

STATUS REPORT: COMPLIANCE WITH CONDITIONS OF RESOLUTION 19-136, CD1, FD1 (2019/PRU-2)

**New Oahu Community Correctional Center in Halawa to Replace the Current Facility in Kalihi
Plan Review Use – Project Status Report for Year 2020**

**Prepared by: AHL on behalf of the Department of Accounting and General Services
and the Department of Public Safety**

Date: December 2020



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The mission of the Hawaii Department of Public Safety (PSD) is to uphold justice and public safety by providing correctional and law enforcement services to Hawaii's communities with professionalism, integrity and fairness. PSD is responsible for carrying out judgments of the state courts whenever a period of confinement is ordered and to do so operates Community Correctional Centers (CCCs), widely known as jails, on the islands of Kauai, Maui, Hawaii and Oahu. CCCs provide 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 as well as pre-release preparation and transition for prison system inmates who are transferred to their county of origin when they reach less than a year until their scheduled release.

PSD is committed to providing a safe, secure, healthy, humane, social, and physical environment for inmates and staff, however, aged and obsolete CCCs have limited PSD's ability to provide such environments. All jail facilities are antiquated and combined with declining physical plants, improving facilities and replacing facilities when necessary are important PSD priorities. Chief among such priorities is the replacement of the existing Oahu CCC (OCCC) with a new facility at the Animal Quarantine Station (AQS) in Halawa. Assisting with OCCC planning and development is the Hawaii Department of Accounting and General Services (DAGS).

The City and County of Honolulu, Department of Planning and Permitting received an application from DAGS for a Plan Review Use (PRU) permit to approve a Five-Year Master Plan for construction of a new OCCC on a 29-acre portion of the 35-acre site of the existing State Animal Quarantine Station to replace the current OCCC in Kalihi. The City Council, having considered all the findings and reports concerning the application and following a public hearing held on February 19, 2020, approved the application for a PRU permit subject to conditions enumerated in Resolution 19-136, CD1, FD1. Among those conditions was for a written Status Report be submitted to the Department of Planning and Permitting, the Aiea Neighborhood Board No. 20, and the councilmember of the applicable district, by December 31 of each year until all conditions of approval have been met. This Status Report provides information on progress toward complying with each condition of approval for the PRU permit and is submitted in accordance with Condition No. 11 for the Year 2020.

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Number	Condition	Status	Explanation
1	This PRU permit pertains to the 29-acre land area depicted on the maps attached hereto as Exhibits A through C.	During 2020, the Department of Accounting and General Services (Applicant), together with the Department of Public Safety, continued planning for development of a new jail on the 29-acre area in Halawa depicted on maps attached to Resolution 19-136, CD1, FD1.	The Applicant intends to comply with the PRU permit by developing the Project on the 29-acre area in Halawa depicted on maps attached to Resolution 19-136, CD1, FD1.
2	Development of the Project must be in general conformance with the Project's Five-Year Master Plan, as illustrated in Exhibits D through I, attached hereto; the plans on file with the DPP; and as described in the DPP Director's findings and recommendation reference above; all of which are incorporated herein by this reference. The DPP Director may approve minor or nonsubstantive deviations in accordance with the Land Use Ordinance ("LUO") Section 21-2.20(k). Major modifications, as determined by the DPP Director, will require a new PRU permit.	During 2020, the Applicant and the Department of Public Safety continued planning for development of the Project in general conformance with the Five-Year Master Plan as illustrated on Exhibits D through I attached to Resolution 19-136, CD1, FD1. No minor or major deviations with the Land Use Ordinance ("LUO") Section 21-2.20(k) have been requested by the Applicant or the Department of Public Safety during 2020.	The Applicant intends to comply with this condition by developing the Project in general conformance with the Five-Year Master Plan as illustrated on Exhibits D through I attached to Resolution 19-136, CD1, FD1.
3	Effective upon the termination of OCCC operations at its main Kalihi facility located on the parcel of real property identified as Tax Map Key 1-2-013:002, this PRU permit will supersede PRU Permit No. 98/PRU-2, approved by the City Council on October 14, 1998, by Resolution No. 98-179, CD1, as subsequently amended with minor modifications approved by the DPP Director (the "1998 PRU Permit") with respect to Tax Map Key 1-2-013:002 only. The 1998 PRU Permit will continue in full force and effect with respect to the Laumaka Work Furlough Center located on the parcel of real property identified as Tax Map Key 1-2-026:032.	During 2020, the Department of Public Safety operated the OCCC facility located on the parcel of real property identified as Tax Map Key 1-2-013:002 and the Laumaka Work Furlough Center, both located in Kalihi and under PRU Permit No. 98/PRU-2. Operation of the OCCC facility and Laumaka Work Furlough Center by the Department of Public Safety will continue for the foreseeable future.	Upon termination of OCCC operations in Kalihi, the PRU permit will supersede PRU Permit No. 98/PRU-2, approved by the City Council on October 14, 1998, by Resolution No. 98-179, CD1, as subsequently amended with minor modifications approved by the DPP Director (the "1998 PRU Permit") with respect to Tax Map Key 1-2-013:002 only.
4	The following development standards apply to the Project:		

