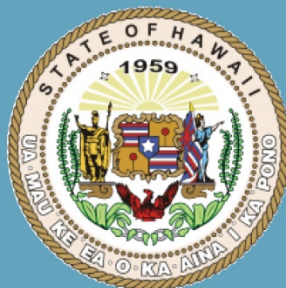


Siting Study

Oahu Community Correctional Center

December 29, 2016

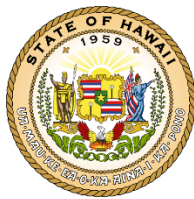


**State of Hawaii
Hawaii Public Safety Department**

Siting Study

Oahu Community Correctional Center

December 29, 2016



Prepared for:

**Hawaii Department of Public Safety
Hawaii Department of Accounting
and General Services**

Prepared by:



Louis Berger

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1.0 INTRODUCTION

1.1 Background

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.

With increasingly aged and obsolete correctional facilities, PSD is proposing to improve its corrections infrastructure through modernization of existing facilities and construction of new institutions to replace others. Among its priority projects is the complete 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.

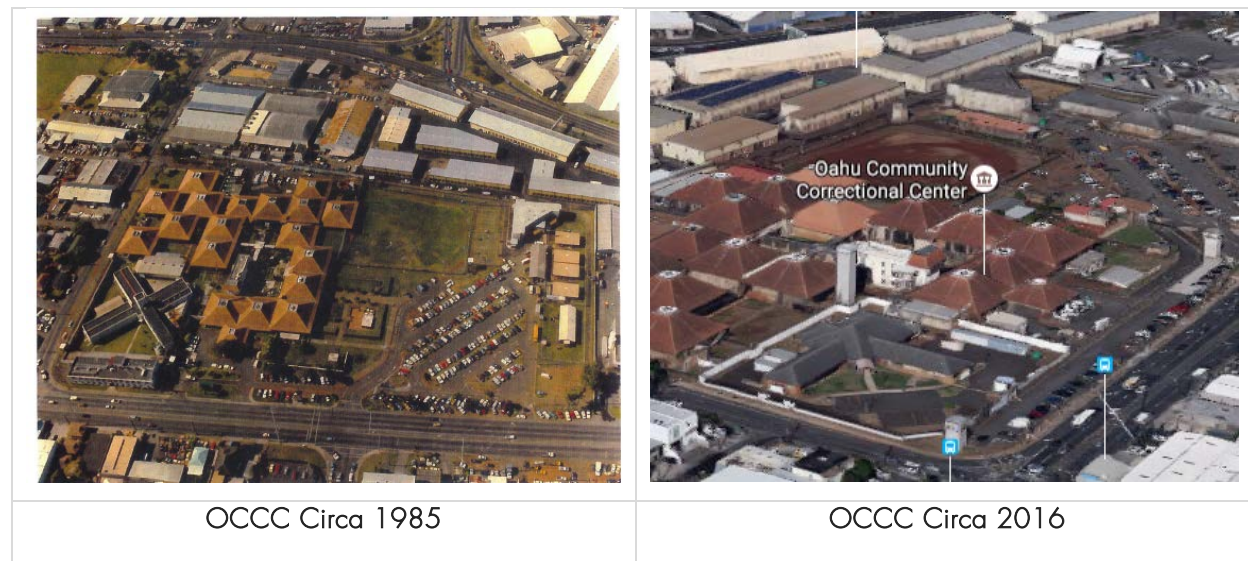


Oahu Community Correctional Center

The current OCCC is out of date, inefficient and no longer meeting PSD needs. Outmoded design and site layout make day-to-day operations more costly than necessary and PSD is proposing to replace the OCCC with a modern facility. To assist with the planning for replacement of the OCCC, the State of Hawaii has assembled a team consisting of representatives of the Department of Accounting and General Services (DAGS), PSD, and a group of specialized consultants led by Architects Hawaii Ltd. (together the "Project Team").

1.2 History of Oahu Community Correctional Center

The facility initially came under state control in 1975, when it was transferred from City and County control as part of the State assuming state-wide responsibility for all aspects of incarceration. Annex 1 to the old jail was completed at the time of transfer. The main jail building, constructed as a 312-cell facility, opened in 1980 and was fully completed and occupied in 1982. At the time it was constructed, it was viewed as a state-of-the-art facility and a positive step in the development of facility design and operations as detention and corrections evolved from the historic "telephone/intermittent surveillance custody and control model" to a more modern podular direct supervision approach to care and custody. From 1978 to 1987, OCCC was both the local jail and primary prison for Hawaii, since the largest portion of the inmate population originated from Oahu.

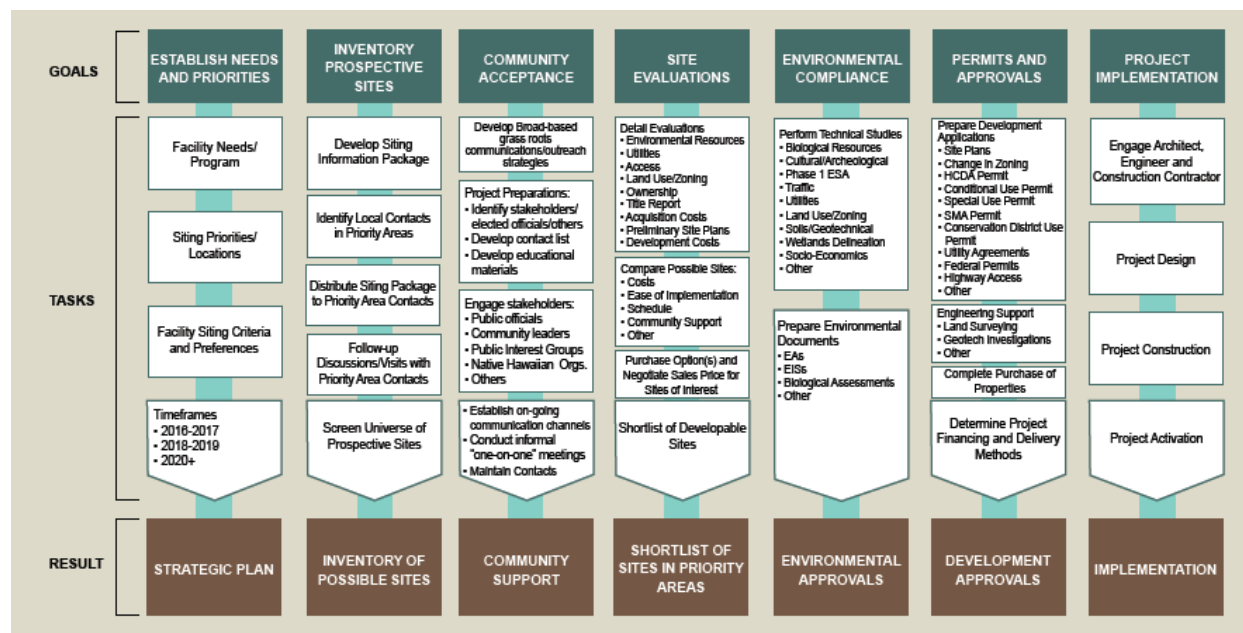


Since 1987, OCCC has functioned primarily as a pre-trial detention facility. While a model at the time of construction, overcrowding and a patchwork of additions makes operation of the facility challenging in terms of security, safety, support services and access to programs. It's important to note that the inmates housed at OCCC are under the jurisdiction of the Judiciary (courts) and not PSD. Detainees in jail can only be released, placed in outside programs or assigned to other alternatives to incarceration by the Judiciary (courts).

2.0 PLANNING FOR NEW OCCC FACILITY

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. While various studies have been performed over the past decade in an effort to determine the feasibility and costs associated with developing a new OCCC, it took this current planning and siting effort to provide a sound basis for the decision to replace the existing OCCC and for moving forward with planning for development of a replacement facility.

Development of a new OCCC is being advanced using a process summarized in Exhibit 1. At its most basic level, the process of planning for a new OCCC facility is similar to developing a business park, medical complex, or other public institution. However, the unique issues and challenges surrounding OCCC development make the process more complex, time-consuming and costly than other projects of a similar scale.



Source: Louis Berger, 2016.

Exhibit 1: OCCC Siting and Development Process

OCCC is currently housing approximately 1,057 individuals. Forecasts show the number of detention beds needed for males at OCCC in 2026 is 959 representing a 9 percent decline from the current population. Approximately one-third of the male population are sentenced inmates. This number is based on the declining trend over the past few years, slight anticipated growth in the City and County of Honolulu population and a peaking factor to account for fluctuations in the inmate population. The forecast also predicts approximately 392 pre-release males with the existing Laumaka Work Furlough Center accommodating 96 (unless expanded or replaced) with a net increase of 296 pre-release beds. Therefore, the total number of new detention and pre-release beds needed to accommodate the OCCC male population is approximately 1,255.

While female inmates are planned to only receive intake services at OCCC, females were included in the forecast in order to understand the system-wide impacts. The number beds needed for female inmates is expected to increase to 243 (from the current 190) with approximately 25 percent representing a sentenced population. Expanding pre-release to the Ho’okipa Unit at the Women’s Community Corrections Center will address the need for 38 additional pre-release beds bringing the total of beds needed for females to 281.

It is these forecasted populations that PSD will be responsible for housing and supervising by 2026 and form the basis for planning and programming a new OCCC.

3.0 OCCC SITING PROCESS

The OCCC siting process consists of three principal phases: site identification, site screening, and detailed site evaluation. With each step, PSD applies a set of requirements and criteria to guide its analysis and 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, increasing amounts of information are gathered about prospective sites, while considering the advice and input received from community leaders and the public. The review and analysis process continues until PSD determines that suitable sites for building and operating a modern, new OCCC have been identified. Throughout the process, the team has sought to strike a balance between the time and effort needed to gather and assess information about particular sites while providing the decision-makers, stakeholders and 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 functions in a high-quality manner while addressing the need for modern, efficient and cost effective institutions for current and future offender populations. Development of a new OCCC facility will allow PSD to accomplish its mission, meet the needs of the offender population, and provide for the continued security of offenders, staff and the public at large.

