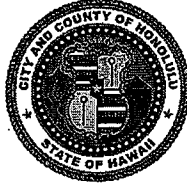


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honolulu.gov/dpp

RICK BLANGIARDI
MAYOR



DAWN TAKEUCHI APUNA
DIRECTOR

JIRO A. SUMADA
DEPUTY DIRECTOR

May 12, 2023

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

Dear Chair Waters and Councilmembers:

**SUBJECT: Primary Urban Center Public Infrastructure Map Revision for the
HESD Admin Facility, Honolulu (2023/PIM-1)**

Transmitted for appropriate action is the Department of Planning and Permitting's (DPP) Report and Recommendation for approval to add a Government Building symbol to the Primary Urban Center Public Infrastructure Map for the Honolulu Emergency Services Department (HESD) Administrative Facility (the "Project").

The revision has been requested by HESD. The HESD plans to purchase the property from Blood Bank of Hawaii in order to relocate HESD administration and the Emergency Services Division. The Project also includes a potential Emergency Medical Services Unit to better assist the community during a 911 emergency. The acquisition by the HESD would reduce long term lease expenses to the City, as well as increase efficiency and effectiveness of City services to the community.

The DPP will forward any late comments received to the City Council.

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
May 12, 2023
Page 2

Should you have any questions, please contact me at (808) 768-8000.

Very truly yours,




Dawn Takeuchi Apuna
Director

Attachment

cc: Dr. James Ireland, Director
HESD

APPROVED:



Michael D. Formby
Managing Director

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION)
)
 OF)
)
 HONOLULU EMERGENCY SERVICES)
 DEPARTMENT)
)

FILE NO. 2023/PIM-1

REVIEW AND RECOMMENDATION PERTAINING TO A REVISION TO
THE PRIMARY URBAN CENTER DEVELOPMENT PLAN PUBLIC INFRASTRUCTURE MAP
FOR THE HESD ADMIN FACILITY

I. APPLICATION

A. Basic Information:

PROJECT:	Proposed Revision to the Primary Urban Center (PUC) Public Infrastructure Map (PIM) for the Honolulu Emergency Services Department (HESD) Administration Facility
APPLICANT:	HESD
PIM LOCATION:	2043 Dillingham Boulevard, Honolulu, Oahu. Tax Map Keys (TMKs): 1-2-009: 011 and 098 (Attachment 1)
STATE LAND USE DISTRICT:	Urban
DEVELOPMENT PLAN:	Primary Urban Center Development Plan (PUC DP)
SPECIAL DISTRICT:	Not in a Special District
SHORELINE SETBACK:	Not in the Shoreline Setback Area
SPECIAL MANAGEMENT AREA (SMA):	Not within the SMA
FLOOD HAZARD DISTRICT:	Zone X (Area outside 0.2 percent annual chance of floodplain)
SURROUNDING USES:	The surrounding uses around the project site contains a correctional facility, and a mix of industrial, commercial, and residential uses.

- B. Proposal: The HESD has submitted an application to amend the PUC PIM in order to add a Government Building (GB) PIM symbol for the HESD Administrative Facility (Project). The GB PIM symbol would allow for the allocation of budgeted funds for the land acquisition of the existing Blood Bank of Hawaii headquarters.

The HESD proposes to purchase the existing Blood Bank building at 2043 Dillingham Boulevard, in order to relocate its Administration and Emergency Services Division from its current office space located by the airport, at 3375 Koapaka Street, Suite H450, Honolulu, Hawaii, 96819. The Project also includes a potential Emergency Medical Services Unit to better assist the community during a 911 emergency.

- C. Background and Basis of Request:

The HESD Administration and Emergency Services Division is currently operating and renting office space from Airport Industrial Park Properties. In order to reduce long term costs to the City and County of Honolulu (City), as well as establish a stable and permanent facility, HESD is working with Blood Bank of Hawaii to purchase the property and building.

After the purchase, HESD plans to transfer staff from its current office location by the airport to the new facility over a period of one to two years, to allow time for Blood Bank staff to transition to another building and minimize disruption to its operations.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director has found:

- A. Description of Site/Surrounding Land Uses: The project site is located at 2043 Dillingham Boulevard, TMK: 1-2-009: 011 and: 098. The building is currently used by the Blood Bank of Hawaii to collect donor donations as well as administrative offices.

To the west of the site across of Puuhale Road, is the existing Oahu Community Correction Center. The surrounding area to the south and east of the site is a mix of residential and industrial uses, with the Puuhale Elementary School to the south of the site along the north side of Nimitz Highway. To the north of the site across of Dillingham Boulevard, are several commercial store fronts, with residential neighborhood behind.

- B. Other Permits/Approvals Required: The Honolulu Authority for Rapid Transit proposes to acquire a portion of the site through eminent domain for the rail guideway right-of-way. At the time of this report, action on the proposed subdivision of the Project site has been deferred, pending the applicant's addressing of the Department of Planning and Permitting's (DPP's) comments. (Attachment 2)

Other required permits and approvals will be determined during the planning, design, and engineering phase for the proposed project.

- C. Public Agency Notification/Comments: On April 14, 2023, the DPP requested the following public agencies to evaluate the impact of the proposed revision to the PUC PIM in terms of their facilities and services. Rows without an 'X' indicate the DPP did not receive a response.

Agencies have responded with the following:

Agency / Organization	Written Comment or Concerns	No Comment, Objections, or Impacts
City Agencies		
Board of Water Supply (BWS)	X	
Department of Budget and Fiscal Services		
Department of Community Service		
Department of Design and Construction		
Department of Emergency Management		
Department of Environmental Services		
Department of Facility Maintenance		
Department of Land Management		
Department of Parks and Recreation		
Department of Transportation Services		X
Honolulu Authority for Rapid Transit		
Honolulu Emergency Services Department		
Honolulu Fire Department (HFD)	X	
Honolulu Police Department		
Neighborhood Commission Office		
Office of Climate Change, Sustainability, and Resiliency		X
State Agencies		
Department of Human Services		
Oahu Metropolitan Planning Organization		X
Office of Planning		X
Public Safety		X
Department of Health		

In summary, apart from the five agencies that submitted “no comments” or “no impacts on services” responses, and the 14 agencies that did not respond, the DPP received comments from the BWS and HFD, as follows:

- A summary of BWS comments are as follows:
 - The existing water system is adequate to accommodate the proposed facility based on current data;
 - However, the BWS reserves the right to change this position up until final approval of building permits.
 - The existing Honolulu water system capacity has been reduced due to the shut-down of the Halawa Shaft pumping station to prevent fuel contamination from the Navy’s Red Hill Bulk Storage Tank fuel release;
 - BWS continues to request 10 percent voluntary water conservation from all customers until new sources are completed and requires water conservation measures in all new developments.

