

# Future of the Oahu Community Correctional Center

## Volume 5 - Siting Process and Site Inventory

November 2016

### Hawaii Department of Public Safety

The Hawaii Department of Public Safety (PSD) is responsible for carrying out judgments of the state courts whenever a period of confinement is ordered. Its mission is to uphold justice and public safety by providing correctional and law enforcement services to Hawaii's communities with professionalism, integrity and fairness. PSD operates the Oahu Community Correctional Center (OCCC) which houses sentenced (felons, probation, and misdemeanor), pretrial (felons and misdemeanor), other jurisdiction, and probation/parole violators. OCCC provides the customary county jail function of managing both pre-trial detainees and locally-sentenced misdemeanor offenders and others with a sentence of one year or less. OCCC also provides an important pre-release preparation/transition function for prison system inmates when they reach less than a year until their scheduled release. It's important to note that the jail population is under the jurisdiction of the Judiciary (courts) and not PSD. Detainees in OCCC can only be released, placed in outside programs, or assigned to other alternatives to incarceration by the Judiciary.

With increasingly aged and obsolete correctional facilities, PSD is proposing to improve its corrections infrastructure through modernization of its existing facilities and construction of new institutions to replace others. Among its priority projects is the replacement of Oahu CCC (OCCC). Located within an approximately 16-acre property at 2109 Kamehameha Highway in Honolulu, OCCC is currently the largest county jail facility in the Hawaii system and can be expected to remain so as it serves the entire Honolulu/Oahu population. From its beginning in 1975 as a part of the county-based community corrections system concept with 456 beds, the facility has been expanded beyond its boundaries to include the nearby Laumaka Work Furlough Center. The OCCC has a design capacity of 628 beds and an operational capacity of 954 beds and consistently operates above these capacities. Additional information concerning PSD and plans for the future of OCCC can be found at:

<http://dps.hawaii.gov/occc-future-plans>.

### Replacing OCCC

The PSD siting process consists of three phases: identification, screening, and detailed evaluation. With each step, PSD applies a unique set of requirements and criteria to guide its decision-making. By applying these requirements and criteria, PSD can identify and eliminate less suitable sites from further consideration while allowing more suitable sites to move forward to the next phase.

As each phase of the process advances, PSD gathers increasing amounts of information about prospective sites, while considering the advice and input received from community leaders and the public. The review and analysis process continues until PSD, and the planners, architects, engineers, scientists, economists, archeologists, and other experts who are assisting, agrees that suitable sites for building and operating a modern, new OCCC have been identified. Throughout the process, PSD has sought to strike a balance between the time and effort needed to gather and assess information about particular sites while providing the public with accurate and timely updates about progress in the siting process.

Identifying, evaluating, and ultimately selecting the best site option for developing a new OCCC will ensure that Hawaii's criminal justice system continues to function in a high quality manner while addressing the need for modern, efficient and cost effective institutions. Development of a new OCCC facility will allow PSD to accomplish its mission, meet the needs of current and future offender populations, and provide for the continued security of offenders, staff and the public at large.

# Identifying Alternative OCCC Sites

PSD is proposing to replace OCCC with a modern facility that broadens its custody and treatment scope and capability with county/community-based correctional services. Over the past several months PSD has focused its efforts on identifying properties capable of accommodating development of the new OCCC using a set of initial facility and siting requirements to guide the search process:

- Land area of 20+ acres
- Few development/environmental constraints (topography, wetlands, floodplains, historic sites, etc.)
- Absent current or past land uses that could pose a risk of contamination
- Compatibility with surrounding/nearby land uses (light industrial, commercial, agricultural, vacant)
- Ability to access to water supply and wastewater treatment systems
- Ability to access to electric power supply service
- Ability to access telecommunications networks
- Access to the regional highway network

Concurrent with establishing the initial facility and siting requirements to guide the search process, PSD and its project team conducted outreach to identify prospective sites for development of a new

OCCC. During the past three months, PSD has engaged the real estate community, owners of large tracts of land, and the public to identify and offer potential OCCC development sites. To provide equal and unbiased treatment to all areas of Oahu, the entire island is under consideration as possible locations for the proposed OCCC. Prospective sites that can meet some or most of the initial OCCC facility and siting requirements anywhere on Oahu are being considered for possible use.

