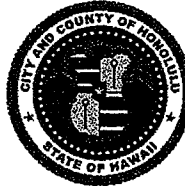


DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 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 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 (PUC PIM)  
Revision for the Acquisition of Property at 222 North School Street,  
Honolulu (2023/PIM-2) Tax Map Keys: 1-7-020:010 and 047

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 PUC PIM for the 222 North School Street Acquisition (the "Project").

The revision has been requested by the Department of Community Services (DCS). The DCS plans to purchase the property from the Atherton Family Foundation in order to relocate and consolidate DCS staff and operations from its current office locations at Kapalama Hale and leased downtown offices. The Project also includes a Kupuna Resource Center, which would provide various resources on aging and other services to elderly individuals. The acquisition by the DCS 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 be 'Dawn', with a long horizontal flourish extending to the right.

Dawn Takeuchi Apuna  
Director

Attachment

cc: Anton C. Krucky, Director  
DCS

APPROVED:

A handwritten signature in black ink, appearing to be 'Michael', with a long horizontal flourish extending to the right.  
\_\_\_\_\_  
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 COMMUNITY SERVICES )  
 )  
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FILE NO. 2023/PIM-2

REVIEW AND RECOMMENDATION PERTAINING TO A REVISION TO  
THE PRIMARY URBAN CENTER DEVELOPMENT PLAN PUBLIC INFRASTRUCTURE MAP  
FOR THE ACQUISITION OF PROPERTY AT 222 NORTH SCHOOL STREET

I. APPLICATION

A. Basic Information:

PROJECT:	Proposed Revision to the Primary Urban Center (PUC) Public Infrastructure Map (PIM) for the Acquisition of 222 North School Street and 1611 D Stillman Lane
APPLICANT:	Department of Community Services (DCS)
PIM LOCATION:	222 North School Street, and 1611 D Stillman Lane, Honolulu, Oahu. Tax Map Keys (TMKs): 1-7-020: 010 and 047 (Attachment 1)
STATE LAND USE DISTRICT:	Urban
ZONING:	A-1, low-density apartment
DEVELOPMENT PLAN (DP):	PUC DP
SPECIAL DISTRICT:	Punchbowl 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), Zone XS (Area within 0.2 percent annual chance of flood plain), AE (Area within 1 percent chance of flood event), and AEF (Stream channels and floodplain areas)

**SURROUNDING USES:** The surrounding uses around the project site contain the Kuakini Medical Center, the Liliuokalani and Foster Botanical Gardens, the H-1 freeway, and a mix of residential and commercial uses, including the Aloha United Way and an assisted living facility.

**B. Proposal:**

The DCS has submitted an application to amend the PUC PIM in order to add a Government Building (GB) PIM symbol for the acquisition of 222 North School Street and 1611 D Stillman Lane (Project). The GB PIM symbol would allow for the allocation of funds for the acquisition of the Project property and the existing building.

DCS proposes to purchase the property and existing building at 222 North School Street, currently the location of the Central Pacific Bank's (CPB) Data Operation Center, in order to relocate and consolidate DCS staff and operations from its current office locations at Kapalama Hale and leased downtown offices. The Project also proposes to include a Kupuna Resource Center, which would provide various resources on aging and other services to elderly individuals. The adjacent parcel at 1611 Stillman Lane, vacant and close to the convergence of the Waolani and Nuuanu Streams, would be acquired for maintenance reasons.

**C. Background and Basis of Request:**

The DCS is currently operating out of several locations, including the Kapalama Hale and locations in downtown Honolulu. The proposed project would allow DCS to consolidate its several divisions into one central location, while providing needed office space for current employees and room to fill vacancies within the department. DCS is proposing to relocate its current staff of 114 employees with 30 vacancies that are projected to be filled in the near future.

The additional space would also enhance DCS' ability to interact and provide in-person services. The consolidation of DCS divisions would allow for a one-stop resource center to better serve residents. The Project proposes to provide a Kupuna Resource Center to provide resources and services to older individuals and families that are difficult to provide in a confidential manner in its current shared location at Kapalama Hale.

The proposed acquisition is also located within 900 feet of the offices of the Aloha United Way, which houses many of the nonprofit organizations with whom DCS collaborates. This would increase the efficiency and effectiveness of DCS operations and its communication with partner organizations.

In summary, the acquisition of the Project property would allow for DCS to more effectively and efficiently fulfill its mission to improve the quality of life for residents, by creating space to fill vacancies and to better provide services to the public. DCS' relocation from their current offices in Kapalama Hale would also free up additional space for other agencies, such as the Department of Customer Services, which would be able to consolidate and expand their own operations to meet the growing demand for services.

## 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 222 North School Street and is comprised of two adjacent properties TMKs: 1-7-020: 010 and 047, respectively. TMK: 1-7-020:010 is 32,305 square feet at the corner of North School Street and Stillman Lane. The property contains an office building built in 1980, and is owned by the Atherton Family Foundation. The building is currently leased to CPB, and is used for CPB's Data Operations Center. The building consists of a four-story reinforced concrete structure and contains two levels of office space (floors three and four) above a two-story parking garage. The office portion of the building contains three executive offices, 185 cubicles, five conference rooms, and two break rooms (see Attachment 2).

The parcel at 1611 D Stillman Lane, TMK 1-7-020: 047, has an area of 7,155 square feet and is owned by CPB. The land is currently vacant and overgrown. The parcel is located adjacent to the convergence of the Waolani and Nuuanu Streams and is within the floodplain area.

The area around the Project site, consists of a residential neighborhood and small commercial stores to the west of the Project site. To the north are low rise apartments and the Kuakini Medical Center. The east of the site is bounded by the Waolani and Nuuanu Streams within the Liliuokalani Botanical Garden. To the south, the Project site is bounded by North School Street and the Lunalilo Freeway (H-1), with the Kauluwela Elementary School and United Aloha Way along Aala Street.

B. Other Permits/Approvals Required:

Other required permits and approvals will be determined during later phases 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.

Agencies have responded with the following:

<b>Agency / Organization</b>	<b>Written Comment or Concerns</b>	<b>No Comment, Objections, or Impacts</b>
<b>City Agencies</b>		
Board of Water Supply		
Department of Budget and Fiscal Services		
Department of Community Services	X	
Department of Customer Services		
Department of Design and Construction		
Department of Environmental Services		X
Department of Facility Maintenance		
Department of Land Management		
Department of Parks and Recreation		
Department of Transportation Services		
Honolulu Fire Department		
Honolulu Police Department		
Neighborhood Commission Office		
Office of Climate Change, Sustainability, and Resiliency		
<b>State Agencies</b>		
Department of Education		
Hawaii Housing Finance Development Corporation		
Department of Health		
Department of Human Services	X	
Oahu Metropolitan Planning Organization		
Office of Planning		X

In summary, at the time of this report, apart from the two agencies that submitted “no comments” or “no impacts on services” responses, and the 17 agencies that did not respond, comments received are summarized as follows:

- A summary of DCS comments are as follows:
  - DCS supports the PUC PIM revision, which would allow it to relocate and consolidate staff to improve and expand services.
  - Identified an error in the agency mail-out that mislabeled the Project site as the “Blood Bank.”
  - Noted that with the recent receipt of the appraisal, the total cost of the acquisition would be \$19.5 million.

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, May 8, 2023, DCS presented the proposed Project to the Liliha/Puunui/Alewa/Kamehameha Heights Neighborhood Board (NB) No. 14 during the Mayor's Representative portion of the meeting. The presentation summarized the scope of the Project along with the planned improved services for the community. As of the time of this report, the Neighborhood Commission Office Draft Minutes have not yet been posted.

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.

A request for comments and attachments were also sent to the following community groups with potential connection to the project: Liliha/Puunui/Alewa/Kamehameha Heights NB No. 14 and the Hawaiian Electric 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 4-8.1, 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 DCS has identified that the acquisition of the building would allow for the consolidation of several DCS divisions to one central location. The Project would also provide space for a Kupuna Resource Center to provide resources and services to aging residents and their families. In addition, the building is located within 900 feet of the offices of the Aloha United Way, which houses many of the non-profit organizations that DCS collaborates with, further improving operation efficiencies.

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 the property to more efficiently support DCS 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 IX. Health and Education

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

Policy 8 Support efforts to improve and expand access to mental health, drug treatment, community-based programs, and other similar programs for those requiring such services.

