

Future of the Oahu Community Correctional Center

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Hawaii Department of Public Safety

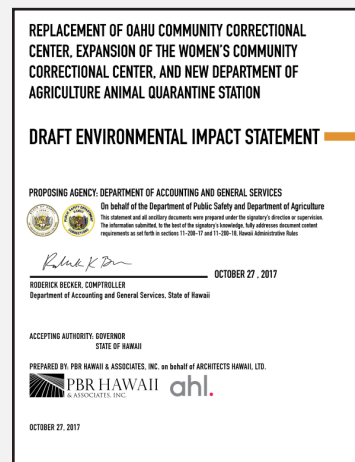
The Hawaii Department of Public Safety (PSD) operates the Oahu Community Correctional Center (OCCC) which acts as the local detention center for the First Circuit Court. Located within an approximately 16.46-acre property at 2199 Kamehameha Highway in Honolulu, OCCC is currently the largest jail facility in the State of Hawaii. OCCC provides the customary jail function of managing both pre-trial detainees and locally-sentenced misdemeanor offenders and others with a sentence of one year or less as well as providing a 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 replacement of OCCC which, when constructed, will take advantage of the newest cost-savings technologies and improve correctional services and safety for inmates, staff and the public. Four alternative sites are being considered for development of a replacement OCCC: the existing OCCC site in Kalihi, the Animal Quarantine Facility and Halawa Correctional Facility sites located in Halawa, and the Mililani Technology Park site in Mililani.

In addition to housing male offenders, OCCC currently houses pretrial female offenders, higher security female offenders, and female offenders eligible for Community Release. Plans are to relocate female inmates from OCCC to the Women's Community Correctional Center (WCCC) located in Olomana, Kailua in order to provide female inmates greater access to rehabilitation programs and improved family visitation.

Draft EIS Completed

For much of the past year, efforts have been focused on preparing the Draft Environmental Impact Statement (EIS) in support of the proposed replacement of OCCC. Preparation of an EIS is required pursuant to Chapter 343, Hawaii Revised Statutes (HRS) and Chapter 200, Title 11, State of Hawaii Department of Health Administrative Rules, based on the use of State funds and/or State lands. The Draft EIS includes a discussion of the impacts of construction and operation of the proposed OCCC replacement facility on the natural and man-made environments at each of four alternative sites. PSD is also proposing to relocate female detainees currently housed at OCCC to WCCC to better accommodate the needs of Hawaii's adult female population. A result of this related action is the need to improve and expand WCCC to accommodate all adult female offenders currently housed on Oahu. The potential impacts associated with the proposed improvements to and expansion of WCCC are also addressed within the Draft EIS.



The Draft EIS, the assessments it presents, and the procedures by which environmental investigations are conducted and incorporated in decision-making are parts of a process established by Hawaii’s environmental impact statement law (Chapter 343, Hawaii Revised Statutes) to ensure that the environmental consequences of State actions, such as development of a new OCCC, improvements to WCCC, and related actions are taken into account. The process is designed to ensure that public officials make decisions based on an understanding of the environmental impacts of proposed actions and take appropriate steps to “protect, restore and enhance the environment.”

Throughout Draft EIS preparation, PSD officials considered correspondence and other indications of interest or concern on the part of the public regarding the proposed action. Federal, State, and county officials, regulatory agencies, stakeholder groups, and others were also consulted throughout preparation of the Draft EIS.

Objectives for Replacing OCCC

The primary objectives for replacing OCCC are to better physically accommodate current and projected detainee populations, provide for public safety, and improve operational efficiency. Developing a new facility to replace the current OCCC will ensure that Hawaii’s criminal justice system in general, and PSD in particular, can function in a high quality manner while addressing the need for a modern, secure, efficient and cost-effective institution. A new OCCC facility will also allow PSD to accomplish its mission to uphold justice and public safety, meet the needs of current and future detainee populations, and provide for the continued safety and security of detainees, staff, volunteers, visitors and the community.

