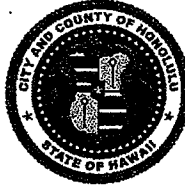


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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 23, 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
560 Halekauwila Street Acquisition, Honolulu (2023/PIM-3)**

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 560 Halekauwila Street Acquisition (the "Project").

The revision has been requested by the Department of Land Management (DLM). The DLM plans to purchase the property from the Hawaii State Federal Credit Union in order to provide additional office space for City and County employees and cost savings to the City over the long-term. The acquisition by the DLM would support continued City operations which have island-wide benefits.

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

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
May 23, 2023
Page 2

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

Very truly yours,

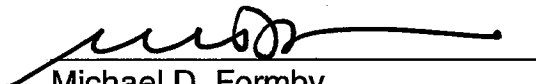
A handwritten signature in black ink, appearing to read 'Dawn Takeuchi Apuna', written over a horizontal line.

Dawn Takeuchi Apuna
Director

Attachment

cc: Catherine A. Taschner, Acting Director
DLM

APPROVED:

A handwritten signature in black ink, appearing to read 'Michael D. Formby', written over a horizontal line.

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)
)
 DEPARTMENT OF)
 LAND MANAGEMENT)
)

FILE NO. 2023/PIM-3

REVIEW AND RECOMMENDATION PERTAINING TO A REVISION TO
THE PRIMARY URBAN CENTER DEVELOPMENT PLAN PUBLIC INFRASTRUCTURE MAP
FOR THE ACQUISITION OF PROPERTY AT 560 HALEKAUWILA STREET

I. APPLICATION

A. Basic Information:

PROJECT:	Proposed Revision to the Primary Urban Center (PUC) Public Infrastructure Map (PIM) for the Acquisition of 560 Halekauwila Street
APPLICANT:	Department of Land Management (DLM)
PIM LOCATION:	560 Halekauwila Street, Honolulu, Oahu. Tax Map Key (TMK): (1) 2-1-031: 008 (Attachment 1)
STATE LAND USE DISTRICT:	Urban
ZONING:	State Jurisdiction: Kakaako Community Development District
DEVELOPMENT PLAN (DP):	PUC DP
SPECIAL DISTRICT:	Not in a City 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 flood plain, Attachment 1)

SURROUNDING USES:

The surrounding uses around the project site contains a mix of government, commercial, and residential uses.

B. Proposal:

The DLM has submitted an application to amend the PUC PIM in order to add a Government Building (GB) PIM symbol for the 560 Halekauwila Street Acquisition (Project). The GB PIM symbol would allow for the allocation of budgeted funds for the acquisition of the proposed Project.

The DLM proposes to purchase the existing Hawaii State Federal Credit Union building at 560 Halekauwila Street, in order to provide City-owned office space for City and County employees, thereby saving on lease expenses for privately-owned office spaces.

C. Background and Basis of Request:

The Project is consistent with the PUC DP and will support continued City operations which have island-wide benefits. The Project supports efficient government operations by being located in close proximity to other City government offices and over the long-term will result in cost savings to the City. The project will enhance Kakaako as a live-work-play neighborhood by adding a major employment hub, conveniently located across the street from the future Kaakaukui (Civic Center) rail station.

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 560 Halekauwila Street, TMK: (1) 2-1-031: 008. The building is currently used by the existing Hawaii State Federal Credit Union building as office space.

To the south and west of the site across Halekauwila Street is the Circuit Court. The surrounding area to the south and east of the site is a mix of residential and business uses. The Honolulu Fire Department (HFD) Museum is on the east side of the site. To the north of the site, there are several government buildings, including the State of Hawaii Department of Transportation Administration and the Hawaii Community Development Authority (HCDA) Kakaako Office, and the HFD Headquarters.

B. Other Permits/Approvals Required:

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 May 12, 2023, the Department of Planning and Permitting (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. For those agencies that did respond, comments in their entirety are included in Attachment 2. Written comments received after the writing of this report will be forwarded to the City Council via a separate transmittal.

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

D. Community and Adjoining Property Owners Notification/Comments:

On May 12, 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.

The DLM has scheduled to present the proposed Project to the Ala Moana/Kakaako Neighborhood Board No. 11 on May 23, 2023.