Policy 9 Support becoming an age-friendly city that provides people of all ages with user-friendly parks and other public gathering places, that offers safe streets and multi-modal transportation options, that provides an adequate supply of affordable housing, that encourages growth in needed and desirable jobs, that provides quality health-care and support services, and that encourages civic participation, social inclusion, and respect between interest groups.

Policy 10 Plan for our aging population's growing health-care, personal service, and diverse daily activity needs, and encourage these services to be provided in a timely manner, including age-specific social activities.

Objective B: To provide a wide range of educational opportunities for the people of Oahu.

Policy 2 Encourage the provision of informal educational programs for people of all age groups.

#### 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.



The proposed PIM amendment is consistent with the above policies by supporting increased efficiency and reliability of City services through the acquisition of an office building for DCS, which would consolidate DCS staff and services, and free up additional office space in Kapalama Hale for other City agencies to accommodate adequate staffing, and more effectively serve the people of Oahu.

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 DCS to consolidate staff in order to increase efficiency and effectiveness of City services.

5. Chapter 25, ROH SMA, and Chapter 26, ROH, Shoreline Setbacks: The proposed Project is outside of the shoreline setback area and SMA are and is not subject to Chapter 25 and 26 of the ROH.
6. Chapter 21A, ROH, Flood Hazard Areas: The site location, is adjacent to the Nuuanu Stream, and located within the Federal Emergency Management Agency Flood Insurance Rate Map Zone X (Area outside 0.2 percent annual chance of floodplain), Zone XS (Area within 0.2 percent annual chance of flood plain), AE (Area within 1 percent chance of flood event), and AEF (Stream channels and floodplain areas) (see 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 TMK: 1-7-020: 010 is zoned A-1 apartment low-density district, see Attachment 1. The DCS offices are considered a public use and therefore is permitted in all zoning districts. The subject parcel TMK: 1-7-020: 047 is vacant and is zoned A-1 apartment low-density district. The property would be maintained as open space.


#### IV. RECOMMENDATION

Based on the foregoing Findings of Fact and Analysis, we recommend that a revision to the PUC PIM for the 222 North School Street and 1611 D Stillman Lane Acquisition be APPROVED, as shown on the map marked Exhibit A in the attached draft Resolution found in Attachment 4.

The DPP recommends that the DCS continues 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 23<sup>rd</sup> 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-2  
NB Area: Liliha NB No. 14  
Area: Approximately 0.906 acres  
TMKs: 1-7-020: 010 and 047

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

**Project Title:** 222 North School Street Acquisition

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

**Requested By:** Department of Community Services (DCS)

**Description of Project:** DCS proposes to relocate and consolidate staff from Kapalama Hale and two buildings located in Downtown to the acquisitioned office building and provide a Kupuna Resource Center for the community.

**Project Cost:** Approximately \$17 million for land acquisition.

**Project Location:** 222 North School Street, Tax Map Keys (TMKs) 1-7-020: 010 and 047.

**Land Ownership:** Atherton Family Foundation and Central Pacific Bank

**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. The project also proposes to provide a Kupuna Resource Center that would allow individuals to access computers, literature, and other resources on aging and assistant services.

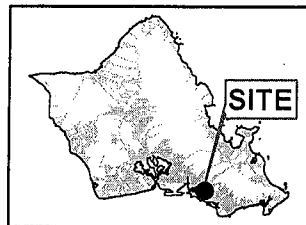
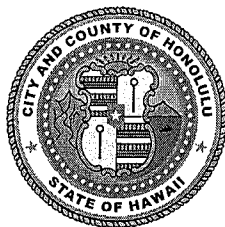
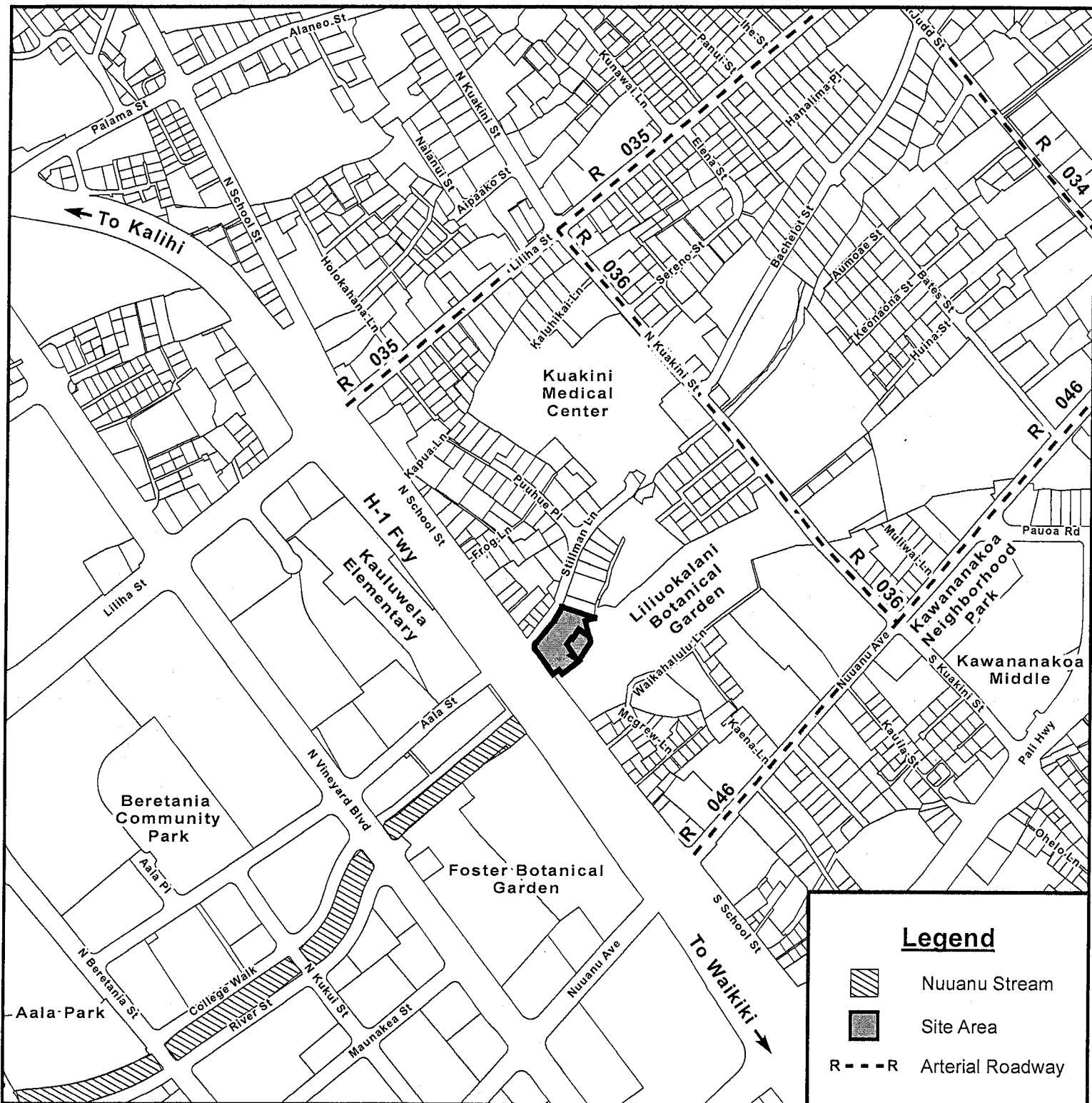
**Public Infrastructure Map Designation:** Within close proximity of the project site on the PUC PIM are: 1) to the west, PIM symbol (No. 35) for Liliha Street Roadway Improvements; 2) to the north, PIM symbol (No. 36) for the Kuakini Street Roadway Improvements; and 3) to the east, PIM symbol (No. 46) for Nuuanu Avenue Roadway Improvements.