- The applicant will be required to pay Water System Facilities Charges for resource development, transmission, and daily storage.
- Any construction drawings should be submitted for approval and coordinated with BWS to minimize impacts to the water system.
- The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the HFD.
- The HFD commented are as follows:
 - Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet from fire department access roads.
 - A fire department access road shall extend to within 50 feet of at least one exterior door that can be opened from the outside.
 - Fire department access roads shall be in accordance with National Fire Protection Association 1; 2018 Edition, Section 18.2.3.
 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of building are hereafter constructed or moved into the jurisdiction.
 - Submit civil drawings to the HFD for review and approval.

Public agency and other comments received are found in their entirety in Attachment 3. Written comments received after the writing of this report will be forwarded to the City Council via a separate transmittal.

- D. Community and Adjoining Property Owners Notification/Comments: On Wednesday, April 19, 2023, HESD presented the proposed Project to the Kalihi-Palama Neighborhood Board (NB) No. 15. The presentation summarized the scope of the Project along with the planned improved services to the surrounding community. As of the time of this report, the Neighborhood Commission Office Draft Minutes have not yet been posted.

On April 14, 2023, the DPP sent out a request for comments with an attached summary description of the proposed Project along with a location map of the proposed revision of the PUC PIM to property owners within approximately 300 feet of the Project site. A copy of the project summary and the location map is included in Attachment 1.

A request for comments and attachments were also sent to the following community groups with potential connection to the project: Kalihi-Palama NB No. 15, Kalihi-Palama Community Council, the Hawaiian Electric Company, and the Hawaii Gas Company.

No community comments were received prior to the signing of this report. Any comments received by the DPP after the writing of this report will be forwarded to the City Council via a separate transmittal.

III. ANALYSIS

- A. Authority: Pursuant to Section 4-8.2, Revised Ordinances of Honolulu (ROH), revisions of PIMs shall be made for major public infrastructure projects as enumerated in Section 4-8.3(a), ROH, and which meet the major public facility criteria set forth in Section 4-8.4, ROH. The proposed revision meets the aforementioned measures as the acquisition of land and building would require a GB symbol to be shown on the PUC PIM to use City funds.
- B. Justification: The HESD has identified that the acquisition of the property for the new administration facility would reduce long term lease expenses to the City. The leasing of office space near the Honolulu International Airport would no longer be needed.

According to Section 4-8.1, ROH, symbols for major public facilities for a development plan area must be shown on the applicable PIM prior to the appropriation of land acquisition or construction funds. The addition of a GB symbol to the PUC PIM would allow for the appropriation of funds in the City's Executive Capital Budget to be used to purchase and renovate the building to more efficiently support HESD operations and administration to more effectively meet the community's needs.

- C. Conformance with Land Use Plans, Policies, and Regulations: The proposed Project is consistent with State and City land use plans, policies, and regulations.
1. State Land Use Law, Chapter 205 Hawaii Revised Statutes (HRS): The proposed Project is in the State Urban District. Public facilities, such as government buildings and public uses are allowed uses within the State Urban District.
 2. Chapter 343, HRS, and Title 11, Chapter 200.1, Hawaii Administrative Rules Environmental Impact Statement (EIS): The proposed PIM amendment does not trigger the requirements for environmental review per Chapter 343, HRS. However, the use of County lands and funds may trigger the requirement for an EIS or an environmental assessment, to be determined and conducted at the appropriate time for the proposed Project.
 3. Oahu General Plan of the City and County of Honolulu, Resolution No. 21-23, CD1: The proposed Project is consistent and supportive of the following General Plan objectives and policies:

Chapter VIII, Public Safety and Community Resilience

Objective B: To protect residents and visitors and their property against natural disasters and other emergencies, traffic and fire hazards, and unsafe conditions.

Policy 7 Provide adequate resources to effectively prepare for and respond to natural and manmade treats to public safety, property, and the environment.

Chapter IX. Health and Education

Objective A: To protect the health and well-being of residents and visitors.

Policy 2 Provide prompt and adequate ambulance and first-aid services in all areas of Oahu.

The proposed PIM amendment is consistent with the above policies by supporting increased efficiency and reliability of City services through the acquisition of a permanent administration facility for HESD.

4. Chapter 24, ROH, Article 5, PUC DP: The proposed Project is reviewed per Section 24-2.8, ROH to determine if it is consistent with the policies, principles, and guidelines found in the PUC DP.

The proposed Project is consistent with the following PUC DP policy guidelines for Civic and Public Safety Facilities:

4.8.2 Policies

- Provide adequate staffing and facilities to ensure effective and efficient delivery of basic governmental service and protection of public safety.

The subject PIM amendment is supportive of the above policy as it will allow the HESD to secure a stable permanent facility to conduct and organize efficient administration and operations.

5. Chapter 23, ROH, Shoreline Setbacks Ordinance and Chapter 25, ROH, SMA Ordinance: The proposed Project is outside of the shoreline setback area and SMA area and is not subject to Chapter 23 and 25 of the ROH.
6. Chapter 21A, ROH, Flood Hazard Areas: The site location, south of Dillingham Boulevard, is located within the Federal Emergency Management Agency Flood Insurance Rate Map Zone X (area outside 0.2 percent annual chance of floodplain) (see map in Attachment 1).
7. Sea Level Rise (SLR): Per Mayor's Directive 18-2 of July 16, 2018, public and critical infrastructure shall be reviewed for potential impacts from climate change and SLR. The proposed Project site is outside of the 3.2-foot SLR Exposure Area and the 6-foot SLR inundation area.
8. Chapter 21, ROH, Land Use Ordinance: The subject parcel is zoned IMX-1 Industrial Mixed Use District. The administration facility is considered a public use and structure, and therefore permitted in all zoning districts.

IV. RECOMMENDATION


Based on the foregoing findings of fact and analysis, we recommend that a revision to the PUC PIM for the HESD Administration Facility be APPROVED, as shown on the map marked Exhibit A in the attached draft Resolution found in Attachment 4.

The DPP recommends that the HESD continues to coordinate with City and State agencies in the planning process of the Project and regarding the applicable permits, approvals, and future site impacts described in this report.

Dated at Honolulu, Hawaii, this 12th of May 2023.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

By



Dawn Takeuchi Apuna
Director

Attachments

ATTACHMENT 1

PROJECT SUMMARY

LOCATION MAP

ZONING MAP

FLOOD HAZARD MAP

Ref. No.: 2023/PIM-1
NB Area: Kalihi-Palama NB No. 15
Area: Approximately 0.62 acres
TMKs: 1-2-009: 011 and 098

**PROPOSED REVISION TO THE
PRIMARY URBAN CENTER PUBLIC INFRASTRUCTURE MAP**

Project Title: HESD Administration Facility

Request: Revise the Primary Urban Center Public Infrastructure Map (PUC PIM) to add a Government Building (GB) symbol for land acquisition of the former Blood Bank property for a new HESD Administration Facility and Kalihi Station.