Number	Condition	Status	Explanation
4.a.	The maximum building area is 50 percent of the 29-acre Project site;	During 2020, the Applicant, together with the Department of Public Safety, continued planning for development of a new jail on the 29-acre area in Halawa. At this time the Project has not reached the stage where detailed design of the new OCCC has begun.	The Applicant intends to comply with this condition by ensuring that the maximum building area be 50 percent of the 29-acre Project site.
4.b.	The maximum density is a floor area ratio of 2.5;	During 2020, the Applicant, together with the Department of Public Safety, continued planning for development of a new jail on the 29-acre area in Halawa. At this time the Project has not reached the stage where detailed design of the new OCCC has begun.	The Applicant intends to comply with this condition by ensuring that the maximum density of development is limited to a floor area ratio of 2.5.
4.c.	Front, side, and rear yards must be a minimum of 55 feet; provided that security fencing is allowed in the required yards; and	During 2020, the Applicant, together with the Department of Public Safety, continued planning for development of a new jail on the 29-acre area in Halawa. At this time the Project has not reached the stage where detailed design of the new OCCC has begun.	The Applicant intends to comply with this condition by ensuring that front, side and rear yards be a minimum of 55 feet with security fencing allowed within the required yards.
4.d.	The maximum height is 90 feet Rooftop structures must conform to LUO Section 21-4.60(c).	During 2020, the Applicant, together with the Department of Public Safety, continued planning for development of a new jail on the 29-acre area in Halawa. At this time the Project has not reached the stage where detailed design of the new OCCC has begun.	The Applicant intends to comply with this condition by ensuring that the maximum building height be 90 feet with rooftop structures conforming to LUO Section 21-4.60(c).
5	Prior to the approval of any sign permits, the Applicant shall submit to the DPP for review and approval a detailed master signage plan that at a minimum includes sign types, dimensions, and illumination.	During 2020, the Applicant, together with the Department of Public Safety, continued planning for development of a new jail on the 29-acre area in Halawa. At this time the Project has not reached the stage where preparation of a detailed master signage plan has begun.	The Applicant intends to comply with this condition by preparing a detailed master sign plan that includes at a minimum sign types, dimensions, and illumination for submission to DPP for review and approval.
6	Prior to the issuance of a building permit for any major structure, the Applicant shall submit to the DPP for review and approval:		

