

Siting Study Update

Oahu Community Correctional Center

June 21, 2017

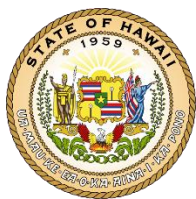


State of Hawaii
Hawaii Department of Public Safety

Siting Study Update

Oahu Community Correctional Center

June 21, 2017



Prepared for:

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

Prepared by:



Louis Berger

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SITING THE PROPOSED OAHU COMMUNITY CORRECTIONAL CENTER: UPDATE

1.0 INTRODUCTION

The Hawaii Department of Public Safety (PSD) is proposing to replace the current Oahu Community Correctional Center (OCCC) with a modern facility that provides a safe, secure, and humane environment for the care and custody of adult offenders originating from the County of Oahu. Over the past year various studies have been performed and others are currently underway to determine the nature, scale, location and range of costs associated with developing a new OCCC. Assisting PSD with administrative and other support is the Hawaii Department of Accounting and General Services (DAGS); a consultant team led by AHL and including Louis Berger U.S. is providing technical and other support (together the "OCCC Team").

Fundamental to this undertaking is the process of identifying and evaluating prospective sites for development of a new OCCC facility. Among the studies carried out over the past year is a Siting Study that presented the results of efforts to identify prospective OCCC development sites, establish criteria to evaluate such sites, and document the methods used to assess the viability of developing such sites against the established criteria. Eleven prospective sites (including the current OCCC property) were identified for consideration, assessed against the criteria, scored, and ranked; the top four sites were then selected for further in-depth evaluation (Siting Study, Louis Berger, January 18, 2017).

Given the importance of selecting the best location available for this crucial new public institution, and to ensure that no site suitable for OCCC development has been overlooked, the OCCC Team has remained vigilant in seeking out other potential sites for consideration in the event sites more suitable than the four initially selected could be made available. In doing so the OCCC Team reissued its *Site Offer Form – 2017* on February 3, 2017 and again on February 27, 2017 to Oahu's commercial and industrial real estate community seeking information about other properties listed for sale or under consideration for sale. Before reissuing the form it was revised with the threshold for minimum site size reduced from the original 10 acres to one acre to ensure all sites receive equal consideration. Since then, the OCCC Team has also examined additional possible sites recommended by members of the public, elected officials, and others to ensure no prospective sites, equal to or more suitable than those currently under active consideration, were overlooked. The results of these efforts are described in the sections which follow.

2.0 OCCC SITING PROCESS: RECAP

The OCCC siting process consists of multiple phases including site identification, site screening, and detailed site evaluation. With each step, various requirements and criteria are applied to guide the analysis and decision-making. By applying these requirements and criteria, one can identify and eliminate less suitable sites from further consideration while allowing more suitable sites to move forward to the next phase of study. As each phase of the process advances, increasing amounts of information are gathered about prospective sites, while considering the advice and input received from elected officials, community leaders, stakeholders, and the public. The review and analysis process continues until PSD determines that sufficient suitable sites for building and operating a

modern, new OCCC have been identified. Through February 1, 2017, 11 total sites were identified and considered for possible OCCC development.

To determine initial viability of all sites available for consideration, it is necessary to screen each against the established siting criteria. To avoid the time and effort of conducting in-depth evaluations of numerous potential sites, the OCCC Team is using a site screening tool to compare and assess site conditions and characteristics against the siting criteria. Information concerning all sites made available for consideration is gathered and analyzed for:

- Proximity to OCCC workforce, visitors, medical facilities, and legal services and court facilities
- Land area and topographic conditions
- Potential to encounter important environmental resources including wetlands and threatened and endangered species habitats
- Potential to encounter intact cultural, historic and Native Hawaiian resources
- Avoiding hazards such as floodplains and tsunami evacuation zones
- Proximity to regional highways and public transit services (The Bus and planned rail service)
- Utility services including water supply, wastewater treatment, electric power, natural gas and telecommunications
- Community services including fire protection, adjoining and nearby land uses, ability to share services with other PSD facilities
- Land acquisition costs, building construction costs, infrastructure improvements and operational costs (relative to other sites), and implementation complexity and risk (relative to other sites)
- Community acceptance

The screening process serves to efficiently and costeffectively assess sites with the goal of selecting sites for further, detailed evaluation that more closely adhere to PSD's siting criteria. All sites comprising the initial OCCC site inventory have been assessed, scored, and ranked in order to eliminate sites less suitable for OCCC development while advancing sites judged more suitable for detailed evaluation as part of the Draft Environmental Impact Statement (EIS) preparation phase. It's important to reiterate that every site made available for consideration has been included in the OCCC site inventory and analyzed in the same manner using the same criteria.