Requested By: Honolulu Emergency Services Department (HESD)

Description of Project: The project will relocate the HESD Administration and Emergency Medical Services Division Administration from its current leased office space by the airport to a permanent long-term facility.

Project Cost: Approximately \$5.9 million for land acquisition, planning, and engineering.

Project Location: The project site is located at 2043 Dillingham Boulevard, Tax Map Keys (TMKs) 1-2-009: 011 and 098.

Land Ownership: Blood Bank of Hawaii

Basis of Request: The project is supported by the Primary Urban Center Development Plan to support provision of adequate facilities to ensure effective and efficient delivery of basic government services and protection of public safety. The acquisition of the site will also provide savings to the City by reducing long-term cost of renting office space, while also housing an Emergency Medical Services unit to better serve the community during a 911 emergency.

Public Infrastructure Map Designation: The PUC PIM identifies symbols (No. 29) for Arterial Roadway improvements for Dillingham Boulevard and (No. 26) for the Honolulu Rapid Transit Program to the north. To the west, is symbol (No. 92) for Puuhale Road Improvements, and to the east is symbol (No. 100) for Mokauea Street Improvements

Zoning: IMX-1 Industrial Mixed-Use District

State Land Use Designation: Urban District

Special Management Area: Outside of the Special Management Area

Existing Use: Blood Bank of Hawaii Headquarters

Legend



Site



Tax Parcel

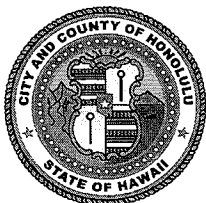
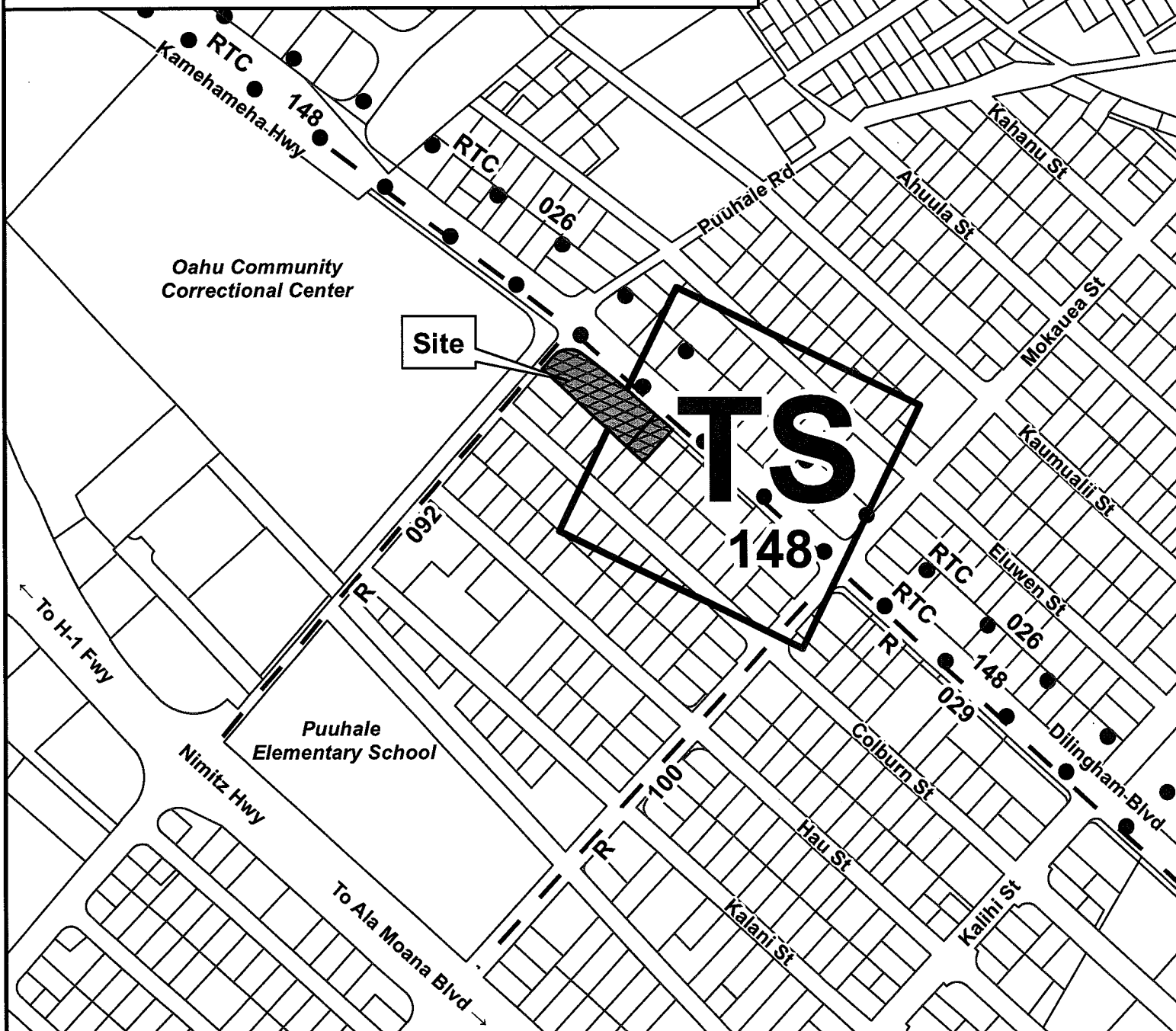
TS

Transit Station

PUBLIC FACILITY - PIM LINES TRANSPORTATION SYSTEMS

R - - - R ARTERIAL ROADWAY
RTC • • • RTC RAPID TRANSIT CORRIDOR

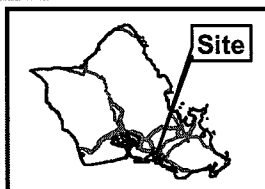
Example: 148 = SYMBOL NO.