3.1 Search Area

Replacement of the aging OCCC may occur at its current location in the Makai portion of Kalihi; it may also occur at another location on the Island of Oahu. To provide an equal and unbiased opportunity to all areas of Oahu, the entire island has been considered for possible alternative locations for the proposed OCCC. Therefore, prospective sites that can meet some or most of the key OCCC facility siting criteria anywhere on Oahu have been screened for possible use.

There are, however, areas of Oahu that are more preferable than others for locating a new OCCC facility. When considering alternative sites, it is necessary to determine a preferred search area within which such sites would be favored and, conversely, sites beyond the preferred search area would be less favored although still subject to consideration.

Currently, 595 staff make up the permanent workforce at the existing OCCC. In the event of a relocation away from Kalihi, the ability of PSD to retain existing skilled staff and to recruit staff to operate a new OCCC could be adversely affected. Therefore, in determining the preferred search area, a factor to be considered is the potential impacts on OCCC employees involving their daily commute to and from any potential new facility location. In addressing this aspect of the proposed project, an analysis was performed to help determine the preferred search area for the potential facility location.

The analysis to determine the preferred search area considered the place of residence for the current OCCC workforce at the zip code level. While analysis of employee residences throughout Oahu was the primary method of evaluating the geographic suitability of a new facility location, consideration was also given to the influence of public transit services and major roadways, which provide access for staff to the current OCCC location as well as prospective site locations. Access considerations included major highway routes such as H-1, H-2 and H-3, as well as bus transit services operated by the City and County of Honolulu. Plans for an elevated train line from East Kapolei to the edge of Waikiki along the southern coast of Oahu, currently under construction by the Honolulu Authority for Rapid Transportation (HART), were also considered.

In addition to the OCCC workforce, consideration has been given to the potential for impacts to friends, family members, and volunteers as well as to the judiciary and medical community within which the OCCC operates. Since the OCCC acts as the local detention center for the First Circuit Court, proximity to the courthouse and the associated legal infrastructure is an important factor. This is also the case for proximity to medical facilities which

provide treatment and care not available within the OCCC itself. So, although sites identified anywhere on Oahu have been considered, it is important to recognize the importance for locating a new OCCC in reasonable proximity to where the First Circuit Court and major medical facilities are located. To provide a basis for determining the preferred search area, Oahu was divided into six geographic areas:

- Central Oahu
- Greater Honolulu
- West Oahu
- Windward Oahu
- East Oahu
- North Shore

Table 1 presents the 39 zip codes included in the analysis and the number of current OCCC employees residing within those zip codes. All 39 zip codes are shown in Exhibit 2 and each zip code associated with the six geographic areas is shown in Exhibit 3.

Table 1: OCCC Staff Place of Residence by Zip Code and Geographic Area

Zip Code	OCCC Staff Population by Geographic Area					
	Central Oahu	Greater Honolulu	West Oahu	Windward Oahu	East Oahu	North Shore
96701		26				
96706			59			
96707			39			
96712						0
96717						6
96730						0
96731						5
96734				17		
96744				47		
96762						12
96782		25				
96786	17					
96789	33					
96791						3
96792			50			
96795				15		
96797			39			
96813		8				

Zip Code	OCCC Staff Population by Geographic Area					
	Central Oahu	Greater Honolulu	West Oahu	Windward Oahu	East Oahu	North Shore
96814		10				
96815		8				
96816		22				
96817		30				
96818		35				
96819		36				
96821					6	
96822		15				
96823		2				
96825					7	
96826		12				
96837		1				
96858		0				
96861		0				
96863				0		
96857			0			
96797			0			
96820		0				
96853		0				
96860		0				
96844		0				
Total OCCC Staff Population	50	230	187	79	13	26
Percent of Total OCCC Staff	8.5%	39.3%	31.9%	13.5%	2.2%	4.4%

Note: Zip codes shaded in gray do not fall within that study area.

Source: Hawaii Department of Public Safety, May 2016.

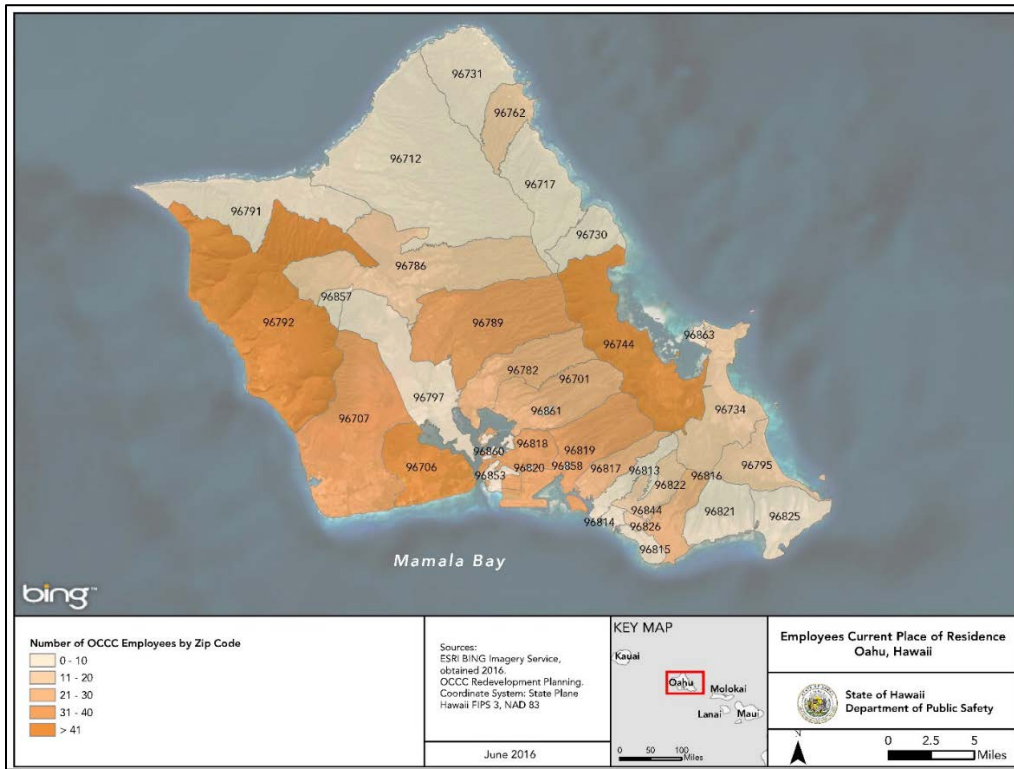


Exhibit 2: OCCC Staff Density by Zip Code of Residence

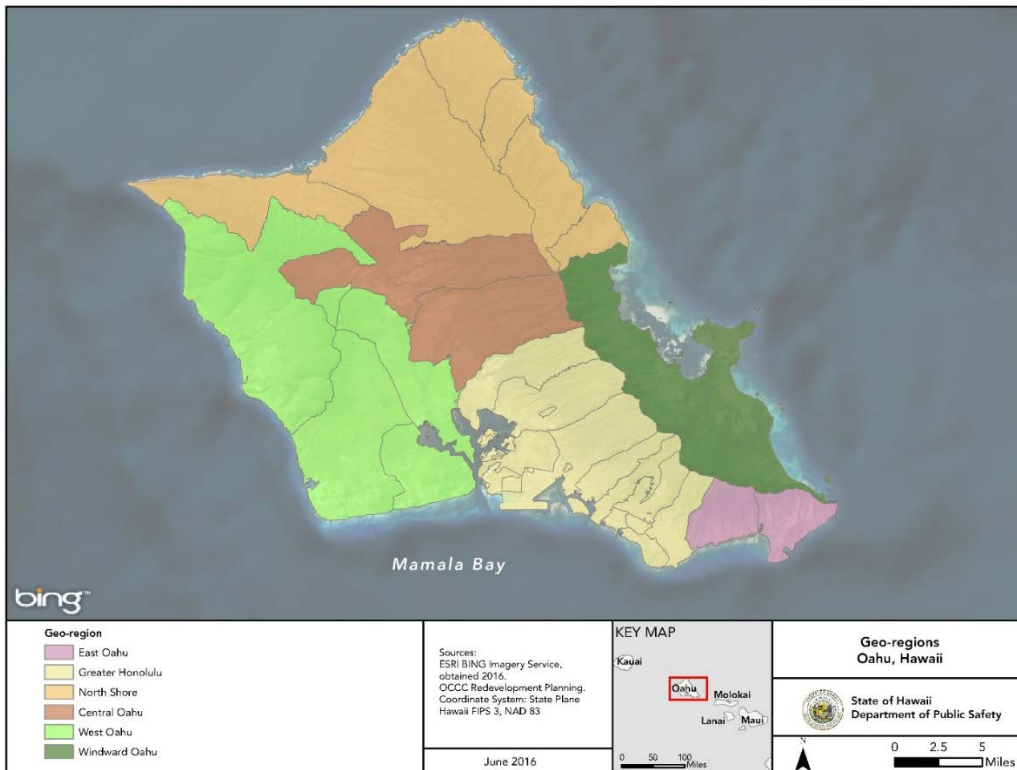


Exhibit 3: Zip Code-Based Geographic Areas

3.2 Search Area Findings

Upon review of OCCC staff residence data, several salient characteristics of staff distribution are evident, as described below.