The results of the analysis for each site have been summarized and presented on a Site Screening Scoring Matrix. The matrices include the screening criteria, indicators used to assess site conditions against the criteria, notes that provide the basis for the analysis and point scores for each criteria. Scores were totaled for each site and used to compare against other sites. Copies of the Site Screening Scoring Matrices for the initial 11 sites are provided within the Siting Study (Louis Berger, January 18, 2017). Once all screening criteria were assessed for each prospective site, the initial 11 sites were rated and ranked as shown in Table 1.

Table 1: Ranking of Initial Prospective OCCC Sites

Site Location	Site Name	Score	Rank
Halawa	Animal Quarantine Facility	79	1*
Kalihi	Oahu Community Correctional Center	76	2*
Halawa	Halawa Correctional Facility	58.5	3*
Mililani	Mililani Technology Park Lot 17	57	4*
Kalaeloa	Kalaeloa Parcels 18A/18B	51.5	5
Waiawa	Waiawa Property 1	50.5	6
Waiawa	Waiawa Property 2	46.5	7
Kalaeloa	Kalaeloa Area Parcel B	41.5	8
Kalaeola	Kalaeloa Parcels 6A/7	37	9
Kalaeloa	Kalaeloa Barbers Point Riding Club	36	10
Kalaeloa	Kalaeloa Area Parcel C	31.5	11

Source: Siting Study, Louis Berger, January 18, 2017.

* Four highest ranked sites selected for further evaluation, February 1, 2017.

With completion of the initial site screening process, PSD determined which sites should be removed from further consideration and those that shall continue to advance through the in-depth study process. On February 1, 2017, the four highest ranked sites (of the 11 total sites) were selected for further evaluation and seven of the initial sites were eliminated. The results of the overall effort were disclosed at that time and repeatedly publicized thereafter with the focus of attention on the four sites included within the subsequent EIS study phase. It's important to note that while four sites have been selected to undergo detailed engineering and environmental evaluations, the potential exists for other sites not selected to be reconsidered during the EIS process. If one of the four finalist sites is withdrawn or eliminated from consideration during EIS preparation, it shall be replaced by another from among the inventory of seven remaining sites. If a site not part of the initial inventory of 11 proves to be an adequate replacement to the four sites, it may also be considered as an option.

3.0 ADDITIONAL SITE: CAMPBELL INDUSTRIAL PARK

On April 5, 2017, in response to the February 2017 reissue of Site Offer Form – 2017, a member of Oahu's commercial and industrial real estate community contacted the OCCC Team to initiate a discussion concerning property currently being marketed for sale that appears to meet many of the criteria established for OCCC development sites. This additional site (#12 of the OCCC site inventory and known hereafter as the Campbell Industrial Park Site) is located at 91-150 Hanua Street within Kapolei, Hawaii and has the following features:

- Size: Two parcels comprising 7.095 and 2.49 acres respectively, totaling 9.585 acres
- Location: Campbell Industrial Park

- Zoning: I-2
- TMK Numbers: (1) 9-1-26:10 and (1) 9-1-26:11
- Tenure: Fee simple
- Asking price: \$12,000,000
- Property owner representative: William Froelich (Colliers International)

The Campbell Industrial Park is the largest industrial park in Hawaii and is one of the area's largest employment centers with over 250 businesses employing over 7,000 workers. The Park itself is located within Kapolei, a master-planned community within the larger City and County of Honolulu and often described as "Oahu's second city." Much of the land comprising Kapolei is part of the estate of the industrialist James Campbell and was formerly sugar cane and pineapple fields. The location of the prospective site within the Campbell Industrial Park is shown in Exhibit 1; a recent aerial photograph of the Campbell Industrial Park Site is shown in Exhibit 2.



Source: Colliers International, 2017.