At the onset of the site identification process, previously studies which identified potential OCCC sites were reexamined along with opportunities to co-locate the new OCCC at an existing PSD facility location. In addition, communication with the Oahu real estate community, with an emphasis on commercial and industrial properties, was undertaken with similar communication and outreach to property owners with large land holdings and their representatives to seek out potential properties for consideration. Lastly, state and federal-owned properties that could meet OCCC siting requirements were also sought out for consideration. Relying upon these sources, 11 sites, clustered within the Kalihi, Aiea, Kalaeloa, and Miliani areas, have been identified for initial assessment and consideration.

The locations and configurations of the 11 prospective sites comprising the OCCC inventory along with representative

photographs are displayed on the pages that follow. Also included is a summary of each site's attributes.



Site #	Location	Site Name
1	Kalihi	Current OCCC
2	Aiea	Halawa Correctional Facility
3	Aiea	Animal Quarantine Facility
4	Kalaeloa	Kalaeloa Parcel B
5	Kalaeloa	Kalaeloa Parcel C
6	Kalaeloa	Kalaeloa Parcels 6A/7
7	Kalaeloa	Kalaeloa Parcels 18A/18B
8	Kalaeloa	Barbers Point Riding Club
9	Mililani	Mililani Technology Park Lot 17
10	Waiawa	Waiawa Property 1
11	Waiawa	Waiawa Property 2



**Legend**

OCCC Facility

1000 FEET


**Attributes:**


- Proximity to workforce, visitors, volunteers, vendors, medical facilities, and courts
- Access via roads, public transit
- Available utility services
- Compatible surrounding land uses
- State of Hawaii ownership; PSD control




Halawa Correctional Facility



**Legend**  Halawa Correctional Facility

 1000 FEET





- Attributes:**
- Opportunities to share services between OCCC and Halawa CF
  - Compatible surrounding land uses
  - State of Hawaii ownership; PSD control
  - Precludes development of additional prison beds




Animal Quarantine Facility



**Legend**  Animal Quarantine Facility

 1000 FEET



- Attributes:**
- Proximity to Halawa CF, opportunities to share services
  - Proximity to downtown, convenient access
  - Compatible surrounding land uses
  - State of Hawaii ownership



# Kalaeloa Area Parcel B



**Legend**  Kalaeloa Area Parcel B

3000 FEET



**Attributes:**

- Exceeds minimum requirements for land area; opportunity for additional (future) PSD development
- Little to no surrounding land uses
- DHHL ownership allows for streamlining of development permits



# Kalaeloa Area Parcel C



**Legend**  Kalaeloa Area Parcel C

3000 FEET




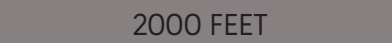
**Attributes:**


- Exceeds minimum requirements for land area; opportunity for additional (future) PSD development
- No surrounding land use conflicts
- DHHL ownership allows for streamlining of development permits



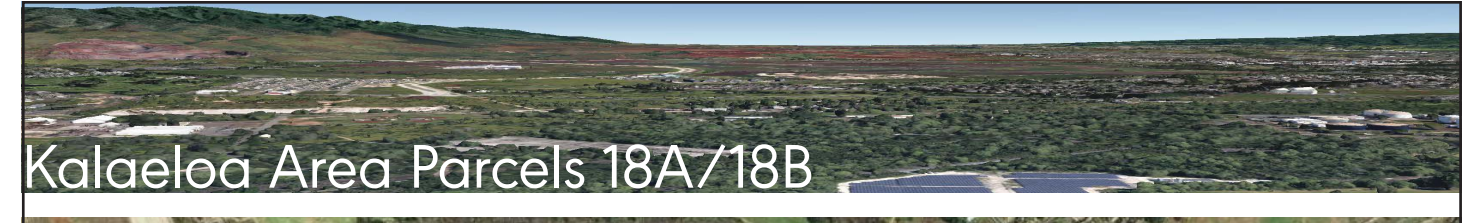



**Legend**  Kalaeloa Area Parcels 6A/7

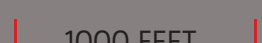
 2000 FEET





- Attributes:**
- Exceeds minimum requirements for land area; opportunity for additional (future) PSD development
  - Proximity to emerging Kapolei Community