- As would be expected, nearly 40 percent of the total 595 OCCC staff (239) reside within the 19 zip codes that compose the Greater Honolulu area. A large percentage of island residents live within the Greater Honolulu area and, not surprisingly, a majority of the OCCC staff have chosen to reside within a relatively short distance to their place of work. Enhancing the appeal of this area is the easy access to the regional highway network and as well as public transit services (The Bus). Also located within this geographic area is the Halawa Correctional Facility.
- Approximately 32 percent of the OCCC staff (187) reside within the six zip codes comprising the West Oahu area. H-1 serves as the major freeway providing access between West Oahu and the Greater Honolulu area (and the OCCC and Halawa Correctional Facility). With the rapid pace of development and a more affordable cost of living in the West Oahu area, island residents in large numbers are moving to this area. When completed, the light rail system currently under construction would enhance access between West Oahu and the Greater Honolulu metropolitan area.
- Approximately 28 percent of the OCCC staff (168) reside in the 14 zip codes comprising the remainder of Oahu. Of that total, 50 staff (approximately 9 percent) live in the two zip codes in Central Oahu; 79 staff (approximately 14 percent) live in the four zip codes comprising the Windward Oahu; 13 staff (approximately 2 percent) live in the two zip codes comprising the East Oahu area; and 26 staff (approximately 4 percent) live in the six zip codes comprising the North Shore area of the island.

From the more remote and distant areas of the island, access to metropolitan Honolulu and the current OCCC involves a greater level of difficulty (drive distance and drive time) for employees compared to employees already residing in the Central Oahu and Greater Honolulu areas. The distance involved in a daily commute could increase if the OCCC were relocated to West Oahu area, however, travel would be a reverse commute (away from the peak hour congestion) and is not be expected to result in a significant adverse impact on OCCC staff.

With approximately 40 percent of staff residing in the Greater Honolulu area, replacing the OCCC at its current location or relocating the OCCC within the Greater Honolulu area (including at the Halawa Correctional Facility) would have little or no adverse impact upon the commuting patterns or travel time by current OCCC employees. By contrast, staff residing in northern Oahu, who account for only 4 percent of the total workforce, would continue to experience relatively long travel times regardless of where the replacement facility is eventually sited.

Based on these findings, a preferred search area has been identified that encompasses the Greater Honolulu and the East Oahu and West Oahu areas. The area generally extends westward to encompass Kapolei, southeast to Ward Avenue to encompass the First Circuit Court, and north of H-1 to include the Halawa Correctional Facility. The preferred search area is illustrated in Exhibit 4.

The preferred search area encompasses an area of Oahu which would provide reasonable access for nearly 80 percent of current OCCC staff. This area also encompasses large population centers on Oahu and would be expected to be accessible to any facility location. Most potential replacement facility locations within this area would also be generally accessible to public transit, court facilities and other institutional facilities providing for administrative support to the OCCC.

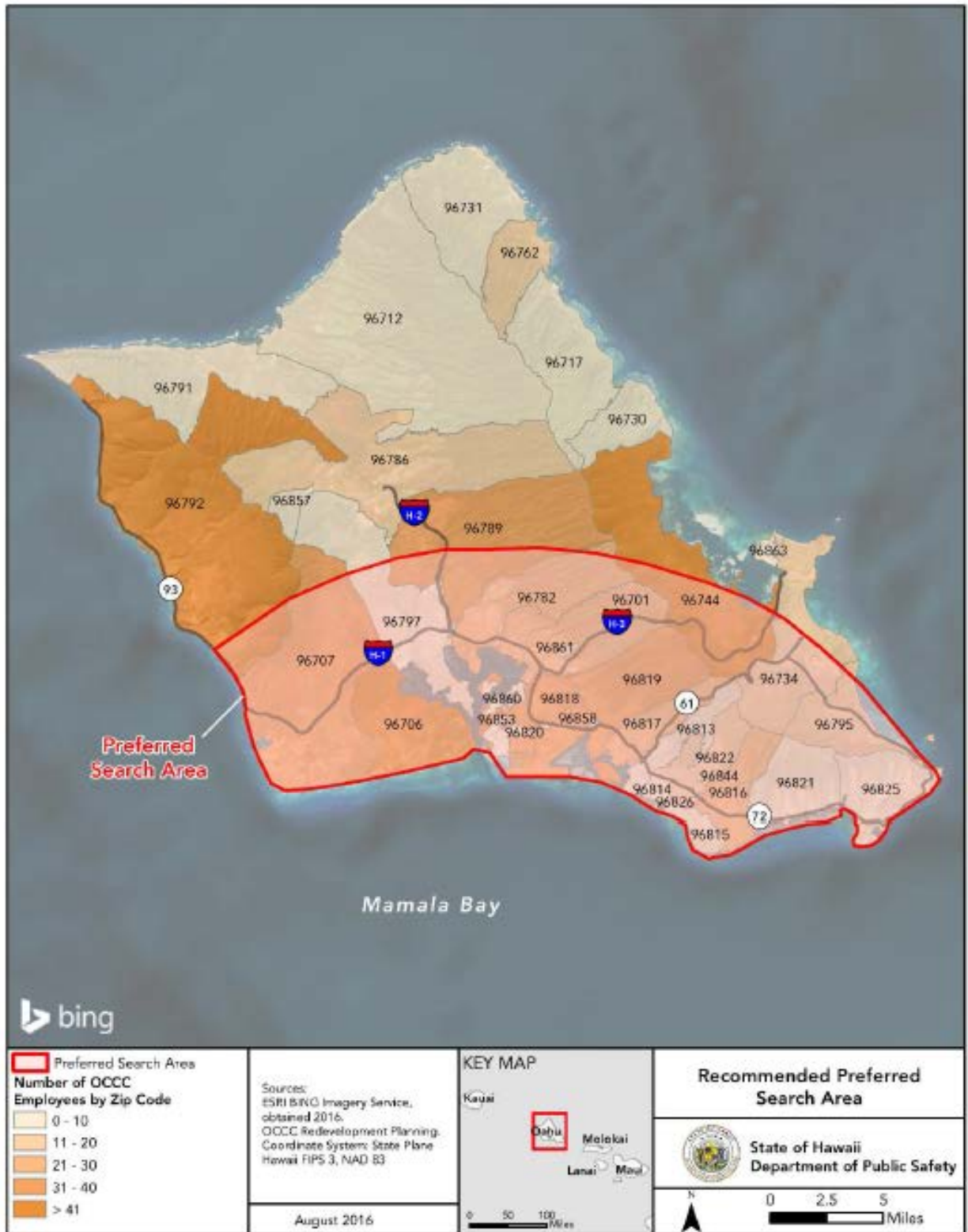


Exhibit 4: Preferred Search Area for OCCC Replacement Facility

4.0 SITING CRITERIA

4.1 Introduction

Identifying prospective sites with criteria in mind is the next step in determining whether development is feasible at a particular site and if the site and its surroundings are well-suited to host the facility. At the same time, it is recognized that identifying sites that strictly adhere to all siting requirements is unlikely to be successful and will result in elimination of viable sites from consideration. Therefore, flexibility is necessary to achieve the desired result; sites that can be developed for OCCC use within a preferred search area, at reasonable cost, and with minimal adverse environmental impacts. The criteria to be considered when evaluating prospective sites encompass six principal categories:

- Proximity
- Land and environment
- Infrastructure
- Community services/other
- Development costs
- Community acceptance

Each is described below along with the recommended relative importance (weighting) to be considered, adjusted as necessary, and utilized during the site identification and evaluation process.

4.2 Criteria: Proximity

4.2.1 Proximity to PSD Staff, Visitors, and Others

Successful OCCC operation depends on convenient access by those responsible for operating the facility as well as family members, friends, volunteers, vendors and others visiting the facility on a regular basis. Therefore, where possible, prospective OCCC sites should be located in areas readily accessible to current and future PSD employees, visitors, and others. Sites requiring long drive times from major population centers will reduce the likelihood that PSD staff, visitors, volunteers, and others who interface with the OCCC will continue to support the facility.

4.2.2 Proximity to Medical and Treatment Providers

Efficient and effective operation depends on ready access to medical facilities and specialists not available within the OCCC itself. Therefore, sites should be located in areas with reasonable access to medical facilities and services used by the current OCCC. Sites requiring long drive times to reach such facilities and specialists are less appealing than those with shorter drive times.



4.2.3 Proximity to Legal Services

OCCC operation also depends on ready access to the First Circuit Court and various legal services and infrastructure. Therefore, sites should be located in areas with reasonable access to the courts and other legal system facilities. Sites requiring long drive times to reach such facilities are less appealing than those with shorter drive times (although greater use of communications technology in the future may reduce this dependence).



Recommended Proximity Criteria Weighting: 20 of 100.

4.3 Criteria: Land and Environment

4.3.1 Land Area

Development of a new OCCC facility requires sufficient land area for placement of structures, employee and visitor parking areas, as well as a buffer zone between the facility and neighboring developments. A minimum land area has been determined to be approximately 20 acres using a mid-rise or high-rise design solution; a low-rise campus design would require a minimum of approximately 25+ acres. Larger sites are more appealing than smaller sites.

4.3.2 Site Topography

Site topography influences facility placement, layout and design, as well as construction costs associated with site preparation. Sites as near to level (0–2 percent slope) as possible with average slope across the site limited to less than 5 percent are preferable to sites with pronounced changes in topography.



4.3.3 Soil Characteristics

Construction costs can increase significantly where soils having unusual or challenging characteristics (i.e., shallow bedrock, collapsible soils, high water table, liquefaction potential, etc.) are found. Sites with a preponderance of soils exhibiting challenging building conditions and characteristics or require costly removal or mitigation measures are less appealing than those without such characteristics or requirements.

4.3.4 Critical Environmental Resources

Wetlands are lands inundated by surface or ground waters with “a frequency to support under normal circumstances a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction” (U.S. Army Corps of Engineers). The alteration or loss of wetlands can result in habitat loss, increased flooding, and decreased ground water recharge. Development of lands designated as wetlands can also involve significant additional time and resources to satisfy the regulatory review and approval processes. Sites containing areas of wetlands that cannot



be avoided or require costly or time-consuming permitting and mitigation are less appealing than those without such characteristics or requirements.