0 125 250 500



Distance in Feet



VICINITY MAP



LOCATION MAP

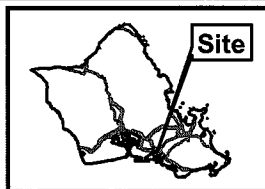
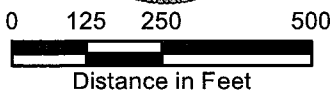
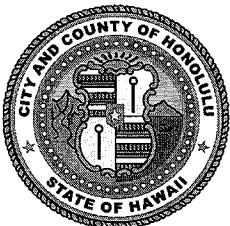
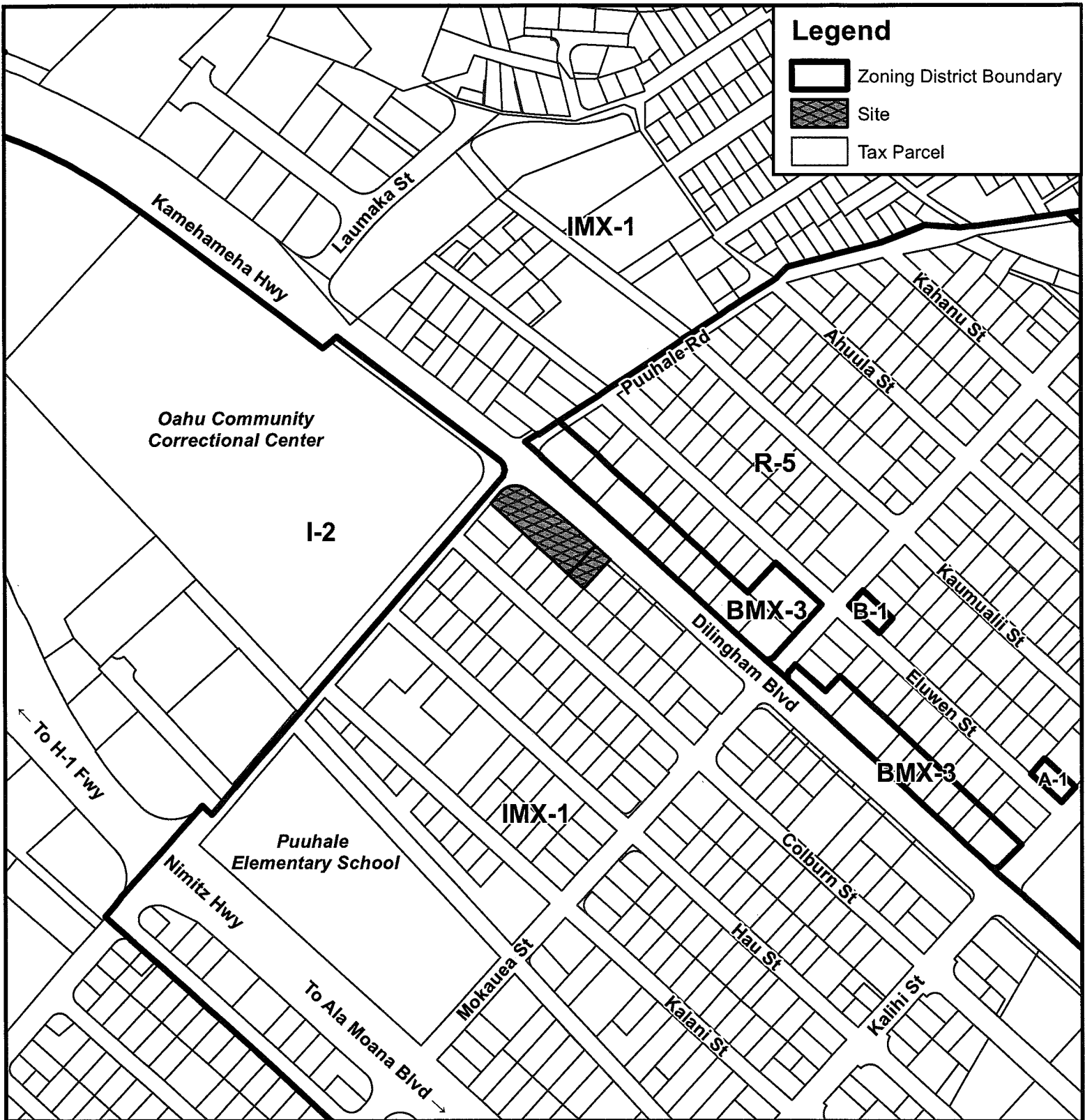
HESD Admin Facility

Public Infrastructure Map

Revision for Primary Urban Center (PUC)