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 4-8.1, Revised Ordinances of Honolulu, 2021 (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 DLM has identified that the acquisition of the proposed Project for new office space supports the efficient operations of the City and County of Honolulu, and over the long-term will result in cost savings to the City.

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 by the DLM to purchase the building for the reasons stated above.

- 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 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 Oahu General Plan objectives and policies:

Chapter II. Balanced Economy

Objective G: To bring about orderly economic growth on Oahu.

Policy 2 Advance the equitable distribution of City capital spending, employment opportunities, infrastructure investments, and other benefits throughout communities based on need and regardless of income level. Allow infrastructure and business activity in urban fringe areas appropriate to population needs.

Chapter VII. Physical Development and Urban Design

Objective A: To coordinate changes in the physical environment of Oahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located.

Policy 6 Facilitate transit-oriented development (TOD) in rail transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion.

Chapter XI. Government Operations and Fiscal Management

Objective A: To promote increased efficiency, effectiveness, and responsiveness in the provision of government services by the City and County of Honolulu.

Policy 1 Maintain and adequately fund City government services at the level necessary to be effective.

Objective C: To achieve equitable outcomes for City programs, policies, and allocation of resources throughout the Oahu community.

Policy 2 Seek equitable distribution of City investments towards promoting employment opportunities, infrastructure, and other community benefits appropriate to the community needs and proportionate to the population size.

The proposed PIM amendment is consistent with the above policies by supporting increased government facility through the acquisition of new office spaces and enhance Kakaako as a major TOD employment hub.

4. Chapter 24, ROH, Article 2, 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:

3.5.3 Guidelines

- Identify and stimulate TOD on potential infill and redevelopment properties within the rapid transit corridor. Examples of development stimulators include tax incentives, development code amendments, and public infrastructure investments.

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 policies, as it will allow the DLM to purchase an office facility to provide additional workspace for government employees adjacent to a TOD station.

5. Chapter 25, ROH (as amended by Ordinance 23-4), SMA Ordinance and Chapter 26, ROH (as amended by Ordinance 23-3), Shoreline Setbacks Ordinance: The proposed Project is outside of the shoreline setback area and SMA and thus not subject to Chapter 25 and 26 of the ROH.
6. Chapter 21A, ROH, Flood Hazard Areas: The site location, 560 Halekauwila Street, is located within the Federal Emergency Management Agency Flood Insurance Rate Map Zone X (Area outside 0.2 percent annual chance of flood plain) (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 within the Kakaako Community Development District and is under the jurisdiction of the HCDA, see Attachment 1. It is therefore not subject to the provisions of the City's Land Use Ordinance.

IV. RECOMMENDATION

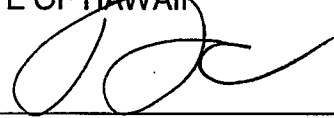
Based on the foregoing findings of fact and analysis, we recommend that a revision to the PUC PIM for the 560 Halekauwila Street Acquisition be APPROVED, as shown on the map marked Exhibit A in the attached draft Resolution found in Attachment 3.

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

Dated at Honolulu, Hawaii, this 23rd 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-3
NB Area: Ala Moana/Kakaako NB No. 11
Area: Approximately 0.37 acres
TMK: (1) 2-1-031: 008

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

Project Title: 560 Halekauwila Street Acquisition

Request: Revise the Primary Urban Center (PUC) Public Infrastructure Map (PIM) to add a Government Building (GB) symbol for land acquisition of the former Hawaii State Federal Credit Union (HSFCU) property, in accordance with Section 4-8 of the Revised Ordinances of Honolulu.

Requested By: Department of Land Management (DLM)

Description of Project: The project will be used for City and County office space for government employees.

Project Cost: Approximately \$9.9 million for land acquisition.

Project Location: The project site is located at 560 Halekauwila Street, Tax Map Key (TMK) (1) 2-1-031: 008.

Land Ownership: Hawaii State Federal Credit Union

Basis of Request: The project is consistent with the PUC Development Plan and will support continued City operations which have island-wide benefits. The project will enhance Kakaako as a live-work-play neighborhood by adding a major employment hub, conveniently located across the street from the future rail station.