Similarly, lands containing habitats for rare, threatened or endangered flora and fauna should be avoided. Development of sites designated as critical habitats can involve considerable time and resources to satisfy the regulatory review and approval processes and are less appealing than those without such characteristics or requirements.



4.3.5 Cultural, Archaeological and Native Hawaiian Sites and Resources

State and federal cultural, archaeological or Native Hawaiian sites and resources are important to Hawaii and should be preserved and protected. Development of lands designated as important state or federal cultural, archaeological or Native Hawaiian sites and resources can damage such resources and involve significant additional time and costs to satisfy the regulatory review and approval processes.

Construction costs and challenges to development increase significantly where cultural, archaeological, and Native Hawaiian sites, are found.

Prospective sites containing cultural, archaeological or Native Hawaiian resources that cannot be avoided or require costly or time-consuming permitting and mitigation measures are less appealing than those absent such features or requirements.



4.3.6 Hazards Avoidance

Flooding and Tsunami Inundation Areas

The volume and momentum of rushing water at flood stage or resulting from a tsunami has the potential for creating a wide path of destruction. Such flooding and inundation could significantly disrupt OCCC facility operations, adversely affect facility security, risk the safety of inmates and staff, and cause severe structural damage. Therefore, prospective OCCC sites that may be adversely affected by flooding or lie within tsunami inundation areas are less appealing than those with no flood or inundation potential.



Geologic Faults and Seismic Zones

The nature of geological fault zones and active seismic areas presents a potential threat to the integrity of structures, institution security, and the welfare and safety of inmates and staff. As a result, prospective OCCC sites should avoid such areas when possible.



Landfills and Related Disposal Sites

Lands previously used for the disposal of solid or liquid wastes have the potential for methane gas releases, leachate formation, and settlement that can damage structures, parking areas, access roadways, and utilities. Sites exhibiting contamination or containing areas previously landfilled with solid and other wastes should be avoided.



Emergency Evacuation

Prospective OCCC sites located in proximity to hazardous waste treatment/disposal facilities, petrochemical plants, fuel storage tanks and similar uses and activities should be avoided. Such uses represent potential health and safety risks and during emergencies, may require evacuation, which is not an option for the proposed facility.



Recommended Land and Environment Criteria Weighting: 15 of 100.

4.4 Criteria: Infrastructure

4.4.1 Roadway Access

OCCC facility operation depends on a workforce, service providers, and others having access to the network of regional highways and connections to local roadways. Therefore, prospective OCCC facility sites should be located within areas readily accessible to the regional highway network. Access should be via well-constructed and well-maintained roadways with no obstructions, height limitations or weight restrictions. Access to public transit service is considered beneficial.



4.4.2 Water Supply Service

Potable water supply service is a basic requirement to the functioning of the OCCC. New OCCC facility sites, therefore, should be within areas serviced by a public/private potable water utility capable of providing an uninterrupted supply of approximately 150,000 gallons of water daily. Locations which minimize the cost for extending, upgrading or otherwise improving water supply service are preferred over sites requiring costly improvements. In areas where public/private water supply systems are unavailable or incapable of meeting facility requirements, development of an on-site or independent water supply system would need to be considered. However, connection to the public water supply system is preferred.



4.4.3 Wastewater Treatment Service

Wastewater treatment service is a basic requirement to the functioning of the OCCC. Therefore, prospective OCCC sites should be located within areas serviced by public wastewater collection and treatment systems with the capability to collect and treat approximately 135,000 gallons daily. Locations which minimize the costs associated with extending, upgrading or otherwise improving wastewater systems are preferred over sites requiring costly improvements. In areas where public wastewater systems are unavailable or incapable of meeting facility needs, an on-site or independent wastewater treatment and disposal system would need to be considered; however, connection to the public wastewater treatment system is preferred.



4.4.4 Electric Power Service

Electric power service is a basic requirement to the functioning of any large public institution including the proposed OCCC facility and all prospective sites should have access to electric power transmission systems. Sites which minimize costs associated with extending, upgrading or otherwise improving power supply equipment necessary to service the facility are preferred over sites requiring costly improvements.



4.4.5 Natural Gas Service

Natural gas supply is typically a basic requirement to the functioning of large public institutions including the proposed OCCC facility and therefore sites should be located within areas serviced by natural gas suppliers. An underground synthetic natural gas (SNG) distribution system reportedly supplies the majority of the businesses and residents on Oahu from Kapolei to Hawaii Kai. Other areas of Oahu not served by the SNG infrastructure are provided with propane gas, which is distributed underground from a central storage facility. Other customers outside of the service areas for these two distribution systems are serviced through delivery of propane. Access to the SNG distribution system is considered beneficial.

4.4.6 Telecommunication Services

Telecommunications service is a basic requirement to the functioning of a detention facility. Sites should be located within areas served by telecommunications operators providing local, long distance, and mobile services. Locations which minimize the cost for extending, upgrading or otherwise improving telecommunications service are preferred over sites requiring costly improvements.



Recommended Infrastructure Criteria Weighting: 20 of 100.

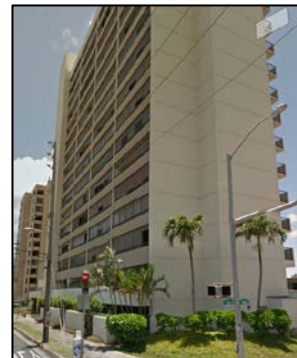
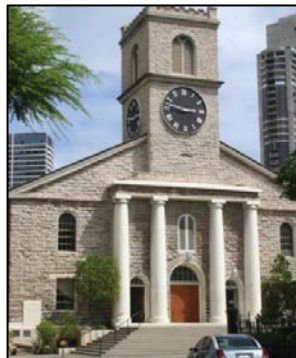
4.5 Criteria: Community Services/Other

4.5.1 Emergency Response Services

Sites should be located in or near areas served by municipal/county police and fire departments employing full-time police officers, trained firefighters, dispatchers and support personnel and equipment. Although PSD relies upon its staff and resources to ensure overall facility security, support from additional law enforcement resources is desirable in the event of an emergency. While new facilities are fire resistive and have fire and smoke detectors, sensors, and sprinkler systems, it is advantageous to have back-up support from nearby fire protection resources in the event of an emergency. Sites should also be located in proximity to public/private hospitals providing 24-hour emergency services. Although new facilities include fully equipped and staffed medical units, it is advantageous to have emergency medical services available if a serious accident, illness or similar emergency occurs.

4.5.2 Adjoining and Nearby Land Uses

Sites containing homes or commercial uses should be avoided to eliminate the need to relocate residents or businesses. Sites bordering upon residential neighborhoods, local parks and playgrounds, schools, religious and cultural sites, and similar land uses should also be avoided. Provision of a buffer from such developments reduces land use compatibility conflicts.



4.5.3 Ownership

Property acquisition should be able to be accomplished with relative ease. Sites consisting of only one parcel or relatively few individual parcels requiring acquisition are favored over sites involving numerous parcels. The same is true of ownership; sites to be acquired comprising a single owner are favored over sites involving multiple owners. In addition, sites should be free of deed restrictions and covenants and include surface and subsurface water and mineral rights as applicable. Use of public lands shall be considered when available, practical, and equal to or better suited than private lands.

4.5.4 Ability to Share Services

Co-locating institutions of a similar nature offers potential cost savings during operation of both facilities. Locating the proposed OCCC facility on or near PSD-operated correctional facilities on Oahu could allow for the sharing of services, equipment, and under certain circumstances, manpower.

Recommended Community Services/Other Criteria Weighting: 10 of 100.

4.6 Criteria: Development Costs

Each prospective site has unique features, conditions and characteristics that result in higher or lower construction costs. Sites that result in high costs to develop (i.e., land acquisition, site preparation, infrastructure improvements, environmental mitigation, etc.) relative to other sites should be avoided. The total cost to develop, considering land acquisition, site preparation, infrastructure improvements, and building construction, shall be the basis for comparison between prospective sites.

Recommended Development Costs Criteria Weighting: 25 of 100.

4.7 Criteria: Community Acceptance

Sites located in or near communities that have expressed the willingness to accept community correctional facility development are preferred. Communities willing to accept such facilities are more likely to assist with provision of local services while avoiding costly and time-consuming legal and other challenges.

Recommended Community Acceptance Criteria Weighting: 10 of 100.

4.8 Summary

The above discussion describes the rationale for criteria against which prospective sites will be objectively and consistently screened. Screening is the first step in determining whether development is feasible at a particular site and if the site and its surroundings are well-suited to host the facility. The criteria to be considered encompass six principal categories (Proximity, Land and Environment, Infrastructure, Community Services/Other, Development Costs, and Community Acceptance) and 19 subcategories. Each is listed in Table 2 along with their relative importance (weighting) to be utilized during the site identification and screening process.

Table 2: OCCC Facility Siting Criteria and Weightings

Category	Recommended Weighting
Proximity	20
Proximity to Staff, Visitors, Others	
Proximity to Medical and Treatment Providers	
Proximity to Legal Services	
Land and Environment	15
Land Area	
Topography	
Soil Characteristics	
Critical Environmental Resources	
Cultural, Archaeological and Native Hawaiian Sites and Resources	
Hazards Avoidance	
Infrastructure	20

Category	Recommended Weighting
Roadway Access	
Water Supply Service	
Wastewater Treatment Service	
Electric Power Service	
Natural Gas Service	
Telecommunications Service	
Community Services/Other	10
Emergency Response Services	
Adjoining and Nearby Land Uses	
Ownership	
Ability to Share Services	
Development Costs	25
Community Acceptance	10
Total	100

5.0 IDENTIFYING ALTERNATIVE OCCC SITES

Since mid-2016, the OCCC team focused its efforts on identifying properties capable of accommodating development of the new OCCC using the following set of initial facility and siting requirements to guide the search process:

- Land area of approximately 20 to 25+ acres
- Few development/environmental constraints (topography, wetlands, floodplains, cultural and 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, PSD and its project team conducted outreach to identify prospective sites for development of a new OCCC. Over these months, the OCCC team engaged the Oahu real estate community, government agencies, public and private land owners, and the public to identify and offer potential OCCC development sites. As noted earlier, the entire island was considered as possible locations for the proposed OCCC.

