



EXECUTIVE CHAMBERS

HONOLULU

RECEIVED

'90 JUL 10 A9:04

JOHN WAIHEE
GOVERNOR

June 18, 1990

OFF. OF ENVIRON.
QUALITY CONTROL

The Honorable Russel S. Nagata
Comptroller
Department of Accounting and General Services
1151 Punchbowl Street
Honolulu, Hawaii 96813

Dear Mr. Nagata:

Based upon the recommendation of the Office of Environmental Quality Control, I am pleased to accept the Final Environmental Impact Statement for the Women's Community Correctional Center as satisfactory fulfillment of the requirements of Chapter 343, Hawaii Revised Statutes. This environmental impact statement will be a useful tool in the process of deciding whether the action described therein should be allowed to proceed. My acceptance of the statement is an affirmation of the adequacy of that statement under applicable laws and does not constitute an endorsement of the proposed action.

When the decision is made regarding the proposed action itself, I expect the proposing agency to weigh carefully whether the societal benefits justify the environmental impacts which will likely occur. These impacts are adequately described in the statement, and, together with the comments made by reviewers, provide a useful analysis of the proposed action.

With kindest regards,

Sincerely,

JOHN WAIHEE

cc: ✓ Marvin T. Miura, Ph.D., Director, OEQC

1990-Dahu - FEIS -
WCC

FILE COPY

**WOMEN'S
COMMUNITY
CORRECTIONAL
CENTER**

Final Environmental Impact Statement

Department of Accounting and General Services • April 1990

WOMEN'S COMMUNITY CORRECTIONAL CENTER

**FINAL
ENVIRONMENTAL IMPACT STATEMENT**

D.A.G.S. JOB No. 12-27-2357

Submitted Pursuant to Chapter 343,
Hawaii Revised Statutes and
Title 11, Chapter 200,
Environmental Impact Statement Rules



Russel S. Nagata, State Comptroller
State of Hawaii
Department of Accounting and General Services

April 1990

WOMEN'S COMMUNITY CORRECTIONAL CENTER

**FINAL
ENVIRONMENTAL IMPACT STATEMENT**

D.A.G.S. JOB No. 12-27-2357

Prepared by:

DHM Planners inc.
1188 Bishop Street, Suite 2405
Honolulu, Hawai'i 96813

April 1990

PROJECT TEAM

**ANBE, ARUGA & ISHIZU ARCHITECTS, INC./
ROBERT M. MATSUSHITA & ASSOCIATES, INC. Joint Venture
Architects**

**WMFL, P.S.
Security/Justice Consultant**

**J. UNO & ASSOCIATES
Cost Estimating**

**GEOLABS - HAWAII
Soil Consultant**

**HAWAII DESIGN ASSOCIATES, INC.
Landscape Architects**

**IMATA & ASSOCIATES, INC.
Civil Consultant**

**NAKAMURA, OYAMA & ASSOCIATES, INC.
Electrical Consultant**

**NAKAMURA & TYAU, INC.
Structural Consultant**

**PACIFIC DESIGN ENGINEERS, INC.
Mechanical Consultant**

**PACIFIC PLANNING & ENGINEERING, INC.
Traffic Impact Study**

**R. M. TOWILL CORPORATION
Water System Engineering**

**DHM PLANNERS Inc.
Land Use and Environmental Planning**

**Duk Hee Murabayashi
Eric Parker
Lynn Taguchi**

**WOMEN'S COMMUNITY CORRECTIONAL CENTER
FINAL ENVIRONMENTAL IMPACT STATEMENT
SUMMARY PROJECT INFORMATION**

**PROPOSING
AGENCY:**

Department of Accounting and General Services
Division of Public Works
1151 Punchbowl Street
Honolulu, Hawaii 96813

**ACCEPTING
AUTHORITY:**

Governor John Waihee
c/o Dr. Marvin T. Miura, Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

CONSULTANT:

Mrs. Duk Hee Murabayashi
DHM Planners inc.
1188 Bishop Street, Suite 2405
Honolulu, Hawaii 96813
Phone: 521-9855

**PROPOSED
ACTION:**

Replacement and expansion of the Women's Community Correctional Center Facility and rehabilitation of Hookipa Cottage. Development will occur in phases. PHASE I, totaling 69,666 square feet of building area, will replace the existing Main Facility and create space for 96 female offenders. PHASE II, totaling 33,972 square feet of additional building area, will be limited to the development of additional support facilities and infrastructure. Three cottage units totaling 33,647 square feet of building area are presently planned as future cottage construction. The need for this (these) phase(s) of cottage construction is currently being evaluated. If all of the additional cottage units are constructed, the proposed facility will have a maximum capacity of 250 female offenders.

**PROJECT
LOCATION:**

Olomana, Kailua, Island of O'ahu
Lower slopes of Mount Olomana, mauka of Kalaniana'ole Highway

TAX MAP KEY:

TMK 4-2-06: Portion of 2

LOT AREA:

442-acres (Project Site: 14 acres)

**STATE LAND USE
DISTRICT**

Agriculture and Conservation (Project Site is located within the Agriculture District)

DP LAND USE: Public Facility and Preservation (Project Site is designated Public Facility)

ZONING: AG-2, General Agricultural District and P-1, Restricted Preservation (Project Site is designated AG-2)

LANDOWNER: State of Hawaii, under the jurisdiction of the State Department of Corrections

EIS PREPARATION NOTICE: OEQC BULLETIN, July 23, 1989 and August 8, 1989

DRAFT EIS SUBMITTED: Draft EIS submitted to the Office of Environmental Quality Control (OEQC) on January 22, 1990. Published in the OEQC BULLETIN on January 23, 1990, February 8, 1990, February 23, 1990 and March 8, 1990.

Changes contained in the text of the Final EIS which are 1) in response to comments made during the 45-day public review period; or 2) reflect changes in the proposed facility's phasing or construction, are in **BOLD FACE TYPE**.

GLOSSARY¹

FACILITY SECURITY LEVELS

The nature and number of physical design barriers available to prevent escape and to control inmate behavior, the degree of restriction of inmate movement within a correctional facility.

- **Community Security:** This level of facility employs open housing within a defined perimeter.
- **Minimum Security:** Housing may consist of single cells or rooms. Facility perimeter may have a single fence. Minimum security facilities typically place a strong emphasis on community based programs and activities.
- **Medium Security:** Housing should consist of living units with single cells. Facilities should have a secure perimeter and provide a wide variety of long-term programs and activities.
 - Pretrial inmates are those individuals whose trial is not over yet.
 - Not-sentenced inmates are those who are convicted of a crime but have not yet received their minimum sentence.²
 - Sentenced felons are those individuals who have gone through the court system and received their minimum sentence.
- **Maximum Security:** Represents the highest security level facility and requires secure housing within the most secure perimeter. Inmates are housed in single cells, which are secured with heavy duty hardware. Maximum security housing units should be supervised by at least one officer at all times. All out-of-cell movement should be restricted to movement inside the facility and should be carefully controlled.

INMATE CUSTODY CATEGORIES

The degree of staff supervision necessary to ensure adequate control of the inmate.

- **Community Custody:** These inmates do not pose the risks associated with other custody categories, and though direct supervision is not required, intermittent observation may be appropriate.
- **Protective Custody:** A form of separation from the general population for inmates requesting or requiring protection from other inmates.

¹ Sources: U.S. Department of Justice, Guidelines for the Development of a Security Program, July 1987, and American Correctional Association, Protective Custody in Adult Correctional Facilities, 1983.

² Minimum sentence is given to an inmate by the Hawaii Parole Authority.

- **Close Custody:** These inmates should be under constant supervision, with all movement restricted. During the day, these inmates should move on a check-out basis and night movement should be under escort and occur only with the approval of the watch commander.

OTHER PERTINENT TERMS

Special Treatment (Needs) Inmates: Inmates whose mental and/or physical condition require special handling and treatment by staff.

Special Management Inmates: Inmates whose behavior presents a serious threat to the safety and security of the institution, the inmate, the staff or the general population. Special handling and/or housing is required in order to regulate their behavior.

Wards: Convicted and sentenced youth committed to the Hawaii Youth Correctional Facility.

Dry Cells: Cells without lavatories and water closets, where inmates use centrally located facilities. The significance between the two types of cells is that you can lock an inmate down in a wet cell, but not in a dry cell.

Wet Cells: Cells equipped with individual lavatory and water closets.

TABLE OF CONTENTS

	<u>PAGE</u>
I. INTRODUCTION.....	1
1. Statement of Purpose and Need for Action.....	1
2. Preparation of the Environmental Impact Statement.....	3
3. Background.....	5
II. DESCRIPTION OF THE PROPOSED ACTION.....	9
1. Statutory Mandate.....	9
2. Inmate Population Growth Projections.....	9
3. Facility Size and Phasing.....	10
4. Facility Requirements.....	11
5. Development Costs and Schedule.....	23
III. DESCRIPTION OF THE AFFECTED ENVIRONMENT/PROPOSED ACTIVITIES/PROJECT IMPACTS.....	26
1. Existing Land Uses.....	26
2. Climatic Characteristics.....	33
3. Site Characteristics, Grading and Soils.....	34
4. Drainage.....	42
5. Biological Characteristics.....	43
6. Historic and Archaeological Resources.....	47
7. Utilities.....	50
8. Traffic and Access.....	60
9. Air Quality.....	63
10. Noise.....	64
11. Socio-Economic Characteristics.....	67
12. Visual Quality.....	75
IV. RELATIONSHIP OF THE PROPOSED ACTION TO LAND USE PLANS, POLICIES AND CONTROLS FOR THE AFFECTED AREA.....	91
1. Federal.....	91
2. State.....	91
A. The Hawaii State Plan.....	91
B. State Functional Plans.....	96
C. Hawaii Coastal Zone Management Program.....	97
D. Environmental Impact Statements.....	98
E. State Land Use District.....	98
3. City and County of Honolulu.....	101
A. General Plan.....	101
B. Koolaupoko Development Plan.....	103
C. Zoning.....	108
4. List of Necessary Approvals and Permits.....	111

V.	RELATIONSHIP BETWEEN SHORT TERM USES OF THE ENVIRONMENT AND MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY.....	113
VI.	IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES..	114
VII.	ADVERSE IMPACTS WHICH CANNOT BE AVOIDED.....	115
VIII.	SUMMARY OF UNRESOLVED ISSUES.....	116
IX.	ALTERNATIVES TO THE PROPOSED ACTION.....	117
	1. No Project Alternative.....	117
	2. Facility Alternatives.....	117
	3. Alternative Project Sites.....	118
	4. Alternatives to the Development of a New Access Road.....	123
X.	AGENCIES, ORGANIZATIONS, AND INDIVIDUALS CONSULTED.....	124
	REFERENCES.....	126

LIST OF EXHIBITS

<u>EXHIBITS</u>	<u>PAGE</u>
I - 1 Location Map.....	2
I - 2 Land Use Map of Koolau Correctional Complex.....	6
I - 3 Existing Population of Female Offenders at the WCCC Complex by Building.....	8
II - 1 Expect Breakdown of Female Offenders at the Proposed Main Facility by Status.....	11
II - 2 Project Area Plan.....	13
II - 3 Project Master Plan (By Function).....	15
II - 4 Summary of Programmed Space for the WCCC.....	19
II - 5 PHASE I Development.....	20
II - 6 PHASE II Development.....	21
II - 7 FUTURE COTTAGE CONSTRUCTION.....	22
II - 8 Cost Analysis PHASE I.....	24
II - 9 Cost Analysis PHASE II and FUTURE COTTAGE CONSTRUCTION.....	25
III - 1 Tax Map.....	27
III - 2 Demolition Site Plan.....	29
III - 3 Buildings to be Demolished.....	30
III - 4 Buildings to be Demolished.....	31
III - 5 Buildings to be Demolished.....	32
III - 6 Location of Drainage Swales Within the Project Site.....	35
III - 7 Location of Proposed Roadway Drainage Culverts.....	37
III - 8 Soil Map.....	40
III - 9 Tree Relocation Plan.....	45
III - 10 Landscape Master Plan.....	46
III - 11 Kukuipilau Heiau Location Map.....	49
III - 12 Proposed Water System.....	52

<u>EXHIBITS</u>	<u>PAGE</u>
III-13 Off-Site Sewer Plan.....	55
III-14 Relief Sewer Location Map.....	57
III-15 Electrical Utilities Map.....	59
III-16 Potential Construction Equipment Noise Ranges.....	66
III-17 Census Map.....	68
III-18 Summary of Resident Population.....	69
III-19 Population of CT 110 in 1980.....	69
III-20 Distribution of Residents by Place of Birth.....	70
III-21 Housing Conditions in 1980.....	71
III-22 Employment and Income in 1980.....	71
III-23 View Study Key Map.....	76
III-24 Vantage Point 1.....	77
III-25 Vantage Point 2.....	78
III-26 Vantage Point 3.....	79
III-27 Vantage Point 4.....	80
III-28 Vantage Point 5.....	81
III-29 Vantage Point 6.....	82
III-30 Vantage Point 7.....	83
III-31 Vantage Point 8.....	84
III-32 Vantage Point 9.....	85
III-33 Eastern and Southern View Profiles, PHASE I Completed.....	87
III-34 Eastern and Southern View Profiles, PHASE II Completed.....	88
III-35 Eastern and Southern View Profiles, FUTURE COTTAGE CONSTRUCTION Completed.....	89
IV-1 State Land Use District Map.....	99
IV-2 Development Plan Land Use Map.....	104

EXHIBITS

PAGE

IV-3	Development Plan Public Facilities Map.....	105
IV-4	Zoning Map.....	110
IX-1	Summary of the Category Ratings for the Physical and Social Criteria.....	121
IX-2	Numerical Summary of the Category Ratings for the Physical and Social Criteria.....	122

APPENDICES

<u>APPENDIX</u>	<u>PAGE</u>
A Comment Letters Received During the 45-day Public Review Period (January 23, 1990 - March 9, 1990) and the Consultation Phase of the EIS Preparation.....	A - 1
B Letter Regarding Certificate of Need Requirements.....	B - 1
C Aquatic Resources and Vegetation Reconnaissance Survey at the Women's Community Correctional Center, Kailua, Hawaii (AECOS, Inc. December 1989).....	C - 1
D Letters Regarding the Department of the Army Regulatory Jurisdiction Over the Drainage Swales and the Department of Land and Natural Resources' Determination of Whether a Stream Channel Alteration Permit is Required.....	D - 1
E Archaeological Reconnaissance Survey of the Proposed Women's Community Correctional Complex, Maunawili, Kailua, Oahu (John Szabian and Paul Cleghorn, Bishop Museum, Applied Research Group March 1989).....	E - 1
F Traffic Impact Assessment Report, Women's Community Correctional Center (Pacific Planning & Engineering, Inc., November 1989).....	F - 1
G Executive Orders 172 and 1692 Pertaining to the Public Use of the Project Site and Surrounding Land Area.....	G - 1
H Submittal Letter for Koolaupoko Development Plan Public Facility Map Amendments.....	H - 1
I Alternative Sites Study For the Proposed Women's Community Correctional Center (DHM Planners inc., December 1989).....	I - 1

ATTACHMENT

Site Grading Plan (Scale 1" - 40 feet) attached in back pocket

Chapter I

I INTRODUCTION¹

I.1 STATEMENT OF PURPOSE AND NEED FOR ACTION

The State of Hawaii, Department of Accounting and General Services (DAGS), and Department of Corrections (DOC), is proposing to replace and expand the Main Facility of the Women's Community Correctional Center (WCCC) on a 573-acre parcel of land owned by the State, on the Island of Oahu (see Exhibit I-1). The 573-acre parcel consists of a series of plateaus and ravines; 442 acres lie mauka (mountain) of Kalaniana'ole Highway and 131 acres are on the makai (ocean) side of the highway. The new WCCC Main Facility will be developed mauka of Kalaniana'ole Highway on a 14-acre site (TMK 4-2-06: portion of 2) encompassing the existing WCCC Main Facility.

According to a recent report by the State Legislative Auditor, the present women's institution is one of the worst and most overcrowded correctional institutions in the country.² The inmate population at WCCC, recently inflated by pretrial detainees, has gone far beyond the accepted limits agreed to between the State and the ACLU³ as previously set in the case of Spear vs. Ariyoshi (CIV 84-1104).⁴ Inmates are housed in dormitories which are double bunked, and crowded together so closely that little personal space is allowed. Privacy is virtually non-existent. There is no separate day room or TV area in these dormitories. Despite the recent addition of an educational building, female offenders have considerably fewer activities and program options than their male counterparts. The auditor's report states that the disciplinary segregation unit in the WCCC should, along with the main buildings of this facility, be converted into a museum of what penal confinement used to be in Hawaii.

Several government approvals are necessary before construction can begin on the project (refer to Section IV.4). During the approval process, pertinent agencies as well as relevant citizen groups and individuals will be consulted for their input. If all government approvals are obtained as projected, PHASE I construction of the project is expected to begin by the end of 1990.

-
- 1 Main Source: DAGS, WCCC Project Development Report, December 1986; DAGS, WCCC Space Program and Master Plan, June, 1988.
 - 2 Source: Legislative Auditor of the State of Hawaii, Management Audit of the Department of Corrections of the State of Hawaii, February 1989.
 - 3 Honolulu Star-Bulletin, "ACLU: Prison Overcrowding is Top Priority", October 23, 1989, p.A-5.
 - 4 The Spear vs. Ariyoshi case cited the correctional facility's operating capacity at 119 inmates, yet current figures often exceed 140 inmates.

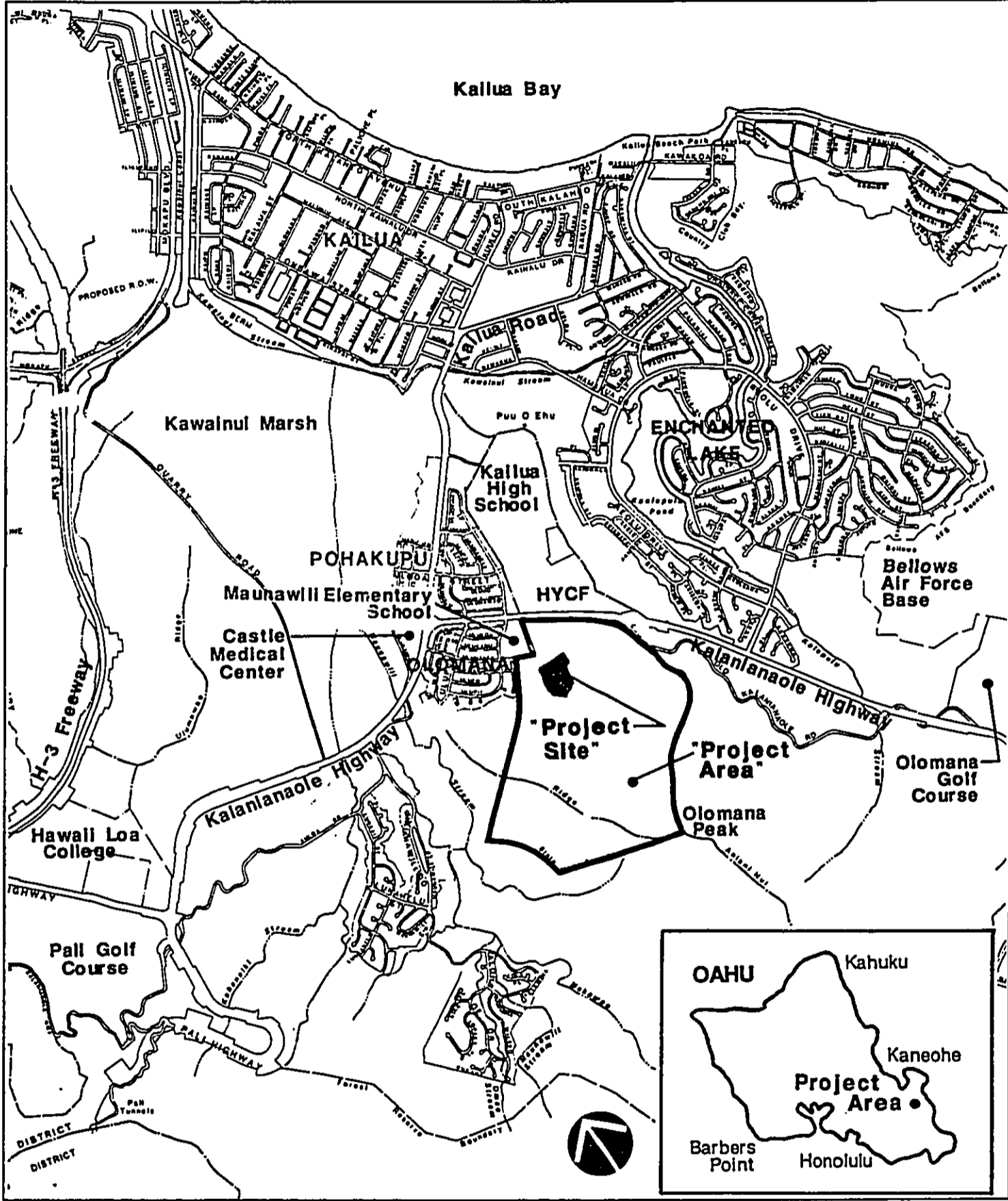
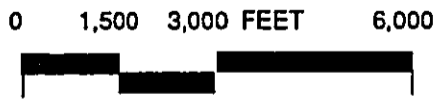


Exhibit I-1
Location Map
 Women's Community Correctional Center



DHM inc.
 Land Use and
 Environmental
 Planning

For the purpose of this report, all references to the "Project Site" will be confined to the 14-acre proposed WCCC site while the "Project Area" refers to the 442-acre area mauka of Kalaniana'ole Highway.

1.2 PREPARATION OF THE ENVIRONMENTAL IMPACT STATEMENT

This Final Environmental Impact Statement (Final EIS) has been prepared to describe the development of the correctional facility, assess the conditions of the affected environment, and to discuss mitigation measures to minimize any identified adverse impacts. Because of the identified inadequacies with the existing WCCC facility, the Final EIS was prepared from a perspective that a new correctional facility is required.

The Draft EIS (dEIS) for the proposed project was formally submitted to the Office of Environmental Quality Control (OEQC) on January 22, 1990 and published in the OEQC Bulletin on January 23, 1990. After a public review period of 45 days, all written comments received regarding the dEIS were addressed in writing (see Appendix A) and the Final EIS was prepared.

The original development proposal presented in the Draft EIS has not been substantially altered in design or concept. However, some changes have been made to the sequence of the facility's phasing. Some of the proposed infrastructure improvements have also been modified from what was originally proposed because of cost considerations.

Changes contained in the text of the Final EIS which are 1) in response to comments made during the 45-day public review period; or 2) reflect changes in the proposed facility's phasing or construction, are in bold face type.

In accordance with a distribution list prepared by the OEQC, the Draft EIS was circulated to various agencies and organizations for their review and comment. In addition to the agencies and organizations identified by the OEQC, the Department of Accounting and General Services and Department of Corrections also circulated the Draft EIS to pertinent community groups and government

representatives for their review and comment.⁵ Written responses submitted during the public review period (January 23, 1990 - March 9, 1990) are listed below. Two responses, one by the Office of Hawaiian Affairs and the other by the Department of Land and Natural Resources, which were received after the 45-day comment period are also included.

State of Hawaii

Department of Accounting and General Services
Department of Budget and Finance
Housing Finance and Development Corporation
Department of Business and Economic Development
Department of Business and Economic Development, Energy Division
Department of Defense
Department of Land and Natural Resources
Department of Transportation
Office of Environmental Quality Control
Office of Hawaiian Affairs
Office of State Planning
University of Hawaii, Environmental Center

City and County of Honolulu

Board of Water Supply
Building Department
Department of General Planning
Department of Housing and Community Development
Department of Land Utilization
Department of Transportation Services
Department of Parks and Recreation
Department of Public Works

⁵ The following community groups were sent copies of the Draft EIS: Kallua Neighborhood Board No. 31; Pohakupu Kukunono Community Association; Olomana Community Association; Maunawili Community Association; and the Lani-Kallua Outdoor Circle. Government representatives receiving copies of the Draft EIS included: Senator Stanley Koki, Representative Whitney Anderson, Representative Dennis Arakaki, Councilmember David Kahanu and Councilmember John Henry Felix.

Fire Department
Police Department

Federal

Department of Agriculture, Soil Conservation Service
Department of the Army (Corps of Engineers)
Department of the Navy

Private

Hawaiian Electric Company

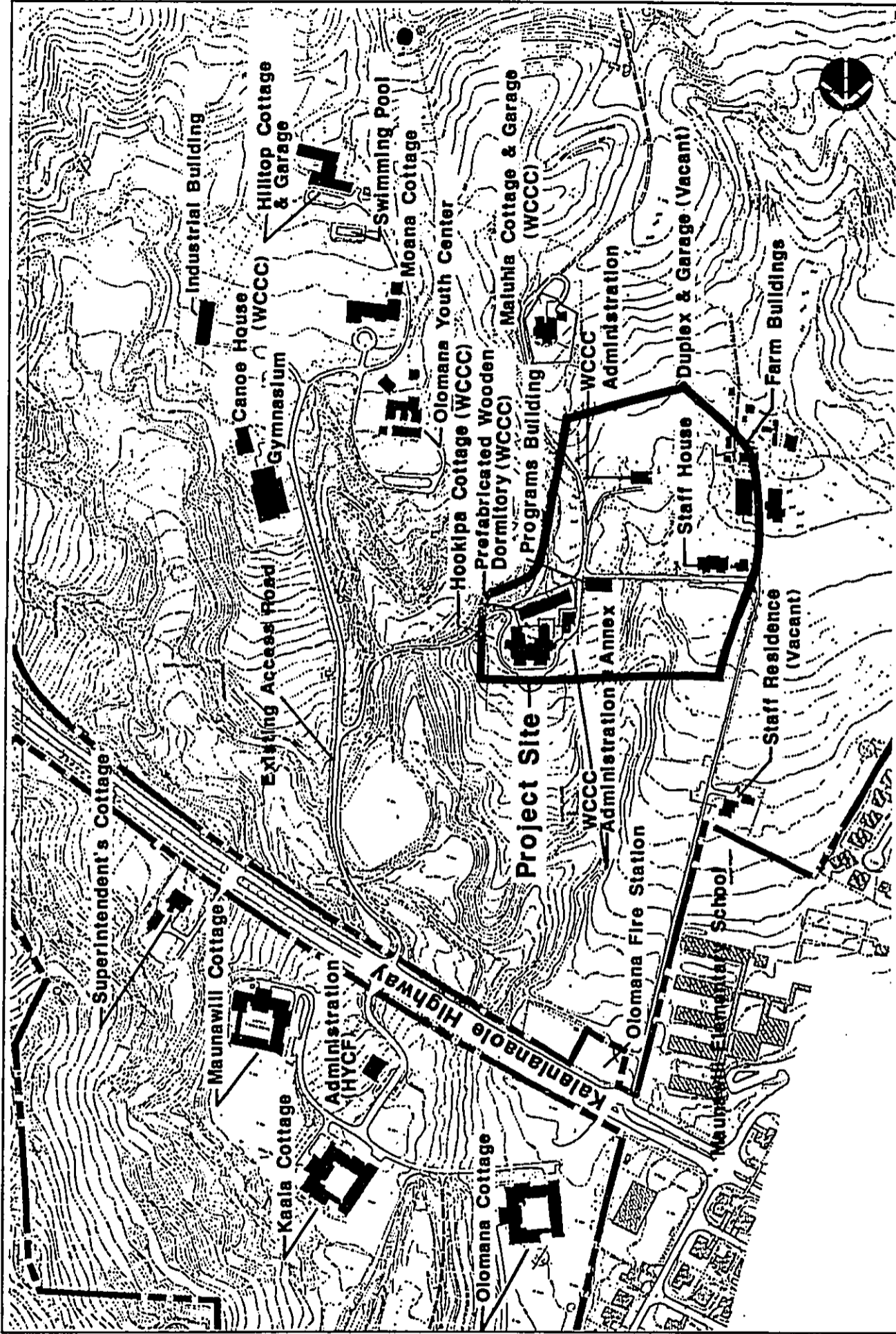
1.3 BACKGROUND

The facilities on the 573-acre parcel consist of buildings which serve functions related to the WCCC, Correctional Staff Training, the Department of Education's Alternative Education Program (Olomana Youth Center), the Hawaii Youth Correction Facility (HYCF)⁶, and farm activities. Although the property is utilized by a diverse group of users it is commonly referred to as the HYCF grounds or Koolau Correctional Complex. Geographically, however, the HYCF is separated from the WCCC and the other facilities by Kalaniana'ole Highway, with the HYCF being located on the makai land and the WCCC and other facilities being located in the Project Area (see Exhibit 1-2).

The present site of the WCCC has been utilized for a women's correctional facility since the late 1970s. In 1978, twelve women inmates were moved from the Halawa High Security Facility to the Maluhia Cottage on the HYCF grounds. The reason for the move was twofold: 1) the old Halawa Jail was in the process of being converted to an all male high security facility; and 2) the female population was growing and could no longer be accommodated at the old facility.

As the number of incarcerated women in the Maluhia Cottage increased, the women inmates were moved to the larger Hookipa Cottage on the HYCF grounds in 1979. In 1980, upon the

⁶ The HYCF is the only statewide secure custody facility to train juveniles. The HYCF was created in 1961 when operations for both juvenile boys and girls (the former Koolau Boys' School and the Kawai'oa Girls' School) were placed under a combined administrative unit.



DHM inc.
 Land Use and
 Environmental
 Planning



Exhibit I-2
Land Use Map of Koolau Correctional Complex
 Women's Community Correctional Center

completion of the new modules at the Oahu Community Correctional Center (OCCC) the women were transferred to Modules 7 and 8, as originally called for in the design of the new facility. However, the placement at the OCCC was short-lived. By November 1982, due to a expanding inmate population, the women were once again returned to the Hookipa Cottage on the HYCF grounds and the OCCC became an all male facility.

By FY 1984-85, the female wards who had been housed in Maluhia Cottage were moved to the old HYCF superintendent's house so that the women's correctional facility could expand to include Maluhia Cottage. To allow even more growth within Hookipa and Maluhia, a staff house and two garages were renovated into administrative office spaces. In the fall of 1985, a prefabricated wooden dorm, located behind Hookipa Cottage, was completed for occupancy.

At present the WCCC complex occupies three different buildings or groups of buildings: 1) the Main Facility which includes the Hookipa Cottage, the prefabricated wooden dormitory and the administration annex building; 2) the Administration Building; and 3) the Community Furlough Satellite Facility which includes Maluhia Cottage and the Canoe House. The Main Facility contains dorms for pretrial inmates and medium and maximum security female offenders, a detention unit, an ISO (isolation unit), central control, a medical unit, a library, a kitchen, a laundry area, program control and staffing. The Administration Building is a converted house and is used by the WCCC administrative staff. The Community Furlough Satellite Facility houses inmates of minimum security and community custody level and serves as an operational community furlough annex to the main WCCC facility.

The number of female offenders at the WCCC complex continually changes from day to day. Approximately, 100 female offenders are housed in the Main Facility and an additional 43 female offenders reside in the Community Furlough Satellite Facility. The head count of female offenders at the WCCC complex, at the end of each month, for the calendar year 1988 ranged between 120 (August) and 145 (April).⁷ The head count of WCCC female offenders on January 12, 1990 was 144. Exhibit I-3 provides a breakdown, by building, of the existing population of female offenders at the WCCC Complex.

⁷ Source: DOC, Average Facility Population by End of Month (1988).

Exhibit I-3
**EXISTING POPULATION OF FEMALE OFFENDERS
 AT THE WCCC COMPLEX BY BUILDING
 (AS OF JANUARY 12, 1990)**

BUILDING	DESIGNED BED SPACE	ACTUAL POPULATION
Main Facility:		
Hookipa Cottage	51	59
Prefabricated Wooden Dormitory**	48	45
Sub-Total	99	104
Community Furlough Satellite Facility:		
Canoe House	24	21
Maluhia Cottage	20	19
Sub-Total	44	40
TOTAL	143	144

**Also known as the Interim Cottage

Chapter II

II DESCRIPTION OF PROPOSED ACTION⁸

II.1 STATUTORY MANDATE

The State Department of Corrections (DOC) is mandated by Chapter 353 of the Hawaii Revised Statutes, to assure public safety and protect life and property of all people by confining and supervising adult females detained or committed to the Women's Community Correctional Center (WCCC). The priority guidelines of the Hawaii State Plan in the area of crime and criminal justice (Chapter 226, HRS, Section 105) include the reduction of overcrowding or substandard conditions in correctional facilities.

The DOC, through Chapter 353, HRS, is mandated to provide a broad range of basic social, psychological and medical services for inmates. The DOC is further guided by court decisions such as the Consent Decree [entered into between the State of Hawaii and the National Prison Project of the American Civil Liberties Union (ACLU) on behalf of prisoners at the Oahu Community Correctional Center (OCCC) and the Hawaii Women's Correctional Facility (HWCF)⁹ in the case of Spear vs. Ariyoshi (CIV 84-1104)] to provide custodial services, diagnostic evaluations, and a full range of work and programs designed to expand economic and social roles of women and facilitate, maintain and strengthen family ties.¹⁰

II.2 INMATE POPULATION GROWTH PROJECTIONS

A study conducted in 1986 by the State Intake Service Centers (SISC), developed population projections for female inmates in Hawaii to the year 2000. The SISC study projected inmate population growth in a linear manner, assuming that variables influencing the women inmate population would remain the same over time. By 1992 the study projected the female inmate population in Hawaii to

⁸ Unless otherwise noted, data are drawn from DAGS, WCCC Project Development Report, December, 1986; DAGS, WCCC Space Program and Master Plan, June, 1988.

⁹ Since the filing of the Consent Decree, the HWCF has been renamed the Women's Community Correctional Center (WCCC). The Community Correctional Centers (CCC) differ from the Correctional Facilities (CF). CCC's handle two different types of inmates: the pre-sentenced and the sentenced inmates. CFs house sentenced inmates only.

¹⁰ Source: Implementation Plans Submitted to the Court for Approval and Incorporation into the Consent Decree: Certificate of Service, Civil No. 84-1104, Filed in the United States District Court District of Hawaii, January 10, 1986.

range between 261-301 inmates. By the year 2000, the female inmate population was projected to more than double to a figure of approximately 601-644 inmates.¹¹

Although these figures were utilized for initial planning purposes, the reliability of the long range projections were questioned by the DOC because they were not sensitive to key variables which could impact future population levels.¹² For this reason, the DOC elected to use a more conservative population projection of 250 inmates to base its future facility needs.

Recently, the DOC has commissioned a study to explore the potential alternative sanctioning options available to divert female offenders away from secure confinement and into other program areas. The results of this study, which will be forthcoming, will provide an updated understanding of the projected secure confinement bedspace requirements for Hawaii's adult female population. Accordingly, the proposed facility has been designed so that the growth of the facility's bedspace can be phased to accommodate various projected populations up to a maximum rated bedspace of 250 beds.

II.3 FACILITY SIZE AND PHASING

The proposed new Main Facility is designed to house a maximum of 250 female offenders. The existing Community Furlough Satellite Facility (i.e., the Canoe House and Maluhia Cottage) will not be affected by the proposed project and will continue to serve its present function. Exhibit II-1 details the expected breakdown of female offenders at the proposed new Main Facility by status.

¹¹ Source: State Intake Service Center projections Memo No. 1, 2/28/86, and Corrections Division Memo, 3/3/86, quoted in WCCC Project Development Report, pp. 2.6-2.7.

¹² Population projections are subject to a variety of influences including changes in sentencing laws and the availability of new diversion programs. During the 1980s, two trends that have nationally contributed to correctional facility inmate increases are an increase in the number of adults arrested for drug trafficking and an increase in the likelihood that a serious offender will receive a prison sentence (Corrections Digest, May 3, 1989).

Exhibit II-1
**EXPECTED BREAKDOWN OF FEMALE OFFENDERS
AT THE PROPOSED MAIN FACILITY BY STATUS**

STATUS	% OF TOTAL	NO. OF INMATES
Sentenced Felons	60%	150
Non-sentenced Inmates	24%	60
Short Term (probation felons misdemeanants, others)	16%	40
Total Population		250

The proposed project's development will occur in several construction phases. PHASE I construction (i.e., two cottages, supporting facilities and infrastructure) will replace the existing dilapidated security elements of the Main Facility and create space for 96 female offenders. PHASE II construction will be limited to the construction of additional supporting facilities and infrastructure. FUTURE COTTAGE CONSTRUCTION will involve the construction of additional bedspace (up to the facility's maximum size of 250 beds). The need for the FUTURE COTTAGE CONSTRUCTION will be tied to the findings from a detailed population analysis and alternative sanctioning study which is currently being conducted. Should this study conclude that additional bedspace is not needed, no additional cottage construction will occur.

11.4 FACILITY REQUIREMENTS¹³

In order to accomplish the mission mandated to the Department of Corrections for the WCCC, the physical plant of the facility must respond to the following requirements:

- 1) The facility should be designed to house a maximum population count of 250 female offenders;
- 2) The facility should be built to accommodate the special needs of the adult female offender;

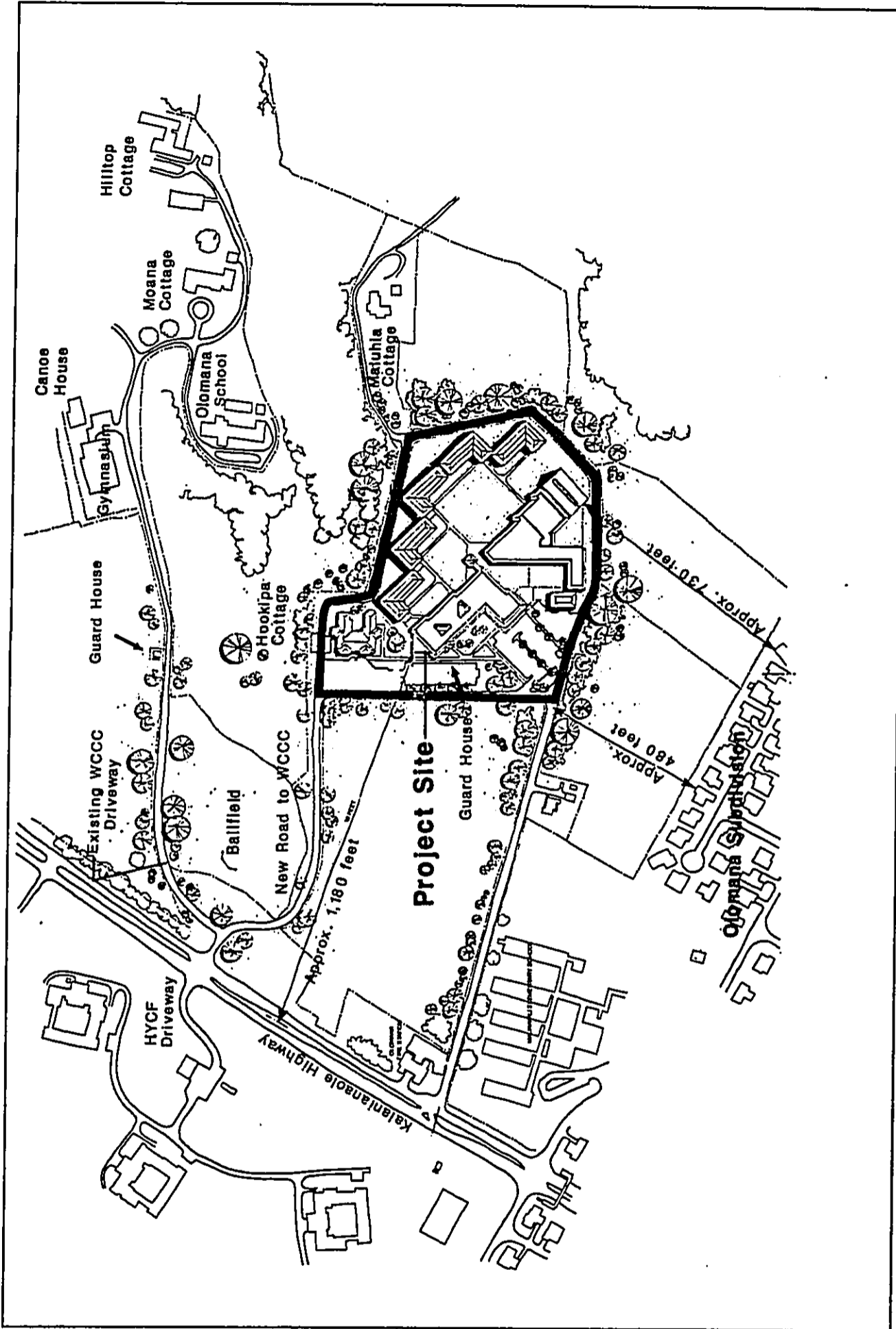
¹³ Source: DAGS, WCCC Space Program and Master Plan, pp. 2.1-2.2.

- 3) The facility should be capable of addressing the segregation requirements of its diverse inmate population (refer to Exhibit II-1); and
- 4) The facility should be autonomous and not share facilities with the Hawaii Youth Correctional Facility.

To meet the above stated requirements, the proposed project will include development of a correctional facility complex (i.e. buildings, recreation fields and courts, landscaped areas, parking lots and fences) and related infrastructure (i.e. access roadway and utilities) required to support the facility (see Exhibit II-2). The new buildings will be located mauka of the existing Hookipa Cottage. The primary vehicular access to the facility will remain from Kalaniana'ole Highway with a new 900 linear foot access roadway, comprising a total of 2 acres, being developed from the current access road entrance to the proposed facility. All vehicles driven by staff, visitors, and service contractors will pass by an entry gate house near Hookipa Cottage before they are allowed to proceed into the facility.

The master plan for the proposed facility is the result of an effort to integrate community concerns with the functional, security and cost requirements of a correctional facility. Listed below are some of the principal features of the master plan.

- Wherever possible, the individual buildings are dispersed on the site to break roof lines into smaller sections and avoid massing which would overwhelm the site.
- Gaps between the buildings are minimized to create a secure perimeter and allow for inmate movement within the complex.
- The buildings used for inmate housing are sited along the sloping terrain to minimize their visual impact.
- Where possible the building layout is oriented to take advantage of tradewinds for natural ventilation.
- The building designated for visiting functions is sited immediately adjacent to Hookipa Cottage. The nature of the building's function will allow it to have a "softer" facade which will be in harmony with the architecture of Hookipa Cottage.



DHM inc.
Land Use and
Environmental
Planning

Exhibit II-2
Project Area Plan
Women's Community Correctional Center



- Hookipa Cottage will be rehabilitated to house administrative offices. When the proposed facility development is completed, Hookipa Cottage will be situated outside of the facility's fence perimeter and existing fencing around the cottage will be removed. This will allow Hookipa Cottage to regain the quality of its original architecture.
- The access road and perimeter of the facility will be extensively landscaped to visually establish a "campus like theme" to the area.

The proposed facility will be grouped into areas according to function (see Exhibit II-3), type of occupants and required security. A description of the functional areas to be developed follows:¹⁴

A. Branch Administration

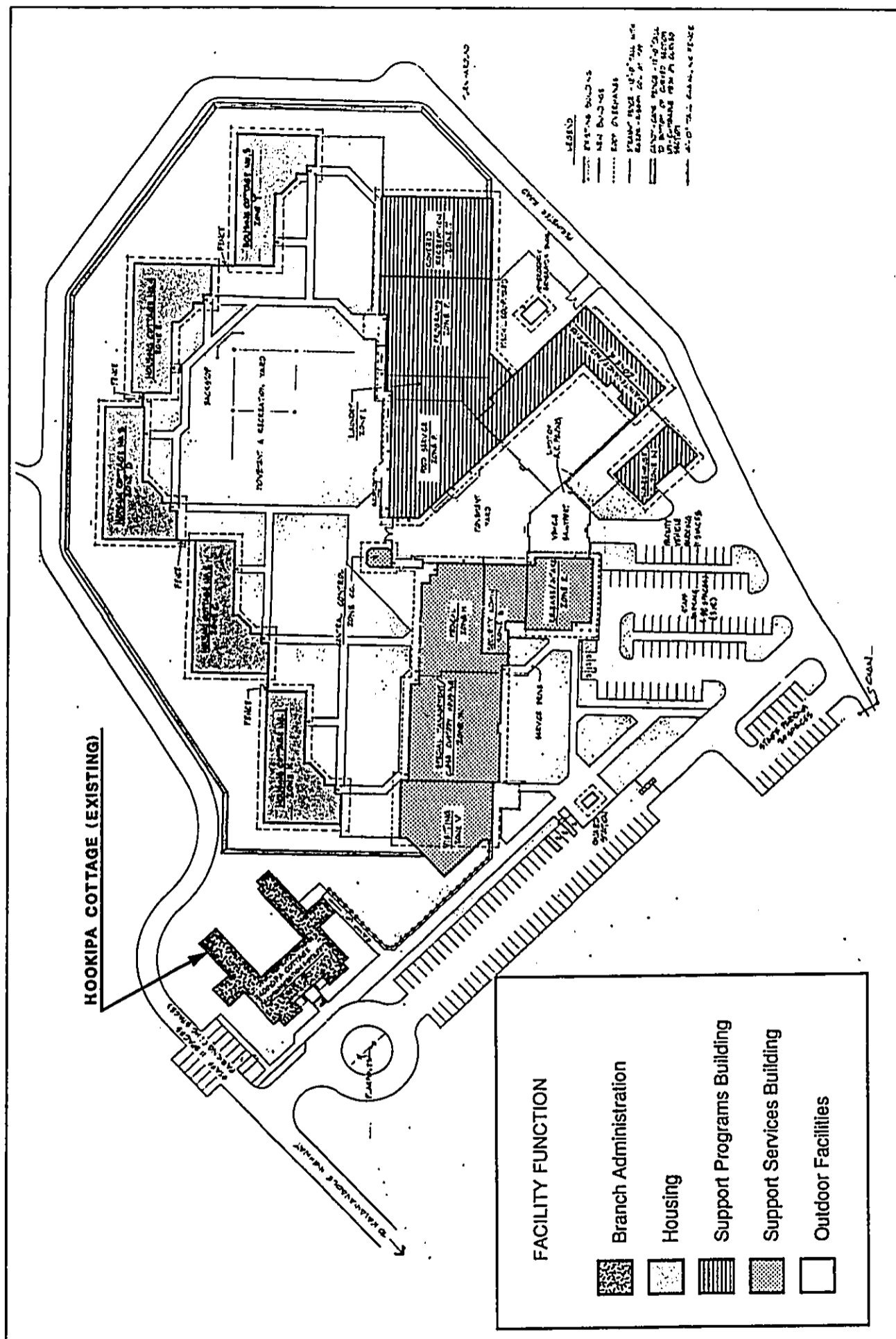
When the proposed facility is completed, all administrative functions relating to the WCCC will be housed in the rehabilitated Hookipa Cottage.

B. Housing

Depending on housing space needs, a total of five housing cottages (Cottages 1, 2, 3, 4 and 5) may be constructed to house the general population. The facility infrastructure will be designed to allow 48 single wet cells in each Cottage (i.e., equipped with their own individual lavatory and water closet). All cottages will have dayroom space, office space, and multipurpose space. A central outdoor recreation area will be developed for use by all residents.

At full occupancy there will be one cottage housing non-sentenced inmates of medium security, two cottages housing sentenced felons of medium security, and two cottages housing short-term sentenced inmates of minimum security. The cottages will be two levels high and will measure approximately 40 feet in height from the ground floor slab to the peak of the roof. The housing units will be 17'-4" to the eaves. The cottages will be arranged on the site to take advantage of the prevailing breeze for natural ventilation.

¹⁴ Source: WMFL, P.S.



DHM inc.
Land Use and
Environmental
Planning



Exhibit II-3
Project Master Plan (by Function)
Women's Community Correctional Center

C. Support-Services Building

A Support-Services Building will be constructed to house supporting services for the correctional facility. The structure will be one story high, 18'-8" to the top of the parapet.¹⁵ The Support Services Building includes:

- Release/Intake area for processing residents in and out of the facility;
- Security Administration for custody staff including locker rooms;
- a training room;
- offices;
- central control;
- an armory;
- Medical/Dental Special Services including a clinic and a 6-bed Infirmary to serve the residents medical and mental health needs; and
- a Visiting Area for both contact and non-contact visits.

The Support-Services Building will also house the Special Management/Close Custody Housing area with maximum security cells, dayrooms, exercise yards and related facilities.

A small, more secure air-conditioned housing area will be provided to accommodate special treatment residents and maximum security residents. This housing area will have 26 cells. **Approximately two (2) cells, per cottage constructed (10 cells if all five cottages are constructed) will be devoted for use by maximum or protective custody inmates.** The remaining cells will support the facility's intermediate care mental health bedspaces and disciplinary segregation bedspace needs.¹⁶

¹⁵ Due to the slope of the Project Site and the stepped down design of the buildings, the height to the top of the parapet will be greater than 18' -8" in some areas.

¹⁶ Per Hawaii Revised Statutes 323D-54(4), State Health Planning Development Agency (SHPDA), no "Certificate of Need" is required. Copy of full letter in Appendix B.

D. Support-Programs Building

A Support-Programs Building will be constructed to house supporting programs for the proposed WCCC. The structure will be one story high, 18'-8" to the top of the parapet.¹⁷

The Support-Programs Building will include:

- a Program Area including classrooms, library, commissary, chapel, covered recreation and related support areas;
- a Food Service including kitchen and dining area to serve all residents and staff;
- a Laundry for washing clothing, linen and bedding; and
- a Maintenance Area to serve building maintenance and physical plant support.

Correctional Industries space will also be provided to support this vital rehabilitation program. A supporting warehouse building will be provided "outside" of the enclosure.

E. Outdoor Facilities

Outdoor facilities will include a covered recreation area, maintenance yard, and a warehouse apron. There will be 153 paved parking stalls in the designated outdoor parking areas. This will include 82 staff parking stalls (including 4 handicap spaces), 60 visitor parking stalls (including 3 handicap spaces), and 11 facility vehicle parking stalls. Lighting for the parking will be provided by twenty (20), 16-foot high light poles located throughout the parking area.

The new compound will be surrounded by a "candy-cane" security fence around the perimeter of the facility. The fence will be 12 feet in height to bottom of the curved section, and will have a 5-foot diameter curve. An unclimbable mesh will be placed over the curved section. The facility will be surrounded by a perimeter road for the security patrol. Lighting will consist of thirty, 30-foot high poles spaced 100 feet apart along the outside edge of the perimeter road, facing the fenced border. The lighting for both the parking and perimeter road will illuminate only the immediate area where they are located. The new facility's lighting system will provide for adequate night vision for security and safety without producing glare on surrounding land uses. In comparison, sports area lighting systems often use 100-foot poles to brighten a field in a floodlight-like manner.

¹⁷ Due to the slope of the Project Site and the stepped down design of the buildings, the height to the top of the parapet will be greater than 18' -8" in some areas.

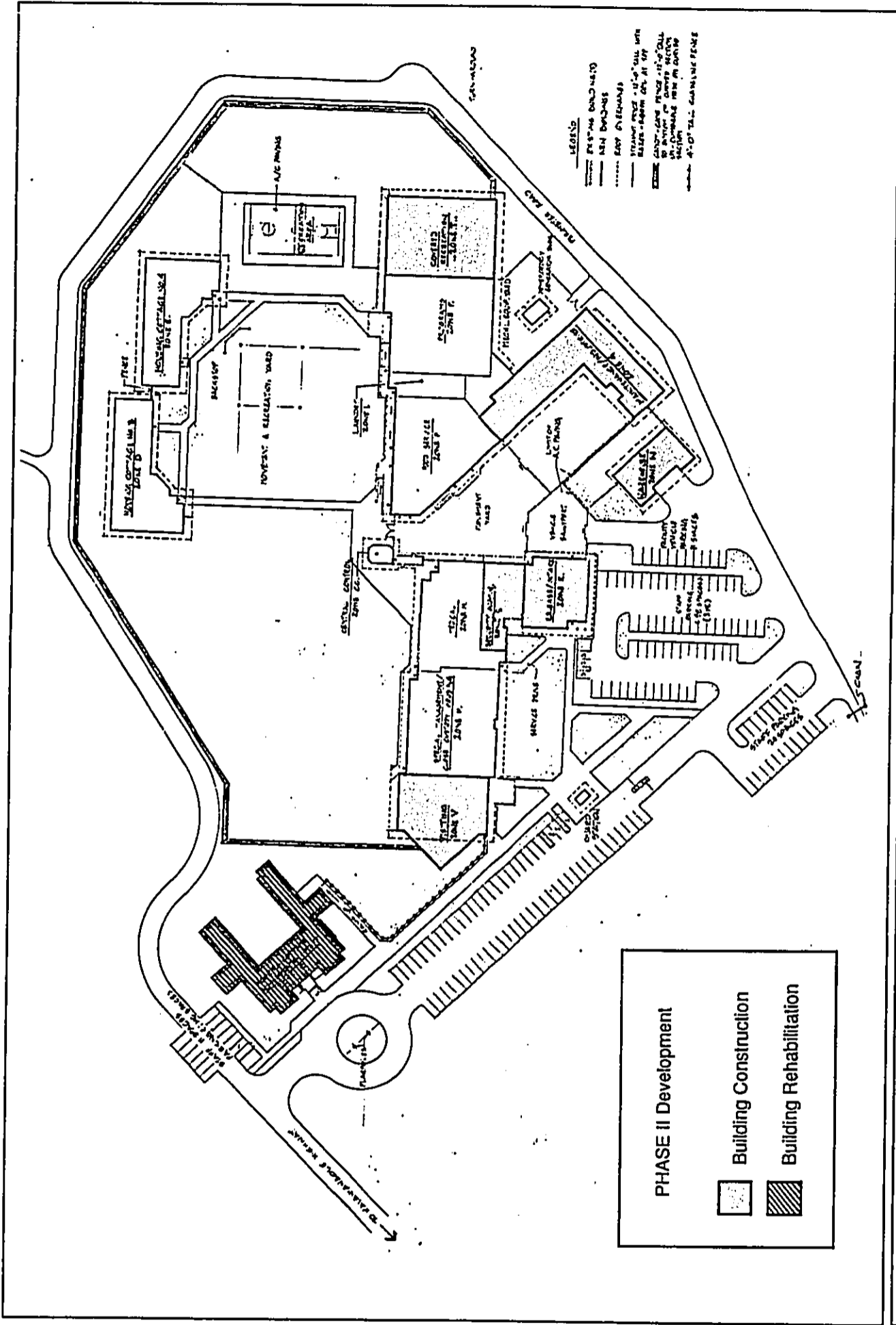
In response to community concerns, an escape alarm system will also be installed to alert nearby communities of any suspected escapes or problems associated with the facility.

As described in Section II.3, development of the proposed facility will occur in several construction phases, PHASE I, PHASE II and FUTURE COTTAGE CONSTRUCTION. When PHASE I construction is completed the facility will have a total building area of 69,666 square feet. If constructed, PHASE II construction will add 33,972 square feet to the facility's building area and FUTURE COTTAGE CONSTRUCTION will add an additional 33,647 square feet, for a total facility building area of 137,285 square feet. A square footage breakdown of the programmed spaces for the proposed WCCC, by phase and function, is provided in Exhibit II-4. Exhibits II-5 , II-6 and II-7 show the planned phasing of the WCCC.

Exhibit II-4
SUMMARY OF PROGRAMMED SPACES FOR THE WCCC¹⁸

DESCRIPTION	FLOOR SPACE (sq. ft.)		
	PHASE I	PHASE II	FUTURE
1) BRANCH ADMINISTRATION	0	7,512	0
2) HOUSING:			
Cottage 1	0	0	11,129
Cottage 2	0	0	11,129
Cottage 3	11,389	0	0
Cottage 4	11,389	0	0
Cottage 5	0	0	11,389
3) SUPPORT-SERVICES BUILDING:			
Special Management/Close Custody	8,193	0	0
Intake/Release	4,465	0	0
Medical/Dental & Special Services	7,104	0	0
Security Administration	4,585	0	0
Visiting	0	6,709	0
4) SUPPORT-PROGRAMS BUILDING:			
Correctional Industries/Maintenance	0	8,620	0
Food Services & Dining	9,115	0	0
Laundry	3,402	0	0
Programs & Recreation	10,024	0	0
Warehouse	0	2,880	0
5) RECREATION	0	8,251	0
	-----	-----	-----
PHASE I BUILDING AREA	69,666		
PHASE II BUILDING AREA		33,972	
PROPOSED FUTURE COTTAGE BUILDING AREA			33,647
TOTAL BUILDING AREA			137,285 SF

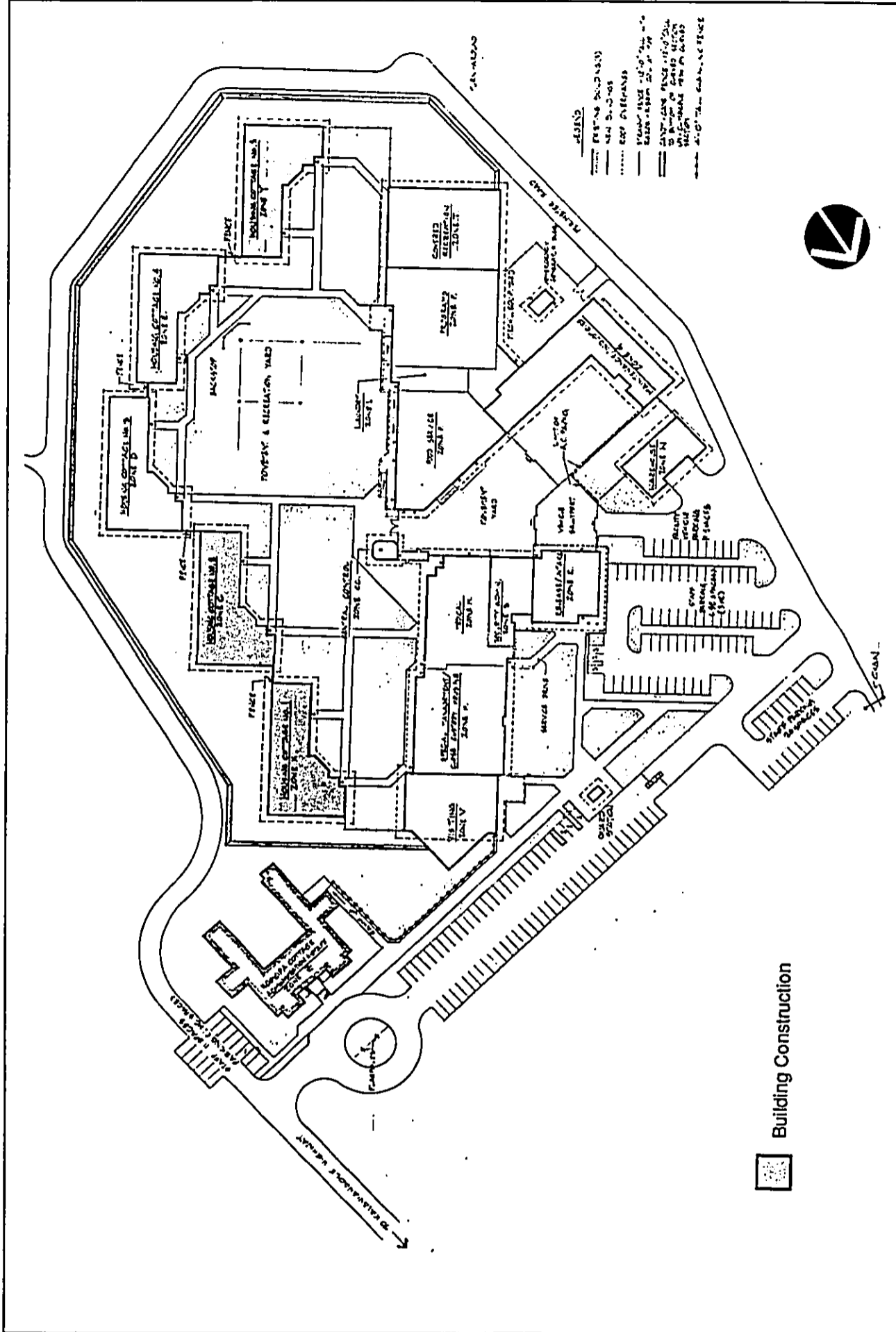
¹⁸ Source: Anbe, Aruga & Ishizu, Architects, Inc. and Robert M. Matsushita and Associates, Inc. joint venture.



DHM inc.
Land Use and
Environmental
Planning



Exhibit II-6
PHASE II Development
Women's Community Correctional Center



DHM inc.
Land Use and
Environmental
Planning

Exhibit II-7
FUTURE COTTAGE CONSTRUCTION
Women's Community Correctional Center



Building Construction

II.5 DEVELOPMENT COSTS AND SCHEDULE¹⁹

PHASE I construction is scheduled to begin November 1990 and end November 1992. Because funding appropriations have not yet been made, dates have not been set for construction of PHASE II and FUTURE COTTAGE CONSTRUCTION. The Department of Safety intends to seek an appropriation from the 1991 Legislature to complete PHASE II. If successful, construction on PHASE II could begin as early as January 1992 and be completed by September 1993. The need for FUTURE COTTAGE CONSTRUCTION will be based on the findings from a detailed population analysis and alternative sanctioning program study which is currently underway. Based on the findings from this study, appropriate funding will be sought to complete the necessary cottage space. If funding is made available development of the necessary cottage(s) could take place in conjunction with PHASE II construction and/or at a later date. If it is determined that additional cottage space is not required, the population of the Main Facility will be capped at 96 female offenders and no additional cottage construction will take place.

The associated cost of the proposed facility development, by building phase, is shown in Exhibits II-8 and II-9. The total estimated construction cost for the proposed facility is estimated to be \$31,792,552. This figure can be broken down by construction phase as follows: \$19,317,336 for PHASE I²⁰; \$6,131,618 for PHASE II; and \$6,343,598 for FUTURE COTTAGE CONSTRUCTION.

¹⁹ Source: Schedule created by WMFL based on DOC/DAGS projections. Cost analysis prepared by J. Uno & Associates, October 1989.

²⁰ The total cost figure includes construction of the water tank and pumping station, but defers to PHASE II: improvements to Kalaniana'ole Highway; construction of the new access road and roadway lighting; and some landscaping costs.