TAX MAP KEY(S): 1-2-009:011 & 1-2-009:098

FOLDER NO.: 2023/PIM-1



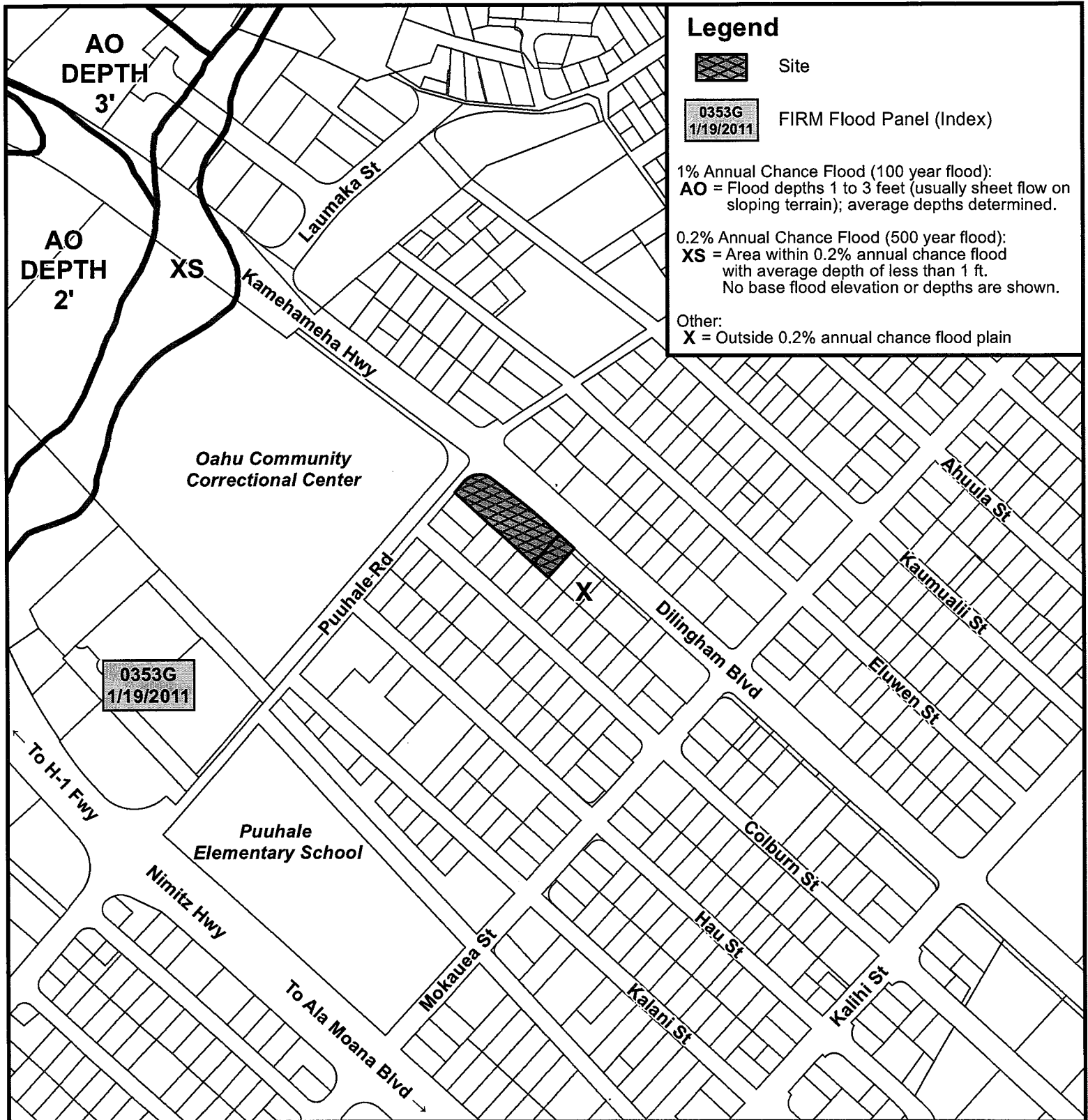
VICINITY MAP



Portion of
ZONING MAP
HESD Admin Facility
KALIHI - NUUANU

TAX MAP KEY(S): 1-2-009:011 & 1-2-009:098

FOLDER NO.: 2023/PIM-1



Legend



Site

0353G
1/19/2011

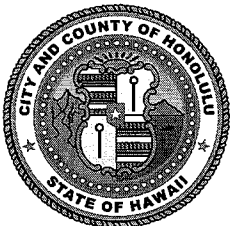
FIRM Flood Panel (Index)

1% Annual Chance Flood (100 year flood):
AO = Flood depths 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.

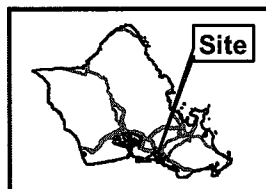
0.2% Annual Chance Flood (500 year flood):
XS = Area within 0.2% annual chance flood with average depth of less than 1 ft.
No base flood elevation or depths are shown.

Other:

X = Outside 0.2% annual chance flood plain



0 125 250 500
Distance in Feet



VICINITY MAP



Portion of FLOOD HAZARD MAP HESD Admin Facility

FIRM PANEL 0353G

TAX MAP KEY(S): 1-2-009:011 & 1-2-009:098

FOLDER NO.: 2023/PIM-1

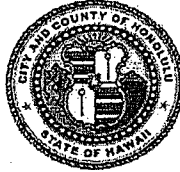
ATTACHMENT 2

DPP SUBDIVISION LETTER

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

850 SOUTH KING STREET * HONOLULU, HAWAII 96813
Phone: (808) 768-8000 * Fax: (808) 768-4950

RICK BLANGIARDI
MAYOR



DAWN TAKEUCHI APUNA
DIRECTOR

JIRO A. SUMADA
DEPUTY DIRECTOR

SUBDIVISION	
File Number	: 2023/SUB-48
Project	: SUB / Kalihi - Dillingham Blvd. & Puuhale Rd. (HART) / TMK: 1-2-009: 011
Location	:
Tax Map Key	: 1-2-009:011 (various)
Owner	: Blood Bank of Hawaii
Surveyor	: Austin, Tsutsumi & Associates, Inc.
Agent	: R. M. Towill Corporation

Description of the Proposal: Subdivision of Blood Bank of Hawaii lands as follows:

1. Lot as shown on DPP File No. 1969/SUB-231, and Lots 7, 9, of Block 9 of Kapiolani Tract, into Parcel 400-A of 2,297 square feet (for Honolulu Rail Transit Project), and Remainder Parcel 400-A of 20,229 square feet; and

2. Lot 11 of Block 9 of Kapiolani Tract, into Parcel 400-B of 565 square feet (for Honolulu Rail Transit Project) and Remainder Parcel 400-B of 4,085 square feet.

This subdivision by the Honolulu Authority for Rapid Transportation (HART) is for proposed right-of-way purposes for the Honolulu Rail Transit Project. As the subdivision is a government action associated with eminent domain, the property owner is eligible to apply for a waiver for future improvements of any nonconformities created by this subdivision action pursuant to Section 21-2.130(a)(3) of the Land Use Ordinance.

Action on the proposal was **DEFERRED** pending:

1. Compliance with the requirements of our Wastewater Branch on confirmation of sewer capacity reservation. Sewer capacity reservation is contingent on the submittal and approval of a "Sewer Connection Application" form, available at the Service Counter of our Wastewater Branch on the First Floor of the Honolulu Municipal Building. Should you have any questions regarding this requirement, please contact Ms. Mindy Pililaau at (808) 768-8197.

2. Submission of five (5) copies of a revised preliminary map showing: a) Revised map and title to identify the individual lots as Lot shown on DPP File No. 1969/SUB-231; and Lots 7, 9 and 11 of Block 9, Kapiolani Tract; b) Notes stating that Remainder of Parcel 400-A consists of Remainder of 1969/SUB-231 Lot, and Lots 7 and 9 of Kapiolani Tract with their respective lot areas; c) Label Easement 1 approved under DPP File No. 2006/SUB-318; d) Label Easement A (DPP File No. 2022/SUB-99) in Remainder of Parcel 401-A; and e) Correct label of Lot 12 instead of 11 on abutting parcel.

Section 2-203 (c) of the Subdivision Rules and Regulations states that the deferral shall be for a period of 90 days from the date of this action, unless a written request for an extension of the deferral is submitted to the Director of Planning and Permitting prior to the expiration of the 90-day period. The subdivision application will automatically expire and become null and void if the 90-day period passes without a request for an extension of the deferral. Any further action will require the submission of a new application including 20 prints of the map, a new filing fee and necessary documents.

THIS COPY IS NOTIFICATION OF THE ACTION TAKEN AND THE DATE IT WAS SIGNED.

	DIRECTOR	April 14, 2023
SIGNATURE	TITLE	DATE

This action does not constitute approval of any other required permits, such as building or sign permits. Should you have any questions, please call the Subdivision Branch at 768-8100 or 768-8101.

ATTACHMENT 3

AGENCY & COMMUNITY COMMENTS

Lee, Jeffrey K

From: DBEDT State Planning <dbedt.stateplanning@hawaii.gov>
Sent: Wednesday, April 19, 2023 10:46 AM
To: Lee, Jeffrey K
Cc: Costelo, Tracie A; Balassiano, Katia
Subject: RE: 2023/PIM-1 HESD Administration Facility

CAUTION: Email received from an EXTERNAL sender. Please confirm the content is safe prior to opening attachments or links.

Aloha,

This was redirected to the Office of Planning and Sustainable Development.

Thank you for providing the opportunity for input. While we support the effort, we have no comments at this time.