Exhibit 1: Regional Location—Campbell Industrial Park Site



Exhibit 2: Campbell Industrial Park Site

Kapolei is being developed according to a master plan first drafted in 1955 and revised on at least three occasions since 1974; initial residential development in the Kapolei area began in the late 1980s with commercial developments occurring shortly thereafter. By 2006, the Kapolei area was home to more than 800 companies, agencies, and organizations comprising approximately 25,000 jobs and, according to the U.S. Census, had a population of 15,186 people in 2010.

The original development objectives for the City of Kapolei were to include an employment center, a new center for offices and businesses, a center for government offices, a city of people walking, biking, or using public transit, the latest energy efficient technologies such as water conservation and recycling, and the most efficient connectivity for commuting on Oahu. Kapolei is quickly becoming the second urban center of Oahu, Hawaii's most densely populated island. Much of Oahu's future population growth is projected for the Kapolei area, 'Ewa Plain, and southern slopes of the island's central valley, between Waipahu near Pearl Harbor and Wahiawa near the island's center.

The results of the analysis for the Campbell Industrial Park Site has been summarized and is presented in the Site Screening Scoring Matrix (Table 2).

Table 2: Site Screening Scoring Matrix: Campbell Industrial Park Site

Category	Criteria	Indicators	Notes	Score	
Proximity (20 points)	Proximity to Court (20 points)	Average drive time (minutes) to arrive at First Circuit Court at 8:00 a.m.	Furthest of all site alternatives to First Circuit Courthouse; approximately 65 minutes average travel time	5	
	<i>Proximity Total Score:</i>			5	
Land & Environment (15 points)	Land Area (3 points)	Buildable land area	Buildable land area totals approximately 9.5 acres (100% of site)	1	
	Topography (2 points)	Site topography	Elevation range: 17–25 feet amsl (average slope: 0.5%); virtually level topography across site	2	
	Cultural, Historic, Native Hawaiian Resources (2 points)	Cultural, historic, Native Hawaiian resources	Undetermined cultural, historic, Native Hawaiian resources	1	
	Wetlands (2 points)	Percent of site covered by wetlands	0% of site covered by wetlands	2	
	Special Status Species (2 Points)	Threatened/endangered wildlife species	Site contains a small area with a high likelihood of encountering threatened/ endangered plant species.	1	
	Hazard Avoidance (4 points)	Floodplains (2 points)		Site located within FEMA Flood Zone D (possible but undetermined flood hazards)	1
		Tsunami evacuation zones (2 points)		Entire site located within evacuation area for extreme tsunami events	0
<i>Land & Environment Total Score:</i>			8		

Category	Criteria	Indicators	Notes	Score
Infrastructure (20 points)	Access (10 points)	Access to regional road network (2 points)	Adjacent local roads connect to Kalaeloa Blvd, approximately 0.6 miles from site, and H-1, located approximately 2.5 miles from site.	1
		Access to The Bus Network (4 points)	Closest bus stop approximately 0.3 miles from site	4
		Access to HART (4 points)	East Kapolei Station planned approximately 5.7 miles from site	1
	Water Supply (3 points)	Proximity to service connection	Water system serves property: system capacity and condition to be determined	1.5
	Wastewater Treatment (3 points)	Proximity to service connection	Wastewater system serves property: system capacity and condition to be determined	1.5
	Electric Power (3 points)	Proximity to service connection	Electric power reportedly available at property (adjoins major generating station)	3
	Natural Gas/Telecom (1 point)	Proximity to service connection	No access to underground gas distribution system; telecom system likely available	0.5
	Infrastructure Total Score:			
Community Services/ Other (10 points)	Emergency Response Services (3 points)	Distance to nearest fire company/station	Approximately 2 miles to Kapolei Fire Station	1
	Ability to Share Services (3 points)	Ability to share services with other PSD facilities	Approximately 14 miles to Halawa CF; no opportunities to share services with Halawa CF or Waiawa CF	0
	Land Use Considerations (4 points)	Land use compatibility	Likely incompatible with surrounding industrial land uses (fuel terminal). Kalaeloa Airport located approximately 1 mile from site with associated height limits	0
	Community Services / Other Total Score:			
Development Costs (25 points)	Development Costs (25 points)	Land acquisition process relative to other sites (5 points)	Private ownership	1
		Building costs relative to other sites (5 points)	Mid-rise development with structured parking	3
		Infrastructure and operational costs relative to other sites (5 points)	Major access improvements likely unnecessary; other major infrastructure improvements likely unnecessary; Vertical solution required: higher staffing expense	3
		Complexity/risk relative to other sites (10 points)	Implementation somewhat complex with moderate risk of failure	5
	Development Costs Total Score:			

