

23 MAY 19 AM 11:26 CITY CLERK

CITY COUNCIL  
REFERRAL APPEAL FORM

DATE: May 17, 2023

TO: COUNCIL CHAIR  
FROM: Esther Kia'aina  
COMMITTEE CHAIR

BILL/RESOLUTION/COMMUNICATION AND SUBJECT:

RESOLUTION 23-100 - REVISION TO THE PIM FOR THE PRIMARY URBAN CENTER  
DEVELOPMENT PLAN AREA. (Transmitted by Communication D-318)

STATUS (Reading/PH):

Introduced on May 16, 2023

CURRENTLY REFERRED TO  
COMMITTEE(S):

Planning and the Economy

☒ DESIRED COMMITTEE(S)  
RE-REFERRED TO:

Zoning

OR

☐ DIRECT REFERRAL TO COUNCIL  
FLOOR

Reason(s) for Appeal:

Per Chair's request



Committee Chair (Requestor)

Committee Chair



Council Chair

5/19/23  
Date

Granted ☒  
Denied ☐

cc: Councilmembers  
City Clerk  
Council Assistance

**COUNCIL COM. 145**



**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 23-100

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## RESOLUTION

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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. 23-100

## 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:~~

INTRODUCED BY: Tony White (br)

DATE OF INTRODUCTION:

MAY 16 2023

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

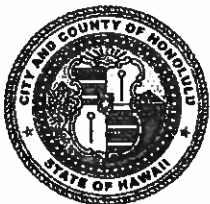
Example: 148 = SYMBOL NO.

Oahu Community  
Correctional Center

**GB**  
**TS**  
**148**

2023/PIM-1

**ADD: GOVERNMENT BUILDING (GB)**



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**

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

850 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8000 • FAX: (808) 768-6041  
DEPT. WEB SITE: [www.honolulu.gov/dpp](http://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 )

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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.

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**

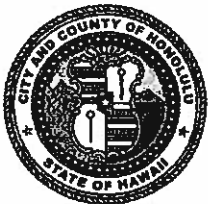
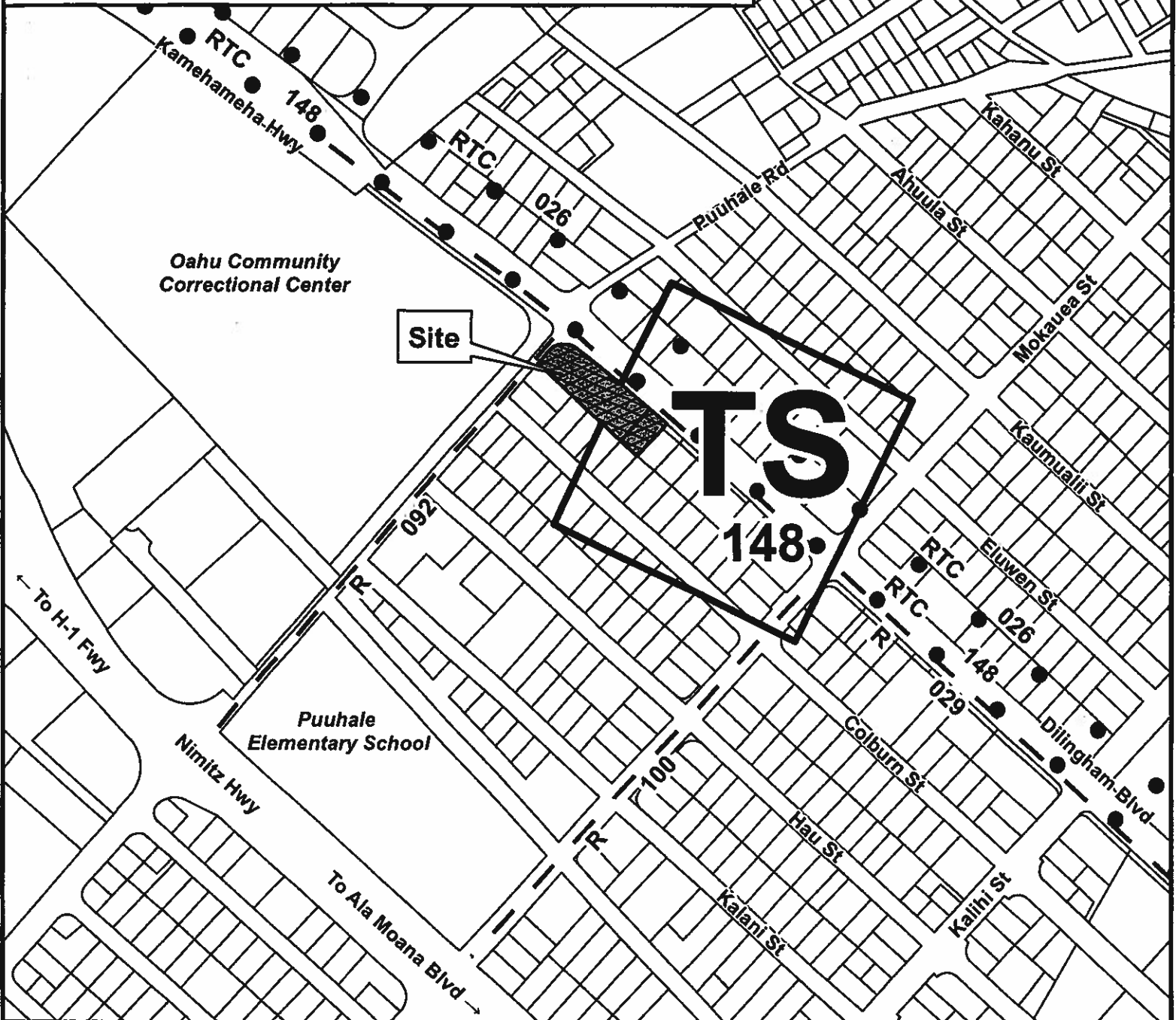
Transit Station