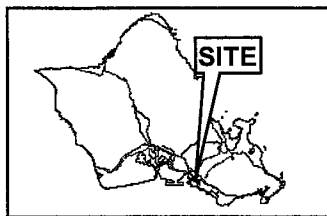
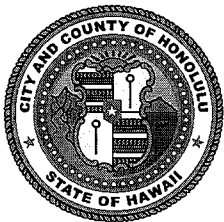
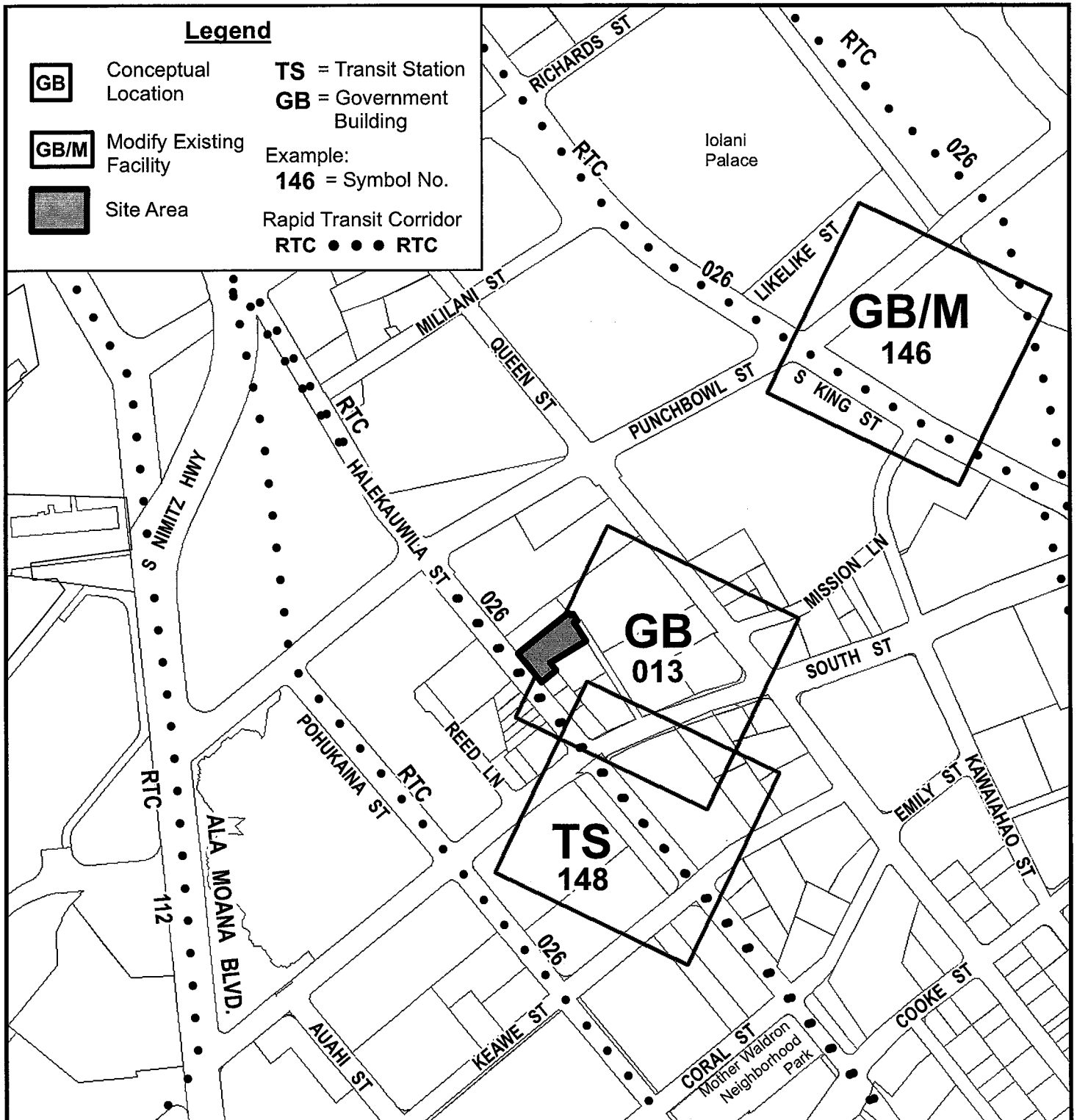
Public Infrastructure Map Designation: Within close proximity of the project site on the PUC PIM are: 1) to the north, PIM symbols (GB No. 013) for Fire Department Headquarters and Museum and (GB/M No. 146) for Honolulu Hale Restoration; 2) to the south, PIM symbol (SPS/M No. 003) for Ala Moana Wastewater Pump Station Modification; 3) to the east, PIM symbol (GB No. 120) for One Kapiolani Building; and 4) to the west, PIM symbols (GB/M No. 145) for Walter Murray Gibson Building Interior Office Renovation Project, (R 089) for Queen Street (Bishop Street to Mililani Street), and (R 093) Alakea Street (S. King Street to Queen Street).