**Zoning:** A-1 Apartment District

**State Land Use Designation:** Urban District

**Special Management Area:** Outside of the Special Management Area

**Existing Use:** Central Pacific Bank's Data Operation Center and adjacent vacant land



VICINITY MAP

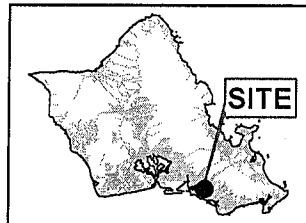
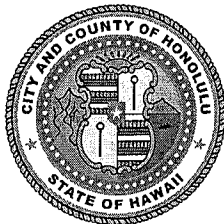
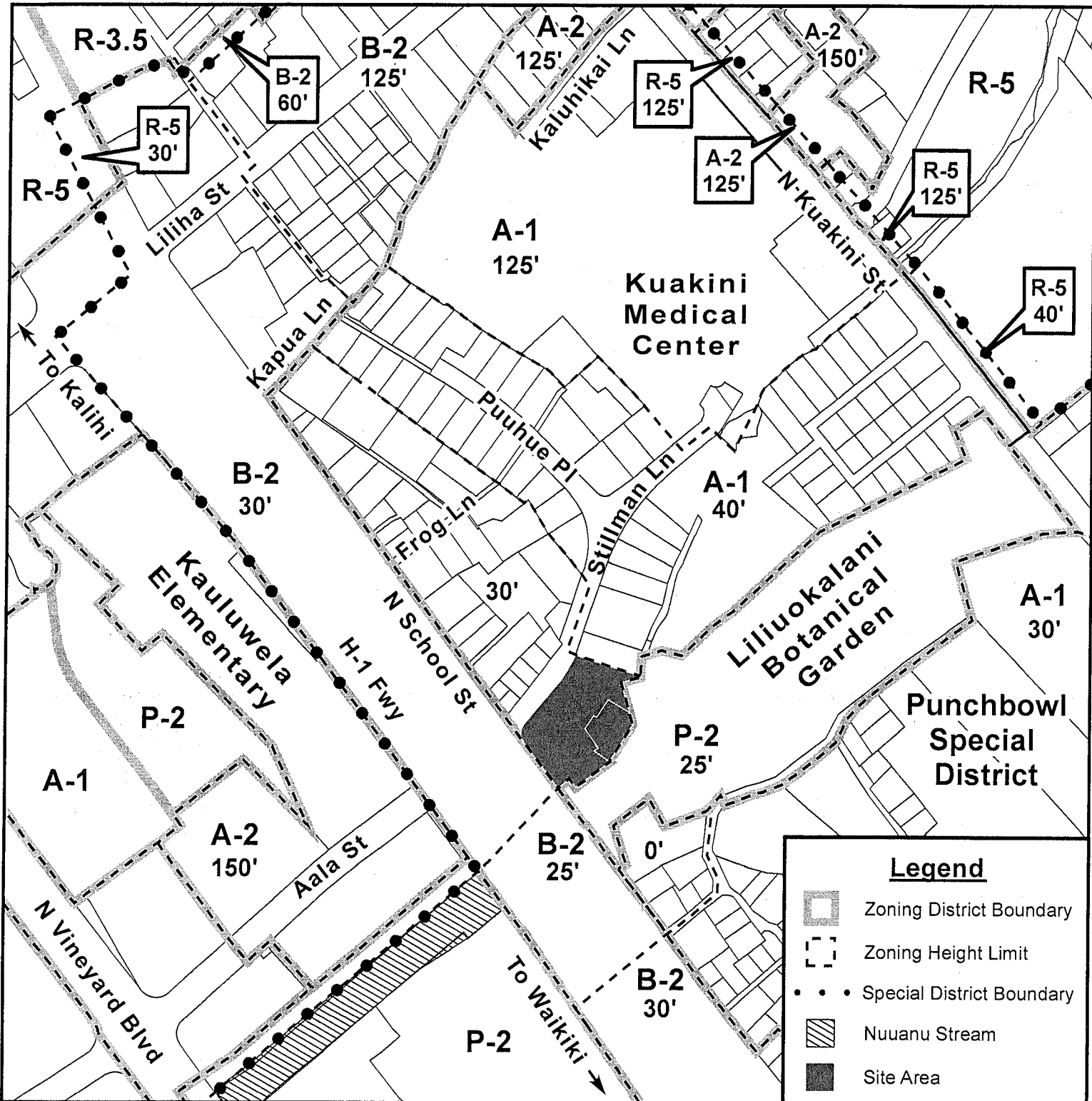
0 250 500 1,000  
Scale in Feet



# **PORTION OF PRIMARY URBAN CENTER PUBLIC INFRASTRUCTURE MAP 222 NORTH SCHOOL ST**

**TAX MAP KEY: 1-7-020:010 and 047**

**FOLDER NO.: 2023/PIM-2**

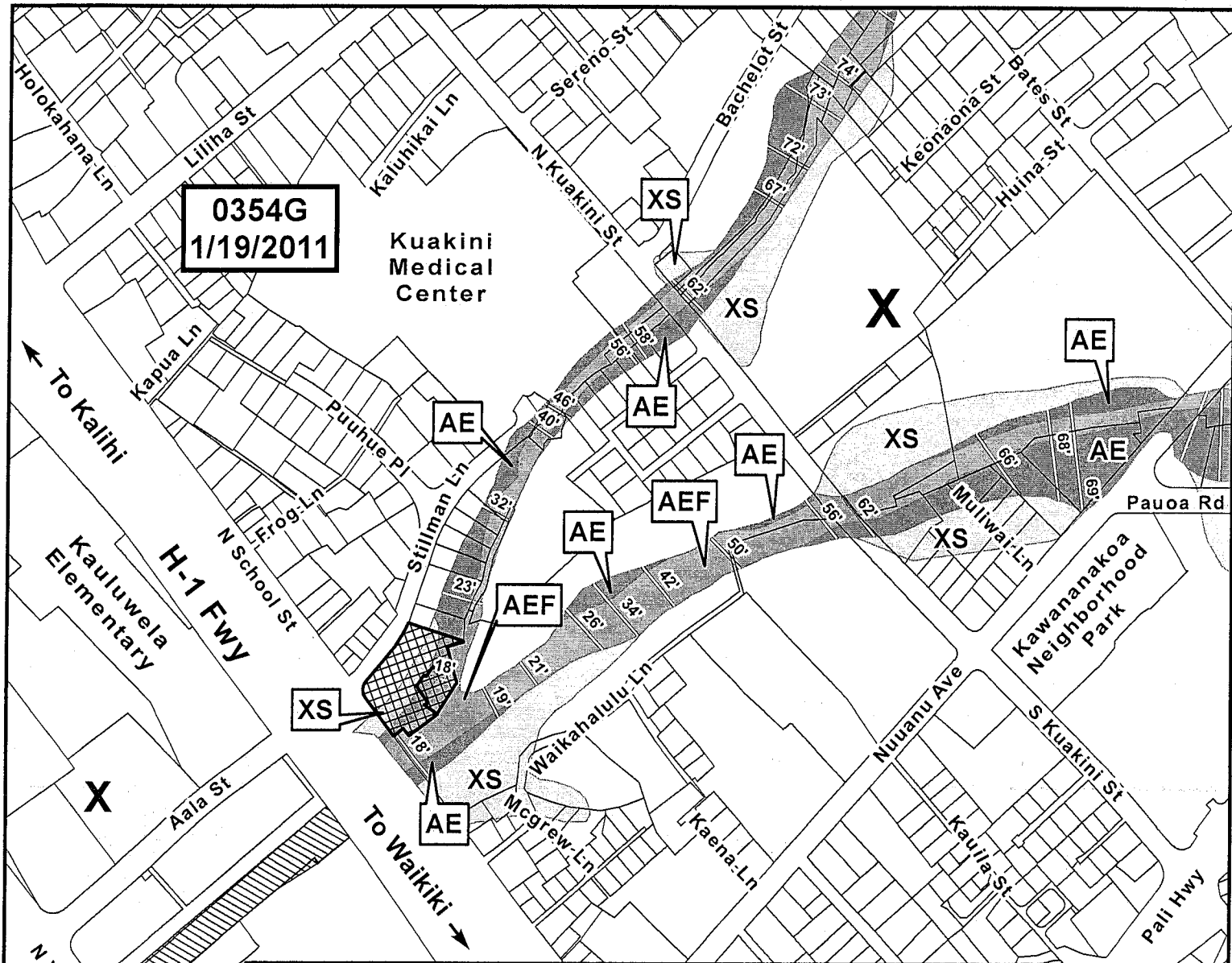


VICINITY MAP

0 150 300 600  
Scale in Feet



**PORTION OF  
ZONING MAP  
KALIHI - NUUANU  
222 NORTH SCHOOL ST  
TAX MAP KEY: 1-7-020:010 and 047  
FOLDER NO.: 2023/PIM-2**

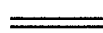


### Legend

 Nuuanu Stream

 Site Area

 FIRM Panel

 Flood Elevation Line

1% Annual Chance Flood (100 year flood)

AE = Base Flood Elevation (BFE) Determined

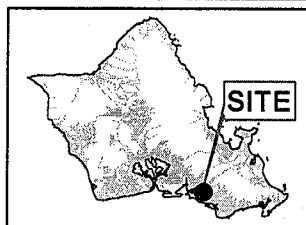
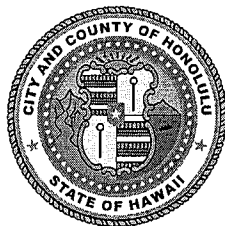
AEF = Floodway Area within the AE

0.2% Annual Chance Flood

XS = Area Within 0.2% Annual Chance Flood with Average Depth of less than 1 Ft.; No BFE or Depths are Shown.