At the onset of the site identification effort, previously studies which identified potential OCCC sites were reexamined along with opportunities to colocate 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, Waiawa and Miliani areas, have been identified for initial assessment and consideration (Table 3). The locations of the 11 prospective sites comprising the OCCC inventory are shown on Exhibit 5, and the maps at the end of this Siting Study depict the individual sites and provide a summary of each site's attributes.



Exhibit 5: Regional Location of Prospective OCCC Sites

Table 3: Inventory of Prospective OCCC Sites

Site No. and Location	Site Name
1. Kalihi	Current OCCC
2. Aiea	Halawa Correctional Facility
3. Aiea	Animal Quarantine Facility
4. Kalaeloa	Parcel B
5. Kalaeloa	Parcel C
6. Kalaeola	Parcels 6A/7
7. 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

6.0 SCREENING ALTERNATIVE OCCC SITES

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 site has been inspected, and, in lieu of costly field investigations, the OCCC team is relying on 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 identifying sites that most closely address PSD's siting criteria. At this time, data gathering continues for the key screening criteria for each of the 11 prospective sites. During this time, the prospective sites will continue to be assessed, scored, rated, and ranked for PSD to eliminate sites least suitable for OCCC development while advancing sites judged most suitable for detailed evaluation as part of Draft Environmental Impact Statement (EIS) preparation phase.

7.0 NEXT STEPS

Prior to completing the site screening phase, and to properly assess and score the "Community Acceptance" criteria, PSD will be participating at meetings with Neighborhood Boards #15, #20, #21, #26 and #34 (within which one or more of the 11 prospective sites are located). At these neighborhood board meetings, the OCCC team will present information and answer questions about the proposed OCCC project including the need for a new facility, the siting process, the prospective sites, and upcoming phases in the planning and development process. For one to two hours prior to each neighborhood board meeting, PSD will also host open house/information sessions to allow for one-on-one discussions with OCCC team representatives about the proposed facility and each of the 11 prospective sites. Throughout this time, discussions with elected officials representing jurisdictions containing one or more prospective sites, along with community groups and organizations, will also take place to gauge public interest and willingness to support or oppose to the proposed OCCC facility at a given location. The results of these meetings and discussions will be used to score the "Community Acceptance" criteria.

The results of the analysis for each site will be summarized and presented on a Site Screening Scoring Matrix. The matrices will include screening criteria, indicators used to assess sites conditions against the criteria, notes that provide the basis for the analysis and point scores for each criteria. Scores will be totaled for each site and used to compare against other sites. A summary of findings and recommendations shall be provided for each site as well. Copies of the current Site Screening Scoring Matrices are provided at the end of the document.

Once all screening criteria have been assessed for each prospective site, all sites will be rated and ranked and presented to PSD for its consideration. PSD will then determine which sites should be removed from further consideration and those that shall continue to advance through the study process. At that time, sites eliminated and those continuing forward will be widely publicized and an additional round of public meetings will occur to focus attention on the remaining sites and the subsequent EIS study phase. Identification of sites to be further evaluated in-depth as part of the EIS shall be completed by February 1, 2017, and will be incorporated into the February 1, 2017, Progress Report to the Hawaii State Legislature.

Attachment 1: Prospective OCCC Site Maps



Oahu Community Correctional Center



Legend OCCC Facility

0 200 400 FT

 1" = 400 FT



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





Legend  Halawa Correctional Facility

0 400 800 FT

1" = 800 FT



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

0 250 500 FT



1" = 500 FT



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

0 400 800 FT

1" = 800 FT



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

0 400 800 FT

1" = 800 FT



Attributes:

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





Kalaeloa Area Parcels 6A/7



Legend Kalaeloa Area Parcels 6A/7

0 500 1,000 FT



1" = 1,000 FT



Attributes:

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





Legend



Kalaeloa Area Parcels
18A/18B

0 400 800 FT



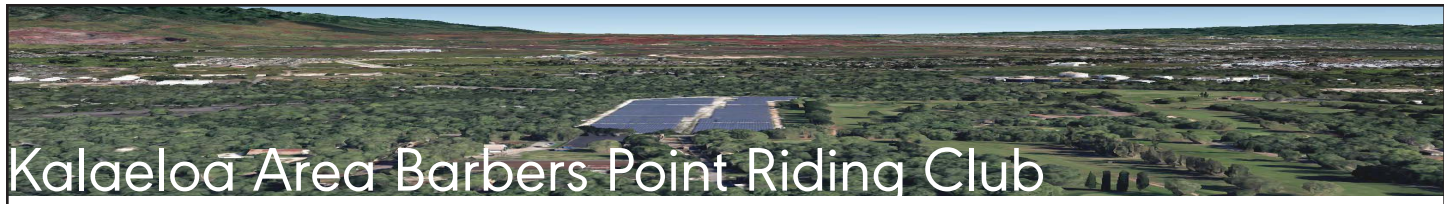
1" = 800 FT



Attributes:

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





Kalaeloā Area Barbers Point Riding Club



Legend



Kalaeloā Area Barbers Point Riding Club

0 300 600 FT



1" = 600 FT



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

0 400 800 FT

 1" = 800 FT



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

0 800 1,600 FT

1" = 1,600 FT



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

0 800 1,600 FT

1" = 1,600 FT



Attributes:

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



Attachment 2: Site Screening Scoring Matrices

SITE SCREENING SCORING MATRIX: Oahu Community Correctional Center Site

Category	Criteria	Indicators	Notes	Score
Proximity (20 points)	Proximity to OCCC (20 points)	Drive distance and time (minutes)	Represents current OCCC location (0 miles).	
Proximity Total Score:				
Land & Environment (15 points)	Land Area and Topography (5 points)	Site topography and slope (3 points); gross land area (2 points)	Elevation range: 9-25 feet amsl; slope: 1.2%; approximate land area: 15 acres (total).	
	Soil Characteristics (3 points)	Soil suitability for development	20% Very limited; 80% Not limited.	
	Wetlands (3 points)	Percent of site covered by wetlands	0%	
	Hazard Avoidance (flood hazard zones, seismic hazard, tsunami zone (4 points)	Seismic hazard; floodplains, tsunami zones, etc.	FEMA Flood Zone: X (69%), XS (13%), AO (17%), AE (1%); OCCC property partially located within "extreme tsunami evacuation zone" and partially within "safe zone".	
Land & Environment Total Score:				
Infrastructure (20 points)	Access (10 points)	Access to road network (4 points), The Bus (4 points), and HART (2 point)	Approximately 0.35 miles to H-1. Closest bus stop less than 200 feet (1 -2 minute walk). Planned Middle Street Transit Center approximately 0.2 miles.	
	Water Supply (2.5 points)	Proximity to service connection with capacity	No major improvements anticipated.	
	Wastewater Treatment (2.5 points)	Proximity to service connection with capacity	No major improvements anticipated.	
	Electric Power (2.5 points)	Proximity to service connection with capacity	No major improvements anticipated.	
	Natural Gas /Telecom (2.5 points)	Proximity to service connections with capacity	No major improvements anticipated.	
Infrastructure Total Score:				
Community Services/Other (10 points)	Emergency Response Services (3 points)	Distance to nearest fire company/station	Approximately 0.5 miles to Kalihi Fire Station.	
	Ability to Share Services (3 points)	Relationship to nearest PSD facility (drive distance and time)	Approximately 6.5 miles to Halawa CF (14-minute drive); no opportunities to share services.	
	Land Use Considerations (4 points)	Zoning (1 point); immediately adjoining land uses (1 point); land uses within mile that conflict (2 points)	Zoning: I-2 Intensive Industrial.	
Community Services / Other Total Score:				
Development Costs (25 points)	Development Costs	Land acquisition cost (per acre) (5 points)	Ownership: State of Hawaii (PSD); no acquisition costs anticipated.	
		Building costs (5 points)	Mid-rise development with structured parking likely necessary.	
		Infrastructure costs (5 points)	Services connected and reportedly adequate.	
		Complexity (10 Points)	Development on existing OCCC site; relatively difficult if PRU required.	
Development Costs Total Score:				
Community Acceptance (10 points)	Community Acceptance	Stated interest/willingness to host from community reps (10 points) vs. strong stated opposition (0 points)	Pending response following public discussion.	
Community Acceptance Total Score:				
Total Score (out of 100 points)				
Summary of Findings/Recommendations:				