Zoning: Kakaako Community Development District

State Land Use Designation: Urban District

Special Management Area: Outside of the Special Management Area

Existing Use: Staff offices of the Hawaii State Federal Credit Union



VICINITY MAP

0 200 400 800

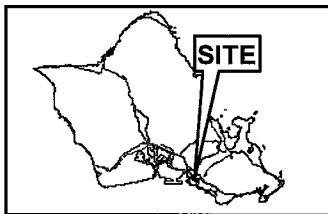
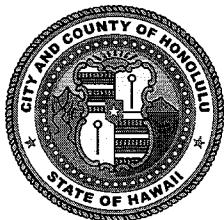
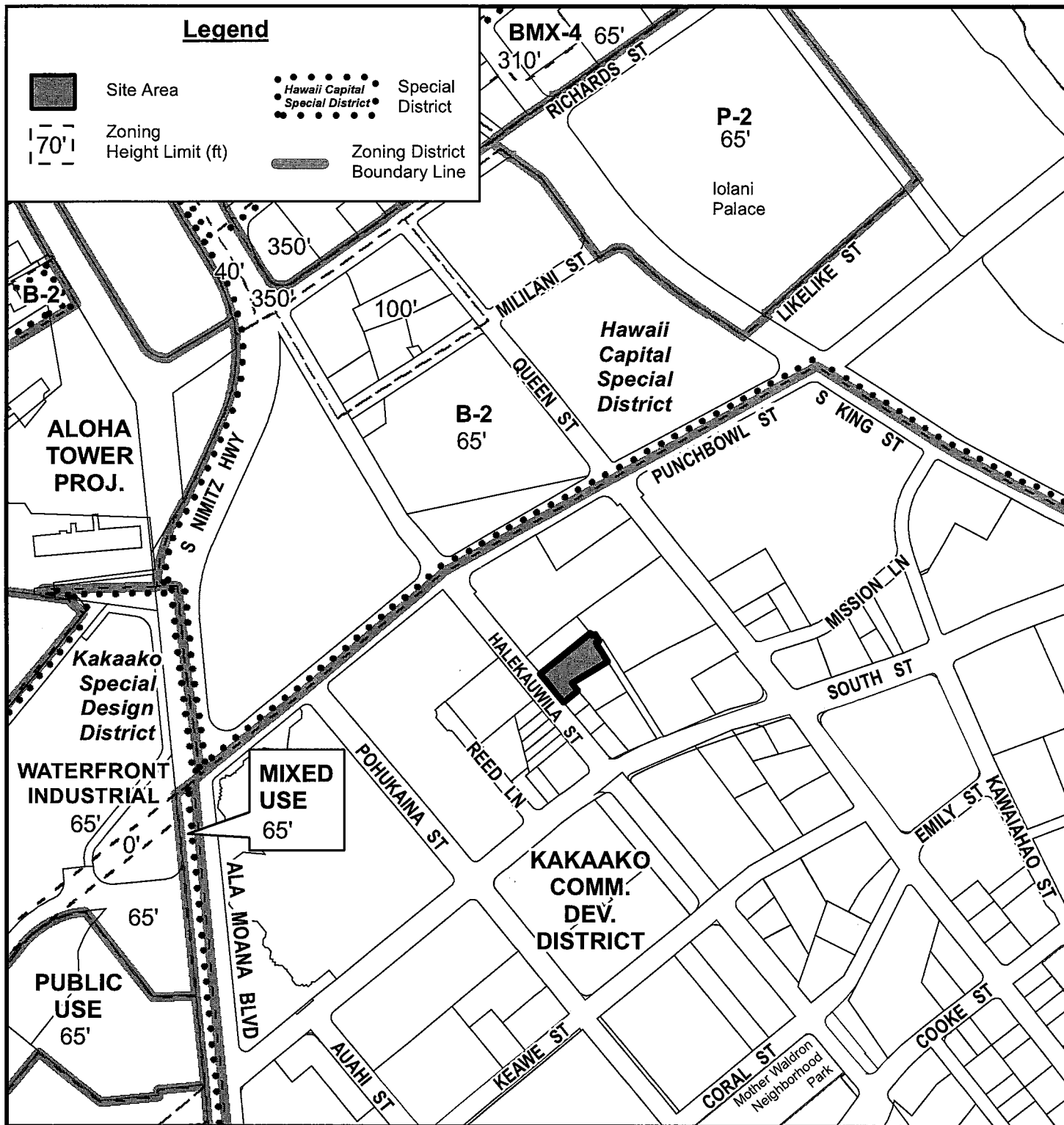
Scale in feet