Other

X = Outside 0.2% Annual Chance Flood Plain



VICINITY MAP

0 200 400 800  
Scale in Feet



## PORTION OF FLOOD MAP 222 NORTH SCHOOL ST

FIRM PANEL: 15003C0354G (1/19/2011)

TAX MAP KEY: 1-7-020:010 and 047

FOLDER NO.: 2023/PIM-2

## **ATTACHMENT 2**

### **DEPARTMENT OF COMMUNITY SERVICES CENTRAL PACIFIC BANK OPERATIONS CENTER ANALYSIS**



## **DEPARTMENT OF COMMUNITY SERVICES**

### **CPB Operations Center Analysis**

Department of Community Services (DCS) proposes to relocate and consolidate its current operations from Kapalama Hale and two buildings located in Downtown to Central Pacific Bank's Data Operation Center building located at 222 N. School Street. The total building square footage is 66,440 sf with two parking floors and two levels of office space. The interior space consists of 34,160 sf with the third floor being 16,140 sf and the fourth floor being 18,020 sf.

Relocation of its divisions within DCS to the CPB building will provide additional space for current employees, provide for additional work space, storage, meeting rooms and most importantly enhance the DCS' ability to interact and service the residents and kupuna of the City and County of Honolulu. The proposed relocation to the CPB operation center would potentially address many needs that are not being met at Kapalama Hale. DCS relocating to the proposed location will also open its space at Kapalama Hale for departments, such as Department of Customer Service to also consolidate its operations and to meet their growing demand for service.

DCS is proposing to relocate its current staff of 114 employees with 30 vacancies that are projected to be filled in the near future. This presents a baseline of 144 active employees at the new CPB location.

The building provides 86 parking stalls on the first two floors with street parking in the surrounding neighborhood. While 86 stalls would not be enough to accommodate the current staff of 114, it would be substantially more than is provided by DFM. In addition, CPB has shared that when they were running at full capacity, parking stalls were rented from Kuakini Medical Center.

The third floor of the building (16,140 sf) has 109 workstations, one office, two conference rooms, an employee lunch room/lounge and storage areas. The fourth floor (18,020 sf) has 76 workstations, three offices, three conference rooms, an employee lunch room/lounge and storage areas. This floor also has the option to accommodate 16 additional workspaces by building out the existing computer room and open area next door. The exact storage room space was not provided by CPB.

#### **Public Benefit**

The Elderly Affairs Division (EAD) envisions utilizing the additional space to create a reception area with dedicated meeting spaces where division staff can meet one-on-one with its seniors to address their various needs. EAD is confident it can make Suite 304 work for their current and future needs. EAD's current operations are limited in the current space that is provided in Kapalama Hale.

The space would allow EAD to double its current staffing for the Information and Assistance Section (Senior Helpline, Case Management, Community Outreach, and Assessment Units) from 13 FTEs to 28 FTEs.

During the past year, EAD made approximately 16,000 contacts with the community. The new location and expanded workforce would allow EAD to double the amount of contacts to 32,000.

The space would also support a Kupuna Resource Center that would allow individuals in the community to access literature and brochures related to various aging topics. Additionally, kupuna would be able to make use of computer stations to access online resources including tele-services

Office of Grants Management (OGM) is currently situated adjacent to EAD's call center. OGM has expressed the need for more workstations due to the increase in OGM projects. OGM has also maintained an interest in growing their staff to accommodate the increased workload. OGM has identified Suite 301 in the CPB building where they would be well situated.

OGM's primary responsibility is administering the grants issued through the Grants in Aid (GIA) Fund. Ordinance mandates that one half of one percent of City revenues must be allocated to non-profit funding. As City property tax revenue rises, so has the amount of funds in the GIA fund and the number of grants awarded. As a result, OGM may require staff growth in the future and the additional space will allow for that.

In addition, each year, OGM is mandated by Ordinance to complete contracting by specific deadlines. As a result, staff needs to meet one-on-one with grantees either virtually or in-person and a lack of conference space has hindered OGM in the past. The move will allow OGM more space to meet one on one with non-profits for contracting or technical assistance.

The Community Assistance Division (CAD) has an opportunity to consolidate its two locations under one roof creating a central location to operate and serve the residents of Oahu. CAD requires a dedicated reception area and front desk service, as well as, separate interview/meeting rooms to work one-on-one with clients in a more personal setting.

#### **PROPERTY INFORMATION**

Name of Project: Central Pacific Bank Operations Center Lease versus Acquisition

Tax Map Key: 17020010 (32,305 sf) and 17020047 (7,155 sf)

Address of Property: 222 North School Street

Value of Interest to be acquired: \$10.46M Purchase (based on RPT assessment provided by CPB).

Current Proposal: CPB proposing that upon completion of sale of land from Atherton to the City, CPB will gift the office building and adjacent parcel to the City.

Property Status: Existing structures/improvements and occupied.

Current Owner: TMK 17020010 - Atherton Family Foundation - Fee owner  
Central Pacific Bank - Lessee  
TMK 17020047 - Central Pacific Bank - Fee owner

Current Tenants: Central Pacific Bank - operations center

## PROPOSED USE

Current Use:	Currently occupied by Central Pacific Bank employees and utilized as bank operations center
Proposed Use:	Relocate DCS departments CBDD, OGM, EAD from Kapalama Hale
Anticipated Development:	TBD
Renovation:	OGM build out, EAD build out to include customer service area and dedicated meeting areas for clients.
Existing Occupants:	CPB operations staff anticipated moving operations and employees ending 2023.
Statement on public benefits:	Enhance the DCS' ability to interact and service the residents of the City and County of Honolulu. The proposed relocation to the CPB operation center would potentially address many needs that are not being met at Kapalama Hale. DCS relocating to the proposed location will also open its space at Kapalama Hale for other departments to expand.

### Kapalama Hale Dept/Division Data

- Employees for DCS total by divisions and office space utilized
  - Divisions and employees (civil service/contracts)
    - Administration
    - Community Based Development Division (CBDD)
    - Elderly Affairs Division (EAD)
    - Office of Grants Management (OGM)
    - Community Assistance Division (CAD)
- Total current employees to be transferred: **99** current employees
  - 30 vacant funded positions

Position count identified for relocation to CPB:

Division	Current Staff	Vacant Positions	Division Total
ADMIN	9	0	9
CBDD	24	6	30
EAD	19	26	45
OGM	7	1	8

CAD	55	30	85
TOTAL	114	63	177*

\* Position count provided by DCS ASO. Excludes WorkHawaii.

\*HONU personnel under CBDD are not included since they are contract positions.

\*15 of the CAD staff work in Kapolei and would most likely need to remain in that facility as they service clients in West Oahu.

\*AJCH's current staff (46 and vacant positions (57) not included in position count.