Thank you,

Megumi Nakayama
Secretary, Land Use Division
State of Hawai'i Office of Planning & Sustainable Development
Dept. of Business, Economic Development & Tourism
235 S. Beretania Street, 6th Floor
Honolulu, Hawaii 96813
(808) 587-2842

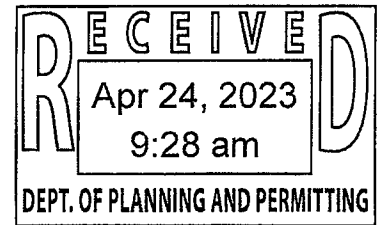
From: Costelo, Tracie A <tracie.costelo@honolulu.gov>
Sent: Friday, April 14, 2023 4:17 PM
To: DBEDT Director <DBEDT.Director@hawaii.gov>
Subject: [EXTERNAL] 2023/PIM-1 HESD Administration Facility

Dear Director Sadayasu:

You have been identified as an interested party for the Proposed Revision to the Primary Urban Center Public Infrastructure Map - Honolulu Emergency Services Department Administration Facility Project. Additional information provided by our attached request for comments. If you have any questions, please contact Jeffrey Lee at (808) 768-8202 or via email at jeffrey.lee3@honolulu.gov.

Thank you,
Tracie

Tracie Costelo
City and County of Honolulu
Department of Planning and Permitting
Planning Division
650 South King Street, 7th Floor
Honolulu, Hawaii 96813
(808) 768-8054



IN REPLY REFER TO:
O.MPO-23-011

April 19, 2023

Ms. Dawn Takeuchi Apuna, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Attention: Ms. Dina L.T. Wong, Chief

Subject: Response to Project Reference Number 2023/PIM-1

Dear Ms. Takeuchi Apuna:

Thank you for the opportunity to review the proposed revision to the Primary Urban Center Public Infrastructure Map related to the Honolulu Emergency Services Department Administration Facility Project. We support the change to the Map and have no further comments.

Thank you for your support. Should you have any questions, please call me at 808-586-2015.

Sincerely,

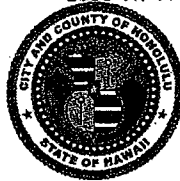
Mark Garrity
Executive Director
Oahu Metropolitan Planning Organization

cc: Mr. Jeffrey Lee, DPP

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

636 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd

RICK BLANGIARDI
MAYOR



SHELDON K. HAO
FIRE CHIEF

JASON SAMALA
DEPUTY FIRE CHIEF

APR 25 AM 5:15
April 20, 2023

TO: DINA WONG, CHIEF OF PLANNING DIVISION
DEPARTMENT OF PLANNING AND PERMITTING

ATTN: JEFFREY LEE, PLANNER VI

FROM: CRAIG UCHIMURA, ACTING ASSISTANT CHIEF

SUBJECT: PRIMARY URBAN CENTER PUBLIC INFRASTRUCTURE MAP (PIM)
REVISION FOR HONOLULU EMERGENCY SERVICES DEPARTMENT
ADMINISTRATION FACILITY PROJECT
2043 DILLINGHAM BOULEVARD
TAX MAP KEYS: 1-2-009: 011 AND 098
PROJECT FILE NUMBER: 2023/PIM-1

In response to your letter dated April 14, 2023, regarding the abovementioned subject, the Honolulu Fire Department (HFD) reviewed the submitted information and requires the following be complied with:

1. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46 meters) from fire department access roads as measured by an approved route around the exterior of the building or facility. (National Fire Protection Association [NFPA] 1; 2018 Edition, Sections 18.2.3.2.2 and 18.2.3.2.2.1, as amended.)

A fire department access road shall extend to within 50 feet (15 meters) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1; 2018 Edition, Section 18.2.3.2.1.)

2. Fire department access roads shall be in accordance with NFPA 1; 2018 Edition, Section 18.2.3.

Dina Wong, Chief

Page 2

April 20, 2023

3. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1; 2018 Edition, Sections 18.3 and 18.4.
4. Submit civil drawings to the HFD for review and approval.

The abovementioned provisions are required by the HFD. This project may necessitate additional requirements be met as determined by other agencies.

Should you have questions, please contact Acting Battalion Chief Kendall Ching of our Fire Prevention Bureau at 808-723-7154 or kching3@honolulu.gov.



CRAIG UCHIMURA
Acting Assistant Chief

CU/MN:bh

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF PUBLIC SAFETY
KA 'OIHANA HO'OPALEKANA LEHULEHU
1177 Alakea Street
Honolulu, Hawaii 96813

TOMMY JOHNSON
DIRECTOR

Melanie Martin
Deputy Director
Administration

Michael J. Hoffman
Acting Deputy Director
Corrections

William Oku
Deputy Director
Law Enforcement

No. 2023-0757

April 26, 2023

Ms. Dina L. T. Wong, Chief
City and County of Honolulu
Department of Planning and Permitting
Planning Division
650 South King Street, 7th Floor
Honolulu, HI 96813

Subject: Primary Urban Center Public Infrastructure Map (PUC PIM) revision for
Honolulu Emergency Services Department (HESD) Administration Facility,

Reference: Project File Number 2023/PIM-1

Dear Ms. Wong

We received your letter dated April 14, 2023, regarding your plans to revise the Primary Urban Center Public Infrastructure Map (PUC PIM) to add a Government Building (GB) symbol to allow for the acquisition of land at 2043 Dillingham Boulevard, Tax Map Keys 1-2-009: 011 and 098 for a new Honolulu Emergency Services Department (HESD) Administration Facility. We currently have no concerns, issues, or comments related to the proposed actions related to your project at this time.

If you or your staff have questions, please contact Mr. Wayne Takara, Chief Planner, at (808) 587-3463 or email wayne.j.takara@hawaii.gov.

Sincerely,

A handwritten signature in black ink, appearing to be "Tommy Johnson".

Tommy Johnson
Director

c: DPP, Planning Division – Jeffery Lee
PSD Chief Planner - Wayne Takara,

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

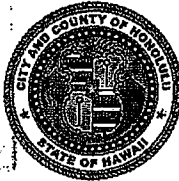
711 KAPIOLANI BOULEVARD, SUITE 1600
HONOLULU, HAWAII 96813

Phone: (808) 768-8305 • Fax: (808) 768-4730 • Internet: www.honolulu.gov

RICK BLANGIARDI
MAYOR

2023 MAY -4 PM 1:06

DEPARTMENT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU



J. ROGER MORTON
DIRECTOR

JON Y. NOUCHI
DEPUTY DIRECTOR


May 1, 2023

TP4/23-900905

MEMORANDUM

TO: Dawn Takeuchi Apuna, Director
Department of Planning and Permitting

ATTENTION: Dina L.T. Wong, Chief
Planning Division

FROM: J. Roger Morton, Director
Department of Transportation Services 

SUBJECT: Primary Urban Center Public Infrastructure Map (PUC PIM) Revision for
Honolulu Emergency Services Department (HESD) Administration
Facility

This is in response to your memorandum dated April 14, 2023, requesting our review and comments on the above Public Infrastructure Map revision, Project File Number 2023/PIM-1.