PORTION OF PUBLIC INFRASTRUCTURE MAP FOR PRIMARY URBAN CENTER 560 HALEKAUWILA ST.

TAX MAP KEY: 2-1-031:008

FOLDER NO.: 2023/PIM-3



VICINITY MAP

0 200 400 800

Scale in feet



**PORTION OF
EXISTING ZONING MAP
NUUANU - MCCULLY
560 HALEKAUWILA ST.**

TAX MAP KEY: 2-1-031:008

FOLDER NO.: 2023/PIM-3

Legend



Site Area



Flood Zone Boundaries

Special Flood Hazard Area,
1% Annual Chance Flood (100 - yr. flood).
Mandatory Flood Insurance Purchase

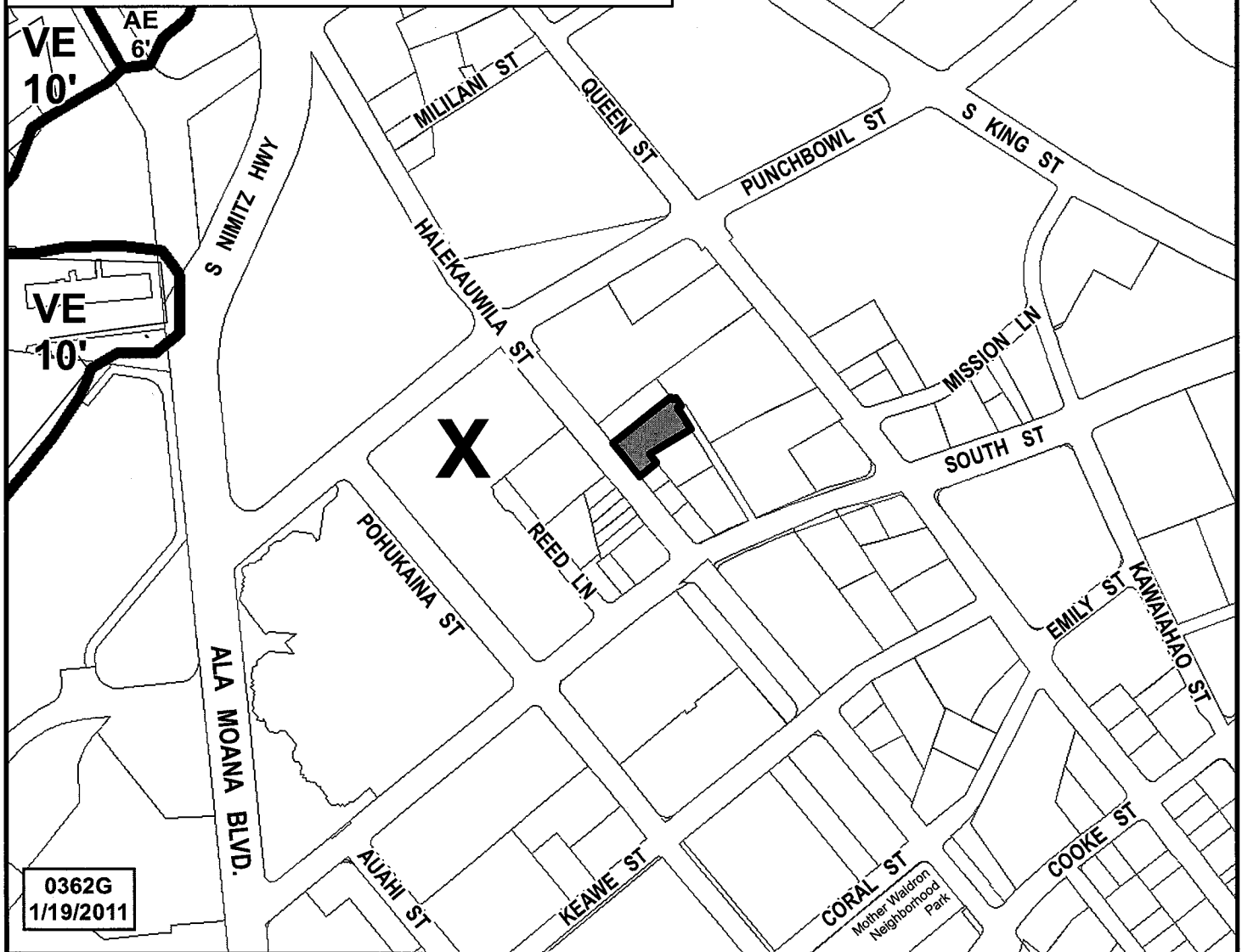
AE = Base Flood Elevation
(BFE) Determined