OCCC project objectives include:

- Accommodate current and future male detainee populations with potential for expansion.
- Provide adequate space and an environment where the focus can be on better preparing detainees for successful reintegration into the community and reduce recidivism.
- Enhance opportunities for addressing detainees with special needs including mental health and medical health and those in protective custody and maximum custody.
- Improve overall living conditions for detainees.
- Employ an improved and efficient security system that uses state-of-the-art technology.
- Allow for better partnerships with community volunteers and service providers, and provide greater visiting opportunities for families.
- Be more labor efficient and provide for an increase in operational capacity while making more efficient use of security staff, compared to the current OCCC.
- Provide a more secure and efficient work environment for corrections staff.
- Eliminate the need for costly temporary repairs that attempt to remedy an old facility and its ill-fitting and obsolete design.
- House female detainees away from male detainees at WCCC in order to provide greater access to rehabilitation programs and improved family visitation.
- Be a catalyst for improving corrections in Hawaii.



Animal Quarantine Station site

Oahu Community Correctional Center

Animal Quarantine Station: Preferred OCCC Location

After careful review of the extensive research and analysis conducted by the OCCC Project Team, PSD and the Department of Accounting and General Services (DAGS) have established the following preferences regarding the four alternative sites for development of a new OCCC facility:

- Animal Quarantine Station Site – Preferred #1
- Halawa Correctional Facility (HCF) Site – Preferred #2
- Existing Oahu Community Correctional Center Site – Optional if required
- Mililani Technology Park (MTP) Lot 17 Site – Optional only if required

The Animal Quarantine Station site has been selected as the preferred location for the future home of OCCC. This site was chosen from among the four viable sites, out of an inventory of 12 potential sites, based on the site’s considerable positive aspects and relative lack of issues requiring mitigation. PSD and DAGS are confident that the Animal Quarantine Station site is the best choice for the future home of OCCC, both for PSD and the State of Hawaii.

Many factors were considered and assessed in determining the suitability of the Animal Quarantine Station site. One factor is the potential cost of constructing the project, which has been identified as a key concern among community members and elected officials alike. Of the four sites, the Animal Quarantine Station site has the lowest projected construction cost by a significant margin. This is due in large part to its size: the buildable area of the site is nearly 25 acres, which is the most generous of the options. This large area affords a number of cost saving advantages, such as separating the Pre-Release and Detention portions of the facility into two distinct buildings. This physical separation allows the Pre-Release portion to be constructed to a lower security standard, making this option more affordable than combining both functions into one high-security, higher-cost building. The Animal Quarantine Station site is also large enough to accommodate at-grade parking, likely avoiding the necessity for a costly parking structure, and to potentially allow for future expansion, if needed. The majority of the site is owned by the State of Hawaii, with only a 3.47-acre area owned by the U.S. Navy, so little or no land acquisition costs are anticipated. In addition, the overall site is large enough to accommodate development of a new Animal Quarantine Station to replace the current facility.



Kennels at the Animal Quarantine Station site



Additional kennels at the Animal Quarantine Station site



Entrance to the Animal Quarantine Station site

Other beneficial attributes of the Animal Quarantine Station site include:

- The relatively level topography across the entire buildable area, providing flexibility for a wide variety of site layouts as well as avoiding costly grading efforts.
- It is only partially developed, although the site, in general, has been heavily disturbed. This, along with the extensive biological, cultural and archaeological studies that have been conducted on this site, suggests that there is a very low likelihood of encountering intact cultural, historic, Native Hawaiian resources, or threatened/endangered species and habitats.
- There are no wetlands on the site, and it is located outside of any flood hazard zone or tsunami evacuation areas.
- The site is the second closest of the four options to downtown courts (the existing OCCC site is the closest), which will minimize the time, effort, and resources associated with transporting detainees back and forth between the facility and the courthouse.
- Excellent access to the regional road network – the site straddles the H-3 freeway and has convenient access to H-201 and H-1.
- Access to public transportation is available, with a bus stop located approximately 0.5-mile from the site. A new HART rail transit station serving the nearby Aloha Stadium area is being developed.
- Site is less than one mile from the Halawa Correctional Facility, offering the possibility of sharing staff, resources, and services in the future, if needed.
- Sewer, water, electrical, and telecommunications infrastructure is in place at the site which should support the future OCCC with little to no upgrades required, again avoiding costly improvements.