**Legend**  Kalaeloa Area Parcels 18A/18B


 1000 FEET




- Attributes:**
- Exceeds minimum requirements for land area; opportunity for additional future PSD development
  - Compatible surrounding land uses
  - Access to utilities

# Kalaeloa Area Barbers Point Riding Club



**Legend**  Kalaeloa Area Barbers Point Riding Club

1000 FEET



**Attributes:**

- Meets minimum requirements for land area
- Compatible surrounding land uses
- Outside Historic Ewa Battlefield zone
- Federal Government ownership (U.S. Navy)



# Mililani Technology Park Lot 17



**Legend**  Mililani Technology Park Lot 17

2000 FEET



**Attributes:**


- Meets minimum requirements for land area
- Accessible via H-2
- Available infrastructure; minimal required investment likely
- Adjoins planned First Responders Technology Park (Mililani Tech Park, Phase II)
- Compatible surrounding land uses







Waiawa Property 1



**Legend**  Waiawa Property 1

 3000 FEET





- Attributes:**
- Exceeds minimum requirements for land area; opportunity for additional (future) PSD development
  - Accessible via H-2
  - Proximity to Waiawa Correctional Facility; Potential to share services




Waiawa Property 2



**Legend**  Waiawa Property 2

 2000 FEET



- Attributes:**
- Meets minimum requirements for land area
  - Accessible via H-2
  - Proximity to Waiawa Correctional Facility; potential to share services



## Commitment to Public Engagement

Accurate, timely, and effective information is essential to any large-scale and complex undertaking. PSD recognizes the challenges it faces as it moves forward with planning, siting, and eventual design, construction, and activation of a new OCCC facility. PSD also acknowledges the value and importance of providing information to elected officials, stakeholder groups, and the public during the planning and decision-making process. When a project or action is of a scope or nature that has the potential to affect local and statewide interests, such as development of a new OCCC, communicating with elected and appointed community leaders, civic and business groups, regulatory agencies, and the public during the planning process can facilitate decision-making and help achieve approval and acceptance of the outcome. Throughout the summer and autumn months, PSD continued its public information and engagement activities to:

- Provide current information about the proposed OCCC facility and the siting process,
- Frame the planning and decision-making process,
- Explain how citizens can participate in the planning process, and
- How public input will be integrated into the decision-making process.

PSD also provided a forum for interested citizens to learn about the proposed project via a Scoping Meeting held at Farrington High School on September 28, 2016 and attended by approximately 60 individuals. Information provided at the Scoping Meeting is available on the PSD-OCCC Project website. PSD is committed to ensuring that the process of planning, siting and developing a new OCCC facility is transparent and benefits from the input and involvement of all interested parties.

## Site Screening

To determine initial viability of the 11 sites in the OCCC inventory, it is necessary to screen each against the established siting criteria. To avoid the time and effort of conducting in-depth evaluations of 11 potential sites, a Site Screening Tool is being used to compare and assess site conditions and characteristics against the siting criteria. Information concerning the 11 sites is currently being gathered for:

- General site features (total acreage, configuration, number of parcels)
- Proximity to OCCC workforce, visitors, medical facilities, and legal services and court facilities (using the current OCCC as a reference point)
- Development considerations (topography, seismic potential, soils, etc.)
- Utility services (providers, proximity and access to service connections)
- Transportation systems (highway access, transit service availability)
- Environmental resources (floodplains, tsunami zones, wetlands, known historic and cultural resources, critical habitats, etc.)
- On-site, adjoining and nearby land uses including potential for contamination, land use conflicts, etc.