## PUBLIC FACILITY - PIM LINES TRANSPORTATION SYSTEMS

R - - - R ARTERIAL ROADWAY

RTC • • • RTC RAPID TRANSIT CORRIDOR

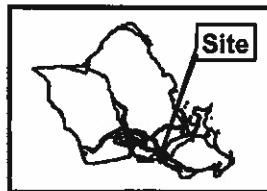
Example: 148 = SYMBOL NO.



0 125 250 500



Distance in Feet



VICINITY MAP



## LOCATION MAP

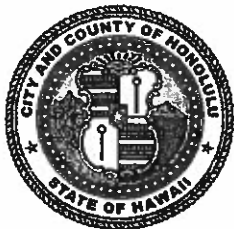
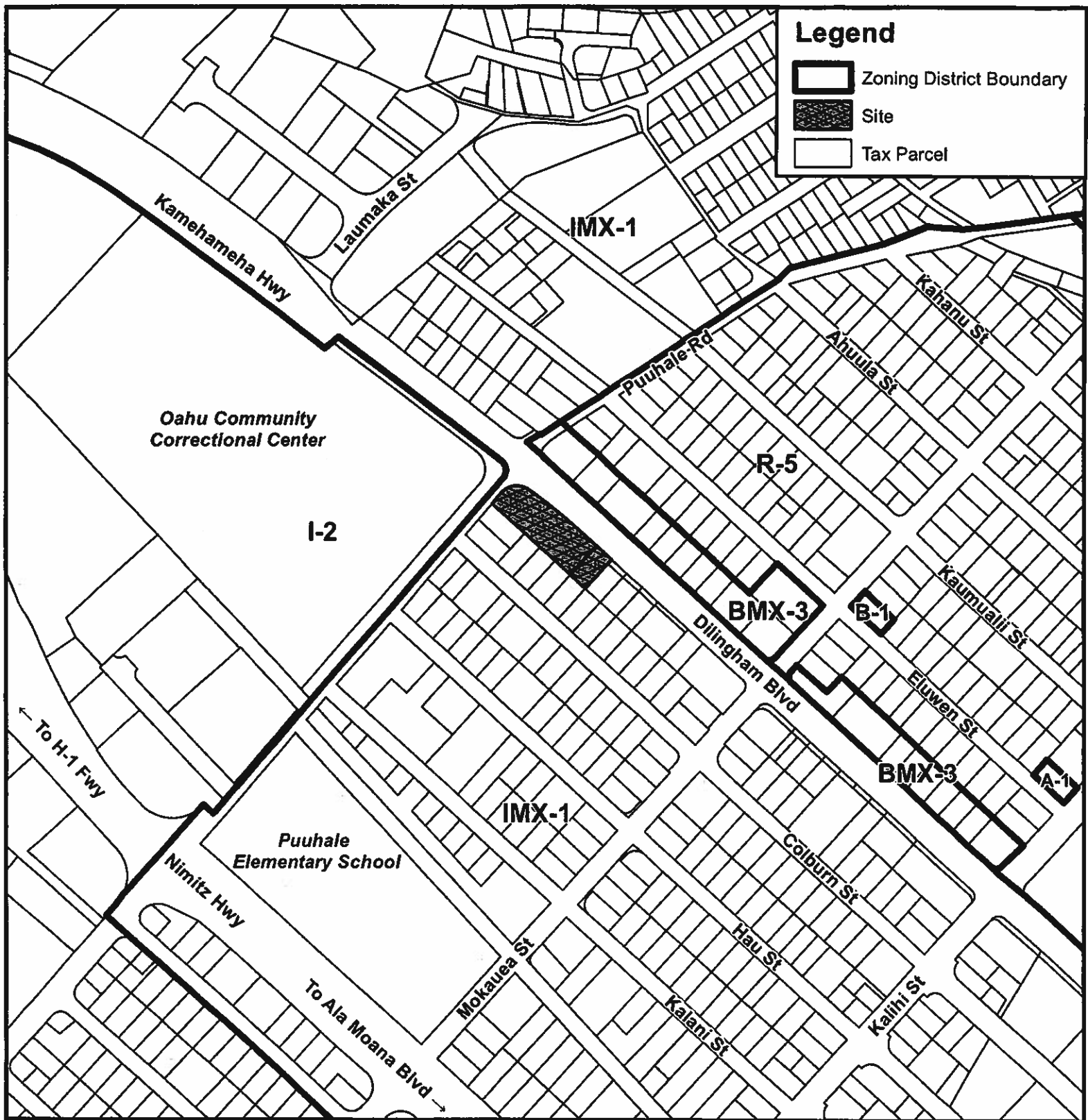
HESD Admin Facility