Other Alternative Sites

The three remaining alternative sites not selected as the preferred alternative (HCF site, Existing OCCC site, and MTP Lot 17 site) all proved to be viable options; that is, none have fatal flaws that eliminate them from contention. However, each of the three alternatives have compelling reasons to suggest that they might be put to better use than as the location of the future OCCC.

The portion of the HCF site that is not currently developed (approximately five acres located in the northeast portion of the site) would serve well as the preferred alternate site for a number of reasons. It is owned by the State, and is currently controlled by PSD, removing most land acquisition concerns. The site is located less than a mile from the Animal Quarantine Station site, so it claims similar positive aspects of location and existing available roadway and utility infrastructure. The notable concern for this site is that locating the future OCCC here would consume virtually all remaining developable land available at HCF. This would largely eliminate future prison expansion should that become necessary. Site constraints (primarily land area and topography) would also make OCCC development here more complex and, therefore, more expensive (i.e., the facility would be a high-rise building with structured parking, etc.).

The existing OCCC site remains as an option to consider as the location for the new OCCC should the preferred site not be viable. The site has housed various correctional facilities for over 100 years, and the community that has developed around the facilities includes support functions and social services necessary for successful jail operation. The site is also closest to the courts, as well as the jobs that the work furlough inmates travel to each day. However, transit-oriented development is moving into the Kalihi neighborhood in anticipation of the arrival of the HART rail system and two of its transit stations, and the neighborhood is poised for community enhancing development. The 21st Century Kalihi Committee, established by the State of Hawaii, suggests that the State has priorities for the site that are inconsistent with a continuing correctional facility presence. Additionally, the difficulties of constructing a new jail on the same constrained site as the existing jail while maintaining jail operations during construction will require complex development phasing along with the added requirement to relocate OCCC inmates into temporary housing (to be built at the Halawa Correctional Facility) in order to clear a portion of the property for new OCCC construction. Developing this site is by far the most challenging – and the most expensive – of the four, providing a strong incentive to consider other options.

The Mililani Technology Park site remains as an option to consider only if the above sites are not viable. The site includes the availability of all needed utility infrastructure, excellent road access, and a large developable area allowing for flexibility of design. However, the site is in private ownership and the State would prefer to first consider available publically-owned lands before purchasing privately-owned land. Additional concerns include the distance between this site and the downtown courts, and its proximity to a preschool and nearby housing developments. Finally, the neighboring community has been vocal in expressing their concerns with and opposition to developing the new OCCC at this site; the State has heard their concerns and has factored them into their assessment of the site.

Summary of Site Advantages and Disadvantages



Animal Quarantine Station Site (Preferred #1)

ADVANTAGES

PROXIMITY

- Second closest site to downtown courts (Existing OCCC site is closest); average travel time to First Circuit Court approximately 36 minutes.

LAND AND ENVIRONMENT

- Partially developed and heavily disturbed.
- Low likelihood of encountering intact cultural, historic, Native Hawaiian resources.
- Low likelihood of encountering threatened/endangered species and/or habitats; no wetlands on site.
- Located outside both flood hazard zone and evacuation areas for tsunami events and extreme tsunami events.

INFRASTRUCTURE

- Excellent access to regional road network.
- Closest bus stop approximately 0.5 miles from site.
- Planned Aloha Stadium Rail Transit Station approximately 2 miles from site.
- Connected to water, wastewater, electric power, and telecommunications systems.

COMMUNITY SERVICES/OTHER

- Approximately 2.8 miles to Aiea Fire Station.
- Potential for OCCC to share services with Halawa Correctional Facility.

DEVELOPMENT COSTS

- Land area large enough to allow low- to mid-rise construction, separate Pre-Release and Detention facilities, significant at-grade parking, and potential future expansion if needed (buildable land area totals approximately 25 acres).
- Site has the lowest projected construction cost by a significant margin.
- Virtually level building zone.
- Entire site in public ownership (primarily owned by State of Hawaii with 3.47 acres owned by the U.S. Navy); little to no land acquisition costs anticipated.