Category	Criteria	Indicators	Notes	Score
Community Acceptance (10 points)	Community Acceptance (10 points)	Strongly positive (10 points); mostly positive (7 points); neutral (neither positive nor negative; 5 points); mostly negative (3 points); strongly negative (0 points)	Neutral	5
<i>Community Acceptance Total Score:</i>				5
<i>Total Score (out of 100 points)</i>				43.5

Based on the Site Screening for the Campbell Industrial Park Site, the revised ranking of the initial 11 OCCC sites, with the addition of the Campbell Industrial Park Site, is shown in Table 3. With a point score of 43.5, the Campbell Industrial Park Site is ranked 8th among the 12 total sites. The addition of the Campbell Industrial Park does not change the ranking of the four highest-ranked sites.

Table 3: Ranking of Prospective OCCC Sites (including Campbell Industrial Park Site)

Site Location	Site Name	Score	Rank
Halawa	Animal Quarantine Facility	79	1
Kalihi	Oahu Community Correctional Center	76	2
Halawa	Halawa Correctional Facility	58.5	3
Mililani	Mililani Technology Park Lot 17	57	4
Kalaeloa	Kalaeloa Parcels 18A/18B	51.5	5
Waiawa	Waiawa Property 1	50.5	6
Waiawa	Waiawa Property 2	46.5	7
Kapolei	Campbell Industrial Park	43.5	8
Kalaeloa	Kalaeloa Area Parcel B	41.5	9
Kalaeloa	Kalaeloa Parcels 6A/7	37	10
Kalaeloa	Kalaeloa Barbers Point Riding Club	36	11
Kalaeloa	Kalaeloa Area Parcel C	31.5	12

The comparative scoring results for all 12 prospective sites are shown in an overall Site Scoring Matrix Summary included as Attachment 1.

4.0 ADDITIONAL OCCC SITE SEARCH EFFORTS

The importance of selecting the appropriate location for this crucial new public institution requires that no available site suitable for OCCC development be overlooked. Therefore, the OCCC Team compiled and reviewed other potential sites that were considered as part of earlier efforts to site a new Federal Detention Center (FDC) and OCCC. This included revising the minimum site size threshold from the original 10 acres to one acre. The results of this effort are described below.

4.1 Liliha Civic Center

The site of the proposed Liliha Civic Center is well-situated in relation to the First Circuit Courthouse. This four-acre site, located in downtown Honolulu and controlled by DAGS, is earmarked as the home for a future State office building. As confirmed by DAGS officials in early 2017, this site should not be considered as a possible OCCC development site; additional information about plans for this site are available from DAGS. The limited size, the historic building which occupies the site, and the absence of sufficient available on-site parking, further complicates the possible use of this site for a new OCCC facility.

4.2 Ali'i Place

This modern commercial office building and its underlying property has been described by some as an opportunity to develop a downtown jail. Also well situated in relation to the First Circuit Courthouse, recent news accounts suggest that the cost to acquire the building is estimated between \$90 and \$160 million excluding the high cost of converting the structure from a commercial office building into a secure Community Correctional Center. If conversion is not possible, Ali'i Place would need to be demolished and a new Community Correctional Center built in its place. Under either scenario, this potential development site represents a prohibitively costly solution and is not economically viable.

The movement by some to relocate OCCC from its current Kalihi location is motivated in part by the significant underlying value of the property, estimated in 2009 at over \$60 million. Acquiring an equally valuable (i.e. costly) downtown site for the new OCCC and removing that parcel from the property tax rolls would render the benefit of relocating OCCC from the Kalihi property moot. There is also a concern that the Ali'i Place owners would not be willing and cooperative sellers; working with cooperative property owners is a fundamental principal of PSD's site selection and development approach.