Exhibit II-8
COST ANALYSIS PHASE I²¹

SITE WORK - PHASE I	(cost in 1990 \$)
Phasing Coordination	100,000
Demolition of Existing Structure	80,000
On Site Improvements	3,181,022
Off Site Sewer Improvements	121,750
Relief Sewer	207,000
Contractor's Access Road	20,000
Landscaping	616,576
Exterior Electrical	616,680
On Site Detention Equipment	<u>200,000</u>
Subtotal - Site Work	\$5,143,028
FACILITY - PHASE I	(cost in 1990 \$)
Special Management/Close Custody	1,838,836
Housing Cottages 3 & 4	3,677,284
Programs & Recreation	1,375,635
Medical/Dental & Special Services	1,326,918
Food Services/Laundry/Dining	2,355,892
Security Electronics	675,000
Central Control	<u>125,000</u>
Subtotal - Facility	<u>\$11,374,565</u>
SUBTOTAL - SITE WORK AND FACILITY	\$16,517,593
NEW WATER SYSTEM	\$2,400,000
Subtotal	<u>\$18,917,593</u>
COST REDUCTION FROM VALUE ENGINEERING STUDY	(\$520,130)
Subtotal	<u>18,397,463</u>
CONTINGENCY, 5%	<u>\$919,873</u>
TOTAL - PHASE I²²	\$19,317,336

²¹ Source: J. Uno & Associates. Cost estimate is based on the contract bid opening on or before October 31, 1990 and the anticipation of normal soil conditions.

²² The cost figure represents the amount necessary to encumber a construction contract. It does not include: 1) reserve for change order contingencies; 2) construction management services; 3) furnishings and equipment; and 4) other miscellaneous project related expenses.

Exhibit II-9
**COST ANALYSIS PHASE II AND
 FUTURE COTTAGE CONSTRUCTION**

SITE WORK - PHASE II²³	(cost in 1990 \$)
On-Site Improvements	143,360
Entry Road	362,920
Kalaniana'ole Highway Improvements	200,000
Exterior Electrical	40,000
Landscaping	<u>200,000</u>
Subtotal - Site Work	946,280
FACILITY - PHASE II	
	(cost in \$)
Security Administration ²³	496,580
Release/Intake ²³	954,990
Correctional Industries ²³	1,148,563
Visiting ²⁴	775,095
Administration & Staffing ²⁴	705,490
Covered Recreation ²⁴	350,325
Warehouse ²⁴	<u>196,875</u>
Subtotal - Facility	<u>\$4,627,918</u>
SUBTOTAL - SITE WORK AND FACILITY	\$5,574,198
CONTINGENCY, 10%	<u>\$557,420</u>
TOTAL - PHASE II²⁵	\$6,131,618
FACILITY - FUTURE COTTAGE CONSTRUCTION²⁶	
	(cost in 1990 \$)
Housing Cottage 1	1,941,454
Housing Cottage 2	1,838,642
Housing Cottage 5	<u>1,986,811</u>
Subtotal - Facility	<u>\$5,766,907</u>
CONTINGENCY, 10%	<u>\$576,691</u>
TOTAL - FUTURE COTTAGE CONSTRUCTION²⁷	\$6,343,598

- ²³ Source: J. Uno & Associates. Cost estimate is based on the contract bid opening on or before October 31, 1990 and the anticipation of normal soil conditions.
- ²⁴ Construction cost estimates are based on schematic phase cost estimates from J. Uno & Associates, May 23, 1989.
- ²⁵ The cost figure represents the amount necessary to encumber a construction contract. It does not include: 1) reserve for change order contingencies; 2) construction management services; 3) furnishings and equipment; and 4) other miscellaneous project related expenses.
- ²⁶ Source: J. Uno & Associates. Cost estimate is based on the contract bid opening on or before October 31, 1990 and the anticipation of normal soil conditions.
- ²⁷ The cost figure represents the amount necessary to encumber a construction contract. It does not include: 1) reserve for change order contingencies; 2) construction management services; 3) furnishings and equipment; and 4) other miscellaneous project related expenses.

Chapter III

III DESCRIPTION OF THE AFFECTED ENVIRONMENT/PROPOSED ACTIVITIES/PROJECT IMPACTS

III.1 EXISTING LAND USES²⁸

A. Project Area

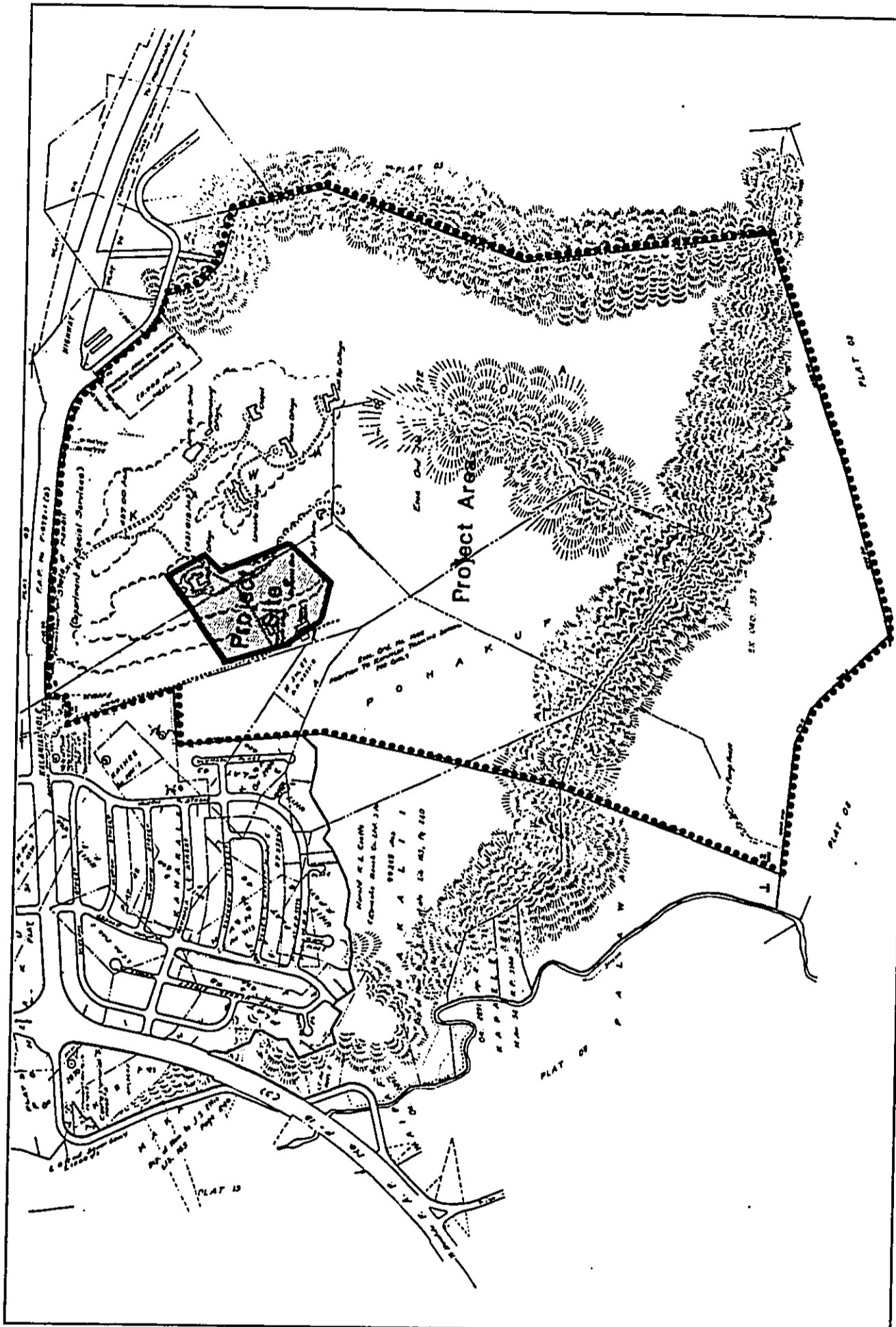
The WCCC is situated on the lower slopes of Mount Olomana, mauka of Kalaniana'ole Highway in Kailua (TMK 4-2-06: Portion of 2)(see Exhibit III-1). The Project Site is located approximately three miles south of the central business district of Kailua. It is approximately a 25-minute drive from Honolulu's downtown area where the District and Circuit Courts are located, and a 20 minute drive to the Koolaupoko District Court in Kaneohe.

The WCCC site is a portion of a 573-acre property owned by the State commonly referred to as the Koolau Correctional Complex. The property is divided by Kalaniana'ole Highway, 442 acres are located on the mauka (mountain) side of the highway and the remaining 131 acres are located on the makai (ocean) side of the highway. The mauka portion of the Koolau Correctional Complex (Project Area) contains buildings which serve functions related to the HYCF, WCCC, Correctional Staff Training, DOE Alternative Education Program, and farm activities (refer to Exhibit I-2).

The buildings which are in use include the: Canoe House, gymnasium, warehouse, Olomana Youth Center, Hookipa Cottage, Maluhia Cottage, two staff residences, a prefabricated dorm and one farm building. The Hilltop Cottage is only partially in use and several other buildings are not in use due to physical disrepair. The swimming pool, gymnasium, and the warehouse serve both the HYCF and the WCCC. Most of the buildings on the mauka site were constructed during the period from 1926-29 and the remaining buildings were built around 1951.

A series of gates control vehicular and pedestrian traffic through the facility. The main vehicular entry is from the eastern access road. The access road along the property's western boundary (Olomana Fire Station Road or gravel road) is closed to the public and

²⁸ Source: DAGS, WCCC Project Development Report, 1986; DAGS, WCCC Space Program and Master Plan, 1988; DLNR, Development Plan: HYCF Lands, 1972.



DHM inc.
Land Use and
Environmental
Planning

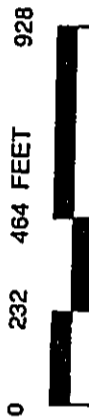


Exhibit III-1
Tax Map (TMK 4-2-06: Portion of 2)
Women's Community Correctional Center

is used by the HYCF for access to the farm operations. The road is in need of repair and will remain as is for emergency or agricultural use.

Proposed Activities and Impacts

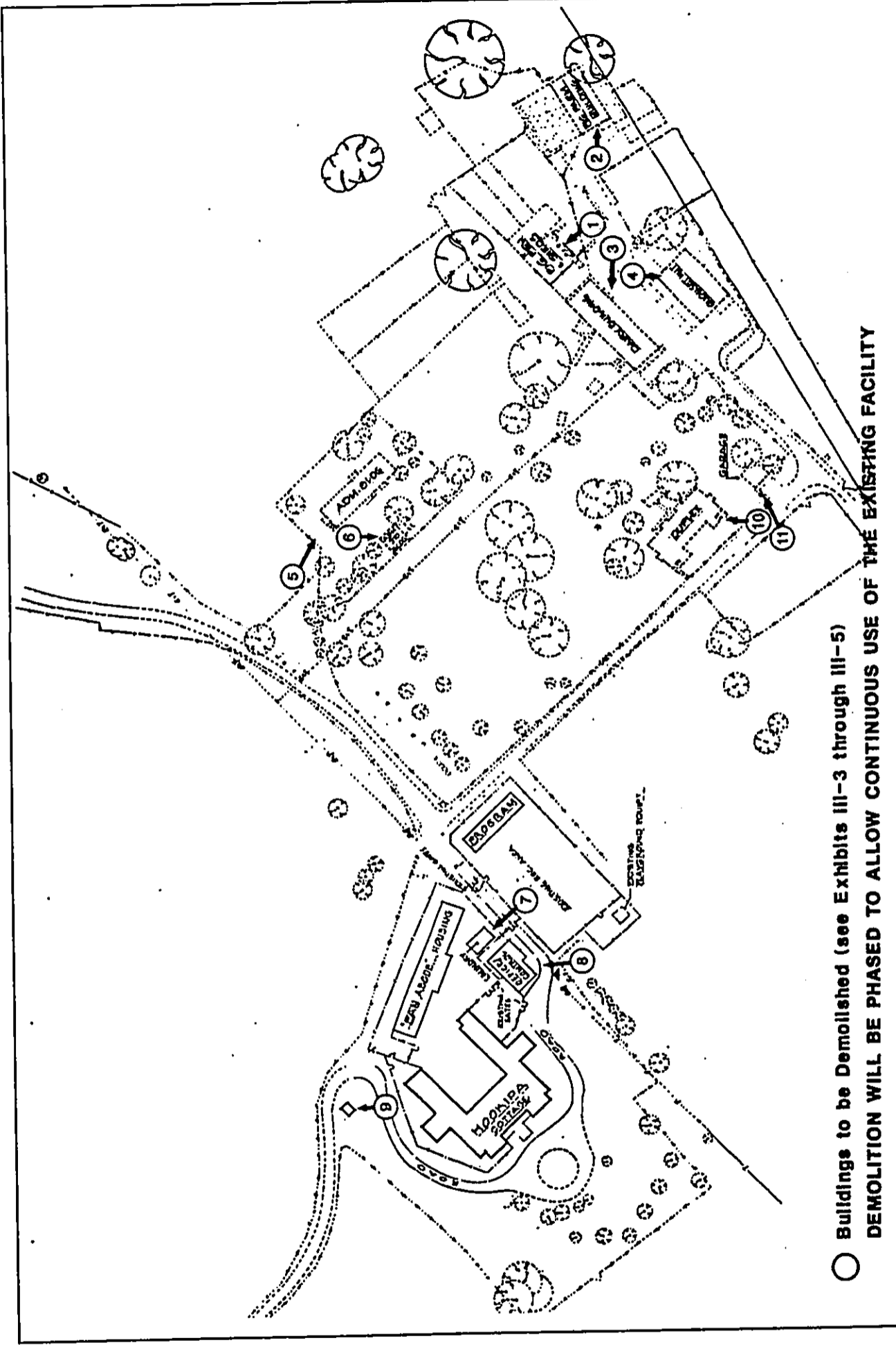
Eleven (11) existing structures currently on the Project Site will be removed during the course of construction. These structures include: the pig pens and sheds, pig farm building, dairy building, Quonset hut, administration building, administration storage building, laundry building, office/control building, guard station, duplex, and duplex garage (see Exhibits III-2, III-3, III-4 and III-5).²⁹ The existing playground equipment, program buildings and interim dorm will be relocated. The proposed facility and improved site areas will be situated on site which covers 14 acres. The new buildings will form a security enclosure which defines the recreation and movement yard of the women inmates. The majority of the inmate activities will occur inside of this enclosure. Hookipa Cottage will house the WCCC's administrative functions and will be located outside of the enclosure.

B. Surrounding Land Uses

With the exception of its western boundary, the Project Area is relatively isolated from residential areas (refer to Exhibit I-1). To the north of the Project Area across Kalaniana'ole Highway is the HYCF and Kailua High School. To the east is the City and County of Honolulu Waimanalo/Kailua Corporation Yard. Farther to the east, past Kailua High School is the expanding residential area of Enchanted Lake. Open space and the ridgeline of Mount Olomana define the Project Area's southern boundary. Adjacent to the western side of the Project Area is the Olomana Subdivision and the Maunawili Elementary School.

Distances from the Project Site to the nearest residential uses in the Olomana Subdivision range from approximately 480 feet to 730 feet (refer to Exhibit II-2). An earthen berm between the Project Site and the subdivision presently provides a measure of visual screening from the Project Site.

²⁹ Nine (9) of the structures to be removed are currently being utilized by the WCCC. The duplex and duplex garage are deteriorated and vacant.



○ Buildings to be Demolished (see Exhibits III-3 through III-5)
DEMOLITION WILL BE PHASED TO ALLOW CONTINUOUS USE OF THE EXISTING FACILITY

DHM inc.
 Land Use and
 Environmental
 Planning



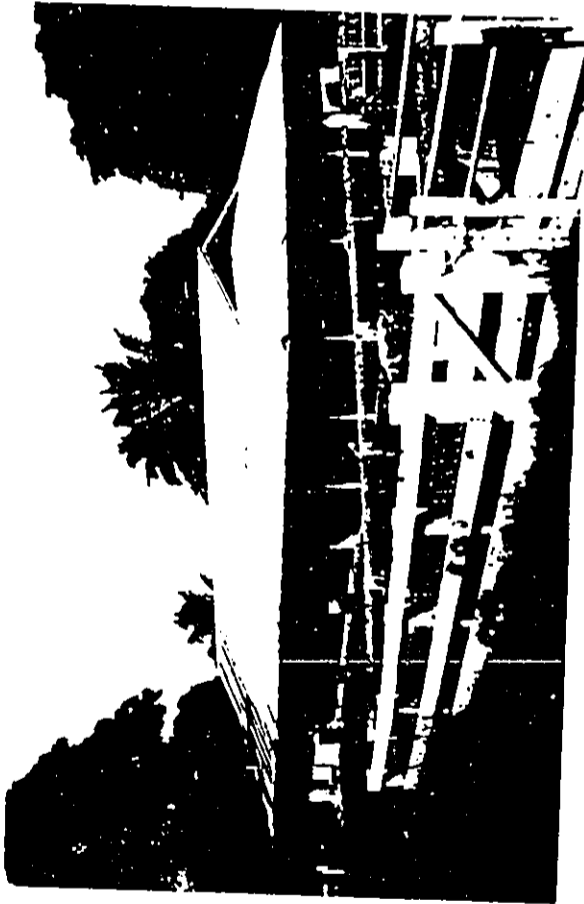
Exhibit III-2
Demolition Site Plan
 Women's Community Correctional Center



1 - Pig Pen and Sheds



2 - Pig Farm Building



3 - Dairy Building



4 - Quonset Hut

Exhibit III-3 Buildings to Be Demolished

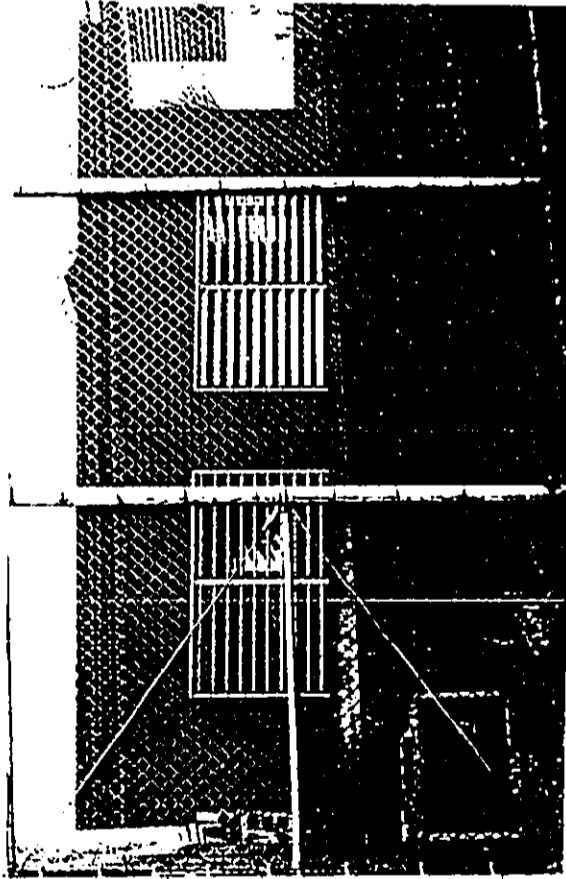
DHM inc.



5 - Administration Building



6 - Administration Storage Building



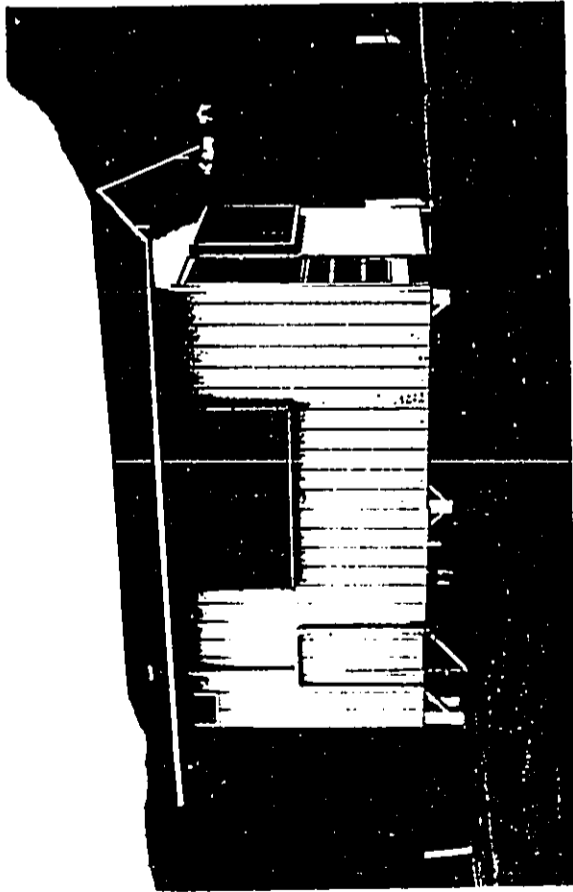
7 - Laundry



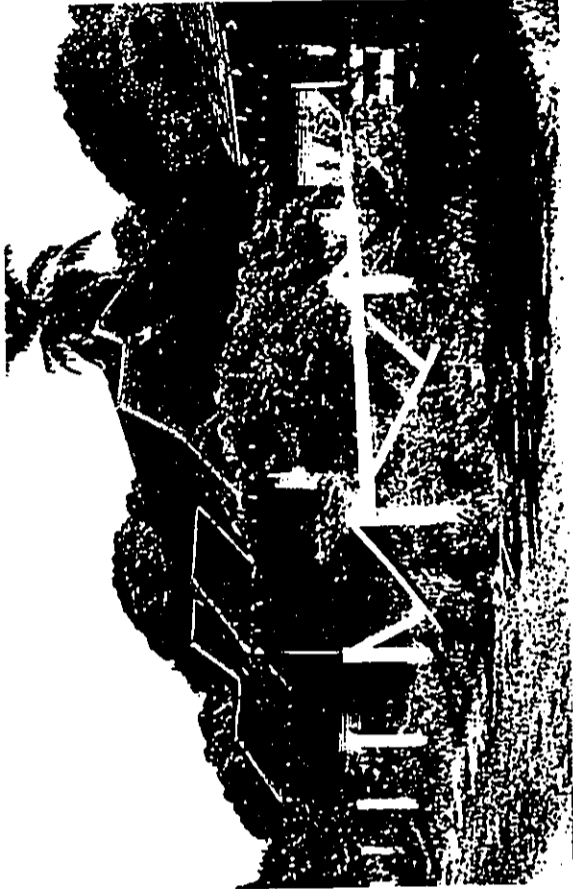
8 - Office/Control

Exhibit III-4 Buildings to Be Demolished

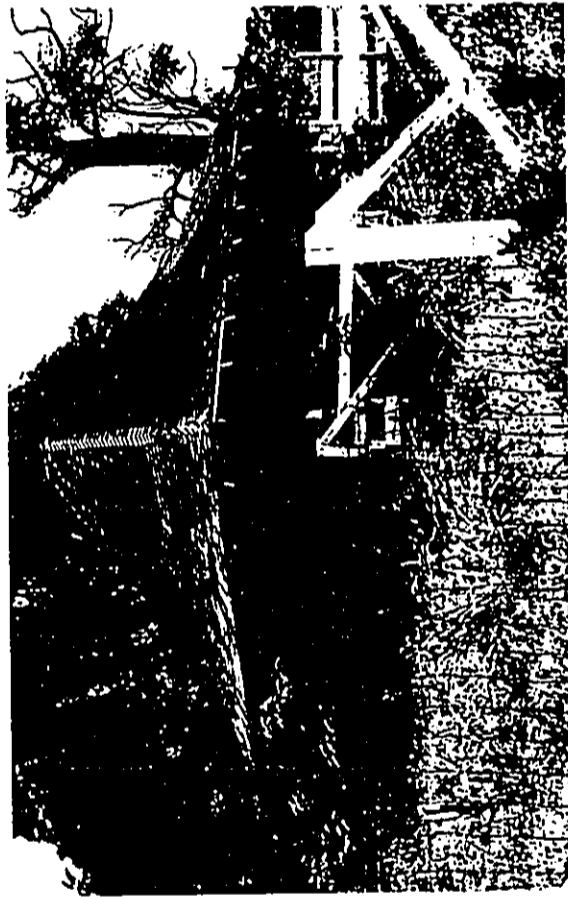
DHM inc.



9 - Guard Station



10 - Duplex



11 - Garage

Exhibit III-5 Buildings to Be Demolished

DHM inc.

Proposed Activities and Impacts

The impacts of the facility on surrounding areas are discussed in the various sections to follow.

III.2 CLIMATIC CHARACTERISTICS³⁰

A. Rainfall

The annual median rainfall in the Project Area is 47.2 inches. In comparison, the annual rainfall at Honolulu International Airport is about 23 inches. Sixty-three percent (63%) of the rainfall at the Project Site is concentrated during the five month period from November through March.

Although the region receives up to 60 inches of rainfall per year, the summer months may experience periods of drought. As a result, landscaped areas outside the perimeter fence including the visitor entry, parking area and access road will be irrigated with an automatic system.

B. Wind and Temperature

The prevailing summer wind is northeasterly at 12 MPH. Fifty percent (50%) of the winter wind is northeasterly at 13 MPH while the remaining 50% of winter wind is southwesterly at 0-13 MPH. In comparison, the prevailing winds at the Honolulu International Airport are 10-20 MPH northeast trades.

The temperature in the Project Area generally ranges from between 68 to 80 degrees. Extreme temperatures may range from a low of 65 degrees to a high of 83 degrees.

Proposed Activities and Impacts

The proposed facility layout will be oriented in a manner to maximize the utilization of natural ventilation and reduce the need for air conditioning.

³⁰ DAGS, WCCC Project Development Report, December 1986.

III.3 SITE CHARACTERISTICS, GRADING AND SOILS

A. Topography and Slope³¹

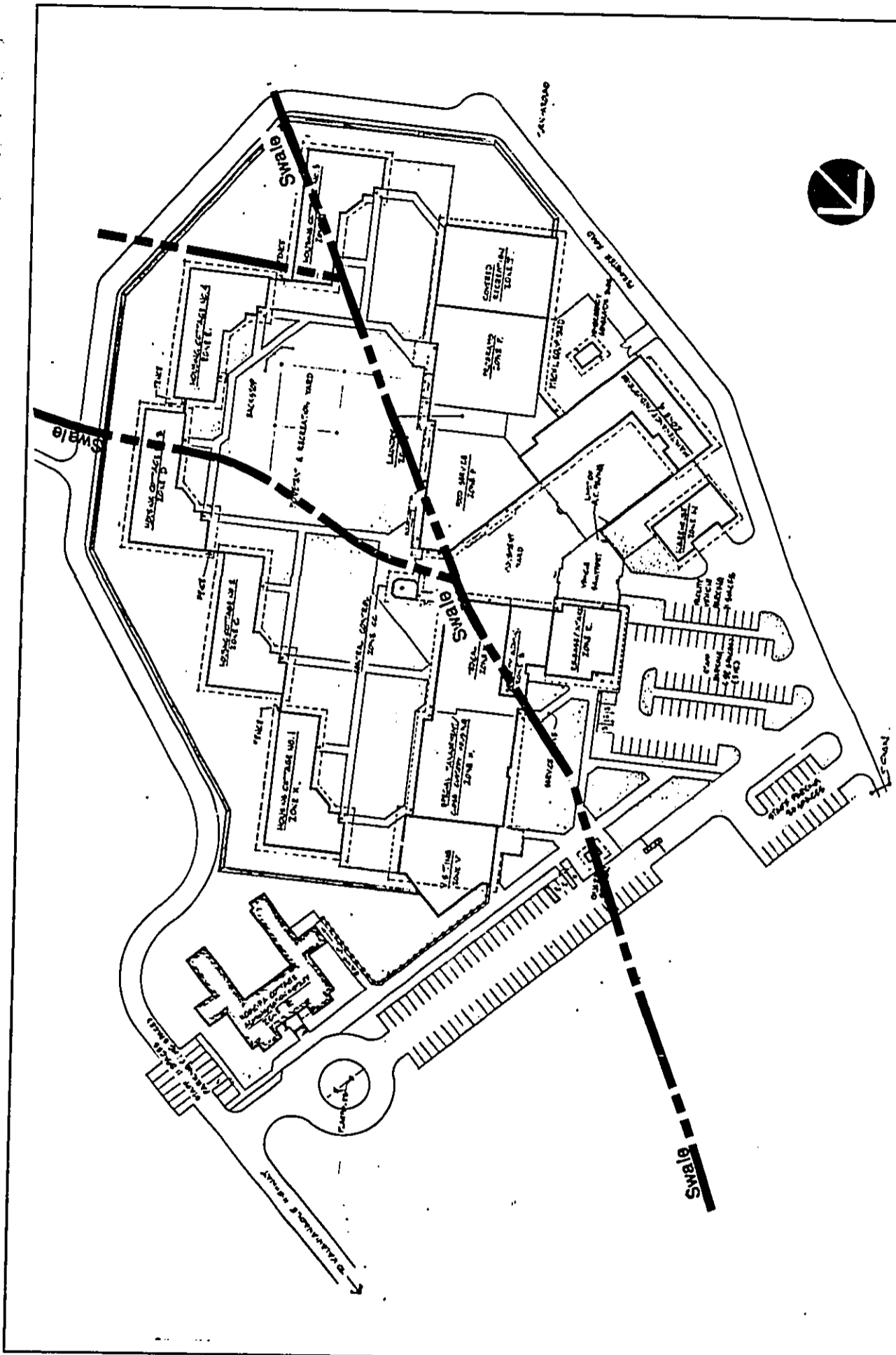
The elevation of the Project Area ranges from 140 feet to 600 feet above mean sea level (MSL). The upper portion of the parcel consists of rolling hills, drainage gullies, thick stands of natural vegetation, and open pasture lands. A substantial amount of the upper portion of the area has been cleared for pasture lands. There are several pastures that can be distinguished by slopes and drainage configurations. These pastures vary from a gentle slope to fairly steep embankments.

Three areas of the upper slopes are "landscaped" in a developed sense. The largest of the three is a gentle slope area surrounded by several buildings and facilities (gym, pool, Canoe House, etc.) on the eastern side of the Project Area. The landscaping is primarily Bermuda grass and mature trees such as banyans, coconuts, mangoes, and Norfolk Island pine. A minimum amount of ornamental shrubs are planted around some of the buildings. Based on its size and gentle slope, this area is considered to be the most significant open space on the upper portion of the lot area.

The second "landscaped" area is occupied by the present women's facility. It is a small grassy ridge flanked on both sides by drainage gulches. This is the area designated for the new WCCC. Existing ground elevations for this area range from 170 feet to 245 feet above MSL. **The ground slope ranges from 4% to 20% in a northerly direction with average slopes of 5% across the Project Site.** In general, the Project Site can be considered as being situated on a bluff between two major gulches. The two gulches are both approximately 300 feet across by 30 feet deep and will not be directly affected by the proposed development. Three drainage swales ranging from approximately 3 feet to 12 feet deep, traverse through the project site and converge into a single drainage swale at approximately the center of the Project Site (see Exhibit III-6).

In appearance, the site exhibits smooth slopes and slope transitions with changes in topography occurring only near the drainage swales. The existing access road from

³¹ Source: DAGS, WCCC Project Development Report, 1986; DAGS, WCCC Space Program and Master Plan, 1988.



DHM inc.
 Land Use and
 Environmental
 Planning

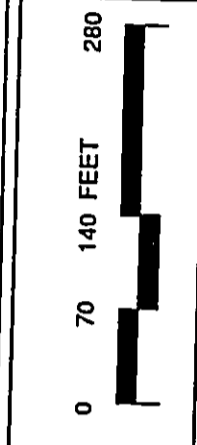


Exhibit III-6
Location of Drainage Swales Within the Project Site
 Women's Community Correctional Center

Kalaniana'ole Highway follows a relatively straight alignment with ground elevations between 159 feet and 186 feet above MSL and a fairly uniform slope of 2.5%.

The third area on the western side of the Project Area is abandoned but was once utilized as evidenced by the farm buildings and a stand of trees in the mauka area. The area is currently overgrown and the topography indicates potential drainage problems.

Proposed Activities and Impacts

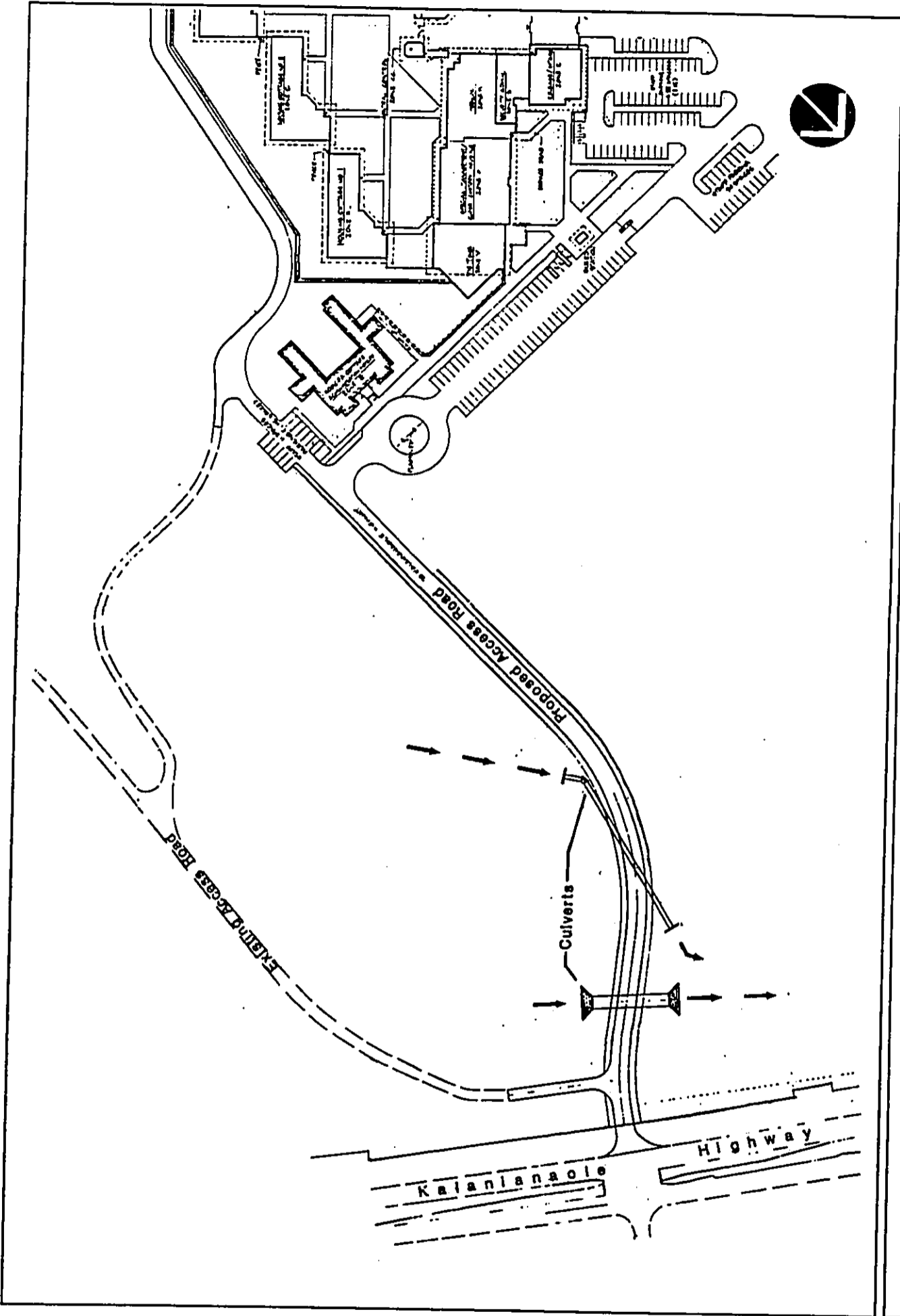
Grading of the Project Site will be necessary to establish the relatively flat building pads and courtyards for the slab-on-grade type of building construction, and to develop the perimeter roadway and parking areas (a full-size copy of the proposed Site Grading Plan is contained in the back pocket of the EIS). To achieve this, approximately 53,525 cubic yards (cy) of soil will be excavated from the steeper slope areas in the upper reaches of the Project Site and transported to the shallower areas for utilization as fill. It is anticipated that other than select material for structural fill purposes all necessary fill material will be generated from on-site excavation.

The overall topography of the project area will not be substantially altered from its present configuration. Finish floors for the proposed buildings will be developed to step up with the existing grades. At finished grade, elevations of the subject property will range from 172 feet to 244 feet above MSL. Floor levels for the proposed buildings will range from 194 feet to 214 feet above MSL.³² Retaining walls are planned for grade separation within the buildings.³³

Approximately 1,500 linear feet of the drainage swales running through the Project Site will be filled during site preparation (refer to Exhibit III-6). Development of the proposed access road for the correctional facility will also require limited filling of the gulch adjacent to Kalaniana'ole Highway. Drainage culverts will be utilized under the proposed access road so that potential runoff will not be impeded by the access road (see Exhibit III-7).

³² Source: Geolabs-Hawaii.

³³ "Preliminary Recommendations for the Women's Community Correctional Facility" by Geolabs-Hawaii, August 1989.



DHM inc.
 Land Use and
 Environmental
 Planning

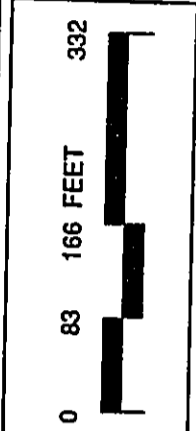


Exhibit III-7
Location of Proposed Roadway Drainage Culverts
 Women's Community Correctional Center

The United States Army Corps of Engineers has been consulted regarding these proposed activities. A field visit to the drainage swales which will be filled by the proposed grading activities was conducted on December 13, 1989, by a biologist from the Army Corps of Engineers and a stream biologist retained for the preparation of this report.³⁴ **During the visit, indicators of wetlands such as standing water, hydric soils, and a predominance of hydrophytic vegetation were not found in the swales. At the conclusion of the field visit it was determined by the Corps that the drainage swales are not wetlands under their definition and are not subject to Department of the Army regulation (refer to Appendix D, page D-1).**

The State Department of Land and Natural Resources, Division of Water and Land Management (DOWALD) was also consulted regarding the proposed grading activities. **In compliance with the State Water Code permit requirements, a formal request for a determination whether a Stream Channel Alteration Permit would be required was submitted to the DOWALD. Based on a review of the proposed development and a site visit, DOWALD determined that the drainage swales do not conform to their definition of a stream channel, and as such, do not require the issuance of a Stream Channel Alteration Permit (refer to Appendix D, page D-2).**

During grading activities, soil will temporarily be exposed to the potential erosion forces of the wind and rain. In order to minimize erosion, soil control measures will be implemented. **Temporary soil control measures may include the construction of dikes, sediment basins and siltation berms to intercept and filter runoff.**

In order to prevent the exposure of the Project Site to erosion forces, landscaping or ground cover vegetation will be applied to graded areas promptly after grading and clearing operations are completed. In conjunction with grading operations, a watering program will also be implemented to control fugitive dust particulate emissions from the project site.

³⁴ See Appendix C for the complete text of the aquatic resources and vegetation reconnaissance survey of the WCCC conducted by AECOS, Inc.

The lower section of the Project Site will need approximately 4 months for fill soil settlement. While work is in progress on the upper portions of the project, settlement gauges will be placed in the softer soils to monitor the expected 2 to 4 inch compaction rate. Construction work on this area will commence when soil stabilization is achieved.³⁵

All construction activities associated with the proposed project will follow strict erosion control measures in accordance with the following government regulations and guidelines:

- 1) City and County of Honolulu, Department of Public Works, Soil Erosion Standards and Guidelines (1975);
- 2) City and County of Honolulu, Grading Grubbing and Stockpiling Ordinance No. 3968 (1972);
- 3) State of Hawaii, Department of Health, Water Quality Standards, Chapter 37-A, Public Health Requirements (1968); and
- 4) USDA Soil Conservation Service, Erosion and Sediment Control Guide for Hawaii (1968).

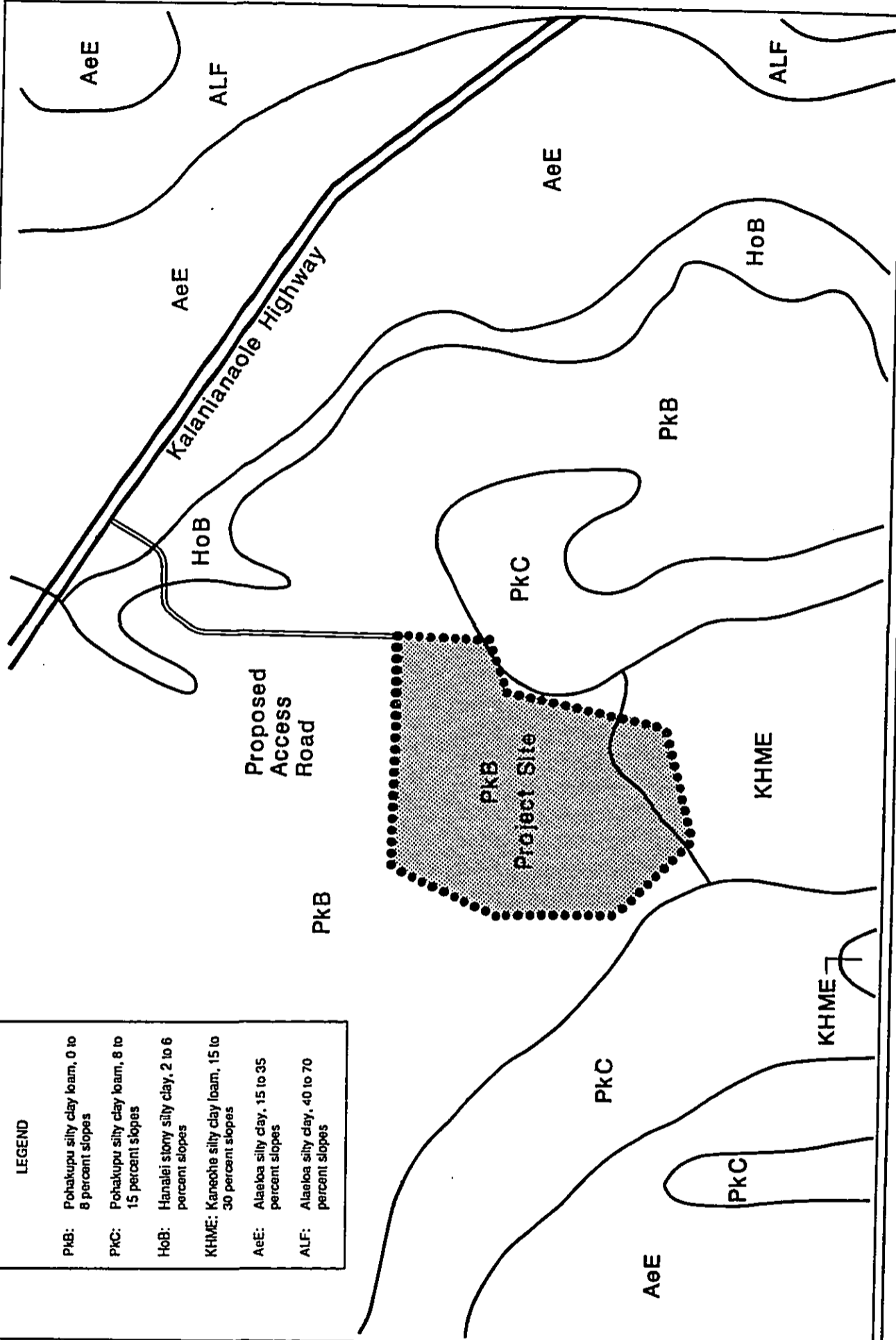
A detailed grading and erosion control plan for the Project Site will be submitted to the City and County of Honolulu, Department of Land Utilization in conjunction with the application for a Planned Review Use Permit (PRU). The plans will also be submitted to the Department of Public Works for their review in conjunction with the application for a Grading, Grubbing and Stockpiling Permit.

B. Soils

Soil descriptions for the project site are based on a soil survey conducted by the U.S. Department of Agriculture (USDA), Soil Conservation Service. According to the USDA Soil Survey, the topsoil of the Project Site is comprised primarily of Pohakupu silty clay loam, 0 to 8 percent slopes (PkB) with an inclusion of Kaneohe silty clay loam, 15 to 30 percent slopes (KHME)(see Exhibit III-8).³⁶ Pohakupu silty clay loam has smooth slopes and occurs on terraces and alluvial fans. The slopes for this soil type

³⁵ Source: Geolabs-Hawaii, data supplied September 27, 1989.

³⁶ U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, p. 113, August 1972.



LEGEND	
PkB:	Pohakupu silty clay loam, 0 to 8 percent slopes
PkC:	Pohakupu silty clay loam, 8 to 15 percent slopes
HoB:	Hanalei stony silty clay, 2 to 6 percent slopes
KHME:	Kaneohe silty clay loam, 15 to 30 percent slopes
AeE:	Alaeha silty clay, 15 to 35 percent slopes
ALF:	Alaeha silty clay, 40 to 70 percent slopes

DHM inc.
Land Use and
Environmental
Planning



Exhibit III-8
Soil Map
Women's Community Correctional Center

primarily range from 3 to 8 percent. Permeability of this soil is moderately rapid. Runoff for this soil type is slow and the erosion hazard is slight. Kaneohe silty clay loam has considerable amounts of volcanic ash and cinders in the subsoil. Runoff is medium to rapid and the erosion hazard is moderate to severe.

Soil borings reveal that the Project Site is generally underlain by residual soils derived from the weathering of the Koolau basalts. The higher ridge areas have a stiff clayey silt soil. Borings drilled in the lower, drainageway areas encountered similar soils but with a lower stiffness and a higher natural moisture content.³⁷

Pohakupu silty clay loam, 0 to 8 percent slopes (PkB) is the predominate soil type underlying the proposed access road for the correctional center. Small areas of Hanalei stony, silty clay (HoB) and Alaeloa silty clay (AeE) soil also underly the proposed access road. These soil types are located adjacent to Kalaniana'ole Highway and are associated with the area's drainage system. Drainage culverts placed in this portion of the roadway will permit the road to cross over this area without hindering the drainage characteristics of the soil type (refer to Exhibit III-7).

According to the Land Study Bureau's analysis the entire Project Site has a poor (Class D) productivity rating for agricultural use. The productivity of the Project Site's lands for agricultural use was analyzed as part of the Detailed Land Classification study conducted by the Land Study Bureau at the University of Hawai'i. Based on a comprehensive analysis of factors which contributed to the overall suitability of land for agricultural use (e.g., soil structure, soil depth, topography, rainfall), a five-class productivity rating system was applied using a scale with the letters A, B, C, D, E and U. In this rating system "A" represented the class of unirrigated lands with the highest productivity and "E" represented the class of unirrigated lands with the lowest productivity and U represented lands in Urban use.

According to the ALISH study the entire Project Site is located within land designated Existing Urban Development. The ALISH study prepared by the State of Hawaii Department of Agriculture designates and ranks land areas in the state that potentially could be utilized for agricultural purposes. Potential agricultural lands are classified according their suitability as Prime Agricultural Land, Unique Agricultural Land, Other

³⁷ Ibid.

Important Agricultural Land or Existing Urban Development. Prime and Unique Agricultural Lands have the highest productivity potentials for the production of food, feed, forage, and fiber crops. Other Important Agricultural Lands are those lands other than prime or unique agricultural lands that have been determined to be of statewide or local importance for agricultural use.

Proposed Activities and Impacts

In terms of soil suitability, the proposed Project Site is regarded as being "most suitable" for development because of the well-drained silty clay (MH) soils with moderate shrink-swell potential.

Development of the proposed project will preclude use of the Project Site for potential agricultural use. However, results from both LSB Detailed Land Classification study and the ALISH study, described above, revealed that land in the Project Site would produce comparably low agricultural yields if the existing structures were cleared and the site was placed back into agricultural use.

III.4 DRAINAGE³⁸

Drainage for the Project Site is provided by the three drainage swales which traverse through the Project Site and by the two larger drainageways which are on either side of the Project Site. Storm runoff from the Project Site flows into the drainageways by way of overland flow. Runoff is then carried down the property, through pipe culverts which exist at the access road crossings, to a lowland area abutting Kalaniana'ole Highway. The remaining flow is then channeled through an existing drainage culvert under the highway.

Proposed Activities and Impacts³⁹

Perimeter grading of the Project Site will be conducted in a manner so that runoff generated above the Project Site will be diverted around the proposed improvements and conveyed down to the existing drainage network through an underground storm and subdrain system.

³⁸ DAGS, WCCC Space Program and Master Plan, June 1988.

³⁹ Source: Imata and Associates, Inc.

Existing levels of runoff from the Project Area are not expected to be substantially increased as a result of the proposed project. It is estimated that runoff from the Project Site itself will be increased by 30 cubic feet per second (cfs) due to the conversion of open land to hard surfaces.

The three drainage swales traversing through the Project Site will be filled (refer to Exhibit III-6) and a storm drain system will be installed under the Project Site to convey runoff. Two drainage culverts will be installed under the proposed access road adjacent to Kalaniana'ole Highway to convey runoff from the drainageway under the road (refer to Exhibit III-7).

A detailed drainage plan will be submitted in conjunction with the application for a Planned Review Use Permit (PRU) and a Grading, Grubbing and Stockpiling Permit.

III.5 BIOLOGICAL CHARACTERISTICS

A. Flora⁴⁰

Vegetation in the Project Area consists of Christmas berry (Schinus terebinthifolius), guava (Psidium guajava), Indian banyan (Ficus benghalensis), Chinese banyan (Ficus retusa), pink wood-sorrel (Oxalis martiana), castor bean (Ricinus communis), koa haole (Leucaena leucocephala), Japanese tea, Lantana (Lantana camara), California grass (Brachiaria mutica), radiate fingergrass (Chloris radiata), Guinea grass (Panicum maximum), fountain grass (Pennisetum setosum), maile pilau (Paederia foetida), false mallow (Malvastrum coromandelianum), field bindweed (Convolvulus arvensis), Chinese taro (Alocasia cucullata), wandering jew (Commelina diffusa), Bermuda grass (Cynodon dactylon), Ape' (Alocasia macrorrhiza)⁴¹ and Uluhe (Dicranopteris linearis).⁴² This vegetation and the pastures are the predominant fabric of the landscape extending up the slopes of Mt. Olomana. None of these species have been identified as being threatened or endangered.

40 Unless otherwise noted, information source is DAGS, WCCC Space Program and Master Plan, June 1988.

41 Source: Applied Research Group, Bishop Museum.

42 Source: USDA, Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, p.113, August 1972.

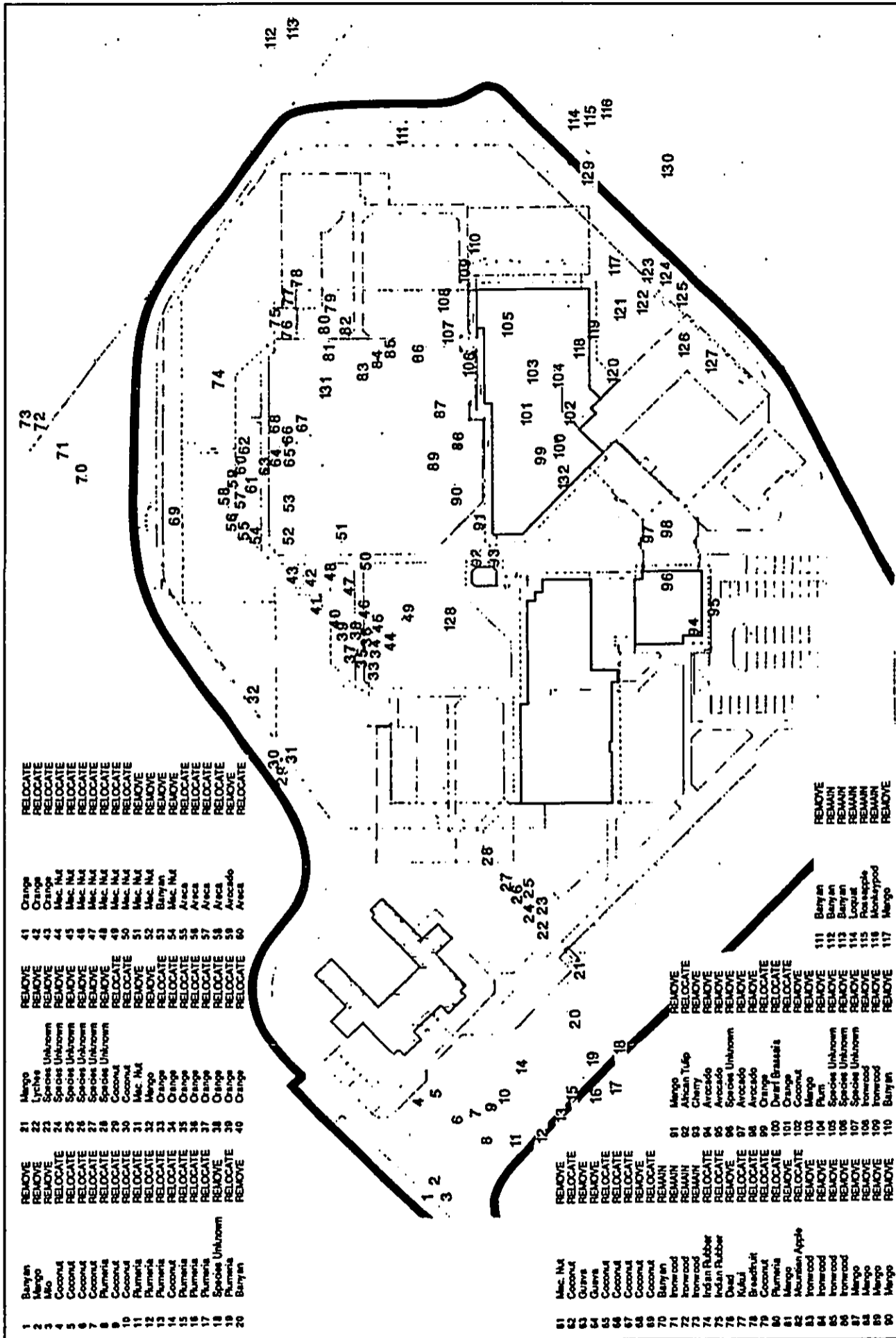
The area's relatively high rainfall keeps the Project Area's vegetation in a thriving state which in turn stabilizes the upper slopes from erosion and paints a picturesque backdrop to the site. A substantial amount of the upper portion of the area has been cleared for pasture lands. The contrasting appearance between the pasture lands and the thick natural vegetation characterizes the upper portion of the parcel.

The Project Site contains a number of additional trees associated with past habitation of the area including: coconut palm, mango, milo, plumeria, lychee, orange, macadamia, areca palm, ironwood, mountain apple, Indian rubber, breadfruit, African tulip, cherry, avocado, plum, dwarf brassia, loquat, rose apple, lemon, and African tulip. None of the existing trees on the Project Site are listed on the City and County of Honolulu Register of Exceptional Trees (§ 13-36, ROH).

Proposed Activities and Impacts

Preparation of the Project Site for development will require a number of the existing trees on the Project Site to be removed or relocated. Every effort will be made, where feasible, to save the existing trees and relocate them on-site around the facility's perimeter grounds in accordance with the proposed landscape master plan (see Exhibits III-9 and III-10). In order to accomplish this effort, a temporary holding area for existing trees will be created to locate the trees while grading of the project site is being conducted.

The proposed landscape master plan for the WCCC grounds emphasizes the open space character of the Project Area as the primary landscape theme. Due to the security and visibility requirements of the facility, hedges and shrub masses are not utilized. Proposed landscaping will consist primarily of grass, groundcover and large developed trees. This type of landscaping will serve to "soften" the visual appearance of the facility and will reduce the institutional atmosphere. Large trees will also be located along the proposed access road.



DHM inc.
Land Use and
Environmental
Planning



Exhibit III-9
Tree Relocation Plan
Women's Community Correctional Center

B. Fauna⁴³

The HYCF currently maintains 70 head of beef cattle (with plans to expand the herd to 100 plus) on the Project Area for food production. The grazing area for the cattle is located away from the Project Site.

A pig farm operation, located on the western side of the Project Site, is presently maintained by the DOC for food production. At present, a group of approximately 210 pigs are being raised in the operation's pig farm building, pig pens and sheds. When mature, the pigs are taken by vehicle to a site in Honolulu for slaughter. Processed meat is then distributed to various DOC facilities for consumption.

Proposed Activities and Impacts

No significant adverse impact is anticipated on the grazing activities in the Project Area. Approximately two (2) acres of pasture land will be lost due to the development of the proposed access road.

The pig farm operation will remain operational until completion of PHASE I construction when it will be phased out and consolidated with the piggery located at the Kulani Correctional Facility on the island of Hawaii. The buildings associated with the pig farm operation (pig farm building, pig pens and sheds) will then be removed.

III.6 HISTORIC AND ARCHAEOLOGICAL RESOURCES

A reconnaissance survey of the Project Area was conducted in March 1989 by the Bishop Museum, Applied Research Group, to determine the presence of any archaeological sites within the Project Area. The full text of this survey is included in Appendix E and a summary of this survey follows.

With the exception of Hookipa Cottage which is on the Hawaii Register of Historic Places⁴⁴, the survey identified no surface archaeological sites or exposures of subsurface archaeological deposits within the Project Site.

⁴³ Source: Harold Falk letter to Mitsugi Aruga (AAI/RMMA Joint Venture), January 27, 1989.

⁴⁴ Maluhia Cottage, the Gymnasium, Moana Cottage, Hilltop Cottage and Kukuipilau Heiau located southeast of the Project Site are also on the Hawaii Register of Historic Places. Kukuipilau Heiau is also listed on the National Register of Historic Places.

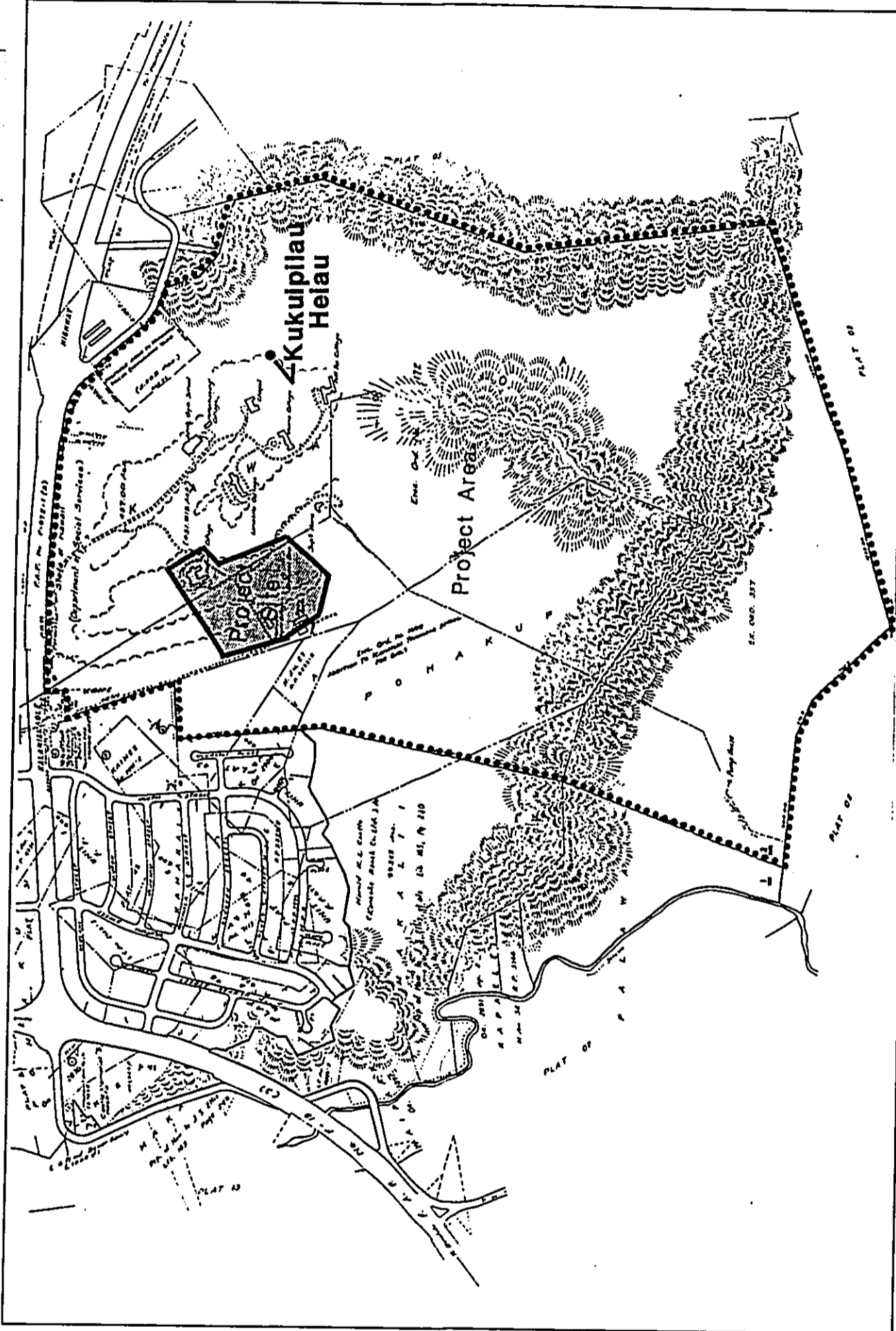
A literature search conducted prior to the reconnaissance survey of the area revealed the presence of one prehistoric site, Kukuipilau Heiau, within the vicinity of the survey area. A field check of this site confirmed that Kukuipilau Heiau is located outside of the Project Site and will not be affected by the proposed development in any manner (see Exhibit III-11).