COMMUNITY ACCEPTANCE

- Most favorably received; minimal local opposition.

DISADVANTAGES

- Before developing OCCC, existing Animal Quarantine Station must be relocated potentially delaying OCCC schedule.
- Isolated areas with potential contamination may exist needing remediation.
- Transferring federal land (U.S. Navy's 3.47 acres) to the State of Hawaii can be a lengthy process.



Halawa Correctional Facility Site (Preferred #2)



Existing OCCC Site (Optional if required)

ADVANTAGES

PROXIMITY

- Similar travel time to downtown courts as Animal Quarantine Station site; approximately 37-minute average travel time to First Circuit Court.

INFRASTRUCTURE

- Excellent access to regional road network.
- Closest bus stop approximately 1.5 miles from site.
- Planned Aloha Stadium Rail Transit Station approximately 3 miles from site.
- Connected to water, wastewater, electric power, and telecommunications systems.

COMMUNITY SERVICES/OTHER

- Approximately 2.8 miles to Aiea Fire Station.
- Potential for OCCC to share services with Halawa Correctional Facility.

DEVELOPMENT COSTS

- Site is owned by the State and controlled by PSD; no land acquisition costs.

LAND AND ENVIRONMENT

- Largely developed and heavily disturbed.
- Low likelihood of encountering intact cultural, historic, Native Hawaiian resources.
- Low likelihood of encountering threatened/endangered species and/or habitats; no wetlands on site.

- Located outside both flood hazard zone and evacuation areas for tsunami events and extreme tsunami events.

COMMUNITY ACCEPTANCE

- Received the least community opposition.

DISADVANTAGES

- Site is smallest among the four alternatives; new OCCC will need to be a high-rise with a combined Pre-Release and Detention facility and structured parking (more expensive to build and operate).
- Construction of new OCCC will eliminate potential for future prison expansion should that become necessary.
- Grade change between public road and site is substantial; construction will need to be stepped to accommodate topography.



View from inside Halawa site boundary

ADVANTAGES

PROXIMITY

- Located closest to downtown courts; average travel time to First Circuit Court approximately 18 minutes.

LAND AND ENVIRONMENT

- Largely developed and heavily disturbed.
- Low likelihood of encountering intact cultural, historic, Native Hawaiian resources.
- Low likelihood of encountering threatened/endangered species and/or habitats; no wetlands on site.

INFRASTRUCTURE

- Excellent access to regional road network.
- Closest bus stop less than 200 feet from site.
- Planned Middle Street and Kalihi Rail Transit Stations approximately 0.25 miles from site.
- Connected to water, wastewater, electric power, natural gas and telecommunications systems.

COMMUNITY SERVICES/OTHER

- Community services for inmates have built up around the existing OCCC.
- This option would incorporate Laumaka Work Furlough Center into the new OCCC facility, opening the existing Laumaka Work Furlough Center site up for future development.

DEVELOPMENT COSTS

- Site is owned by the State and controlled by PSD; no land acquisition costs.

COMMUNITY ACCEPTANCE

- Community response has been mixed with some favoring maintaining present location while others favor relocation.

DISADVANTAGES

- Small land area (limited to approximately 8 acres of existing site); will need to be a high-rise with a combined Pre-Release and Detention facility and structured parking (more expensive to build and operate).
- Has a very high land valuation and is highly prized by supporters of Transit-Oriented Development and the 21st Century Kalihi committee; site could possibly be put to better use than as a jail.
- Partially located within a flood hazard zone and within evacuation areas for tsunami events.
- Very little to no potential to share services with other PSD facilities.
- Close proximity to Puuhale Elementary School and residential neighborhood.
- Difficulties of building a new jail on same constrained site as existing jail while maintaining jail operations during construction.
- Requires complex development phasing along with added cost to relocate OCCC inmates into new temporary housing (to be built at Halawa Correctional Facility) in order to clear a portion of property for new OCCC construction.



Mililani Technology Park Site (Optional only if required)

ADVANTAGES

PROXIMITY

- Not applicable (see Disadvantages).