We have reviewed the project documents and have no comments or recommendations.

Should you have any questions, please contact Greg Tsugawa, of my staff, at (808) 768-6683.

From: Park-Chun, Coranne
To: Costelo, Tracie A
Subject: RE: Response Requested: 2023/PIM-1 HESD Administration Facility
Date: Monday, May 1, 2023 4:16:20 PM

2023 MAY -2 AM 7:37

Hi Tracie,

DEPT. OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

CCSR thanks you for the opportunity to respond to the proposed revision, but we have no comments.

Mahalo,
Coranne

From: Costelo, Tracie A

Sent: Friday, April 14, 2023 3:49 PM

To: Kawano, Andy <andy.kawano@honolulu.gov>; Kuwabara, Jeri <jkuwabara@honolulu.gov>; Wong, Donnie (BFS) <dwong@honolulu.gov>; Kuwaye, Kimberly <kkuwaye@hbws.org>; Lau, Ernest <elau@hbws.org>; Rodwell, Nicole <nrodwell@hbws.org>; Gonser, Matthew <matthew.gonser@honolulu.gov>; Park-Chun, Coranne <cpark@honolulu.gov>; Hashiro, Kimberly <khashiro@honolulu.gov>; Rufo, Gayle <gayle.rufo@honolulu.gov>; Suzawa, Sylvia <sylvia.suzawa@honolulu.gov>; Krucky, Anton <anton.krucky@honolulu.gov>; Miyagi, Deborah K Y <dmiyagi@honolulu.gov>; Nobuji, Susan <snobuji@honolulu.gov>; Fraticelli, Chelley <cfraticelli@honolulu.gov>; Milles, Haku <dominic.milles@honolulu.gov>; Nakamoto, Kathryn <kathryn.nakamoto@honolulu.gov>; Toiya, Hirokazu <htoiya@honolulu.gov>; Yamada, Coriane <coriane.yamada@honolulu.gov>; Kodama, Claire S T <ckodama@honolulu.gov>; Mercado, Tracy <tracy.mercado@honolulu.gov>; Szewczyk, Dawn <dawn.szewczyk@honolulu.gov>; Lagpacan, Anites <alagpacan@honolulu.gov>; Taschner, Catherine A <c.taschner@honolulu.gov>; Lindsey, Patricia <plindsey@honolulu.gov>; Liu, Denise M J <denise.liu@honolulu.gov>; Morton, Roger <roger.morton@honolulu.gov>; Chang, Deanna <dchang@honolulu.gov>; Espresion, Gemma <gespresion@honolulu.gov>; Kahikina, Lori M K <lkahikina@honolulu.gov>; Amuro, Naomi <namuro@honolulu.gov>; Ireland, James H <james.ireland@honolulu.gov>; Nomura-Ishida, Valery <v.nomuraishida@honolulu.gov>; Hao, Sheldon K <shao@honolulu.gov>; Naval, Cecily <CNaval@honolulu.gov>; Yamashiro, Cindi <cindi.yamashiro@honolulu.gov>; Abe, Traci <tabe@honolulu.gov>; Kamanao, Debbie <dkamanao@honolulu.gov>; Logan, Arthur J <arthur.logan@honolulu.gov>; Stone, Lynelle <lstone@honolulu.gov>

Subject: Response Requested: 2023/PIM-1 HESD Administration Facility

Good day,

You have been identified as an interested party for the Proposed Revision to the Primary Urban Center Public Infrastructure Map - Honolulu Emergency Services Department Administration Facility Project. Additional information provided by our attached request for comments. If you have any questions, please contact Jeffrey Lee at (808) 768-8202 or via email at jeffrey.lee3@honolulu.gov.

Thank you,
Tracie

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843
www.boardofwatersupply.com



2023 MAY -4 PM 12:54

May 4, 2023 DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

RICK BLANGIARDI, MAYOR

BRYAN P. ANDAYA, Chair
KAPUA SPROAT, Vice Chair
MAX J. SWORD
NA'ALEHU ANTHONY
JONATHAN KANESHIRO

EDWIN H. SNIFFEN, Ex-Officio
WARREN K. MAMIZUKA, Acting Ex-Officio

ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer

ERWIN M. KAWATA
Deputy Manager

TO: DAWN TAKEUCHI APUNA, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

ATTN: JEFFREY LEE

FROM: ERNEST Y. W. LAU, P.E., MANAGER AND CHIEF ENGINEER *[Signature]*

SUBJECT: MEMO DATED APRIL 14, 2023 REQUESTING COMMENTS ON
2023/PIM-1 PRIMARY URBAN CENTER PUBLIC INFRASTRUCTURE
MAP REVISION FOR A HONOLULU EMERGENCY SERVICES
DEPARTMENT ADMINISTRATION FACILITY OFF DILLINGHAM
BOULEVARD – TAX MAP KEY: 1-2-009: 011 AND 098

The existing water system is currently adequate to accommodate the proposed development. However, please be advised that the existing Honolulu water system capacity has been reduced due to the shut-down of the Halawa Shaft pumping station as a proactive measure to prevent fuel contamination from the Navy's Red Hill Bulk Storage Tank fuel releases. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval, pending evaluation of the water system conditions at that time on a first-come, first-served basis. The Board of Water Supply (BWS) reserves the right to change any position or information stated herein up until the final approval of the building permit application.

We continue to request 10% voluntary water conservation of all customers until new sources are completed and require water conservation measures in all new developments. If water consumption significantly increases, progressively restrictive conservation measures may be required to avoid low water pressures and disruptions of water service.

Presently, there is no moratorium on the issuance of new and additional water services. Water distributed via the BWS water systems remains safe for consumption. The BWS is closely monitoring water usage and will keep the public informed with the latest findings. Please visit our website at www.boardofwatersupply.com and www.protectoahuwaterritory.org for the latest updates and water conservation tips.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission, and daily storage.

[Signature]

Ms. Dawn Takeuchi Apuna
May 4, 2023
Page 2

Water conservation measures are required for all proposed developments. These measures include utilization of nonpotable water for irrigation using rain catchment, drought tolerant plants, xeriscape landscaping, efficient irrigation systems, such as a drip system and moisture sensors, and the use of Water Sense labeled ultra-low flow water fixtures and toilets.

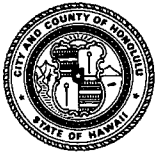
The construction drawings should be submitted for our approval, and the construction schedule should be coordinated to minimize impact to the water system.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

If you have any questions, please contact Barry Usagawa, Water Resources Division at (808) 748-5900.

ATTACHMENT 4

DRAFT RESOLUTION



RESOLUTION

ADOPTING A REVISION TO THE PUBLIC INFRASTRUCTURE MAP FOR THE
PRIMARY URBAN CENTER DEVELOPMENT PLAN AREA.