Each prospective site is being subjected to an initial screening process to determine possible suitability. The screening is being performed by a team working on behalf of PSD consisting of such specialists as:

- Urban and Regional Planners
- Civil and Environmental Engineers
- Architects
- Environmental Scientists
- Economists
- Cultural Resource Specialists
- GIS Specialists

The site screening team has inspected each site and in lieu of time-consuming and costly field investigations is relying upon information provided by property owners and gathered from reliable published sources such as:

- USGS Topographic maps
- USGS Seismic Ratings maps
- USDA Soil Surveys
- USFWS National Wetland Inventory maps
- FEMA Flood hazard maps
- Aerial Photographs
- State and Local GIS databases
- Property-owner provided maps, studies, surveys, etc.
- Other data sources

The purpose of the screening process is to quickly and efficiently screen sites with the goal of eliminating those unsuitable for OCCC development while identifying sites that most closely address PSD's siting criteria. Criteria have been developed that establish siting priorities and by applying the criteria, PSD will eliminate sites not considered viable for OCCC development thereby reducing the total number of sites slated to undergo detailed further and evaluation.

### **Criteria – Proximity (Weighting: 20 of 100 points)**

- Proximity to Staff, Visitors and Others
- Proximity to Medical and Treatment Providers
- Proximity to Legal Services

### **Criteria – Land and Environment (Weighting 15 of 100 points)**

- Land Area
- Site Topography
- Soil Characteristics
- Critical Environmental Resources (Wetlands, Critical Habitats, Cultural, Archaeological and
- Native Hawaiian Sites and Resources)
- Hazards Avoidance (Flooding, Geologic Faults, Landfills and Contaminated Sites, etc.)

### **Criteria – Infrastructure (Weighting 20 of 100 points)**

- Roadway Access
- Water Supply Service
- Wastewater Treatment Service
- Electric Power Service
- Natural Gas Service
- Telecommunications Service

### **Criteria – Community Services/Other (Weighting 10 of 100 points)**

- Emergency Response Services (Police/ Fire Protection and Emergency Medical Care)
- Adjoining and Nearby Land Uses
- Ownership
- Ability to Share Services with Other PSD Facilities

### **Criteria – Development Costs (Weighting: 25 of 100 points)**

- Land Acquisition, Site Preparation, Infrastructure Improvements and Building Costs Relative to
- Other Locations

### **Criteria – Community Acceptance (Weighting 10 of 100 points)**

- Willingness to Accept Development of a New OCCC Relative to Other Locations

In the weeks ahead, all 11 prospective sites will be screened, scored and ranked to determine sites judged best meeting the siting criteria. Sites that most closely address PSD's siting criteria will be recommended for in-depth study in the form of the Environmental Impact Statement process that will also identify a preferred alternative OCCC location while justifying the elimination of the least suitable sites.





## Public Discussion of Prospective Sites

With PSD's commitment to openness and transparency throughout the OCCC planning process, informing elected officials, agencies, stakeholder groups and the public about the prospective OCCC sites is an important and necessary step in the process. At this time PSD has begun informing elected and appointed officials, stakeholders, community groups and the public via one-on-one and small group meetings, the OCCC website, this newsletter, and a press release. Consideration is also being given to hosting a public information open house to accommodate group discussions. In the meantime, interested members of the public are invited to submit their ideas, feedback, and concerns through PSD's OCCC website: <http://dps.hawaii.gov/occc-future-plans>.

## Upcoming Activities

PSD is moving ahead with the OCCC planning process with these activities planned in the months ahead.

<b>December 2016</b>	<p>Finalize OCCC facility needs based on future offender population projections and program requirements, specific space needs, floor space requirements, and conceptual site development plans.</p> <p>Screen the inventory of prospective sites to identify sites best meeting requirements.</p> <p>Review public comments received during the public scoping process.</p> <p>Continue outreach and engagement with elected/appointed officials, agencies, stakeholders, and the public about the purpose and need for the proposed OCCC facility and the planning process and schedule.</p>
<b>January 2017</b>	<p>Finalize list of highly rated sites from among the inventory of sites.</p> <p>Subject highly rated sites to detailed study via the environmental impact statement process.</p> <p>Continue public outreach and engagement process.</p>
<b>February 2017</b>	<p>Continue environmental impact statement process.</p> <p>Continue public outreach and engagement process.</p>

## Interested in Learning More?

For additional information about PSD, visit <http://dps.hawaii.gov/occc-future-plans> or contact:

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