DEVELOPMENT COSTS

- Site is large enough for low- to mid-rise construction, separate Pre-Release and Detention facilities, and at-grade parking (buildable land area totals approximately 19 acres).
- Largely level building development zone.

LAND AND ENVIRONMENT

- Low likelihood of encountering intact cultural, historic, Native Hawaiian resources.
- Low likelihood for encountering threatened/ endangered species and/or habitats; no wetlands within developable portion of site.
- Located outside flood hazard zone and evacuation areas for tsunami events and extreme tsunami events.

INFRASTRUCTURE

- Excellent access to regional road network.
- Closest bus stop approximately 0.7 miles from site.
- Water, wastewater, electric power, natural gas and telecommunications systems serve existing business park.

COMMUNITY SERVICES/OTHER

- Approximately 3 miles to Mililani Mauka Fire Station.

COMMUNITY ACCEPTANCE

- Not applicable (see Disadvantages).

DISADVANTAGES

- Site is privately-owned, requiring acquisition; asking price approximately \$14 million.
- Furthest site to downtown courts.
- Technology Park covenants restrict use of the property.
- No potential to share services with other PSD facilities.
- Close proximity to pre-school, houses of worship and residential uses.
- Neighboring community is strongly opposed to locating the jail in Mililani



View from inside Mililani site boundary

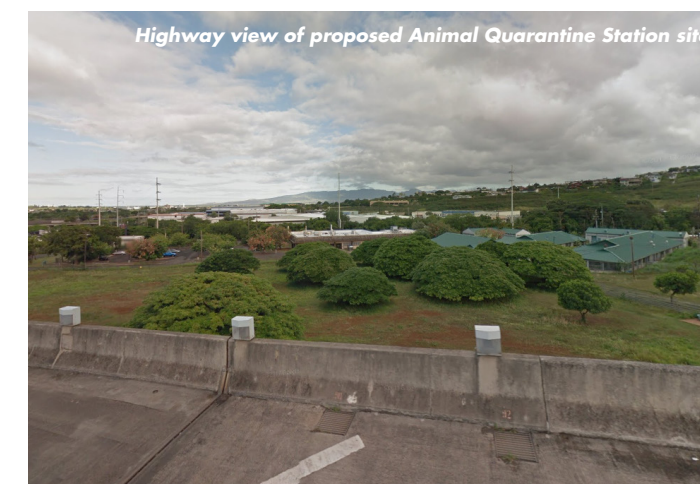
Proposed Relocation of Department of Agriculture Animal Quarantine Station

Development of the new OCCC at the Animal Quarantine Station site would require replacement of the current station with a new facility. Fortunately, the Hawaii Department of Agriculture (HDOA) has been considering replacing the current Animal Quarantine Station with a facility that would better meet its current and future needs.