Proposed Activities and Impacts

Development of the proposed correctional facility is not anticipated to have any impact on archaeological resources with the Project Site. However, because the Hookipa Cottage has been placed on the Hawaii Register of Historic Places; and the potential for subsurface archaeological remains is indicated by previous work in other areas of Maunawili, archaeological monitoring, by a qualified archaeologist, will be conducted during the excavation phases of construction. The Department of Corrections will also comply with the guidelines of the Historic Sites Division of the Department of Land and Natural Resources which require the cessation of construction work and the notification of the Historic Sites Division in the event that any archaeological remains are discovered. **If any burials are discovered during construction, the Department of Corrections will also comply with requirements of Section 6E-43, HRS.**

In an effort to ensure development activities are in keeping with Hookipa Cottage's nomination to the Hawaii Register of Historic Places, all plans for the rehabilitation of Hookipa Cottage during Phase II construction will be coordinated with the Historic Sites Division of the Department of Land and Natural Resources. **As required by Chapter 6E-8, HRS, DLNR will review the rehabilitation plans for their conformance to the Secretary of Interior's Guidelines for Rehabilitation Projects.**

The existing access to Kukuipilau Heiau will be maintained and will not be affected by the proposed correctional facility development.



DHM inc.
 Land Use and
 Environmental
 Planning



Exhibit III-11
Kukuipilau Heiau Location Map
 Women's Community Correctional Center

III.7 UTILITIES⁴⁵

A. Water Supply

Potable water for the Koolau Correctional Complex is obtained from the Board of Water Supply (BWS) 20-inch main along Kalaniana'ole Highway. Because most of the existing buildings on the mauka side of Kalaniana'ole Highway are sited at an elevation above the allowable service limit of the BWS system, a private reservoir system has been constructed on-site by the State to develop sufficient working pressure for the existing buildings. The private system consists of:

- a 6-inch main, two 78 gallons per minute (gpm) booster pumps;
- an existing 0.34 million gallon (mg) steel reservoir with a 392 feet overflow elevation; and
- a 0.1 mg tank with a 374 feet spillway elevation.

The 0.34 mg tank is in disrepair⁴⁶ and the pressure for this system is considered marginal. In order for this tank to be serviceable an extensive overhaul would be required. Based on a water study for the facility conducted by R.M. Towill Corporation, a 0.45 mg (450,000 gallon) tank capacity will be required to adequately meet the fire flow requirements (i.e. fire fighting capacity) of the existing and proposed facility.⁴⁷

The existing potable water demand for the WCCC facility is presented below in gallons per day (gpd):

Total Average Daily Flow:	29,125 gpd
Maximum Daily Demand:	43,688 gpd
Peak Hour Flow:	87,375 gpd

⁴⁵ Source: R.M. Towill, Water Study for the Proposed WCCC, December 1989.

⁴⁶ Severe corrosion problems were noted by staff of the State Department of Health during a July 14, 1999 site inspection.

⁴⁷ To meet the required fire flow requirements of the existing buildings, the 0.45 mg tank will be required even if the proposed facility is not implemented.

Proposed Activities and Impacts

No adverse impact on the area's potable water supply is anticipated from the proposed correctional facility development. According to the City and County of Honolulu, Board of Water Supply (BWS) the water supply is adequate to accommodate the proposed development's needs.

The projected potable water demand for the WCCC facility after completion of all of the proposed phases of development (i.e., all of the proposed bedspace is constructed) is presented below in gallons per day (gpd):

Total Average Daily Flow:	51,125 gpd
Maximum Daily Demand:	76,688 gpd
Peak Hour Flow:	153,375 gpd

A new 0.45 mg standard steel water reservoir will be constructed adjacent to the existing WCCC access road, approximately 150 feet from the existing booster pump station (see Exhibit III-12). The tank will be constructed at a bottom elevation of 190 feet above msl and will be 16 feet high with a 70-foot diameter. The existing 0.34 and 0.1 mg reservoirs will be disconnected once the new system is operational.

The existing 4 and 6-inch diameter waterlines requiring improvements will be upgraded to 8, 10 and 12-inch lines, and a new 12-inch waterline will be installed from the proposed 0.45 mg tank to the proposed facility. Anticipated static working pressures will range between 60 and 80 pounds per square inch (psi). Fire hydrants will be installed along the new perimeter roadway which will also serve as the fire equipment access route.

Three pumps will operate the system. Two will handle off-hour and daytime needs with the third delivering fire flow pressure. A two day (48 hour) back-up generator will activate all pumps during electrical emergencies.⁴⁸

The BWS has tentative plans to construct a 3-4 million gallon reservoir on the makai side of Kalaniana'ole Highway in approximately 15-20 years. At that time the DOC may

⁴⁸ Source: R.M. Towill, data supplied September 27, 1989.

choose to either link up with the BWS lines after paying a connector's fee, or retain their own private water system.

All associated improvement costs for the proposed system will be borne by the proposing agency.

B. Wastewater System

There are no public wastewater systems serving the parcel. The existing wastewater disposal system was established in accordance with the Board of Water Supply and State Department of Health (DOH) regulations that were in effect at the time of its construction. The wastewater system consists of short runs of pipelines connecting the existing facilities to cesspools scattered throughout the Project Area.

The Project Site is located "makai" of the Underground Injection Control (UIC) line established by the State Department of Health. In accordance with Title 11, Chapter 23, Department of Health Regulations regarding Underground Injection Control, sites that are located "makai" of the UIC Line are outside of the area where underground sources of drinking water (USDW) are located. As a result, the proposed facility could potentially utilize a sewage injection well to dispose of the facility's wastewater on-site, providing a UIC Permit was obtained from the DOH.

The proposed development could also potentially connect to the existing municipal wastewater treatment system presently servicing adjacent areas. The existing municipal wastewater trunk main along Kailua Road, which feeds into the Kailua Wastewater Treatment Facility, is presently near capacity. All new connections are required to be reviewed or approved for adequacy by the Division of Wastewater Management, City and County of Honolulu.

The Kailua Wastewater Treatment Facility currently has the capacity to handle wastewater from the proposed facility. According to the City and County of Honolulu, Division of Wastewater Management, the Kailua Wastewater Treatment Facility has a design capacity of 7 million gallons per day (MGD). Presently the facility is treating approximately 5.5 MGD, with an excess capacity of 1.5 MGD.

Proposed Activities and Impacts

A sewer connection request to connect the proposed facility to the municipal wastewater system within the adjacent Olomana Tract Subdivision has been submitted to the City and County of Honolulu, Division of Wastewater Management. Although a system of on-site ground disposal of wastewater through an injection well was an option in planning the proposed facility, connection to the municipal wastewater treatment system was selected as the most suitable option given the area's sensitive environmental resources. By connecting to the municipal wastewater system the existing practice of wastewater disposal through the use of cesspools will be eliminated at the Project Site.

The average daily flow and peak wastewater flow of the proposed facility at the completion of PHASE I is estimated to be 0.037 million gallons per day (MGD) and 0.180 MGD, respectively. If all of the proposed bedspace is constructed (i.e., 250 beds), the average daily flow and peak wastewater flow of the proposed facility will increase to 0.076 MGD and 0.375 MGD, respectively.

Connecting the facility to the municipal wastewater system will require the construction of a 1,190 linear foot underground off-site sewer line from the site of the proposed facility down Olomana Fire Station Road (gravel road), across the southern perimeter of the Maunawili Elementary School Playground, and along Ulupii Street to the existing sewer line near the intersection of Uluhala Street (see Exhibit III-13).

The off-site sewer line will be located primarily on State and City-owned property. Easements will be provided for the off-site sewer line. A small section of the line at the corner of the Maunawili Elementary School and Ulupii will be located on a remnant portion of a private property (see Exhibit III-13). Negotiations for the easement rights to this property will be conducted at a future date by the Department of Land and Natural Resources.

Construction of this off-site sewer line is not expected to result in any long term adverse impact to the community or surrounding environment. It is estimated that approximately 3 to 4 months will be required to complete the construction of the off-site sewer line. Of this total time period, approximately two (2) weeks of construction

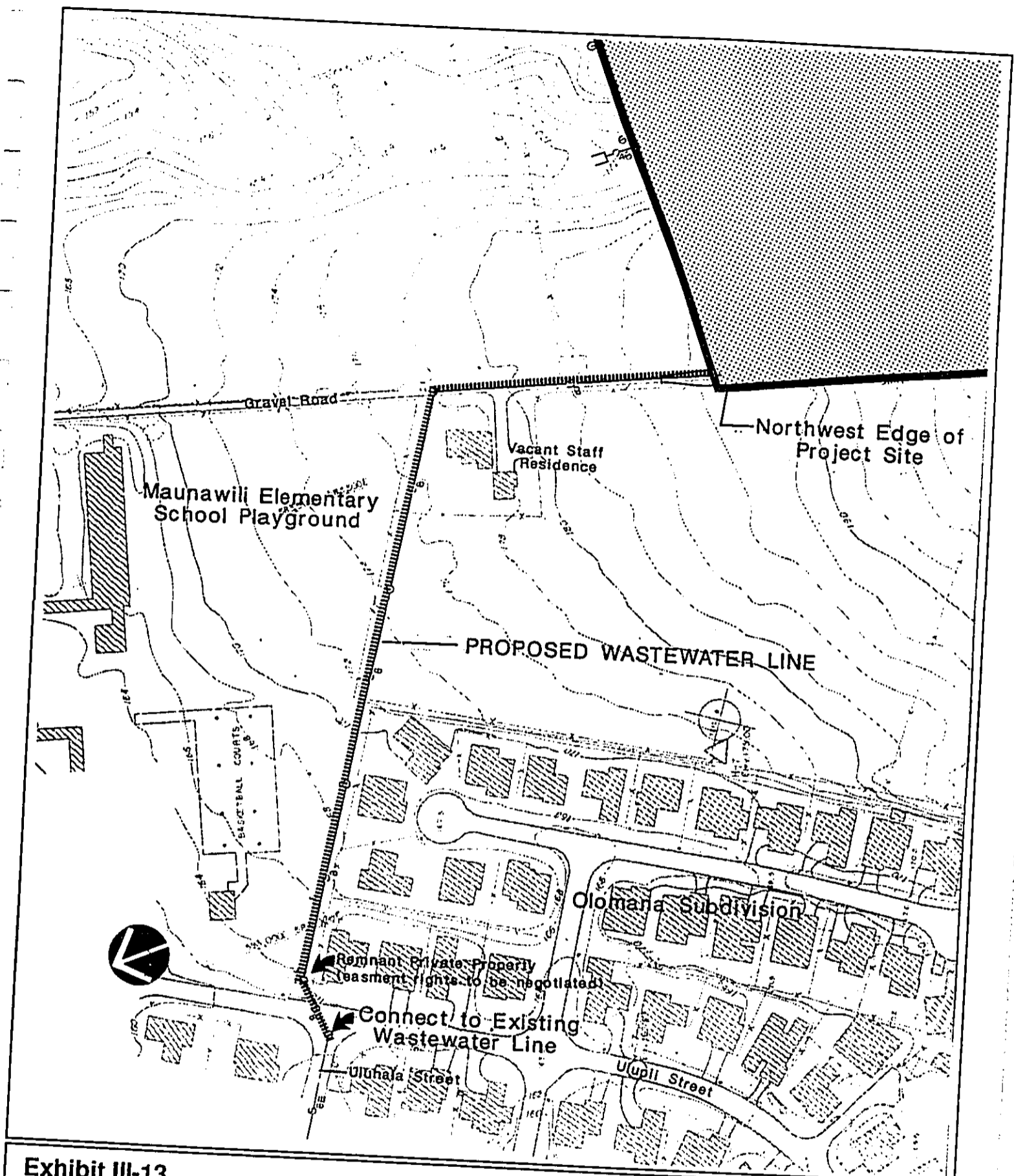
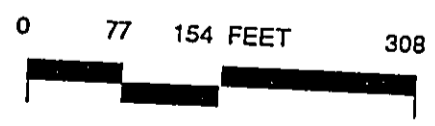


Exhibit III-13
Off-Site Sewer Plan
 Women's Community Correctional Center



DHM inc.
 Land Use and
 Environmental
 Planning

activity will be required to complete the 60-foot segment of line that travels from the Maunawili Elementary School Playground to the existing sewer line near the intersection of Ulupii and Uluhala Streets. Construction activities will be conducted in a manner to minimize noise and disruption to community residents. Every effort will be made to inform residents of potential traffic disruptions associated with the off-site sewer line's development. **Construction of the off-site sewer line will be coordinated with the City and County of Honolulu, Department of Public Works.**

Once completed, the surface area affected by construction of the off-site sewer line will be returned to its existing condition.

In order to accommodate the additional flows generated from the new correctional facility, the City and County of Honolulu, Division of Wastewater Management is requiring the State to also fund the construction of a 12-inch underground relief sewer within the Pohakupu Tract Subdivision. The relief sewer will be approximately 1,100 linear feet and will be located makai of Uluoa Street along Ulupuni Street and Uluopihi Loop (see Exhibit III-14).

As with the development of the off-site sewer line, construction of the relief sewer line is not expected to result in any long term adverse impact to the community or surrounding environment. It is estimated that approximately four (4) months of construction activity will be required to complete the entire sewer relief line. Construction of this infrastructure improvement will be performed in a manner to minimize noise and disruption to community residents. Every effort will be made to inform residents of potential traffic disruptions associated with the relief sewer line's development.

As the relief line is completed the surface area affected by construction will be returned to its existing condition and the street area resurfaced.

C. Electrical and Telephone System⁴⁹

The existing electrical system on the Project Site is the State-owned 2,300-volt overhead wood pole line. These poles are jointly used by Hawaiian Telephone Co. The

⁴⁹ Source: Nakamura, Oyama & Associates, Inc.

2,300-volt service is stepped down from a 12.47KV Hawaiian Electric distribution line running along Kalaniana'ole Highway (see Exhibit III-15). From a meter pole located just east of the Olomana Fire Station at Kalaniana'ole Highway, the electrical line runs on overhead poles in a southerly direction by Hookipa Cottage, through the eastern top of the proposed WCCC facility and to Maluhia Cottage. Pole-mounted transformers near buildings step down the voltage to 208Y/120 and 120/240 volt lines. Overhead, secondary drops serve the existing buildings with both electrical and telephone services.

The existing electrical lines and poles have been determined to be in fair condition.

Proposed Activities and Impacts

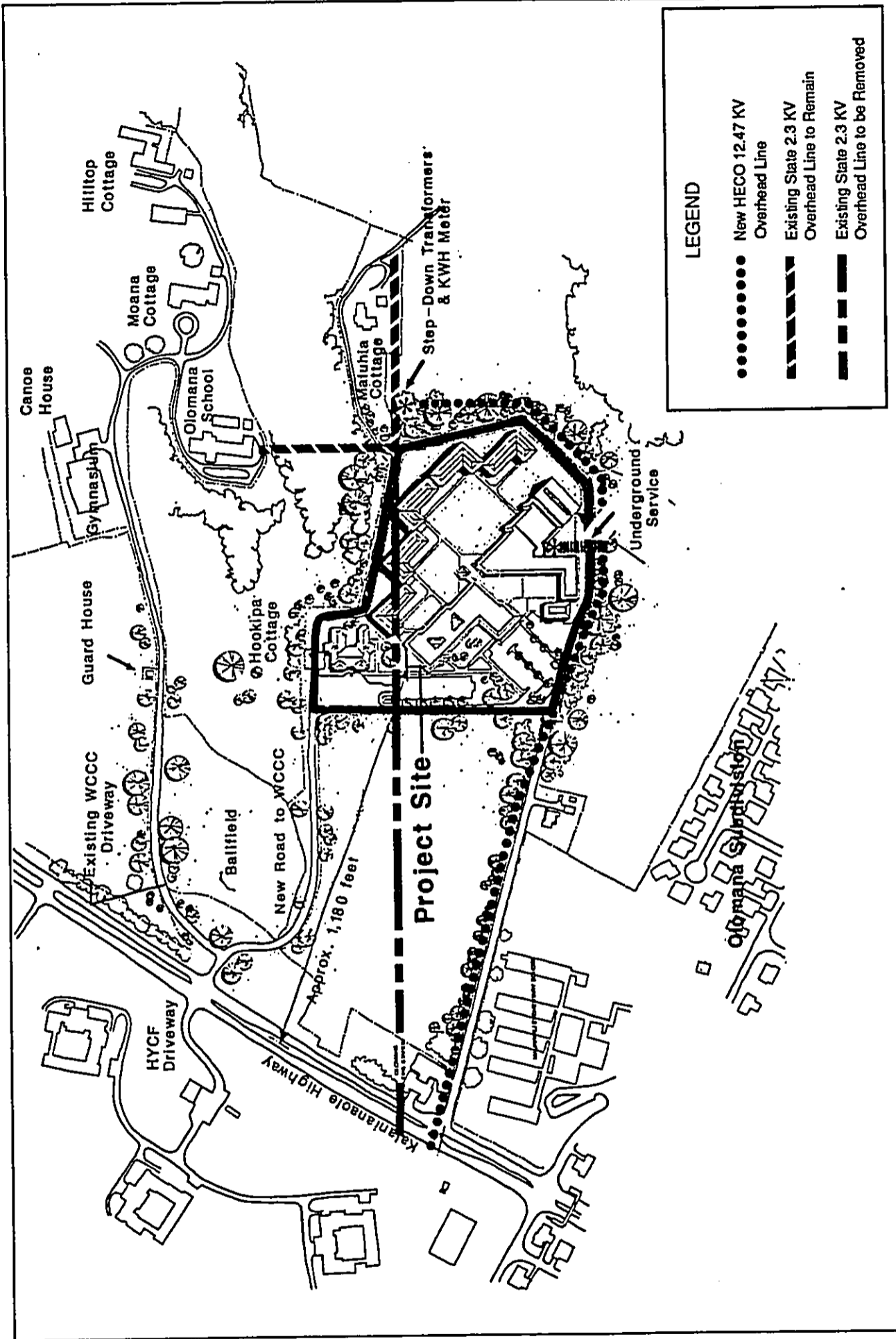
The project electrical engineers, Nakamura, Oyama and Associates, have proposed that new primary lines be provided by Hawaiian Electric Company (HECO) so that the state will no longer have to maintain the high-voltage lines.

A HECO line will be routed overhead from Kalaniana'ole Highway, along the eastern side of the Olomana Fire Station Road (gravel access road) to the fence of the proposed WCCC. A branch line off of the overhead line will be routed underground from the WCCC fence to the proposed facility (refer to Exhibit III-14). The overhead line will then continue around the southern perimeter of the proposed facility and meet the present State-owned line near the access road to Maluhia Cottage. A 12,470-to-2,300-volt transformer will then interface the HECO line with the State system in order to maintain service to the existing lower voltage line for the buildings outside of the Project Site.

The new overhead line will be routed on wooden poles which are spaced approximately 175 feet apart from each other. The poles will be approximately 40 feet in height.

The existing overhead 2,300-volt segment from Kalaniana'ole Highway through the new facility will be removed.

Plans for the proposed facility's service needs and new electrical lines will be coordinated with HECO.



DHM inc.
 Land Use and
 Environmental
 Planning

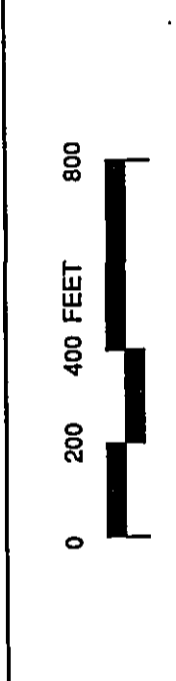


Exhibit III-15
Electrical Utilities Map
 Women's Community Correctional Center

LEGEND

- New HECO 12.47 KV Overhead Line
- Existing State 2.3 KV Overhead Line to Remain
- Existing State 2.3 KV Overhead Line to be Removed

Telephone and Cable TV service for the facility will be routed overhead on the same poles utilized by the electrical lines.

III.8 TRAFFIC AND ACCESS

A traffic study was completed in November 1989 by Pacific Planning and Engineering, Inc. (PP&E) to establish a baseline condition to compare against estimated future traffic. The traffic analysis focused on the impact of the project-generated traffic, at the intersection of Kalaniana'ole Highway and the existing WCCC access road, when the project is completed in November 1992. The complete text of the study is contained in Appendix F and a summary of the study follows.

Vehicle access to the WCCC access road is currently provided via Kalaniana'ole Highway. Traffic volumes on this roadway were documented using traffic counts taken over various 24-hour periods by the State Department of Transportation (DOT). These traffic counts reveal that, over time, peak traffic volumes for Kalaniana'ole Highway near Castle Medical Center consistently occur during the period between 6 a.m. to 8 a.m. and 4 p.m. to 6 p.m. on weekdays, with the most severe traffic volumes occurring during the evening period of 4 p.m. to 6 p.m. on weekdays. In addition to these traffic counts, turning movement counts were taken at the intersections of Kalaniana'ole Highway and the WCCC access road by PP&E on Thursday, March 9, 1989, between 4:15 p.m. and 5:45 p.m. and on Saturday, November 4, 1989, between 2:30 p.m. and 4:30 p.m.

Kalaniana'ole Highway is a State-maintained highway with four lanes separated by a 24-foot wide grass median. Exclusive left turn lanes are provided for vehicles turning off Kalaniana'ole Highway at intersections. The existing access road to the WCCC is a narrow one lane paved road maintained by the State, and located across the driveway from the HYCF on Kalaniana'ole Highway. The roadway has a single 12-foot lane with 4 to 6 foot grassed shoulders for two-way traffic. A parking area for vehicles is provided near the intersection with Kalaniana'ole Highway for the residents and visitors who wish to utilize the soccer and baseball fields located between the intersection and the checkpoint guardhouse (located approximately 2000 feet from the highway intersection). The Soccer and baseball fields are used by local residents for youth activities such as soccer and T-ball.

Based on observed traffic counts, approximately 50% of the traffic entering and exiting from the WCCC access road from 4:15 p.m. to 5:45 p.m. were parents transporting their children to

and from the soccer and T-ball practice. As a result, less than 50% of the traffic currently entering and existing from the WCCC access road can be attributed to employees and visitors from the WCCC during the afternoon peak hour.

Traffic along Kalaniana'ole Highway operates very well at LOS A⁵⁰ for all movements except for the eastbound left turn movement (LT) which is presently operating at LOS D at the existing WCCC/HYCF access road intersection and at LOS C at the existing gravel road intersection.

Due to the heavy traffic along Kalaniana'ole Highway during the afternoon peak hour, the analysis indicates that drivers exiting from the WCCC access road will experience long delays as evidenced by the LOS E for the left turn movement and traffic crossing the intersection from the WCCC to the HYCF. However, field observations indicate drivers exiting from the WCCC and HYCF access roads currently experience very little delays (no more than 30 to 40 seconds waiting period from time of arrival). Outbound traffic along Kalaniana'ole Highway headed towards Waimanalo were observed arriving in platoons due to the traffic signal at the intersection of Kalaniana'ole Highway and Kailua Road. This "break" or gap in traffic flow allowed drivers turning left from the access roads an opportunity to complete the turning movement safely.

Proposed Activities and Impacts

A new 925-foot roadway will be constructed that will branch-out from the existing WCCC access road entrance (refer to Exhibit II-2). The roadway will be 40 feet wide (24 feet asphalt paved with 8 foot shoulders on each side). The roadway will follow the natural contours of the land and leave intact the community ballfield. Elevations will vary with the terrain. Approximately 2 acres of pastureland will be taken out of use for the road's construction. Lighting for the access road will consist of ten, 16-foot high poles, spaced 100 feet apart on the ballfield (top side) of the roadway. The existing narrow one lane road to Hookipa Cottage will remain to provide access to buildings east of the Project Site.

⁵⁰ The Level-of-Service (LOS) is the amount of delay expected for the average vehicle desiring to cross or enter the major road. The concept of LOS is defined as a qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers. A LOS definition generally describes these conditions in terms of such factors as speed, travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety. The LOS for traffic movements in an intersection is classified into six categories ranging from LOS A (little or no delay) to LOS F (extreme traffic delays).

Future ambient traffic along Kalanianaʻole Highway was forecasted based on trend analysis. The results of the trend analysis indicate that daily traffic along Kalanianaʻole Highway will grow at a rate of 4.7 percent annually.

Future vehicle trip generation rates for the proposed WCCC were derived using observed trip generation rates and the planned future population for the WCCC (inmate and employee). During the observed peak hour, the WCCC generated 28 trips entering the access road and 40 trips exiting the access road. With the development of the proposed facility the WCCC is expected to generate an additional 21 trips entering and 30 trips exiting.

Based on forecasted ambient traffic along Kalanianaʻole Highway and projected future vehicle trip generation rates for the WCCC, the future LOS for the intersection between Kalanianaʻole Highway, the WCCC Access Road and the HYCF Access Road was determined. The results indicate that the proposed WCCC development will have some adverse impact on traffic flow along Kalanianaʻole Highway. The LOS for the Left Turn Movement (LT) from the WCCC access road will drop from E to F.

In order to improve traffic flow at the intersection of Kalanianaʻole Highway and the WCCC access road, it is recommended that:

- the WCCC access road entrance be widened and an exclusive right-turn lane from the access road onto Kalanianaʻole Highway be provided; and
- a traffic signal be installed at the intersection

When the improvements are completed and the traffic signal is installed, the LOS for the intersection is expected to improve to a high Level-of-Service (LOS B).

Plans for the proposed roadway improvements and traffic signal will be coordinated with the State Department of Transportation (DOT) prior to their implementation. All costs associated with the improvements will be borne by the DOC.

III.9 AIR QUALITY

The air quality surrounding the Project Site is likely to be affected by air pollutants from two principal types of sources: agricultural and vehicular. Agricultural sources of air pollution include wind generated dust and chemicals. Vehicular pollutants are generated from traffic and construction activity.

Agricultural sources of air pollution are located primarily to the east of the Project Site in Waimanalo. The nearest representative long-term State of Hawaii monitoring station that measures levels of particulates is located in Waimanalo. Reported levels at this station range from approximately 25 to 30 micrograms per cubic meter, below the allowable State and National Ambient Air Quality Standard (AAQS) of 60 micrograms per cubic meter.

Vehicular pollutants are generated from traffic and construction activity. The major vehicle generated pollutant is carbon monoxide (CO). The State of Hawaii has set a standard of 10 milligrams/cubic meter (mgr/cum) not to be exceeded more than one hour period each year. There is also a corresponding 8 hour standard of 5 mgr/cum. The National AAQS is 40 mgr/cum for one hour and 10 mgr/cum for an 8 hour period. Presently there is no permanent CO monitoring site near the Project Area. The closest monitoring site for CO is located in Honolulu and is not representative of the area. Because of the Project Site's location with respect to surrounding land uses and roadways the existing concentrations of CO can be expected to be well under the more stringent State AAQS.

Proposed Activities and Impacts

Anticipated short-term direct air quality impacts from the project's development include, fugitive dust generated from grading activities and on-site emissions from construction equipment.

Fugitive dust emissions will arise from grading activities within the Project Site. The quantitative emission rate for fugitive dust is difficult to estimate, depending largely on the type of grading activity and the moisture content of the soil. The State of Hawaii, Department of Health, Air Pollution Control Regulations require that visible emissions of fugitive dust from construction site be eliminated entirely.

Fugitive dust control for the Project Site will be accomplished by establishing a program of frequent watering to keep exposed soil surfaces from generating dust. Landscaping or ground cover vegetation will be applied to graded areas promptly after grading and clearing operations are completed.

On-site mobile and stationary construction equipment will also emit some air pollutants in the form of engine exhausts. These larger pieces of equipment are usually diesel powered. Nitrogen dioxide emissions from this type of equipment can be quite high, however, the standard for nitrogen dioxide is set on an annual basis and is not likely to be violated by the short-term operation of the construction equipment.

Anticipated long-term air quality impacts from the proposed development will be confined to emissions associated with vehicle traffic traveling to and from the correctional facility. Based on the traffic forecast for 1992 with the proposed project, the number of vehicles entering the WCCC access road during the peak hour period will increase from 28 to 49 vehicles and the number of vehicles exiting the access road will increase from 40 to 70 vehicles. While this represents a 75 percent increase in the total number of vehicles utilizing the roadway, the characteristics of the Project Site (i.e., isolated from other land uses) suggest that CO emissions will continue to be well under the more stringent State AAQS.

III.10 NOISE

Because of the Project Site's relationship to surrounding land uses (i.e., elevated on a bluff and isolated) and its distance from major transportation corridors (approximately 1,180 feet away from Kalaniana'ole Highway), existing sources of noise are confined primarily to on-site activities. Noise generated from the roadway or nearby residential and school uses is very slight and is not noticeable under normal conditions. Noise generated on-site is associated with inmate activities (recreation, movement between buildings, operation of laundry, etc.) and vehicle deliveries.

Proposed Activities and Impacts

The construction process will create localized and temporary adverse impacts on noise quality. Development of the Project Site will involve grubbing, grading, and the construction of infrastructure and buildings. The various construction phases of the project's development may generate significant amounts of noise, with the actual levels being dependent upon the methods

employed during each stage of the development. Typical construction equipment noise ranges in dBA⁵¹ are shown in Exhibit III-16. Earthmoving equipment such as bulldozers and graders will likely be the loudest equipment used during construction.

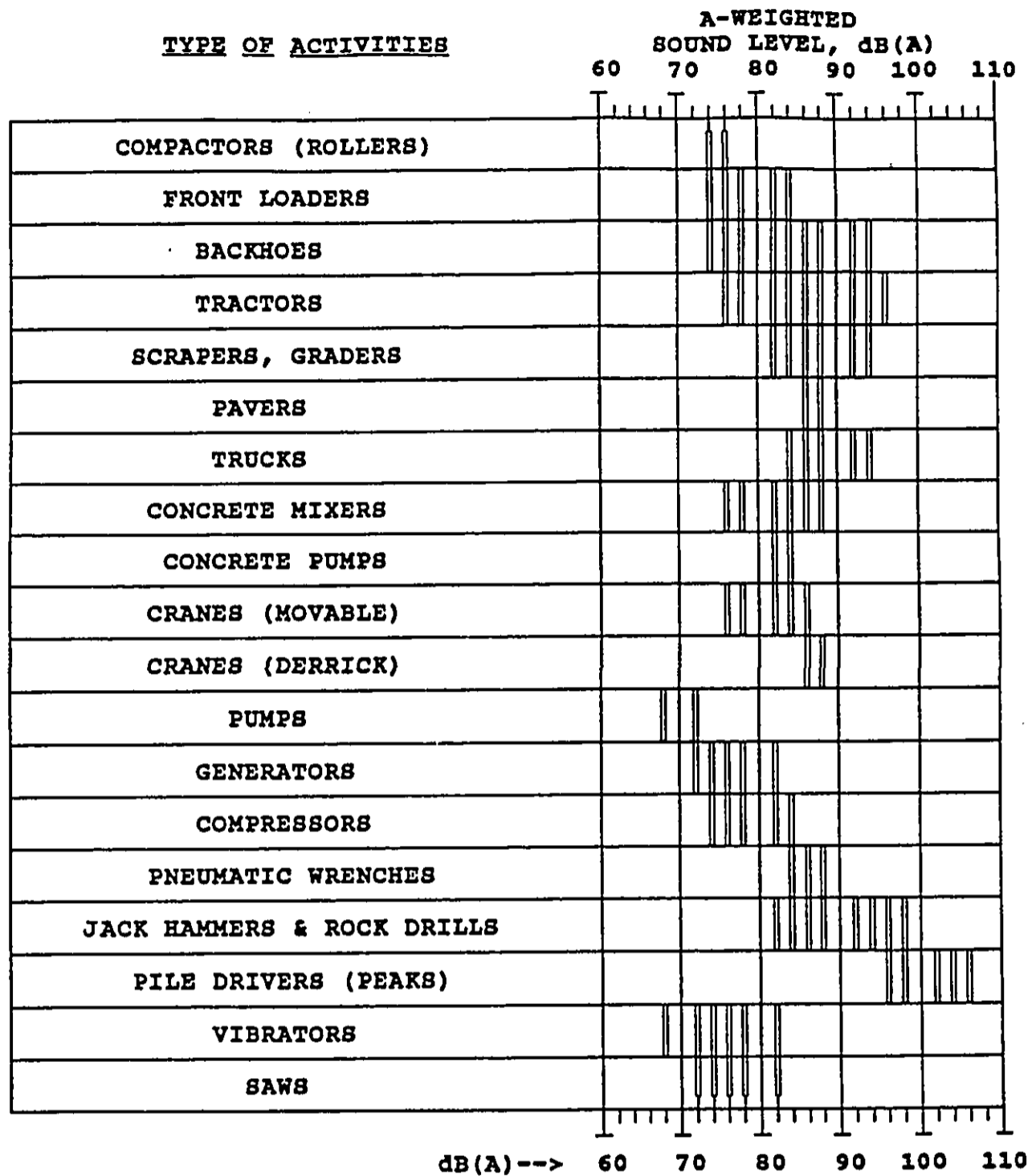
Construction will take place during Standard General Contractor's Association hours (Monday - Friday 7:00 a.m. - 4:00 p.m. with no weekend work hours being foreseen). Activities associated with the construction phase will comply with the provisions of Title 11, Administrative Rules of the State Department of Health, Chapter 43, Community Noise Control for Oahu. If anticipated noise levels of the construction activity exceed the allowable level (70 dBA) specified by the Department of Health, a Noise Permit will be obtained prior to construction activity being undertaken.

Noise Permits specify certain conditions that must be followed by the facility's contractor including:

- no permit shall allow construction activities creating excessive noise when measured at or beyond the property line for the hours before 7:00 a.m. and after 6:00 p.m. of the same day;
- no permit shall allow construction activities which emit noise in excess of 95 dBA at or beyond the property line of the construction site, except between 9:00 a.m. and 5:30 p.m. of the same day;
- no permit shall allow construction activities which exceed the allowable noise levels on Sundays and on holidays identified in §11-43-6 of the DOH Administrative Rules; and
- no permit shall allow construction activities which exceed 95 dBA on Saturdays.

The contractor will comply with all conditions specified in the applicable Noise Permit. All vehicles travelling to and from the construction site, including heavy equipment, will also comply with Title 11, Administrative Rules, Chapter 42, Vehicular Noise Control for Oahu.

⁵¹ A-weighted sound level expressed in decibels.



CONSTRUCTION EQUIPMENT NOISE RANGES

NOTE: BASED ON LIMITED AVAILABLE DATA SAMPLES

Exhibit III-16

Potential Construction Equipment Noise Ranges

DHM inc.

Land Use and
Environmental
Planning

In addition to compliance with the above rules, every effort will be made to coordinate construction activities associated with the development of the off-site sewer line and the sewer relief line with the respective community areas to minimize any associated noise impacts.

III.11 SOCIO-ECONOMIC CHARACTERISTICS⁵²

The WCCC is located in Census Tract 110.119 and is within the "Kailua Neighborhood" as defined by the U.S. Bureau of the Census for the Neighborhood Statistics Program (Exhibit III-17). The Project Site is not immediately adjacent to existing residential developments. The nearest residential units are in the Olomana Subdivision, approximately 480 feet west of the Project Site.

⁵² Data in this section are drawn from the 1980 Census unless otherwise noted.

A. Population Characteristics

In 1985 the resident population of the City and County of Honolulu was approximately 811,100. This represented an increase of 6.4 percent over the resident population of 762,565 at the time of 1980 Census.⁵³

Within Census Tract 110, where the Project Area is located, the rate of growth was 12.2 percent (see Exhibit III-18).

Exhibit III-18
Summary of Resident Population

Census Area	1980	1985	% Growth
Oahu	762,565	811,100	6.4
CT 110	4,218	4,733	12.2

The population of Census Tract 110 in 1980 was broken down into three categories as follows (see Exhibit III-19):

Exhibit III-19
Population of CT 110 In 1980

Persons in Households	3,988
Inmates of an Institution	81
Other, In Group Quarters	<u>149</u>
TOTAL	4,218

The rapid increase of population in CT 110 is primarily due to expanded residential development in the area over the past decade.

The WCCC had 105 inmates, and the HYCF had a total of 80 wards in 1985.⁵⁴ The complete breakdown of the 1985 population in CT 110 is not yet available.

The place of birth of residents in CT 110 compares differently to the characteristics of the overall Oahu population (see Exhibit III-20). The percent of foreign born residents in CT 110 was far below the island average while the percent of mainland-born

⁵³ Source: DBED, The State of Hawaii Databook 1987, November 1987.

⁵⁴ Source: DSSH, The Facility Population Statistics, p. 215, 1986.

in CT 110 was far below the island average while the percent of mainland-born residents was greater. The percent of Hawaii-born residents was slightly higher than the Oahu figure.

Exhibit III-20
Distribution of Residents By Place of Birth

Place of Birth	CT 110	Oahu
Hawaii	57.0%	55.1%
Mainland	35.0%	27.5%
Foreign	5.8%	14.8%

The ancestry of residents in CT 110 differs from the island-wide configuration. Approximately 49% of the population were Caucasian and 48% were Asian and Pacific Islander compared with the Oahu figure of 33% Caucasian and 60% Asian and Pacific Islander.

Proposed Activities and Impacts

The project contains no population inducing factors. Employment for the facility is expected to be filled from workers residing throughout Oahu. As a result, the project is not expected to have any direct impact on the residential population in CT 110.

B. Housing Conditions

In 1980, residents in CT 110 were more likely to own their homes than residents on Oahu in general. Approximately 85 percent of occupied housing units in Tract 110 were occupied by owners as compared with the Oahu figure of 50%. The median number of persons in occupied housing units in CT 110 was higher (3.5 persons) as compared to the Oahu figure (2.8 persons).

In 1980, the median value of owner-occupied homes in CT 110 was about \$16,000 higher than Oahu average, and the median rent was approximately \$190 above the Oahu median (see Exhibit III-21).

**Exhibit III-21
Housing Conditions in 1980**

	CT 110	Oahu
Median Value of Owner-occupied Homes	\$145,400	\$129,500
Median Rent of Renter-occupied Homes	\$467	\$276

Proposed Activities and Impacts

The project will bring about an increase in the number of the inmates and staff members. However, it is not anticipated to result in an increased demand for additional housing in the area.

C. Employment and Income

The labor force profile in CT 110 is similar to that for all of Oahu. Approximately 75.1% of the population in CT 110 were of employable age (16 years and over) compared with 75.3% for Oahu. The area has a much higher percent of high school graduates than the island average and a lower percent of unemployment. The household median income (1979 dollars) was 71.9% above the Oahu median (see Exhibit III-22).

**Exhibit III-22
Employment and Income in 1980**

	CT 110	Oahu
% of Employable Age	75.1%	75.3%
% Unemployed	2.8%	4.6%
% High School Graduates	86.0%	75.6%
Median Income	\$36,234	\$21,077

Proposed Activities and Impacts

The project will generate new employment opportunities. However, because new staff members to service the expanded WCCC will be recruited by the DOC, the majority of the

new jobs will be filled by the regional workforce as opposed to the existing community residents.

D. Economic Impact

Short-term economic impacts from the project will result from the project's construction. Each dollar spent on the construction of the proposed project will not only stimulate growth in those businesses from which the purchases are made directly, but will also stimulate growth as the dollar is recycled through numerous other sectors of the island's economy (multiplier effect).

Over the short term the project construction will directly impact:

- Sales (output);
- Household income; and
- Employment.

A technique for measuring the inter-industry relationships in a given region is the Input-Output Model. This model is used to develop multipliers which enable one to measure the overall economic impact of a project on the sales, household income and employment of a particular area. The Input-Output model of Hawaii's economy, which was developed by the staff of the Research and Economic Division of the Department of Business and Economic Development (DBED) can be applied to analyze the short term economic impacts of the proposed project on the economy.

Estimates of the short term sales, household income and employment impacts resulting from construction of the project are based on the total construction expenditure of the project, excluding land costs. The construction cost for Phase I of the project (the only phase currently budgeted) is estimated to be \$19,317,336 (say \$19.3 million). The appropriate multipliers and coefficients from the Hawaii Input-Output Model are then multiplied by the construction cost to determine the economic impacts in dollars. The multipliers and coefficients used include direct, indirect and induced effects.⁵⁵

⁵⁵ The following definitions are taken from The Economic Impact of Tourism in Hawaii: 1970 to 1980, Research Report 1983-2, Department of Planning and Economic Development, April 1983. Direct effect - the change in sales, income and employment in Hawaii's economy as a direct result of the purchase of goods and services by the proposed project. Indirect effect - the change in sales, income and employment generated indirectly in the economy as the businesses that directly receive the project development dollars spend them in order to buy

Based on a consultation with an economist at the Department of Business and Economic Development, the multipliers for the "commercial construction" category were utilized for this analysis. The following calculations are rounded off and should be interpreted as rough estimates of the short-term economic impact from the project.

- a) Sales - The output, or sales impact, is the measure of the change in output of Hawaii's industries (measured by sales) resulting from total construction expenditures. From the Input-Output Model, the output multiplier, which includes direct, indirect and induced sales, is 2.01.

This indicates that the estimated \$19.3 million construction cost will generate an additional \$38.8 million in sales.⁵⁶

- b) Household Income - The total household income (direct, indirect and induced) generated by construction of the proposed project can be estimated by multiplying the total construction cost times the income coefficient for the commercial construction category, which is 0.6156.

Using this coefficient the \$19.3 million spent for construction will generate a total of \$11.8 million in household income.⁵⁷

Of this total \$11.8 million, \$6.6 million consists of direct labor income generated by the construction of the project. The direct labor income multiplier in the Input-Output Model for the commercial construction category is 0.342. In other words, approximately 34% of the total construction cost will be spent directly for labor.⁵⁸

- c) Employment - In 1987, there was an average of one direct job in the construction industry for every \$102,300 worth of construction.⁵⁹ Using the same ratio for the proposed project and a two year construction period, it can be estimated that about

material and service inputs to meet the demand created by direct sales for the project's development. Induced effect - the further change in sales, income and employment as employees and proprietors spend their income earned from companies as a result of a direct or indirect effect of the project development's spending.

56 \$19.3 million x 2.01 = \$38.793 million.

57 \$19.3 x 0.6156 = \$11.881 million.

58 \$19.3 million x 0.342 = \$6.60 million.

59 The State of Hawaii Data Book, 1988, Department of Business and Economic Development, December 1988, Tables 364 and 614.

93 jobs over two years will be directly generated by the construction of the proposed development.⁶⁰

The total number of jobs generated in the economy by the project development can be estimated by multiplying the number of direct jobs generated by the construction of the project times the employment multiplier of 2.8.

Thus, construction of the project can be expected to generate a total of about 260 jobs in the economy, over the project's estimated two-year construction period.⁶¹

In summary, the short-term impacts from PHASE I construction of the proposed public facility project on the sales, household income and employment on O'ahu were projected by using an estimated total construction expenditure of \$19.3 million and the multipliers from the Hawaii Input-Output Model for the commercial construction category. These impacts will occur over the total construction time period for the project of approximately two years.

With reference to government revenues, the proposed project will increase state revenues during both the construction and operation and maintenance of the project. The impact on total tax collections is difficult to estimate precisely. However, the impact can be estimated by analyzing the general relationship between taxes and labor income in Hawaii.

Data provided by the DBED⁶² indicates that the state tax collection for calendar year 1987 was approximately \$1.776 billion, and labor income for 1987 was about \$12.804 billion. Thus, the ratio of state collections to labor income was 0.139 in 1987 (\$1.776 billion divided by \$12.804 billion). The State therefore collected approximately 13.9 cents in taxes and other sources for every dollar of labor income paid in Hawaii.

Using the State collections to labor income ratio of 0.139 and the total Household Income figure of \$11.88 million (projected in the previous discussion on short term economic

60 \$19.3 million divided by \$102,300 = 186 direct jobs over one year or 93 over two years.

61 93 direct jobs x 2.8 = 260 jobs.

62 The State of Hawaii Data Book, 1988, Department of Business and Economic Development, December 1988, pp. 273, 285 and 363.

impacts), it can be estimated that the State will collect about \$1.65 million in State revenues from the construction of the project.⁶³

This analysis should be qualified with the understanding that the proposed project is a publicly financed project (from State tax revenues) and does not represent an injection of additional spending in Hawaii from outside sources. Tax revenues collected by the State represent acquired revenue which otherwise could have been used in other sectors of the local economy by taxpayers. Thus, while the economic analysis anticipates positive economic impacts from the proposed project, a similar impact may also occur if these locally generated funds were used in other sectors of the economy.

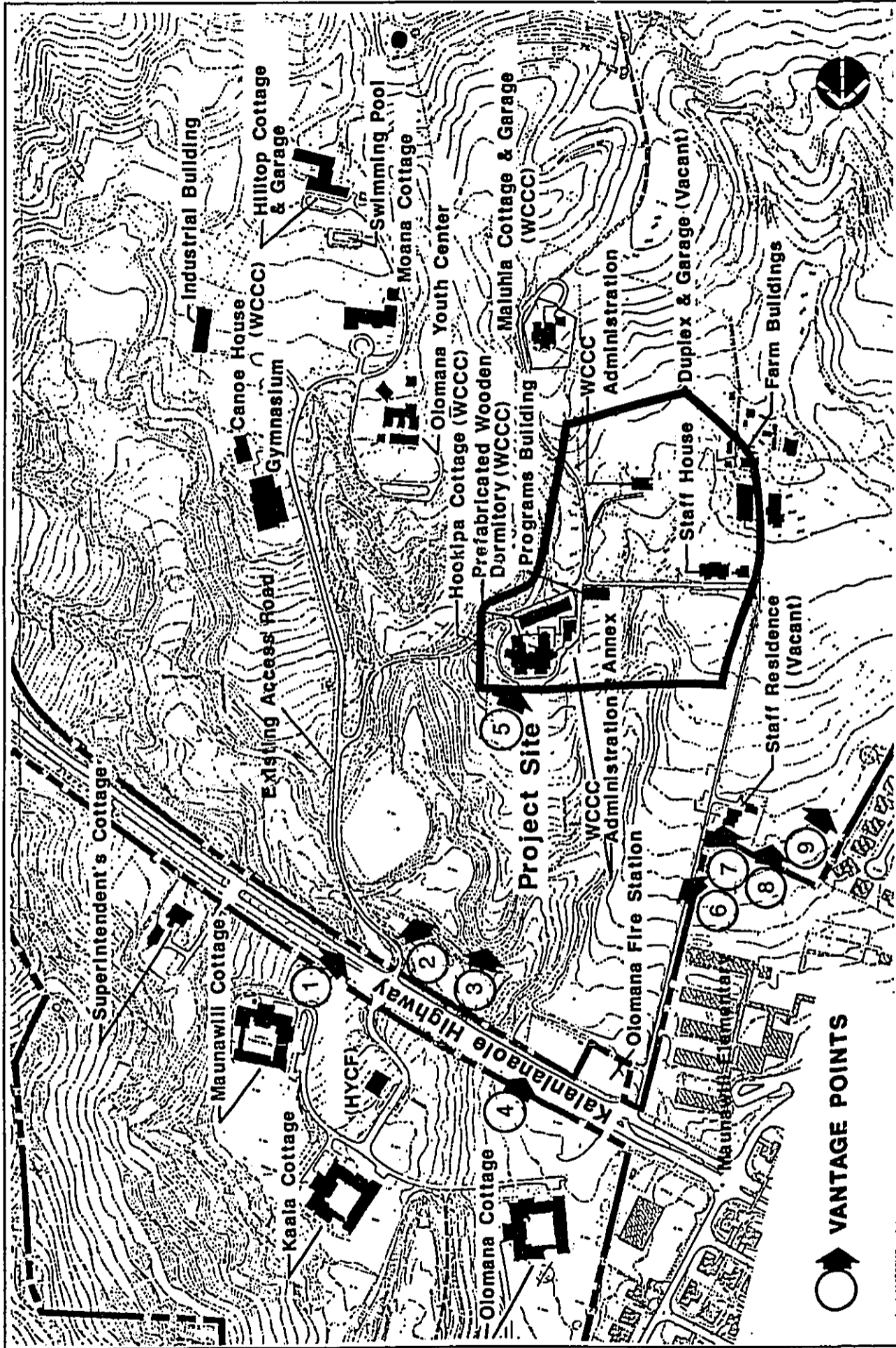
III.12 VISUAL QUALITY

Views of the Project Area are reflective of the rural residential character of the Olomana area. Existing structures on the property are low-rise and spaced in various locations across the property's rolling hills. Cattle are visible grazing on the large open fields and the various mature trees on the property serve as visual screens and provide the viewer with a variety of images.

The architectural features of Project Area's more prominent buildings (the Gymnasium, Hookipa Cottage and Maluhia Cottage) emphasize a sloping roof style reflective of Mount Olomana in the background. Hookipa Cottage and Maluhia Cottage are listed on the Hawaii Register of Historic Places for their significance in architectural design and planning layout. Designed by C. W. Dickey and constructed between 1927 and 1929, the buildings with the double-pitched hipped roof, known as the "Hawaiian roof" or "Dickey roof", are sited on prominent knolls on the slopes of the Project Area.

A view study key map (see Exhibit III-23) references photographs taken from various vantage points. These photos are presented in Exhibits III-24 through III-32 along with a description of the vantage point.

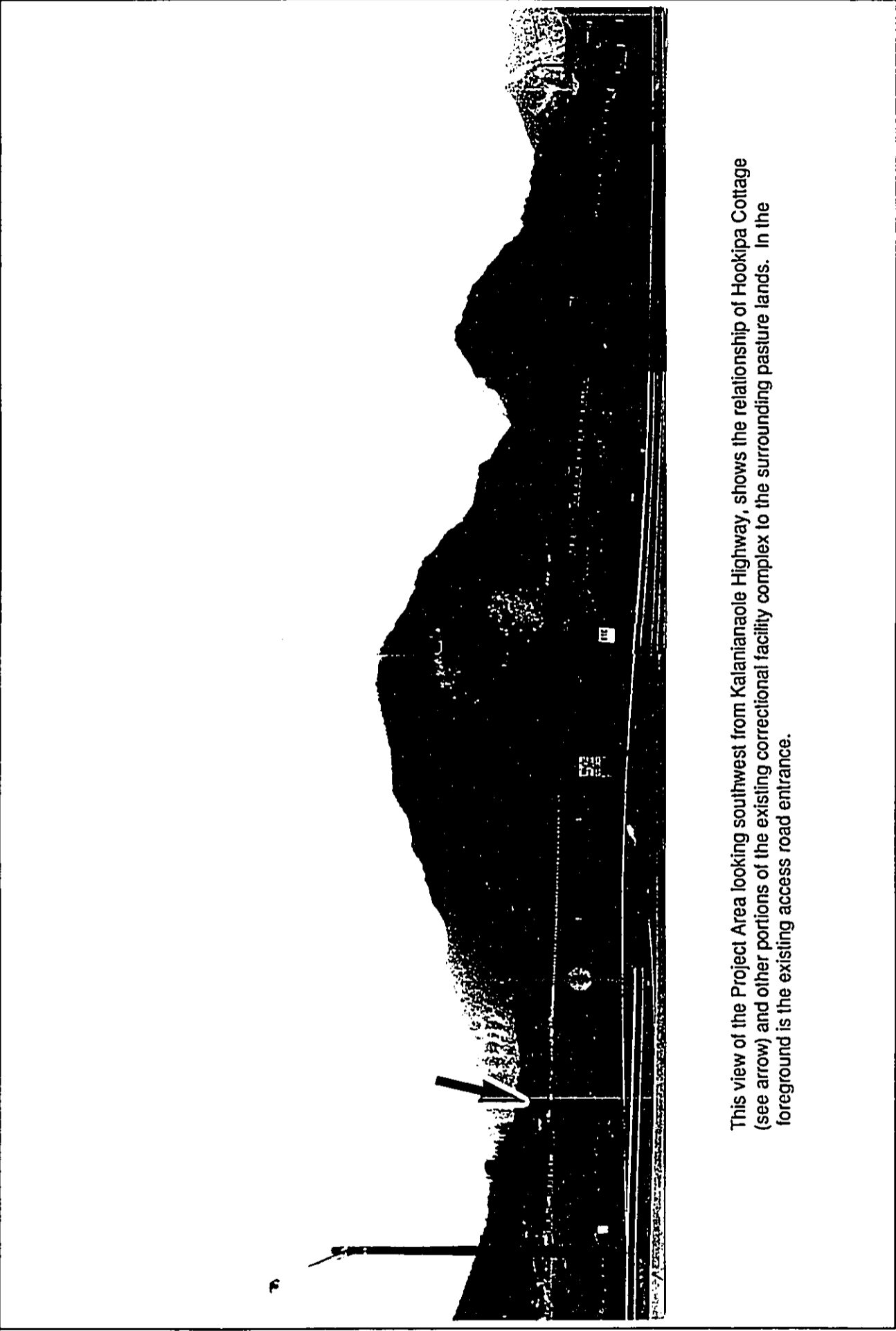
⁶³ $0.139 \times \$11.88 \text{ million} = \$ 1.65 \text{ million.}$



DHM inc.
 Land Use and
 Environmental
 Planning

Exhibit III-23
View Study Key Map
 Women's Community Correctional Center

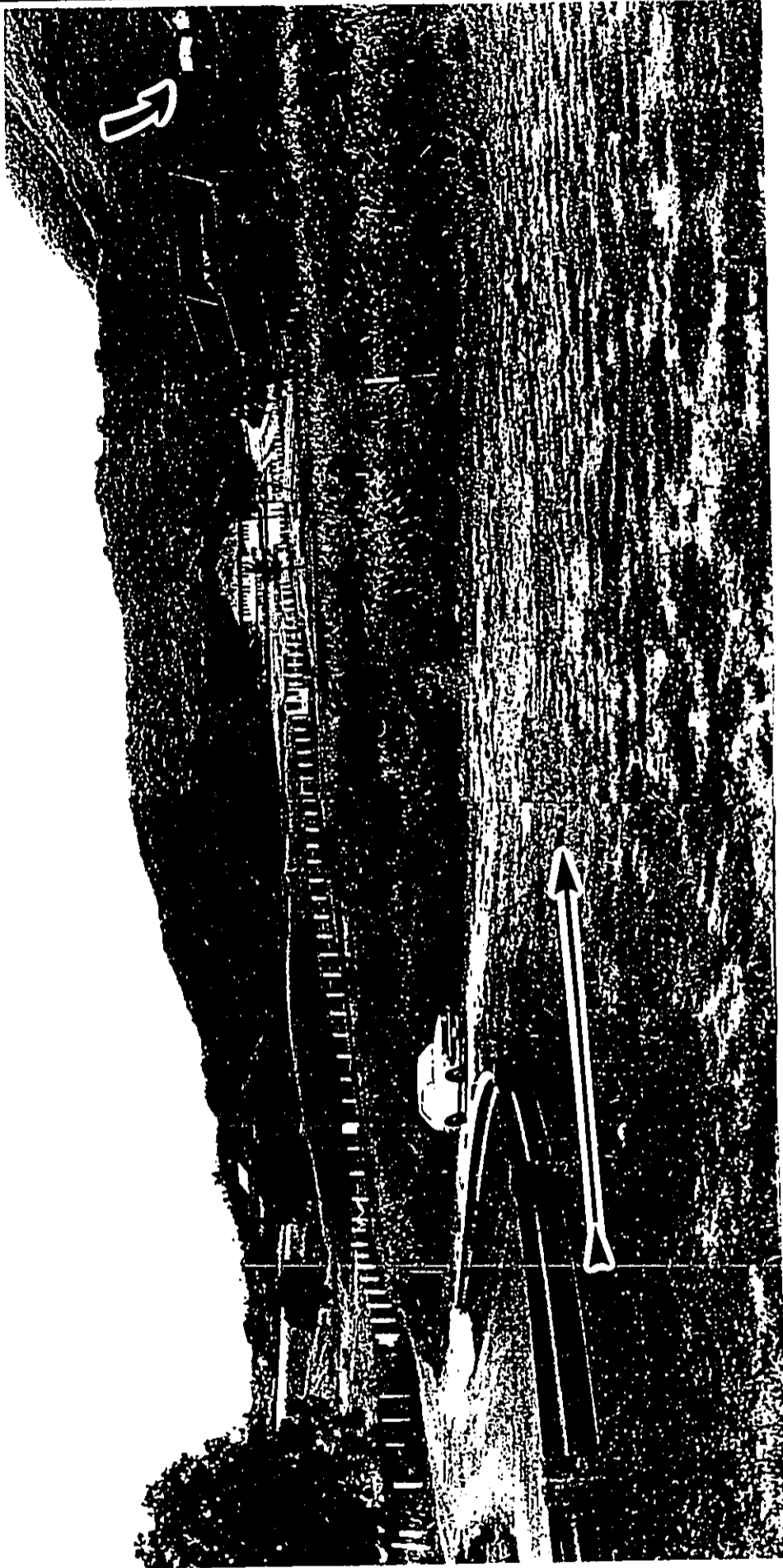




This view of the Project Area looking southwest from Kalanianaʻole Highway, shows the relationship of Hookipa Cottage (see arrow) and other portions of the existing correctional facility complex to the surrounding pasture lands. In the foreground is the existing access road entrance.

Exhibit III-24
Vantage Point 1
Women's Community Correctional Center

DHM inc.
Land Use and
Environmental
Planning



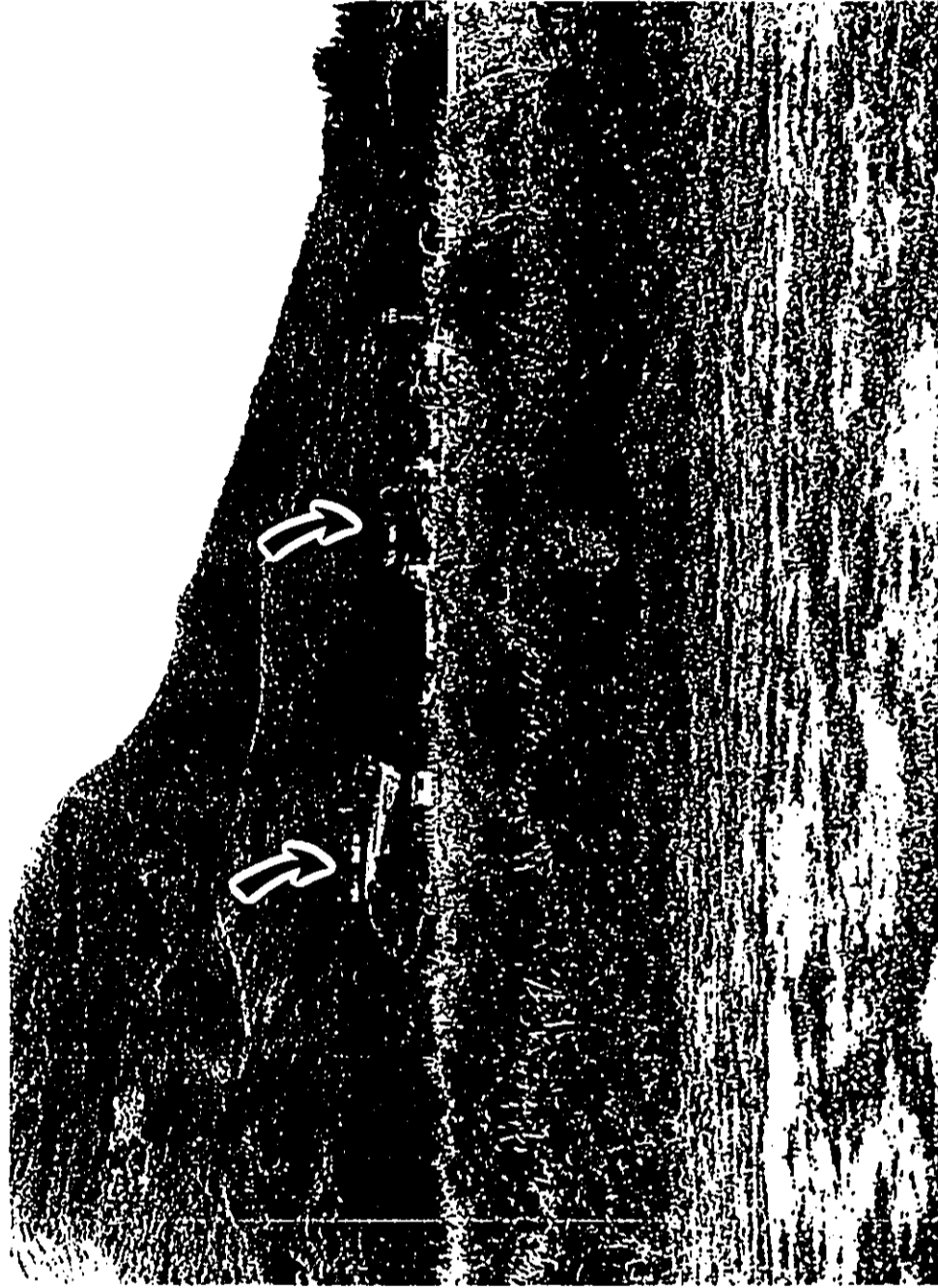
This view looking southeast from Kalanianaʻole Highway, shows the eastern side of the Project Area. In the center of the photo is the gymnasium. To the left is the existing access road entrance. The proposed access road will branch off the existing road (see arrow). In the upper right hand corner (see arrow) are the existing water tanks.

Exhibit III-25

Vantage Point (2)

Women's Community Correctional Center

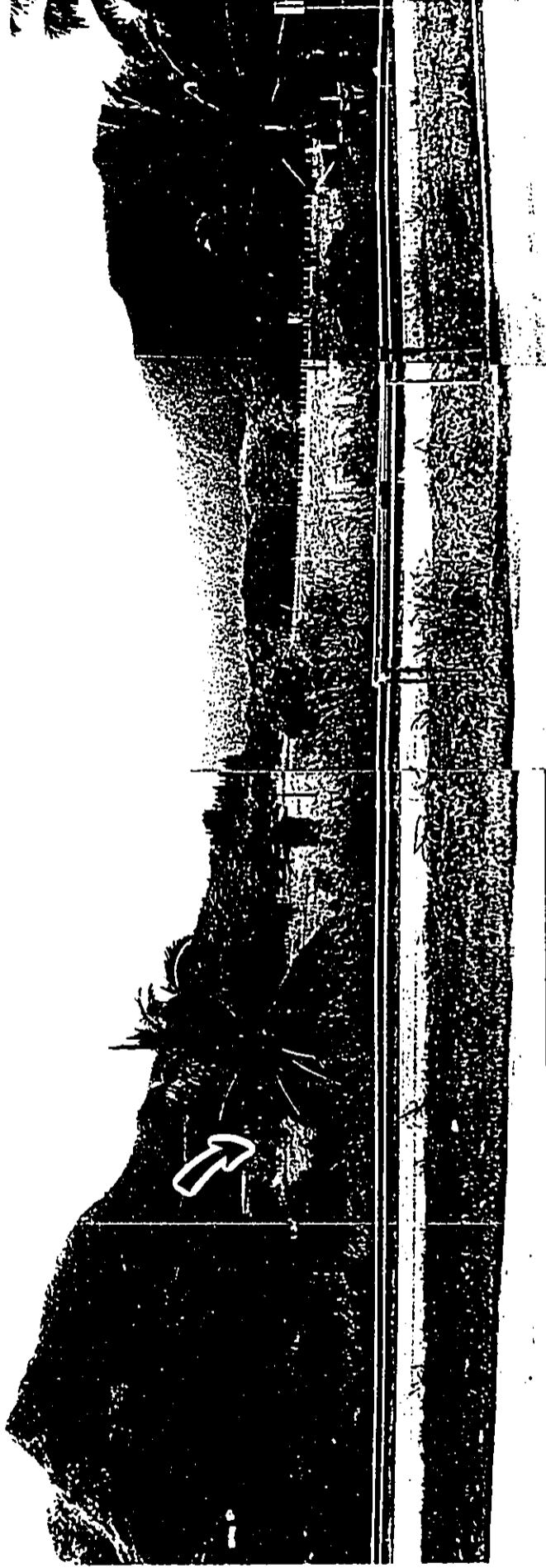
DHM inc.
Land Use and
Environmental
Planning



This view of the Project Area looking south from Kalanianaʻole Highway, shows a portion of the existing correctional facility complex. Most prominently visible are Hookipa Cottage in the middle of the photo (see arrow) and Maluhia Cottage to the left (see arrow).