Number	Condition	Status	Explanation
6.a.	A detailed landscape plan, which must include a perimeter landscaped buffer, and flowering accent trees at the front and rear of the existing parking lot. The landscape plan must detail the species, sizes, locations and quantities of the plant materials to be installed. The Applicant may use plant materials that will not interfere with security measures, but still provide screening and shade. The Applicant shall submit to the DPP photographic evidence demonstrating compliance with the approved landscape plan within 30 days after installation of the plant materials.	During 2020, the Applicant, together with the Department of Public Safety, continued planning for development of a new jail on the 29-acre area in Halawa. At this time the Project has not reached the stage where preparation of a detailed landscape plan has begun.	The Applicant intends to comply with this condition by preparing a detailed landscape plan and providing photographic evidence of compliance with the approved plan within 30 days following installation of plant materials.
6.b.	Visual renderings demonstrating that the Project will not impact major public views and viewsheds, which include but are not limited to views of mountain preservation areas such as the Koolau and Waianae mountain ranges and their foothills, and the Aliamanu, Punchbowl, and Diamond Head volcanic craters.	During 2020, the Applicant, together with the Department of Public Safety, continued planning for development of a new jail on the 29-acre area in Halawa. At this time the Project has not reached the stage where preparation of visual renderings has begun.	The Applicant intends to comply with this condition by providing visual renderings that demonstrate that the Project will not impact major public views and viewsheds.
6.c.	Detailed design plans and elevation drawings specifying the material composition and color of structures, which are intended to mitigate the visual impact of the structures on neighboring uses and nearby resources.	During 2020, the Applicant, together with the Department of Public Safety, continued planning for development of a new jail on the 29-acre area in Halawa. At this time the Project has not reached the stage where preparation of detailed design plans and elevation drawings has begun.	The Applicant intends to comply with this condition by providing detailed design plans and elevation drawings that specify the material composition and color of structures.
6.d.	A revised parking plan that reflects the provision of 463 OCCC staff parking stalls, 90 OCCC visitor parking stalls, and seven loading stalls.	During 2020, the Applicant, together with the Department of Public Safety, continued planning for development of a new jail on the 29-acre area in Halawa. At this time the Project has not reached the stage where preparation of a revised parking plan has begun.	The Applicant intends to comply with this condition by preparing a revised parking plan that provides for 463 OCCC staff parking stalls, 90 OCCC visitor parking stalls, and seven loading stalls.
7	Prior to the issuance of any development permit for structures approved under this PRU permit, the Applicant shall submit to the Traffic Review Branch of the DPP for its review and approval:		

Number	Condition	Status	Explanation
7.a.	<p>A timeline or phasing plan, in a format acceptable to the DPP, indicating anticipated major building permit issuance dates, anticipated start dates for demolition and construction work, projected dates of occupancy, and proposed start and completion dates for roadway improvements. The timeline must identify when a Construction Management Plan ("CMP"), Traffic Management Plan ("TMP"), and updates or validation to the findings of the initial Traffic Impact Analysis Report ("TIAR") dated October 27, 2017 and revised on May 30, 2018, will be submitted for review and approval. The timeline may be revised, as needed, to reflect the status of the various stages of construction and improvements.</p>	<p>During 2020, the Applicant, together with the Department of Public Safety, continued planning for development of a new jail on the 29-acre area in Halawa. At this time the Project has not reached the stage where preparation of a timeline/phasing plan for DPP review and approval has begun.</p>	<p>The Applicant intends to comply with this condition by developing a timeline/phasing plan indicating anticipated major building permit issuance dates, anticipated start dates for demolition and construction work, projected dates of occupancy, and proposed start and completion dates for roadway improvements among other requirements for DPP review and approval.</p>
7.b.	<p>Updates to the TIAR are required if additional traffic mitigation measures are necessary to support development in the Master Plan. The area of influence covered in the updated TIAR must be developed in consultation with the State of Hawaii Department of Transportation ("HDOT") and the Department of Transportation Services ("DTS"). The updated TIAR must incorporate any new publicly-available TIAR analysis prepared for surrounding facilities, including but not limited to the Aloha Stadium and entertainment complex, and recommend traffic mitigation measures to address modified traffic patterns and increased congestion resulting from the Project. An updated TIAR must be submitted and approved prior to the issuance of demolition or building permits for major construction work. A post TIAR will be required approximately six to nine months after the issuance of a certificate of occupancy to validate or augment the projections of the initial or updated TIAR. The Applicant shall bear all costs to implement the mitigative measures proposed in the updated or post TIAR.</p>	<p>During 2020, the Applicant, together with the Department of Public Safety, continued planning for development of a new jail on the 29-acre area in Halawa. At this time the Project has not advanced sufficiently to provide the information necessary to prepare an updated Traffic Impact Analysis Report. However, discussion has been initiated with DTS and the New Aloha Stadium Entertainment District planning team.</p>	<p>The Applicant intends to comply with this condition. At such time the information becomes available, an updated Traffic Impact Analysis Report will be prepared and before demolition or building permits for major construction work can be issued.</p>