WHEREAS, the City Council ("Council") adopted the Public Infrastructure Map ("PIM") for the Primary Urban Center Development Plan ("PUC DP") area by Resolution 04-14, CD2; and

WHEREAS, Chapter 4, Article 8 of the Revised Ordinances of Honolulu 2021 ("ROH"), requires a major public facility, including a government building, to be shown on the appropriate PIM for a development plan area before the Council may appropriate funds for land acquisition; and

WHEREAS, the Honolulu Emergency Services Department ("HESD") has requested a revision to the PIM for the PUC DP area to add a government building symbol for the acquisition of property for the HESD Administration Facility (the "Project"); and

WHEREAS, the Project site is located at 2043 Dillingham Boulevard, the existing Blood Bank of Hawaii Headquarters site, on a Tax Map Key: 1-2-009:011 and 098 as shown on Exhibit A attached hereto; and

WHEREAS, the proposed Project is consistent with the Oahu General Plan, the PUC DP, and applicable functional plans by improving the effectiveness and efficiency of City services to residents of Oahu; and

WHEREAS, the Council finds that the proposed Project will provide a public benefit, and that the addition of a government building symbol on the PIM for the PUC DP area is warranted and appropriate; now, therefore,



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. _____

RESOLUTION

BE IT RESOLVED by the Council of the City and County of Honolulu that the PIM for the PUC DP area is revised to add a symbol for a government building in the Kalihi area as shown on Exhibit A attached hereto and made a part hereof; and

BE IT FURTHER RESOLVED that the Department of Planning and Permitting may delete the government building symbol added by this resolution from the PIM by administrative procedure upon completion of the Project, pursuant to ROH Section 4-8.2(b); and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Dawn Takeuchi Apuna, Director, Department of Planning and Permitting; and James H.E. Ireland, M.D., Director, Honolulu Emergency Services Department.

INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawaii

Councilmember

Legend



Site



Tax Parcel



Conceptual Location

TS

Transit Station

GB

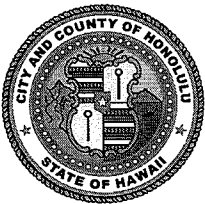
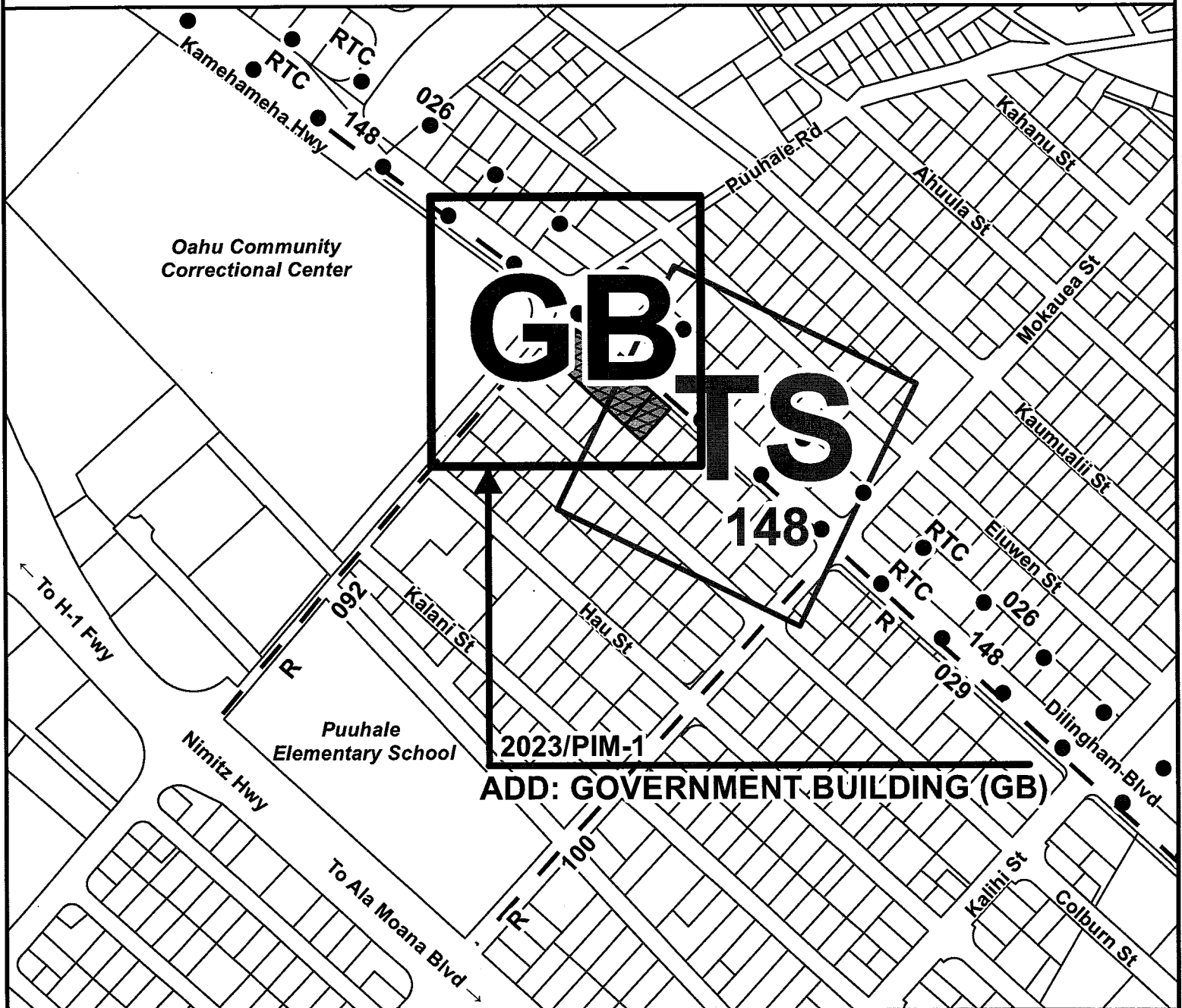
Government Building

PUBLIC FACILITY - PIM LINES TRANSPORTATION SYSTEMS

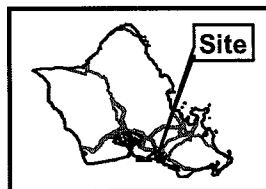
R - - - R ARTERIAL ROADWAY

RTC • • • RTC RAPID TRANSIT CORRIDOR

Example: 148 = SYMBOL NO.



0 125 250 500
Distance in Feet



VICINITY MAP



Portion of
Public Infrastructure Map
Revision for Primary Urban
Center (PUC)
HESD Admin Facility

TAX MAP KEY(S): 1-2-009:011 & 1-2-009:098

FOLDER NO.: 2023/PIM-1