Exhibit III-26
Vantage Point 3
Women's Community Correctional Center

DHM inc.
Land Use and
Environmental
Planning



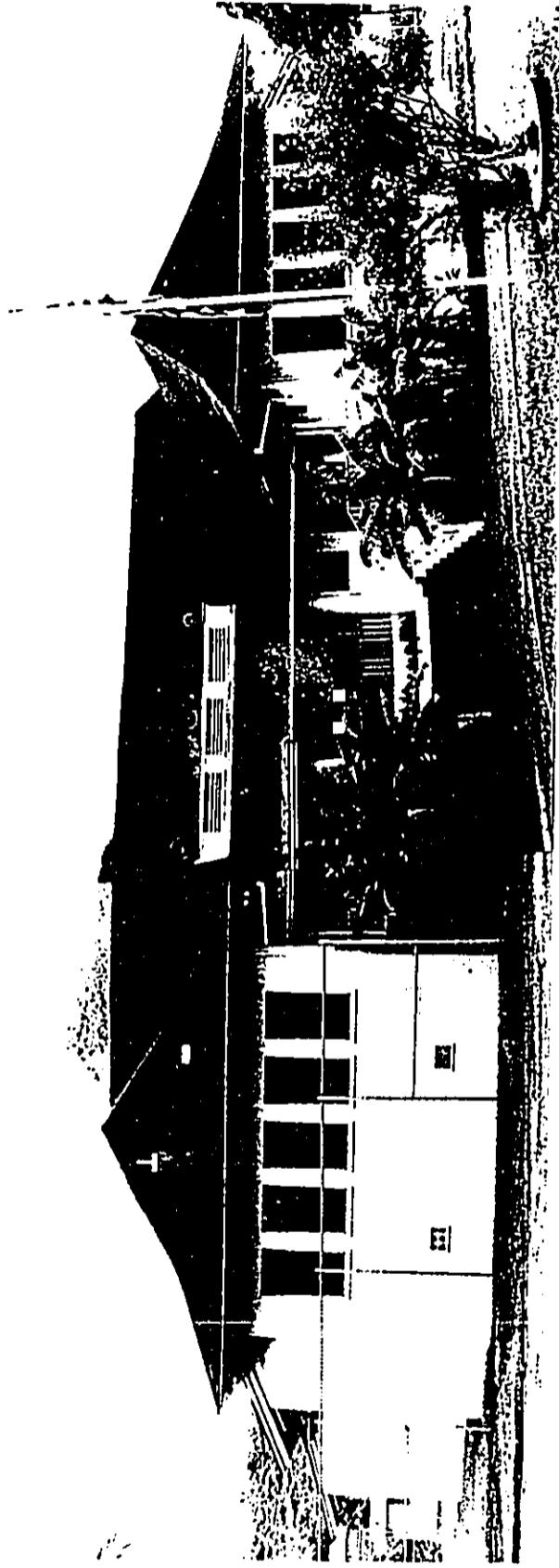
This view of the Project Area looking south from Kalanianaʻole Highway, provides another view of Hookipa Cottage's (see arrow) relationship to the adjacent pasture lands.

Exhibit III-27

Vantage Point (4)

Women's Community Correctional Center

DHM inc.
Land Use and
Environmental
Planning



This view of Hookipa Cottage looking south shows the cottage's existing condition. When the proposed project is completed the cottage will have been completely rehabilitated and the existing fencing removed.

Exhibit III-28

Vantage Point (5)

Women's Community Correctional Center

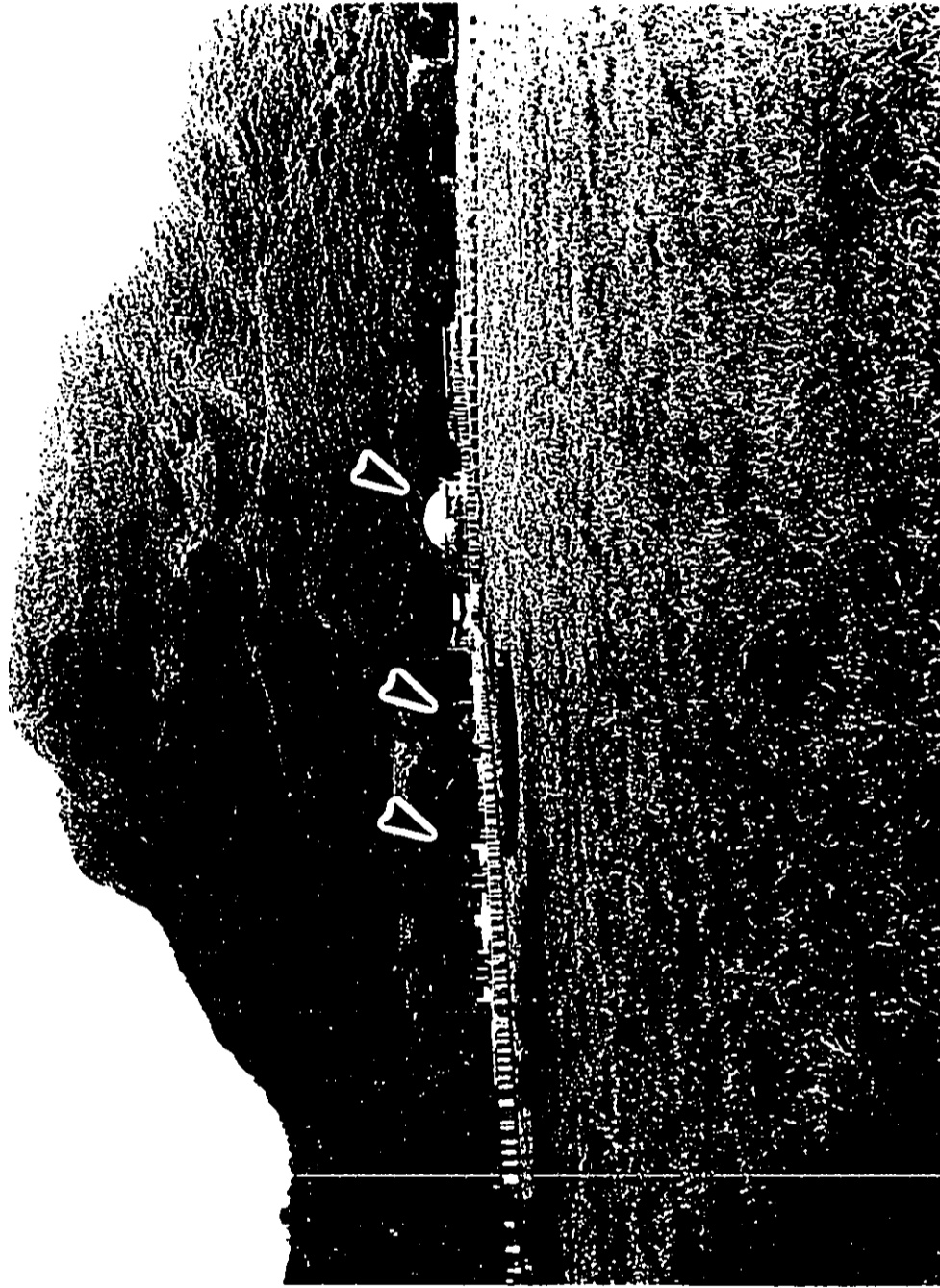
DHM inc.
Land Use and
Environmental
Planning



This view of the Project Area looking southeast from Maunawili Elementary School, shows the relationship of the surrounding pasture lands to Hookipa Cottage (see arrow) and the existing correctional facility parking area.

Exhibit III-29
Vantage Point (6)
Women's Community Correctional Center

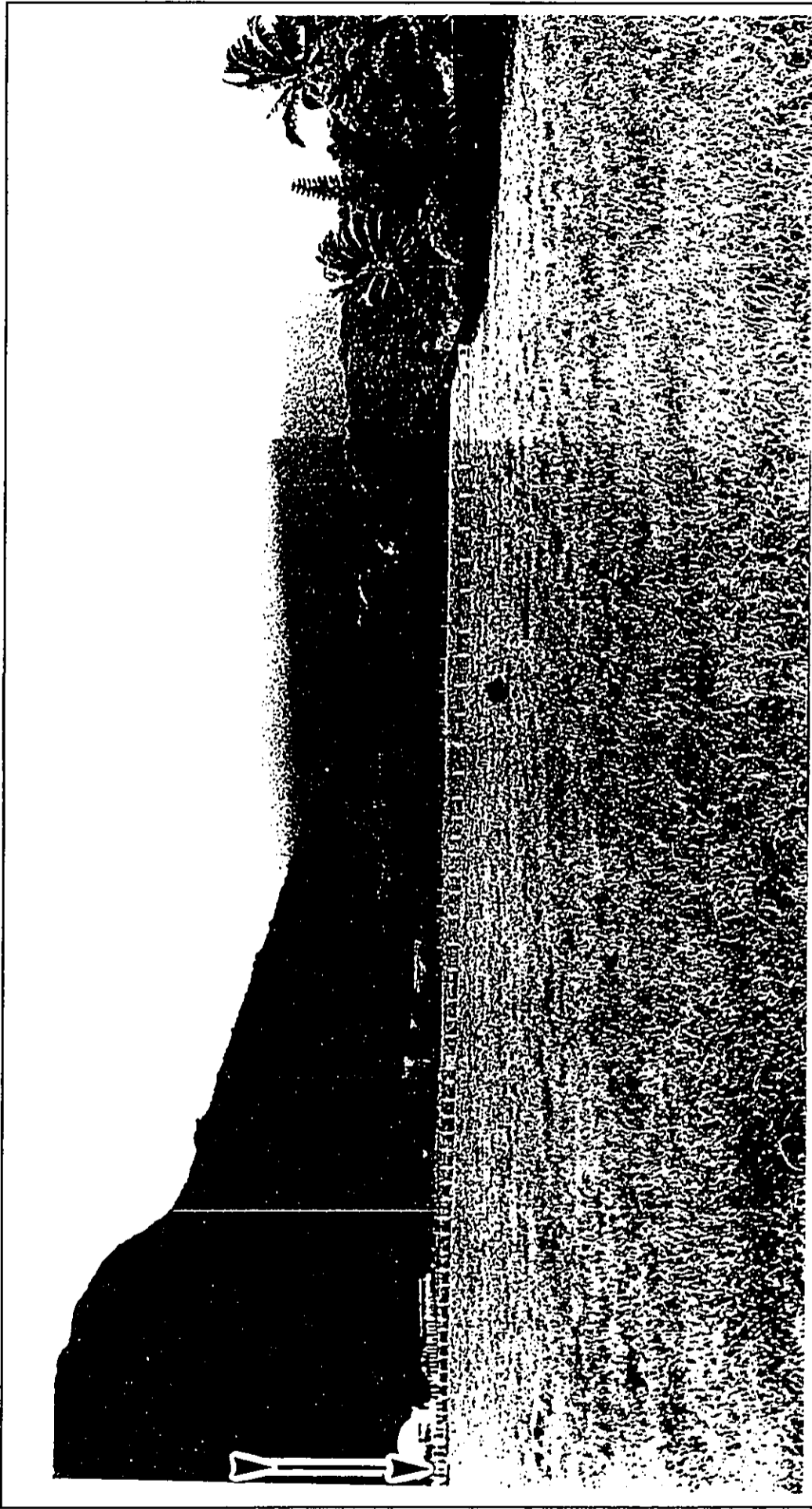
DHM inc.
Land Use and
Environmental
Planning



This view of the western side of the Project Area looking south from Maunawili Elementary School, shows the relationship of the surrounding pasture lands to the duplex, duplex garage, and quonset hut (see arrows in respective order, left to right).

Exhibit III-30
Vantage Point 7
Women's Community Correctional Center

DHM inc.
Land Use and
Environmental
Planning



This view of the western side of the Project Area looking south from Maunawili Elementary School, shows the existing pasture lands that divide the western boundary of the Project Site to the left (see arrow) from the Olomana Subdivision to the right. The pasture lands will not be impacted by the proposed development and will remain in agricultural use.

Exhibit III-31
Vantage Point 8
Women's Community Correctional Center

DHM inc.
Land Use and
Environmental
Planning



This view of the western side of the Project Area looking south from Maunawili Elementary School, shows the existing vegetation which divides the Project Area from the Olomana Subdivision. The residential area is sited at a lower elevation than the pasture lands (see arrow showing roof lines) thereby reducing the potential for any visual impact associated with the proposed project.

Exhibit III-32

Vantage Point (9)

Women's Community Correctional Center

DHM inc.
Land Use and
Environmental
Planning

Proposed Activities and Impacts

The view of the Project Site from Kalanianaʻole Highway and the Olomana residential subdivision is a primary consideration in the proposed facility's design. The new buildings will be low-rise and located mauka of the Hookipa Cottage, thus maintaining an unrestricted view of this historic structure from Kalanianaʻole Highway (refer to Exhibit II-2).

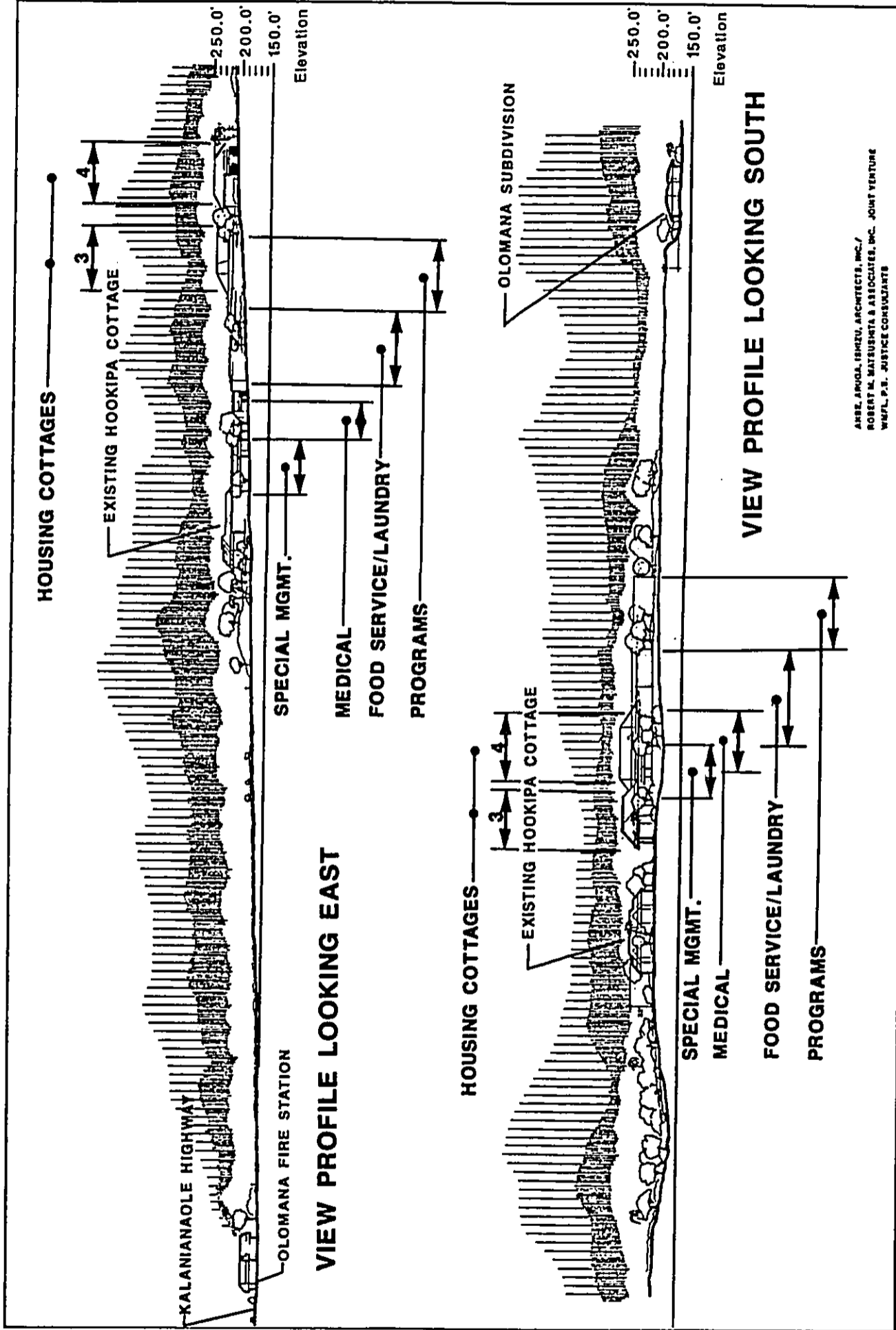
Hookipa Cottage (to be used by staff and public only) and the building designated for visiting functions will be visually prominent from the highway. Hookipa Cottage will be renovated to regain some of its historic architectural elements, and the proposed Support Services building will have a "softer" facade to serve as a backdrop for the architecture of the adjacent Hookipa Cottage. The two buildings will set the tone, and provide the initial visual impact of the facility to the general public.

The architectural form of the Dickey roof will be utilized for the facility's housing cottages. The individual buildings are to be dispersed on the site to avoid massing and will be sited along the sloping terrain to minimize visual impact. Architectural finishes for the facility will emphasize earth-tone colors to blend with the landscape.

As previously described, the proposed landscape master plan for the WCCC grounds places strong emphasis on the open space character of the Project Area as the primary landscape theme. Proposed landscaping will consist of grass, groundcover and large developed trees around the perimeter of the facility. Large trees will also be located along the proposed access road. This type of landscaping will serve to "soften" the visual appearance of the facility and will visually create a campus-like atmosphere (refer to Exhibit III-10).

The proposed overhead electrical line will replace the existing overhead electrical line. To minimize its visual impact the alignment of the new line will follow the eastern side of the Olomana Fire Station Road (gravel access road)(refer to Section III.7.c). The existing overhead line which traverses through the open pasture lands will be removed to improve views of this area.

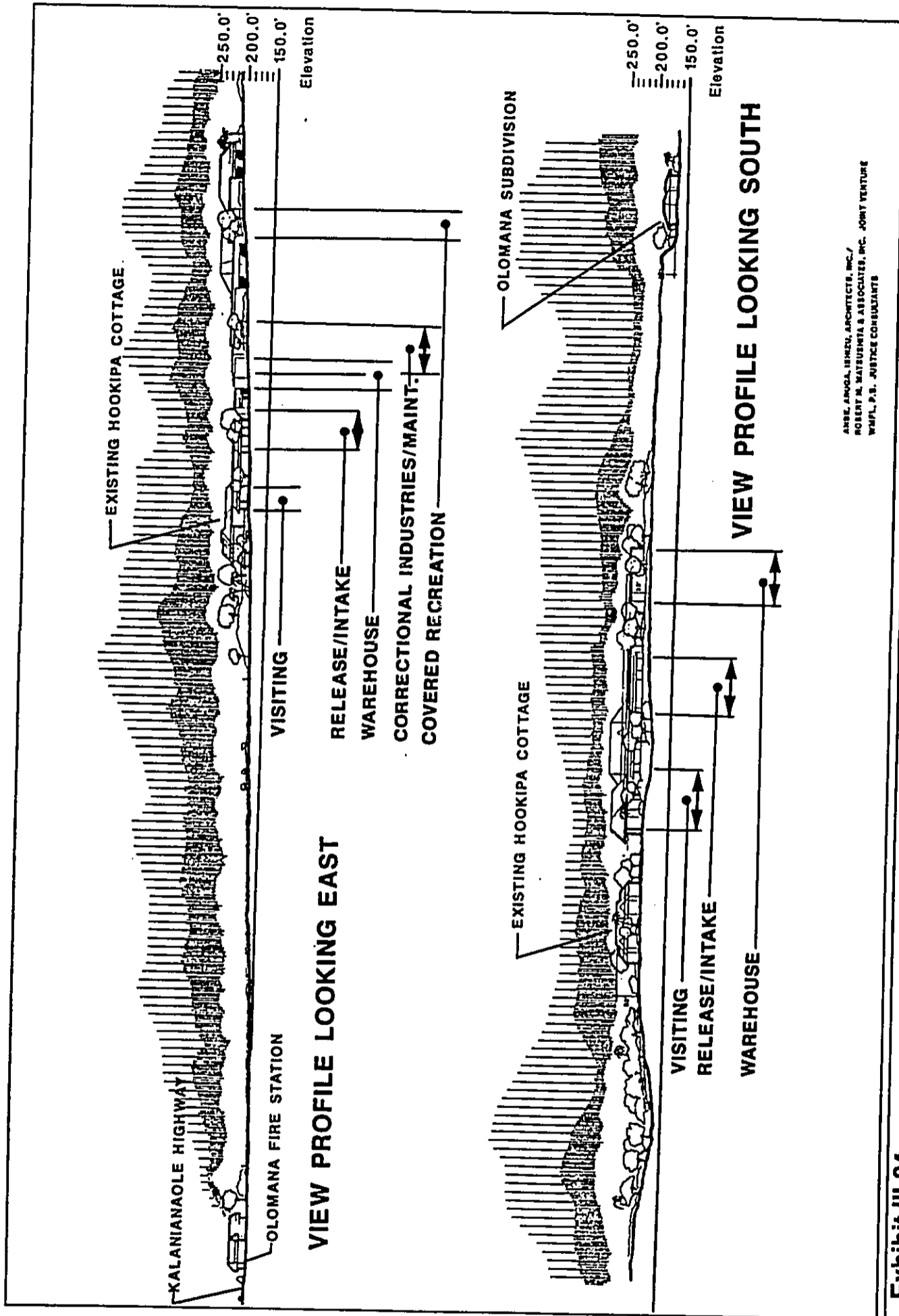
Exhibits III-33, III-34 and III-35 present two view profiles of the proposed facility for each of the proposed phases of construction (i.e., PHASE I, PHASE II, and FUTURE COTTAGE CONSTRUCTION). The eastern profile of each of the three exhibits shows the facility layout looking east from the Olomana subdivision toward



ARBE, ARUOAL, ISHIZU, ARCHITECTS, INC./
 ROBERT M. MATSUOKA & ASSOCIATES, INC. JOINT VENTURE
 WM/L P.S. JUSTICE CONSULTANTS

DHM inc.
 Land Use and
 Environmental
 Planning

Exhibit III-33
Eastern and Southern View Profiles
PHASE I Completed
 Women's Community Correctional Center

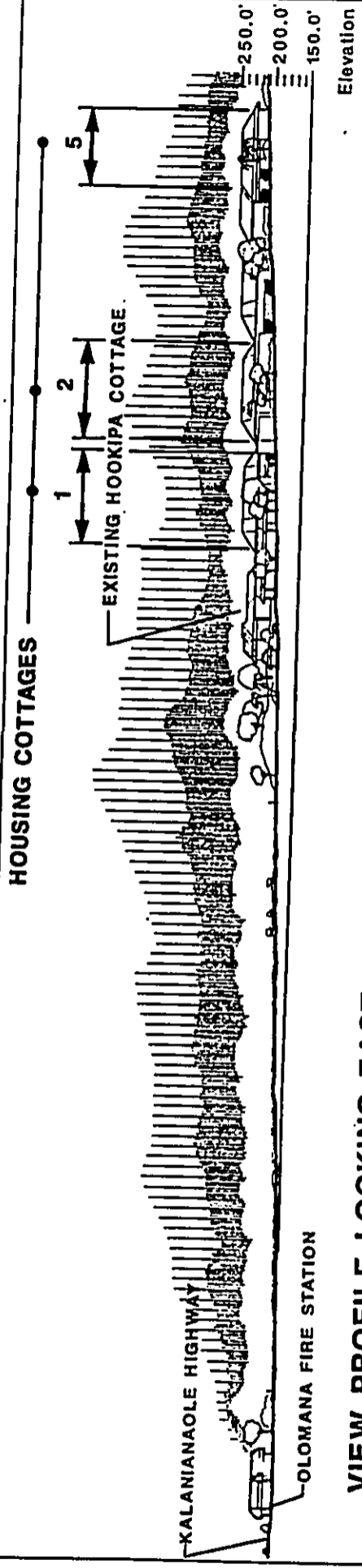


ARBE, AMVOL, IHKEV, ARCHITECTS, INC./
 ROBERT M. MATSUHITA & ASSOCIATES, INC. JOINT VENTURE
 WPL, P.A., JUSTICE CONSULTANTS

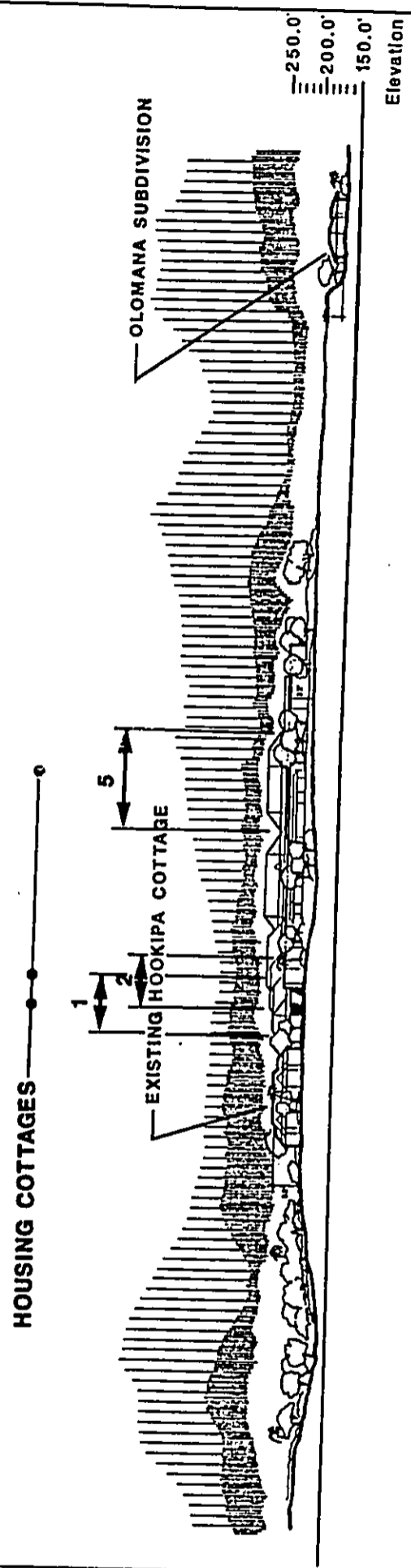
Exhibit III-34
Eastern and Southern View Profiles
PHASE II Completed
 Women's Community Correctional Center

0 120 240 FEET 480

DHM inc.
 Land Use and
 Environmental
 Planning



VIEW PROFILE LOOKING EAST



VIEW PROFILE LOOKING SOUTH

ARISE, ANUOLA KEMENU, ARCHITECTS, INC./
ROBERT M. MATSUWAKI & ASSOCIATES, INC. JOINT VENTURE
WUFL, P.A., JUSTICE CONSULTANTS

Exhibit III-35

Eastern and Southern View Profiles
FUTURE COTTAGE CONSTRUCTION Completed
Women's Community Correctional Center



DHM inc.
Land Use and
Environmental
Planning

Waimanalo. The orientation of the proposed facility to the existing Olomana Fire Station is clearly visible. The southern profile of each of the three exhibits shows the complete facility layout looking south (mauka) toward Mount Olomana. Visible in each exhibit is the relationship of the proposed facility to the first row of residential units in the Olomana subdivision approximately 480 feet away. The existing topography is such that the visual impact of the project on these homes is reduced by a natural berm that exists along the fence line between the Project Area and the subdivision.⁶⁴ The height of this berm varies along the property so no single profile is representative of the potential visual impact of the project. However, the profile looking south does provide a general vision of the project's relationship to the topography of the Project Site.

Based on the design features of the proposed project, existing topography and vegetation, and the extensive landscaping proposed, the proposed project is not expected to have a long term negative impact on the visual quality of the Project Area. Over the short-run, certain activities associated with the development of the project may temporarily impact views of the Project Site. Grading and demolition of the existing buildings may be somewhat unsightly while being conducted. Construction activities may also obstruct views of certain portions of the Project Site. However, because of existing vegetation on adjacent land areas and the distance between Kalaniana'ole Highway and the Project Site, this impact is expected to be limited. Every effort will be made by the contractors associated with the project's development to minimize any adverse visual impacts on the Project Site during construction.

⁶⁴ The existing homes situated closest to the Project Site are also screened by fences and vegetation that have been placed along their respective rear yard property lines by homeowners.

Chapter IV

IV. RELATIONSHIP OF PROPOSED ACTION TO PLANS, POLICIES AND CONTROLS FOR THE AFFECTED AREA

IV.1 FEDERAL

A. Federal Flood Insurance Program

This program enacted pursuant to the National Flood Insurance Act of 1968, as amended, and the Flood Disaster Protection Act of 1973, is intended to avoid the long and short term adverse impacts associated with the occupancy and modification of floodplain development wherever there is a practicable alternative. The program, which on Oahu is administered by the City and County of Honolulu, Department of Land Utilization, requires its Director to evaluate and determine whether a proposed project is located in a floodway or flood fringe area and review related flood information for the area such as velocities and historical records.

The Project Site is located within Zone D, as designated by the Federal Emergency Management Agency. This designation is given to areas in which flood hazards are undetermined.

The proposed correctional facility development will be in compliance with all applicable flood proofing regulations and will comply with applicable siting and design standards outlined by Section 7.10 of the Land Use Ordinance (LUO) for the City and County of Honolulu.

IV.2 STATE

A. The Hawaii State Plan

The Hawaii State Plan (Chapter 226, Hawaii Revised Statutes, as amended) serves as a guide for the future long-range development of the State. The plan identifies goals, objectives, policies, and priorities and provides a basis for allocating limited resources such as public funds, services, human resources, land, and energy. Sections of the Hawaii State Plan that are relevant to the proposed development and addressed by the project proposal are outlined below.

State Goals

A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of people.

Physical, social, and economic well-being, for individuals and families in Hawaii, that nourishes a sense of community responsibility, of caring, and of participation in community life.

1. Sec. 226-11 Objectives and policies for the physical environment-land based resources.

(a) Planning for the State's physical environment with regard to land based resources...shall be directed toward achievement of the following objectives:

- (1) Prudent use of Hawaii's land-based, shoreline, and marine resources.
- (2) Effective protection of Hawaii's unique and fragile environmental resources.

(b) To achieve the land-based, shoreline and marine resources objectives, it shall be the policy of this State to:

- (3) Take into account the physical attributes of areas when planning and designing activities and facilities.
- (6) Encourage the protection of rare or endangered plant and animal species and habitats native to Hawaii.
- (8) Pursue compatible relationships among activities, facilities, and natural resources.

2. Sec. 226-12 Objectives and policies for the physical environment-scenic, natural beauty, and historic resources.

(a) Planning for the State's physical environment shall be directed toward the achievement of the objective of enhancement of Hawaii's scenic assets, natural beauty, and multicultural/ historic resources.

(b) To achieve the scenic, natural beauty, and historic resources objective, it shall be the policy of the State to:

- (1) Promote the preservation and restoration of significant natural and historic resources.
- (3) Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes and other natural features.
- (5) Encourage the design of developments and activities that complement the natural beauty of the islands.

3. Sec. 226-13 Objectives and policies for the physical environment-land, air and water quality.

(a) Planning for the State's physical environment with regard to land, air and water quality shall be directed toward achievement of the following objectives.

- (1) Maintenance and pursuit of improved quality in Hawaii's land, air, and water resources.

(b) To achieve the land, air, and water quality objectives, it shall be the policy of the state to:

- (2) Promote proper management of Hawaii's land and water resources.
- (3) Promote effective measures to achieve desired quality in Hawaii's surface, ground and coastal waters.
- (6) Encourage design and construction practices that enhance the physical qualities of Hawaii's communities.
- (7) Encourage urban developments in close proximity to existing services and facilities.

4. Sec. 226-15 Objectives and policies for facility systems - solid and liquid wastes.

(a) Planning for the State's facility systems with regard to solid and liquid wastes shall be directed towards the achievement of the following objectives:

- (2) Provision of adequate sewerage facilities for physical and economic activities that alleviate problems in housing, employment, mobility, and other areas.

(b) To achieve solid and liquid waste objectives, it shall be the policy of this state to:

(1) Encourage the adequate development of sewerage facilities that complement planned growth.

5. Sec. 226-16 Objectives and policies for facility systems - water.

(a) Planning for the State's facility systems with regard to water shall be directed toward achievement of the objective of the provision of water to adequately accommodate domestic, agricultural, commercial, industrial, recreational, and other needs within resource capacities.

(b) To achieve the facility system's water objective, it shall be the policy of the State to:

(1) Coordinate development of land use activities with existing and potential water supply.

6. Sec. 226-21 Objectives and policies for socio-cultural advancement - education.

(a) Planning for the State's socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations.

(b) To achieve the education objective, it shall be the policy of the State to:

(3) Provide appropriate educational opportunities for groups with special needs.

7. Sec. 226-24 Objectives and policies for socio-cultural advancement - individual rights and personal well-being.

(a) Planning for the State's socio-cultural advancement with regard to individual rights and personal well-being shall be directed towards achievement of the objective of increased opportunities and protection of individual rights to enable individuals to fulfill their socio-economic needs and aspirations.

(b) To achieve the individual rights and personal well-being objective, it shall be the policy of the State to:

(1) Provide effective services and activities that protect individuals from criminal acts and unfair practices and that alleviate the consequences of criminal acts in order to foster a safe and secure environment.

(2) Uphold and protect the national and state constitutional rights of every individual.

8. Sec. 226-26 Objectives and policies for socio-cultural advancement - public safety.

(a) Planning for the State's socio-cultural advancement with regard to public safety shall be directed towards achievement of the following objectives:

(1) Assurance of public safety and adequate protection of life and property for all people.

(b) To achieve the public safety objectives, it shall be the policy of the State to:

(1) Ensure that public safety programs are effective and responsive to community needs.

(2) Encourage increase community awareness and participation in public safety programs.

(c) To further achieve public safety objectives related to criminal justice, it shall be the policy of this State to:

(3) Provide a range of correctional resources which may include facilities and alternatives to traditional incarceration in order to address the varied security needs of the community and successfully reintegrate offenders into the community.

B. State Functional Plans

The Hawaii State Plan directs the appropriate State agencies to prepare functional plans for the program areas of agriculture, transportation, conservation lands, housing, tourism, water resources development, historic preservation, energy, recreation, education, higher education and health. These twelve plans serve as the fundamental implementing vehicle for the goals, objectives and policies of the Hawaii State Plan. Functional plans that are relevant to the proposed project and addressed by the project proposal are described below:

State Water Resources Functional Plan

The State Water Resources Functional Plan is prepared and implemented by the State Department of Land and Natural Resources. The purpose of this plan is to present guidelines for the: (1) regulation of the development and use of water to assure adequate supplies for the future; (2) development of water resources to meet municipal, agricultural and industrial requirements, and the reduction of flood damage; and (3) preservation of water-related ecological, recreational, and aesthetic values and quality of water resources.

State Historic Preservation Functional Plan

The State Historic Preservation Functional Plan is prepared and implemented by the State Department of Land and Natural Resources. The plan identifies the major priorities for the collection and conservation of oral histories, historic records and artifacts, the perpetuation of traditional arts and skills, the preservation of historic properties, and the education of the public with regards to Hawaii's past.

State Health Functional Plan

The State Health Functional Plan is prepared and implemented by the State Department of Health. The plan's objectives policies and implementing actions are intended to: (1) prevent disease and promote healthful lifestyles and environmental conditions; (2) provide direct health services to persons for whom needed services would, otherwise, be unavailable due to economic, geographic or language barriers; (3) protect society from potential dangers (e.g., hazardous environmental conditions); and (4) prevent environmental degradation and enhance the quality of the air, land and water.

C. Hawaii Coastal Zone Management Program (Chapter 205A, HRS)

In accordance with the National Coastal Zone Management Act of 1972, Hawaii's Coastal Zone Management Program (HCZM) outlines objectives, policies, laws, standards and procedures to guide and regulate the use of the State's coastal resources. Administered by the Office of State Planning (OSP), the HCZM encompass broad concerns regarding coastal recreational resources; ecosystems; historic and archaeological resources; scenic and open space resources; economic uses; coastal hazards; and managing development. As part of the CZM Program, OSP is required to review federal programs, permits, licenses and development proposals, and state programs within the coastal zone management area (CZMA) for their consistency with the Program's objectives.

House Bill 1902, passed by the 1989 Legislature, amended the definition of "coastal zone management area" (205A-1, HRS) to include "all land areas excluding those lands designated as forest reserves." Under this definition the Project Site is located within the CZMA. Objectives and policies which pertain to the proposed facility development include:

(2) Historic resources;

(A) Protect, preserve, and where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

(c) Policies.

(2)(c) Support state goals for protection, restoration, interpretation, and display of historic resources.

One building (Hookipa Cottage) within the Project Site is on the Hawaii Register of Historic Places (Site 50-80-11/15-1362d). The new facility will be built immediately behind Hookipa Cottage, which will be renovated for administrative use. All activity associated with the cottage's renovation will be coordinated with the Historic Sites Division of the Department of Land and Natural Resources. Monitoring, by a qualified archaeologist, will be conducted during ground disturbing activities.

D. Environmental Impact Statements (Chapter 343, HRS)

Chapter 343 establishes a system of environmental review for actions which propose: (1) the use of State or County lands or funds; (2) any use within land classified as conservation by the State Land Use Commission; (3) any use within the shoreline as defined in section 205-31, HRS; (4) any use within any historic site designated on the State or National Register; (5) any use within the Waikiki-Diamond Head area of O'ahu; and (6) amendments to existing county general plans where such amendments would result in designations other than agriculture, conservation or preservation. For these actions Chapter 343 requires the preparation of an environmental assessment (EA) to determine whether the preparation of an environmental impact statement (EIS) will be required. Preparation of an EIS will be required if the agency receiving the request for approval determines the proposed action may have a significant environmental impact.

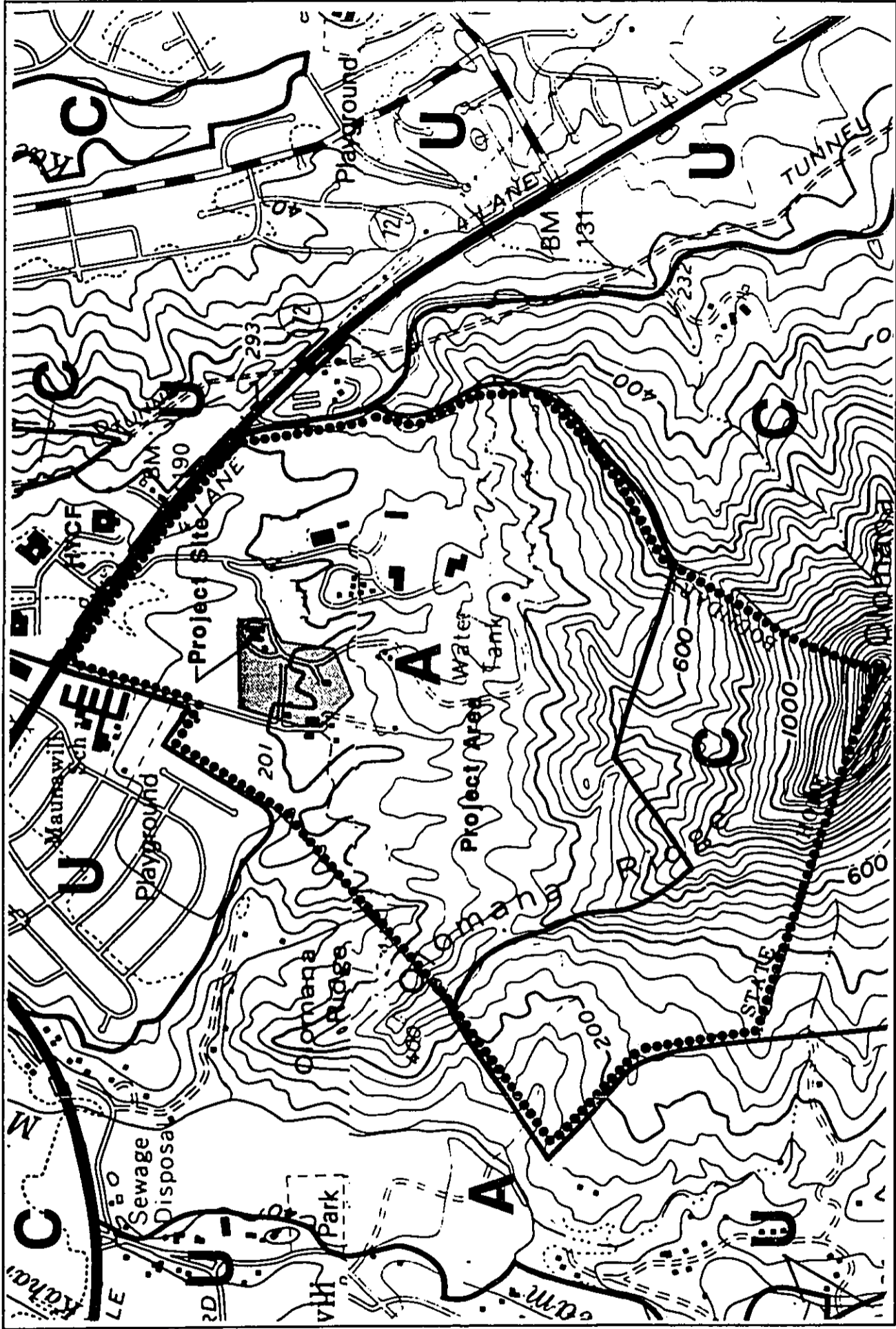
An EA was prepared for the project and submitted to the Office of Environmental Quality Control (OEQC) along with the EIS Preparation Notice (EISPN) on July 20, 1989. The EISPN was published in the OEQC Bulletin on July 23, 1989 and again on August 8, 1989. This document has been prepared in accordance with the requirements of Chapter 343, HRS, and Chapter 200, Title 11, Environmental Impact Statement Rules.

E. State Land Use District

Pursuant to Chapters 183 and 205, HRS all lands in the State have been classified by the State Land Use Commission into one of four land use districts, Urban, Rural, Agricultural and Conservation. Jurisdiction over the use of land in these districts is divided among State and County governments. Land use in the Conservation district is controlled by the Board of Land and Natural Resources. Land classified Urban is controlled directly by the counties. Control of Land classified Agricultural and Rural is divided among the State Land Use Commission and the counties.⁶⁵

The State Land Use District designation for the Project Area is divided between Agriculture and Conservation (see Exhibit IV-1). The Project Site is located completely

⁶⁵ The counties have jurisdiction over land designated agricultural and rural which is under 15 acres in size (Chapter 15, Land Use Commission Rules).



DHM inc.
Land Use and
Environmental
Planning



Exhibit IV-1
State Land Use District Map
Women's Community Correctional Center

within the Agricultural District. Under Section 205-4.5(c), HRS⁶⁶, the existing correctional facility is not a use expressly permitted within the Agricultural District and is considered to be nonconforming.⁶⁷ Although permitted to continue, nonconforming uses may not be replaced, reconstructed or enlarged. Section 205-6, HRS, authorizes the counties, through the issuance of a Special Use Permit (SUP), to allow certain unusual and reasonable uses within Agricultural Districts other than those for which the district is classified. In determining "unusual and reasonable use" for the issuance of a SUP the following guidelines are given consideration:

- such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations;
- that the desired use would not adversely affect surrounding property;
- such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, school improvements and police and fire protection;
- unusual conditions, trends and needs have arisen since the district boundaries and regulations were established; and
- that the land upon which the proposed use is sought is unsuited for the uses permitted within the District.

In order to develop the proposed correctional facility on the 14-acre Project Site, issuance of a Special Use Permit will be required. The Planning Commission of the City and County of Honolulu, in consultation with the City and County of Honolulu, Department of Land Utilization, will be responsible for the SUP's consideration. A public hearing will be required prior to the SUP's issuance.

⁶⁶ Section 205-4.5(c), HRS, outlines permitted uses for land designated Agriculture with soil classified by the Land Study Bureau's, Detailed Land Classification as having a productivity of C, D, E or U (the subject property's productivity rating is "D").

⁶⁷ Although it is a nonconforming use within the Agricultural District, the correctional center use is consistent with Executive Order numbers 172 and 1692 (dated December 13, 1924 and July 28, 1955 respectively) which set aside, for public purposes, the Project Site and surrounding land area for the Kawaioa Training School for Girls. (See Appendix G).

IV.3 CITY AND COUNTY OF HONOLULU

A. General Plan

The General Plan for the City and County of Honolulu is a policy document that contains a "comprehensive statement of objectives and policies setting forth the long-range aspirations of Oahu's citizens and providing a broad plan of action to achieve them." Areas which are covered in the plan include, population, economic activity, housing, transportation and utilities, energy, physical development and urban design, public safety, health and education, culture and recreation, the natural environment, and government operations. The General Plan was first adopted in 1977 and has since been revised on five separate occasions, with the most recent revisions to the General Plan being adopted by resolution in January of 1989. Relevant objectives and policies of the General Plan relating to the proposed development and addressed by the development proposal are outlined below.

Natural Environment

Objective A

To protect and preserve the natural environment.

Policies

- Protect Oahu's natural environment, especially the shoreline, valleys, and ridges from incompatible development.
- Retain the Island's streams as scenic, aquatic, and recreation resources.
- Require development projects to give due consideration to natural features such as slope, flood and erosion hazards, water recharge areas, distinctive land forms, and existing vegetation.
- Design surface drainage and flood-control systems in a manner which will help preserve their natural settings.
- Protect the natural environment from damaging levels of air, water, and noise pollution.
- Protect plants, birds, and other animals that are unique to the State of Hawaii and the Island of Oahu.
- Protect mature trees on public and private lands and encourage their integration into new developments.

Objective B

To preserve and enhance the natural monuments and scenic views of Oahu for the benefit of both residents and visitors.

Policies

- Protect the Island's well-known resources: its mountains and craters; forests and watershed areas; marshes, rivers, and streams; shoreline, fishponds, an bays; reefs and offshore islands.

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

- Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and public safety facilities.
- Exclude from residential areas, uses that are major sources of air and noise pollution.

Objective D

To create and maintain attractive, meaningful, and stimulating environments throughout Oahu.

Policy

- Require the consideration of urban design principles in all development projects.

Public Safety

Objective A

To prevent and control crime and maintain public order.

- Encourage the improvement of rehabilitation programs and facilities for criminals and juvenile offenders.

Objective B

To protect the people of Oahu and their property against natural disasters and other emergencies, traffic and fire hazards and unsafe conditions

- Require all developments in areas subject to floods or tsunamis to be located and constructed in a manner that will not create any health or safety hazard.

Culture and Recreation

Objective B

To protect Oahu's cultural, historic, architectural, and archaeological resources.

Policies

- Identify, and to the extent possible, preserve and restore buildings, sites, and areas of social, cultural, historic, architectural, and archaeological significance.

B. Koolaupoko Development Plan

The Development Plans (DP)s for the City and County of Honolulu, provide a relatively detailed framework for implementing the objectives and policies of the General Plan. They set forth desired sequence, patterns and characteristics of future development. A total of eight Development Plan regions have been established for Oahu. The area affected by the proposed development falls under the control of the Koolaupoko Development Plan.

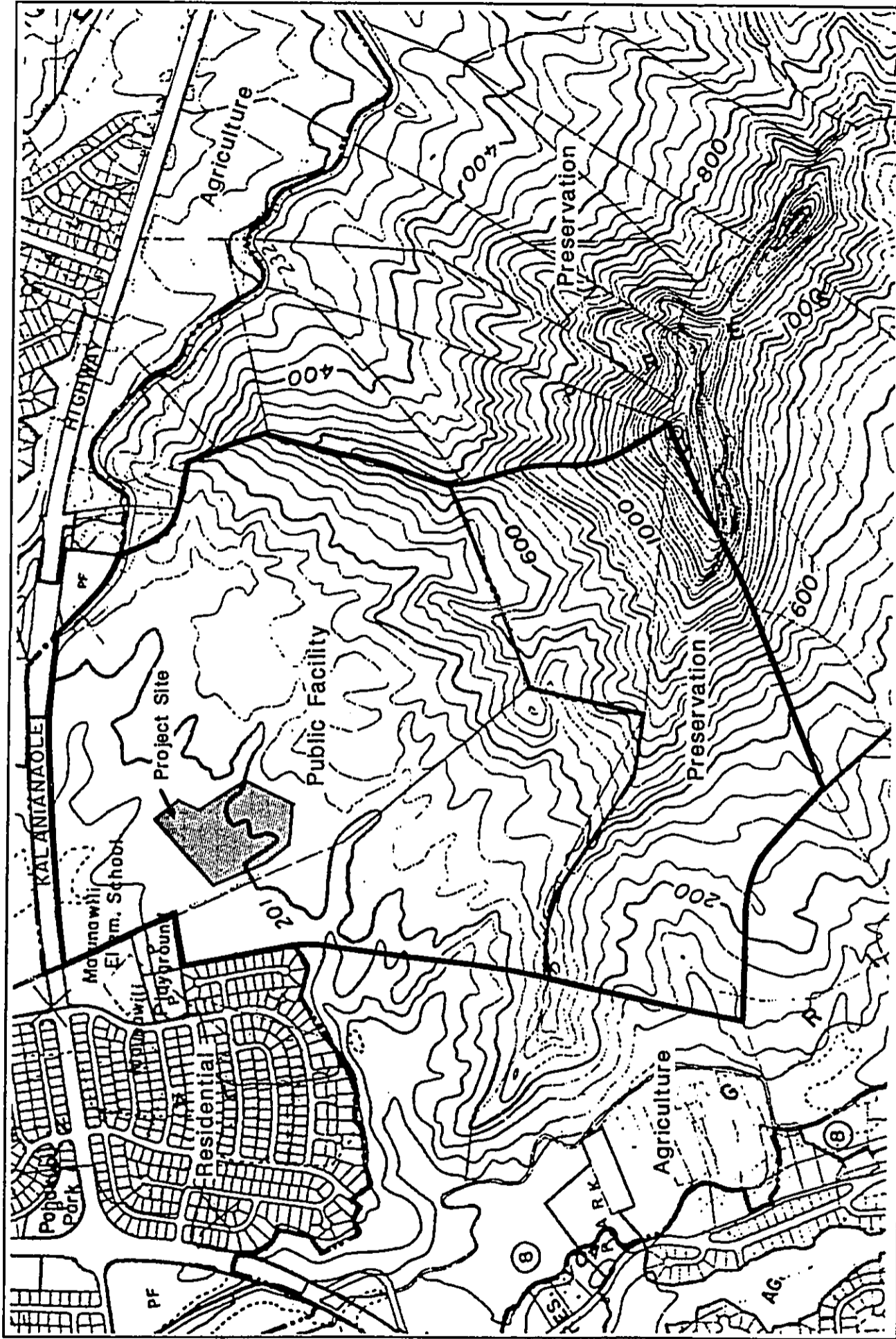
Established as an ordinance the Development Plans consist of three elements: Development Plan Maps (Land Use and Public Facilities) which graphically depict the intended pattern and sequencing of development; Common Provisions which outline requirements common to each of the eight regions; and Special Provisions which detail requirements specific to a region.

Development Plan Land Use Map

The majority of the Project Area is designated Public Facility and the remaining portion is designated Preservation on the Koolaupoko Development Plan Land Use Map (see Exhibit IV-2). The Project Site is located completely within the area designated Public Facility. The Public Facility designation indicates those areas which are intended for general governmental activities, such as correctional facilities.

Development Plan Public Facilities Map

Exhibit IV-3 presents the existing Development Plan Public Facility Map for the Project Area and the adjacent land area. The following planned improvements on land adjacent to the Project Area are designated:



DHM inc.
 Land Use and
 Environmental
 Planning

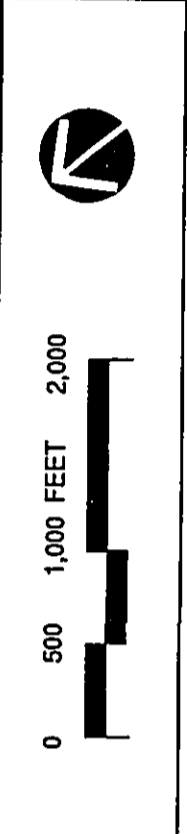
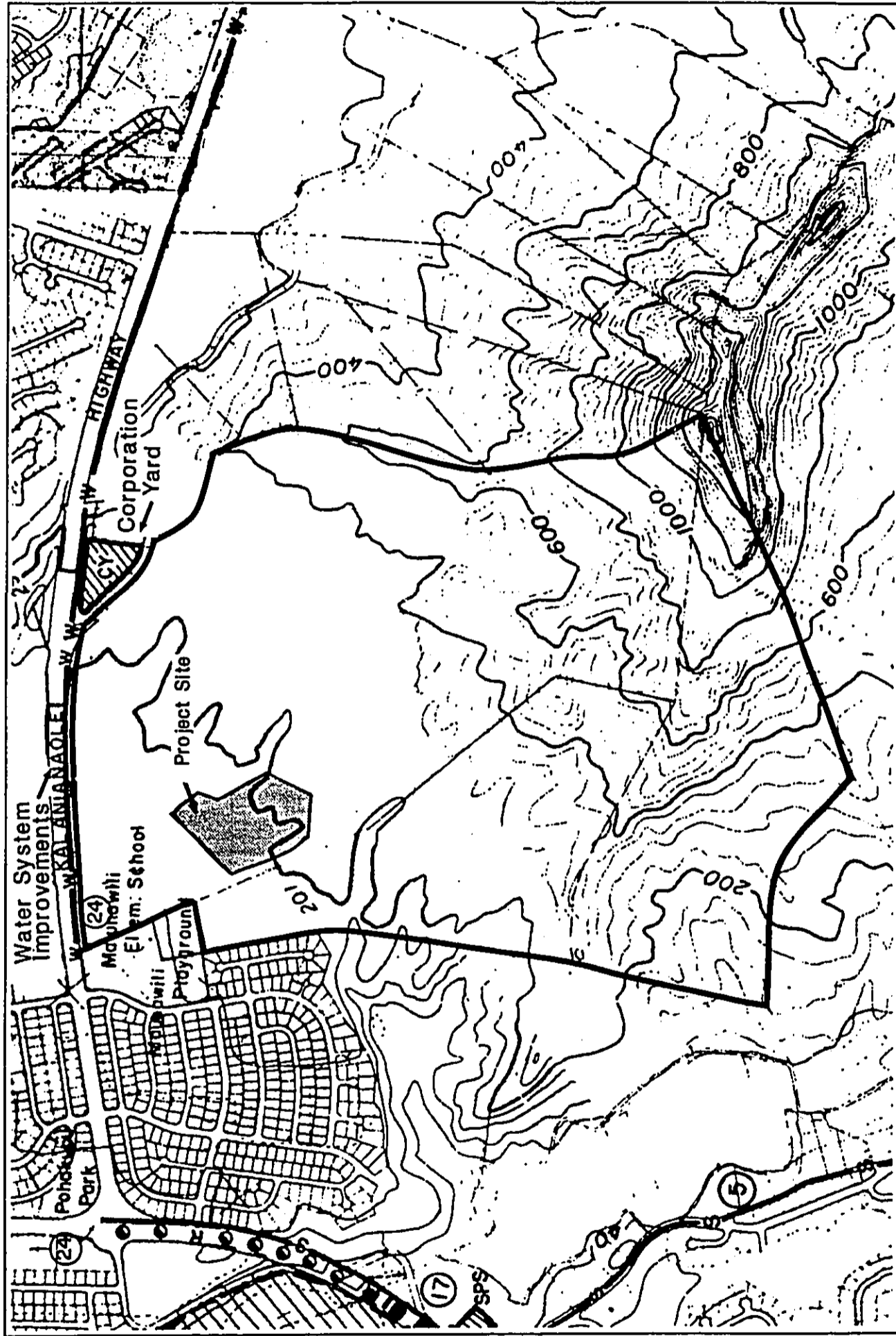


Exhibit IV-2
Development Plan Land Use Map
 Women's Community Correctional Center



DHM inc.
 Land Use and
 Environmental
 Planning



Exhibit IV-3
Development Plan Public Facilities Map
 Women's Community Correctional Center

- publicly funded development of water system improvements (W) fronting the subject property along Kalanianaʻole Highway; and
- publicly funded construction of a corporation yard (CY) on the western corner of the intersection of Kalanianaʻole Highway and Old Kalanianaʻole Road.

The following Public Facilities Map amendments will be required to develop the proposed development:

- 1) designation of a Correctional Facility/Modification (CF/M) for the development of the correctional facility on the subject property;
- 2) designation of a Water Reservoir (RES) for the required 0.45 mg reservoir;
- 3) designation of a Sewer System Improvement (S) for the required off-site sewer line from the WCCC to the Maunawili Subdivision; and
- 4) designation of a Sewer System Improvement (S) for the required sewer relief line in the Pohakupu Subdivision.

Public hearings before the Planning Commission and City Council will be required for each of the proposed Public Facilities Map amendments. Applications for these amendments have been submitted to the Department of General Planning (see Appendix H).

Development Plan Common Provisions

Relevant sections of the Development Plan Common Provisions that pertain to the proposed project and are addressed by the project proposal are outlined below.

(Section 4, General Urban Design Principles and Controls)

- (1) Public Views - The design and siting of all structures shall reflect the need to maintain and enhance available views of significant landmarks. No development shall be permitted that will block important public views.

Discussion - The proposed project was sited and will be designed in a manner to preserve views of the area and integrate with the existing environment. Architectural details reflect the design features of existing structures in the Project Area.

- (2) Open Space - The city's mountains, hills, shoreline and streams shall be considered as major scenic, open space and recreational resources. Adequate public access to these resources shall be incorporated as part of developments adjacent to them.

Existing natural stream beds and drainage ways shall be retained wherever possible. Where further channelization must occur, materials that are harmonious with the setting, such as stone, shall be used whenever feasible.

Discussion - Existing access to Mount Olomana will not be obstructed in any manner by the proposed project. In an effort to be sensitive to the natural features of the Project Area, the proposed facility was sited away from major drainageways. Only limited filling will be required for the project. All activities associated with this filling have been coordinated with the Army Corps of Engineers and the Department of Land and Natural Resources.

- (3) Vehicular and Pedestrian Routes - Landscaping shall be provided along major vehicular arterials and collector streets as a means to increase the general attractiveness of the community and the enjoyment of vehicular travel for visitors and residents.

Discussion - The project will be extensively landscaped around its perimeter and along the proposed access road.

Koolaupoko Development Plan Special Provisions

Relevant sections of the Development Plan Special Provisions that pertain to the proposed project and are addressed by the project proposal are outlined below.

(Section 2, Urban Design Principles and Controls for Koolaupoko)

- (1 a) Open Space - The visibility, preservation, enhancement and accessibility of open space areas... shall be given high priority in the design of adjacent and nearby

developments in Koolaupoko. Areas included in this urban design consideration include Mount Olomana.

Discussion - Minimizing the proposed facility's impact on existing open space was a major consideration in designing the proposed development. The facility will be constructed in a manner to blend in with the existing environment. No open space currently open to the public will be utilized for the proposed facility. When completed the project will occupy only 14 acres of the 442 acre parcel located mauka of Kalaniana'ole Highway.

- (1 b) Public Views - In order to promote pleasing and attractive living environments and panoramic mauka and makai views from public places, views of major landmarks from public places shall be protected whenever possible. Important views include...views of Mount Olomana from Kalaniana'ole Highway.

Discussion - The proposed facility will be constructed in a manner to integrate with the surrounding environment. Architectural finishes (e.g. earth-tone colors) and details (e.g. hipped roof) will be reflective of the surrounding environment. Landscaping proposed for the perimeter of the facility will serve to soften the visual impact of the facility.