4.3 Other Downtown Honolulu Locations

During the period from 1992 to 1995, the Federal Bureau of Prisons (FBOP) and its consultant (Louis Berger) undertook three separate investigations in an effort to site a new FDC on Oahu. The first study, focusing upon public and private properties located adjacent to or in very close proximity to the Federal Courthouse on Punchbowl Street in downtown Honolulu, determined that properties whose locations would allow for secure pedestrian bridges or tunnels to the Federal Courthouse were not available due to the nature and extent of existing developments.

After eliminating sites in very close proximity to the Federal Courthouse, the FBOP and Louis Berger focused on sites considered to be in reasonable driving distance to the Federal Courthouse. Publically-owned sites were identified via consultations with the U.S. General Services Administration, U.S. Department of Defense, and the City and County of Honolulu; privately-owned sites were also identified at that time. A total of 82 sites located

within the Honolulu Metropolitan Area were eventually identified as potential locations for the new FDC. An additional site controlled by the Hawaii Community Development Authority and a site under federal ownership at Barbers Point Naval Air Station were subsequently identified and added to an inventory that eventually totaled 84 sites. During 1992 and 1993, all 84 sites were screened and evaluated to determine suitability and all 84 were eliminated by 1994 by the FBOP as unsuitable for development of a new FDC.

In 1994, the FBOP and Louis Berger, working with State officials, identified five new sites at or near Honolulu International Airport and under the jurisdiction of the Hawaii Department of Transportation. In addition, a site previously considered and eliminated, approximately 2.8 acres located behind the U.S. Department of Homeland Security building on Ala Moana Boulevard, was included for reconsideration. From these six sites, the Elliott Street site at Honolulu International Airport was recommended for selection and following publication of Draft and Final EISs by the FBOP, was eventually acquired and developed by the Federal Government with the FDC.

As the planning and siting consultant to the FBOP since 1985, Louis Berger has the historical record and knowledge of these past FDC siting efforts on Oahu and the current (2016–2017) process of siting the new OCCC was undertaken with that knowledge and understanding. This is particularly true regarding potential downtown locations since sites once under consideration for FDC use in the 1990s have since been developed or are currently being developed and are no longer available for OCCC consideration.

4.4 Honolulu International Airport

The criteria being used by PSD since 2016 to seek prospective OCCC sites and the methodology being followed by the OCCC Team was prepared in recognition of efforts to site and develop a new FDC in the late 1990s (as described earlier). At that time, the U.S. Marshals Service, the FBOP, and Louis Berger undertook an effort to site a new FDC which, after considering numerous sites across Oahu, was ultimately developed at Honolulu International Airport with the cooperation and support of the State of Hawaii.

Based on that experience, PSD, supported by Louis Berger, undertook a study in 2008–2009 to site and develop a new OCCC. Based on the experience siting and developing the FDC, consideration was given to prospective sites at Honolulu International Airport and Hickam Air Force Base. Given the near continuous development that has been underway at both facilities and the need to reserve land at both locations for aviation-related purposes, that effort revealed no opportunities to acquire and develop a site at Honolulu International Airport or Hickam Air Force Base for a new OCCC.

In January 2017, the OCCC Team reached out to the Hawaii Department of Transportation, Airports Division (HDOT-A) to revisit opportunities for developing the new OCCC facility at Honolulu International Airport as was done for the FDC. Communications with HDOT-A officials have determined the absence of any lands at Honolulu International Airport for non-aviation related developments such as a new OCCC.

4.5 Puuikena Drive

During a community meeting with the residents of Launani Valley, the OCCC Team was referred to a property in East Honolulu being offered for sale by a private owner. This 75-acre property is located at 184 Puuikena Drive between Aina Haina Valley and Hawaii Loa Ridge. Upon investigation by the OCCC Team, it was found that the property was no longer available, having already been sold to private buyer.

4.6 Other State-owned Lands

On August 8, 2016, early in the site search process, the OCCC Team met with representatives of the Hawaii Department of Land and Natural Resources (DLNR) to discuss possible state-controlled lands for OCCC use. At this meeting, the OCCC Team was informed by Land Division officials present that they were unable to offer any DLNR-controlled lands for OCCC consideration.