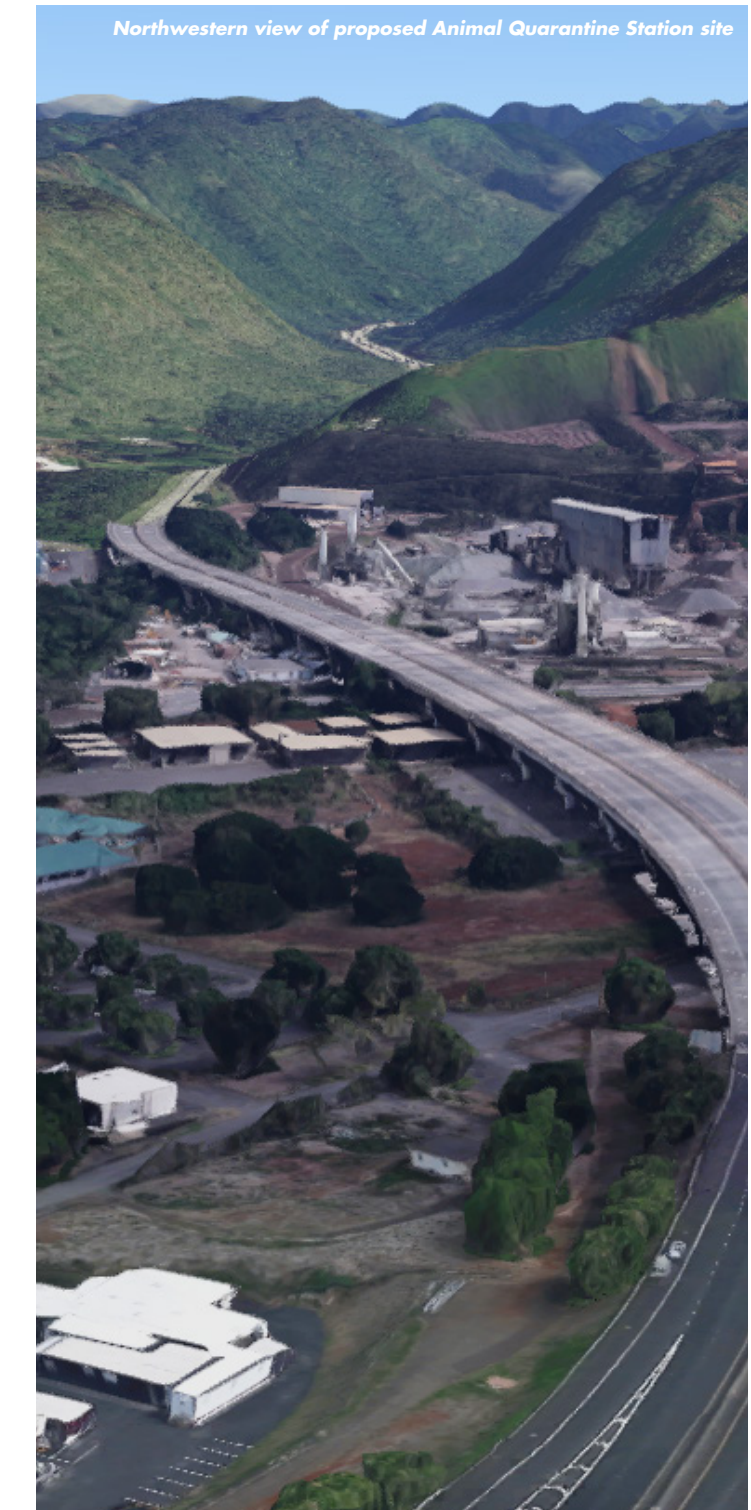
Aerial view of proposed Animal Quarantine Station site

The Animal Quarantine Station was established in 1968 and for much of that time the facility confined hundreds of animals—primarily household pets (cats and dogs)—during their quarantine periods. With advances in rabies science and subsequent changes in policies over the past several decades, the need to confine animals at the station has declined considerably such that the current facility is no longer meeting the needs of the HDOA and the State of Hawaii. The Animal Quarantine Site comprises approximately 50 percent of the overall property and at one time included an estimated 1,600-1,700 dog kennels (most are no longer in use).



Highway view of proposed Animal Quarantine Station site

HDOA leadership has been a willing partner with PSD and DAGS in the EIS study effort and are looking forward to planning a new, more efficient quarantine station. Selection of the Animal Quarantine Station site for the new OCCC addresses two of the State's pressing facility needs in a combined action, beginning with reducing the time and costs associated with complying with HRS Chapter 343 with a single Draft EIS that addresses both projects collectively and simultaneously along with more efficient use of valuable State-owned land.



Northwestern view of proposed Animal Quarantine Station site

Public Invited to Comment on Draft EIS

How to Obtain a Copy of the Draft EIS

Copies of the Draft EIS are available for downloading or viewing from the following sources:

- OEQC direct link to the document: http://oeqc2.doh.hawaii.gov/EA_EIS_Library/2017-11-08-OA-DEIS-Replacement-of-Oahu-Community-Correctional-Center.pdf, or visit the online EA/EIS Library through the OEQC website: <http://health.hawaii.gov/oeqc/>
- OEQC's The Environmental Notice for November 8, 2017 (link provided within the Notice)
- SmartComment link set up for the OCCC project: <http://futureoccc.commentinput.com/?id=4fGhu>
- OCCC Future Plans website: <http://dps.hawaii.gov/occc-future-plans>
- Printed copies are available at: Hawaii State Public Library, Kalihi-Palama Public Library, Aiea Public Library, Mililani Public Library, Kailua Public Library, and Hawaii Kai Regional Library