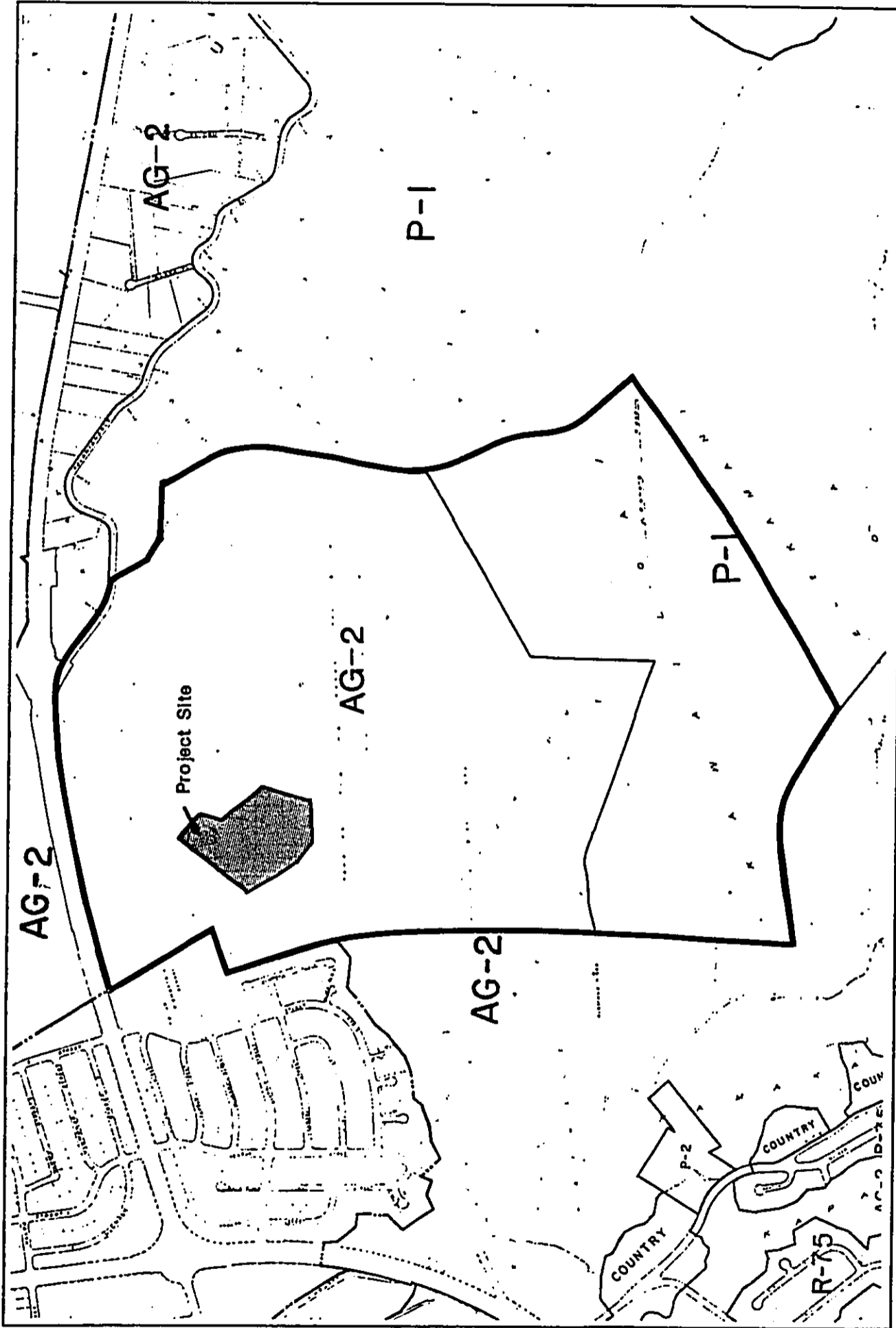
C. Zoning

Zoning implements the purpose of the General Plan and the Development Plans and is required by statute to be in conformance with Development Plan designations. On O'ahu, zoning is administered through two elements: the Land Use Ordinance (LUO), a written text, which is intended to provide reasonable design and development standards for the use of land on O'ahu; and twenty-four Zoning Maps which provide specific zoning designations for all land on O'ahu under the jurisdiction of the City and County of Honolulu.

The zoning for the Project Area is divided between AG-2, General Agricultural District and P-1, Restricted Preservation (see Exhibit IV-4). The Project Site is located completely within the area designated AG-2, General Agricultural District. Public uses and structures are permitted as a principal use in the General Agricultural District subject to Planned Review Use (PRU) approval by City Council Resolution.

The purpose of PRU approval is to establish a review and approval mechanism for uses of a permanent and institutional nature which, because of characteristics fundamental to the nature of its use, provide essential community services but which could also have a major adverse impact on surrounding land uses. It is the intent of this process that the design and siting of structures and landscaping for these uses be master planned so as to minimize any objectionable aspects of the use or potential incompatibility with other uses permitted in the zoning district.

An application for PRU approval will be submitted to the Director of the City and County, Department of Land Utilization subsequent to acceptance of the Final Environmental Impact Statement for the WCCC. Processing of the PRU application by the DLU will be conducted concurrently with the application for a Special Use Permit (SUP) (see Section IV.2.E). A public hearing will be required prior to the PRU's approval.



DHM inc.
 Land Use and
 Environmental
 Planning



Exhibit IV-4
Zoning Map
 Women's Community Correctional Center

IV.4 A LIST OF NECESSARY APPROVALS AND PERMITS

A number of approvals and permits will be required to implement the project. These are listed below along with their responsible agency.

Acceptance

1) Acceptance of the Final Environmental Impact Statement

Accepting Authority: Governor John Waihee

Status: Notice to Prepare EIS published in OEQC Bulletin on July 20, 1989 and again on August 8, 1989. Draft EIS submitted to the Office of Environmental Quality Control (OEQC) on January 22, 1990. Final submitted to the OEQC on April 20, 1990 (currently being reviewed).

Approvals/Permits

1) Petition for a Special Use Permit (SUP) to develop the correctional facility on land within the State Agricultural District that is less than 15 acres in size.

Responsible Agency: City and County of Honolulu Planning Commission with review by the City and County of Honolulu, Department of Land Utilization

Status: Application will be submitted after acceptance of the Final EIS.

2) Planned Review Use (PRU) Approval

Responsible Government Body/Agency: Review by the City and County of Honolulu, Department of Land Utilization and approval by the City Council

Status: Application will be submitted to the DLU when the application for a SUP is submitted.

3) Development Plan Public Facility Map amendments to designate the correctional facility modification, water reservoir, off-site sewer line and sewer relief line.

Responsible Agency: City and County of Honolulu, Department of General Planning

Status: Applications have been submitted see Appendix I.

- 4) **Building Permit for Buildings, Electrical, Plumbing, Access Roadway Work and Demolition.**
Responsible Agency: City and County of Honolulu, Building Department and review by various other city and state agencies
Status: Application will be submitted after approval of the PRU.
- 5) **Noise Permit (may be required if construction noise exceeds DOH standards).**
Responsible Agency: State of Hawaii, Department of Health
Status: Application will be submitted when application for the building permit is submitted.
- 6) **Grading, Grubbing and Stockpiling Permit**
Responsible Agency: City and County of Honolulu, Department of Public Works
Status: Application will be submitted after approval of the building permit.
- 7) **Water System Requirements for Developments**
Responsible Agency: Board of Water Supply
Status: Application will be submitted after approval of the building permit.
- 8) **Sewer Connection Permit**
Responsible Agency: Department of Public Works
Status: Application will be submitted after approval of the building permit.
- 9) **Permit to Perform Work Within a State Highway Right-of-Way**
Responsible Agency: State Department of Transportation, Highways Division
Status: Application and plans will be submitted prior to Phase II construction.
- 10) **Sign Permit(s)**
Responsible Agency: City and County of Honolulu, Building Department with review by the DLU
Status: Application will be submitted after approval of the building permit.
- 11) **Certificate of Occupancy**
Responsible Agency: City and County of Honolulu, Building Department with review by various other agencies
Status: Application will be submitted after facility completion.

Chapter V

V. RELATIONSHIP BETWEEN SHORT-TERM USES OF THE ENVIRONMENT AND MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

Over the short-term, use of the Project Site will be hampered by various construction activities involved. Existing vegetation on the Project Site will be removed with every effort being made to save existing trees for use around the perimeter of the facility. Over the long-term, implementation of the proposed project will provide the State Department of Corrections with an adequate facility to fulfill its statutory mandate to assure public safety and protect the life and property of all people by confining and supervising adult females detained or committed to the Women's Community Correctional Center. The center's development will also serve as a major step in the State of Hawaii's efforts to comply with the Consent Decree entered into with the National Prison Project of the American Civil Liberties Union (ACLU).

Chapter VI

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

The construction of the Women's Community Correctional Center will require the irreversible commitment of capital, labor and energy expended in design, development, construction, construction materials and equipment. Once completed the facilities will remain for the life of the project. In the future the project could be demolished and the property utilized for another purpose. Because the Project Site has been occupied by various structures for over sixty years, the proposed development will not result in an irretrievable loss of natural resources.

Chapter VII

VII. ADVERSE IMPACTS WHICH CANNOT BE AVOIDED

Some short-term adverse environmental impacts will result from the construction of the proposed facility. The construction process may create localized and temporary adverse impacts on noise levels, air quality and traffic disruption. However, these adverse environmental effects will last only during the construction process. The developer will comply with all construction codes and regulations and endeavor to minimize impacts to the surrounding community in every manner possible.

There are no long-term adverse impacts associated with the proposed correctional center which cannot be mitigated. The visual impact of the facility is a central consideration in the design and layout of the buildings to be constructed. The facility design is sensitive to the existing environment and structures in the area. The proposed structures are low-rise and are well *integrated with the existing topography. Architectural details from other structures in the area* are reflected in the design of the facility and the proposed landscape master plan for the WCCC grounds places strong emphasis on the open space character of the Project Area as the primary landscape theme. Proposed landscaping will consist of grass, groundcover and large developed trees around the perimeter of the facility. Large trees will also be located along the proposed access road. This type of landscaping will serve to "soften" the visual appearance of the facility.

Portions of three swales running through the Project Site, will be filled. To mitigate this impact, a storm drain and subdrain system will be located under to Project Site to enable any overland runoff to travel in its existing flow patterns. These gulches do not meet the **criteria for designation as wetlands under Corps jurisdiction.** The proposed filling plan has been coordinated with both the U.S. Army Corps of Engineers and the State Department of Land and Natural Resources.

Chapter VIII

VIII. SUMMARY OF UNRESOLVED ISSUES

The construction dates for PHASE II and Future Cottage Construction are unresolved at this time. Presently, the Legislature has only appropriated funding for PHASE I development and it is unclear whether funding will be made available in the 1991 Legislative Session. The need for the Future Cottage Construction will be based on the findings from a study currently being conducted to determine the projected secure confinement bedspace requirements for Hawaii's adult female population.

The issue of whether a traffic signal will be installed at the intersection between the WCCC access road and Kalaniana'ole Highway is unresolved at this time. The proposed improvements to the access road and entrance are not programmed to occur until PHASE II. Discussions on this issue will continue with officials from the State Department of Transportation, Highways Division, to satisfactorily resolve this issue.

Chapter IX

IX. ALTERNATIVES TO THE PROPOSED PROJECT

IX.1 NO PROJECT

The female correctional facility population is relatively small when compared to male population. However, recently published statistics indicate that, for a variety of reasons, the rate of incarceration for females is currently almost double of that of males.⁶⁸ The need for expansion and replacement of existing inadequate facilities is significant. The report by the legislative auditor urged that a replacement for the WCCC be given the highest priority by the DOC as well as by the Legislature. If the proposed WCCC expansion is not constructed, the WCCC will remain as "one of the worst and most overcrowded correctional institutions in the country."⁶⁹ Because of this "need", the option of no project was not considered as an acceptable option.

IX.2 FACILITY ALTERNATIVES⁷⁰

In December of 1986, the Women's Community Correctional Center Project Development Report was completed. The report documented the results and process by which criteria were developed for the building design of the WCCC. The needs of the building's intended users were determined and expressed for the instruction of the architect in the design of a facility concept. The report also analyzed possible site locations for the WCCC with the intent find a suitable facility site and determining the extent of funding necessary to implement its construction.

Four facility locations within the selected Project Area were considered to site the proposed facility (Plan X, Y, Z-1, and Z-2). The proposed Project Site is closest to Plan Z-1. After evaluating the locations based on a set of "implementation objectives"⁷¹, the Department of Corrections concluded that the proposed Project Site was the most appropriate location within

68 Source: DAGS, WCCC Project Development Report, December 1986.

69 Source: Legislative Auditor of the State of Hawaii, Management Audit of the Department of Corrections of the State of Hawaii, February 1989.

70 Unless otherwise noted, data is from Aotani and Associates, WCCC Project Development Report, prepared for DAGS, December 1986.

71 These objectives included but were not limited to: 1) building a facility with a non-institutionalized atmosphere; 2) facilitating adequate security and surveillance at a level consistent with a women's community correctional facility; 3) developing a facility that displays sensitivity to community concerns; 4) providing a cost effective facility; 5) adopting a facility concept that is easy to implement and to phase with existing conditions; 6) facilitating energy efficiency and optimizing the use of natural environmental elements; and 7) developing a facility that is functional, allows for staff efficiency and safety, but at the same time addresses the needs and rights of the facility's inmates.

the Project Area because it was the most responsive to the needs and concerns of the adjacent community

IX.3 ALTERNATIVE PROJECT SITES

In response to the selection of the proposed Project Site, the Department of Corrections and the Department of Accounting and General Services proceeded with plans for the development of a new WCCC facility on the proposed Project Site. In the process of planning the project for this selected Project Site, the DOC presented its project proposal to the Kailua Neighborhood Board No. 31 on May 4, 1989 to solicit public input on the project. At the presentation, concern was expressed over the lack of consideration given to alternative sites for the proposed facility. Because of its jurisdiction over the Project Area, the DOC was not legally required to analyze alternative sites for the proposed facility. However, because of concern expressed by community members over this issue, the DOC and the DAGS decided to undertake a study which would consider alternative locations for the proposed WCCC facility.

An alternative sites study for the proposed WCCC facility was completed in December 1989, the full text of the study is presented in Appendix I. A summary of the study follows.

Based on the urgency of the need for a new WCCC facility, four factors were considered essential in selecting potential sites:

- (1) the site of the correctional facility should be located on Oahu, as the majority of the inmates are originally Oahu residents;
- (2) in order to avoid costly and lengthy land purchase negotiations, all lands considered should be State-owned vacant parcels;
- (3) the site should be 20 acres or more or be neighboring parcels which together equal 20+ acres; and
- (4) the land should not be located in the Conservation District (as correctional facilities are not permitted uses).

The alternative sites study initially identified and studied nine (9) state-owned vacant parcels on Oahu as potential alternative sites for the proposed WCCC. Eight (8) of the nine state-owned

vacant parcels were reserved by other government agency plans and were eliminated from consideration. One parcel located in Waialeale, adjacent to the University of Hawaii Experiment Station, was identified as a potential alternative site location.

With only one (1) potential alternative site location identified out of the sites originally considered, the DOC and the DAGS, decided to evaluate three additional land areas which were not vacant: 1) the Waiawa Minimum Security Facility lands; 2) the Waimano Training School and Hospital lands; and 3) the makai parcel of the HYCF property. After analyzing the backgrounds of the properties being considered, it was revealed that, the Waiawa Minimum Security Facility had quitclaim deed restrictions which would not permit the proposed facility and the Waimano Training School and Hospital was mandated to develop a master plan which may require up to three years to complete. As result, the Waiawa Minimum Security Facility and the Waimano Training School and Hospital sites were eliminated from further consideration.

The two remaining alternative sites (Waialeale and HYCF Makai) were then grouped with the proposed Project Site (HYCF Mauka) and each site was analyzed for its suitability based on a set of physical, social and cost evaluation criteria. Detailed factors included under these evaluation criteria are outlined below:

Physical Criteria

- Site Characteristics
 - Slope
 - Soils
 - Agricultural productivity
 - Flood zone
 - Drainage
 - Underground Injection Control Line
- Roadway and Utilities
 - Roadway
 - Water
 - Wastewater
 - Power and communication
- Accessibility
 - Vehicular
 - Public bus service

Social Criteria

- Compatibility with neighboring uses
- Proximity to industrial and agricultural nuisances
- Proximity to court systems
- Correctional facility security
- Required implementation time

Cost Criteria

- Site Development Costs

Based on the physical and social evaluation criteria the Waialeale, HYCF Makai and HYCF Mauka parcels were evaluated and each individual factor assigned to a rating category. A "Good" rating category pertained to a high suitability for development, a "Poor" category indicated the least suitable condition, and a "Fair" category, where applicable, indicated an in-between condition. Exhibit IX-1 presents a summary of the category ratings for the physical and social criteria.

The alternative sites study did not attempt to put value judgements (i.e. weighting) on which individual factor was more important or which factor should have priority in consideration of a correctional facility site. The category ratings for each site were merely totaled according to "Good", "Fair" or "Poor" (see Exhibit IX-2). The HYCF Mauka site had the highest number of "Good" ratings (9) and the lowest number of "Poor" ratings (1). The HYCF Makai site had the second highest number of "good" ratings (8) and the second lowest number of "Poor" ratings (3). The Waialeale site had the lowest number of "Good" ratings (5) and the highest number of "Poor" ratings (4).

Exhibit IX-1
**SUMMARY OF THE CATEGORY RATINGS
 FOR THE PHYSICAL AND SOCIAL CRITERIA**

	Waialee Parcel 5-8-1:53	HYCF Makai Parcel 4-2-3:4	HYCF Mauka Parcel 4-2-6: Por. 2
PHYSICAL CRITERIA			
Site Characteristics			
Slope	Fair	Fair	Good
Soils	Fair	Fair	Fair
Agricultural Productivity	Poor	Good	Fair
Drainage	Fair	Fair	Fair
Flood Zone	Good	Good	Good
Underground Injection Control Line	Poor	Good	Good
Roadway and Utilities			
Roadway	Fair	Good	Fair
Water	Fair	Fair	Poor
Wastewater	Poor	Fair	Fair
Power and Communications	Fair	Fair	Fair
Accessibility			
Vehicular	Good	Good	Good
Public Bus Service	Good	Good	Fair
SOCIAL CRITERIA			
Compatibility with Neighboring Areas	Good	Poor	Good
Proximity to Industrial and Agricultural Nuisances	Fair	Good	Good
Proximity to Court System	Poor	Good	Good
Correctional Facility Security	Fair	Poor	Good
Required Implementation Time	Good**	Poor	Good

** Required implementation time for the Waialee Site should be qualified with the stipulation that although the site rates good in terms of not being encumbered by an existing use, technical studies and required planning for the site would delay construction of the correctional facility by an estimated 2 years.

Exhibit IX-2
**NUMERICAL SUMMARY OF THE CATEGORY RATINGS
 FOR THE PHYSICAL AND SOCIAL CRITERIA**

	Waialee	HYCF Makai	HYCF Mauka
Good	5	8	9
Fair	8	6	7
Poor	4	3	1
Total Factors	17	17	17

Based on the evaluation of the physical and social criteria for the three alternative sites, the HYCF Mauka site was determined to be the most suitable site for locating the WCCC facility. The HYCF makai site was the second most suitable site and the Waialee site was the third most suitable.

In evaluating cost considerations for the three sites considered, it was assumed that the required capital costs for construction of the proposed WCCC buildings were the same for all three sites. The significant cost considerations which differentiated the three sites were site development costs for utilities and infrastructure.

When total estimated site development costs were considered, the Waialee Site emerged as being the most economical site (see Appendix I). The HYCF Mauka site was the second most economical site and the HYCF Makai site was the least economical site. The major cost consideration which made the HYCF Makai site so expensive to develop was the requirement to relocate the existing Hawaii Youth Correctional Facility to an alternative location. The cost of this relocation is estimated to be \$19.8 million.

When the sites being considered were evaluated against the combined criteria of physical, social and cost, the HYCF Mauka site emerged as the most suitable of the three sites for the proposed WCCC facility. In terms of physical and social criteria the HYCF Mauka site ranked the most suitable and in terms of site improvement cost it ranked a close second to the Waialee Site. Therefore it is concluded that the HYCF Mauka site is the most appropriate site for development of the proposed WCCC facility.

IX.4 ALTERNATIVES TO THE DEVELOPMENT OF A NEW ACCESS ROAD

Development of a new access road to the proposed WCCC facility was selected over 1) improving the existing gravel access road next to Olomana Fire Station and Maunawili Elementary School; and 2) improving the existing WCCC access road. The following considerations were key factors in this decision.

- Members of the Olomana Community Association expressed concern over the potential traffic noise and safety problems associated with developing the gravel access road.
- The estimated cost for building a new entry road (900 linear feet) is \$362,920 while the estimated cost for improving the existing alignment of WCCC access road (1,660 linear feet) is \$664,000.
- Security of the facility will be improved if an exclusive road is developed because traffic traveling on the roadway will only be associated with the WCCC facility.

Chapter X

X. AGENCIES, ORGANIZATIONS, AND INDIVIDUALS CONSULTED

STATE OF HAWAII:

Department of Corrections

Administrative Services Office

John Borders - Design Phase Coordinator

Hawaii Youth Correctional Center

Oahu Community Correctional Center

Cheryl Rodrigues, Research Section

Women's Community Correctional Center

Sandy Akau

Renee Coester

Lisa Echevary

Department of Land and Natural Resources

Historic Sites Division

Don Hibbard

Joyce Bath

Department of Education

Department of Health

Department of Transportation

State Land Use Commission

CITY AND COUNTY OF HONOLULU:

Department of General Planning

Department of Land Utilization

Building Department

Board of Water Supply

Department of Transportation Services

Police Department

Fire Department

Public Works

COMMUNITY/INDEPENDENT ORGANIZATIONS:

Office of Hawaiian Affairs

Olomana Community Association

Kailua Neighborhood Board No. 31

References

REFERENCES

- American Correctional Association, Protective Custody in Adult Correctional Facilities, 1983.
- Aotani and Associates, Inc., WCCC Project Development Report, Prepared for the Department of Accounting and General Services, December 1986.
- City and County of Honolulu, General Plan: Objectives and Policies, 1988.
- Department of Accounting and General Services, WCCC Space Program and Master Plan, June 1988.
- Department of Business and Economic Development, State of Hawaii Data Book 1987.
- Department of Business and Economic Development, State of Hawaii Data Book 1988.
- Department of Corrections, letter to Mitsugi Aruga (AAI/RMMA Joint Venture), January 27, 1989.
- Department of Health, Community Noise Control for Oahu, Title 11, Chapter 43.
- Department of Health, Underground Injection Control Program, Title 11, Chapter 23.
- Department of Health, Vehicular Noise Control for Oahu, Title 11, Chapter 42.
- Department of Health, Wastewater Systems, Title 11, Chapter 62.
- Department of Land and Natural Resources, Development Plan: HYCF Lands, 1972.
- Department of Social Services and Housing, The Facility Population Statistics, 1986.
- Flood Insurance Rate Map, National Flood Insurance Program, Federal Emergency Management Agency, September 4, 1987.
- Geolabs-Hawaii, Preliminary Soils Report for the Women's Community Correctional Facility, August 1989.
- Honolulu Star-Bulletin, ACLU: Prison Overcrowding is Top Priority, October 23, 1989, p. A-5.
- Legislative Auditor of the State of Hawaii, Management Audit of the Department of Corrections of the State of Hawaii, February 1989.
- Office of State Planning, The Hawaii State Plan, 1988.
- National Institute of Corrections, U.D. Department of Justice, Guidelines for the Development of a Security Program, July 1987.
- R.M. Towill Corporation, Water Study for the Women's Community Correctional Center, prepared for DAGS, December 1989.

J. Uno & Associates, Cost Analysis for the WCCC, 1989.

U.S. Department of Agriculture Soil Conservation Service in cooperation with the University of Hawaii Agricultural Experiment Station, Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, August 1972.

U.S. Department of Commerce, 1980 Census of Population and Housing, Census Tracts, June 1983.

U.S. District Court of Hawaii, Implementation Plans Submitted to the Court for Approval and Incorporation into the Consent Decree: Certificate of Service, Civil No. 84-1104, January 10, 1986.

Washington Crime News Service, Corrections Digest, Vol 20, No. 9, May 3, 1989.

WMFL, P.S., Final Program Verification Report: Women's Community Correctional Center, Prepared for the Department of Accounting and General Services, January 30, 1989.

Appendix A



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
BUILDING 230
FORT SHAFTER, HAWAII 96858-5440

REPLY TO
ATTENTION OF:

February 22, 1998

Planning Division

Governor, State of Hawaii
c/o Marvin T. Miura, Director
Office of Environmental Quality Control
465 South King Street, Room 184
Honolulu, Hawaii 96813

Dear Governor:

We have reviewed the Draft Environmental Impact Statement (DEIS) for the proposed Women's Community Correction Center, Olomana, Kailua, Oahu. Appendix D of the DEIS contains a jurisdictional determination by the DEIS Operations Branch (recently renamed Operations Division). The following comments are offered:

a. We recommend that the first two sentences on page 34 of the DEIS be revised to read as follows:
"During the visit, wetland indicators such as standing water, hydric soils, and a predominance of hydrophytic vegetation were not found in the gulches. At the end of the visit it was determined by the Corps that the drainage swales are not wetlands under their definition and are not subject to Department of the Army regulation."

b. We recommend that the next-to-last sentence on page 185 of the DEIS be revised to read as follows:
"These gulches do not meet the criteria for designation as wetlands under Corps jurisdiction."

c. According to the Flood Insurance Study for the City and County of Honolulu, the project parcel is located in zone D (areas in which flood hazards are undetermined).

Sincerely,

Clarence Fujii
Acting Director, Engineering

1188 Bishop Street
Suite 2405
Honolulu, HI 96813
Ph. (808) 521-9555
Fax (808) 538-3665

land use
and environmental
planning

DHM inc.

Friday, February 23, 1998

Mr. Clarence Fujii
Acting Director, Engineering
Department of the Army
U.S. Army Engineer District, Honolulu
Building 230
Fort Shafter, Hawaii 96858-5440

Dear Mr. Fujii:

Subject: Comments on Draft Environmental Impact Statement for the Women's Community Correctional Center

Thank you for your Department's letter commending on the Draft Environmental Impact Statement for the Women's Community Correctional Center.

The Final Environmental Impact Statement will be revised to reflect the clarifications you suggested. A section describing the applicable Flood Hazard Zone for the subject property, which was inadvertently left out of the main text of the Draft EIS, will be added to the Final EIS.

Your comment letter is appreciated and will be included as part of an appendix in the Final Environmental Impact Statement.

Sincerely,

DHM, Inc.


Duk Hee Madabayashi (Mrs.)
President

cc: Dr. Marvin Miura, OEEO
Mr. Norman Sahara, DAGS



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 611
HONOLULU, HAWAII 96809

BUREAU OF HISTORIC PRESERVATION
DIVISION OF LAND AND NATURAL RESOURCES

KEITH W. AHUE
DIRECTOR
BUREAU OF HISTORIC PRESERVATION
DIVISION OF LAND AND NATURAL RESOURCES
AGRICULTURE, FORESTRY,
RANGELANDS AND WILDLIFE
CONSERVATION AND
RECREATION
HONOLULU, HAWAII 96809

90 MAR 20 11 56

OFC. OF ENVIRONMENTAL
QUALITY CONTROL

MAR 19 1993

File: 90-459
Doc.: 7671E

Honorable Marvin T. Miura - 2 - File 90-459

If you have any questions, please feel free to call me or Cathy Tilton at our Office of Conservation and Environmental Affairs at 548-7837.

William W. Paty

WILLIAM W. PATY

cc: Historic Preservation Program, Land Management

MEMORANDUM

TO: Honorable Marvin T. Miura, Director
Office of Environmental Quality Control

FROM: William W. Paty, Chairperson
Board of Land and Natural Resources

SUBJECT: Draft EIS
Women's Community Correctional Center
Koolaupoko, Oahu
THK: 4-2-06: por. 2

A-2

Thank you for giving our Department the opportunity to comment on this matter. We have reviewed the materials you submitted and have the following comments.

As indicated on page 89 of the Draft EIS, the "Project Area" is divided between Agriculture and Conservation. However, the "Project Site" where development is to occur, is located completely within the Agricultural District, outside of the Conservation District. As such, a Conservation District Use permit is not required.

Furthermore, the proposed use is consistent with Executive Order numbers 172 and 1692 for the Kawaiiloa Training School for Girls.

In addition, an archaeological survey was carried out and no surface sites were located. Archaeological monitoring of construction activities is scheduled. If any subsurface remains are encountered, they will be recorded.

With regards to the Hookipa Cottage rehabilitation, the plans will have to be reviewed and receive the concurrence of our Department in accordance with Chapter 6E-8, Hawaii Revised Statutes. Our review will conform with the Secretary of Interior's Guidelines for Rehabilitation Projects.

DHM inc.
Land use
and environmental
planning

1555 Bishop Street
Suite 2005
Honolulu, HI 96813
Ph: (808) 551-6885
Fax: (808) 551-6888

Wednesday, April 4, 1990

Mr. William W. Paly, Chairperson
Department of Land and Natural Resources
State of Hawaii
P.O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Paly:

**Subject: Comments on the Draft Environmental Impact Statement for the
Women's Community Correctional Center**

Thank you for your letter commenting on the Draft Environmental Impact Statement for the Women's Community Correctional Center. Although your letter was dated after the official deadline for comments, our policy has been to make every effort to address project-related concerns.

Plans for Hookipa Cottage's rehabilitation will be coordinated with the Historic Sites Division in accordance with Chapter 6E-8, HRS.

Your comment letter is appreciated and will be included in the Final Environmental Impact Statement. If you should have any additional concerns please feel free to contact me or Eric Parker of my staff.

Sincerely,
DHM, Inc.


Ddk Hee Murabayashi
President

cc: Marvin Miura, OEEO
Norman Sahara, DAGS

JOHN WATKINS
Contract



REC'D

30 MAR -6 AM 53
STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097
March 5, 1990

OFC. OF ENVIRONMENTAL
QUALITY CONTROL

EDWARD Y. HIRATA
Director

DEPT. DIRECTORS
DAVE KOOP (PERMANENT)
RONALD HALL (V)
JANICE K. SCHULTZ
CALVIN L. SOLOA

BY REPLY REFER TO

HY-PS
2.0654

MEMORANDUM

TO: Dr. Marvin Miura, Director
Office of Environmental Quality Control

FROM: Director of Transportation

SUBJECT: DRAFT ENVIRONMENTAL IMPACT STATEMENT, WOMEN'S
COMMUNITY CORRECTION CENTER, KOOLAPOKO (KAKEOHE),
OAHU, TMK: 4-2-06:2

Thank you for your transmittal of January 24, 1990
requesting our review of the subject DEIS.

We have the following comments:

All construction work within the State Highway
right-of-way will require a permit from our Highways
Division. The developer should submit his plans for the
access connection to Kalaniana'ole Highway for our review
and approval. This should include a variant study for
traffic signals at that intersection. Also, plans for
any signs within or abutting the highway right-of-way
should be submitted at that time. The developer shall be
responsible for the costs of all improvements recommended
in this study.

Edward Y. Hirata
EDWARD Y. HIRATA

1188 Bishop Street
Suite 2405
Honolulu, HI 96813
Ph. (808) 521-9555
Fax (808) 538-3565

land use
and environmental
planning

DHM inc.

Friday, March 23, 1990

Mr. Edward Y. Hirata
Director of Transportation
Department of Transportation
State of Hawaii
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

Dear Mr. Hirata:

Subject: Comments on the Draft Environmental Impact Statement for the Women's
Community Correctional Center

Thank you for your letter commenting on the Draft Environmental Impact Statement for the Women's
Community Correctional Center (WCCC). The following responses are specific to your comments.

The improvements to the proposed access road and Kalaniana'ole Highway have been deferred to
PHASE II of the proposed facility development. As stated on page 54 of the Draft EIS, the proposed
access road will branch out from the existing WCCC access road entrance. Plans for the access road
entrance and any signs within the abutting highway right-of-way will be submitted to your office for its
review and approval prior to the construction of these improvements.

The warrant study for recommended traffic signals at the intersection, which you requested be
submitted, will be conducted in conjunction with PHASE II of the proposed facility development.
PHASE I construction has been modified to encompass only the replacement of the existing bedspace
(100 beds) of the Main Facility and will not result in any facility expansion. As such, it is expected that the
level of traffic utilizing the facility will not change significantly enough from present levels to justify a traffic
signal.

The Department of Corrections will be responsible for the cost of all improvements related to the
proposed project's implementation.

Your comment letter is appreciated and will be included in the Final Environmental Impact Statement. If
you should have any additional concerns please feel free to contact me or Eric Parker of my staff.

Sincerely,

DHM, Inc.

Dr. Hee Kuriabayashi
Dr. Hee Kuriabayashi (M.S.)
President

cc: Dr. Marvin Miura, OECC
Mr. Norman Sahara, DAGS

1188 Bishop Street
Suite 2405
Honolulu, Hawaii 96813
Ph (808) 521-5555
Fax (808) 521-5555

land use
and environmental
planning

DHM inc.

STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
1100 KAPOLANI BLVD., SUITE 1500
HONOLULU, HAWAII 96813
(808) 540-1500



Wednesday, April 4, 1990

Mr. Richard K. Paginawan, Administrator
Office of Hawaiian Affairs
State of Hawaii
1600 Kapiolani Blvd., Suite 1500
Honolulu, Hawaii 96814

Dear Mr. Paginawan:

Subject: Comments on the Draft Environmental Impact Statement for the Women's Community Correctional Center

Thank you for your letter commenting on the Draft Environmental Impact Statement for the Women's Community Correctional Center. Although your letter was dated after the official deadline for comments, our policy has been to make every effort to address project-related concerns. The following responses are specific to your comments.

- 1) The Kailua Wastewater Treatment Facility currently has the capacity to handle wastewater from the proposed facility. According to the City and County of Honolulu, Division of Wastewater Management, the Kailua Wastewater Treatment Facility has a design capacity of 7 million gallons per day (MGD). Presently the facility is treating approximately 5.5 MGD, with an excess capacity of 1.5 MGD. At the maximum design size of the Women's Community Correctional Center (i.e., 250 beds), the peak wastewater flow generated is estimated to be 0.375 MGD. Thus, even with the addition of wastewater generated by the proposed WCCC, the Kailua Wastewater Treatment Facility will still have an excess capacity of over 1 MGD.
- 2) If archaeological sites are discovered during construction of the WCCC, work will be stopped and the Historic Sites Division of the Department of Land and Natural Resources will be notified. If any burials are discovered during construction, the Department of Corrections will comply with the requirements of Section 6E-43, HRS.

Your comment letter is appreciated and will be included in the Final Environmental Impact Statement. If you should have any additional concerns please feel free to contact me or Eric Parker of my staff.

Sincerely,
DHM, Inc.

Duk Hee Murabayashi
Duk Hee Murabayashi (Mrs.)
President

cc: Dr. Marvin Miura, OEQC
Mr. Norman Sahara, DAGS

March 19, 1990

Mrs. Duk Hee Murabayashi
1188 Bishop Street, Suite 2405
Honolulu, Hawaii 96813

RE: DRAFT EIS
WOMEN'S COMMUNITY CORRECTIONAL CENTER

Dear Mrs. Murabayashi:

We have received a copy of the above-referenced draft EIS. Thank you for the opportunity to review this matter.

Although potential impacts to the Wastewater System have been generally identified in the draft EIS, specific analysis is needed which details the total capacity of the Kailua Wastewater Treatment Facility, and how (in terms of gallons) the system will be affected.

In addition, our continuing concerns are (1) if archeological sites are discovered during any construction, work ceases and the Historic Sites Division of the Department of Land and Natural Resources be notified immediately, and (2) if burials are discovered during construction, the requirements of Section 6E-43, Hawaii Revised Statutes be implemented immediately. We have no other concerns or comments on this application.

If you have any questions, please contact Lynn J. Lee in our Land and Natural Resources Division.

Sincerely,
Richard K. Paginawan
RICHARD K. PAGINAWAN
Administrator

:k1r



University of Hawaii at Manoa

Environmental Center
Crawford 317 • 2350 Campus Road
Honolulu, Hawaii 96822
Telephone (808) 948-7351

March 8, 1990
RE: 0550

Governor, State of Hawaii
c/o Dr. Marvin Miura, Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Miura:

Draft Environmental Impact Statement (EIS)
Women's Community Correctional Center (WCCC)
Olomana, Kailua, Oahu

The referenced project would provide for phased construction of a new,
250-bed prison facility for female inmates at Olomana, Oahu.

This Draft EIS has been reviewed with the assistance of Meda Chesney-Lind,
Center for Youth Research; Bion Griffin, Anthropology; and Robert Irwin,
Environmental Center.

Our review of the proposed WCCC prison project compares anticipated
benefits of the proposal with its prospective impacts on the economic and
social welfare of the community and State of Hawaii. In particular, we
examine precedent cases of significantly different alternatives which have
been implemented in other states, and which have resolved womens' prison
problems similar to those Hawaii presently faces.

Female Inmate Demographics on Oahu (1975-1987)

The projected \$22-24 million cost of the prison should be understood as
only a "down payment." National experts, such as Vincent Schiraldi from the
National Center on Institutions and Alternatives (NCIA), estimate that, over a
30 year time span, prison operating costs are 12 to 16 times the cost of
construction. This projection, applied to the development budget for WCCC,
anticipates a lifetime cost for the new facility, to be paid by taxpayers,
well in excess of a quarter of \$1 billion.

Overcrowding at the existing facility in Kailua is undeniable. The cause
of this overcrowding, however, is reflected in the following analysis. During

A Unit of Water Resources Research Center
EQUAL OPPORTUNITY EMPLOYER

Governor, State of Hawaii
March 8, 1990
Page 2

the decade of 1975-1985 the female prison population in Hawaii increased from
16 female prisoners in 1975 to 102 in 1985; a net gain of 538 percent. [Oahu
Female Offender Population, Corrections Division, Department of Social Service
and Housing, Report No. A-78-30: April 7, 1978; and Crime in Hawaii (1985),
Hawaii Criminal Justice Center: May, 1986.]

During the same time period (1975-85), arrests of women (on Oahu)
increased by only 13.6 percent. Furthermore, arrests of women for Part One
offenses (which include all of the serious crimes of violence) increased by
only 6.7 percent. [HPP Annual Statistics Report (1975 and 1985): published in
September of 1976 and 1986.] Clearly, these arrest rates cannot explain the
five-fold increase in the number of female prisoners. Instead, the present
overcrowding in the female prison facility is a direct consequence of a
rapidly and aggressively "toughened" prosecution policy.

The most recent profile of the women incarcerated in Hawaii confirms that
they are predominantly nonviolent offenders who do not pose a significant
threat to public safety. Corrections figures from 1987 show, for example,
that only 14.9 percent of the women being held at the existing Olomana
facility have been incarcerated for violent crimes. [Profile of Facilities
Admissions, Releases, and Active Populations, Department of
Corrections--Corrections Information, research, and Statistics Office: Fourth
Quarter, 1987 (n.d.).]

Furthermore, as documented on December 13, 1989 in public testimony before
the legislature by the then Director of the Department of Corrections, Harold
Faulk, on any given day at WCCC, up to one half of the inmates are simply
awaiting trial, and another large subgroup is composed of offenders who are
being held for misdemeanors, petty misdemeanors, or for violations of
conditions of probation or parole. Many of these women are mothers and single
parents.

Alternatives to the Proposed Action

In the "alternatives to the proposed project" section of the Draft EIS
(page 107) the legislative auditor's description of WCCC as "one of the worst
and most overcrowded correctional institutions in the country," is quoted.
This leads to the statement that "because of this 'need' [for more prison
space], the option of no project was not considered an acceptable option."

However, our reviewers suggest that, based on data in the first section of
this review, the "need" for the costly new high security detention facility
has not been adequately established. Judging by the statistics, it would
appear that our long-term prison policy for female offenders in Hawaii is
disproportionately "tough," overly costly to taxpayers, and unresponsive to
the known characteristics of our female inmate population.

The no project option is, of course, inappropriate. However,
substantially different long term alternatives based on a reexamined, more
well-informed and socially responsible prison policy are available.

Governor, State of Hawaii
March 8, 1990
Page 3

Other innovative programs can serve as model alternatives to Hawaii's present approach to women's incarceration. Delaware, like Hawaii, was contemplating building a new 200 bed women's prison but decided instead to make better use of programs like work release, increased supervision of pretrial inmates in the community, and better utilization of residential drug treatment programs. This reduced the need for secure incarceration in that state to only 80 beds and meant that a new facility was unnecessary.

Summit house in North Carolina is an alternative prison for women who are pregnant or have children under 7 years of age. The live-in program offers nonviolent misdemeanor offenders direct services such as counseling, financial management, employment training, and workshops on parenting and health issues. In Hawaii we already have a strong model: the Iliha house for women offenders run by the John Howard Association. More such houses are needed and are a less costly alternative to building a new prison.

Statutory Mandate

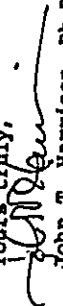
On page 7, the following summary of a statutory mandate is cited:

"DOC is further guided by court decisions such as the Consent Decree [entered into between the State of Hawaii and the National Prison Project of the American Civil Liberties Union (ACLU) on behalf of prisoners at the Oahu Community Correctional Center (OCCC) and the Hawaii Women's Correctional Facility (HWCF) in the case of Speer vs. Ariyoshi (CIV 84-1104)] to provide custodial services, diagnostic evaluations, and a full range of work and programs designed to expand economic and social roles of women and facilitate, maintain and strengthen family ties." (emphasis added).

Given these statutory guidelines, and the information previously discussed, it is evident that less costly and more appropriate approaches to the problem presently exist and have been proven viable. These alternative approaches would serve not only to save money while alleviating the serious overcrowding problem at WCCC, but would more nearly fulfill the intent of the Speer vs. Ariyoshi ruling as it applies to female offenders: to create a more humanitarian and effective prison system for women in Hawaii.

We thank you for the opportunity to comment on this document.

Yours truly,


John T. Harrison, Ph.D.
Environmental Coordinator

cc: Duk Hee Murabayashi ✓
L. Stephen Lau
Keda Chesney-Lind
Bion Griffin
Robert Kai Irwin



JOHN WAIHEE
GOVERNOR

GEORGE IRANON
DIRECTOR

STATE OF HAWAII
DEPARTMENT OF CORRECTIONS
677 Alii Mall Boulevard, Suite 700
Honolulu, Hawaii 96813

NO 90-1996

Dr. John T. Harrison
RE: EIS - WCCC
March 26, 1990
Page Two

March 26, 1990

Dr. John T. Harrison
Environmental Coordinator
Environmental Center
University of Hawaii at Manoa
2550 Campus Road, Crawford 317
Honolulu, Hawaii 96822

RE: Comments on the Draft Environment Impact Statement
for the Women's Community Correctional Center

Dear Dr. Harrison:

Thank you for your letter commenting on the Draft Environmental Statement for the Women's Community Correctional Center (WCCC). The Department of Corrections recognizes the review comments made by Dr. Meda Chesney Lin from the Center for Youth Research, Dr. Bion Griffin, Anthropology, and Dr. Robert Irwin of the Environmental Center. Their observations regarding the costs of confinement and the need for development of alternatives to corrections are clearly stated. There is little question that the long range operating costs for the new facility impose a continuing cost impact on the State's operating budget.

Although it is assumed by some that the Department of Corrections has direct control over the prison population, it is important to recognize that virtually all of the control choices related to the operation of the Department lie outside the Department. The number of female offenders within the correctional environment has increased from a 1975 level of 16 offenders to 102 offenders in 1985. During that same period, Circuit Court filings increased from a 1975 level of 9,654 to a 1985 level of 14,633. At the same time, the population in Hawaii increased from a level of 886,000 to 1,051,500. Although arrests for women have previously increased by only 13.6%, according to the Honolulu Police Department's Annual Statistical Report (HPD Annual Statistical Report 1975 and 1985), court judgments resulting from increased felony filings have increased significantly.

Increased admissions and length of stay within the State correctional system tend to be more significant variables impacting the

size of the correctional system. Overcrowding within the female prison facility can be attributed to changes in the sentencing policy and perhaps prosecution policy reflected in plea bargaining and subsequent admissions to correctional facilities.

Alternatives to incarceration have been developed in other jurisdictions which provide models for the Department of Corrections. Community contract beds in Hawaii currently provide 18 beds solely for female offenders. The Liliha House services made available from the John Howard Association provide a strong model for community service. The intensive supervision program for pretrial offenders made available through the Intake Service Centers is also having a measured effect. The program diverts approximately 200 male and female clients. Some are placed under electronic surveillance to reduce the detention population.

The information presented by Dr. Harrison regarding alternatives in Delaware was examined with correctional officials in Delaware and North Carolina. As the attached letter suggests, Delaware is currently completing plans for a 200 bed female component of a 600 bed facility. Further, they are expanding a detention facility in the northern part of the state by a 160 beds to accommodate a female detention population. Community alternatives in the Delaware case did not result in avoiding costly construction.

Similarly, the State of North Carolina was contacted to determine whether the contract service program available at Summit House in North Carolina had a measured impact on the construction of beds for female offenders in North Carolina. Notably, women's facilities have expanded markedly from a level of 500 in 1981 to a level of approximately 921 in 1990. Additional facilities have been added at the Raleigh Correctional Center for Women, the Black Mountain Correctional Center, and Fountain Correctional Center, respectively. Current estimates by correctional officials suggest that the women's population is growing more rapidly than any aspect of the population in North Carolina. The Department is planning to add 500 additional beds in the short range future.

The importance of the limited role which community corrections facilities play in reducing the long range detention and incarceration needs for female offenders must be considered very carefully. The cases cited in Dr. Harrison's letter provide ample reason to develop more extensive information regarding the impact of alternatives in Hawaii.

Dr. John T. Harrison
RE: EIS - WCCC
March 26, 1990
Page Three

The Department of Corrections is currently working with the legislature to develop essential community facilities modeled on Liliha House. The Department agrees that community programs developed by non-profit agencies provide a solid foundation for expanding community services.

While other approaches may not require an initial investment for construction, a comparison of operating costs between institutions and community programs finds little variance. The Department will continue to examine alternatives to confirm the current community program level which will be critical in balancing the needs of the existing female facility. A balanced agenda of institutional and community services will provide Hawaii with a correctional system responsive to the needs of the female offender.

Your comment letter is appreciated and will be included in the Final Environmental Impact Statement.

Sincerely,


George Iranon
Director

MLK:md
c15/c19-110123
Attachments

cc: Dr. Marvin Miura, OEOC, (w/Attachments)
Mr. Norman Sahara, DAGS, (w/Attachments)



STATE OF DELAWARE
DEPARTMENT OF CORRECTION
85 WASHINGTON STREET
DOVER, DELAWARE 19901
March 16, 1990

OFFICE OF THE
SUPPORT CENTER

Phone: (302) 739-5601

Mr. John Borders
Hawaii Department of Correction
Honolulu, Hawaii

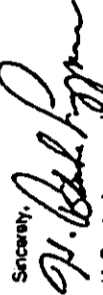
Dear Mr. Borders:

The Delaware Department of Correction is still planning to construct a new Women's Correctional Institution. Planning calls for the Department to construct a 600 bed facility which will be co-ed providing spaces for 200 sentenced women. At the same time we are expanding another facility which currently acts as our jail intake center for the northern part of the state by 160 beds. This will allow us to locate the female detainee population to this facility.

Funding to construct the 600 bed facility has started with appropriations for site purchase, design and construction in excess of \$6 million. We expect an additional \$11 million in July with an anticipated final cost of the 600 bed to approach \$25 million. We are able to reduce costs in Delaware for construction because of our internal construction capability and use of inmates.

You will recall I further mentioned to you that we have an agreement with the National Prison Project to construct a Women's Facility by Dec 31, 1991 or face potential damages in court. While it is true that we have diverted prisoners to alternative programs the population today at our present Women's Correctional Institution remains at 144 inmates with \$1 of this cost as detainees. In addition we have 40 women housed at our two work release centers. With the changes in sentencing legislation last year I feel certain this has further diverted prisoners from our institutions to our intensive supervision, supervised custody and home arrest projects which are alternatives to imprisonment. As you can see we still need to expand our facilities for women since the current location was originally designed to hold 80 offenders.

I hope this has been an assistance to you.

Sincerely,

H. Brooke Laginer
Chief, Administration and
Operational Support



North Carolina Department of Correction

James G. Martin, Governor
831 West Morgan Street • Raleigh, North Carolina 27603-1613
Aaron J. Johnson, Secretary

MEMORANDUM

TO: John Borders
Hawaii DOC
FROM: Jennie L. Lancaster
Female Command Manager
RE: Alternative Programs for Female Offenders in North Carolina
Date: March 20, 1990

Per our conversation, I share this information with you about alternative programs, specifically "Summit House," and their impact on the female population in North Carolina.

1. For the last five years the numbers of female admissions to prison has risen over 15%. These women typically represent opposite ends of a "bell curve." They are offenders who serve five years or less (many are repeaters) or offenders who are receiving more lengthy sentences of 15 years or more. The societal attitude toward drugs and the subsequent law enforcement initiatives regarding the arrest/prosecution of drug offenders has contributed significantly to the increase in repeat offenders and those women receiving lengthy prison sentences. The profile of the female offender is becoming more aggressive. The number of arrests of women are also on the increase.

2. There has been a significant increase in women becoming involved in probation, electronic house arrest and other community penalty programs. The Summit House is a program that offers the court an option to send a woman and her children there for some rather intensive treatment. Currently there are eight residents. Their criteria is fairly typical in that they focus on first offenders and those convicted of non-violent crimes pregnant women are a target population. We support this program but it has not had any impact on the burgeoning population of incarcerated women. Our population has steadily increased as has the numbers of women in alternative programs have increased.

An Equal Opportunity Affirmative Action Employer

Page 2

The length of time served has also increased and this obviously contributes to an average daily population that is increasing. Currently we have over 900 incarcerated women in North Carolina.

3. The North Carolina Department of Correction and the Governor's office are supportive of creative alternative programs. We also have concluded that North Carolina must have prison bedspace available as an option to these alternatives to make these programs viable. Our bedspace need projections are based on a solid data base of the numbers of women and the "types" of women offenders we will be required to manage into the 21st century.

4. Traditionally, states have addressed the capital improvement needs of the female offender as a "last resort" item. Now we must build new prisons as a practical matter of addressing population growth and also to provide constitutional and reasonable resources that are necessary to effectively manage the women. I applaud your capital plan to provide new resources for your women offenders.

I hope this information will be helpful in addressing the needs of your female population.

JLL/ev

cc: file

B L A N K

A-11

COPY

COPY

February 23, 1990

Honorable John Waihee
Page 2
February 23, 1990

Honorable John Waihee
Governor, State of Hawaii
c/o Dr. Marvin Miura, Director
Office of Environmental Quality
Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Governor Waihee:

Subject: Draft Environmental Impact Statement for the
Women's Community Correctional Center, D.A.G.S.
Job No. 12-27-2357

We have the following comments on the proposed expansion
and improvements at the Women's Community Correctional
Center (WCCC):

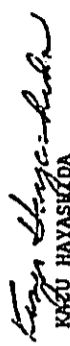
1. The WCCC shall be required to install a new water meter fronting the facility and segregated from the existing meter. Currently, an existing 4-inch compound meter located across Kalaniana'ole Highway serves both the Hawaii Youth Correction Facility (HYCF) and the WCCC. The practice of extending private distribution lines across property lines and a highway is anticipated to cause confusion and problems to our maintenance staff and should be avoided. Therefore, we recommend that the existing line crossing Kalaniana'ole Highway to the WCCC be disconnected once a new meter is installed.

The State should submit a list of all existing and proposed plumbing fixtures for both the HYCF and WCCC so we may properly size the water meters. Applicable water system facilities credits shall be given to existing facilities.

2. The availability of additional water will be determined when the building permit application is submitted for our review and approval. If additional water is made available, the developer will be required to pay all applicable water system facilities and meter installation charges.
3. If a 3-inch or larger meter is required for the development, construction drawings showing the installation of the meter(s) shall be submitted for our review and approval.
4. The new 0.6 MG reinforced concrete reservoir should be provided with an approved air gap in accordance to Board of Water Supply standards since booster pumps will be connected to this tank.

If you have any questions, please contact Lawrence Whang at 527-6138.

Very truly yours,


KAKU HAVASYUDA
Manager and Chief Engineer

cc: Department of Accounting and General Services
c/o Duk Hee Murabayashi, DHM Planners, Inc.

Dr. Marvin Miura, Director
Office of Environmental Quality Control

DHM inc.

land use
and environmental
planning

1188 Bishop Street
Suite 2405
Honolulu, HI 96813
Ph. (808) 521-9655
Fax (808) 538-3655

Tuesday, March 6, 1990

Mr. Kazu Hayashida
Manager and Chief Engineer
City and County of Honolulu
Board of Water Supply
630 South Beretania Street
Honolulu, Hawaii 96813

Dear Mr. Hayashida:

**Subject: Comments on the Draft Environmental Impact Statement for the Women's
Community Correctional Center**


Thank you for your letter commenting on the Draft Environmental Impact Statement for the Women's Community Correctional Center. The following responses are specific to your comments.

- 1) Construction drawings for a new water lateral and meter to serve only the WCCC will be prepared and submitted to the Board of Water Supply (BWS). The new meter will be located on the WCCC side of Kalaanaloa Highway. A labulation of the proposed fixtures, existing fixtures to be replaced by the new facility, and existing fixtures to remain will be shown on the construction drawings.
- 2) The State (DAGS) will pay all water system facilities and meter installation charges associated with the proposed project.
- 3) If a 3-inch or larger meter is required for the proposed development, construction drawings showing the installation of the meter(s) will be submitted to the BWS for its review and approval.
- 4) Plans for the proposed water reservoir have been revised. Instead of a 0.6 MG reinforced concrete reservoir the developer is now proposing to construct a 0.5 MG steel reservoir. The reservoir will be provided with an approved air gap in accordance with the BWS standards.

The Final EIS will be revised to reflect your comments and concerns. Your letter is appreciated and will be included in the Final Environmental Impact Statement. If you should have any additional concerns please feel free to contact me or Eric Parker of my staff.

Sincerely,

DHM, Inc.


Eric Parker
President

cc: Dr. Marvin Mura, CEOC
Mr. Norman Sahara, DAGS

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANKIE PASK
44100

BENJAMIN B. LEE
CHIEF PLANNING OFFICER
650 SOUTH KING STREET, JR
HONOLULU, HAWAII 96813

MM/DGP 1/90-252

February 21, 1990

Dr. Marvin T. Miura, Director
Office of Environmental Quality Control
State of Hawaii
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Miura:

Draft Environmental Impact Statement
Women's Community Correctional Center
Koolauapoko, Oahu, TMK 4-2-06: Por. of 2

The Draft Environmental Impact Statement is generally adequate. However, the section on necessary Development Plan approvals should be expanded to include both the sewer relief line along Uluopini Street and the proposed waste water line from the project area to Uluhala Street on the Development Plan Public Facilities Map.

The proposal would provide for the general welfare of the community and is consistent with the Koolauapoko Development Plan Land Use Map which designates the subject area for public use.

Thank you for the opportunity to comment on this matter.

Sincerely,

BENJAMIN B. LEE
Chief Planning Officer

BBL:js

cc: ✓ Dept. of Accounting and General Services
c/o Duk Hee Murabayashi, DHM Planners, Inc.

1188 Bishop Street
Suite 2405
Honolulu, HI 96813
Ph. (808) 521-9855
Fax (808) 538-3565

land use
and environmental
planning

DHM inc.

Thursday, March 1, 1990

Mr. Benjamin Lee, Chief Planning Officer
City and County of Honolulu
Department of General Planning
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Lee:

Subject: Comments on the Draft Environmental Impact Statement for the Women's Community Correctional Center

Thank you for your Department's letter commenting on the Draft Environmental Impact Statement for the Women's Community Correctional Center.

The section on the necessary Development Plan approvals will be expanded in the Final EIS to include the proposed wastewater line from the project area to the intersection of Uluhala and Uluopini Streets in the Ohomana Subdivision. Applications to amend the development plan public facilities map will be submitted to the Department of General Planning for the correctional facility expansion, construction of the retail sewer line in the Pohakupu Subdivision, and construction of the proposed wastewater line from the project area to the Ohomana Subdivision.

Your comment letter is appreciated and will be included in the Final Environmental Impact Statement. If you should have any additional concerns please feel free to contact me or Eric Parker of my staff.

Sincerely,

DHM, Inc.

Duk Hee Murabayashi (Mrs.)
President

cc: Dr. Marvin Miura, DEOC
Mr. Norman Sahara, DAGS

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

630 SOUTH KING STREET
HONOLULU HAWAII 96813 • PHONE 522-4132



FRANK FISH
DIRECTOR

DONALD A. CLEGG
DIRECTOR

LORETTA L. CHEE
DEPUTY DIRECTOR

LUI/90-0532
90/EC-4(0EB)

March 7, 1990

Dr. Marvin Miura, Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Miura:

Draft Environmental Impact Statement (EIS)
Women's Community Correctional Center (WCCC)
Olanaha, Kailua, Oahu
Tax Map Key 4-2-06: Portion of 2

We have reviewed the Draft EIS for the above described project and offer the following comments at this time.

Chapter II

1. According to Section II.2, the State of Hawaii female inmate population projections for 1992 and 2000 are 261-301 and 601-644 inmates respectively. The proposed new Hain Facility will be designed to house a maximum of 250 female inmates upon completion of Phase II. Is the WCCC the only women's correctional institution in the State of Hawaii? If so, the inmate population will already exceed WCCC's facilities prior to completion of construction. What steps does the Department of Accounting and General Services (DAGS) propose to meet the inmate population needs?
2. Exhibits II-5 and II-6 should be labeled with the names of each of the programmed spaces, including the outdoor facilities.

Dr. Marvin Miura
Page 2

Chapter III

1. A topographic map should be included in Section-III.3.A with areas designated for the proposed cut and fill activities noted on the exhibit. In addition, a more complete discussion of proposed soil control measures during grading should be included on Page 34.
2. Since the project site elevations vary significantly, the grading and drainage study by Imata and Associates, Inc., referred to in Section III.4, should be included as an appendix.
3. Locations of trees removed and relocated should be indicated on Exhibit III-9, Landscape Master Plan.
4. Section III.7.8 should include information about existing daily average and peak wastewater flows and anticipated figures for Phase I and II.
5. Proposed buildings for Phases I and II should be indicated on Exhibit III-32, Eastern and Southern View Profiles.

Chapter IV

Section IV.C, Zoning, states that the applicant will be applying concurrently for the Planned Review Use (PRU) and Special Use Permit (SUP). Due to the different processing schedule requirements of these two permits and the need for SUP approval first, coordination with the Zoning District Changes of DLU staff is advised prior to submittal of the applications.

If you have any questions, please contact Diane E. Borhardt of our staff at 527-5349.

Very truly yours,

Donald A. Clegg
DONALD A. CLEGG
Director of Land Utilization

DAC:fm
cc: State, DAGS

0275H

DHM inc.

land use
and environmental
planning

Wednesday, April 4, 1990

1155 Bishop Street
Suite 2415
Honolulu HI 96813
Ph (808) 533-5535
Fax (808) 533-3535

Mr. Donald Clegg, Director
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Clegg:

**Subject: Comments on the Draft Environmental Impact Statement for the
Women's Community Correctional Center**

Thank you for your Department's letter commenting on the Draft Environmental Impact Statement for the Women's Community Correctional Center (WCCC).

The phasing of inmate bedspace for the proposed WCCC has been revised from what was originally described in the Draft EIS. Although the maximum rated bedspace for the proposed facility will remain at 250 beds, PHASE I construction is now planned to include only two cottages with a total of 96 beds, supporting facilities, and infrastructure. PHASE II construction will include the development of additional related support facilities and infrastructure. A study to determine the projected bedspace requirements for adult female secure confinement is currently being conducted by the Department of Corrections. Based on the findings from this study, the facility's size will be capped at 96 beds or additional phases of cottage construction will be programmed. Plans presently provide for the development of three additional cottages.

The following responses incorporate these phasing changes and are specific to your comments.

Chapter II

- 1) The Women's Community Correctional Center is the only correctional facility in the State of Hawaii which is devoted exclusively to housing female offenders.

The cited population projection figures for female inmates that are quoted on page 7 of the DEIS, were based on a study conducted in 1986 by the State Inmate Service Centers (SISC). The SISC study projected inmate population growth in a linear manner, assuming that the variables influencing the women inmate population would remain the same over time. Although these figures were utilized for initial planning purposes, the reliability of the long range projections were questioned by the Department of Corrections (DOC) because they did not take into account key variables which could potentially impact population trends (e.g., changes in sentencing laws and the availability

Mr. Clegg, Page 2
WCCC EIS

of new diversion programs). For this reason, the DOC opted to use the more conservative population projection of 250 female inmates to base its future facility needs.

Recently, the DOC has commissioned a study to explore the potential alternative sanctioning options available to divert female offenders away from secure confinement and into other program areas. There is considerable optimism on the part of many, including the American Civil Liberties Union (ACLU), that the diversionary opportunities could result in the sizing of the proposed facility to a lower number of bedspaces than the 250 currently envisioned. Accordingly, the results of this study, which should be completed in the next few months, will provide an updated understanding of the projected secure confinement bedspace requirements for Hawaii's adult female population. This development notwithstanding, the DOC does not envision the need to expand beyond the 250 bedspaces originally programmed any time in the foreseeable future.

- 2) Exhibits II-5 and II-6 of the Final EIS will be labeled with the names of each of the programmed spaces, including outdoor facilities.

Chapter III

- 1) A site grading plan showing the existing and proposed topography after grading is completed, will be included in the Final EIS. A detailed grading, drainage and erosion control plan for the Project Site will be submitted to the City and County of Honolulu, Department of Land Utilization in conjunction with the application for a Planned Review Use Permit (PRU). The plans will also be submitted to the Department of Public Works for their review in conjunction with the application for a Grading, Grubbing and Stockpiling Permit.

As described in the Draft EIS, grading activities will temporarily expose soil in the Project Site to the potential erosion forces of the wind and rain. In order to minimize erosion, various soil control measures will be implemented. Temporary soil control measures may include the construction of dikes, sediment basins and siltation berms to intercept and filter runoff. These measures will be clearly identified in the detailed plans which are to be submitted.

In order to prevent the exposure of the Project Site to erosion forces, permanent erosion control measures such as landscaping or ground cover vegetation will be applied to graded areas promptly after grading and clearing operations are completed. In conjunction with grading operations, a watering program will also be implemented to control fugitive dust particulate emissions from the project site.

All construction activities associated with the proposed project will follow strict erosion control measures in accordance with the following government regulations and guidelines:

- City and County of Honolulu, Department of Public Works, Soil Erosion Standards and Guidelines (1975);
- City and County of Honolulu, Grading Grubbing and Stockpiling Ordinance No. 3968 (1972);

- State of Hawaii, Department of Health, Water Quality Standards, Chapter 37-A, Public Health Requirements (1968); and
- USDA Soil Conservation Service, Erosion and Sediment Control Guide for Hawaii (1968).

2) Detailed information regarding grading and drainage will be submitted in conjunction with the application for a Planned Review Use Permit (PRU) and a Grading, Grubbing and Stockpiling Permit.