SITE SCREENING SCORING MATRIX: Halawa Correctional Facility Site

Category	Criteria	Indicators	Notes	Score
Proximity (20 points)	Proximity to OCCC (5 points)	Drive distance and time (minutes)	Approximately 6.5 miles to OCCC (14-minute drive).	
	Proximity Total Score:			
Land & Environment (15 points)	Land Area and Topography (5 points)	Site topography and slope (3 points); gross land area (2 points)	Elevation range: 165-252 feet amsl; slope: 5.1%; approximate land area: 30 acres.	
	Soil Characteristics (3 points)	Soil suitability for development	69% Very limited; 31% Not limited.	
	Wetlands (3 points)	Percent of site covered by wetlands	0%	
	Hazard Avoidance (flood hazard zones, seismic hazard, tsunami zone (4 points)	Seismic hazard; floodplains, tsunami zones, etc.	FEMA Flood Zone: X (30%), D (70%); located in tsunami safe zone.	
Land & Environment Total Score:				
Infrastructure (20 points)	Access (10 points)	Access to road network (4 points), The Bus (4 points), and HART (2 point)	Approximately 1.2 miles to H201. Closest bus stop approximately 1.4 miles (4-minute drive). Planned Aloha Stadium Rail Station #9 approximately 3 miles.	
	Water Supply (2.5 points)	Proximity to service connection with capacity	Minimal off-site improvements anticipated.	
	Wastewater Treatment (2.5 points)	Proximity to service connection with capacity	Off-site wastewater improvements anticipated with significant costs and time requirements.	
	Electric Power (2.5 points)	Proximity to service connection with capacity	Electric distribution/substation in area operating at/near capacity; major upgrades anticipated.	
	Natural Gas /Telecom (2.5 points)	Proximity to service connections with capacity	Requires additional on-site propane storage.	
Infrastructure Total Score:				
Community Services/Other (10 points)	Emergency Response Services (3 points)	Distance to nearest fire company/station	Approximately 1.8 miles to Moanalua Fire Station.	
	Ability to Share Services (3 points)	Relationship to nearest PSD facility (driving distance)	Halawa CF; opportunities to share services.	
	Land Use Considerations (4 points)	Zoning (1 point); immediately adjoining land uses (1 point); land uses within mile that conflict (2 points)	Zoning: R-5 Residential/P-1 Restricted Preservation	
Community Services / Other Total Score:				
Development Costs (25 points)	Development Costs	Land acquisition (cost per acre) (5 points)	Ownership: State of Hawaii (PSD); no acquisition costs anticipated.	
		Building costs (5 points)	High-rise/mid-rise development with structured parking likely necessary.	
		Infrastructure costs (5 points)	Sewer system requires significant investment.	
		Complexity (10 Points)	Development on Halawa CF site; relatively difficult if PRU required.	
Development Costs Total Score:				
Community Acceptance (10 points)	Community Acceptance	Stated interest from community leaders and representatives and/or risk of opposition (10 points)	Pending response following public discussion.	
Community Acceptance Total Score:				
Total Score (out of 100 points)				
Summary of Findings/Recommendations:				

SITE SCREENING SCORING MATRIX: Hawaii Department of Agriculture—Animal Quarantine Facility Site

Category	Criteria	Indicators	Notes	Score
Proximity (20 points)	Proximity to OCCC (5 points)	Drive distance and time (minutes)	Approximately 6 miles to OCCC (13-minute drive).	
	Proximity Total Score:			
Land & Environment (15 points)	Land Area and Topography (5 points)	Site topography and slope (3 points); gross land area (2 points)	Elevation range: 87-184 feet amsl; slope: 6.7%; approximate land area: 27 acres.	
	Soil Characteristics (3 points)	Soil suitability for development	99.2% Very limited; 0.8% Not limited.	
	Wetlands (3 points)	Percent of site covered by wetlands	0%	
	Hazard Avoidance (flood hazard zones, seismic hazard, tsunami zone (4 points)	Seismic hazard; floodplains, tsunami zones, etc.	FEMA Flood Zone: X (100%); located in tsunami safe zone.	
Land & Environment Total Score:				
Infrastructure (20 points)	Access (10 points)	Access to road network (4 points), The Bus (4 points), and HART (2 point)	H-3 runs (elevated) through parcel; H201 approximately 0.1 miles south. Closest bus stop less than 1 mile (3-minute drive). Planned Aloha Stadium Transit Station #9 approximately 2 miles (7-minute drive).	
	Water Supply (2.5 points)	Proximity to service connection with capacity	Off-site water supply improvements anticipated.	
	Wastewater Treatment (2.5 points)	Proximity to service connection with capacity	Off-site wastewater improvements anticipated.	
	Electric Power (2.5 points)	Proximity to service connection with capacity	Electric distribution/substation in area operating at/near capacity; major upgrades anticipated.	
	Natural Gas /Telecom (2.5 points)	Proximity to service connections with capacity	May require on-site propane storage.	
Infrastructure Total Score:				
Community Services/Other (10 points)	Emergency Response Services (3 points)	Distance to nearest fire company/station	Approximately 1.6 miles to Aiea Fire Station.	
	Ability to Share Services (3 points)	Relationship to nearest PSD facility (driving distance)	Approximately 1.3 miles to Halawa CF (4-minute drive); potential opportunities to share some services.	
	Land Use Considerations (4 points)	Zoning (1 point); immediately adjoining land uses (1 point); land uses within mile that conflict (2 points)	Zoning: I-2 Intensive Industrial / R-5 Residential.	
Community Services / Other Total Score:				
Development Costs (25 points)	Development Costs	Land acquisition (cost per acre) (5 points)	Ownership: State of Hawaii (Department of Agriculture); minimal acquisition costs anticipated.	
		Building costs (5 points)	Low-rise development with at-grade parking likely.	
		Infrastructure costs (5 points)	Utilities serve property; conditions unknown.	
		Complexity (10 Points)	Requires Animal Quarantine Facility relocation prior to OCCC development. Relatively difficult if PRU required.	
Development Costs Total Score:				
Community Acceptance (10 points)	Community Acceptance	Stated interest from community reps and/or risk of opposition (10 points)	Pending response following public discussion.	
Community Acceptance Total Score:				
Total Score (out of 100 points)				
Summary of Findings/Recommendations:				

SITE SCREENING SCORING MATRIX: Department of Hawaiian Home Lands—DHHL Parcel B Site

Category	Criteria	Indicators	Notes	Score
Proximity (20 points)	Proximity to OCCC (5 points)	Drive distance and time (minutes)	Approximately 21 miles to OCCC (30-minute drive).	
Proximity Total Score:				
Land & Environment (15 points)	Land Area and Topography (5 points)	Site topography and slope (3 points); gross land area (2 points)	Elevation range: 20-39 feet amsl; slope: 0.5%; approximate land area: 98 acres.	
	Soil Characteristics (3 points)	Soil suitability for development	100% Very limited.	
	Wetlands (3 points)	Percent of site covered by wetlands	0%	
	Hazard Avoidance (flood hazard zones, seismic hazard, tsunami zone (4 points)	Seismic hazard; floodplains, tsunami zones, etc.	FEMA Flood Zone: D (100%); partially located within the “extreme tsunami evacuation zone”.	
Land & Environment Total Score:				
Infrastructure (20 points)	Access (10 points)	Access to road network (4 points), The Bus (4 points), and HART (2 point)	Roosevelt Ave. approximately 0.4 miles from site. Closest bus stop approximately 3 miles (4-minute drive). Planned East Kapolei Transit Station approximately 3.6 miles (7-minute drive).	
	Water Supply (2.5 points)	Proximity to service connection with capacity	Off-site water supply improvements anticipated.	
	Wastewater Treatment (2.5 points)	Proximity to service connection with capacity	Off-site wastewater improvements anticipated.	
	Electric Power (2.5 points)	Proximity to service connection with capacity	Electric distribution/substation improvements anticipated.	
	Natural Gas /Telecom (2.5 points)	Proximity to service connections with capacity	May require on-site propane storage.	
Infrastructure Total Score:				
Community Services/Other (10 points)	Emergency Response Services (3 points)	Distance to nearest fire company/station	Approximately 1-mile to East Kapolei Fire Station.	
	Ability to Share Services (3 points)	Relationship to nearest PSD facility (driving distance)	Approximately 12 miles to Waiawa CF (25-minute drive); no opportunities to share services.	
	Land Use Considerations (4 points)	Zoning (1 point); immediately adjoining land uses (1 point); land uses within mile that conflict (2 points)	Zoning: F-1 Federal and Military Preservation.	
Community Services / Other Total Score:				
Development Costs (25 points)	Development Costs	Land acquisition (cost per acre) (5 points)	Ownership: DHHL (quasi-public agency). Long-term lease anticipated with modest costs.	
		Building costs (5 points)	Low-rise development with at-grade parking likely.	
		Infrastructure costs (5 points)	To be determined.	
		Complexity (10 Points)	If development on DHHL lands are exempt from HCDA, this may be one of easiest sites (from a permitting viewpoint) to meet planning approvals.	
Development Costs Total Score:				
Community Acceptance (10 points)	Community Acceptance	Stated interest from community reps and/or risk of opposition (10 points)	Pending response following public discussion.	
Community Acceptance Total Score:				
Total Score (out of 100 points)				
Summary of Findings/Recommendations:				

SITE SCREENING SCORING MATRIX: Department of Hawaiian Home Lands—DHHL Parcel C Site

Category	Criteria	Indicators	Notes	Score
Proximity (20 points)	Proximity to OCCC (5 points)	Drive distance and time (minutes)	Approximately 22 miles to OCCC (32 minute-drive)	
	Proximity Total Score:			
Land & Environment (15 points)	Land Area and Topography (5 points)	Site topography and slope (3 points); gross land area (2 points)	Elevation range: 10-20 feet amsl; slope: 0.5%; approximate land area: 49 acres.	
	Soil Characteristics (3 points)	Soil suitability for development	100% Very limited.	
	Wetlands (3 points)	Percent of site covered by wetlands	0%	
	Hazard Avoidance (flood hazard zones, seismic hazard, tsunami zone (4 points)	Seismic hazard; floodplains, tsunami zones, etc.	FEMA Flood Zone: D (100%); located within the “extreme tsunami evacuation zone”.	
Land & Environment Total Score:				
Infrastructure (20 points)	Access (10 points)	Access to road network (4 points), The Bus (4 points), and HART (2 point)	Roosevelt Ave. approximately 1.3 miles from site. Closest bus stop approximately 1.4 miles (2-minute drive) from site. Planned East Kapolei Station approximately 4 miles from site.	
	Water Supply (2.5 points)	Proximity to service connection with capacity	Off-site water supply improvements anticipated.	
	Wastewater Treatment (2.5 points)	Proximity to service connection with capacity	Off-site wastewater improvements anticipated.	
	Electric Power (2.5 points)	Proximity to service connection with capacity	Electric distribution/substation improvements anticipated.	
	Natural Gas /Telecom (2.5 points)	Proximity to service connections with capacity	May require on-site propane storage.	
Infrastructure Total Score:				
Community Services/Other (10 points)	Emergency Response Services (3 points)	Distance to nearest fire company/station	Approximately 1.8 miles to East Kapolei Fire Station.	
	Ability to Share Services (3 points)	Relationship to nearest PSD facility (driving distance)	Approximately 14 miles to Waiawa CF (22-minute drive); no opportunities to share services.	
	Land Use Considerations (4 points)	Zoning (1 point); immediately adjoining land uses (1 point); land uses within mile that conflict (2 points)	Zoning: F-1 Federal and Military Preservation.	
Community Services / Other Total Score:				
Development Costs (25 points)	Development Costs	Land acquisition (cost per acre) (5 points)	Ownership: DHHL (quasi-public agency). Long-term lease anticipated with modest costs.	
		Building costs (5 points)	Low-rise development with at-grade parking likely.	
		Infrastructure costs (5 points)	To be determined.	
		Complexity (10 Points)	If development on DHHL lands are exempt from HCDA, this could be one of easiest sites (from a permitting viewpoint) to meet planning approvals.	
Development Costs Total Score:				
Community Acceptance (10 points)	Community Acceptance	Stated interest from community reps and/or risk of opposition (10 points)	Pending response following public discussion.	
Community Acceptance Total Score:				
Total Score (out of 100 points)				
Summary of Findings/Recommendations:				