VE = Coastal flood zone with wave
action, BFE determined

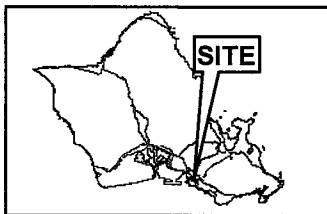
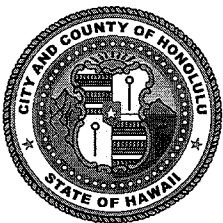
Non-special flood hazard area.
Low to moderate risk.

No mandatory flood insurance purchase

X = Areas outside the 0.2% annual
chance floodplain



0362G
1/19/2011



VICINITY MAP

0 200 400 800
Scale in feet



PORTION OF FLOOD HAZARD MAP 560 HALEKAUWILA ST.

FIRM PANEL: 15003C0362G (1/19/2011)

TAX MAP KEY: 2-1-031:008

FOLDER NO.: 2023/PIM-3

ATTACHMENT 2

AGENCY & COMMUNITY COMMENTS

Bu, Min

From: Bu, Min
Sent: Tuesday, May 23, 2023 8:53 AM
To: 'DBEDT State Planning'
Cc: Balassiano, Katia
Subject: RE: 2023/PIM-3; PUC PIM Revision for the Acquisition of 560 Halekauwila Street

Thank you!

From: DBEDT State Planning <dbedt.stateplanning@hawaii.gov>
Sent: Monday, May 22, 2023 5:28 PM
To: Bu, Min <min.bu@honolulu.gov>
Cc: Balassiano, Katia <katia.balassiano@hawaii.gov>
Subject: 2023/PIM-3; PUC PIM Revision for the Acquisition of 560 Halekauwila Street

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

Aloha,

Thank you for the opportunity to review. The Office of Planning and Sustainable Development has no comments regarding this proposal 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

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



MAY 22 PM 1:48

CATHY BETTS
DIRECTOR
KA LUNA HO'OKELE

JOSEPH CAMPOS II
DEPUTY DIRECTOR
KA HOPE LUNA HO'OKELE

STATE OF HAWAII
KA MOKU'ĀINA O HAWAI'I
DEPARTMENT OF HUMAN SERVICES
KA 'OIHANA MĀLAMA LAWELAWE KANAKĀ
BENEFIT, EMPLOYMENT AND SUPPORT SERVICES DIVISION
1010 Richards Street, Suite 512
Honolulu, Hawaii 96813

Re: 23-00157

May 19, 2023

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

Dear Ms. Wong:

Subject: 2023/PIM-3; Primary Urban Center Public Infrastructure Map Revision for the Acquisition of 560 Halekauwila Street

This is in response to letter dated May 12, 2023, requesting the Department of Human Services (DHS) to respond with respect to our department's areas of responsibility, programs, nearby facilities, or the services which are planned or provided by our department and whether or not they are adequate to serve the Project.