Public Infrastructure Map

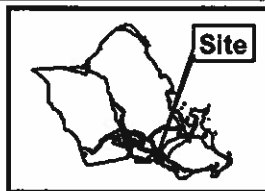
Revision for Primary Urban Center (PUC)

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

**FOLDER NO.: 2023/PIM-1**



0 125 250 500  
Distance in Feet



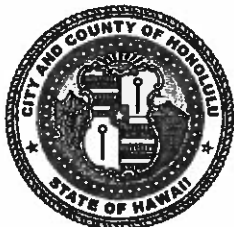
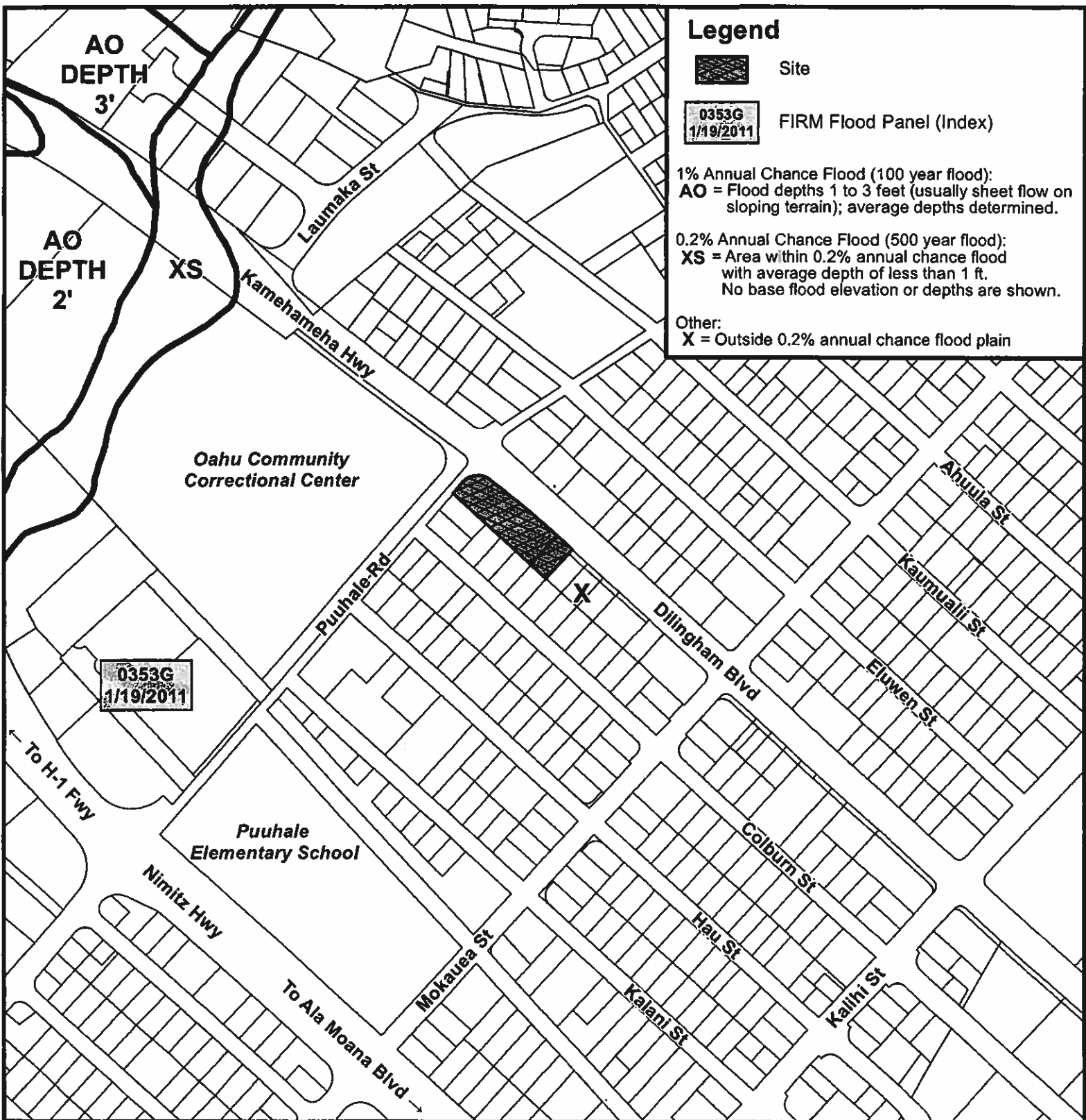
VICINITY MAP