#### CPB/Kapalama Hale Office Space Comparison

Location	Executive Offices	Cubicles	Conference Rooms	Break Rooms	Storage Rooms
Kapalama Hale	7	66	4 (shared)	2 (shared)	3
CPB	3	185 (additional 16, if needed)	5	2	N/A

#### CPB Property Information

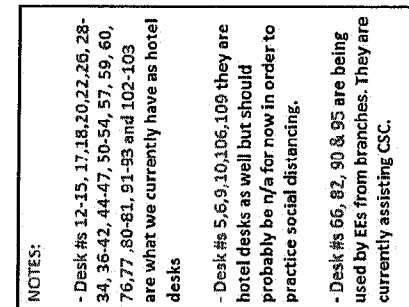
- First floor build out consists of:
  - Parking - 43 stalls
- Second floor build out consists of:
  - Parking - 43 stalls



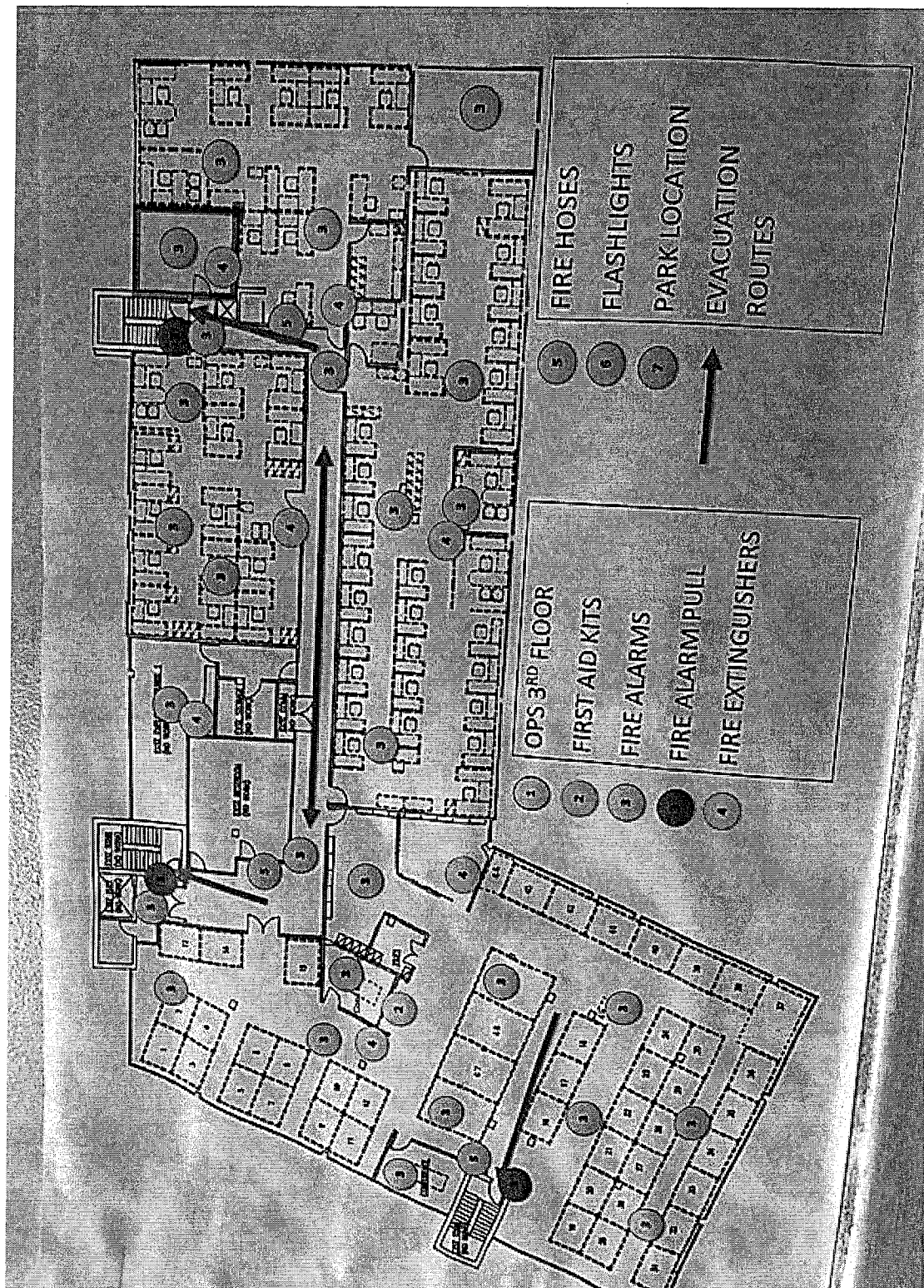
- 

## OPERATIONS CENTER

3RD FLOOR



NOTES:



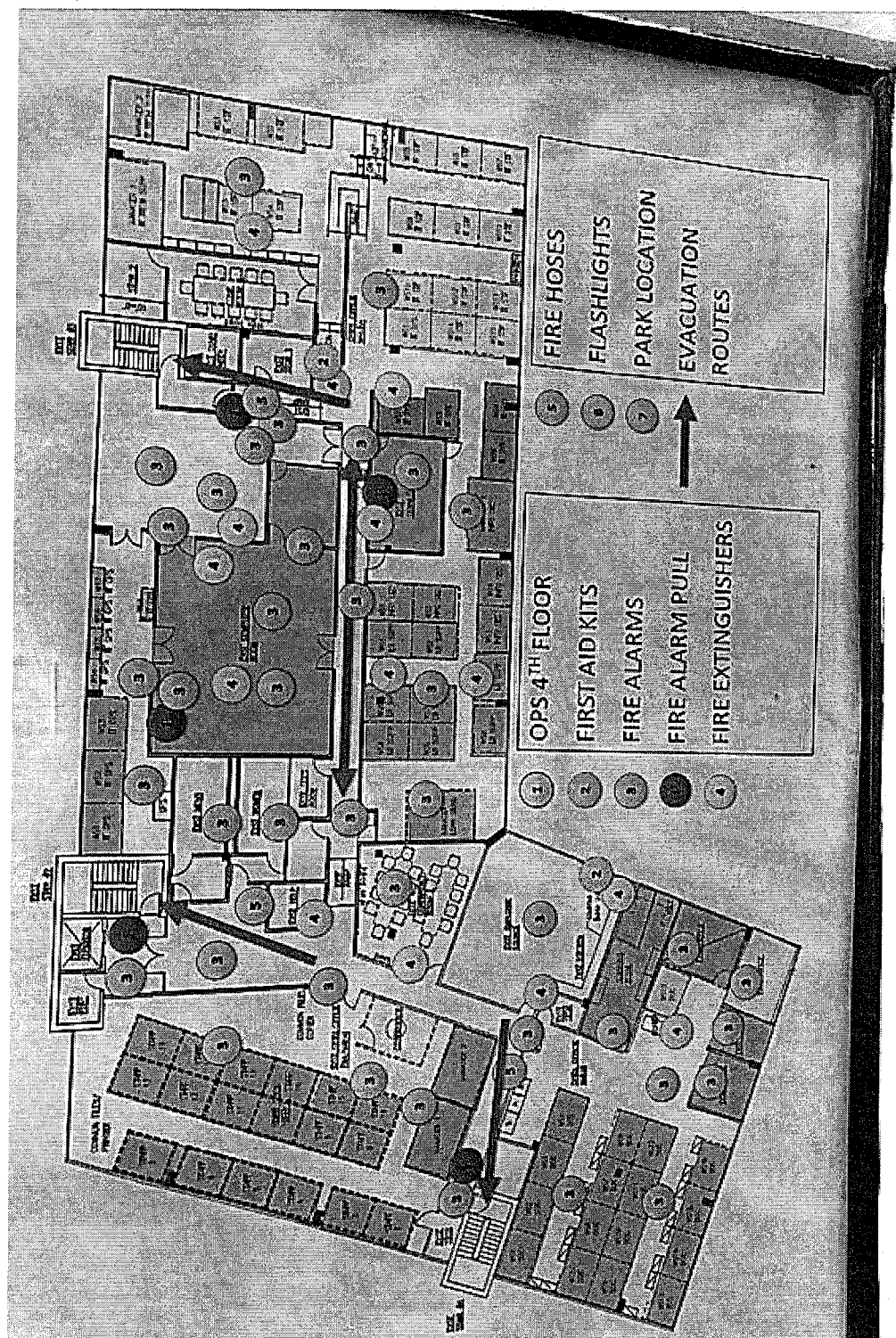
- o 76 cubicles
- o Potential for 16 additional cubicles by converting the computer room and adjacent open space
- o 3 executive offices
- o 3 conference rooms
- o Employee lunch room
- o Additional capacity for offices, workstations, and storage

Layout:

4TH FLOOR  
SCHEME 1 (revised) 2016 FEB 11

4TH FLOOR  
SCHEME I (revised) 2016 FEB 11







### CPB ANALYSIS MATRIX

	<b>KAPALAMA 925 Dillingham</b>	<b>PROPOSED CPB 222 North School Street</b>
<b>Square footage</b>	Kapalama Hale: 12,000 sq ft.  51 Merchant/842 Bethel Street: 17,661 sq ft.  Total: 29,661 sq ft.	Current interior space 34,160 sf  Total building SF 66,440 (4 story)  Property owner: Atherton Foundation (TMK 17020010) 32,305 sf and CPB (TMK 17020047) 7,155 sf.
<b>Purchase</b>	In 2017, (FY18) DCS purchased 925 Dillingham for \$27.5 million	\$10.46M  CPB RPT's Assessed Value Land \$5.81M Building value: \$4.65M
<b>Generator/Solar</b>	Generator – No Solar – No	Generator – Yes, full standby generator, diesel 500 gallons, serviced quarterly.  Solar – Rooftop PV system
<b>Infrastructure (IT)</b>	Existing infrastructure	Existing fiber going into the building provided by Hawaiian Telcom.
<b>Work space</b>	66 cubicles 7 offices 3 storage rooms	185 cubicles 4 offices  *Total 3 <sup>rd</sup> and 4 <sup>th</sup> floor *Space to add additional 16 cubicles and or convert to offices/meeting rooms
<b>Storage space</b>	2 DCS dedicated storage rooms (CBDD file room and administration storage) CBDD has 500 file boxes stored in Harbor Village EAD stores files on and off site	Ample space available for storage or reconfiguration for storage space.

<b>Meeting/Conference rooms</b>	4 shared conference rooms for departments (DCS, CSD, Ethics, Neighborhood Com, EEO/EDA, BFS FGU, HPD)	5 conference rooms  *Total 3 <sup>rd</sup> and 4 <sup>th</sup> floor
<b>Employee break rooms</b>	2 shared break rooms for department employees (DCS, CSD, Ethics, Neighborhood Com, EEO/EDA, BFS FGU, HPD)	2 employee lunch rooms  *Total 3 <sup>rd</sup> and 4 <sup>th</sup> floor
<b>Parking</b>	175 total shared stalls *100 shared stalls in parking lot for department employees (DCS, CSD, Ethics, Neighborhood Com, EEO/EDA, BFS FGU, HPD) 75 reserved on street canal parking (*100 stalls from ASO)	86 available onsite 43 per deck 2 decks – 16,140 sf each
<b>Additional street parking</b>	Yes	Limited parking in the neighborhood. CPB has rented parking at Kuakini Medical in the past.
<b>ADA Access</b>	Yes	Yes
<b>Access to public transit (for public and employees)</b>	Yes  Est. 6 bus stops on Dillingham within walking distance	Yes  Bus stops on Nuuanu Ave and Liliha Street may need to consider installation of bus stop closer to CPB Ops center.
<b>Opportunities to expand</b>	Space is limited due to multiple departments located within the existing building.	Ample space available for work stations, meeting rooms, reception area for front facing divisions (EAD, OGM), and storage.  DCS relocating to this site also opens its space up for departments such as CSD to expand.

## Department of Planning and Permitting - Property Information



City & County of Honolulu

### Department of Planning & Permitting (DPP)

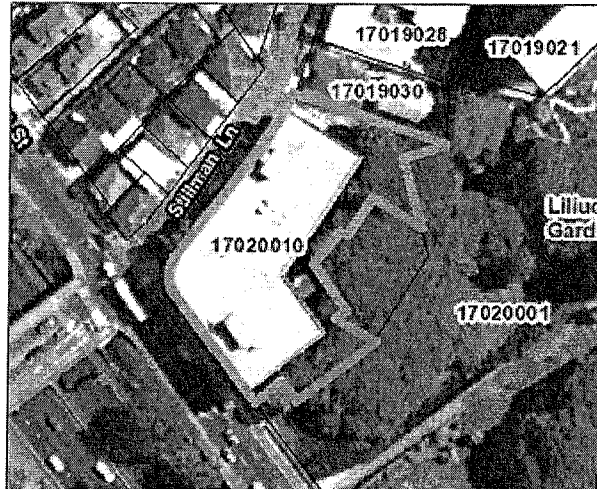
#### Property Information

222 N SCHOOL ST

Tuesday, January 24, 2023 | 12:59:06 PM

#### General Information

TMK: 17020010:0000  
Building Value: \$4,378,200.00  
Building Exemption: \$0.00  
Land Value: \$5,039,600.00  
Land Exempt: \$0.00  
Acres: 0  
Square Feet: 32,305  
Property Tax Class: Commercial  
City: Honolulu / Kapalama  
Zip Code: 96817  
Realtor Neighborhood: Nuuanu-Lower



Nearest Park:

Liliuokalani Botanical Garden

[show route](#)

#### Tax Bill Owner Information

Name	Type	Address	Address 2	City State Zip
ATHERTON FAMILY FOUNDATION	Fee Owner			
CENTRAL PACIFIC BANK	Lessee	220 S KING ST FL 2		HONOLULU HI 96813

#### 2010 Census Information

Tract Number: 005000  
Block Number: 3001  
Population (block): 749

#### Voting Information

City Council Member: Radiant Cordero  
Polling Place: Kauluwela Elem Sch  
Address: 1486 Aala St  
Neighborhood Board: Liliha-Kapalama

#### School and Transit Information

Elementary School: Kauluwela [show route](#)  
High School: MCKINLEY [show route](#)  
Near Transit Route: Yes  
Near Bus Routes: 85, 85A, 88, 88A, 94, E, PH6, W1, W2, W3

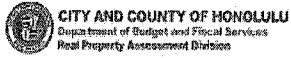
#### Zoning and Flood Information

Zoning (LUO) Designation: A-1  
Ohana Zoning Designation: Ineligible  
FEMA Flood Designation: AE / AEF / XS / X  
Tsunami Evacuation Zone: No

[more public safety info >>](#)

2/21/23, 2:37 PM

qPublic.net - City and County of Honolulu, HI - Report: 170200470000



**CITY AND COUNTY OF HONOLULU**  
Department of Budget and Fiscal Services  
Real Property Assessment Division

#### Parcel Information

Parcel Number 170200470000  
Location Address 1631 D STILLMAN LN  
Project Name  
Legal Information POR RP 7793 LCAW 7713:49 RP 6915 LCAW 2134:2 7,155 SF DES  
Property Class RESIDENTIAL  
Land Area (approximate sq ft) 7,155  
Land Area (acres) 0.1643

[Plat Map](#) [PDF](#) [GIS Parcel Map](#)

Email us at [bfars@hawaii.gov](mailto:bfars@hawaii.gov) regarding Supplemental Plat Map PDFs.

#### Owner Information

Owner Names  
CENTRAL PACIFIC BANK fee Owner

#### Assessment Information

[Show Historical Assessments](#)

Assessment Year	Property Class	Assessed Land Value	Dedicated Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value
2023	RESIDENTIAL	\$795,600	\$0	\$0	\$795,600	\$0	\$0	\$0	\$795,600	\$0	\$795,600

2023 amended values not to be posted until new tax rates are processed on or after July 20.

[How to calculate real property taxes](#)

Land Classification	Square Footage	Acreage	Agricultural Use Indicator
RESIDENTIAL	7,155	0.1643	

[Department of Planning and Permitting \(DPP\)](#)

#### Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
03/07/2014	\$500,900	A51960480	FEE CONVEYANCE	Deed		03/24/2014			
09/14/2001	\$110,000	0100153570	FEE CONVEYANCE	Deed		09/28/2001			
06/24/1996	\$137,400	9600110963	FEE CONVEYANCE			08/02/1996			
06/01/1996	\$137,400		FEE CONVEYANCE						
01/11/1991	\$137,400	9100005047	FEE CONVEYANCE			01/15/1991			
01/01/1991	\$137,400		FEE CONVEYANCE						
11/07/1988	\$35,000	8800163817	FEE CONVEYANCE			11/10/1988			22550/430
11/01/1988	\$35,000		FEE CONVEYANCE						

[Treasury Division](#)

Pay online at [www.rphnlpay.com](http://www.rphnlpay.com)

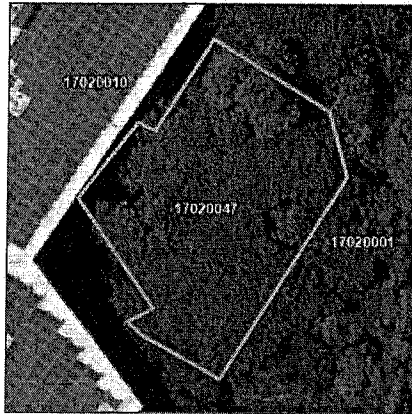
Other Payment Options [Click Here](#)

Please call Treasury Division at (808) 768-3980 if you have questions on your balance.