Child Care Regulation Program Office under our Benefit, Employment and Support Services Division oversees the regulating of licensed and registered child care facilities and homes. A check on DHS' internal data system found eight licensed Child Care Centers located within a one mile radius of 560 Halekauwila Street. At this time, the project should not affect DHS.

If you should have any questions regarding this matter, please contact Ms. Lisa Galino, Child Care Program Specialist at (808) 586-5712.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Nakasone".

Scott Nakasone
Assistant Division Administrator

c: Cathy Betts, Director

DEPARTMENT OF ENVIRONMENTAL SERVICES
CITY AND COUNTY OF HONOLULU

1000 ULUOHIA STREET, SUITE 308, KAPOLEI, HAWAII 96707
TELEPHONE: (808) 768-3486 • FAX: (808) 768-3487 • WEBSITE: <http://envhonorolulu.org>

2023 MAY 18 AM 8:00

RICK BLANGIARDI
MAYOR

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU



ROGER BABCOCK, JR., Ph.D., P.E.
DIRECTOR

MICHAEL O'KEEFE
DEPUTY DIRECTOR


IN REPLY REFER TO:
PRO 23-019

May 17, 2023

MEMORANDUM

TO: Dina L.T. Wong, Chief
Planning Division
Department of Planning and Permitting

ATTN: Min Bu, Planner V
Policy Planning Branch

FROM:  Jack Pobuk, Branch Chief
CIP Program and Planning Section

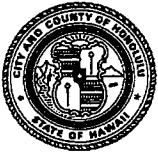
SUBJECT: Primary Urban Center (PUC) Public Infrastructure Map (PIM)
Revision for the Acquisition of 560 Halekauwila Street

We have reviewed the subject request as transmitted to us by your memo dated May 12, 2023, reference no. 2023/PIM-3 (mb) 2357011. Our department has no objections or comments on the proposed action.

Should you have any questions, please call Marisol Olaes, Civil Engineer, at (808) 768-3467.

ATTACHMENT 3

DRAFT RESOLUTION



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. _____

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 04-246, CD1; and

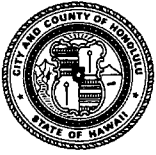
WHEREAS, Chapter 4, Article 8 of the Revised Ordinances of Honolulu 2021 ("ROH"), requires a major public facility, including a government building, to be shown on the appropriate PIM for a development plan area before the Council may appropriate funds for land acquisition; and

WHEREAS, the Department of Land Management has requested a revision to the PIM for the PUC DP area to add a government building symbol for the acquisition of property at 560 Halekauwila Street (the "Project"); and

WHEREAS, the Project site is located at 560 Halekauwila Street, the existing Hawaii State Federal Credit Union, Tax Map Key: (1) 2-1-031: 008, 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 Kakaako 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 Section 4-8.2(b), ROH; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Dawn Takeuchi Apuna, Director, Department of Planning and Permitting; and Catherine A. Taschner, Acting Director, Department of Land Management.

INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawaii

Councilmember

Exhibit A

Legend



Conceptual
Location



Modify Existing
Facility



Site Area

TS = Transit Station

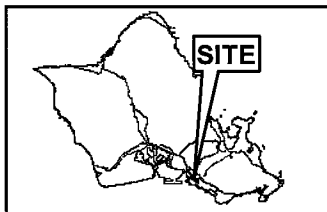
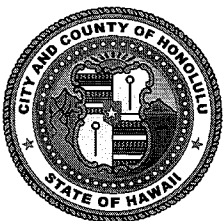
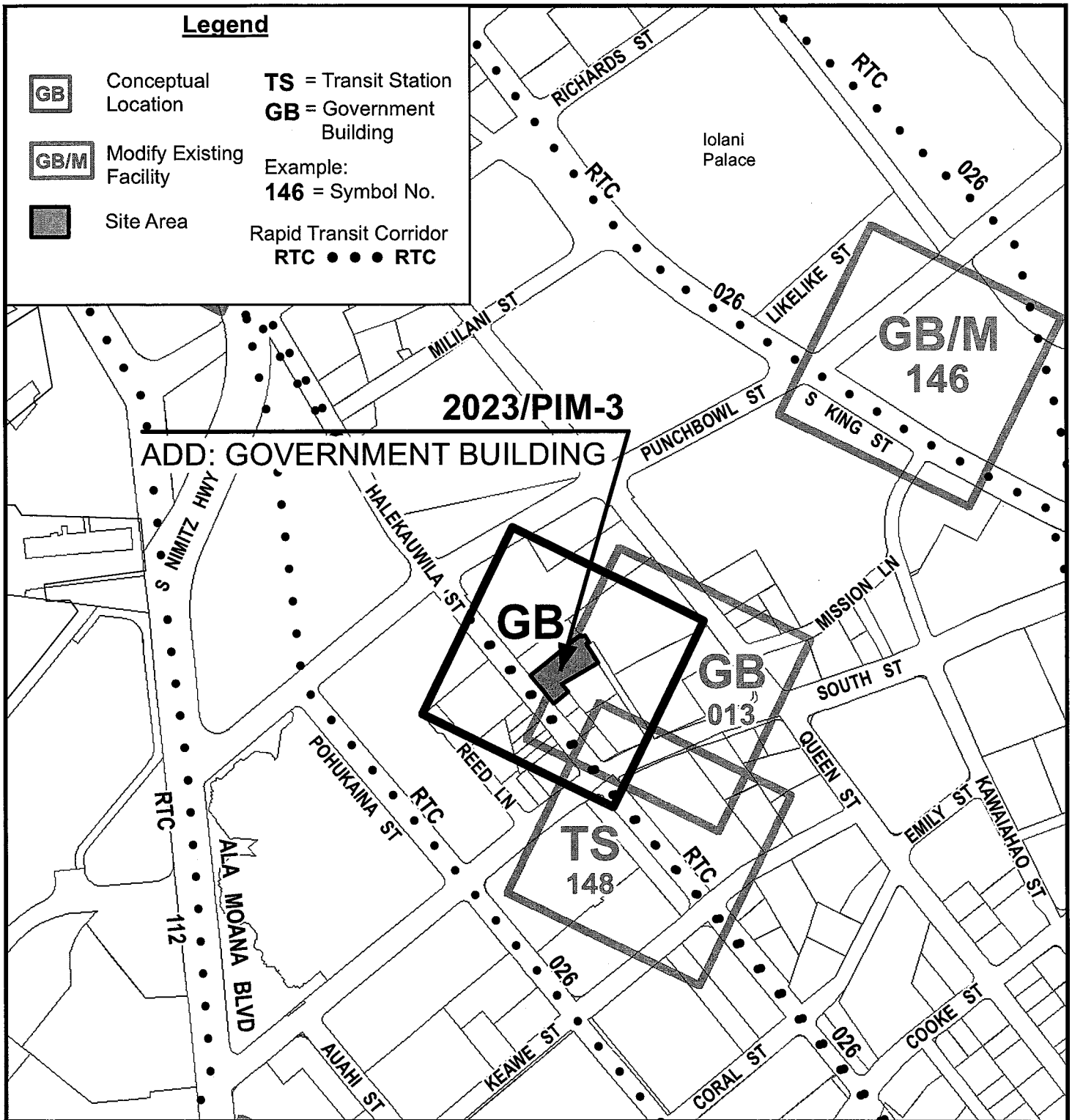
GB = Government
Building

Example:

146 = Symbol No.

Rapid Transit Corridor

RTC • • • • **RTC**



VICINITY MAP

0 200 400 800



Scale in feet



**PORTION OF
PUBLIC INFRASTRUCTURE MAP
REVISION FOR
PRIMARY URBAN CENTER
560 HALEKAUWILA ST.**

TAX MAP KEY: 2-1-031:008

FOLDER NO.: 2023/PIM-3