RESOLUTION

APPROVING AN APPLICATION FOR A PLAN REVIEW USE PERMIT FOR THE RELOCATION OF OAHU COMMUNITY CORRECTIONAL CENTER TO HALAWA, AND TERMINATING THE PLAN REVIEW USE PERMIT 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 allow implementation of the Five-Year Master Plan ("Master Plan") for construction of the replacement Oahu Community Correctional Center ("OCCC") at a 29-acre portion of the existing State of Hawaii Department of Agriculture Animal Quarantine Station ("AQS") site, (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 TMK), as shown in Exhibits A through I, attached hereto (the "Project");

WHEREAS, the proposed new construction consists of three to four structures: (a) a four-story 90-foot-high Detention Center to house building administration and security, food preparation, medical services, program services, housing, visitation, and spaces for technology and building maintenance; (b) a two-story 30-foot-high Pre-Release Facility; and (c) a single-story 30-foot-high Warehouse/Plant to support the two main facilities (which may be separated into two separate buildings); other proposed improvements include landscaping and parking and loading/service areas, and;

WHEREAS, the construction is intended to accommodate an operating capacity of approximately 959 male detention detainees and 1,044 new rated detention beds; and

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

WHEREAS, the City Council, having received the findings and recommendation of the DPP Director on ________________, by Departmental Communication _______ (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,

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 described on the maps attached hereto as Exhibits A through C.
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2. Development of the site must be in general conformance with the Five-Year Master Plan, as illustrated in Exhibits D through I, attached hereto, and the plans on file with the DPP, as described in the DPP Director's findings and recommendation reference above, all of which are incorporated herein by this reference. The Director may approve minor or non-substantive deviations (for example, additions of minor accessory structures, changes in landscaping elements, or changes to parking count or layout) in accordance with the Land Use Ordinance, Section 21-2.20(k). Major modifications, as determined by the Director of the DPP, will require a new PRU permit.

3. This PRU permit voids PRU Permit No. 98/PRU-2, adopted by the City Council on October 14, 1998, by Resolution No. 98-179, CD1, and subsequently amended with minor modifications approved by the DPP Director, effective once the Kalihi facility is no longer in operation as a correctional facility.

4. Development standards are the following:
   a. The building area of the site may not exceed 50 percent of the Project site;
   b. Density may not exceed a Floor Area Ratio of 2.5;
   c. The front, side, and rear yards are 55 feet, except that security fencing is allowed in the required yards; and
   d. The height limit for the site is 90 feet.

5. Prior to the approval of any sign permits, the Applicant must submit a new Sign Master Plan (SMP) with drawings and specifications for review and approval by the DPP. The SMP should include sign types, dimensions, illumination, etc.

6. The following must be submitted to the DPP for review prior to Building Permit approval for major structures:
   a. Detailed landscape plan to include a perimeter landscaped buffer and flowering/accent trees at the front and rear of the existing parking lot. Details should include species, sizes, locations and quantities of the plant materials to be installed. The Applicant will be allowed to include planting materials that will not conflict with security measures and still provide screening and shade. Photographic documentation of compliance with this condition shall be submitted to the DPP within 30 days of installation;
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b. Visual renderings of the Project from major views and view sheds;

c. Detailed design plans, elevation drawings, which specify material and color that mitigate the visual impact of the structures on neighboring uses or views; and

d. Revised parking plan showing 463 stalls for staff and a total of 553 parking stalls (for staff and visitors). Plan should also show seven loading stalls.

7. The Applicant must submit to the DPP for its review and approval:

a. An updated timeline identifying construction and opening dates of planned buildings and improvements. The timeline should also indicate when the Construction Management Plan (CMP), Traffic Management Plan (TMP) updates and/or validation to the findings of the initial Traffic Impact Analysis Report (TIAR) will be submitted for review and approval;

b. The CMP to be submitted and approved prior to the issuance of demolition or building permits for major construction work;

c. The TMP to be submitted prior to the issuance of a (temporary) certificate of occupancy. The TMP must also be submitted to the Department of Transportation Services for review and approval at the same time;

d. A post TMP to be submitted approximately six to nine months after the issuance of the certificate of occupancy; and

e. An updated TIAR and/or a post TIAR, if required.

8. If, during construction, any previously unidentified archaeological sites or remains are encountered, the Applicant must stop work and contact the 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. The exterior site lighting should fully shielded so there will be no light emission above the horizontal plane above the light fixture and the lighting will be directed only onto the areas that are to be illuminated.

10. 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.
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The Applicant must 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.

11. As may be required by the DPP Director for the review of development permits, the Applicant must submit reports updating the Applicant's status in complying with applicable conditions.

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; Keith Kogachi, 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:

DATE OF INTRODUCTION:

JUN 3 2019

Honolulu, Hawaii

Councilmembers
PORTION 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
1% Annual Chance Flood (100-Year Flood):

AEP = 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.

DF = Undetermined areas where flood hazards are determined, 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.

Legend:

- 104' Base Flood Elevation
- Firm Panel
- 0332H
- 11/5/2014
- 0244G
- 1/19/2011
- VICINITY MAP
- Scale in Feet

PORTION OF FLOOD HAZARD MAP

FIRM PANEL 0332H

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

FOLDER NO.: 2019/PRU-2

Prepared by: Department of Planning and Permitting
City and County of Honolulu

Date Prepared: April 2019

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Figure 6:
PROPOSED SITE PLAN
ANIMAL QUARANTINE STATION SITE

EXHIBIT D
ANIMAL QUARANTINE STATION SITE

EXHIBIT E
LEGEND

1. OCCC entry signage
2. Entry way with vertical palms
3. Perimeter planting for screening and to create project areas
4. Parking lot trees.
   Maximum 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
11. Low crops and/or tall canopy fruit trees
12. 20' 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. Shrub and ground cover areas 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
Figure 9:
DEMOLITION PLAN
ANIMAL QUARANTINE STATION SITE

EXHIBIT G
Figure 12:
PRELIMINARY SIGNAGE PLAN
ANIMAL QUARANTINE STATION SITE

EXHIBIT H
Figure 14:
PRELIMINARY LIGHTING PLAN
ANIMAL QUARANTINE STATION SITE

EXHIBIT 1