2/21/23, 2:37 PM

qPublic.net - City and County of Honolulu, HI - Report: 170200470000

Map



No data available for the following modules: Condominium/Apartment Unit Information, Appeal Information, Agricultural Assessment Information, Residential Improvement Information, Residential Additions, Commercial Improvement Information, Sketches, Other Building and Yard Improvements, Permit Information, Current Tax Bill Information.

By using this website, you have read, understood, and agreed to the disclaimer, privacy statement, and policy.

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Last Data Upload: 2/21/2023, 2:28:11 PM

Developed by  
 **Schneider**  
GEOSPATIAL

Version 2.3.248

## Tax Map Key Info

TMK: 1-7-020.047

POID: 117866

Historical TMK Sequence:

Tax Pin: 117866

Area (sq ft): 7155

Area (acres): 0.164

Lot Number:

Ohana: (None)

### PARCEL INFO

Type	Description
Council District Effective 20037	Radiant Cordero
Development Plan Areas	Primary Urban Center
Flood Zones	AE - 100 Year Flood, Base Flood Elevation Determined
Flood Zones	AEF - 100 Year Flood, Flood Way Area with AE
Flood Zones	XS - 500 Year Flood Plain
Height Limit	30'
Lot Restriction	None
Neighborhood Boards	14 - LILIHA/KAPALAMA
SMA	Not in SMA
Slide Area	None
Special Districts	Punchbowl Special District
State Land Use	Urban District
Street Setback	NONE
Zoning (LUO)	A-1 Low Density Apartment

### FACILITIES

Facility Code	Year Built	No. of Floors	Total Floor Area
No data available.			

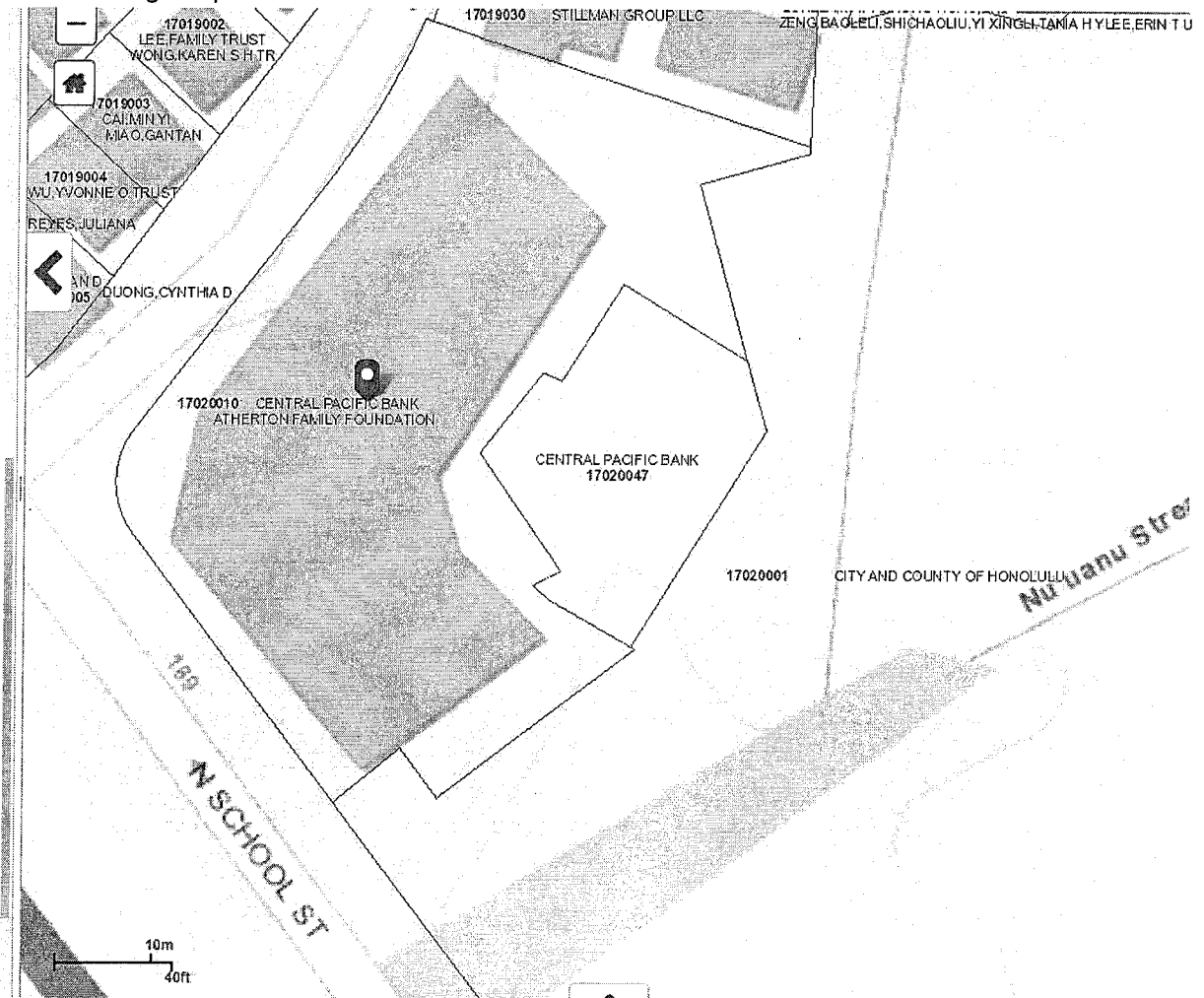
### TMK SEPARATIONS

Activity Code	Census Tract	Census Block
91 - SUBDIVIDED VACANT LAND	5000	3001

### Address List:

1611 - D STILLMAN LN

Surrounding Properties View:



## **ATTACHMENT 3**

### **AGENCY & COMMUNITY COMMENTS**



JOSH GREEN, M.D.  
GOVERNOR  
KE KIA'AINA

2023 MAY 22 PM 1:50

DEPARTMENT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU



CATHY BETTS  
DIRECTOR  
KA LUNA HO'OKELE

JOSEPH CAMPOS II  
DEPUTY DIRECTOR  
KA HOPE LUNA HO'OKELE

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

Re: 23-00152

May 19, 2023

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

Dear Ms. Wong:

Subject: 2023/PIM-2; Primary Urban Center Public Infrastructure Map Revision for the Acquisition of  
222 North School 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 one licensed Group Child Care Center located within a one mile radius of 222 North School 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,

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://envhonolulu.org>

2023 MAY 18 AM 8:00

RICK BLANGIARDI  
MAYOR  
CITY & COUNTY OF HONOLULU



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

MICHAEL O'KEEFE  
DEPUTY DIRECTOR


IN REPLY REFER TO:  
PRO 23-020

May 17, 2023

**MEMORANDUM**

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

ATTN: Jeffrey Lee, Planner VI  
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 222 North School Street

We have reviewed the subject request as transmitted to us by your memo dated May 12, 2023, reference no. 2023/PIM-2 (JI) 2356983. 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.

**Lee, Jeffrey K**

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**From:** Nakayama, Megumi <megumi.nakayama@hawaii.gov>  
**Sent:** Wednesday, May 17, 2023 3:08 PM  
**To:** Wong, Dina L; Lee, Jeffrey K  
**Cc:** Balassiano, Katia  
**Subject:** 2023/PIM-2; PUC PIM Revision for the Acquisition of 222 North School Street

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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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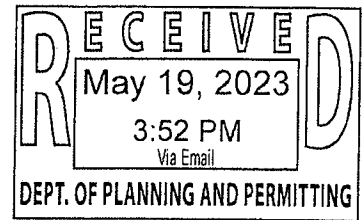
Aloha,

Thank you for providing us with the opportunity to review. The Office of Planning and Sustainable Development has no comments at this time.