On February 21, 2017, the OCCC Team re-engaged DLNR officials to reiterate interest in state-controlled lands for OCCC consideration. On that date, the OCCC Team met with DLNR officials led by Chairwoman Suzanne Case. Together, the DLNR and OCCC Teams identified for further consideration approximately 630 DLNR-controlled parcels greater than one acre from the more than 10,000 publically owned parcels on Oahu. These 630 parcels were subsequently reduced to approximately 50 by examining size, location, configuration and other factors important to OCCC development. The 50 parcels underwent further assessment to determine whether they should be subjected to the more formal site screening process that was applied to the initial inventory of 11 sites in order to ensure that no state-owned lands have been overlooked that could offer viable options. After conferring with DLNR officials once again, it was determined that none of the 50 parcels were viable options to pursue for the future OCCC facility.

5.0 RESULTS

This Siting Study Update is intended to document the efforts undertaken by the OCCC Team to identify the best available sites for development of the new OCCC facility. The OCCC Team is confident that the process followed was rationale, thorough, and defensible and provides the State of Hawaii with viable alternative locations at which to develop the new OCCC facility.

Attachment 1: Site Scoring Matrix Summary

Attachment 1: Site Scoring Matrix Summary

Category	Criteria	Indicators	Thresholds	Points	OCCC	Halawa CF	Animal Quarantine	Kalaeloā Parcels				Barbers Point Riding Club	Mililani Tech Park, Lot 17	Waiawa Properties		Campbell Indust. Park		
								B	C	6A/7	18A/B			1	2			
Proximity (20 Points)	Proximity to Court (20 points)	Average Drive Time to Arrive at First Circuit Court at 8:00 AM	0–19 minutes	20	20													
			20–39 minutes	15		15	15											
			40–59 minutes	10									10	10	10			
			60+ minutes	5					5	5	5	5	5					5
			Score		20	15	15	5	5	5	5	5	10	10	10	5		
Land & Environment (15 Points)	Land Area (3 points)	Buildable Land Area	50+ acres	3				3	3	3	3			3	3			
			10–49 acres	2			2					2	2					
			9 or less acres	1	1	1											1	
			Score		1	1	2	3	3	3	3	2	2	3	3	1		
	Topography (2 points)	Site Topography	Level (0–5%)	2	2	2	2	2	2	2	2	2	2	2			2	
			Moderately sloping (6–9%)	1											1			
			Steeply sloping (10+%)	0														
			Score		2	2	2	2	2	2	2	2	2	2	1	2		
	Cultural, Historic, Native Hawaiian Resources (2 points)	Cultural, Historic, Native Hawaiian Resources	Low Likelihood of Cultural, Historic, Native Hawaiian Resources	2	2	2												
			Undetermined Cultural, Historic, Native Hawaiian Resources	1			1		1			1	1	1	1	1		
			Known Cultural, Historic, Native Hawaiian Resources	0				0	0		0	0						
			Score		2	2	1	0	0	1	0	0	1	1	1	1		
	Wetlands (2 points)	Percent of Site Covered by Wetlands	Less than 5% of total site (or ability to avoid)	2	2	2	2	2	2	2	2	2	2	2	2	2		
			More than 5% of total site (or inability to avoid)	0														
			Score		2	2	2	2	2	2	2	2	2	2	2			

Category	Criteria	Indicators	Thresholds	Points	OCCC	Halawa CF	Animal Quarantine	Kalaeloa Parcels				Barbers Point Riding Club	Mililani Tech Park, Lot 17	Waiawa Properties		Campbell Indust. Park	
								B	C	6A/7	18A/B			1	2		
Land & Environment (15 Points) (cont.)	Special Status Species (2 Points)	Threatened/ Endangered Wildlife Species	Low likelihood for threatened/ endangered species or habitats	2	2	2	2				2	2	2	2	2		
			Potential for threatened/ endangered species or habitats	1													1
			Known threatened/ endangered species or habitats	0				0	0	0							
			Score		2	2	2	0	0	0	2	2	2	2	2	2	1
	Hazard Avoidance (4 points)	Floodplains (2 points)	Less than 25% of total site (or ability to avoid)	2			2										
			Largely "possible but undetermined flood hazards"	1		1		1	1	1	1	1	1	1	1	1	
			More than 25% of total site (or inability to avoid)	0	0												
			Score		0	1	2	1	1	1	1	1	1	1	1	1	
		Tsunami Zone (2 points)	Outside evacuation zone	2		2	2	2		2	2		2	2	2		
			Within evacuation zone	0	0				0			0				0	
			Score		0	2	2	2	0	2	2	0	2	2	2	0	
			Access (10 points)	Access to Road Network (2 points)	0-1.99 miles to regional road	2	2	2	2	2	2	2	2	2	2	2	
2.0-2.99 miles to regional road	1													1	1		
3.0+ miles to regional road	0																
Score		2			2	2	2	2	2	2	2	2	2	1	1		
	0-0.49 mile to nearest bus stop	4		4		4				4					4		