Number	Condition	Status	Explanation
7.c.	<p>A CMP must be submitted and approved prior to the issuance of demolition or building permits for major construction work. The CMP must also be presented to the Aiea Neighborhood Board No. 20 as an informational item prior to the issuance of demolition or building permits for major construction work. The CMP must identify the type, frequency, and routing of heavy trucks and construction related vehicles. Every effort must be made to minimize impacts from these vehicles and related construction activities. The CMP must include provisions to limit vehicular activity related to construction to periods outside of the peak periods of traffic, use alternate routes for heavy trucks, establish on-site or off-site staging areas for construction related workers and vehicles to limit the use of on-street parking around the Project site, and include other mitigation measures related to traffic and potential neighborhood impacts. The CMP must include preliminary or conceptual traffic control plans. The Applicant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing, or reconstruction if the condition of the roadways deteriorate as a result of the related construction activities.</p>	<p>During 2020, the Applicant, together with the Department of Public Safety, continued planning for development of a new jail on the 29-acre area in Halawa. At this time the Project has not advanced sufficiently to provide the information necessary to prepare a complete Construction Management Plan. It should be noted that the Applicant's consultant participated in each Aiea Neighborhood Board (and Aiea Community Association) meeting in 2020.</p>	<p>The Applicant intends to comply with this condition to prepare a Construction Management Plan will be prepared and before demolition or building permits for major construction work can be issued. The Applicant will also present the Construction Management Plan to the Aiea Neighborhood Board No. 20 as an informational item and prior to the issuance such permits.</p>
7.d.	<p>A TMP and any subsequent updates must be submitted and approved prior to the issuance of a (temporary) certificate of occupancy. The TMP must also be submitted to and approved by the DTS. The TMP must include the following:</p>	<p>During 2020, the Applicant, together with the Department of Public Safety, continued planning for development of a new jail on the 29-acre area in Halawa. At this time the Project has not advanced sufficiently to allow for development of a complete Transportation Management Plan.</p>	<p>The Applicant intends to comply with this condition by submitting a Transportation Management Plan for review and approval by DPP and DTS prior to issuance of a (temporary) certificate of occupancy.</p>

Number	Condition	Status	Explanation
7.d.(1)	Traffic demand management ("TDM") strategies to minimize the amount of vehicular trips for daily activities resulting from the Project. TDM strategies may include carpooling and ride sharing programs, transit, bicycle, pedestrian incentives, extension of City bus service and additional bus stops, shuttle service, and other similar TDM measures.	During 2020, the Applicant, together with the Department of Public Safety, continued planning for development of a new jail on the 29-acre area in Halawa. At this time the Project has not advanced sufficiently to allow for development of traffic demand management strategies to be included within the Transportation Management Plan.	The Applicant intends to comply with this condition by developing traffic demand management strategies for inclusion within the Transportation Management Plan..
7.d.(2)	A transportation improvement timeline or phasing plan, which must include anticipated start dates to implement traffic mitigation measures to address new traffic patterns resulting from the Project.	During 2020, the Applicant, together with the Department of Public Safety, continued planning for development of a new jail on the 29-acre area in Halawa. At this time the Project has not reached the stage where development of a transportation improvement timeline/phasing plan that addresses traffic mitigation measures to accommodate traffic patterns resulting from the Project has begun.	The Applicant intends to comply with this condition by providing a transportation improvement timeline/ phasing plan that addresses new traffic patterns resulting from the Project.
	A post TMP will be required approximately one year after the issuance of the certificate of occupancy.	During 2020, the Applicant, together with the Department of Public Safety, continued planning for development of a new jail on the 29-acre area in Halawa. However, the post TMP is not required for approximately one year following issuance of the certificate of occupancy which is still several years away.	The Applicant intends to comply with this condition by providing a post TMP approximately one year after the issuance of the certificate of occupancy for the new OCCC.
8	If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, paving, or walls) are encountered, the Applicant shall stop work and contact the State Department of Land and Natural Resources, Historic Preservation Division ("SHPD") immediately. Work in the immediate area must be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative action.	During 2020, the Applicant, together with the Department of Public Safety, continued planning for development of a new jail on the 29-acre area in Halawa. At this time the Project has not reached the stage where development of plans and procedures to address unanticipated archaeological or historical sites or remains encountered during construction has begun.	The Applicant intends to comply with this condition by developing a monitoring plan that addresses unanticipated archaeological or historical sites or human remains encountered during construction.