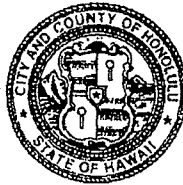
Mahalo,

**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

DEPARTMENT OF COMMUNITY SERVICES  
CITY AND COUNTY OF HONOLULU  
925 DILLINGHAM BOULEVARD, SUITE 200 • HONOLULU, HAWAII 96817  
PHONE: (808) 768-7762 • FAX: (808) 768-7792  
[www.honolulu.gov/dcs](http://www.honolulu.gov/dcs)



RICK BLANGIARDI  
MAYOR

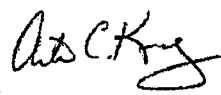


ANTON C. KRUCKY  
DIRECTOR  
  
AEDWARD LOS BANOS  
DEPUTY DIRECTOR

May 17, 2023

**MEMORANDUM**

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

FROM: Anton C. Krucky, Director  
Department of Community Services 

SUBJECT: Primary Urban Center (PUC) Public Infrastructure Map (PIM) Revision for the  
Acquisition of 222 North School Street, TMKs: 1-7-020: 101 and 047  
Project File Number 2023/PIM-2

The Department of Community Services (DCS) supports the PUC PIM revision to add a Government Building (GB) symbol for the acquisition of land and building located at 222 North School Street. The project will allow DCS to relocate and consolidate staff from Kapalama Hale and two buildings in Downtown and provide additional Elderly Affairs Division programs, including a Kupuna Resource Center and an expanded call-center operation. Community Assistance Division will be able to accommodate more low-income families seeking rental assistance and services, including low-income homeowners seeking rehabilitation loans.

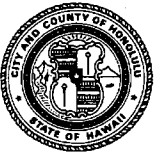
DCS would like to clarify that the land at 222 North School Street, TMKs 1-7-020: 010 and 047, is currently Central Pacific Bank's Data Operation Center, not the "Blood Bank" as noted on your May 12, 2023 cover letter. The attached summary description properly identified the property's **Existing Use**. Additionally, upon receipt of the appraisal, the total cost of acquisition should be amended to \$19.5 million.

Mahalo for the opportunity to provide comments on the proposed revisions to the PUC map for a Governmental Building (GB) symbol on the PIM map.

Should you have any question, please contact me at (808) 768-7760.

**ATTACHMENT 4**

**DRAFT RESOLUTION**



# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. \_\_\_\_\_

## 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 04-246, CD1; and

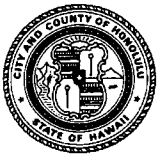
WHEREAS, Chapter 4, Article 8 of the Revised Ordinances of Honolulu 2021 ("ROH"), requires a major public facility, including a government building, to be shown on the appropriate PIM for a development plan area before the Council may appropriate funds for land acquisition; and

WHEREAS, the Department of Community Services has requested a revision to the PIM for the PUC DP area to add a government building symbol for the acquisition of property at 222 North School Street (the "Project"); and

WHEREAS, the Project site is located at 222 North School Street, the existing Central Pacific Bank Data Operations Center, and the adjacent vacant parcel at 1611 D Stillman Lane, on Tax Map Keys: 1-7-020:010 and 047, 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 Liliha 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 Section 4-8.2(b) of the ROH; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Dawn Takeuchi Apuna, Director, Department of Planning and Permitting; and Anton C. Krucky, Director, Department of Community Services.

INTRODUCED BY:

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DATE OF INTRODUCTION:

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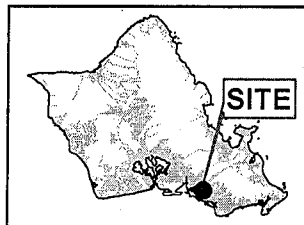
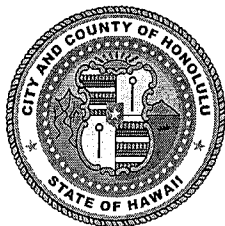
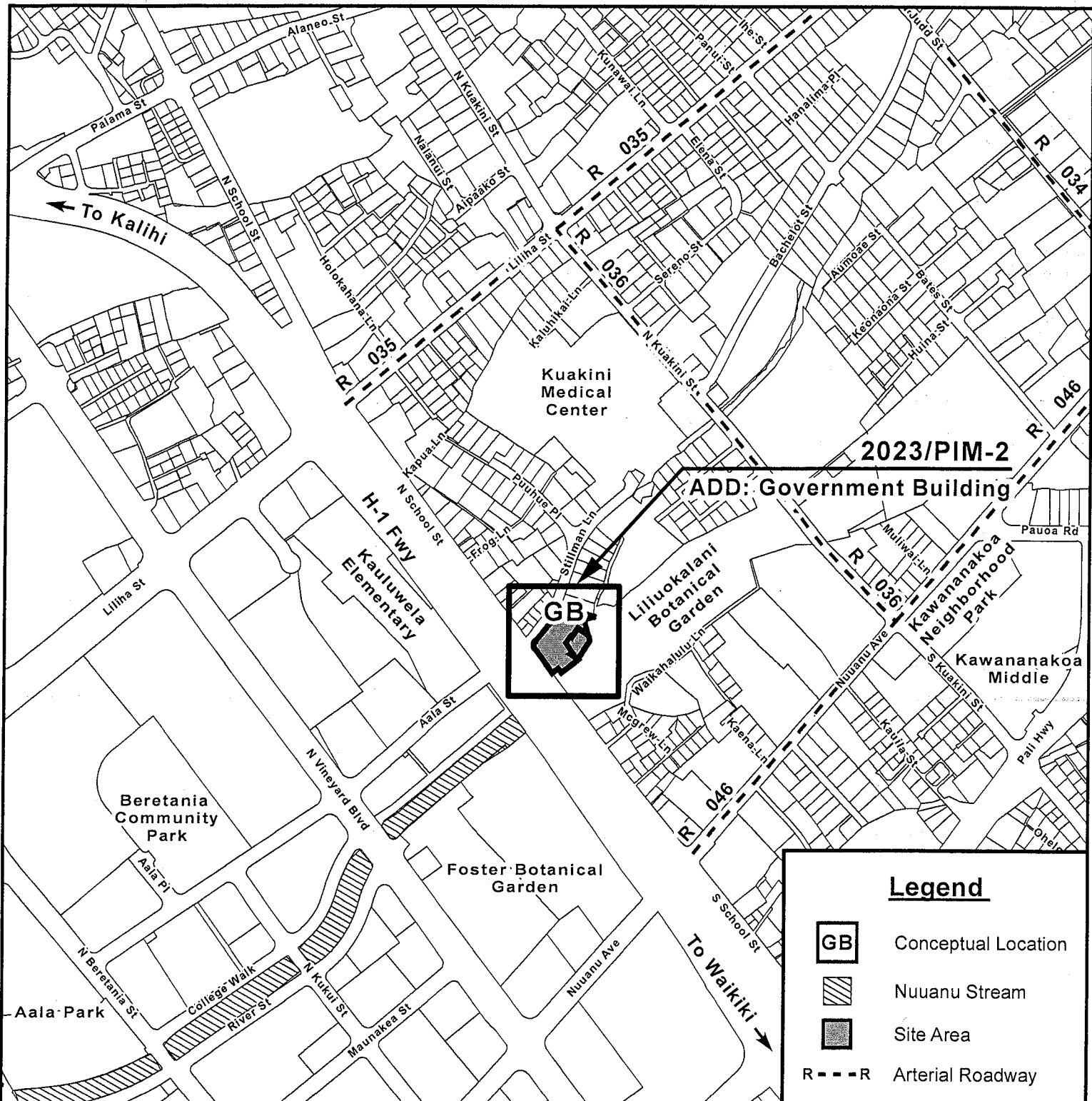
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\_\_\_\_\_  
Honolulu, Hawaii

\_\_\_\_\_  
Councilmember

## EXHIBIT A





VICINITY MAP

0 250 500 1,000  
Scale in Feet



# PORTION OF PUBLIC INFRASTRUCTURE MAP REVISION FOR PRIMARY URBAN CENTER 222 NORTH SCHOOL ST

TAX MAP KEY: 1-7-020:010 and 047

FOLDER NO.: 2023/PIM-2