SITE SCREENING SCORING MATRIX: Hunt Company Parcels 6A/7 Site

Category	Criteria	Indicators	Notes	Score
Proximity (20 points)	Proximity to OCCC (5 points)	Drive distance and time (minutes)	Approximately 21 miles to OCCC (30-minute drive).	
	Proximity Total Score:			
Land & Environment (15 points)	Land Area and Topography (5 points)	Site topography and slope (3 points); gross land area (2 points)	Elevation range: 37-62 feet amsl; slope: 1.4%; approximate land area: 59 acres.	
	Soil Characteristics (3 points)	Soil suitability for development	100% Very limited.	
	Wetlands (3 points)	Percent of site covered by wetlands	0%	
	Hazard Avoidance (flood hazard zones, seismic hazard, tsunami zone (4 points)	Seismic hazard; floodplains, tsunami zones, etc.	FEMA Flood Zone: D (100%); located in tsunami safe zone.	
Land & Environment Total Score:				
Infrastructure (20 points)	Access (10 points)	Access to road network (4 points), The Bus (4 points), and HART (2 point)	Roosevelt Ave. approximately 0.25 miles from site. Closest bus stop approximately 0.2 miles (4-minute walk). Planned East Kapolei Station approximately 3.5 miles from site.	
	Water Supply (2.5 points)	Proximity to service connection with capacity	Off-site water supply improvements anticipated.	
	Wastewater Treatment (2.5 points)	Proximity to service connection with capacity	Off-site wastewater improvements anticipated.	
	Electric Power (2.5 points)	Proximity to service connection with capacity	Electric distribution/substation improvements anticipated.	
	Natural Gas /Telecom (2.5 points)	Proximity to service connections with capacity	May require on-site propane storage.	
Infrastructure Total Score:				
Community Services/Other (10 points)	Emergency Response Services (3 points)	Distance to nearest fire company/station	Approximately 1-mile to Kapolei Fire Station.	
	Ability to Share Services (3 points)	Relationship to nearest PSD facility (driving distance)	Approximately 12 miles to Waiawa CF (20-minute drive); no opportunities to share services.	
	Land Use Considerations (4 points)	Zoning (1 point); immediately adjoining land uses (1 point); land uses within mile that conflict (2 points)	Zoning: F-1 Federal and Military Preservation.	
Community Services / Other Total Score:				
Development Costs (25 points)	Development Costs	Land acquisition (cost per acre) (5 points)	Ownership: Private company (Hunt); high acquisition costs anticipated.	
		Building costs (5 points)	Low-rise development with at-grade parking likely.	
		Infrastructure costs (5 points)	To be determined.	
		Complexity (10 Points)	More difficult to secure HCDA approvals than DHHL sites, but better than parcels that need PRU approval from County.	
Development Costs Total Score:				
Community Acceptance (10 points)	Community Acceptance	Stated interest from community reps and/or risk of opposition (10 points)	Pending response following public discussion.	
Community Acceptance Total Score:				
Total Score (out of 100 points)				
Summary of Findings/Recommendations:				

SITE SCREENING SCORING MATRIX: Hunt Company Parcels 18A/18B Site

Category	Criteria	Indicators	Notes	Score
Proximity (20 points)	Proximity to OCCC (5 points)	Drive distance and time (minutes)	Approximately 20 miles to OCCC (28-minute drive).	
	Proximity Total Score:			
Land & Environment (15 points)	Land Area and Topography (5 points)	Site topography and slope (3 points); gross land area (2 points)	Elevation range: 40-65 feet amsl; slope: 1.4%; approximate land area: 71 acres.	
	Soil Characteristics (3 points)	Soil suitability for development	100% Very limited.	
	Wetlands (3 points)	Percent of site covered by wetlands	0%	
	Hazard Avoidance (flood hazard zones, seismic hazard, tsunami zone (4 points)	Seismic hazard; floodplains, tsunami zones, etc.	FEMA Flood Zone: D (100%); located in tsunami safe zone.	
Land & Environment Total Score:				
Infrastructure (20 points)	Access (10 points)	Access to Road Network 4 points), The Bus (4 points), and HART (2 point)	Kapolei Parkway approximately 0.25 miles from site. Closest bus stop less than 100 feet (1-minute walk). Planned East Kapolei Transit Station approximately 2 miles from site.	
	Water Supply (2.5 points)	Proximity to service connection with capacity	Off-site water supply improvements anticipated.	
	Wastewater Treatment (2.5 points)	Proximity to service connection with capacity	Off-site wastewater improvements anticipated.	
	Electric Power (2.5 points)	Proximity to service connection with capacity	Electric distribution/substation improvements anticipated.	
	Natural Gas /Telecom (2.5 points)	Proximity to service connections with capacity	May require on-site propane storage.	
Infrastructure Total Score:				
Community Services/Other (10 points)	Emergency Response Services (3 points)	Distance to nearest fire company/station	Approximately 0.5 miles to East Kapolei Fire Station.	
	Ability to Share Services (3 points)	Relationship to nearest PSD facility (driving distance)	11.6 miles to Waiawa CF (20-minute drive); no opportunities to share services.	
	Land Use Considerations (4 points)	Zoning (1 point); immediately adjoining land uses (1 point); land uses within mile that conflict (2 points)	Zoning: F-1 Federal and Military Preservation.	
Community Services / Other Total Score:				
Development Costs (25 points)	Development Costs	Land acquisition (cost per acre) (5 points)	Ownership: Private company (Hunt); high acquisition costs anticipated.	
		Building costs (5 points)	Low-rise development with at-grade parking likely.	
		Infrastructure costs (5 points)	To be determined.	
		Complexity (10 Points)	More difficult to secure HCDA approvals than DHHL sites, but better than parcels that need PRU approval from County.	
Development Costs Total Score:				
Community Acceptance (10 points)	Community Acceptance	Stated interest from community reps and/or risk of opposition (10 points)	Pending response following public discussion.	
Community Acceptance Total Score:				
Total Score (out of 100 points)				
Summary of Findings/Recommendations:				

SITE SCREENING SCORING MATRIX: Castle & Cooke Mililani Technology Park, Lot 17 Site

Category	Criteria	Indicators	Notes	Score
Proximity (20 points)	Proximity to OCCC (5 points)	Drive distance and time (minutes)	Approximately 13 miles to OCCC (16-minute drive).	
	Proximity Total Score:			
Land & Environment (15 points)	Land Area and Topography (5 points)	Site topography and slope (3 points); gross land area (2 points)	Elevation Range: 796-862 feet amsl; slope: 4.6% approximate land area: 19 acres.	
	Soil Characteristics (3 points)	Soil suitability for development	10% Very limited; 90% Not limited.	
	Wetlands (3 points)	Percent of site covered by wetlands	0	
	Hazard Avoidance (flood hazard zones, seismic hazard, tsunami zone (4 points)	Seismic hazard; floodplains, tsunami zones, etc.	FEMA Flood Zone: D (100%); located in tsunami safe zone.	
Land & Environment Total Score:				
Infrastructure (20 points)	Access (10 points)	Access to road network (4 points), The Bus (4 points), and HART (2 point)	Highway 142 approximately 0.4 miles from western point of site. Closest bus stop approximately 1-mile (3-minute drive) from site. Planned Pearl Highlands Transit Station #7 located approximately 9.5 miles from site.	
	Water Supply (2.5 points)	Proximity to service connection with capacity	Off-site water supply improvements anticipated.	
	Wastewater Treatment (2.5 points)	Proximity to service connection with capacity	Off-site wastewater improvements anticipated.	
	Electric Power (2.5 points)	Proximity to service connection with capacity	Electric distribution/substation improvements anticipated.	
	Natural Gas /Telecom (2.5 points)	Proximity to service connections with capacity	May require on-site propane storage.	
Infrastructure Total Score:				
Community Services/Other (10 points)	Emergency Response Services (3 points)	Distance to nearest fire company/station	Approximately 1-mile to Mililani Mauka Fire Station.	
	Ability to Share Services (3 points)	Relationship to nearest PSD facility (driving distance)	Approximately 5 miles to Waiawa CF (10-minute drive); potential opportunities to share some services.	
	Land Use Considerations (4 points)	Zoning (1 point); immediately adjoining land uses (1 point); land uses within mile that conflict (2 points)	P-2 General Preservation; AG-1 Restricted Agriculture.	
Community Services / Other Total Score:				
Development Costs (25 points)	Development Costs	Land acquisition (cost per acre) (5 points)	Ownership: Private company (Castle & Cooke); high acquisition costs anticipated.	
		Building costs (5 points)	Mid-rise development with structured parking likely necessary.	
		Infrastructure costs (5 points)	To be determined.	
		Complexity (10 Points)	Relatively difficult if PRU required. Unilateral Agreement and CCRS may restrict OCCC development.	
Development Costs Total Score:				
Community Acceptance (10 points)	Community Acceptance	Stated interest from community reps and/or risk of opposition (10 points)	Pending response following public discussion	
Community Acceptance Total Score:				
Total Score (out of 100 points)				
Summary of Findings/Recommendations:				

