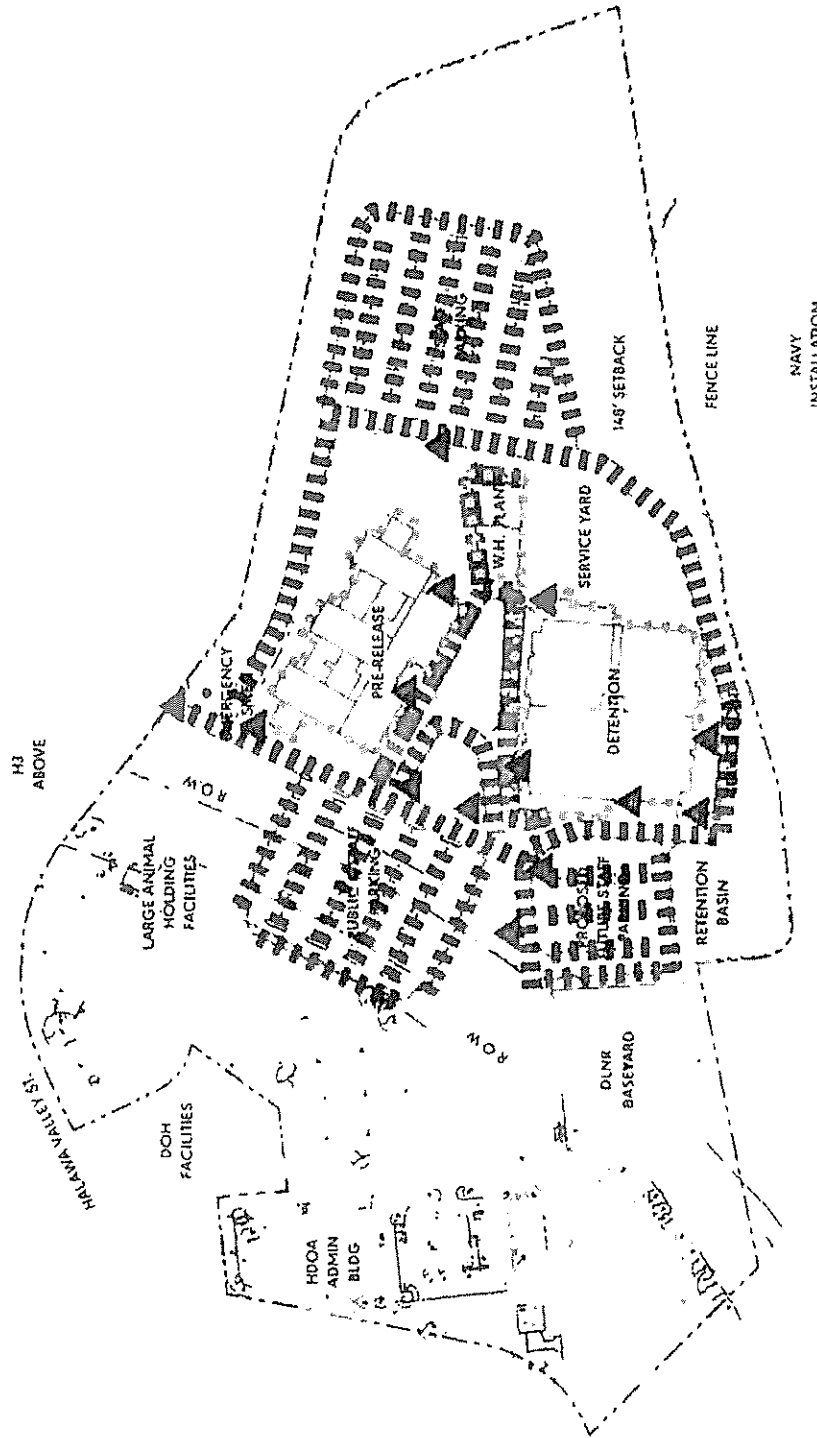


Figure 12:
PRELIMINARY SIGNAGE PLAN
ANIMAL QUARANTINE STATION SITE

EXHIBIT H

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- LEGEND**
- PDU boundary
 - - - Property line
 - Pedestrian Walkway
 - Lighting Path
 - Roadway/Parking
 - Lighting Path
 - ▲ Spotlights
 - Wall Mounted
 - Downlighting