The existing ground elevations across the Project Site vary from elevations of 170 feet to 245 feet above mean sea level (MSL). The ground slope ranges from 4% to 20% in a northerly direction with average slopes of 5% across the Project Site. Grading of the site will be necessary to establish the relatively flat building pads and courtyards, and to develop the perimeter roadway and parking areas. To achieve this, the steeper slope areas in the upper reaches of the Project Site will be cut and the excavated materials will be transported to the shallower areas for utilization as fill. It is anticipated that other than select material for structural fill purposes all necessary fill material will be generated from on-site excavation.

Stormwater runoff from land areas above the Project Site will be conveyed through an underground drainage system and released in the drainageway below the Project Site. It is estimated that runoff from the Project Site will be increased by 30 cubic feet per second (cfs) due to the conversion of open land to hard surfaces. There will be no diversion of runoff which will impact any other drainage areas.

3) A separate exhibit will be added to the Final EIS which will show the location of existing areas and identify those which are to be relocated or removed.

4) The existing facilities mauka of Kaianiana'ole Highway utilize cesspools for the disposal of sewage effluent. There is presently no municipal sewer service to the property. The development of a sewer line from the Project Site to the municipal system in the adjacent Okemana Subdivision is proposed as part of PHASE I of the facility's construction. The calculated average daily flow and peak wastewater flow of the proposed facility at the completion of Phase I is estimated to be 0.037 million gallons per day (MGD) and 0.180 MGD respectively. If all of the proposed bedspace is constructed (250 beds), the calculated average daily flow and peak wastewater flow of the proposed facility will be 0.076 MGD and 0.375 MGD, respectively.

The Kailua Wastewater Treatment Facility currently has the capacity to handle wastewater from the proposed facility. According to the City and County of Honolulu, Division of Wastewater Management, the Kailua Wastewater Treatment Facility has a design capacity of 7 million gallons per day (MGD). Presently the facility is treating approximately 5.5 MGD, with an excess capacity of 1.5 MGD.

5) Proposed buildings by phase of construction will be indicated on Exhibit III-32, Eastern and Southern View Profiles.


Chapter IV

The processing of the Special Use Permit (SUP) and Planned Review Use Permit (PRU) will be coordinated with the Zoning District Changes Branch of the Department of Land Utilization.

Your comment letter is appreciated and will be included in the Final Environmental Impact Statement. If you should have any additional concerns please feel free to contact me or Eric Parker of my staff.

Sincerely,

DHM, Inc.



Dik Hee Murabayashi (Mrs.)
President

cc: Dr. Marvin Miura, OECC
Mr. Norman Sahara, DAGS

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK P. FAR
MAYOR

SAM CALLEJO
DIRECTOR AND CHIEF ENGINEER
C. MICHAEL STREET
HONOLULU, HAWAII
ENV 90-31(449)

February 12, 1990

Dr. Marvin T. Miura, Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Miura:

Subject: Draft Environmental Impact Statement (DEIS)
Women's Community Correctional Center
(Tax Map Key: 4-2-06: Portion of 2)

We have reviewed the subject DEIS and have the following comments:

1. Who will maintain the off-site sewer?
2. Will easements be obtained for the off-site sewer?
3. We do not have drainage comments at this time.

Very truly yours,

E. Michael Street
SAM CALLEJO
Director and Chief Engineer

cc: DHM Planners, Inc.

1188 Bishop Street
Suite 2405
Honolulu, HI 96513
Ph. (808) 521-9555
Fax (808) 538-2665

DHM inc.
land use
and environmental
planning

Monday, March 12, 1990

Mr. Sam Callejo, Director and Chief Engineer
City and County of Honolulu
Department of Public Works
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Callejo:

Subject: Clarification of Our March 6, 1990 Response Letter Regarding Easements
for the Women's Community Correctional Center

In our response letter to your Department, dated March 6, 1990, we stated that a small section of the off-site sewer line at the corner of the Maunawili Elementary School and Uluhi Street will be located on a remnant portion of a private property. The letter went on to state that the Department of Accounting and General Services is currently negotiating the easement rights to this property. This statement is not correct. The sentence should have read...Negotiations for the easement rights to this property will be conducted at a future date by the Department of Land and Natural Resources on behalf of the State.

We apologize for any confusion our previous letter may have caused. If you should have any questions please feel free to contact me or Eric Parker of my staff.

Sincerely,

DHM, Inc.

Eric Parker
Eric Parker (Mrs.)
President

cc: Dr. Marvin Miura, DEOC
Mr. Norman Sahara, DAGS

1168 Bishop Street
Suite 2405
Honolulu, HI 96813
Ph. (808) 521-9655
Fax (808) 538-3665

land use
and environmental
planning

DHM inc.

Tuesday, March 6, 1990

Mr. Sam Callejo, Director and Chief Engineer
City and County of Honolulu
Department of Public Works
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Callejo:

Subject: Comments on the Draft Environmental Impact Statement for the Women's Community Correctional Center

Thank you for your Department's letter commenting on the Draft Environmental Impact Statement for the Women's Community Correctional Center. The following responses are specific to your comments.

- 1) The majority of the proposed wastewater line from the project area to the intersection of Uluhala and Uluai Streets in the Ohimana Subdivision (off-site sewer line) will be maintained by the State Department of Corrections. A small segment which will run under the city-owned roadway will be dedicated to the city upon completion (see the enclosed Exhibit III-12 from the EIS).
- 2) The off-site sewer line will be located primarily on state and city-owned property. Easements will be provided for the off-site sewer line. A small section of the line at the corner of the Maunawili Elementary School and Uluai Street will be located on a remnant portion of a private property. The Department of Accounting and General Services is currently negotiating the easement rights to this property.

Construction of the off-site sewer line will be coordinated with the City and County of Honolulu, Department of Public Works.

The Final EIS will be revised to reflect these clarifications. Your comment letter is appreciated and will be included in the Final Environmental Impact Statement. If you should have any additional concerns please feel free to contact me or Eric Parker of my staff.

Sincerely,

DHM, Inc.


Dyk Hee Murabayashi (Mrs.)
President

cc: Dr. Marvin Mura, OECC
Mr. Norman Sahara, DAGS

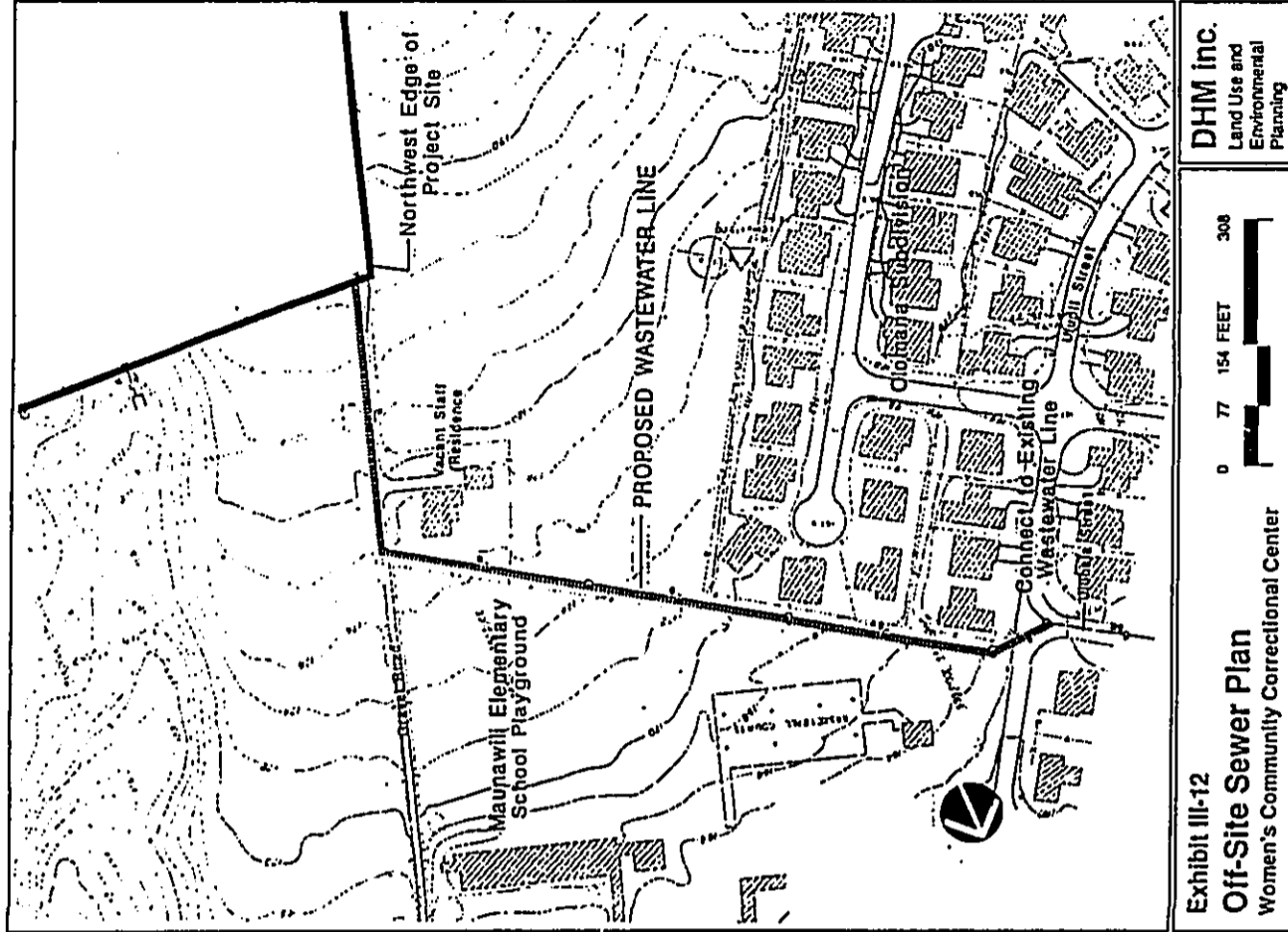


Exhibit III-12

Off-Site Sewer Plan

Women's Community Correctional Center

DHM inc.
Land Use and
Environmental
Planning

C
POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

1455 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96814



RECEIVED

30 MAR -1 11:24

HAROLD KAWASAKI
CHIEF

FRANK W. PASH
WAGON

OUR REFERENCE KN-LK

February 28, 1990

Harvin T. Miura, Ph.D.
Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Miura:

Subject: Draft Environmental Impact Statement for Development of
Women's Community Correctional Center, Koolauapoko, Oahu
We have reviewed the draft environmental impact statement for the
Women's Community Correctional Center (WCCC) and would like to
make the following comments.

The improvements recommended on page 55 for the Kalaniana'ole
Highway and WCCC access road intersection should help reduce the
hazards for vehicular movement in that area.

When an escape occurs at WCCC, the Hawaii Youth Correctional
Facility (HYCF) is notified because the escape alarm system is at
HYCF. We suggest that the feasibility of installing an escape
alarm system at WCCC be explored.

Thank you for the opportunity to comment.

Sincerely,
HAROLD KAWASAKI
Chief of Police

Harold Kawasaki
JOSEPH AVEIRO
Assistant Chief of Police
Support Services Bureau

cc: Duk Hee Murabayashi

1188 Bishop Street
Suite 2405
Honolulu, HI 96813
Ph. (808) 521-9855
Fax (808) 538-3665

land use
and environmental
planning
DHM inc.

Tuesday, March 13, 1990

Mr. Harold Kawasaki, Chief of Police
Police Department
City and County of Honolulu
1455 South Beretania Street
Honolulu, Hawaii 96814

Dear Mr. Kawasaki:

Subject: Comments Regarding the Women's Community Correctional Center
(WCCC) Draft Environmental Impact Statement

Thank you for your comments regarding the Draft Environmental Impact Statement for the
proposed Women's Community Correctional Center (WCCC).

As page 14 of the EIS states, an escape alarm system will be installed at the WCCC in an effort
to respond to community concerns.

Your comment letter is appreciated and will be included in the Final Environmental Impact Statement. If
you should have any additional concerns please feel free to contact me or Eric Parker of my staff.

Sincerely,

DHM Inc.

Duk Hee Murabayashi
Duk Hee Murabayashi (Mrs.)
President

cc: Marvin Miura, OEOC
Norman Sahara, DAGS

Hawaiian Electric Company, Inc. • PO Box 2750 • Honolulu, HI 96840-0000

1188 Bishop Street
Suite 2405
Honolulu, HI 96813
Ph: (808) 521-5555
Fax: (808) 536-3533

land use
and environmental
planning

DHM inc.

Wednesday, April 4, 1990

ENV 2-1
JA/G

William A. Bonnet
Manager
Environmental Department

March 1, 1990

Governor, State of Hawaii
c/o Dr. Marvin Miura, Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Sir:

Subject: Draft Environmental Impact Statement (EIS) for Women's
Community Correctional Center

We have reviewed the subject EIS and have the following comment:

The EIS mentions that new, underground primary lines will be provided by HECO to the proposed facilities. It is HECO's usual practice that the owner of the proposed facilities construct, own and maintain the ductlines, manholes or handholes and other underground facilities within the property boundary. HECO will install, own and maintain the cables, meters, and other electrical equipment necessary to provide service at the requested voltage to the property owner. Hence, we offer no comment pending appropriate submittals for design review and service connection.

Sincerely,

cc: Duk Hee Hurabayashi
DHM Planners, Inc.

Marvin T. Miura, Ph.D.
Office of Environmental Quality Control

An rEI Company

Mr. William A. Bonnet, Manager
Environmental Department
Hawaiian Electric Company, Inc.
P.O. Box 2750
Honolulu, Hawaii 96840-0001

Dear Mr. Bonnet:

Subject: Comments on the Draft Environmental Impact Statement for the
Women's Community Correctional Center (WCCC)

Thank you for your letter commenting on the Draft Environmental Impact Statement for the Women's Community Correctional Center.

Plans for the electrical lines serving the proposed WCCC have been revised. Instead of underground lines, the DOC is now proposing to route the lines overhead on poles located along the east side of the Okimana Fire Station Road (see attached Exhibit). Appropriate submittals will be made to HECO for design review and service connection.

Your comment letter is appreciated and will be included in the Final Environmental Impact Statement. If you should have any additional questions regarding this change please feel free to contact me or Eric Parker of my staff.

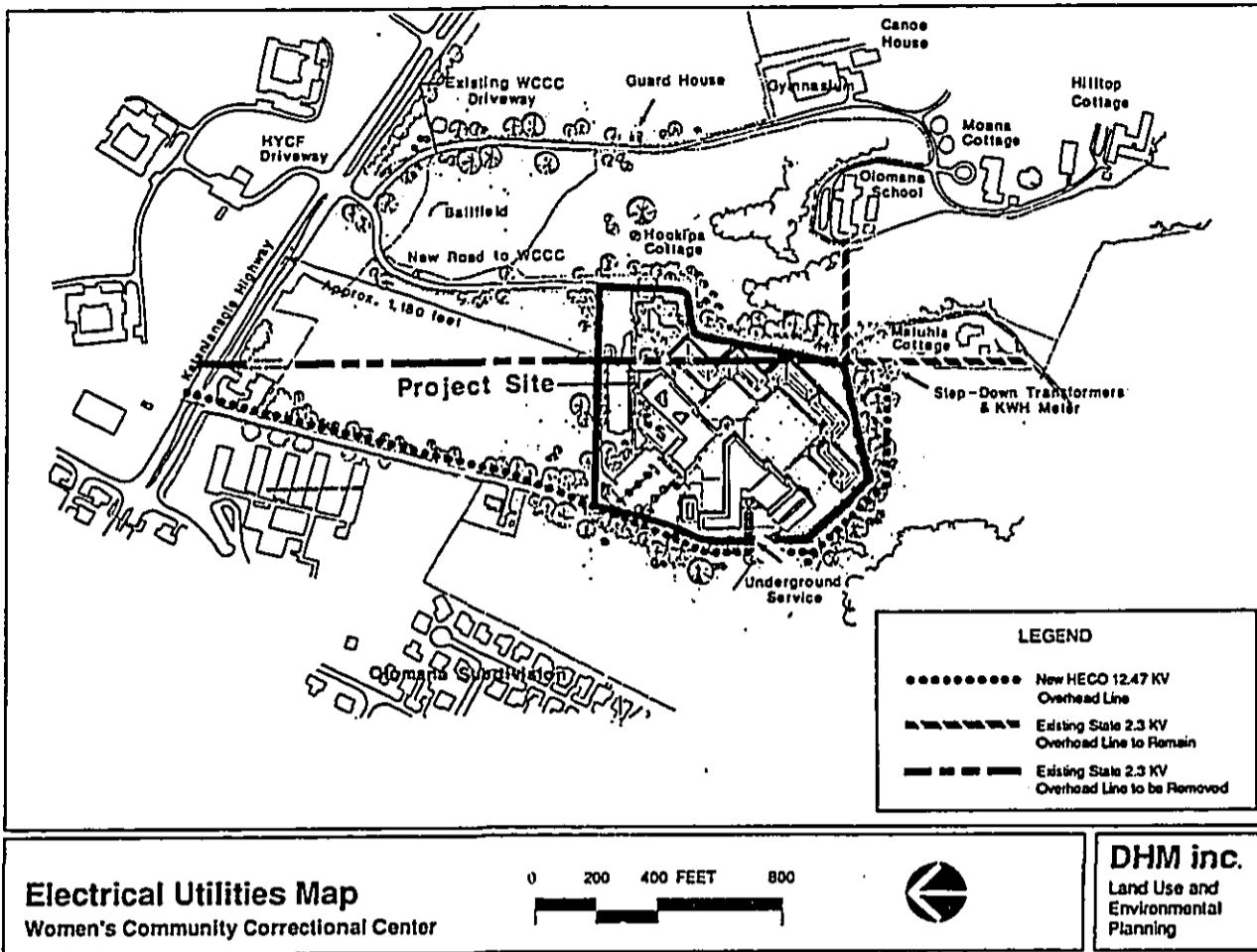
Sincerely,

DHM, Inc.

Duk Hee Murabayashi
President

Attachment

cc: Marvin Miura, OEQC, w/attachment
Norman Sahara, DAGS, w/attachment



DEPARTMENT OF THE NAVY
COMMANDER
NAVAL BASE PEARL HARBOR
PEARL HARBOR, HAWAII 96860-5000



IN REPLY REFER TO
5090
Ser 00FZ/388
26 Jan 1990

P. O. BOX 50004
HONOLULU, HAWAII
96850

SOIL
CONSERVATION
SERVICE

March 6, 1990

UNITED STATES
DEPARTMENT OF
AGRICULTURE

Honorable John Waihee
Governor, State of Hawaii
c/o Dr. Harvin Miura, Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Governor Waihee:

Subject: Draft Environmental Impact Statement (DEIS) --
Women's Community Correctional Center,
Koolaupoko, Oahu, Hawaii

We have reviewed the Women's Community Correctional Center DEIS and have no comments to offer at this time. Our agency would appreciate the opportunity to review the final Environmental Impact Statement.

Sincerely,

Warren M. Lee

WARREN M. LEE
State Conservationist

cc:

Department of Accounting and General Services, c/o Duk Hee Murabayashi,
DHM Planners Inc., 1188 Bishop Street, Suite 2405, Honolulu, HI 96813
Dr. Harvin T. Miura, Director, Office of Environmental Quality Control,
465 S. King Street, Room 104, Honolulu, HI 96813

Harvin T. Miura, Ph.D.
Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Miura:

WOMEN'S COMMUNITY CORRECTIONAL CENTER

The Draft Environmental Impact Statement (DEIS) for the Women's Community Correctional Center has been reviewed, and we have no comments to offer. Since we have no further use for the document, it is being returned.

Thank you for the opportunity to review the draft.

Sincerely,

W.K. Lee

W. K. LEE
Assistant State Civil Engineer
Department of Transportation
Honolulu

Encl
(1) DEIS

Copy to:
DAGS



JOSEPH K. CONANT
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
SEVEN WATERFRONT PLAZA, SUITE 200
100 ALI IOLANA BOULEVARD
HONOLULU, HAWAII 96813
TEL 1961 534-6411

(P)1059.0

WM BERRY REFER TO:

90:PLNG/1082 jt

March 7, 1990

JAN 30 1990

The Honorable John Waihee
Governor, State of Hawaii
c/o Dr. Marvin Miura, Director
Office of Environmental
Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

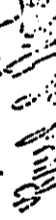
Dear Governor Waihee:

Subject: Women's Community Correctional Center
Draft Environmental Impact Statement

Thank you for the opportunity to review the subject document. We have no comments to offer.

Should there be any questions, please have your staff contact Mr. Cedric Takamoto of the Public Works Division at 548-7192.

Respectfully,


RUSSEL S. NAGATA
State Comptroller

CT:jk
cc: ✓ Ms. Duk Hee Murabayashi
Dr. Marvin Miura

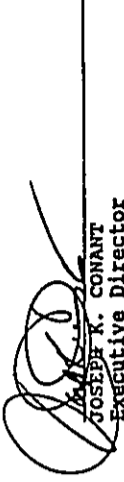
MEMORANDUM

TO: Dr. Marvin Miura, Director
Office of Environmental Quality Control

FROM: Joseph K. Conant

SUBJECT: Draft Environmental Impact Statement for the Proposed
Women's Community Correctional Center

Thank you for the opportunity to review the enclosed draft EIS. We have no comments to offer.


JOSEPH K. CONANT
Executive Director

Enclosure

cc: ✓ Mrs. Duk Hee Murabayashi



DEPARTMENT OF BUSINESS AND ECONOMIC DEVELOPMENT

KAHAKOHO KUMU MAHELE KUMU MAHELE
MAKINO AHOELE PO BOX 2114, HONOLULU, HAWAII 96813

JOHN W. HARRIS
GOVERNOR
ROGER A. UIVELING
DIRECTOR
BUREAU OF BUSINESS
DEVELOPMENT
1111 SOUTH KING STREET
HONOLULU, HAWAII 96813



DEPARTMENT OF BUSINESS AND ECONOMIC DEVELOPMENT

1111 SOUTH KING STREET, HONOLULU, HAWAII 96813 FAX (808) 534-1213

January 30, 1990
90 FEB -2 10 23
OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

January 26, 1990

Mr. Marvin Miura
Office of Environmental Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Re: Draft Environmental Impact Statement
Women's Community Correctional Center
Koolaupoko, Oahu

Dear Mr. Miura:

The Department of Business and Economic Development has no comments to the proposed Draft EIS dated January 1990. Returned is our copy of the Draft Environmental Impact Statement.

Sincerely,
Roger A. Uiveling
Roger A. Uiveling

RAU:dgn
Enclosure

Dr. Marvin Miura, Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Miura:

Subject: Women's Community Correctional Center, Koolaupoko, Oahu
We wish to inform you that we have no comments to offer on the subject environmental impact statement.

Thank you for the opportunity to review the document.

Sincerely,

Maurice H. Kaya
Maurice H. Kaya
Energy Program Administrator

MHK:if

cc: Ms. Duk Hee Murabayashi, Department of Accounting and General Services

JOHN WILKIE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE ADJUTANT GENERAL
240 DULWOOD ROAD, HONOLULU, HAWAII 96819-999

ALVIN T. LUM
MAJOR GENERAL
ADJUTANT GENERAL

WILLIAM W. HIGGINS
COLONEL
ADJUTANT GENERAL

January 30, 1990

Engineering Office

Dr. Marvin T. Miura, Director
Officer of Environmental Quality Control
465 South King Street, #104
Honolulu, Hawaii 96813

Dear Dr. Miura:

Women's Community Correctional Center
Koolaupoko, Oahu

Thank you for providing us the opportunity to review the above subject project.

We have no comments to offer at this time regarding this project.

Sincerely,

Jerry H. Natsuda
Lieutenant Colonel
Hawaii Air National Guard
Contracting & Engineering Officer

cc: Department of Accounting
and General Services
c/o Duk Hee Murabayashi.
DHM Planners, Suite 2405
1188 Bishop Street, Suite 2405
Honolulu HI 96813

NATIONAL GUARD
Serving All Three Arms

JOHN WILKIE
GOVERNOR



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
465 SOUTH KING STREET, ROOM 104
HONOLULU, HAWAII 96813

MARVIN T. MIURA, Ph.D.
DIRECTOR
TELEPHONE NO.
548 8813

March 2, 1990

Duk Hee Murabayashi
DHM Planners, Inc.
1188 Bishop Street, Suite 2405
Honolulu, Hawaii 96813

Dear Ms. Murabayashi:

Subject: Comments on the Women's Community Correctional Center

We have reviewed your EIS for this project and have no substantive comments. Thank you for providing us the opportunity to review this project.

Sincerely,

Marvin T. Miura, Ph.D.
Director, Office of
Environmental Quality Control



OFFICE OF STATE PLANNING

Office of the Governor

STATE CAPITAL, HONOLULU, HAWAII 96813 TELEPHONE: 535-3400

March 8, 1990

The Honorable John Maitheo, Governor
State of Hawaii
c/o Dr. Marvin Miura, Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Governor Maitheo:

Subject: Draft Environmental Impact Statement
Women's Community Correctional Center
Kailua, Oahu

We have reviewed the Draft Environmental Impact Statement (DEIS) for the Women's Community Correctional Center (WCCC). The Department of Accounting and General Services (DAGS) and Department of Corrections (DOC) are proposing to expand the WCCC that will include development of a correctional facility complex (i.e. buildings, recreation field and courts, landscaped areas, parking lots and fences) and related infrastructure (i.e. access roadway and utilities) required to support the facility. According to the DEIS, the existing WCCC is inadequate in detaining its current inmate population in an acceptable manner. In order to accommodate the projected increase of inmates in the years ahead, a new correctional facility complex is desperately needed.

The proposed project is situated on a 573 acre parcel of land owned by the State. The project site of 14 acres is in the State Land Use Agricultural District and is located on the lower slopes of Mount Olopana, mauka of Kalaniano'ole Highway. The DEIS indicates that a Special Permit for the proposed use will be requested.

We have no comments to offer at this time.

Thank you for the opportunity to comment.

Sincerely,

Harold S. Masumoto
Harold S. Masumoto
Director

cc: Dr. Marvin T. Miura, OEQC
Dept. of Accounting and General Services
c/o Duk Hee Murabayashi, IMH Planners Inc.

PB 90-106

February 6, 1990

Governor, State of Hawaii
c/o Dr. Marvin Miura, Director
Office of Environmental Quality Control
465 S. King Street, Room 104
Honolulu, Hawaii 96813

Dear Sir:

Subject: Women's Community Correctional Center
Draft Environmental Impact Statement (DEIS)

We have reviewed the subject DEIS and have no comments to offer.

Thank you for the opportunity to review the DEIS.

Very truly yours,

Herbert K. Muraoka
HERBERT K. MURAOKA
Director and Building Superintendent

DC:jo
cc: J. Harada
Dept. of Accounting & Gen. Services

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU

630 SOUTH KING STREET, 31ST FLOOR
HONOLULU, HAWAII 96813
PHONE 533-4437 • FAX 537-3488



FRANK FISH
WAGON

MICHAEL SCARFONE
DIRECTOR
DONALD B. WUN
DEPUTY DIRECTOR

FRANK FISH
WAGON

March 6, 1990

The Honorable John Waihee, Governor
c/o Dr. Marvin Miura, Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Governor Waihee:

Subject: Draft Environmental Impact Statement
Women's Community Correctional Center

Thank you for the opportunity to review and comment on the
Draft EIS for the proposed Women's Community Correctional
Center.

We have no comments at this time. We will retain a copy of
the Draft EIS for our files.

Sincerely,

MICHAEL H. SCARFONE
Director

✓cc: DHM Planners, Inc.

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

430 SOUTH KING STREET
HONOLULU, HAWAII 96813



WALTER H. OZAMA
DIRECTOR
HIRSHI ANDRINA
DEPUTY DIRECTOR

February 7, 1990

Dr. Marvin Miura, Director
Office of Environmental Quality Control
State of Hawaii
Kekuanoa Building, Room 104
465 South King Street
Honolulu, Hawaii 96813

Dear Dr. Miura:

Subject: Draft Environmental Impact Statement (EIS)
Women's Community Correctional Center, Kailua
Tax Map Key: 4-2-06: POR- 2
Proj. Ref. No. DAGS Job No. 12-27-2357

We have reviewed the Draft EIS for the development of a new Women's
Community Correctional Facility in Kailua and offer the following
comments.

The recreational needs for the proposed project have been adequately
addressed in the Draft EIS. A new recreation building, playfield,
outdoor courts and open space areas have been included in the design of
the new facility.

Thank you for the opportunity to comment on the EIS.

Sincerely,

WALTER H. OZAMA, Director

WMO:js

cc: Duk Hee Murabayashi, DAGS ✓

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU
HONOLULU MUNICIPAL BUILDING
830 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK FABI
WASON

February 15, 1990

The Honorable John Waihee
Governor, State of Hawaii
c/o Dr. Marvin Miura, Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Governor Waihee:

Subject: Women's Community Correctional Center
Draft Environmental Impact Statement
TMK: 4-2-06: Portion of 2

This is in response to your letter received on January 25, 1990 requesting our comments on the subject project.

The proposed project will be on State of Hawaii land and will access Kaianianoale Highway, a State facility. Therefore, we have no comments to offer at this time.

Should you have any questions, please contact Wayne Nakamoto of my staff at 523-4190.

Very truly yours,

Alfred J. Thiede
ALFRED J. THIEDE
Director

cc: Department of Accounting and General Services.

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU
1433 SOUTH MERTENS STREET, ROOM 302
HONOLULU, HAWAII 96813



LIONEL E. CAMARA
FIRE CHIEF
DONALD B. CHANG
DEPUTY FIRE CHIEF

February 2, 1990

Governor, State of Hawaii
c/o Dr. Marvin Miura, Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Gentlemen:

SUBJECT: WOMEN'S COMMUNITY CORRECTIONAL CENTER
KOOLAUPOKO, OAHU

We have reviewed the subject material provided and have no comments.

Should you have any questions, please contact Battalion Chief Michael Zablan of our Administrative Services Bureau at 943-3638.

Sincerely,

Lionel E. Camara
LIONEL E. CAMARA
Fire Chief

MZ:ny

Copy to: DHM Planners, Inc.
Marvin T. Miura, Ph.D., Director

B L A N K

A-30

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

COMMENTS AND RESPONSES PERTAINING TO CONSULTATION PERIOD

JOHN WILKES
DIRECTOR OF HEALTH



STATE OF HAWAII
DEPARTMENT OF HEALTH

P. O. BOX 329
HONOLULU, HAWAII 96811

September 5, 1989

JOHN C. LEWIS, M.D.
DIRECTOR OF HEALTH

In re: please refer to:
EPM-89

Ms. Duk Hee Murabayashi
September 5, 1989
Page 2

Ms. Duk Hee Murabayashi
DHM Planners, Inc.
1188 Bishop St., Suite 2405
Honolulu, Hawaii 96813

Dear Ms. Murabayashi:

Subject: Environmental Assessment/EIS Preparation Notice for Women's Community Correctional Center (WCCC), Kalaianaoale Highway, TMK 4-2-06; Pp. of 2

Thank you for the opportunity to review the subject document. We have examined the environmental assessment and have the following comments to offer:

Drinking Water

1. We concur that the 0.34 million gallon reservoir is in disrepair and requires extensive overhaul to safely store potable water. Severe corrosion problems were noted by Branch staff during the July 14, 1989 site inspection. The rust holes on the roof make the reservoir very susceptible to bacterial contamination.
2. It is our opinion that the entire distribution system should be carefully evaluated for both the proposed and existing facility. The capacities of the reservoirs, distribution lines, and booster pumps should be sized to meet the demands of the facility.

Wastewater Disposal

We have reviewed the subject assessment and concur with the recommendation that wastewater generated from the project be conveyed to the City's sewer system adjacent to Olopana subdivision for disposal. Continued use of onsite wastewater systems should be discouraged.

Noise

1. Activities associated with the construction phase must comply with the provisions of Title 11, Administrative Rules Chapter 43, Community Noise Control for Oahu.
 - a. The contractor must obtain a noise permit if the noise levels from the construction activities are expected to exceed the allowable levels of the rules.

- b. Construction equipment and onsite vehicles or devices requiring an exhaust of gas or air must be equipped with a muffler.
 - c. The contractor must comply with the conditional use of the permit specified by the conditions issued with the permit.
2. Traffic noise from heavy vehicles travelling to and from the construction site must be minimized near residential areas and must comply with Title 11, Administrative Rules Chapter 42, Vehicular Noise Control for Oahu.

Sincerely yours,

Bruce S. Anderson
BRUCE S. ANDERSON, Ph.D.
Deputy Director for
Environmental Health

DHM inc.

land use
and environmental
planning

1188 Bishop Street
Suite 2405
Honolulu, HI 96813
Ph. (808) 521-9855
Fax (808) 538-3665

January 9, 1990

Dr. Bruce S. Anderson
Deputy Director for
Environmental Health
State of Hawaii
Department of Health
P. O. Box 3378
Honolulu, Hawaii 96801

Dear Dr. Anderson:

SUBJECT: Comments Regarding the Women's Community Correctional Center
(WCCC) Environmental Assessment/Environmental Impact Statement
Preparation Notice (EISPN)

Thank you for your comments regarding the Environmental Assessment/Environmental
Impact Statement Preparation Notice for the proposed Women's Community Correctional
Center.

Drinking Water

The Department of Accounting and General Services (DAGS) and the Department of
Corrections (DOC) has completed a study to evaluate the entire water distribution system.
They are proposing to replace the existing water reservoirs with a 0.6 million gallon
reservoir and upgrade the existing distribution network to meet the specifications of the
proposed facility.

Wastewater Disposal

All wastewater from the proposed facility will be conveyed to a wastewater treatment
plant through an off-site sewer line which will be developed from the proposed facility to
connect with the city's sewer system in the adjacent Olomana Subdivision. No new on-site
wastewater disposal systems will be associated with the proposed project.

Noise

All contractors associated with the proposed project will comply with the provisions of
Title 11, Administrative Rules, Chapter 43, Community Noise Control for Oahu and Title
11, Administrative Rules, Chapter 42, Vehicular Noise Control for Oahu.

Dr. Bruce Anderson
January 9, 1990

Page 2

Your concerns will be addressed in the Draft Environmental Impact Statement (DEIS) for
the WCCC which is to be submitted to the Office of Environmental Quality Control
(OEQC) on January 22, 1990. If you have any further questions or comments regarding the
proposed WCCC please feel free to contact me or Eric Parker of my staff.

Sincerely,

DHM inc.


Dik Hite Mura bayashi (Mrs.)
President

EP:11

cc: Marvin Miura, OEQC
Norman Sahara, DAGS

JOHN WAINES
DIRECTOR OF WORKS

RECEIVED

SEP 21 12 55 PM '88



DIV. OF PUBLIC WORKS STATE OF HAWAII
LAND DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 471
HONOLULU, HAWAII 96808

REF: OCEA:SOR

DIVISION OF PUBLIC WORKS
OFFICE FOR TOURS

- State P.M. Engr. Approved
- P.M. Secy.
- Staff Serv. Dir.
- Planning Dir. A.S. File
- Proj. Mgmt. Dir.
- Design Dir.
- Insp. Dir.
- Qual. Contr. Engr.
- Learning Serv. Dir.

SEP 20 1988

FILE: 90-60
DOC.: 6471E

MEMORANDUM

TO: Mr. Teuane Tominaga
State Public Works Engineer
Division of Public Works
Department of Accounting and General Services

FROM: William W. Paty, Chairperson
Board of Land and Natural Resources

SUBJECT: Women's Community Correctional Center (WCCC)
D.A.G.S. Job No. 12-27-2357
THK 4-2-06: portion of 2
Environmental Assessment/EIS Preparation Notice

A-34

Thank you for giving our Department the opportunity to comment on this matter. We have reviewed the materials you submitted and have the following comments.

In this document, it is stated that Bishop Museum conducted an archaeological survey and found no sites. Under "Project Impacts," the statement is made that archaeological monitoring is recommended during ground disturbing and excavation phases of construction since (1) the Hooiipa and Maluhia Cottages have been placed on the Hawaii Register of Historic Places, and (2) the potential for subsurface archaeological remains is indicated by previous work in Maunawili.

Based on your information, it appears that archaeological monitoring on this project is not warranted; however, we would like clarification or further information included in the EIS in order to more accurately assess the recommendation for monitoring during construction.

21 2
12 55 PM '88

WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

SERVICES

LIBERTY E. LANDGRAF
MILANU TACUONAI
MUSSELL H. FUCHIMOTO

AGRICULTURE DEVELOPMENT
PROGRAMS
AQUATIC RESOURCES
CONSTRUCTION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RECREATION DEVELOPMENT
CONTRACTS AND PERMITS
FORESTRY AND WILDLIFE
LAND AND NATURAL RESOURCES
STATE PLANNING
WATER AND LAND DEVELOPMENT

Mr. Teuane Tominaga

- 2 -

FILE: 90-60

Thank you again for your cooperation in this matter. Please feel free to call me or Jay Lembeck of my staff, at 548-7837, if you have any questions.

William W. Paty
WILLIAM W. PATY

DHM inc.

land use
and environmental
planning

1188 Bishop Street
Suite 2405
Honolulu, HI 96813
Ph. (808) 521-9855
Fax (808) 538-3665

January 9, 1990

Mr. William W. Paty
Chairperson
Board of Land and Natural Resources
State of Hawaii
P. O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Paty:

**SUBJECT: Comments Regarding the Women's Community Correctional Center
(WCCC) Environmental Assessment/Environmental Impact Statement
Preparation Notice (EISPN)**

Thank you for your comment regarding the Environmental Assessment/Environmental Impact Statement Preparation Notice for the proposed Women's Community Correctional Center.

The statement that archaeological monitoring of the project site will be conducted during ground disturbing operations is based on a recommendation made by the Bishop Museum survey team that was retained to conduct an archaeological reconnaissance survey of the project site. This recommendation would appear warranted given the long period of recorded habitation for the project area.

Your concern will be addressed in the Draft Environmental Impact Statement (dEIS) for the WCCC which is to be submitted to the Office of Environmental Quality Control (OEQC) on January 22, 1990. A complete copy of the archaeological reconnaissance survey will be included in the dEIS. If you have any further questions or comments regarding the proposed WCCC please feel free to contact me or Eric Parker of my staff.

Sincerely,

DHM inc.


Dyk Hee Murabayashi (Mrs.)
President

EP:lt

cc: Marvin Miura, OEQC
Norman Sahara, DAGS



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
195 FERNBERG BLVD
HONOLULU, HAWAII 96813

September 20, 1989

EDWARD Y. HIRATA
DIRECTOR
DEPUTY DIRECTORS
JOHN L. LOMAX
RONALD N. MARIANO
DANNY KOEHLER
JEANNE K. SOULETZ

MEMO REFERENCE TO
HMT-PS
2.8338

MEMORANDUM

TO: Mr. Teuane Tomiaga, State Public Works Engineer
Department of Accounting and General Services

FROM: Director of Transportation

SUBJECT: ENVIRONMENTAL ASSESSMENT AND ENVIRONMENTAL IMPACT
STATEMENT PREPARATION NOTICE (EISPEN), WOMEN'S
COMMUNITY CORRECTIONAL CENTER (WCCC), OLOHANA, OAHU
TMK: 4-2-06: POR. 2

Thank you for your letter of July 21, 1989 requesting our review of the subject Environmental Assessment.

We have the following comments:

1. The existing (east) access road from Kalaniana'ole Highway to the proposed facility should be improved rather than creating a new access to Kalaniana'ole Highway.
2. Construction work within the State highway rights-of-way requires our review and approval. The applicant shall be responsible for all costs for improving the roadway facilities to accommodate his project.
3. The traffic assessment should also address weekend peak traffic conditions.

Edward Y. Hirata
Edward Y. Hirata

✓ bcc: DHM (Duk Hee Murabayashi)

DHM inc.
land use
and environmental
planning

1188 Bishop Street
Suite 2405
Honolulu, HI 96813
Ph. (808) 521-9855
Fax (808) 538-3865

January 9, 1990

Mr. Edward Y. Hirata
Director
Department of Transportation
State of Hawaii
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

Dear Mr. Hirata:

SUBJECT: Comments Regarding the Women's Community Correctional Center
(WCCC) Environmental Assessment/Environmental Impact Statement
Preparation Notice (EISPEN)

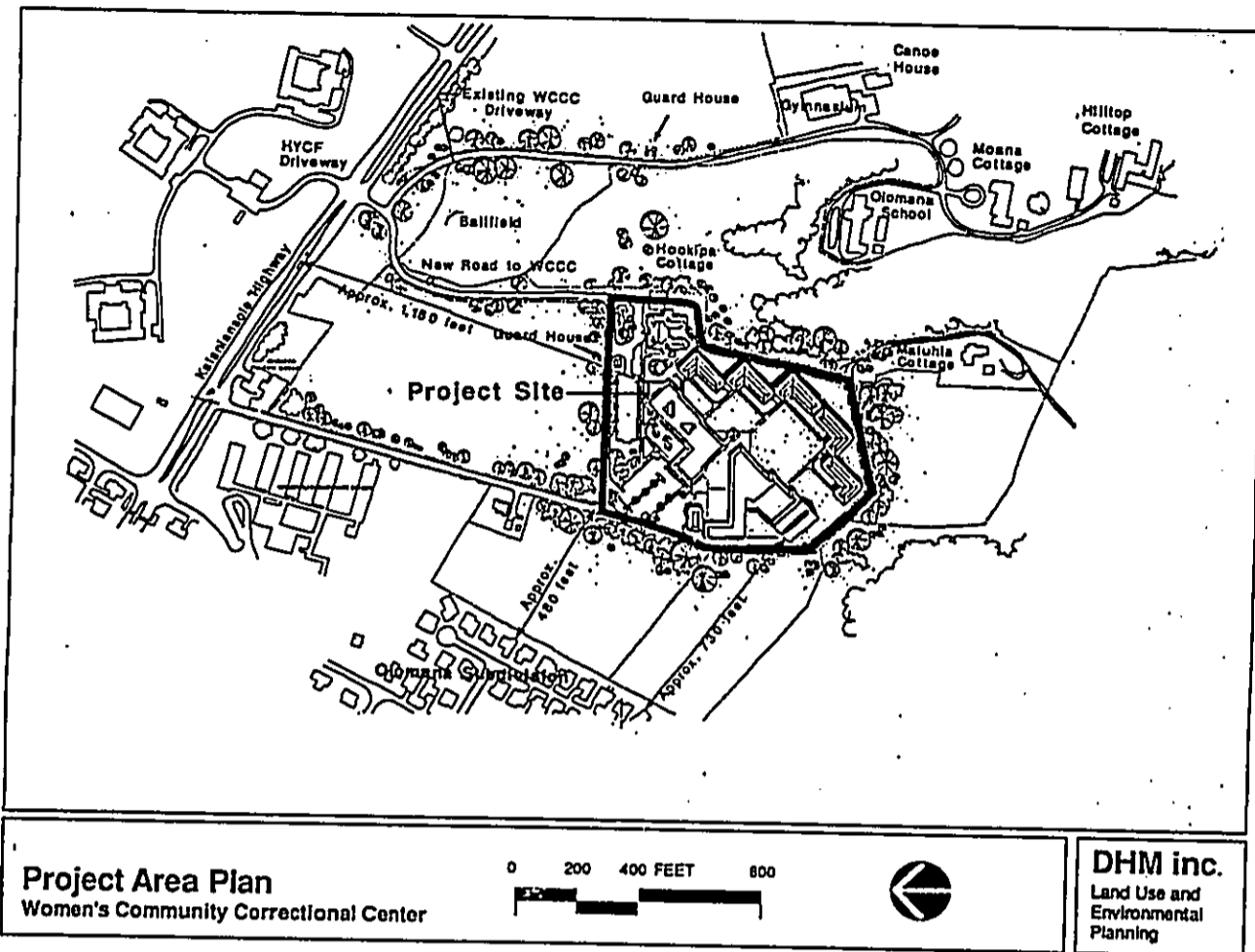
Thank you for your comments regarding the Environmental Assessment/Environmental Impact Statement Preparation Notice for the proposed Women's Community Correctional Center.

Previous plans, as described in the EA, to utilize the gravel road adjacent to the Olomana Fire Station (west road) for access to the proposed WCCC facility have been dropped. A new 925-foot roadway will be constructed that will branch-out from the existing WCCC access road entrance (east road) (see attached Exhibit). The roadway will be 40 feet wide (24 feet asphalt paved with 8 foot shoulders on each side). The roadway will follow the natural contours of the land and leave intact the community ballfield. Lighting for the access road will consist of ten, 16-foot high poles, spaced 100 feet apart on the ballfield (top side) of the roadway.

A traffic impact study conducted for the proposed facility addressed both weekday and weekend traffic conditions. Traffic volumes were documented using traffic counts taken over various 24-hour periods by the State Department of Transportation. These traffic counts reveal that, over time, peak traffic volumes for Kalaniana'ole Highway near Castle Medical Center consistently occur during the period between 6 a.m. to 8 a.m. and 4 p.m. to 6 p.m. on weekdays, with the most severe traffic volumes occurring during the evening period of 4 p.m. to 6 p.m. on weekdays.

Based on the projected Level-of-Service (LOS) for the intersection between the WCCC access road and Kalaniana'ole Highway, with the development of the proposed project, the following improvements have been recommended to improve traffic flow:

- 1) the WCCC access road entrance be widened and an exclusive right-turn lane from the access road onto Kalaniana'ole Highway be provided; and
- 2) a traffic signal be installed at the intersection.



Mr. Edward Y. Hirata
January 9, 1990

Page 2

Consultations between the proposing agency and the State Department of Transportation (DOT) will continue regarding the feasibility of the proposed roadway improvements. If implemented, all improvement costs will be borne by the proposing agency.

Your concerns will be addressed in the Draft Environmental Impact Statement (dEIS) for the WCCC which is to be submitted to the Office of Environmental Quality Control (OEQC) on January 22, 1990. A complete copy of the traffic impact assessment will be included in the dEIS. If you have any further questions or comments regarding the proposed WCCC please feel free to contact me or Eric Parker of my staff.

Sincerely,
DHM inc.

[Signature]
Dik Hec Murabayashi (Mrs.)
President

EP:jt
Attachment

cc: Marvin Miura, OEQC
Norman Sahara, DAGS

COPY

August 17, 1989

Mr. Teuane Tominaga
Division of Public Works
Department of Accounting
and General Services
State of Hawaii
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Tominaga:

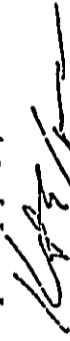
Subject: Your Letter of July 21, 1989 Regarding the
Environmental Assessment for the Women's
Community Correctional Center (WCCC), D.A.G.S.
Job No. 12-27-2157, JMK: 4-2-06; Por. 2

We have the following comments on the proposed project:

1. Presently, our existing water system is adequate to accommodate the proposed expansion. However, as a matter of information, the existing water requirements and the projected increased demands for the expanded facility should be stated in the Environmental Impact Statement.
2. If a larger meter is required, your department will be required to pay our Water System Facilities Charges for source, transmission, and storage.
3. The on-site fire protection should be coordinated with the Honolulu Fire Department.

If you have any questions, please contact Lawrence Whang at 527-6138.

Very truly yours,



KAZU HAYASHIDA
Manager and Chief Engineer

cc: DHM Planners, Inc.

RECEIVED

DHM inc.

land use
and environmental
planning

1188 Bishop Street
Suite 2405
Honolulu, HI 96813
Ph. (808) 521-6855
Fax (808) 538-3665

January 9, 1990

Mr. Kazu Hayashida
Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 S. Beretania Street
Honolulu, Hawaii 96813

Dear Mr. Hayashida

**SUBJECT: Comments Regarding the Women's Community Correctional Center
(WCCC) Environmental Assessment/Environmental Impact Statement
Preparation Notice (EISPN)**

Thank you for your comments regarding the Environmental Assessment/Environmental Impact Statement Preparation Notice for the proposed Women's Community Correctional Center.

The Department of Accounting and General Services (DAGS) and the Department of Corrections (DOC) has completed a study to evaluate the entire water distribution system. They are proposing to replace the existing water reservoirs with a 0.6 million gallon reservoir and upgrade the existing distribution network to meet the specifications of the proposed facility.

Based on the water study conducted, the existing water demands and the projected increase in demand is presented below in gallons per day (gpd):

	EXISTING	WITH PROPOSED FACILITY
Total Average Daily Flow:	29,125	51,125
Maximum Daily Demand:	43,688	76,688
Peak Hour Flow:	87,375	153,375

All costs associated with the water system for the proposed facility will be borne by the proposing agency. The on-site fire protection for the facility will be coordinated with the Honolulu Fire Department.

Mr. Kazu Hayashida
January 9, 1990
Page 2

Your concerns will be addressed in the Draft Environmental Impact Statement (DEIS) for the WCCC which is to be submitted to the Office of Environmental Quality Control (OEQC) on January 22, 1990. If you have any further questions or comments regarding the proposed WCCC please feel free to contact me or Eric Parker of my staff.

Sincerely,

DHM inc.


Duk Hee Murabayashi (Mrs.)
President

EP:jt

cc: Marvin Miura, OEQC
Norman Sahara, DAGS

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK P. FASI
MAYOR

DONALD A. CLEGG
CHIEF PLANNING OFFICER
GENE CONNELL
DEPUTY CHIEF PLANNING OFFICER

AUGUST 17, 1989

MM/DGP 7/89-2834

Ms. Duk Hee Murabayashi
DHM Planners Inc.
1188 Bishop Street, Suite 2405
Honolulu, Hawaii 96813

Dear Ms. Murabayashi:

Environmental Assessment/EIS Preparation Notice
Women's Community Correctional Center (WCCC), Kailua
D.A.G.S. Job No. 12-27-2357
Tax Map Key 4-2-06: pg. of 2

A-40

The Environmental Assessment for expansion of the Women's Correctional Facility is adequate. The proposal is conceptually consistent with the Koolauoko Development Plan Land Use Map and would serve the community's general welfare. We have no objections to the planned improvements.

We have found, however, that the planned improvements have not been designated on the Koolauoko Development Plan Public Facilities Map. We request that the attached Form 101 application be completed and submitted to amend the Public Facilities Map so the project will fully conform to the Development Plans.

Thank you for the opportunity to review this document.

Sincerely,

Donald A. Clegg
DONALD A. CLEGG
Chief Planning Officer

DAC:ft

Attach.

1188 Bishop Street
Suite 2405
Honolulu, HI 96813
Ph. (808) 521-9855
Fax (808) 538-3865

land use
and environmental
planning

DHM inc.

January 9, 1990

Mr. Benjamin Lee
Chief Planning Officer
Department of General Planning
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Lee:

SUBJECT: Comments Regarding the Women's Community Correctional Center
(WCCC) Environmental Assessment/Environmental Impact Statement
Preparation Notice (EISPN)

Thank you for your comment regarding the Environmental Assessment/Environmental Impact Statement Preparation Notice for the proposed Women's Community Correctional Center.

An application will be submitted to the Department of General Planning to designate the planned improvements on the Koolauoko Development Plan Public Facilities Map.

Your concern will be addressed in the Draft Environmental Impact Statement (dEIS) for the WCCC which is to be submitted to the Office of Environmental Quality Control (OEQC) on January 22, 1990. If you have any further questions or comments regarding the proposed WCCC, please feel free to contact me or Eric Parker of my staff.

Sincerely,

DHM inc.

Duk Hee Murabayashi
Duk Hee Murabayashi (Mrs.)
President

EP:it

cc: Marvin Miura, OEQC
Norman Sahara, DAGS

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

150 SOUTH KING STREET
HONOLULU, HAWAII 96813 • PHONE 533-4332



FRANK P. RAY
DIRECTOR

JOHN P. WHALEN
DIRECTOR

REGULATIONS
DEPARTMENT
L07/89-4505(GU)

August 11, 1989

DHM Planners, Inc.
1188 Bishop Street, Suite 2405
Honolulu, Hawaii 96813

Dear Sirs:

A-42

Women's Community Correctional Center (WCCC)
O.A.G.S. Job No. 12-27-2357
Tax Map Key: 4-2-6: Portion 2
Environmental Assessment/EIS Preparation Notice

The Department of Land Utilization has reviewed the above document and has the following comments to offer:

1. Page 19 of the EA states, "The project site is designated as Public Facility in the City and County Development Plan. The area proposed for development is zoned AG-2. Under the Land Use Ordinance, public uses and structures are permitted in AG-2."

While it is correct that public uses are permitted in all districts, the proposed Correctional Center is defined as a "prison" by the Land Use Ordinance (LUO). "Prisons" are specifically required by the LUO to obtain approval of a Plan Review Use Permit (PRU) from the City. As such, the applicant should be advised to contact our Zoning District Changes Branch at 523-4299 should there be questions regarding the processing of a PRU for the proposal.

As part of the PRU application (submitta), a Five-Year Master Plan for the proposed project is required. The five-year plan for the WCCC should incorporate the proposed development for Phase II.
2. The subject site is located in the State Agricultural District, and as such, approval of a State Special Permit may be required for the project.

DHM Planners, Inc.
Page 2
August 11, 1989

3. We look forward to reviewing the draft EIS which will deal more in-depth with issues including site selection, drainage, traffic, and water.
Thank you for this opportunity to comment.

Very truly yours,

John P. Whalen
JOHN P. WHALEN
Director of Land Utilization

JPH:ik
0661N/13

1188 BISHOP STREET, SUITE 2405, HONOLULU, HAWAII 96813

1188 Bishop Street
Suite 2405
Honolulu, HI 96813
Ph. (808) 521-9855
Fax (808) 538-3665

land use
and environmental
planning

DHM inc.

January 9, 1990

Mr. Donald A. Clegg
Director
Department of Land Utilization
City and County of Honolulu
630 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Clegg:

**SUBJECT: Comments Regarding the Women's Community Correctional Center
(WCCC) Environmental Assessment/Environmental Impact Statement
Preparation Notice (EISPN)**

Thank you for your comments regarding the Environmental Assessment/Environmental Impact Statement Preparation Notice for the proposed Women's Community Correctional Center.


An application for a Planned Review Use Permit (PRU) will be submitted to the Department of Land Utilization for processing. The application will contain a five-year master plan for the proposed project. This plan will contain all facilities which are proposed as part of PHASE II of the proposed project's development.

An application for a Special Use Permit (SUP) to permit expansion of the correctional facility on the 14-acre site in the State Agricultural District will be submitted prior to the application for the PRU.

All of your concerns including site selection, water, drainage, and traffic will be addressed in the Draft Environmental Impact Statement (dEIS) for the WCCC which is to be submitted to the Office of Environmental Quality Control (OEQC) on January 22, 1990. If you have any further questions or comments regarding the proposed WCCC please feel free to contact me or Eric Parker of my staff.

Sincerely,

DHM inc.


Dik Hee Murabayashi (Mrs.)
President

EP:it

cc: Marvin Miura, OEQC
Norman Sahara, DAGS

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

1455 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 AREA CODE (808) 943-3111



FRANK P. FAH
MAYOR

OUR REFERENCE
KN-LK

DOUGLAS G. GIBB
CHIEF
WARREN FERREIRA
DEPUTY CHIEF

1188 Bishop Street
Suite 2405
Honolulu, HI 96813
Ph. (808) 521-9855
Fax (808) 538-3865

land use
and environmental
planning

DHM inc.

January 9, 1990

August 10, 1989

Ms. Duk Hee Murabayashi
DHM Planners inc.
1188 Bishop Street, Suite 2405
Honolulu, Hawaii 96813

Dear Ms. Murabayashi:

Subject: Women's Community Correctional Center (WCCC)
D.A.G.S. Job No. 12-27-2357
TMK 4-2-06: portion of 2
Environment Assessment/EIS Preparation Notice

We have reviewed the environmental assessment for the Women's Community Correctional Center (WCCC) and find that the expansion will not increase the calls for police services in that area.

However, in the interest of traffic safety, we concur with the plans to widen and pave the existing gravel road and improve the connection at the Kalamiana'ole Highway intersection. These improvements would reduce risks and increase the efficiency of responding to emergencies in inclement weather.

Thank you for the opportunity to comment.

Sincerely,

DOUGLAS G. GIBB
Chief of Police

By *Joseph Aveiro*
JOSEPH AVEIRO
Assistant Chief of Police
Support Services Bureau

Mr. Joseph Aveiro
Assistant Chief of Police
Support Services Bureau
Police Department
City and County of Honolulu
1455 South Beretania Street
Honolulu, Hawaii 96814

Dear Mr. Aveiro:

SUBJECT: Comments Regarding the Women's Community Correctional Center (WCCC) Environmental Assessment/Environmental Impact Statement Preparation Notice (EISPN)

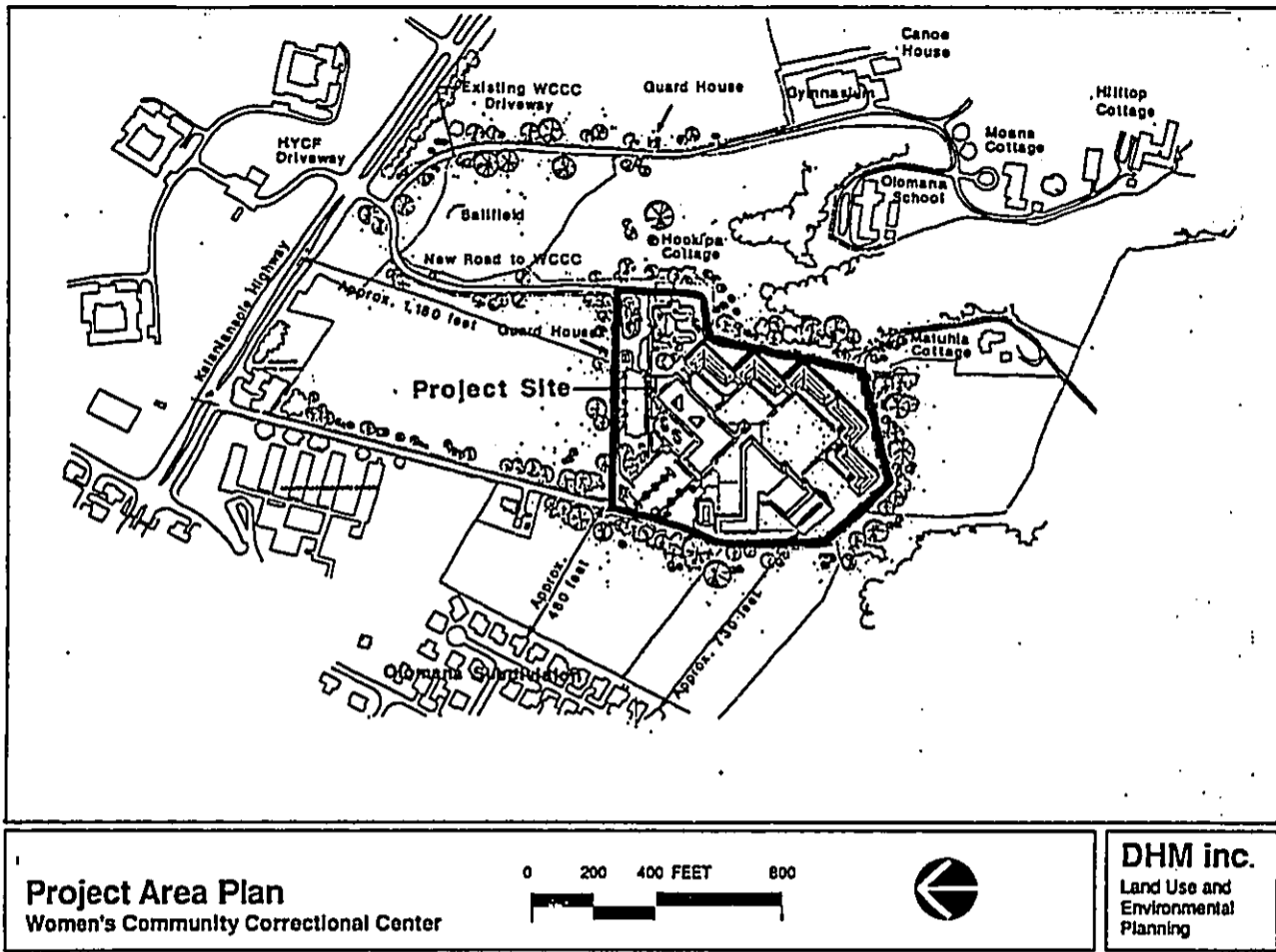
Thank you for your comments regarding the Environmental Assessment/Environmental Impact Statement Preparation Notice for the proposed Women's Community Correctional Center.

In response to community concern, previous plans, as described in the EA, to utilize the gravel road adjacent to the Olomana Fire Station for access to the proposed WCCC facility have been dropped. A new 925-foot roadway will be constructed that will branch-out from the existing WCCC access road entrance (see attached Exhibit). The roadway will be 40 feet wide (24 feet asphalt paved with 8 foot shoulders on each side). The roadway will follow the natural contours of the land and leave intact the community ballfield. Lighting for the access road will consist of ten, 16-foot high poles, spaced 100 feet apart on the ballfield (top side) of the roadway.

A traffic impact study conducted for the proposed facility recommended that in order to improve traffic flow at the intersection of Kalamiana'ole Highway and the WCCC access road:

- 1) the WCCC access road entrance be widened and an exclusive right-turn lane from the access road onto Kalamiana'ole Highway be provided; and
- 2) a traffic signal be installed at the intersection.

Consultations between the proposing agency and the State Department of Transportation (DOT) will continue regarding the feasibility of the proposed roadway improvements. If implemented, all improvement costs will be borne by the proposing agency.



Mr. Joseph Aveiro
January 9, 1990

Page 2

Your concerns will be addressed in the Draft Environmental Impact Statement (DEIS) for the WCCC which is to be submitted to the Office of Environmental Quality Control (OEQC) on January 22, 1990. If you have any further questions or comments regarding the proposed WCCC please feel free to contact me or Eric Parker of my staff.

Sincerely,

DHM inc.

Frank Hice Murabayashi
Frank Hice Murabayashi (Mrs.)
President

EP:it

Attachment

cc: Marvin Miura, OEQC
Norman Sahara, DAGS



August 4, 1989 CULT/C/016

Hrs. Duk Hee Murabayashi
DHH, Inc.
1188 Bishop Street, Suite 2405
Honolulu, HI. 96813

SUBJECT: EIS Preparation Notice: Women's Community Correctional
Center, Kailua, O'ahu. THK: 4-2-06: por. 2

Dear Hrs. Murabayashi:

Thank you for the opportunity to comment on the subject
undertaking. A number of archaeological sites have been
previously identified in the general project area. Currently,
only one site is on the Hawaii Register of Historic Places,
Kukupilau Heiau. It is likely that archaeological remains
exist in the project area, and an archaeological survey should
be conducted. Please send our office a copy of the written
report for review and comment.