SCREENING ANALYSIS: Castle & Cooke Waiawa Property #1 Site

Category	Criteria	Indicators	Notes	Score
Proximity (20 points)	Proximity to OCCC (5 points)	Drive distance and time (minutes)	Approximately 18 miles to OCCC (23-minute drive).	
	Proximity Total Score:			
Land & Environment (15 points)	Land Area and Topography (5 points)	Site topography and slope (3 points); gross land area (2 points)	Elevation range: 360-701 feet amsl; slope: 7.2% slope; approximate land area: 422 acres.	
	Soil Characteristics (3 points)	Soil suitability for development	60% Very limited; 40% Not limited; 40% Prime farmland if irrigated.	
	Wetlands (3 points)	Percent of site covered by wetlands	0.49 acres freshwater/shrub and 0.4 acres riverine.	
	Hazard Avoidance (flood hazard zones, seismic hazard, tsunami zone (4 points)	Seismic hazard; floodplains, tsunami zones, etc.	FEMA Flood Zone: D (100%); located in tsunami safe zone.	
Land & Environment Total Score:				
Infrastructure (20 points)	Access (10 points)	Access to road network (4 points), The Bus (4 points), and HART (2 point)	Site accessed by Mililani Cemetery Road; H-2 runs just west of site. Closest bus stop approximately 1-mile (4-minute drive). Planned Pearl Highlands Transit Station #7 approximately 5 miles from site.	
	Water Supply (2.5 points)	Proximity to service connection with capacity	Off-site water supply improvements anticipated.	
	Wastewater Treatment (2.5 points)	Proximity to service connection with capacity	Off-site wastewater improvements anticipated.	
	Electric Power (2.5 points)	Proximity to service connection with capacity	Electric distribution/substation improvements anticipated.	
	Natural Gas /Telecom (2.5 points)	Proximity to service connections with capacity	May require on-site propane storage.	
Infrastructure Total Score:				
Community Services/Other (10 points)	Emergency Response Services (3 points)	Distance to nearest fire company/station	Approximately 1.7 miles to Mililani Mauka Fire Station.	
	Ability to Share Services (3 points)	Relationship to nearest PSD facility (driving distance)	Approximately 3-mile to Waiawa CF (6-minute drive); potential opportunities to share some services.	
	Land Use Considerations (4 points)	Zoning (1 point); immediately adjoining land uses (1 point); land uses within mile that conflict (2 points)	Zoning: P-2 General Preservation; AG-1 Restricted Agriculture.	
Community Services / Other Total Score:				
Development Costs (25 points)	Development Costs	Land acquisition (cost per acre) (5 points)	Ownership: Private company (Castle & Cooke); high acquisition costs anticipated.	
		Building costs (5 points)	Low-rise development with at-grade parking likely.	
		Infrastructure costs (5 points)	To be determined.	
		Complexity (10 Points)	One of two sites that requires lengthy major discretionary land use approval process (in comparison to other sites).	
Development Costs Total Score:				
Community Acceptance (10 points)	Community Acceptance	Stated interest from community reps and/or risk of opposition (10 points)	Pending response following public discussion.	
Community Acceptance Total Score:				
Total Score (out of 100 points)				
Summary of Findings/Recommendations:				

SCREENING ANALYSIS: Kamehameha Schools Waiawa Property #2 Site

Category	Criteria	Indicators	Notes	Score
Proximity (20 points)	Proximity to OCCC (5 points)	Drive distance and time (minutes)	Approximately 15 miles to OCCC (21-minute drive).	
	Proximity Total Score:			
Land & Environment (15 points)	Land Area and Topography (5 points)	Site topography and slope (3 points); gross land area (2 points)	Elevation range: 568-798 feet amsl; slope: 6.4%; approximate land area: 264.9 acres.	
	Soil Characteristics (3 points)	Soil suitability for development	40.3% Very limited; 59.7% Not limited; 59.7% Prime farmland if irrigated.	
	Wetlands (3 points)	Percent of site covered by wetlands	0.29 acres freshwater/shrub, 0.57 acres riverine.	
	Hazard Avoidance (flood hazard zones, seismic hazard, tsunami zone (4 points)	Seismic hazard; floodplains, tsunami zones, etc.	FEMA Flood Zone: D (100%); located in tsunami safe zone.	
Land & Environment Total Score:				
Infrastructure (20 points)	Access (10 points)	Access to road network (4 points), The Bus (4 points), and HART (2 point)	Accessed by Waiawa Prison Road. Closest bus stop approximately 2.6 miles (7-minute drive). Planned Pearl Highlands Transit Station #7 approximately 6 miles from site.	
	Water Supply (2.5 points)	Proximity to service connection with capacity	Off-site water supply improvements anticipated.	
	Wastewater Treatment (2.5 points)	Proximity to service connection with capacity	Off-site wastewater improvements anticipated.	
	Electric Power (2.5 points)	Proximity to service connection with capacity	Electric distribution/substation improvements anticipated.	
	Natural Gas /Telecom (2.5 points)	Proximity to service connections with capacity	May require on-site propane storage.	
Infrastructure Total Score:				
Community Services/Other (10 points)	Emergency Response Services (3 points)	Distance to nearest fire company/station	Approximately 2.3 miles to Mililani Mauka Fire Station.	
	Ability to Share Services (3 points)	Relationship to nearest PSD facility (driving distance)	Approximately 1-mile to Waiawa CF (2 minute-drive); potential opportunities to share some services.	
	Land Use Considerations (4 points)	Zoning (1pt); immediately adjoining land uses (1pt); land uses within a mile that conflict (2pts)	P-1 Restricted Preservation; AG-1 Restricted Agriculture; F-1 Federal and Military Preservation.	
Community Services / Other Total Score:				
Development Costs (25 points)	Development Costs	Land acquisition (cost per acre) (5 points)	Ownership: Quasi-public agency (Kamehameha Schools); high acquisition costs anticipated.	
		Building costs (5 points)	Low-rise development with at-grade parking likely.	
		Infrastructure costs (5 points)	To be determined.	
		Complexity (10 Points)	One of two sites that requires lengthy major discretionary land use approval process (in comparison to other sites).	
Development Costs Total Score:				
Community Acceptance (10 points)	Community Acceptance	Stated interest from community reps and/or risk of opposition (10 points)	Pending response following public discussion.	
Community Acceptance Total Score:				
Total Score (out of 100 points)				
Summary of Findings/Recommendations:				

SCREENING ANALYSIS: U.S. Navy—Barbers Point Riding Club Site

Category	Criteria	Indicators	Notes	Score
Proximity (20 points)	Proximity to OCCC (5 points)	Drive distance and time (minutes)	Approximately 21 miles to OCCC (30-minute drive).	
Proximity Total Score:				
Land & Environment (15 points)	Land Area and Topography (5 points)	Site topography and slope (3 points); gross land area (2 points)	Elevation range 28-38 feet amsl; slope: 1.2%; approximate land area: 23.2 acres,	
	Soil Characteristics (3 points)	Soil suitability for development	100% Very limited; 0.0% Prime farmland if irrigated.	
	Wetlands (3 points)	Percent of site covered by wetlands	0	
	Hazard Avoidance (flood hazard zones, seismic hazard, tsunami zone (4 points)	Seismic hazard; floodplains, tsunami zones, etc.	FEMA Flood Zone: D (100%); located in “extreme tsunami evacuation zone.”	
Land & Environment Total Score:				
Infrastructure (20 points)	Access (10 points)	Access to Road Network (4 points), The Bus (4 points), and HART (2 point)	Roosevelt Ave. approximately 1.2 miles from northern portion of site. Closest bus stop approximately 1.2 miles (3-minute drive). Planned East Kapolei Transit Station approximately 3.9 miles.	
	Water Supply (2.5 points)	Proximity to service connection with capacity	Off-site water supply improvements anticipated.	
	Wastewater Treatment (2.5 points)	Proximity to service connection with capacity	Off-site wastewater improvements anticipated.	
	Electric Power (2.5 points)	Proximity to service connection with capacity	Electric distribution/substation improvements anticipated.	
	Natural Gas /Telecom (2.5 points)	Proximity to service connections with capacity	May require on-site propane storage.	
Infrastructure Total Score:				
Community Services/Other (10 points)	Emergency Response Services (3 points)	Distance to nearest fire company/station	Approximately 1.2 miles to East Kapolei Fire Station.	
	Ability to Share Services (3 points)	Relationship to nearest PSD facility (driving distance)	Approximately 15 miles from Waiawa CF (29-minute drive); no opportunities to share services.	
	Land Use Considerations (4 points)	Zoning (1pt); immediately adjoining land uses (1pt); land uses within a mile that conflict (2pts)	F-1 Federal and Military Preservation; P-2 General Preservation.	
Community Services / Other Total Score:				
Development Costs (25 points)	Development Costs	Land acquisition (cost per acre) (5 points)	Ownership: Federal Government; requires site remediation, disposal and transfer to Hawaii.	
		Building costs (5 points)	Low-/mid-rise development with at-grade parking likely necessary.	
		Infrastructure costs (5 points)	To be determined.	
		Complexity (10 Points)	More difficult to secure HCDA approvals than DHHL sites, but better than sites that need PRU approval from County.	
Development Costs Total Score:				
Community Acceptance (10 points)	Community Acceptance	Stated interest from community reps and/or risk of opposition (10 points)	Pending response following public discussion.	
Community Acceptance Total Score:				
Total Score (out of 100 points)				
Summary of Findings/Recommendations:				