Category	Criteria	Indicators	Thresholds	Points	OCCC	Halawa CF	Animal Quarantine	Kalaeloa Parcels				Barbers Point Riding Club	Mililani Tech Park, Lot 17	Waiawa Properties		Campbell Indust. Park	
								B	C	6A/7	18A/B			1	2		
Infrastructure (20 Points) (cont.)	Access to The Bus Network (4 points)		0.5–0.99 mile to nearest bus stop	3						3			3	3			
			1.0–1.99 miles to nearest bus stop	2		2		2	2			2					
			2.0–2.99 miles to nearest bus stop	1											1		
			3.0+ miles to nearest bus stop	0													
			Score		4	2	4	2	2	3	4	2	3	3	1	4	
	Access to HART System (4 points)			0–0.99 mile to nearest rail station	4	4											
				1.0–1.99 miles to nearest rail station	3			3			3						
				2.0–3.99 miles to nearest rail station	2		2		2	2	2		2				
				4.0–7.99 miles to nearest rail station	1										1	1	1
				8.0+ miles to nearest rail station	0									0			
	Score		4	2	3	2	2	2	3	2	0	1	1	1			
	Water Supply (3 points)	Proximity to Service Connection		Water service: likely adequate	3	3	3										
				Water service: to be determined	1.5			1.5	1.5	1.5	1.5	1.5	1.5			1.5	
				Water service: likely inadequate/unavailable	0										0	0	
				Score		3	3	1.5	1.5	1.5	1.5	1.5	1.5	1.5	0	0	1.5
	Wastewater Treatment (3 points)	Proximity to Service Connection		Wastewater service: likely adequate	3	3											

Category	Criteria	Indicators	Thresholds	Points	OCCC	Halawa CF	Animal Quarantine	Kalaeloa Parcels				Barbers Point Riding Club	Mililani Tech Park, Lot 17	Waiawa Properties		Campbell Indust. Park	
								B	C	6A/7	18A/B			1	2		
Infrastructure (20 Points) (cont.)	Wastewater service		Wastewater service: to be determined	1.5			1.5				1.5		1.5			1.5	
			Wastewater service: likely inadequate/unavailable	0		0		0	0	0		0		0	0		
			Score	3	0	1.5	0	0	0	1.5	0	1.5	0	0	1.5		
	Electric Power (3 points)	Proximity to Service Connection	Electric service: likely adequate	3	3												3
			Electric service: to be determined	1.5			1.5						1.5				
			Electric service: likely inadequate/unavailable	0		0		0	0	0	0	0		0	0		
			Score	3	0	1.5	0	0	0	0	0	0	1.5	0	0	3	
	Natural Gas / Telecom (1 point)	Proximity to Service Connection	Access to underground natural gas system	0.5	0.5												
			Access to underground natural gas system unlikely/to be determined	0		0	0	0	0	0	0	0	0	0	0	0	0
			Telecom service likely available	0.5	0.5	0.5	0.5			0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
			Telecom service likely inadequate/unavailable	0				0	0								
			Score	1	0.5	0.5	0	0	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	
	Community Services / Other (10 Points)	Emergency Response Services (3 points)	Distance to Fire Company/ Station	0-0.99 mile to nearest station	3	3											
				1.0-1.99 miles to nearest station	2			2			2	2					
				2.0-2.99 miles to nearest station	1		1										1
				3.0+ miles to nearest station	0				0	0			0	0	0	0	
				Score	3	1	2	0	0	2	2	0	0	0	0	0	1