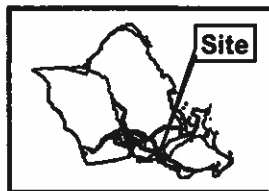
Portion of  
**ZONING MAP**  
**HESD Admin Facility**  
**KALIHI - NUUANU**

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

**FOLDER NO.: 2023/PIM-1**



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**

650 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**

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**From:** DBEDT State Planning <[dbedt.stateplanning@hawaii.gov](mailto: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

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

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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

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

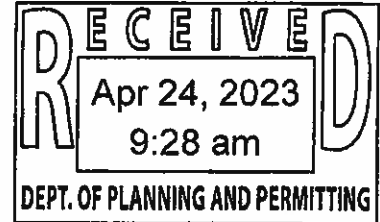
Dear Director Sadayasu:

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](mailto: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, 7<sup>th</sup> 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, 7<sup>th</sup> 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**

838 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

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](mailto: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 HAWAII  
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, 7<sup>th</sup> 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](mailto:wayne.j.takara@hawaii.gov).

Sincerely,

A handwritten signature in black ink, appearing to be "TJ", written over a horizontal line.

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 1800  
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

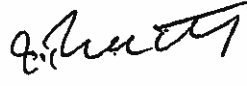
May 1, 2023

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,

DEVELOPMENT 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

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**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>; Kāhikina, Lori M K <lkaikina@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](mailto:jeffrey.lee3@honolulu.gov).

Thank you,  
Tracie

## BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU  
630 SOUTH BERETANIA STREET  
HONOLULU, HI 96843  
[www.bpardofwatersupply.com](http://www.bpardofwatersupply.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](http://www.boardofwatersupply.com) and [www.protectoahuwater.org](http://www.protectoahuwater.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.

*[Handwritten mark]*

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**

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**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

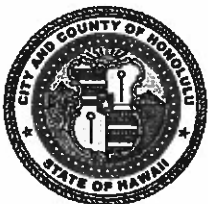
Example: 148 = SYMBOL NO.

Oahu Community  
Correctional Center

**GB**  
**TS**  
148

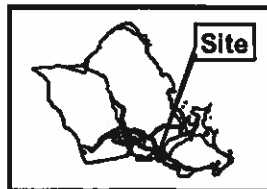
2023/PIM-1

**ADD: GOVERNMENT BUILDING (GB)**



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**