Number	Condition	Status	Explanation
9	Outdoor lighting fixtures must be fully shielded so no light is emitted above the horizontal plane of the light fixture, and the lighting is only directed onto areas meant to be illuminated.	During 2020, the Applicant, together with the Department of Public Safety, continued planning for development of a new jail on the 29-acre area in Halawa. At this time the Project has not reached the stage where development of a detailed outdoor lighting plan has begun.	The Applicant intends to comply with this condition by ensuring that outdoor lighting fixtures be fully shielded and that lighting is only directed onto areas that are meant to be illuminated.
10	The State of Hawaii Department of Public Safety shall comply with the community partnering requirements for new prison facilities pursuant to Section 353-16.37 of the Hawaii Revised Statutes ("HRS").	The Hawaii State Legislature enacted HRS 353-16.37 to involve host communities in the process of planning for new state correctional facilities and obligates the Department of Public Safety to develop and implement a community partnering process. The Applicant and the Department of Public Safety have developed a plan for implementing partnering. According to the Department of the Attorney General, the community partnering statute is triggered by the issuance of a Request for Proposals for construction of the new OCCC which will not occur in 2020.	The Applicant intends to comply with this condition and has developed a plan for implementing community partnering.
11	On an annual basis, the Applicant and the State Department of Public Safety shall submit to the DPP, the Aiea Neighborhood Board No. 20, and the councilmember of the district, a written status report documenting satisfaction of, or describing progress toward complying with each condition of approval for this PRU permit; and providing updates on the feasibility of the following:	The Year 2020 Status Report has been prepared and submitted to DPP, Aiea Neighborhood Board No. 20, and the councilmember of the applicable district.	The Applicant has complied with this condition by filing this Year 2020 Status Report.
11.(1)	Establishing a courtroom or videoconferencing area within the OCCC to conduct pretrial hearings for OCCC detainees; and	During 2020, the Applicant, together with the Department of Public Safety, continued planning for development of a new jail on the 29-acre area in Halawa. At this time the Project has not reached the stage where design of a courtroom or videoconferencing area within the OCCC to conduct pretrial hearings for new OCCC detainees has begun.	The Applicant intends to comply with this condition to provide a courtroom or videoconferencing area within the new OCCC.

Number	Condition	Status	Explanation
11.(2)	Establishing a treatment and counseling area within the OCCC to provide health services to homeless detainees who suffer from mental illness or substance abuse.	During 2020, the Applicant, together with the Department of Public Safety, continued planning for development of a new jail on the 29-acre area in Halawa. FD1. At this time the Project has not reached the stage where design of a treatment and counseling area within the new OCCC has begun.	The Applicant intends to comply with this condition to provide a treatment and counseling area within the new OCCC.
	The status report must be submitted by December 31 of each year until such time as the DPP has determined that all conditions of approval have been satisfied.	The Year 2020 Status Report has been prepared and submitted to DPP, Aiea Neighborhood Board No. 20, and the councilmember of the applicable district.	The Applicant has complied with this condition by filing this Year 2020 Status Report.
12	Approval of this PRU permit does not constitute compliance with LUO or other governmental requirements, including but not limited to building, grading, and grubbing permit approvals. They are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the Project approved under this PRU permit comply with all applicable LUO and other governmental provisions and requirements.	During 2020, the Applicant, together with the Department of Public Safety, continued planning for development of a new jail on the 29-acre area in Halawa. At this time planning and design of the Project has not reached the stage where compliance with LUO or other governmental approvals is necessary.	The Applicant shall ensure that final plans for the Project approved under the PRU permit comply with all applicable LUO and other governmental provisions and requirements.
13	As may be required by the DPP Director for the review of development permits, the Applicant shall submit reports updating the Applicant's status in complying with applicable conditions.	The Year 2020 Status Report has been prepared for submission to DPP, Aiea Neighborhood Board No. 20, and the councilmember of the applicable district.	The Applicant has complied with this condition by filing this Year 2020 Status Report which updates the Applicant's status in complying with applicable conditions of 2019/PRU-2.

Prepared: December 9, 2020