Category	Criteria	Indicators	Thresholds	Points	OCCC	Halawa CF	Animal Quarantine	Kalaeloa Parcels				Barbers Point Riding Club	Mililani Tech Park, Lot 17	Waiawa Properties		Campbell Indust. Park		
								B	C	6A/7	18A/B			1	2			
Community Services / Other (10 Points) (cont.)	Ability to Share Services (3 points)	Ability to Share Services with Other PSD Facilities	On-site	3		3												
			High potential to share services	2			2											
			Low potential to share services	1										1	1			
			Unlikely to share services	0	0				0	0	0	0	0	0			0	
			Score	0	3	2	0	0	0	0	0	0	0	1	1	0		
	Land Use Considerations (4 Points)	Land Use Compatibility	Likely compatible with surrounding land uses (current and future)	4			4					4	4		4			
			Potential conflicts with surrounding land uses (current and future)	2	2	2		2	2		2			2				
			Likely incompatible with surrounding land uses (current and future)	0						0							0	
			Score	2	2	4	2	2	0	2	4	4	2	4	0			
	Development Costs (25 Points)	Development Costs (25 points)	Land Acquisition Process relative to other sites (5 points)	State of HI Govt. Owned (Currently in use by PSD)	5	5	5											
State of HI Govt. Owned (currently in use by DoA)				4			4											
Federal Govt. ownership				3								3						
Quasi-HI Govt. ownership				2				2	2									
Private ownership				1						1	1		1	1	1	1	1	1
Score				5	5	4	2	2	1	1	3	1	1	1	1	1	1	
Building Costs relative to other sites (5 points)			low-rise w/ at-grade parking	5			5	5	5	5	5	5		5	5			
			Mid-rise w/ at-grade parking	4									4					
			Mid-rise w/ structured parking	3	3												3	
			High-rise w/ at-grade parking	2														

Category	Criteria	Indicators	Thresholds	Points	OCCC	Halawa CF	Animal Quarantine	Kalaeloa Parcels				Barbers Point Riding Club	Mililani Tech Park, Lot 17	Waiawa Properties		Campbell Indust. Park
								B	C	6A/7	18A/B			1	2	
Development Costs (25 Points) (cont.)			High-rise w/ structured parking	1		1										
			Score	3	1	5	5	5	5	5	5	4	5	5	3	
		Infrastructure and Operational Costs relative to other sites (5 points)	Major access improvements likely unnecessary	2	2	2	2			2	2		2	2		2
			Major access improvements likely necessary	0				0	0			0			0	
			Other major infrastructure improvements likely unnecessary	1	1								1			1
			Other major infrastructure improvements likely necessary	0		0	0	0	0	0	0	0		0	0	
			Low-rise solution possible: lower staffing expense	2			2	2	2	2	2	2		2	2	
			Vertical solution required: higher staffing expense	0	0	0							0			0
			Score	3	2	4	2	2	4	4	2	3	4	2	3	
		Complexity/Risk Relative to Other Sites (10 points)	Implementation: straight-forward with low risk of failure	10												
			Implementation: somewhat complex with low risk of failure	8	8		8						8			
			Implementation: somewhat complex with moderate risk of failure	5				5			5					5
			Implementation: highly complex with moderate risk of failure	3		3										

Category	Criteria	Indicators	Thresholds	Points	OCCC	Halawa CF	Animal Quarantine	Kalaeloa Parcels				Barbers Point Riding Club	Mililani Tech Park, Lot 17	Waiawa Properties		Campbell Indust. Park	
								B	C	6A/7	18A/B			1	2		
			Implementation: highly complex with high risk of failure	0					0	0		0		0	0		
				Score	8	3	8	5	0	0	5	0	8	0	0	5	
Community Acceptance (10 Points)	Community Acceptance (10 points)	Community Acceptance	Strongly positive	10													
			Mostly positive	8			8							8	8		
			Neutral (neither positive nor negative)	5		5						5				5	
			Mostly negative	3	3				3			3					
			Strongly negative	0						0	0		0				
				Score	3	5	7	3	0	0	3	0	5	7	7	5	
					Score	76	58.5	79	41.5	31.5	37	51.5	36	57	50.5	46.5	43.5
Source: Louis Berger					Rank	2	3	1	9	12	10	5	11	4	6	7	8