How to Comment on the Draft EIS

The public comment period on the Draft EIS will begin on November 8, 2017 and end on January 8, 2018. There are multiple ways to provide comments:

- **Submit online** at: <http://futureoccc.commentinput.com/?id=4fGhu> which will be available for use on the first day of the public comment period (November 8, 2017) and remain active until the end of the public comment period. This commenting website will also provide a link to an electronic version (PDF) of the Draft EIS, a space to provide comments, areas to provide contact information, a summary page to review comments and information prior to submission, and an emailed receipt confirming the comment submission. Comments submitted through the website may be typed into a comment box or uploaded as a PDF or Word file. Additional instructions will be available through the website.
- **By mail or email:** The November 8, 2017 issue of OEQC's Environmental Notice will provide contact information (mailing and email addresses) for addressing public review comments. Comments that are not sent to either DAGS, the Office of the Governor, or PBR HAWAII, will not be replied to.

All comments sent via the link to DAGS, the Office of the Governor, and PBR HAWAII will be reviewed by representatives from DAGS, PSD, the Office of the Governor, OEQC, and PBR HAWAII in the course of preparing the Final EIS which is scheduled to be published in 2018.



Draft EIS Public Meeting Scheduled

PSD is committed to openness and inclusiveness throughout the OCCC planning and Environmental Impact Study process and is hosting a public meeting concerning the Draft EIS. Please join us to learn about the findings of the Draft EIS and provide comments and input concerning the document and the proposed project:

WHEN: 7:00 P.M. Wednesday, November 29, 2017

WHERE: ALOHA STADIUM HOSPITALITY ROOM
99-500 Salt Lake Boulevard, Honolulu, Hawaii

FORMAT: From 7:00 P.M. to 7:15 P.M. there will be a PRESENTATION concerning the EIS process, Draft EIS public review process and schedule, and a summary of findings.

From 7:15 P.M. onward there will be a PUBLIC COMMENT SESSION where the public can offer their comments, questions and input concerning the Draft EIS.

"Over the past year the team has been participating in a variety of forums to discuss plans for a new OCCC and to share information about progress in preparing the Draft EIS. To continue engaging the public concerning this important project, we are providing an opportunity to learn first-hand about the findings of the Draft EIS. A public meeting, to be held on November 29th, will offer interested citizens, elected officials, and stakeholders an additional means to ask questions and offer comments concerning plans to replace OCCC and improve and expand WCCC for the benefit of male and female detainees" said PSD Director Nolan Espinda. "We are committed to making the decision-making process as transparent as possible and to encourage meaningful public participation."



Animal Quarantine Station site

Upcoming Activities

The OCCC planning process is moving forward with these activities anticipated in the months ahead:

November 2017	<p>Draft EIS published addressing the proposed OCCC replacement facility and improvements to WCCC. 60-day public comment period begins: November 8, 2017 and ends: January 8, 2018.</p> <p>Draft EIS public meeting held at Aloha Stadium Hospitality Room: Wednesday, November 29, 2017.</p> <p>Continue public outreach, information, and engagement process; look to the OCCC website for upcoming announcements concerning Draft EIS public meeting and other events and activities.</p> <p>Publish OCCC Newsletter Vol. 15.</p>
December 2017	<p>Comment period on Draft EIS continues. Public comments on Draft EIS compiled.</p> <p>Continue public outreach, information, and engagement process; look to the OCCC website for upcoming announcements, events and other activities.</p>
January 2018	<p>60-day public comment period ends: January 8, 2018. Preparation of Final EIS begins.</p> <p>Continue public outreach, information, and engagement process; look to the OCCC website for upcoming announcements, events and other activities.</p> <p>Publish OCCC Newsletter Vol. 16.</p>

Interested in Learning More?

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

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