Figure 14:
 PRELIMINARY LIGHTING PLAN
 ANIMAL QUARANTINE STATION SITE

EXHIBIT I

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
C E R T I F I C A T E

RESOLUTION 19-136, CD1, FD1

Introduced: 06/03/19 By: IKAIKA ANDERSON – BY REQUEST Committee: ZONING, PLANNING AND HOUSING

Title: RESOLUTION APPROVING AN APPLICATION FOR A PLAN REVIEW USE PERMIT FOR A NEW OAHU COMMUNITY CORRECTIONAL CENTER TO HALAWA, TO REPLACE THE CURRENT FACILITY IN KALIHI.

Voting Legend: * = Aye w/Reservations

| | | |
|----------|------------------------------|---|
| 06/26/19 | ZONING, PLANNING AND HOUSING | CR-208 – EXTENSION OF TIME REPORTED OUT OF COMMITTEE FOR ADOPTION. 4 AYES: KOBAYASHI, MANAHAN, MENOR, WATERS. 1 EXCUSED: ELEFANTE. |
| 07/03/19 | COUNCIL | CR-208 WAS ADOPTED. 9 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MENOR, PINE, TSUNEYOSHI, WATERS. |
| 09/26/19 | ZONING, PLANNING AND HOUSING | RESOLUTION POSTPONED IN COMMITTEE. 4 AYES: ELEFANTE, KOBAYASHI, MENOR, WATERS. 1 EXCUSED: MANAHAN. |
| 10/24/19 | ZONING, PLANNING AND HOUSING | CR-334 – EXTENSION OF TIME REPORTED OUT OF COMMITTEE FOR ADOPTION. 4 AYES: ELEFANTE, KOBAYASHI, MENOR, WATERS. 1 EXCUSED: MANAHAN. |
| 11/06/19 | COUNCIL | CR-334 WAS ADOPTED. 7 AYES: ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MENOR, PINE, WATERS. 2 ABSENT: ANDERSON, TSUNEYOSHI. |
| 01/23/20 | ZONING, PLANNING AND HOUSING | CR-29(20) – RESOLUTION REPORTED OUT OF COMMITTEE FOR SCHEDULING OF A PUBLIC HEARING AS AMENDED IN CD1 FORM. 4 AYES: ELEFANTE, KOBAYASHI, MENOR, WATERS. 1 EXCUSED: MANAHAN. |
| | | CC-26(20) MENOR – RE-REFERRAL FROM COUNCIL BACK TO COMMITTEE ON ZONING, PLANNING & HOUSING. |
| 02/06/20 | ZONING, PLANNING AND HOUSING | CR-62(20) – RESOLUTION REPORTED OUT OF COMMITTEE FOR SCHEDULING OF A PUBLIC HEARING AND ADOPTION AS AMENDED IN CD1 FORM. 5 AYES: ELEFANTE, KOBAYASHI, MANAHAN, MENOR, WATERS. |
| 02/08/20 | PUBLISH | PUBLIC HEARING NOTICE PUBLISHED IN THE HONOLULU STAR-ADVERTISER. |

02/19/20

COUNCIL/PUBLIC HEARING

RESOLUTION AMENDED TO FD1.

8 AYES: ANDERSON, ELEFANTE, KOBAYASHI, MANAHAN, MENOR, PINE, TSUNEYOSHI, WATERS.

1 ABSENT: FUKUNAGA.

PUBLIC HEARING CLOSED. CR-62(20) AND RESOLUTION 19-136, CD1, FD1 WERE ADOPTED.

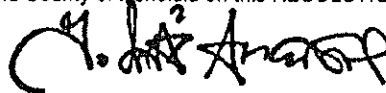
8 AYES: ANDERSON, ELEFANTE, KOBAYASHI, MANAHAN, MENOR, PINE, TSUNEYOSHI, WATERS.

1 ABSENT: FUKUNAGA.

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.



GLEN TAKAHASHI, CITY CLERK



IKAIKA ANDERSON, CHAIR AND PRESIDING OFFICER