Sincerely yours,

Richard K. Paganinan
Richard K. Paganinan
Administrator

TRUSTEES

Thomas K. Kea'aukahu, Sr.
Chairperson
Trustee-at-Large

Rod Kea'aukahu Burgess
Vice Chairperson
Trustee-at-Large

Moen-Meao Akaka
Trustee from Hawaii

Cornelia F. T. Chung
Trustee from Oahu

A. Francis DeSoto
Trustee-at-Large

Louis Heo
Trustee from Mokaa & Lani

Mary Kane'ole
Trustee from Maui

Moses K. Keke, Sr.
Trustee from Kauai & Niiha

Kenn M. K. "Dubby" Marotta
Trustee-at-Large

ADMINISTRATOR
Richard K. Paganinan

1600 Kept'olani Blvd., Suite 1500
Honolulu, Hawaii 96814
Ph: (808) 946-2642

DHM inc.

land use
and environmental
planning

1188 Bishop Street
Suite 2405
Honolulu, HI 96813
Ph. (808) 521-9855
Fax (808) 538-3665

January 9, 1990

Mr. Richard K. Paginawan
Administrator
Office of Hawaiian Affairs
1600 Kapiolani Boulevard, Suite 1500
Honolulu, Hawaii 96814

Dear Mr. Paginawan:

**SUBJECT: Comments Regarding the Women's Community Correctional Center
(WCCC) Environmental Assessment/Environmental Impact Statement
Preparation Notice (EISPN)**

Thank you for your comments regarding the Environmental Assessment/Environmental Impact Statement Preparation Notice for the proposed Women's Community Correctional Center.

A-47

It is our understanding that five historic sites (Nalubia Cottage, the Gymnasium, Moana Cottage, Hilltop Cottage and Hookipa Cottage) and one prehistoric site (Kukupilau Heiau) on the subject property (TMK 4-2-06-2) have been listed on the Hawaii Register of Historic Places. Kukupilau Heiau is also listed on the National Register of Historic Places. Of these six sites only Hookipa Cottage is located within the project site.

As part of the proposed project, Hookipa Cottage, which presently houses female offenders, will be rehabilitated to house the administrative offices of the correctional facility. Proposed facilities to be constructed adjacent to the cottage will reflect architectural details of the cottage to maintain the integrity of the building's association with the subject property. Existing fencing around the building will be removed in an effort to regain the quality of the building's original architecture. All activities associated with the rehabilitation of this structure will be coordinated with the Historic Sites Division of the State Department of Land and Natural Resources.

An archaeological reconnaissance survey of the project site was conducted by the Bishop Museum Applied Research Group in March of 1989. The survey did not identify any additional archaeological sites, but it did recommend that monitoring be conducted during ground disturbing activities. The proposing agency will comply with this recommendation. A complete copy of the archaeological reconnaissance survey report will be contained in the Draft Environmental Impact State (dEIS) for the Women's Community Correctional Center which is to be submitted to the Office of Environmental Quality Control (OEQC) on January 22, 1990. If your office is not on the distribution list for the dEIS, we will make sure it is provided with a copy for your review.

Mr. Richard K. Paginawan
January 9, 1990

Page 2

If you have any further questions or comments regarding the proposed WCCC please feel free to contact me or Eric Parker of my staff.

Sincerely,

DHM inc.


Duk Hee Kurabayashi (Mrs.)
President

EP:H

cc: Marvin Minza, OEQC
Norman Sahara, DAGS

BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU



HERBERT K. MURAOKA
DIRECTOR AND BUILDING SUPERINTENDENT

PB 89-673

CHARLES T. DOUGLAS
SUPERINTENDENT

FRANK F. PASI
OFFICE



STATE OF HAWAII
DEPARTMENT OF EDUCATION-WINDWARD OAHU DISTRICT
OFFICE OF DISTRICT SUPERINTENDENT

4-115 KANEHEHELE HWY.
LAIE, OAHU, HAWAII 96860

July 28, 1989

August 1, 1989

DHM Planners, Inc.
1188 Bishop Street
Suite 2405
Honolulu, Hawaii 96813

Dear Sir:

Subject: Women's Community Correctional Center (WCCC)
D.A.G.S. Job No. 12-27-2357
Environmental Assessment/EIS
Preparation Notice

After reviewing the copy of the Environmental Assessment, we have no comments or requests at this time.

Should you have any questions, please call Walter Nozoe at 235-3188.

Sincerely,

Sakae N. Loo
Sakae N. Loo
District Superintendent

SNL:MN:go

cc: Norman Sahara, DAGS, PH

Ms. Duk Hee Murabayashi
DHM Planners, Inc.
1188 Bishop Street, Suite 2405
Honolulu, Hawaii 96813

Dear Ms. Murabayashi:

Subject: Women's Community Correctional Center (WCCC)
D.A.G.S. Job No. 12-27-2357
THK 4-2-06:portion of 2
Environmental Assessment/EIS Preparation Notice

We have reviewed the subject EA/EIS Preparation Notice and have no comment to offer.

Very truly yours,

Herbert K. Muraoka
HERBERT K. MURAOKA
Director and Building Superintendent

cc: J. Harada

DEPARTMENT OF PUBLIC WORKS

CITY AND COUNTY OF HONOLULU

850 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK F. FARM
MAYOR

SAM CALLEJO
DIRECTOR AND CHIEF ENGINEER
IN DEPUTY REFERED TO.

ENV 89-141

August 14, 1989

Mrs. Duk Hee Murabayashi
DHM, Inc.
1188 Bishop Street, Suite 2405
Honolulu, Hawaii 96813

Dear Mrs. Murabayashi:

SUBJECT: ENVIRONMENTAL ASSESSMENT/EIS PREPARATION NOTICE
WOMEN'S COMMUNITY CORRECTIONAL CENTER (WCCC)
TMK: 4-2-06: PORTION OF 2

We have reviewed the subject EA/EISPN and have no comments to offer at this time.

Thank you for the opportunity to review the proposed project.

Sam Callejo
SAM CALLEJO
Director and Chief Engineer

A-49

DEPARTMENT OF TRANSPORTATION SERVICES

CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL ENGINEERING
AND SURVEYING DIVISION
HONOLULU, HAWAII 96813



FRANK F. FARM
MAYOR

ALFRED J. TIEDE
DIRECTOR
JOSEPH M. MAGALON, JR.
DEPUTY DIRECTOR

TE-4733
PL.1712

August 24, 1989

DHM Planners, Inc.
1188 Bishop Street, Suite 2405
Honolulu, Hawaii. 96813

Gentlemen:

Subject: Women's Community Correctional Center
Environmental Assessment/EIS Preparation Notice
TMK: 4-2-06: PORTION OF 2

This is in response to a letter of July 21, 1989 from Mr. Teuane Tomiaga, State Public Works Engineer at the State Department of Accounting and General Services, requesting our review and comments on the above subject project.

We have no comments to offer at this time. However, should there be an amendment to the proposal as presented in the EIS Preparation Notice with regard to traffic, please contact Wayne Nakamoto of my staff at 523-4190.

Very truly yours,

Alfred J. Tiede
ALFRED J. TIEDE
Director

cc: Mr. Teuane Tomiaga
Mr. John Borders, State Department of
Corrections

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

1435 E. KEMERMAN STREET, ROOM 202
HONOLULU, HAWAII 96814



FRANK P. PARI
CHIEF

FRANK K. KAHOOHONOHANO
CHIEF
LIONEL E. CAMARA
DEPUTY FIRE CHIEF

OLOMANA COMMUNITY ASSOCIATION

POST OFFICE BOX 734
KAILUA, HAWAII 96734

887-1812

August 16, 1989

DRM Planners, Inc.
1188 Bishop Street, Suite 2405
Honolulu, Hawaii 96813

Gentlemen:

SUBJECT: Women's Community Correctional Center (WCCC)
D.A.G.S. Job No. 12-27-2357
TK 4-2-06:portion of 2
Environmental Assessment/EIS Preparation Notice

We have reviewed the subject material provided and foresee no adverse impact in Fire Department facilities or services, planned or now provided. Existing fire protection is considered adequate.

Should you have any questions, please contact Battalion Chief Michael Zablan of our Administrative Services Bureau at 943-3838.

Very truly yours,

FRANK K. KAHOOHONOHANO
Fire Chief

MZ:lm

June 29, 1989

Mr. Harold Falk, Director
Dept. of Corrections
State of Hawaii
677 Ala Moana Blvd., Suite 700
Honolulu, HI 96813

Subject: Expansion of Women's
Correctional Facility - Kailua

Dear Mr. Falk:

The Board of Directors of the Olomana Community Association is very concerned about the conceptual design for the proposed expansion of the facility as presented at our recent general membership meeting.

While the Board has never been opposed to and generally supports the expansion of the facility at its present site in Kailua, there are a number of concerns which we feel very strongly about. They are as follows:

1. We are opposed to the construction of a road next to the Maunavili Elementary School. We believe the current road should be expanded and improved to provide access not only to the women's facility but also to Olomana School, other existing buildings and the park which is used by sports teams.
2. We strongly urge a maximum bed capacity be limited to 250.
3. We urge a maximum security unit within the new facility.
4. If more facilities are needed for female inmates, we urge your department to begin to explore other sites.

Mr. Harold Falk, Director
June 29, 1989
Page 3

cc: Representative Whitney Anderson
Bonnie Heim, Chairperson, Kailua
Neighborhood Board
Donna Wong, Neighborhood Board
Representative - Sub-district 3
Anthony Locricchio, Neighborhood Bd Representative -
Sub-district 3
Juanita Schiltz, Neighborhood Bd Representative -
Sub-district 3


Mr. Harold Falk, Director
June 29, 1989
Page 2

5. When and if other facilities are built, we strongly support converting the women's facility into another Waiawa facility (minimum security, camp-type setting for women).
6. We are adamantly opposed to the placement at any time of male inmates at the Olomana site.
7. Landscaping should be planned to blend with the natural beauty of the area.
8. The conceptual design of the new buildings appear to be a "chicken coop" design. We suggest taking a look at other designs.

At a recent meeting of the Kailua Neighborhood Board, I believe your department was unfairly criticized regarding the temporary vs permanent status of the women's facility at its present site. I would like to set the record straight. In the late seventies, female inmates were placed in the Maluhia cottage on a temporary basis. Indeed, at that time, it was temporary and they were moved back to OCCC a few years later.

However, in the early eighties, your department (then a division of the old DSSH) transferred the female inmates back to the Kailua location because of overcrowding conditions at OCCC. At that time, we were informed that it was a permanent move. The Olomana community which borders the women's facility had not objected.

We urge your consideration of our concerns in the implementation of further plans, and would very much appreciate being shown detailed architectural renderings of both building and landscape designs.

Sincerely,

Faith P. Evans, President
Olomana Community Association

FPE:gtl

cc: Governor John Waihee
Senator Stan Koki
Senator Mary George

Appendix B



STATE HEALTH PLANNING
AND DEVELOPMENT AGENCY

Mailing Address: P. O. Box 3376, Honolulu, HI 96801 Phone: 548-4050

JOHN WAIHEE
GOVERNOR OF HAWAII
KINA'U BOYD KAMALI'I
ADMINISTRATOR

RKY
NS

February 8, 1989

RECEIVED
FEB 15 8 02 AM '89
DIVISION OF PUBLIC WORKS

Mr. Teuane Tominaga
State Public Works Engineer
Department of Accounting and
General Services
P. O. Box 119
Honolulu, Hawai'i 96810

Dear Mr. Tominaga:

This is in reply to your letter of February 1, 1989 asking if a certificate of need will be required for the infirmary at the new Women's Community Correctional Center in Maunawili.

A certificate of need will not be required. Under Hawai'i Revised Statutes 323D-54(4) infirmaries in correctional facilities are exempt from certificate of need requirements.

Me ke aloha,

Kina'u Boyd Kamali'i
KINA'U BOYD KAMALI'I
Administrator

PJB:km

DIVISION OF PUBLIC WORKS	
TO:	INITIAL FOR YOUR:
<input checked="" type="checkbox"/> State P. W. Eng.	Approval
<input type="checkbox"/> P. W. Socy.	Sign.
<input type="checkbox"/> Staff Serv. Br.	Info.
<input type="checkbox"/> Planning Br.	File
<input checked="" type="checkbox"/> Proj. Mgmt. Br.	See me
<input type="checkbox"/> Design Br.	Comments
<input type="checkbox"/> Insp. Br.	Invest. &
<input type="checkbox"/> Qual. Cont. Engr.	Rept.

Appendix C

AECOS No. 597

AQUATIC RESOURCES AND VEGETATION
RECONNAISSANCE SURVEY AT THE
WOMEN'S COMMUNITY CORRECTIONAL CENTER
KAILUA, HAWAII

Prepared For:

DHM, Inc.
1188 Bishop Street, Suite 2405
Honolulu, Hawaii

Prepared By:

AECOS, Inc.
970 N. Kalaheo Ave., Suite A300
Kailua, Hawaii 96744

December 1989

Introduction

The proposed construction (DAGS, November 1989) of a new facility complex at the Women's Community Correctional Center (WCCC) in Kailua entails grading of a site located south and east of the existing Hookipa Cottage (main building). The site is located on the lower slopes of Olomana Peak in an area that is presently pastureland and ancillary structures (including a recreation area, an abandoned staff house, and a pig farm) to the existing facilities. Two swales converge near the center of the proposed construction site, forming a single, broad swale which diverts run-off from the site to the north. This drainage joins other drainages which feed into a culvert under Kalaniana'ole Highway and eventually to the vicinity of Kailua High School. At one time, this drainage probably fed into Kawainui Marsh. Within the new facility site, the swale would be obliterated by the grading work which entails both cut and fill to create a more level landscape. Near the WCCC entrance at Kalaniana'ole Highway, a proposed new access road would require construction of a culvert to accommodate an existing drainage from the eastern part of the property.

A brief field survey of this area was undertaken on December 13, 1989. The purpose of the field survey was to determine if the project would adversely impact on any wetland resources. The general area of the proposed culvert and the swales slated for filling were visited, primarily to determine whether permanent or semi-permanent bodies of water existed in the area.

Proposed Facility Site Swales

The swale within the proposed WCCC facility forms a "Y" draining to the north and traversing through the center of the slope area to be graded. An existing access road between Hookipa Cottage and the pig farm crosses this swale just below the bifurcation of the "Y". The swale downslope of the access road is seen as a broad depression extending through a pasture. The soil type is classified as Pohakupu silty clay loam (Pkb), defined as "well-drained soils on terraces and alluvial fans" with slopes of 3 to 15 percent (Foote, et al., 1972). Permeability is moderately rapid; run-off is slow, and erosion hazard is slight. The vegetation is mostly introduced grasses closely cropped by cattle kept on the property, thus forming open ground over all of the area to Kalaniana'ole Highway (north), Maunawili Elementary School (northwest), and Olomana Subdivision (west). Within this area, no evidences of flowing water, standing water, or vegetation associated with standing water were present at the time of the sur-

vey. Apparently, this swale would contain flowing water only during periods of exceptional high rainfall. Approximately 500 linear feet of the swale within the pasture would be filled according to the grading plan.

Immediately above the access road, the swale divides into the two branches. Each extends only about 500 linear feet before losing identity in the higher ground of the Olomana alluvial fan to the south, and the proposed grading plan would eliminate about 400 linear feet of each branch. Within most of the area to be graded, the vegetation above the access road is a mixture of trees, herbs, and grasses (see Table 1); this area is fenced off from the pasture which surrounds the facility. The uppermost segment of each swale, however, is again pastureland, harboring scattered trees. Soil classification in this area is also Pohakupu silty clay loam (PkC), on 8 to 15 percent slopes. Run-Off is slow to medium, and erosion hazard is slight to moderate (Foote, et al., 1972). As along the lower segment, no evidences of flowing water, standing water, or vegetation associated with standing water were present at the time of the survey in this area. No springs feed these drainages.

Proposed Culvert Site

Construction of a new access road from Kalaniana'ole Highway will require crossing a swale which drains the northwestern part of the property. The soil type along the bottom of this swale is classified as Hanalei stony silty clay (HoB), representing a soil type associated with stream bottoms and flood plains (Foote, et al., 1972). This swale was not surveyed except in the vicinity of the proposed culvert. In this area, the natural contours appear to have been altered during construction of the existing WCCC access road, confining the drainage to a narrow, steep-sided channel between a culvert beneath the present access road and a culvert set beneath Kalaniana'ole Highway. The latter does not terminate on the far side of the highway, but extends under the Hawaii Youth Correctional Facility (HYCF). Vegetation in this area is dominated by koa-haole (Leucaena glauca) and California grass (Brachiaria mutica).

Evidences of Wetland or Aquatic Habitats

Indications of wetland habitats (such as standing water, water-logged soil, and facultative or obligate aquatic vegetation) were not found in the survey area which reasonably encompassed the sites of proposed grading for a new WCCC facility. The list of vegetation provided in Table 1 is based on a very brief survey of the site, but includes most of the larger,

Table 1. List of plants identified from swales on the WCCC property in the area to be graded for a proposed new facility.

GRAMINEAE (grasses)	
<u>Brachiaria mutica</u>	California grass
<u>Chloris radiata</u>	radiate fingergrass
<u>Panicum maximum</u>	Guinea grass
<u>Pennisetum setosum</u>	fountain grass
ARACEAE (taros)	
<u>Alocasia cucullata</u>	Chinese taro
<u>Xanthosoma robusta</u>	ape, elephant's ear
COMMELINACEAE (spiderworts)	
<u>Commelina diffusa</u>	wandering jew, honohono
CASUARINACEAE (casurinas)	
<u>Casuarina equisetifolia</u>	ironwood
MORACEAE (figs)	
<u>Ficus retusa</u>	Chinese banyan
<u>Ficus benjamina</u>	benjamin tree
PROTEACEAE (silk oaks)	
<u>Macadamia integrifolia</u>	macadamia nut
AMARANTHACEAE (amaranths)	
<u>Amaranthus spinosus</u>	spiney-amaranth
LAURACEAE (laurels)	
<u>Persea americana</u>	avacado
LEGUMINOSAE (beans)	
<u>Mimosa pudica</u>	sensitive plant
<u>Desmodium uncinatum</u>	Spanish clover
<u>Indigo suffruticosa</u>	indigo
<u>Leucaena glauca</u>	koa-haole
OXALIDACEAE (wood-sorrels)	
<u>Oxalis martiana</u>	pink wood-sorrel
RUTACEA (rues)	
<u>Murraya paniculata</u>	mock orange
<u>Citrus sp.</u>	sour orange or tangelo
EUPHORBIACEAE (spurges)	
<u>Ricinus communis</u>	castor bean

Table 1. Continued.

ANACARIDACEAE (mangos)	
<u>Mangifera indica</u>	mango
<u>Schinus terebinthifolius</u>	Christmas-berry tree
MALVACEA (hibiscus)	
<u>Malvastrum coromandelianum</u>	false mallow
MYRTACEAE (myrtles)	
<u>Psidium guajava</u>	guava
CONVOLVULACEAE (morning glorys)	
<u>Convolvulus arvensis</u>	field bindweed
VERBENACEAE (verbenas)	
<u>Stachytarpheta sp.</u>	vervain
SOLANACEAE (tomatos)	
<u>Lycopersicon esculentum</u>	tomato
<u>Capsicum annum</u>	pepper
RUBIACEAE (madders)	
<u>Paederia foetida</u>	maile pilau
uniden. ?	very common; small, hairy globe-shaped fruits with hooked spines
BIGNONIACEAE (bigonias)	
<u>Spathodea campanulata</u>	African tulip tree
COMPOSITAE (daisies)	
<u>Emilia sonchifolia</u>	flora's paintbrush
uniden. ?	very common; prominent, spoon-shaped involucral bracts

=====
 dominant forms growing within the swales near the center of the proposed construction. Various grasses and other pastureland plants were not surveyed. The list provides indication, particularly in the trees and escaped ornamentals, that this area has been substantially influenced by plantings for human use. No endemics and few if any indigenous species were found.

Literature Cited

DAGS. 1989. Women's Community Correctional Center, site grading plan. Dept. of Accounting & General Services, State of Hawaii (blueprint).

Foote, D.E., E.L. Hill, S. Nakamura, and F. Stephens. 1972. Soil survey of the islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii. U.S. Department of Agriculture, Soil Conservation Service.

Appendix D



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96858-5440

December 20, 1989

REPLY TO
ATTENTION OF

Operations Branch

Ms. Edwina Fong
DHM Inc.
Suite 2405, 1188 Bishop Street
Honolulu, Hawaii 96813

Dear Ms. Fong:

As a followup to the December 11, 1989 meeting regarding the proposed construction of the Women's Community Correctional Center, Kailua, Oahu, Hawaii, a site visit was made by my staff on December 13, 1989. Three potential wetland areas on the site were inspected for Department of the Army (DA) regulatory jurisdiction.

The three areas are either drainage swales or ditches which are not identified on USGS maps as either perennial or intermittent streams. The vegetation in the two swales in the vicinity of cottages 3 and 4 at the mauka end of the project site was found to be predominantly weedy upland species. There was no standing water, and the soils were not saturated. These two swales would be filled during site grading.

The third area was essentially a drainage ditch parallel to the highway, near the entrance to the facility. The ditch appears to remain dry except during periods of heavy rain, when drainage under the highway is rapid. Only a culverted crossing of this ditch area is planned.

Based on the observations at the site, none of the areas would be considered wetlands under the Corps jurisdiction. Since the proposed work does not involve work in waters of the United States, including wetlands, a DA permit is not required. If there are any questions on this determination, please contact the Operations Branch at 438-9258.

Sincerely,

Stanley T. Arakaki
Stanley T. Arakaki
Chief, Operations Branch
Construction-Operations Division

Copy Furnished:

Imata & Associates, Inc., 2615 S. King St., Hon., HI 96826

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

P. O. BOX 621
HONOLULU, HAWAII 96809

WILLIAM W. PATY
CHAIRPERSON

JOHN C. LEWIN, M.D.
MICHAEL J. CHUN, Ph.D.
ROBERT S. NAKATA
RICHARD H. COX
GUY K. FUJIMURA

MANABU TAGOMORI
DEPUTY

REF:WL-KO

1990

Ms. Duk Hee Murabayashi
President, DHM, Inc.
1188 Bishop Street, Suite 2405
Honolulu, Hawaii 96818

Dear Ms. Murabayashi

Women's Community Correctional Center
Request for Determination of Need for
Stream Channel Alteration Permit

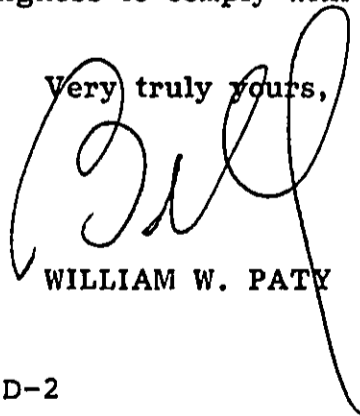
Thank you for your letter of December 19, 1989, requesting our determination of the need for a stream channel alteration permit for the proposed Women's Community Correctional Center (TMK: 4-2-06:por.2) at Kailua, Oahu.

It is our understanding that the proposed project will require cut and fill grading of a large dry gulch that presently conveys stormwater runoff from the existing facility. In addition, a smaller drainageway, also a dry gulch, will be filled and a storm drain and subdrain system installed under the proposed new access roadway.

The State Water Code, Chapter 174C, HRS, defines "stream channel" as a natural or artificial watercourse with definite bed and banks which periodically or continuously contains flowing water. We have reviewed the plans for the facility and have visited the site, and have concluded that neither gulch conforms to the definition of a stream channel. As such, no stream channel alteration permit will be required for the proposed fill or for the installation of culverts under the new access road.

Thank you for allowing us to fully review the plans for this project. We appreciate your willingness to comply with State Water Code permit requirements.

Very truly yours,



WILLIAM W. PATY

D-2

Appendix E

MS. 032789

ARCHAEOLOGICAL RECONNAISSANCE SURVEY
OF THE PROPOSED
OLOMANA WOMEN'S COMMUNITY CORRECTIONAL COMPLEX
MAUNAWILI, KAILUA, KO'OLAUPOKO, O'AHU ISLAND
(TMK 4-2-06:2)

by

John Szabian
Project Director
and
Paul L. Cleghorn, Ph.D.
Supervisory Archaeologist

for

DHM, Inc.
1188 Bishop Street
Suite 2405
Honolulu, Hawai'i 96813

March 1989

Applied Research Group
Public Archaeology Section
Bishop Museum
Honolulu, Hawai'i

INTRODUCTION

A reconnaissance survey of the proposed Olomana Women's Correctional Complex area in Maunawili, located in Kailua *ahupua'a*, Ko'olaupoko District, O'ahu Island, was conducted on March 7, 1989, by the Applied Research Group, Bishop Museum, under contract to DHM, Inc. The survey was conducted by the author and Scott Williams. The State plans to construct the new Women's Community Correctional Complex on the subject parcel (Fig. 1). The purpose of this survey was to determine if any archaeological sites were present on this land.

The scope of work for this project was:

- 1.) A brief pre-survey literature and document search,
- 2.) On-site surface reconnaissance survey with limited subsurface testing as warranted,
- 3.) Report write-up, review, and editing, and
- 4.) Final report production.

ENVIRONMENT

The survey area is located on the wet windward side of O'ahu Island. The area receives an annual average rainfall of 30 to 90 inches (Armstrong 1973). The subject parcel lies at the base of Olomana's 699.96 m summit and is comprised of two distinct topographic areas: the *mauka* (south) end is a gently sloping hillside that culminates in two small gullies; and the *makai* (north), which is relatively flat and without any substantial features.

According to the U.S.D.A. Soil Survey the project area lies on the border of the Kaena-Wailua and the Lolekaa-Waikane soil associations, which consists of a gravelly alluvium substratum. The primary topsoil is Pohakupu silty loam with an inclusion of Hanalei stony, silty clay. The USDA rates the soils as excellent for pastureland (Foote et al. 1972).

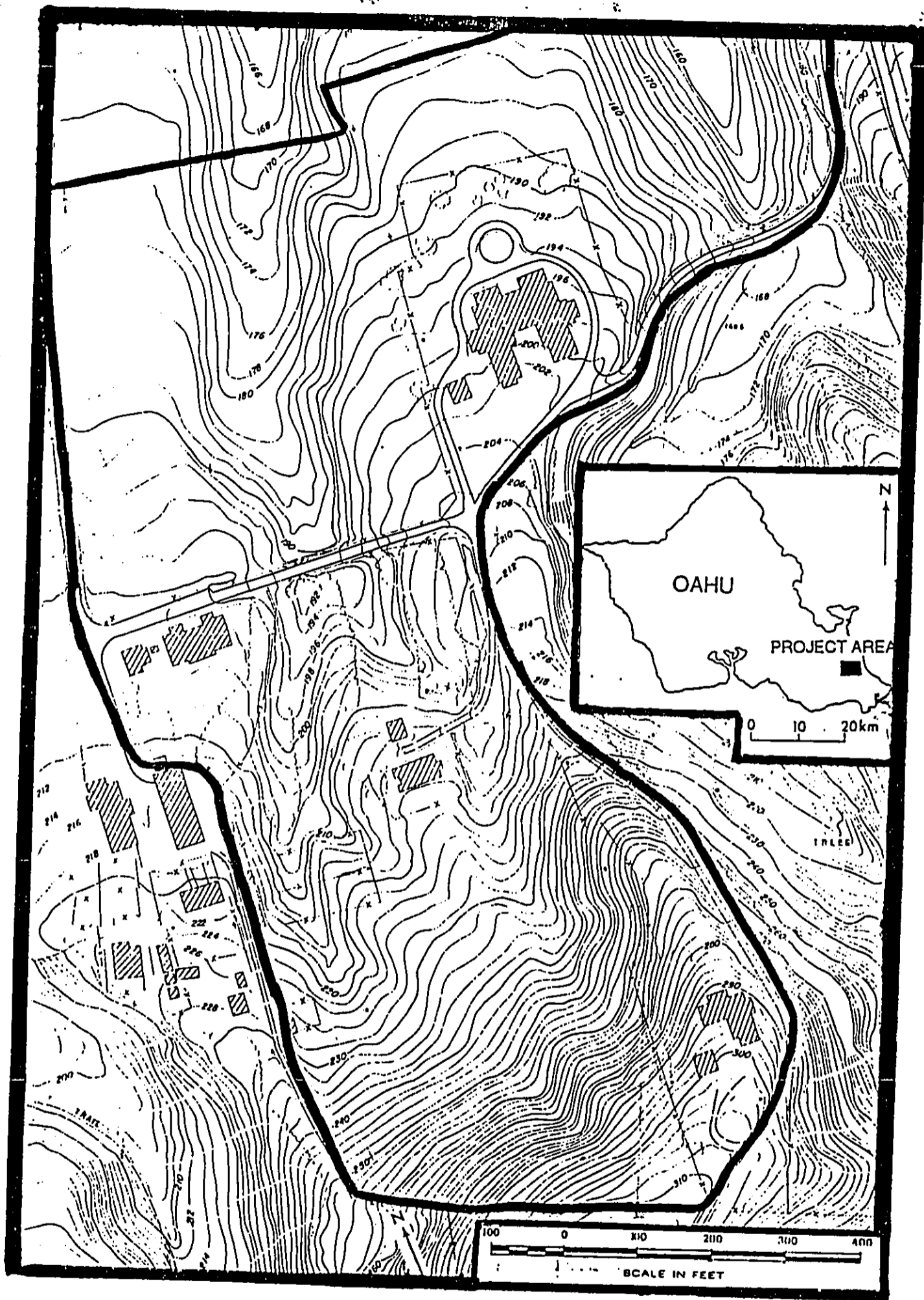


Fig. 1. Location of Survey Area
E-3

The open parcels of grassy pastureland are bordered by occasional mango (*Magnifera indica*) and banyan (*Ficus benghalensis*) trees. The central portion of the survey area contains a rather dense, shady grove of macadamia (*Macadamia intgrifola*), papaya (*Carica papaya*), orange (*Citrus sinensis*), cocopalm (*Cocos nucifera*), and ironwood (*Causarina glauca*) trees. A shallow gulch is overgrown with castor bean (*Ricinus communis*) and 'ape (*Alocasia macrorrhiza*).

PREVIOUS ARCHAEOLOGICAL RESEARCH

A brief literature search revealed that one site was documented in the general vicinity of the survey area. McAllister (1933:188) recorded Site 372, Kukuipilau Heiau, as being "in front of the superintendent's house at the Maunawili Training School, Kailua." It probably is the same *heiau* that Thrum (1916:88) had previously named Heinau and classified as being of the "Hooulu ai, or husbandry" type. This type of *heiau* was constructed by the Hawaiian people during periods of stability. The *mapele*, *kukoea*, and *hale a lono* are types of *ho'ouluulu heiau* (*ho'ouluulu ai*, to make food grow) built to bring rain from heaven and make crops abundant, bring wealth to the people, blessing the government prosperity to the land (Malo 1951:176).

McAllister and Thrum also indicate that a freshwater spring significant to the *heiau* is in the vicinity, "Kawailoa freshwater spring" is the name used by McAllister (1933). The *heiau* is not mentioned in further research until last year by Earl Neller, Cultural Specialist at the Office of Hawaiian Affairs, who prepared a report recommending the site for inclusion in the Hawaii Register of Historic Places (Site 80-11-372).

An intensive archaeological study is currently being carried out by the Museum in an adjacent area of Maunawili, for the Royal Hawaiian Country Club Golf Course project. This study has produced a vast body of information about the extensive agricultural development in the area, but to date has produced little evidence of permanent pre-Contact habitation sites (Allen 1988).

Another Maunawili project area surveyed for Environmental Communications, Inc., provided further evidence of extensive agricultural development, both pre-historic and historic, yet only one historic period habitation site (BPBM 50-0a-G6-78) was recorded (Williams 1988).

Additional research from studies in the adjacent *ahupua'a* of Kāne'ohe have also produced similar findings (Allen 1988).

METHODS

A pedestrian surface survey began at the *mauka* (south) end and consisted of broad sweeps to the *makai* (north) pasture. General black-and-white 35-mm photographs were taken of the entire area. All project notes and maps are on file in the Department of Anthropology, Bishop Museum.

DISCUSSION

No surface archaeological sites or exposures of subsurface archaeological deposits were found within the subject parcel. However, the existing two historic buildings, Hookipa and Maluhia cottages and their associated land, are on the Hawaii Register of Historic Places (Site 50-80-11/15/-1362d and e).

A field search independently conducted by the author confirmed that Kukuipilau Heiau is outside of the subject parcel (see Appendix A). No references consulted provided any substantial data on any Kawaiiloa freshwater spring, and it could not be located in the field. However, there are records of an *api* spring, which is located at the base of the *pali*, and provided the school with water only after construction of a pipeline in 1929 (Department of Land and Natural Resources, Land Management Division files 1929).

RECOMMENDATIONS

The construction activities for the proposed project may expose historic artifacts associated with the Women's Community Correctional Complex's long agricultural and industrial history, thus providing an opportunity to collect historic period information. The potential for subsurface is low. Archaeological monitoring is recommended during ground disturbing phases of construction activity.

REFERENCES CITED

- Allen, Jane
1988 "Summary of Archaeological Survey Results and Mitigation Plan, Royal Hawaiian Country Club, Inc., Makai Golf Course (Excluding Pasture Area), Maunawili, Kailua, Ko'olaupoko, O'ahu." MS. in Dept. Anthropology, Bishop Mus., Honolulu.
- Armstrong, R. W. (ed.)
1983 *Atlas of Hawaii*. Honolulu: Univ. Press of Hawaii.
- Foote, Donald E., E. L. Hill, S. Nakamura, and F. Stephens
1972 *Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii*. U.S.D.A. Soil Conservation Service, Washington, DC: U.S. Government Printing Office.
- Malo, David
1951 *Hawaiian Antiquities*. N. B. Emerson, trans. B. P. Bishop Mus. Spec. Publ. 2. Honolulu: Bishop Mus. Press. (Reprinted in 1971.)
- McAllister, J. Gilbert
1933 *Archaeology of Oahu*. B. P. Bishop Mus. Bull. 104. Honolulu: Bishop Mus. Press.
- Sterling, Elspeth, and Catherine Summers
1978 *Sites of Oahu*. Depts. Anthropology and Education. Honolulu: Bishop Mus. Press.
- Thrum, Thomas G.
1916 "Completing Oahu's Heiau Search." IN *Hawaiian Annual and Almanac for 1916*, p. 88. Honolulu.
- Williams, Scott
1988 "Archaeological Reconnaissance Survey for Upper Maunawili Valley (TMK 4-02-10:1), Ko'olaupoko, O'ahu, Hawai'i." MS. in Dept. Anthropology, Bishop Mus., Honolulu.

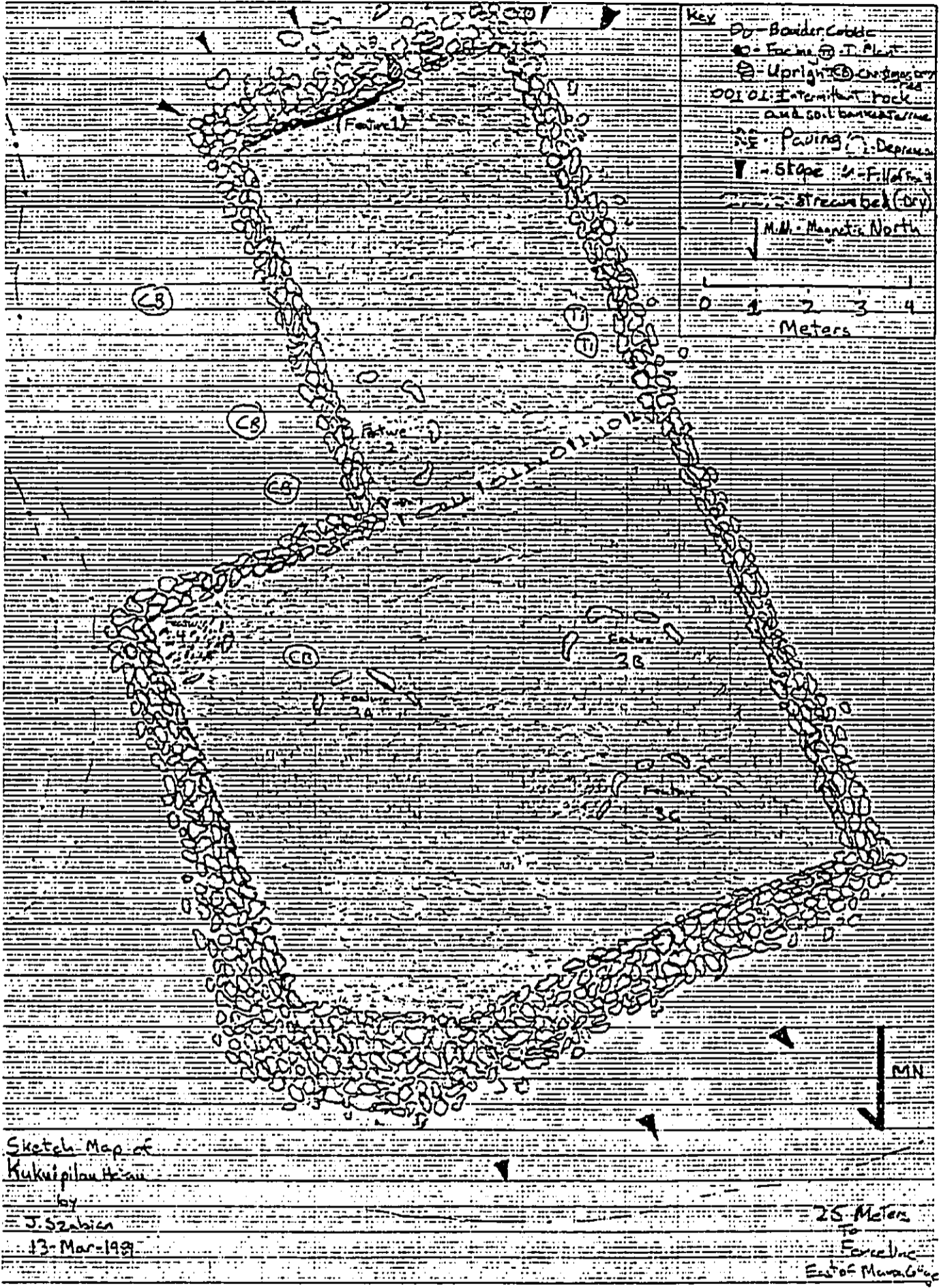
APPENDIX A
Notes on Kukuipilau Heiau
by J. Szabian

Kukuipilau Heiau, Site 372 (McAllister 1933) was rediscovered and subsequently placed on the State Register of Historic Sites through Earl Neller's efforts. The descriptions and recommendations did not give me a complete enough impression, so I located and inspected the site on March 12, 1989 and feel the site deserves a thorough recording. Several features, unrecorded in the files, were observed: 1) an upright basalt dikestone in the northeast wall, approximately 0.5 m above the pavement, and 1.0 m west of a facing with small caches approximately 0.2 m inset in a faced (remnant) of the upper terraces' upsloping south wall; (2) a small C-shape alignment along the east wall of the upper terrace; (3a-c) three similar alignments on the surface of a lower platform; and (4) a deposit of small angular (dikestones mostly) and assorted porous lava pieces, along with a soil deposit present in the southeast corner of the lower platform. Perhaps some deposition from flooding may be burying a structure. The attached sketch map was produced using these following coordinates: from fenceline east of Moana cottage; 140° SE-25M to northwest corner, 70° NE-10M to jog, 90° E3M to northeast corner of lower platform, 160° SE8M to Feature 1, 250° SW5M to northeast corner of the upper platform, 160° SE8M to southeast corner, 250° SW5M to southwest corner, and 330° NW20M.

The site seems to be endangered by stream erosion at the northeast portion of the lower platform and the overgrowth of vegetation.

46 1510

10 X 10 TO THE SEVENTH POWER IN A 25 CM. SQUARE. MADE IN U.S.A.





DATE

ANTHERO-PHOTO-RECORD Bishop Museum

LOCATION: Olomana Women's CCC SITE: VARIOUS

ROLL No.: 1
 FILM SIZE: 120 126 127 133
 EXPOSURES: 12 20 36 72

Number	Description	B/W <input checked="" type="checkbox"/> COLOR <input type="checkbox"/>	Date	Photographer
1	Water trough adjacent to mauka end of project area: to south		7-Mar-1989	J. Szabian
2	Overview of project area, looking makai (f-25) : to north		7-Mar-1989	J. Szabian
3	Overview of project area, looking makai (f-60) : to north		7-Mar-1989	J. Szabian
4	Overview of project area, looking makai (f-250) : to north		7-Mar-1989	J. Szabian
5	Overview : from outcrop : to west		7-Mar-1989	J. Szabian
6	Overview with Olomana in background : to south/southeast		7-Mar-1989	J. Szabian
7	Abandoned house : to east		7-Mar-1989	J. Szabian
8	Overview of gully by ballpark, fronting highway : to north		7-Mar-1989	J. Szabian
9	Ballpark : to east		7-Mar-1989	J. Szabian
10	Olomana and Konahuanui peaks : to south		7-Mar-1989	J. Szabian

Appendix F

TRAFFIC IMPACT ASSESSMENT REPORT
FOR
WOMEN'S COMMUNITY CORRECTIONAL CENTER

OLOMANA, KOOLAUPOKO, OAHU, HAWAII
TMK: 4-2-6:2

December 1989

Prepared for:

State of Hawaii
Department of Accounting and General Services

Prepared by:

Pacific Planning & Engineering, Inc.
1144 Tenth Avenue, Suite 202
Honolulu, Hawaii 96816

TABLE OF CONTENTS

I. INTRODUCTION	1
Project Description	1
II. EXISTING CONDITIONS	5
Area Conditions and Roadway System	5
Roadway Conditions	5
Observed Traffic Conditions	6
Level-of-Service Analysis of Existing Traffic	9
III. TRAFFIC IMPACT ANALYSIS	10
Study Methodology	10
Future Ambient Traffic	10
Trip Generation	12
Trip Distribution	14
Traffic Impacts	17
IV. CONCLUSION AND RECOMMENDATIONS	19

APPENDICES

- A. Definition of Level-of-Service
- B. Manual Traffic Count Data

LIST OF FIGURES

Figure 1. Project Location Map and Roadway Network	2
Figure 2. Project Site Plan	3
Figure 3. Observed Turning Movements	7
Figure 4. Recorded and Projected Traffic on Kalaniana'ole Highway	11
Figure 5. Year 1992 Forecast Traffic Without The Project	15
Figure 6. Year 1992 Forecast Traffic With The Project	16

INTRODUCTION

Pacific Planning & Engineering, Inc. (PPE) was engaged to undertake a study to identify and assess future traffic impacts to the intersection of Kalaniana'ole Highway and the access driveway to the proposed Women's Community Correctional Center (WCCC). This report presents the findings and recommendations of the traffic study.

The report includes a description of the proposed project, existing roadways, traffic conditions, methodology used in developing trip generation and an assessment of traffic impacts resulting from the project.

Project Description

The State Department of Accounting and General Services (DAGS) is proposing to replace the existing WCCC facilities with new structures at Olomana, Koolaupoko, Oahu, Hawaii. Figure 1 shows the general project location. The project site is located on approximately 13 acres of agricultural district land identified by Tax Map Key: 4-2-6:2 and is shown on Figure 2.

The proposed new WCCC consists of housing for a maximum of 250 inmates. It will be constructed in phases with Phase I scheduled for completion in November 1992. Phase I will consist of replacing the existing 100 bed facilities and adding an additional 50 bed structure for a total of 150 beds. Phase II consisting of 100 additional beds will be constructed when the need is justified and funds are allocated. The new WCCC facilities also provides for an administrative building, warehouse and other (i.e. visitors center, program, recreational, medical, etc.) support facilities required to service the correctional center.

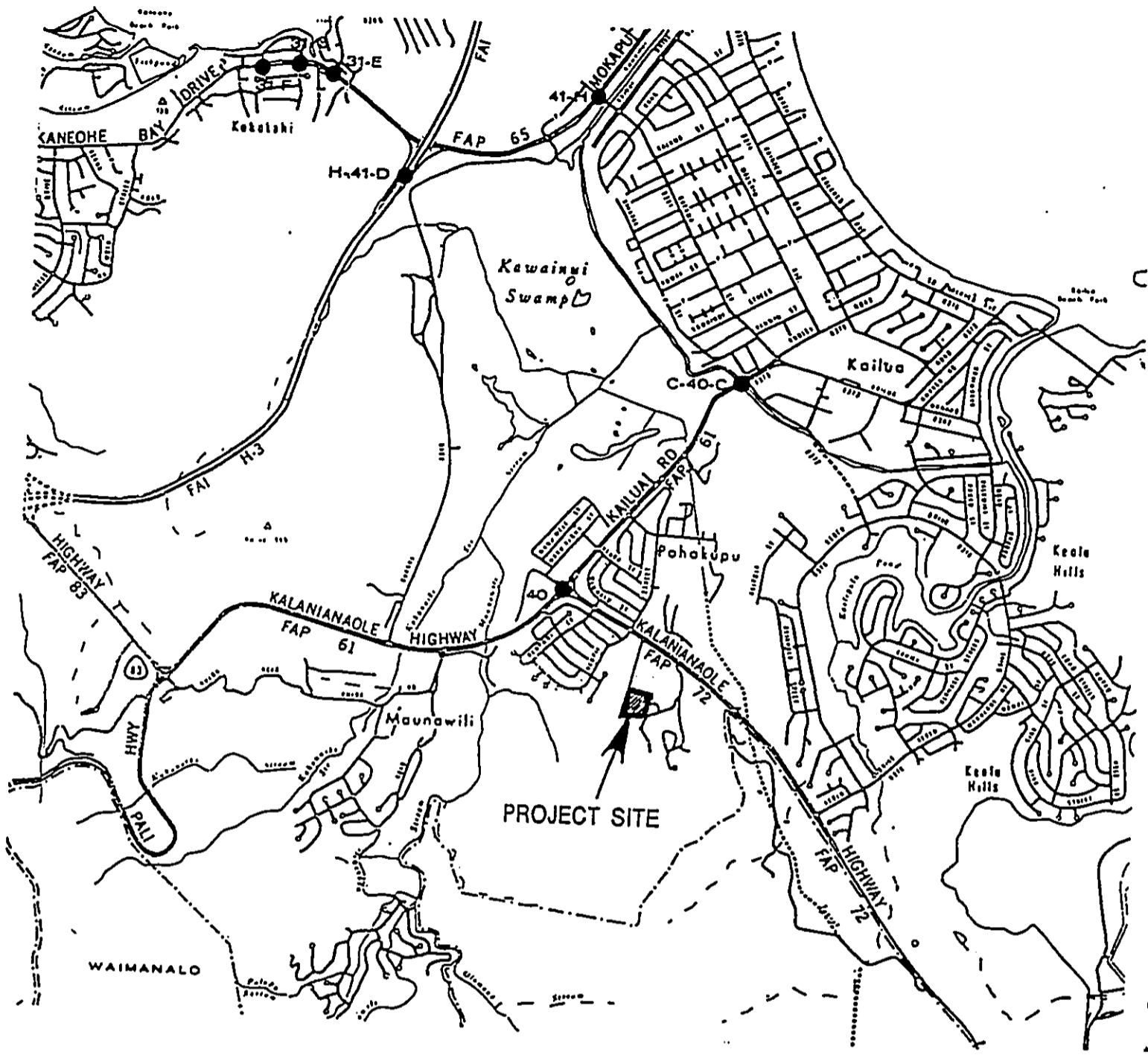
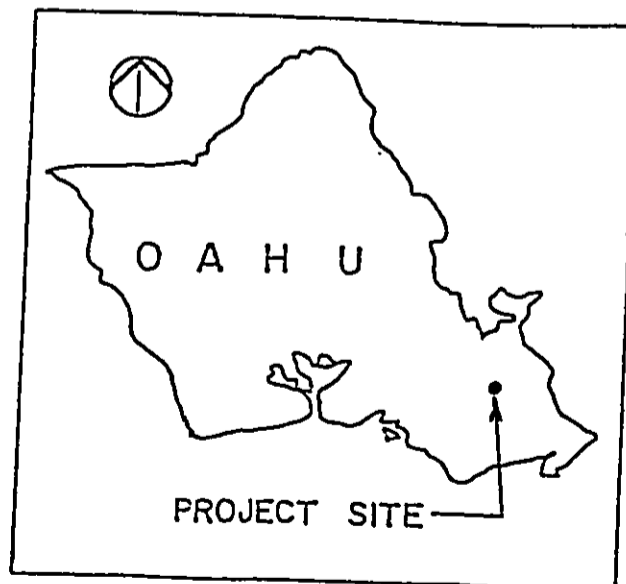


Figure 1. Project Location and Roadway Network



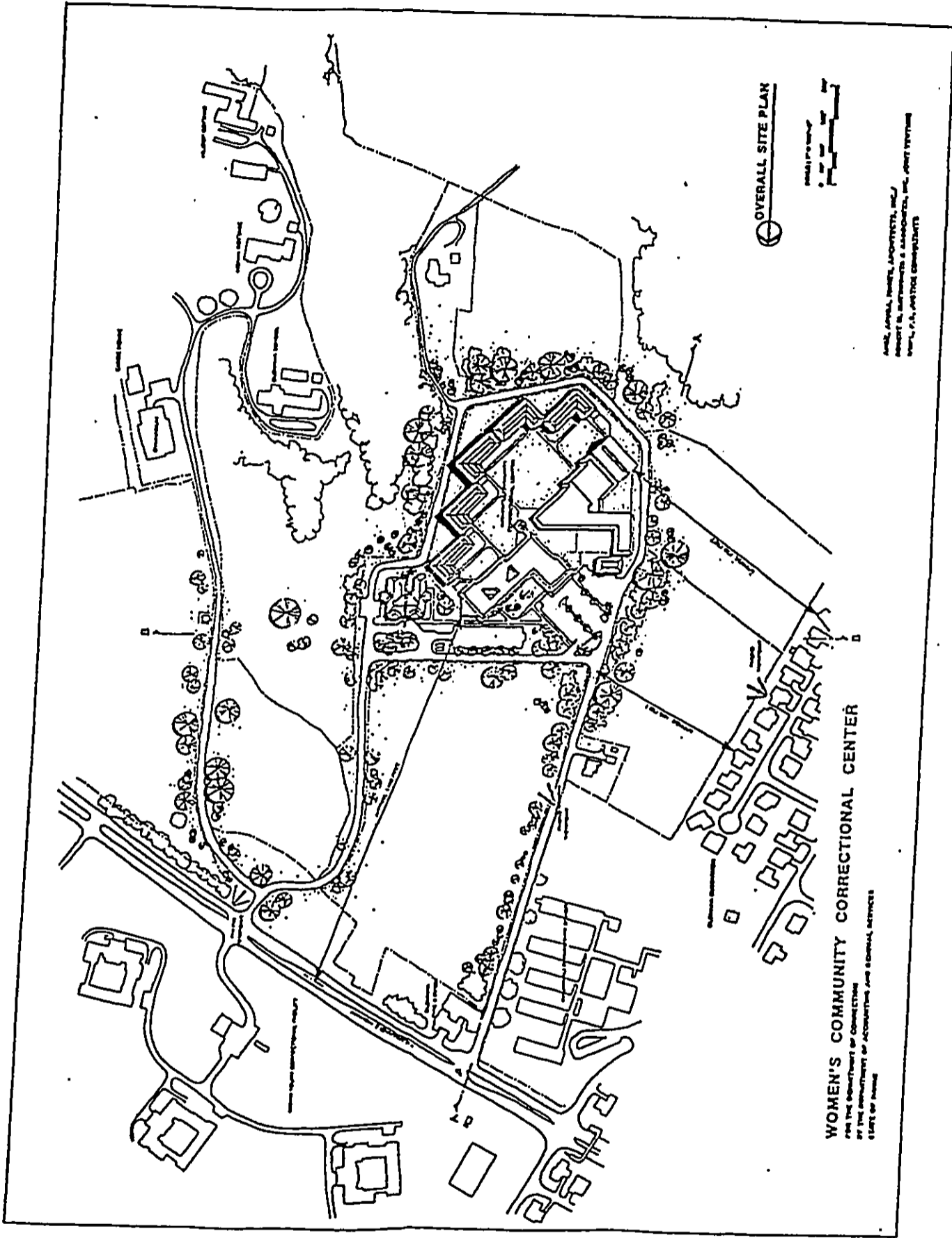


Figure 2. Project Site Plan

This traffic study report identifies and evaluates the probable impact of the forecasted traffic generated by the proposed new WCCC. The analysis primarily focuses on the traffic impact at the intersection of Kalaniana'ole Highway and the project's access driveway. The study describes the impacts during the afternoon peak hour when traffic from the project is expected to have the most effect on the operation of the intersection of Kalaniana'ole Highway with the access driveway.

A review of State Department of Transportation (DOT) traffic count data for Station 40 along Kalaniana'ole Highway near Castle Hospital, indicates that the peak periods generally occur between 6 to 8 am and 4 to 6 pm, on weekdays. Analysis was conducted for the afternoon peak period because traffic generated by the project will have a greater impact at the study intersections.

EXISTING CONDITIONS

Area Conditions and Roadway System

The proposed project is located on State Land Use agricultural district land where group living facilities are permitted. It is on the site of the old Boys Training School where portions of the facility were converted into a temporary WCCC. The Hawaii Youth Correctional Facility (HYCF) is located across Kalaniana'ole Highway and utilizes the training and recreational facilities adjacent to the WCCC.

The existing paved access road to the present WCCC is located across the driveway from the HYCF on Kalaniana'ole Highway. A checkpoint guardhouse is located approximately 2000 feet from the Kalaniana'ole Highway intersection. A soccer and baseball field is located between Kalaniana'ole Highway and the WCCC. Both of these fields are used by local residents for youth activities such as soccer and T-ball.

To the northwest lies Maunawili Elementary School, to the southeast lies Olomana Boys Training School, to the northeast the Hawaii Youth Correctional Facility is located, and to the southwest is open agricultural and conservation land. The general area beyond the public facilities are residential subdivisions.

Vehicular access to the new WCCC will be at the existing WCCC access road intersection with Kalaniana'ole Highway across from the HYCF driveway. The driveway to the new WCCC will be realigned as shown on the site plan.

Roadway Conditions

Kalaniana'ole Highway is a State-maintained highway with four lanes separated by a 24-foot wide grass median. Exclusive left turn lanes are provided for vehicles turning off

Kalaniana'ole Highway at intersections. The posted speed of Kalaniana'ole Highway is 35 miles per hour (mph) for inbound traffic and 45 mph for outbound traffic. This section of the highway extends from Ulukahiki Street at the intersection with Kailua Road and provides access toward Waimanalo, and the Keolu Hills subdivision in Kailua.

The existing access road to WCCC is a narrow one lane paved road maintained by the State. The roadway has a single 12-foot lane with 4 to 6 foot grassed shoulders for two-way traffic. A checkpoint guardhouse located approximately 2000 feet from Kalaniana'ole Highway provides security into WCCC. A vehicular parking area is provided near the intersection with Kalaniana'ole Highway for the residents and visitors who wish to utilize the soccer and baseball fields located between the intersection and the checkpoint guardhouse.

Observed Traffic Conditions

Traffic counts along Kalaniana'ole Highway were obtained from the State DOT. Additional turning movement counts were taken at the intersections of Kalaniana'ole Highway and WCCC access roads by Pacific Planning and Engineering, Inc., on Thursday, March 9, 1989, between 4:15 and 5:45 pm. Figure 3 shows the traffic counts at the intersection during the afternoon peak hour. Also, weekend traffic counts were taken at the intersection of Kalaniana'ole Highway and the WCCC access road on Saturday, November 4, 1989 between 2:30 and 4:30 pm.

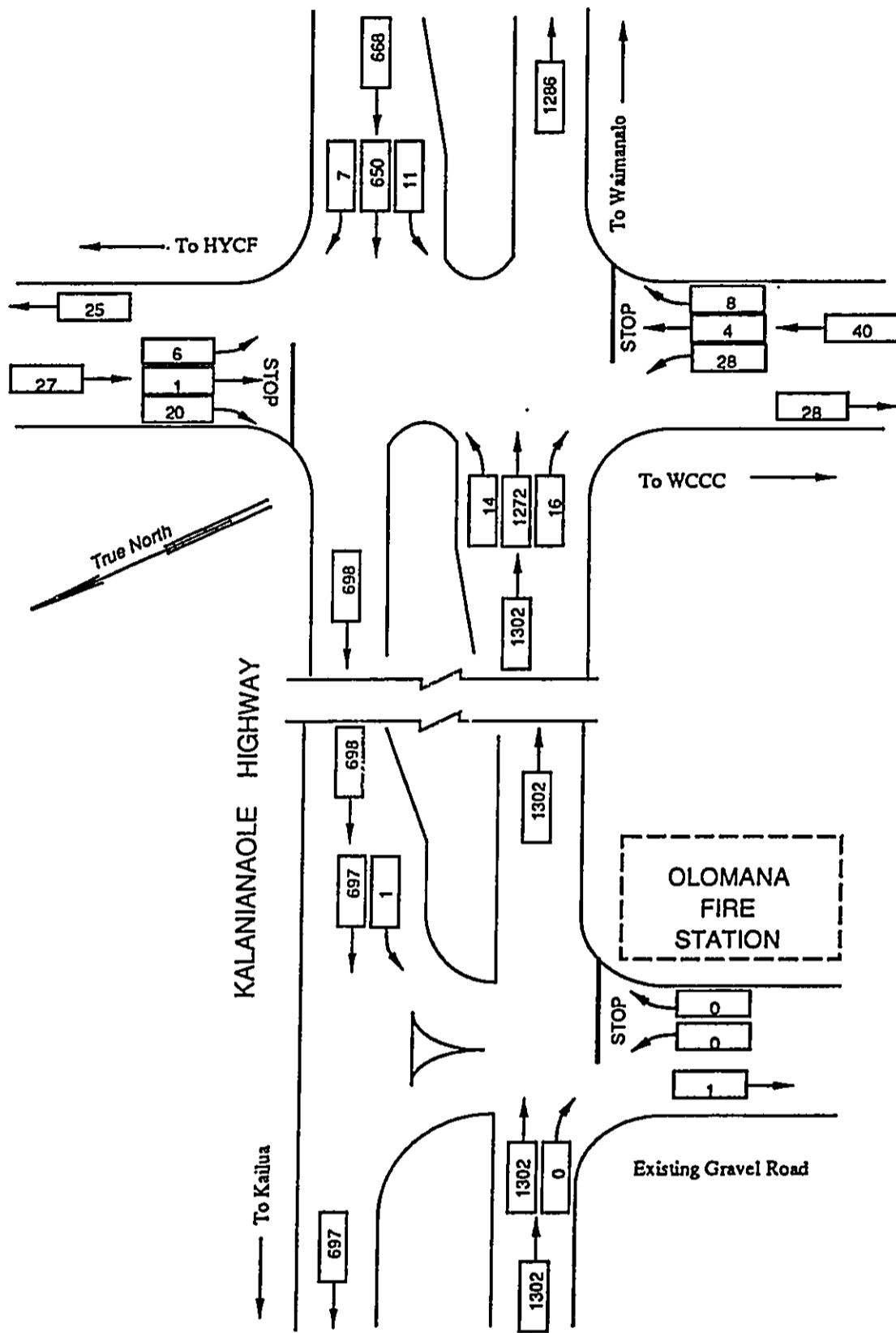


Figure 3. Observed Turning Movements
 Kalanianaʻole Highway & WCCC Access Road Intersection
 March 9, 1989 4:15-5:45 PM

Manual counts were taken of passenger cars, trucks, buses, bicycles, motorcycles and pedestrians by turning movements and approaches (See Appendix B). During the field counts, the weather was cloudy with occasional light to heavy showers. The survey was conducted to establish a baseline condition to compare against estimated future traffic.

The following observations were noted at the intersection of Kalaniana'ole Highway and the project access road during the field survey:

1. Drivers attempting to cross Kalaniana'ole Highway from WCCC to the HYCF driveway experienced difficulty crossing the highway due to heavy traffic during the afternoon peak hour.
2. Eight vehicles were observed making U-turns on Kalaniana'ole Highway at the HYCF/WCCC access driveways.
3. Soccer practice for boys, ages 10-12 years, was conducted between the hours of 4-6 pm at the soccer field fronting the WCCC. Also, T-ball practice was held for boys and girls between the ages of 8-10 years at the baseball field adjacent to the soccer field. All of the children attending the practice sessions were transported to the playground by parents or adult supervisors. Some of the parents remained at the playground until the practice sessions were over. A total of eight vehicles were observed parked at the playground parking lot adjacent to Kalaniana'ole Highway. Approximately 50% of the traffic entering and exiting from the WCCC access road between 4:15-5:45 pm were parents transporting their children to and from the soccer and T-ball practice. Therefore, less than 50% of the traffic entering and exiting from the WCCC access road can be attributed to employees and visitors from the WCCC during the afternoon peak hour.
4. Two joggers and three bicyclists were observed travelling along Kalaniana'ole Highway during the afternoon peak hour.
5. A flashing caution (amber) light and a school zone sign are located across the Olomana Fire Station on Kalaniana'ole Highway.

Level-of-Service Analysis of Existing Traffic

The intersection of Kalaniana'ole Highway with the existing WCCC/HYCF driveways and the intersection of Kalaniana'ole Highway and the existing gravel access road were analyzed to determine its Level-of-Service (LOS) using the field data from the manual traffic count, the present traffic signal timing, and analysis techniques for unsignalized intersections from the Highway Capacity Manual (HCM) Special Report 209 (1985 Edition).

The analysis considers physical roadway elements, traffic volumes, and other variables. The LOS is determined by the expected amount of vehicle delay for each of the traffic movements of the intersection under study. LOS is classified into six categories ranging from short delays (LOS A) to long traffic delays (LOS F). Appendix A provides the definitions for each LOS category. At the intersection of Kalaniana'ole Highway and the WCCC access road, the results of LOS analysis are shown in Table 2 on page 17.

The analysis shows that traffic along Kalaniana'ole Highway operates very well at LOS A for all movements except for the eastbound left turn movements which is presently operating at LOS D at the existing WCCC/HYCF access road intersection and at LOS C at the existing gravel road intersection.

Due to heavy traffic along Kalaniana'ole Highway during the afternoon peak hour, the analysis indicates that drivers exiting from the WCCC/HYCF access road will experience long delays as evidenced by the LOS E for the left turn movement and for traffic crossing Kalaniana'ole Highway from HYCF to the WCCC access road. However, field observations indicate drivers exiting from the WCCC and HYCF access road experience very little delays (no more than 30 to 40 seconds waiting period from time of arrival). Outbound traffic along Kalaniana'ole Highway headed towards Waimanalo were observed arriving in platoons due to the traffic signal at the intersection of Kalaniana'ole Highway and Kailua Road. This "break" or gap in traffic flow allowed drivers turning left from the access road an opportunity to complete the turning movement safely.

TRAFFIC IMPACT ANALYSIS

Study Methodology

The focus of the analysis is to determine the impact of the project generated traffic at the intersection of Kalaniana'ole Highway and the existing WCCC access road, when the project is completed in 1992.

Twenty-four hour traffic counts at the DOT traffic count Station 40 were obtained from the State DOT Highways Division. Manual traffic counts were also taken by Pacific Planning & Engineering, Inc., at the intersection of Kalaniana'ole Highway with the WCCC access road on March 9, 1989, and November 4, 1989.

Future traffic forecasts with and without the project were estimated for late 1992 when the project is expected to be completed. The weekday afternoon peak hour was used as a basis for forecasting because it represents the worst case condition. The State DOT 24-hour traffic count station near the project site indicates that traffic is heavier during 4 to 6 pm. The estimated traffic impact is calculated by adding the expected project traffic to the estimates of future traffic on Kalaniana'ole Highway.

Future Ambient Traffic

Future ambient traffic along Kalaniana'ole Highway was forecasted based on trend analysis, as shown on Figure 4. The analysis used twenty-four-hour traffic count data over the last nine years on Kalaniana'ole Highway near Kailua Road and Ulukahiki Street (DOT traffic count station 40). This count station was selected because it is the closest station (approximately 1/2 mile northeast of the project site) and the most representative of the traffic on Kalaniana'ole Highway.

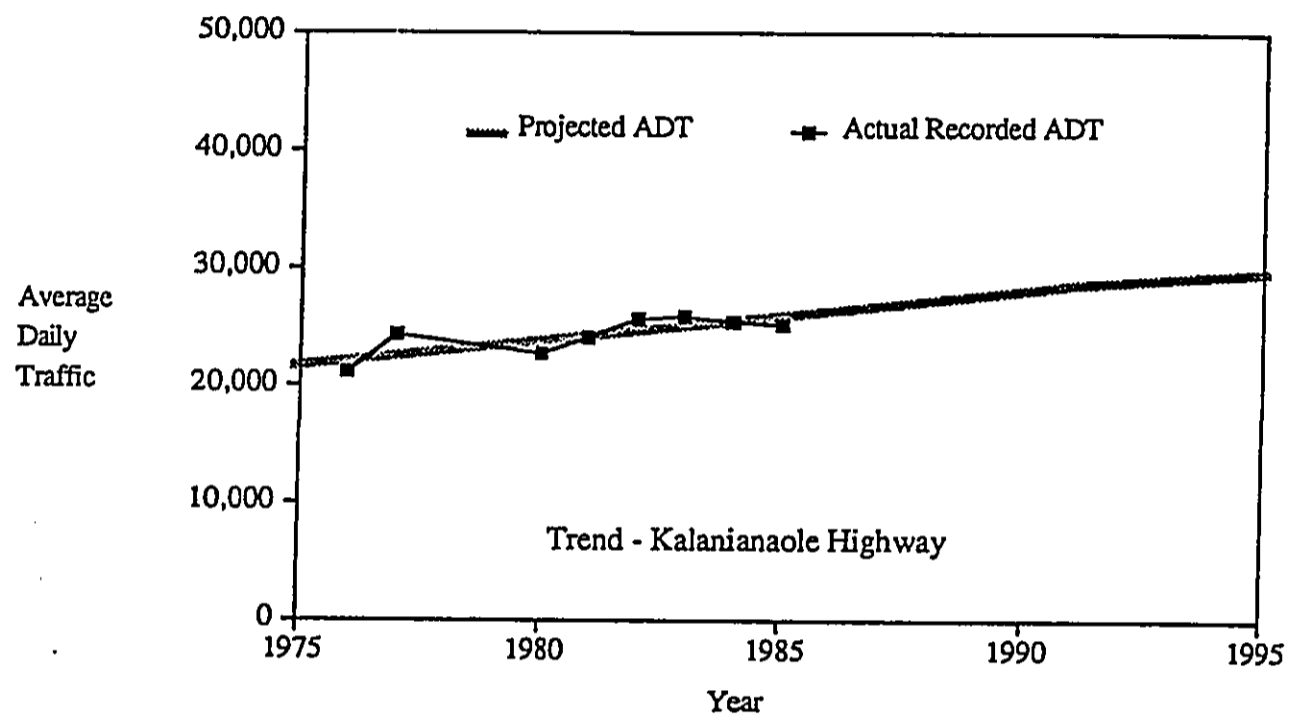


Figure 4. Recorded and Projected Traffic on Kalanianaʻole Highway

The results of the trend analysis indicates a 4.7% annual growth in daily traffic on Kalaniana'ole Highway. This method of estimating future traffic based on past trends was deemed adequate for estimating 1991 traffic along Kalaniana'ole Highway because of the short term nature of the forecast, and the lack of any substantive development in the area.

Trip Generation

One method of estimating the number of trips generated by the proposed project uses the trip rates established in the Institute of Transportation Engineers, "Trip Generation Report" (Fourth Edition) 1987. These average vehicle trip rates are based on average conditions and used to calculate vehicle trips entering and exiting different land uses. Caution is noted, however, in the ITE Report on the application of such average rates. In specific conditions, the Report advises a careful evaluation of "... special characteristics of the site or the surrounding area."

This is the case for the WCCC project. There are no standard ITE trip generation rates for institutions such as WCCC, where residents are confined in special housing and therefore no direct trips are generated by the residents (inmates). Activities associated with the facility does generate traffic, however, therefore PPE developed trip generation rates based on actual number of vehicles entering and exiting from the present WCCC during the afternoon peak hour.

The trip generation rates are based on the number of employees (guards, administrative, clerical, custodial, and maintenance personnel) and visitors (family members, friends, lawyers and social workers) actually observed entering and exiting the WCCC during the afternoon peak hour.

On Thursday, March 9, 1989, between 4:15 and 5:15 pm, 28 vehicles were observed entering and 40 vehicles exiting the access road leading to the present WCCC. However, of these numbers, 50% were parents transporting children to and from soccer and T-ball

practice at the playground fronting the WCCC. The remaining 50% of the traffic was further split into two categories. Those vehicles originating to and from the WCCC and others associated with the HYCF training school located adjacent to the WCCC and utilizing the same access road.

The actual number of vehicles entering and exiting the WCCC was found to be only 11 vehicles entering and 16 exiting the WCCC. Most of the vehicles leaving the WCCC during the afternoon peak hour were employees (clerical, custodial and maintenance personnel). There were a few visitors (3) leaving the WCCC, however, no guards were seen entering or exiting the facility since the normal work shift for the guards are from 6:00 am to 2:00 pm for the first shift, 2:00 pm to 10:00 pm for the second shift and 10:00 pm to 6:00 am for the third shift.

The present population of WCCC consists of 143 inmates, 52 security personnel (guards) and 21 clerical, custodial, maintenance and administrative personnel, for a grand total of 216.

Based on the total number of personnel at the WCCC and the number of vehicles actually observed entering and exiting the facility during the afternoon peak hour, it was determined that the trip generation rates for the WCCC are:

Entering traffic: $11 \div 216$ or 0.05

Exiting traffic: $16 \div 216$ or 0.07

Future population of the WCCC will be a maximum of 250 inmates and 174 security, clerical, custodial, maintenance and administrative personnel for a grand total of 424. Applying the trip generation rates derived for the present population of WCCC, the project is estimated to generate 21 trips entering and 30 trips exiting during the afternoon peak hour.

Trip Distribution

Based on the actual traffic count conducted on March 9, 1989, it was estimated that 80% of the vehicles arrived from the east or Honolulu direction and 20% from the west or Waimanalo direction. The results of the traffic assignment is given on Table 1, and shown in Figures 5 and 6.

Table 1. Afternoon Peak Hour Forecast Traffic

<u>Turning Movement</u>		<u>1989</u>	<u>1992 w/o WCCC</u>	<u>1992 w/ WCCC</u>
<i>Kalaniana'ole Highway @ Existing WCCC/HYCF Access Road</i>				
Kalaniana'ole Highway				
Westbound	LT ¹	11	11	15
	TH ²	650	728	728
	RT ³	7	7	7
Eastbound	LT	14	14	14
	TH	1272	1425	1425
	RT	16	16	33
WCCC Access Road				
Northbound	LT	28	28	52
	TH	4	4	4
	RT	8	8	14
HYCF Access Road				
Southbound	LT	6	6	6
	TH	1	1	1
	RT	20	20	20
<i>Kalaniana'ole Highway @ Existing Gravel Access Road</i>				
Kalaniana'ole Highway				
Westbound	LT	1	1	1
	TH	697	781	805
Eastbound	TH	1302	1458	1475
	RT	0	0	0
Existing Gravel Access Road				
Northbound	LT	0	0	0
	RT	0	0	0

¹ Left Turn Movement

² Through Traffic

³ Right Turn Movement

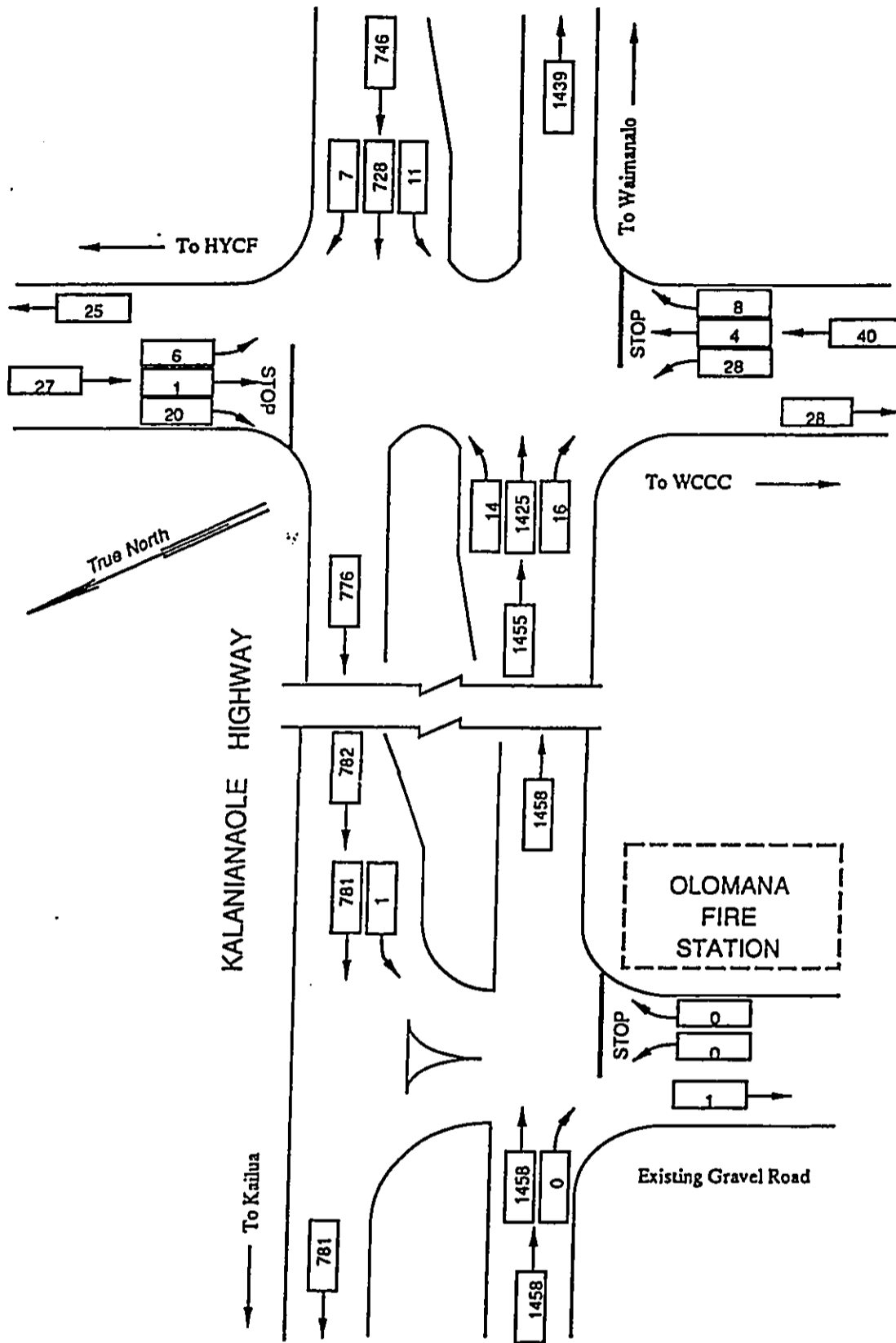


Figure 5. Year 1992 Forecast Traffic Without The Project

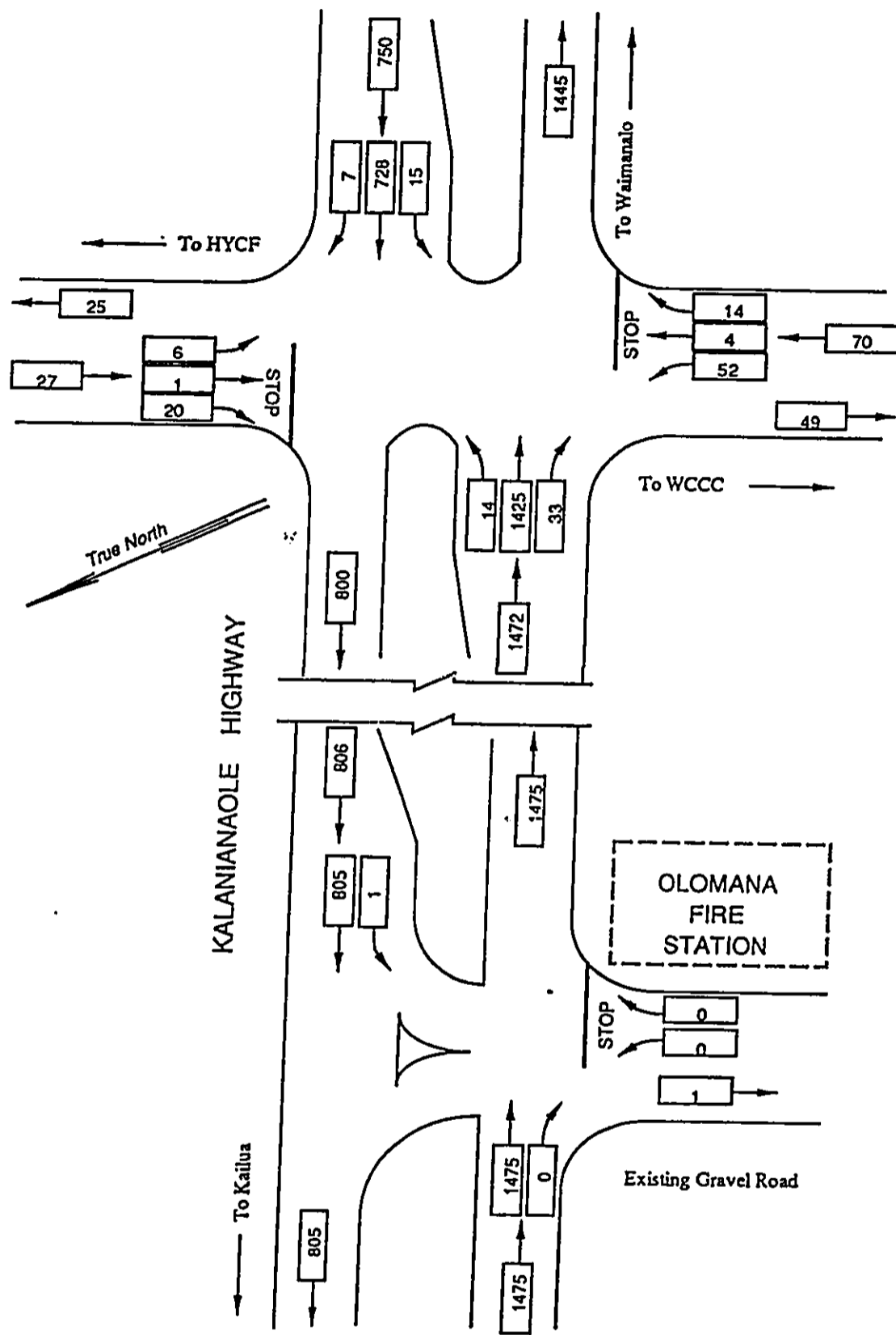


Figure 6. Year 1992 Forecast Traffic With The Project

Traffic Impacts

Impacts on traffic resulting from the project are measured by the change in Level-of-Service (LOS) at the study intersection with and without the project for the 4:15–5:15 pm peak hour in the year 1992.

Based on the forecasted traffic, the intersections of Kalaniana'ole Highway with the access roads were analyzed to determine the LOS for the traffic movements. The analysis was done in accordance with the latest Highway Capacity Manual analysis techniques (Special Report 209, 1985). The results of the LOS analysis are shown in Table 2.

Table 2. Level-of-Service -- Unsignalized Intersection

<u>Turning Movement</u>	<u>1989</u>	<u>1992 w/o WCCC</u>	<u>1992 w/ WCCC</u>
<i>Kalaniana'ole Highway (four lanes) @ Existing WCCC/HYCF Access Road</i>			
Kalaniana'ole Highway			
Westbound LT	A	A	B
Eastbound LT	D	D	D
WCCC Access Road			
Northbound LT	E	E	F
TH	E	E	E
RT	D	D	D
HYCF Access Road			
Southbound LT	E	E	E
TH	E	E	E
RT	A	B	B
<i>Kalaniana'ole Highway (four lanes) @ Existing Gravel Access Road</i>			
Kalaniana'ole Highway			
Eastbound LT	C	D	D
Existing Gravel Access Road			
Northbound LT	E	E	E
RT	D	D	D

CONCLUSION AND RECOMMENDATIONS

The proposed new Women's Community Correctional Center project is expected to have some adverse impact on traffic flow along Kalaniana'ole Highway at the intersection with the access road when completed in late 1992. As a result, the following improvements are recommended:

1. Widen and improve the existing WCCC access road entrance and provide an exclusive right-turn lane from the access road onto Kalaniana'ole Highway.
2. Signalize the intersection of Kalaniana'ole Highway and WCCC access road when traffic signals are warranted. When signalized, the intersection will operate at under capacity with a LOS B.

APPENDIX A

Definition of Level-of-Service

APPENDIX A

DEFINITION OF LEVEL-OF-SERVICE

For unsignalized intersections, the traffic most impacted will be the minor or cross-street with the stop or yield control. The major roadway will have the right-of-way. The level-of-service is the amount of delay expected for the average vehicle desiring to cross or enter the major road. The following gives a general description of the measure.

The concept of levels of service is defined as a qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers. A level of service definition generally describes these conditions in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety.

Six levels of service are defined for each type of facility for which analysis procedures are available. They are given letter designations, from A to F, with level-of-service A representing the best operating conditions and level-of-service F the worst.

Level-of-Service definitions--In general, the various levels of service are defined as follows for uninterrupted flow facilities:

Level-of-service A represents free flow. Individual users are virtually unaffected by the presence of others in the traffic stream. Freedom to select desired speeds and to maneuver within the traffic stream is extremely high. The general level of comfort and convenience provided to the motorist, passenger, or pedestrian is excellent.

Level-of-service B is in the range of stable flow, but the presence of other users in the traffic stream begins to be noticeable. Freedom to select desired speeds is relatively unaffected, but there is slight decline in the freedom to maneuver within the traffic stream

from LOS A. The level of comfort and convenience provided is somewhat less than at LOS A, because the presence of others in the traffic stream begins to affect individual behavior.

Level-of-service C is in the range of stable flow, but marks the beginning of the range of flow in which the operation of individual users becomes significantly affected by interactions with others in the traffic stream. The selection of speed is now affected by the presence of others, and maneuvering within the traffic stream requires substantial vigilance on the part of the user. The general level of comfort and convenience declines noticeably at this level.

Level-of-service D represents high-density, but stable, flow. Speed and freedom to maneuver are severely restricted, and the driver or pedestrian experiences a generally poor level of comfort and convenience. Small increases in traffic flow will generally cause operational problems at this level.

Level-of-service E represents operating conditions at or near the capacity level. All speeds are reduced to a low, but relatively uniform value. Freedom to maneuver within the traffic stream is extremely difficult, and it is generally accomplished by forcing a vehicle or pedestrian to "give way" to accommodate such maneuver. Comfort and convenience levels are extremely poor, and driver or pedestrian frustration is generally high. Operations at this level are usually unstable, because small increases in flow or minor perturbations within the traffic stream will cause breakdowns.

Level-of-service F is used to define forced or breakdown flow. This condition exists wherever the amount of traffic approaching a point exceeds the amount which can traverse the point. Queues form behind such locations. Operations within the queue are characterized by stop-and-go wave, and they are extremely unstable. Vehicles may progress at reasonable speeds for several hundred feet or more, then be required to stop in a cyclic fashion. Level-of-service F is used to describe the operating conditions within the

queue, as well as the point of the breakdown. It should be noted, however, that in many cases operating conditions of the vehicles or pedestrians discharged from the queue may be quite good. Nevertheless, it is the point at which arrival flow exceeds discharge flow which causes the queue to form, and level-of-service F is an appropriate designation for such points.

These definitions are general and conceptual in nature, and they apply primarily to uninterrupted flow. Levels of service for interrupted flow facilities vary widely in terms of both the user's perception of service quality and the operational variables used to describe them.

APPENDIX B

MANUAL TRAFFIC COUNT DATA

10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

APPENDIX B
MANUAL TRAFFIC COUNT DATA

Date: March 9, 1989

Location: Kalaniana'ole Highway @ WCCC/HYCF Driveways

Time (pm)	Kalaniana'ole Highway Westbound			Kalaniana'ole Highway Eastbound			HYCF Driveway Southbound			WCCC Driveway Northbound			Total All Approaches
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
4:15-4:30	5	177	2	3	318	9	5	0	0	4	3	4	530
4:30-4:45	1	187	4	5	310	4	9	1	6	2	0	10	539
4:45-5:00	0	159	2	2	324	1	5	0	0	1	0	5	499
5:00-5:15	1	175	3	6	320	0	1	0	0	1	1	9	517
5:15-5:30	1	186	1	1	287	3	1	0	1	2	0	6	489
5:30-5:45	2	178	2	7	285	0	3	0	2	3	0	3	485
Peak Hour Total	7	698	11	16	1272	14	20	1	6	8	4	28	2085

Location: Kalaniana'ole Highway @ Dairy Farm Driveway

Time (pm)	Kalaniana'ole Highway Westbound		Kalaniana'ole Highway Eastbound		Dairy Farm Driveway Northbound		Total All Approaches
	TH	LT	RT	TH	LT	RT	
4:15-4:30	176	1	0	330	0	0	507
4:30-4:45	187	0	0	319	0	0	506
4:45-5:00	159	0	0	327	0	0	486
5:00-5:15	175	0	0	326	0	0	501
5:15-5:30	186	0	1	291	0	1	479
5:30-5:45	178	1	0	292	0	1	472
Peak Hour Total	697	1	0	1302	0	0	2000

MANUAL TRAFFIC COUNT DATA (Cont.)

Date: Saturday, November 4, 1989

Location: Kalaniana'ole Highway @ WCCC/HYCF Driveways

Time (pm)	Kalaniana'ole Highway Westbound			Kalaniana'ole Highway Eastbound			HYCF Driveway Southbound			WCCC Driveway Northbound			Total All Approaches
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
2:30-2:45	0	221	0	2	231	0	1	0	0	0	0	0	455
2:45-3:00	0	191	0	3	261	0	2	0	1	0	0	0	458
3:00-3:15	1	220	0	5	221	0	0	0	0	0	1	2	450
3:15-3:30	0	192	3	1	281	0	3	0	0	0	0	0	480
3:30-3:45	0	224	0	1	271	0	1	0	0	0	0	0	497
3:45-4:00	0	255	0	1	270	1	2	0	0	0	0	1	530
4:00-4:15	0	297	2	1	246	0	0	0	0	1	0	2	549
4:15-4:30	0	226	0	0	255	0	0	0	0	0	0	2	483
Peak Hour Total	0	1002	2	3	1042	1	3	0	0	1	0	5	2059

Appendix G

Setting Aside Land for Public Purposes

J. Wallace R. Harrington, Governor of the Territory of Hawaii, by virtue of the authority vested in me by paragraph q of Section 73 of the Hawaiian Organic Act, and every other authority me hereunto enabling, do hereby order that the following described public land be and the same is hereby set aside for public purposes, to-wit, for **GIRLS' INDUSTRIAL SCHOOL to be under the control and management of the Board of Industrial Schools.**

Portion of the Government Land of Kawaihoa,
Kailua, Koolahopeko, Oahu.

Beginning at Olomana Peak at the South corner of this piece, said point of beginning being by true azimuth and distance $314^{\circ} 57' 15''$ 11715.4 feet from Government Survey Trig. Station "Kailua", as shown on Government Survey Registered Map No. 2049, and running by true azimuths:-

1. $134^{\circ} 41'$ 2155.6 feet along top of ridge to South corner of the land of Pohakupu;
2. $235^{\circ} 59'$ 945.0 feet along the land of Pohakupu, across swale to pipe on top of another ridge;
3. $180^{\circ} 48'$ 1780.0 feet down slope along the land of Pohakupu to a pipe in middle of gully at the South corner of Grant 4532 to Kalawaiaku;
4. $195^{\circ} 31'$ 2542.0 feet along Grant 4532 to Kalawaiaku and the land of Pohakupu to the South side of new Waimanalo Road;

Thence along the South side of new Waimanalo Road on the following azimuths and distances:-

5. $300^{\circ} 15'$ 237.2 feet;
6. Thence on a curve to the right with a radius of 1475.0 feet, the chord azimuth and distance being: $302^{\circ} 59' 30''$ 141.1 feet;
7. $305^{\circ} 44'$ 1728.3 feet;
8. Thence on a curve to the right with a radius of 225.0 feet, the chord azimuth and distance being: $329^{\circ} 45'$ 183.1 feet;

9. 353° 48' 758.9 feet;
10. Thence on a curve to the left with a radius of 425.0 feet, the chord azimuth and distance being: 336° 58' 246.2 feet;
11. 320° 08' 69.7 feet to fence;
12. 17° 00' 254.3 feet along fence along the land of Kuapuna;
13. 346° 00' 195.0 feet along fence along same;
14. 320° 15' 404.0 feet along fence along same to top of ridge;
15. 20° 30' 631.0 feet along top of ridge along the lands of Kuapuna and Puululu;
16. 54° 10' 750.0 feet along top of ridge along the land of Kuapuna;
17. 54° 00' 735.0 feet along same;
18. 26° 45' 1670.0 feet along top of ridge along the land of Kuapuna and Kualu to the point of beginning.

AREA 205 ACRES.

Subject to the expiration of General Lease No. 665 to Libby, McNeill and Libby of Honolulu, dated June 12, 1915, and expiring June 12, 1925.

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the Territory of Hawaii to be affixed.

Done at the Capitol at Honolulu this 13th day of

December, Nineteen Hundred and Twenty-

four.

W. R. FARRINGTON.

By the Governor:

RAYMOND C. BROWN,

Secretary of Hawaii.

APPROVED AS TO FORM:


1st Deputy Atty. Gen.

Setting Aside Land for Public Purposes

By this Executive Order, I, the undersigned, Governor of the Territory of Hawaii, by virtue of the authority in me vested by paragraph q of Section 73 of the Hawaiian Organic Act, and every other authority me hereunto enabling, do hereby order that the public land hereinafter described be, and the same is, hereby set aside for the following public purposes:

FOR Addition to Kawaihoa Girls' Home, to be under the control and management of the Department of Institutions.

ADDITION TO KAWAIHOA GIRLS' HOME

Kailua, Koolau-poko, Oahu, T.H.

Being portion of Parcel 1 and Parcel 2 of the land acquired by the Territory of Hawaii from Harold Kainalu Long Castle, et al, by Final Order of Condemnation dated September 11, 1951 and recorded in Book 2505 Pages 483-493 (Law 18456), (Land Office Deed 9841) and comprising of the following:

- a. All of R.P. 4533, Mabele Award 27, Apana 2 to Kalawaiaku;
- b. Portion of R.P. 7983 L.C.Aw. 4452 Apana 12 to H. Kalama;
- c. Portion of Grant 2906, Apana 2 to Opunomona;
- d. Portion of Deed: Republic of Hawaii to John Sumner Ellis, et als, dated October 24, 1896 and recorded in Liber 165, Pages 240-242 in the Bureau of Conveyances at Honolulu, Oahu, T. H.
- e. Portion of Grant 2891, Apana 2 to W.E. Pii;

Beginning at the northwest corner of this parcel of land, on the south side of proposed widening of Kalani-ansole Highway (Federal Aid Project No. F 6 (20)), the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAILUA" being 2166.02 feet South and 8031.81 feet East, as shown on Government Survey Registered Map 2049, thence running by azimuths measured clockwise from True South:-

1. 300° 15' 163.67 feet along the south side of proposed widening of Kalaniana'ole Highway (Federal Aid Project No. F 6 (20));
2. 15° 31' 2484.10 feet along Kawaiiloa Girls' Home (Executive Order 172, dated December 13, 1924), to a pipe;
3. 00° 48' 1780.00 feet along Kawaiiloa Girls' Home (Executive Order 172, dated December 13, 1924), to a pipe;
4. 55° 39' 945.00 feet along Kawaiiloa Girls' Home (Executive Order 172, dated December 13, 1924);
5. 159° 56' 1462.00 feet along Kawaiiloa Girls' Home (Executive Order 357, dated May 11, 1929);
6. 139° 20' 570.00 feet along Kawaiiloa Girls' Home (Executive Order 357, dated May 11, 1929) to a pipe;
7. 226° 52' 1695.13 feet along the remainder of Deed: Republic of Hawaii to John Sumner Ellis, et als, dated October 24, 1896, and recorded in Liber 165, Page 240, and along a remainder of R.P. 7983, L.C.A. 4452, Apana 12 to H. Kalama, to a pipe;
8. 209° 10' 1868.73 feet along the remainder of Grant 2906 Apana 2 to Opemona, remainder of Grant 2891 Apana 2 to W. E. Pii and remainders of R.P. 7983, L.C.A. 4452 Apana 12 to H. Kalama to the point of beginning and containing an AREA OF 86.627 ACRES.

SUBJECT to the restriction of vehicle rights of access appurtenant to the above-described land over and across Course 1 into and from Kalaniana'ole Highway, Federal Aid Project No. F 6(20), no vehicle access being permitted over and across said Course 1, as shown on the plan attached hereto and made a part hereof.

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the Territory of Hawaii to be affixed.
 Done at the Capitol at Honolulu this 23rd day of July, Nineteen Hundred and 55

Samuel Hilder King
 Governor of the Territory of Hawaii

Approved as to form:

Edward S. Lwa
 Deputy Attorney General

GFS:bya
 Checked by: lya

Appendix H

JOHN WAIHEE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS

P. O. BOX 119, HONOLULU, HAWAII 96810

RUSSEL S. NAGATA
COMPTROLLER

JAMES H. YASUDA
DEPUTY COMPTROLLER

LETTER NO. PM-1140.0

MAR 13 1990

Mr. Benjamin Lee
Chief Planning Officer
Department of General Planning
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Lee:

Subject: Development Plan Public Facilities Map
Amendment Applications for the
Women's Community Correctional Center
and Associated Infrastructure, Kailua, Hawaii
D.A.G.S. Job No. 12-27-2357

We are hereby submitting the enclosed Development Plan Public Facilities Map Amendment Applications to amend the Koolaupoko Development Plan Public Facilities Map. We request that the following Public Facilities Map symbols be added: 1) a correctional facility modification (CF/M) symbol for the proposed Women's Community Correctional Center, 2) a relief sewer line (S) symbol for a sewer line in the Pohakupu Subdivision, and 3) a sewer line symbol (S) for a sewer line from the proposed WCCC to the Olomana Subdivision. These amendments are required so that the planned improvements associated with the Women's Community Correctional Center project will conform with the Development Plans for the City and County of Honolulu.

The Development Plan Public Facilities Map Amendment Applications were prepared by DHM Planners inc. If you have any comments or requests regarding these applications, please contact Eric Parker at:

DHM Planners inc.
1188 Bishop Street, Suite 2405
Honolulu, Hawaii 96813
Phone: 521-9855

Appendix I

**ALTERNATIVE SITES STUDY
FOR THE
WOMENN'S COMMUNITY CORRECTIONAL CENTER**

Prepared for:
Department of Accounting and General Services
State of Hawaii

Prepared by:
DHM Planners inc.
1188 Bishop Street, Suite 2405
Honolulu, Hawai'i 96813

December 1989

TABLE OF CONTENTS

Introduction.....	4
I Primary Screening Factors.....	5
II Study Expansion.....	13
III Site Evaluation.....	12
A. Physical Criteria.....	29
1. Site Characteristics.....	29
2. Roadways and Utilities.....	31
3. Accessibility.....	34
B. Social Criteria.....	35
1. Compatibility with Neighboring Uses.....	35
2. Proximity to Court Systems.....	35
3. Proximity to Industrial and Agricultural Nuisances.....	36
4. Correctional Facility Security.....	36
5. Required Implementation Time.....	37
C. Cost Criteria.....	37
IV Evaluation of the Three Potential Sites.....	39
References.....	43

LIST OF EXHIBITS

I-1	State Owned Vacant Land Inventory.....	6
I-2	Tax Map TMK 5-8-1:53 (Waialeale Site).....	8
I-3	State Land Use District Map.....	9
I-4	Development Plan Map.....	10
I-5	Zoning Map.....	11
I-6	Soil Map.....	12
II-1	Tax Map TMK 4-2-3:4 (Hawaii Youth Correctional Facility Makai Site)....	16
II-2	State Land Use District Map.....	17
II-3	Development Plan Map.....	18
II-4	Zoning Map.....	19
II-5	Soil Map.....	20
III-1	Tax Map TMK 4-2-3: Portion 2 (Hawaii Youth Correctional Facility Makai Site).....	23
III-2	State Land Use District Map.....	24
III-3	Development Plan Map.....	25
III-4	Zoning Map.....	26
III-5	Soil Map.....	27
IV-1	Summary of the Category Ratings for the Physical and Social Criteria.....	40
IV-1	Numerical Summary of the Category Ratings for the Physical and Social Criteria.....	41
IV-3	Estimate Site Development Costs.....	42

INTRODUCTION

In December of 1986 a study¹ was completed to select the best location on the Hawaii Youth Correctional Facility (HYCF) grounds to build a new Women's Community Correctional Center (WCCC). The new WCCC facility is required to replace the existing overcrowded and dilapidated 100-bed medium and maximum security elements of the correctional facility and to provide future expansion space for an additional 150 female offenders. The study evaluated various sites on the HYCF grounds and it was determined by the DOC that a 14-acre site which encompassed the existing WCCC Main Facility was best suited for the new facility (this site is identified as HYCF Mauka site throughout this report). Based on this determination, the Department of Corrections (DOC) and the Department of Accounting and General Services (DAGS) proceeded with plans for the construction of a new WCCC facility.

In July of 1989, the DAGS filed an Environmental Assessment/Environmental Impact Statement Notice for the proposed new WCCC. The 14-acre site, which has been historically known as being part of the Hawaii Youth Correctional Facility (HYCF) grounds or the Koolau Correctional Complex, is already owned by the State and under Executive Order assigned to the DOC. The site includes the existing Main Facility of the WCCC which contains six dorms for medium and maximum security female offenders, a detention unit, an ISO (isolation unit), central control, a medical unit, a library, a kitchen, a laundry area, program control and staffing. Approximately 100 female offenders are currently housed in the Main Facility.²

Due to the ownership of the HYCF property, the DOC is not legally required to evaluate or study other properties for the new WCCC facility. However, at the Kailua Neighborhood Board No. 31 meeting on May 4, 1989 community members raised concern over the lack of consideration given to alternative sites (other locations) for the new WCCC facility. In response to this community concern, the DAGS and the DOC decided to conduct an alternative sites study. The objective of this study is to identify and evaluate the potential alternative sites for the proposed WCCC.

1 DAGS, WCCC Project Development Report, December, 1986.

2 The Community Furlough Satellite Facility, located southeast of the project site, houses inmates of minimum security and community custody level and serves as an operational community furlough annex to the main WCCC facility. Approximately 43 female offenders are housed in this facility.

I. PRIMARY SCREENING FACTORS

Both the DAGS and the DOC determined that due to the urgency of the Consent Decree in Spear vs. Ariyoshi (CIV 84-1104)³ the following four factors were essential factors to be considered in selecting the potential sites.

1. The correctional facility should be built on Oahu, as the majority of the inmates are Oahu residents;
2. To avoid costly and lengthy land purchase negotiations, all lands should be State owned vacant parcels;⁴
3. The site should be 20 acres or more (or be neighboring parcels which together equaled 20+ acres); and
4. The land should not be located in a State Conservation District (as correctional facilities are not permitted uses).

A thorough review of the Department of Land and Natural Resources' "State Vacant Land Inventory" revealed nine (9) sites that met the primary screening factors for Oahu location, ownership, size and State Land Use District. Further research on the nine (9) potential sites revealed that six (6) are reserved "to remain open to ensure pure fresh water resources,"⁵ and two (2) sites are reserved for roadway expansion by the Department of Transportation.

As summarized in Exhibit I-1, these findings eliminated all but one of the nine (9) State-owned vacant land parcels on Oahu from consideration for the proposed new WCCC facility.⁶ The following is a brief description of the one remaining alternative site in Waialeale.

- 3 The Hawaii ACLU and ACLU's National Prison Project successfully sued the state in 1984 to reduce overcrowding and improve the overall correctional facility environment. A new correctional facility must be built to ameliorate many of the cited conditions in the existing WCCC facility.
- 4 No land acquisition fund has been appropriated. A legislative action is required to appropriate the land acquisition fund.
- 5 In mid 1988 a series of meetings between the Department of Health and Board of Water Supply were held. As a result consensus was reached that these parcels should not be developed. Telephone conversation with Mr. Ted Saito, Environmental Engineer, Department of Health, December 13, 1989.
- 6 Waialeale parcel was included in the past University of Hawaii (UH) master plan as a site for aquaculture research. However, interest has waned on this idea. Presently the UH is interested in using the parcel to develop experimental pastureland vegetation. No formal application has been made to the Board of Land and Natural Resources at this date. Telephone conversation with Mr. Walter Harada, Acting Director, Planning and Management Systems Office, UH, December 13, 1989.

EXHIBIT I-1

STATE OWNED VACANT LAND INVENTORY ON OAHU
FOR WOMEN'S COMMUNITY CORRECTIONAL CENTER ALTERNATIVE SITES

THK	LOT AREA (ACRES)	LOCATION	STATE LAND USE DISTRICT	CITY DEVELOPMENT PLAN	CITY ZONING	OTHER AGENCY PLANS
4-1-10:1 (por. 1)	44.947	Waimanalo	A	AG	AG-1	Water Reserve
4-1-10:1 (por. 2)	43.447	Waimanalo	A	AG	AG-1	Water Reserve
4-1-10:79 (por. 1)	59.0	Waimanalo	A + C	AG + P	AG-2, P-1	Water Reserve
4-1-10:79 (por. 2)	50.0	Waimanalo	A	AG	AG-2	Water Reserve
4-1-27:13	47.2	Waimanalo	A	AG	AG-1	Water Reserve
5-3-7:8	48.9	Punaluu	A + C	AG + P	AG-2, P-1	Water Reserve
5-8-1:53	20.828	Waialea	A	AG	AG-2	---
9-1-16:31						
9-1-16:32	22.008	Honouliuli	U	Military	F-1	Roadway
9-1-17:3						
9-9-10:46	21.647	Red Hill	U	Moanalua Road	R-5	Roadway

State Land Use Districts

A = Agriculture
C = Conservative
U = Urban

City Development Plan

P = Preservation
AG = Agriculture

City Zoning

AG-1 = Restricted Agricultural District
AG-2 = General Agricultural District
F-1 = Military
R-5 = Residential District

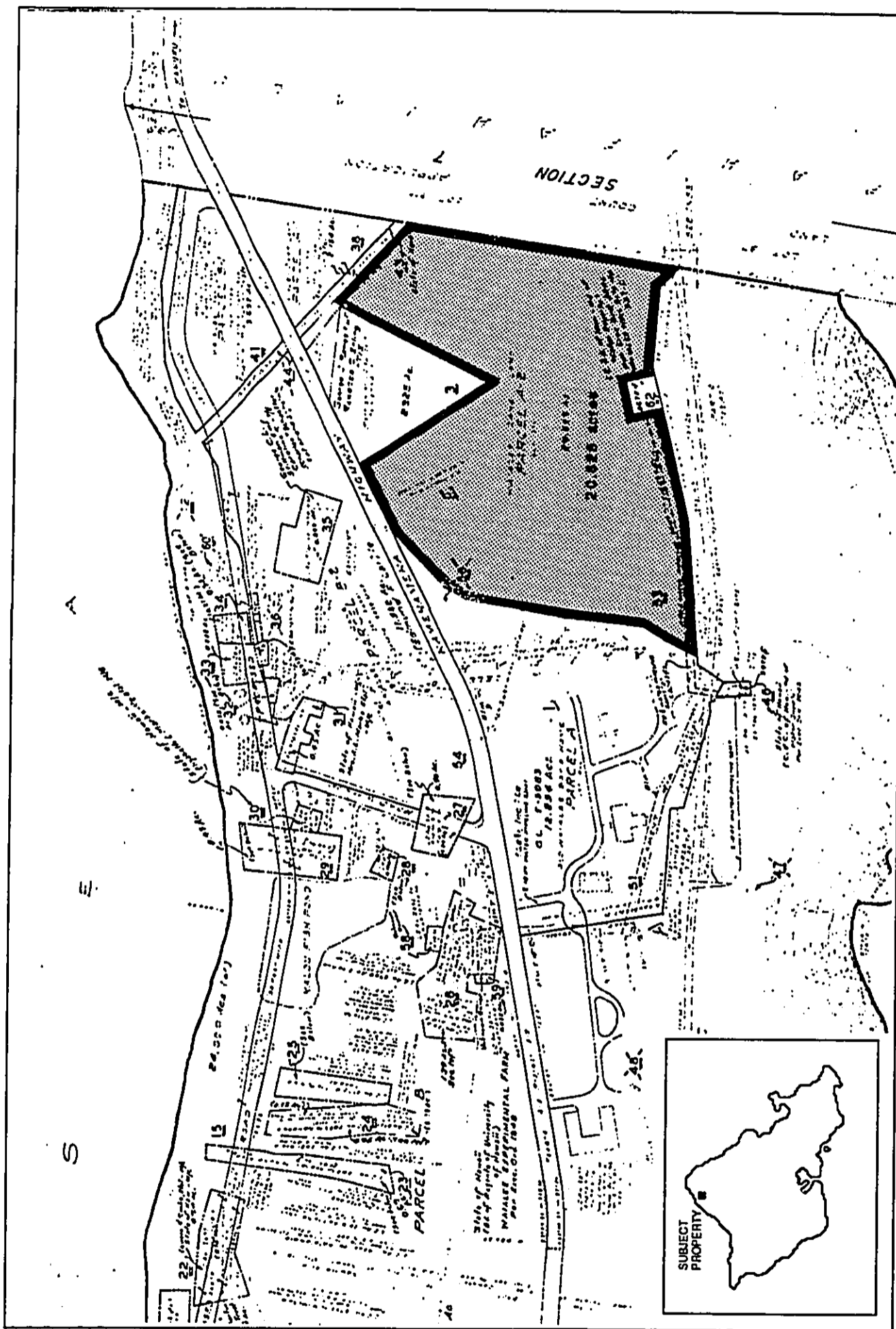
WAIALEE TMK 5-8-1:53

This 20.828 acre parcel is located mauka of Kamehameha Highway next to the University of Hawaii Waialeale livestock research farm in Waialeale (see Exhibit I-2). The State Land Use District designation is Agriculture (see Exhibit I-3). The City Development Plan designation for the property is Agriculture, and the City zoning is AG-2, General Agricultural District (see Exhibits I-4 and I-5). Existing slopes range between 8.5 and 11 percent. The parcel is located within the Special Management Area.

Waialua (WkB) silty clay covers the majority of the parcel with Kaene (KanE) stony clay covering the remainder (see Exhibit I-6). The soils are over 5 feet deep. Waialua has a moderate shrink swell potential, moderate permeability and a borderline low to high shear strength. Kaene soils have a high shrink swell potential, a slow permeability and a low shear strength. Development on these soils is rated as being fair.

The parcel is located mauka of the Underground Injection Control (UIC) line and injection well wastewater disposal is not permitted. Because the municipal wastewater disposal system is not available in the vicinity, development of an on-site wastewater treatment/disposal system will be required.

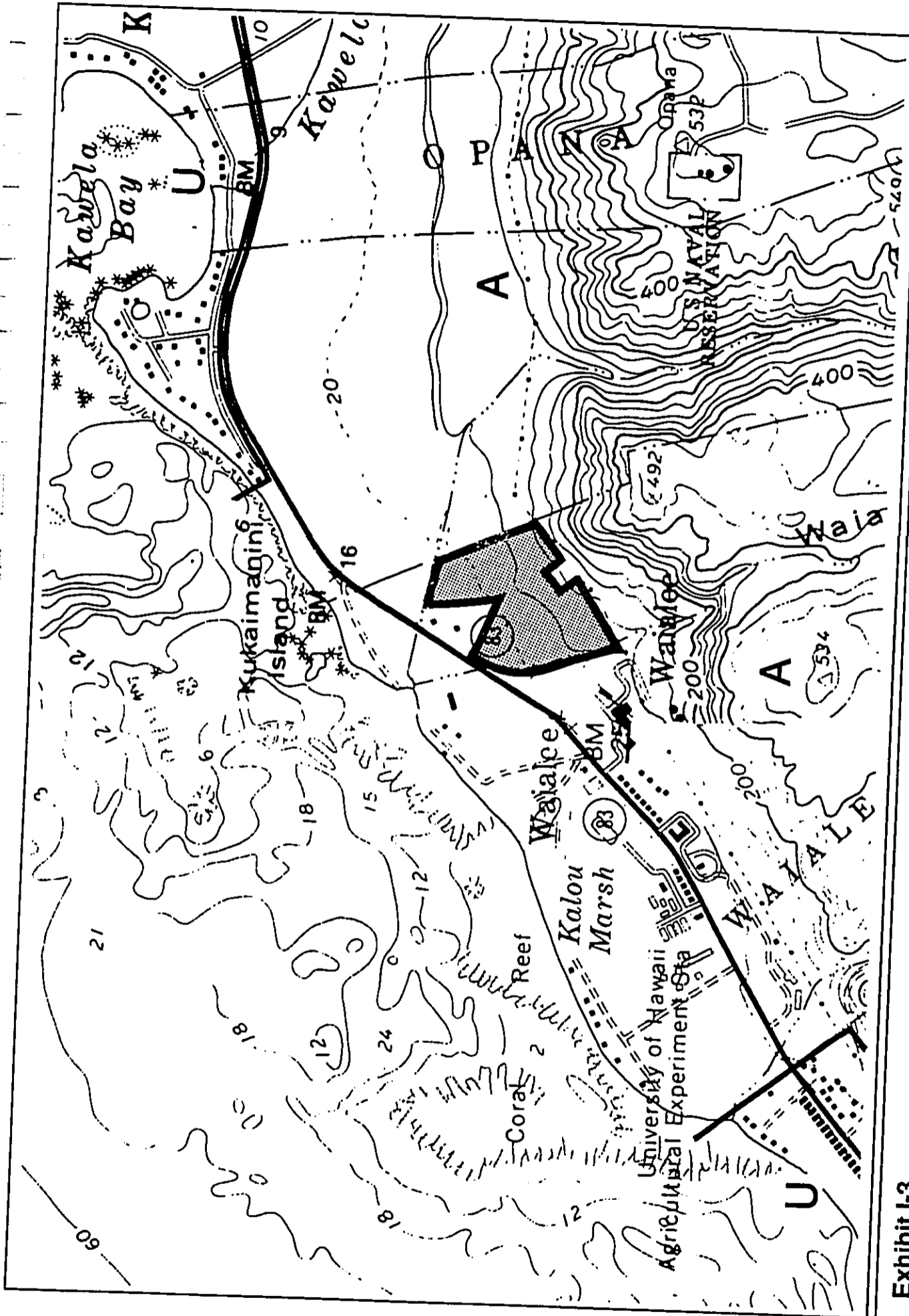
The domestic and fireflow water for the facility will be provided from the Board of Water Supply's 208 system. There will be very marginal residual pressure on the upper areas of the parcel. Based on this low water pressure it is recommended that no development occur in this area. In addition, the lower portions adjacent to Kamehameha Highway should be left vacant for use as a leaching field, if necessary. Parking areas could be constructed over the leaching field.



DHM inc.
Land Use and
Environmental
Planning



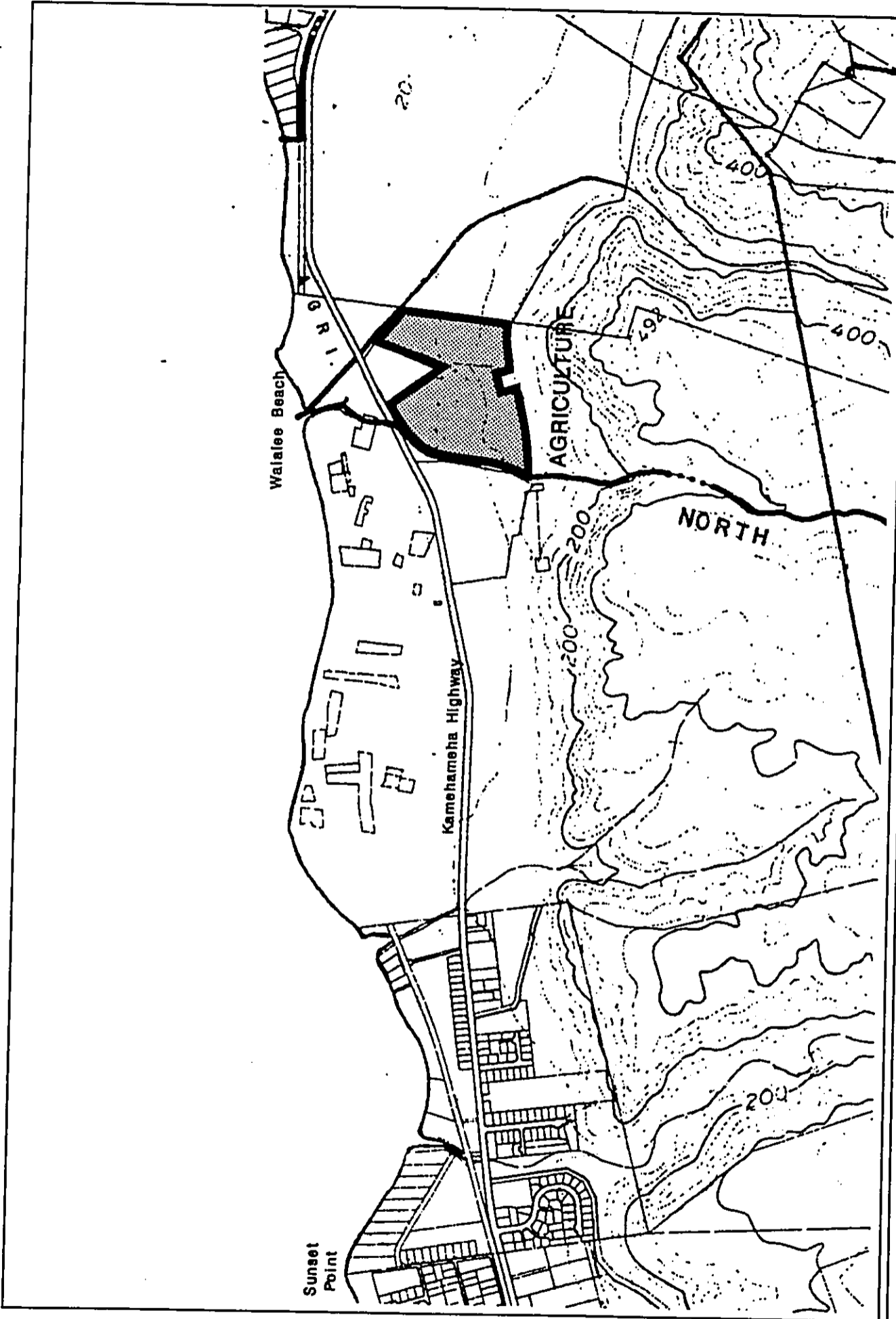
Exhibit I-2
Tax Map (TMK: 5-8-1:53)
WCCC ALTERNATIVE SITES STUDY



DHM inc.
Land Use and
Environmental
Planning



Exhibit I-3
State Land Use District Map
WCCC ALTERNATIVE SITES STUDY



DHM inc.
 Land Use and
 Environmental
 Planning

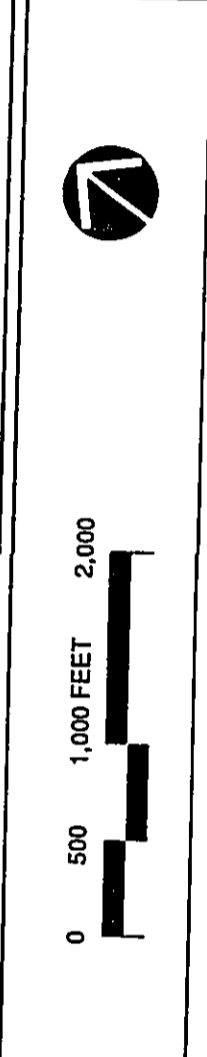
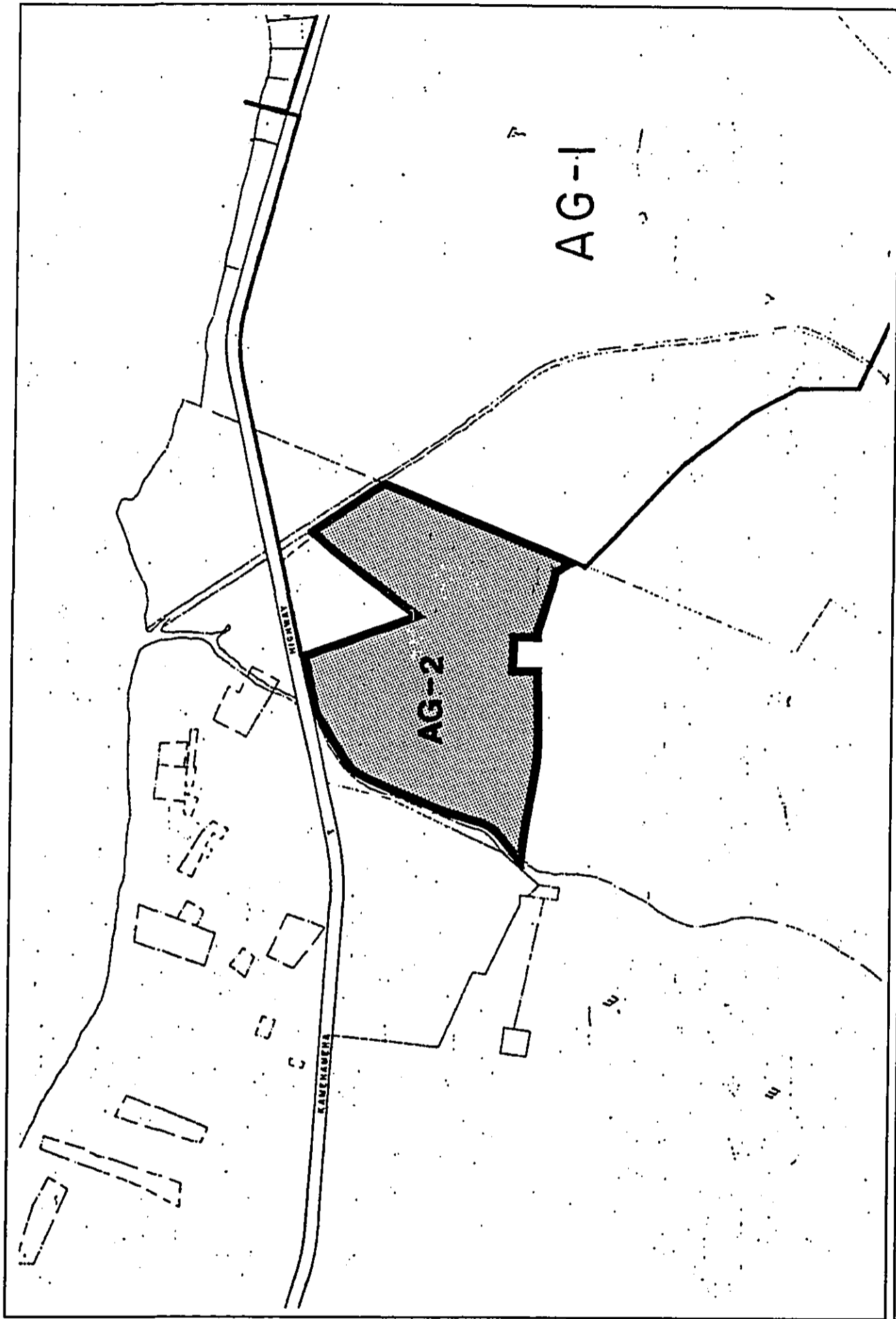


Exhibit I-4
Development Plan Map
WCCC ALTERNATIVE SITES STUDY



DHM inc.
Land Use and
Environmental
Planning



Exhibit I-5
Zoning Map
WCCC ALTERNATIVE SITES STUDY

II. STUDY EXPANSION

With one (1) potential site remaining for analysis, the DAGS and the DOC decided to evaluate three additional sites which were not vacant: 1) the Waiawa Minimum Security facility; 2) Waimano Training School and Hospital lands; and 3) the makai parcel of the HYCF property.

The following is a brief description of these three alternative sites.

WAIAWA MINIMUM SECURITY FACILITY TMK 9-6-5:11

This 157.9-acre parcel is sited on U.S. military reservation lands which also house the Waiawa Minimum Security facility. The State Land Use District designation is Urban. The City Development Plan designation for the property is Public Facility, and the City zoning is F-1, Military.

The Waiawa Minimum Security facility lands were obtained through a *quitclaim deed* from the Federal government.⁷ Any sentenced felons who are to be incarcerated at Waiawa must sign a contract to participate in educational programs.⁸ If an inmate decides at some point to become a "time server" only with no opportunity for parole, he is forced to leave Waiawa and is sent to another facility. The only people who do not participate in the educational programs are the short-timers (i.e. short-term medical people or those on their way out of the facility).⁹

The proposed WCCC facility is expected to regularly house approximately 60 pretrial inmates.¹⁰ As these women have not officially been sentenced, they cannot be forced to participate in educational programs. Therefore, the strict requirement that sentenced felons participate in educational programs on the Waiawa Minimum Security lands cannot be adhered to by the WCCC pretrial inmate population.

The only way to possibly circumvent the quitclaim deed restrictions would be for the State to attempt to buy a portion of the unused Waiawa lands from the Federal government.¹¹

7 Source: Quitclaim Deed, dated April 25, 1985.

8 Hawaii Revised Statutes 353-64, Prisoners Paroled, amended by Act 147, SLH 1988 effective June 1, 1988.

9 Source: Ms. Agnes Baro, DOC, Acting Training Development Center Administrator, telephone conversation on August 7, 1989.

10 Source: State Intake Service Center projections Memo No. 1, 2/28/86, and Corrections Division Memo, 3/3/86, quoted in WCCC Project Development Report, pp. 2.6-2.7.

11 Ibid.

Because of these constraints on the use of the property, this site was eliminated from further consideration.

WAIMANO TRAINING SCHOOL AND HOSPITAL TMK 9-7-25:1

This 242.1-acre parcel includes a 13.6-acre site that was considered for WCCC development on the grounds of the Waimano Training School and Hospital (WTSH). The State Land Use District designation is Urban. The City Development Plan designation for the parcel is Public Facility. The City zoning designations for the parcel are split between P-1, Restricted Preservation, P-2, General Preservation and R-5, Residential.

On April 14, 1989 the Legislature passed a resolution which appropriated \$500,000 to the Department of Health (DOH) for the development of a master plan for the WTSH lands and facilities.^{1 2}

While the WTSH parcel has sufficient acreage for the proposed WCCC, the Waimano master plan study may require two or more years for completion. According to the legislative funding requirements, the DOH progress report is due December 1990, with the final study due December 1991. If the two-year study were to determine siting the WCCC facility on the WTSH parcel is feasible, site preparations (including the possible removal of existing structures and current client relocation) could require an additional year to complete.

Because of the time constraints associated with the proposed WCCC facility's development, this parcel was eliminated from further consideration.

HAWAII YOUTH CORRECTIONAL FACILITY (HYCF) MAKAI PARCEL TMK 4-2-3:4

This 80.10-acre parcel includes a 14.1-acre site that was considered in the December 1986 study for WCCC development on the grounds of the HYCF (see Exhibit II-1). The State Land Use District designation is Urban (see Exhibit II-2). The City Development Plan designation is Public Facility (see Exhibit II-3). The City zoning designation is AG-2, General Agricultural District (see Exhibit II-4).

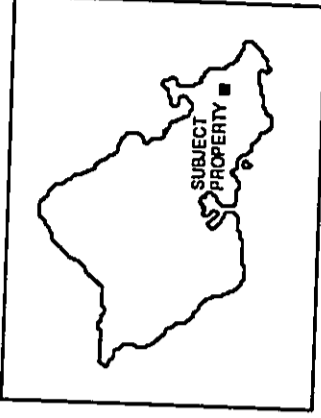
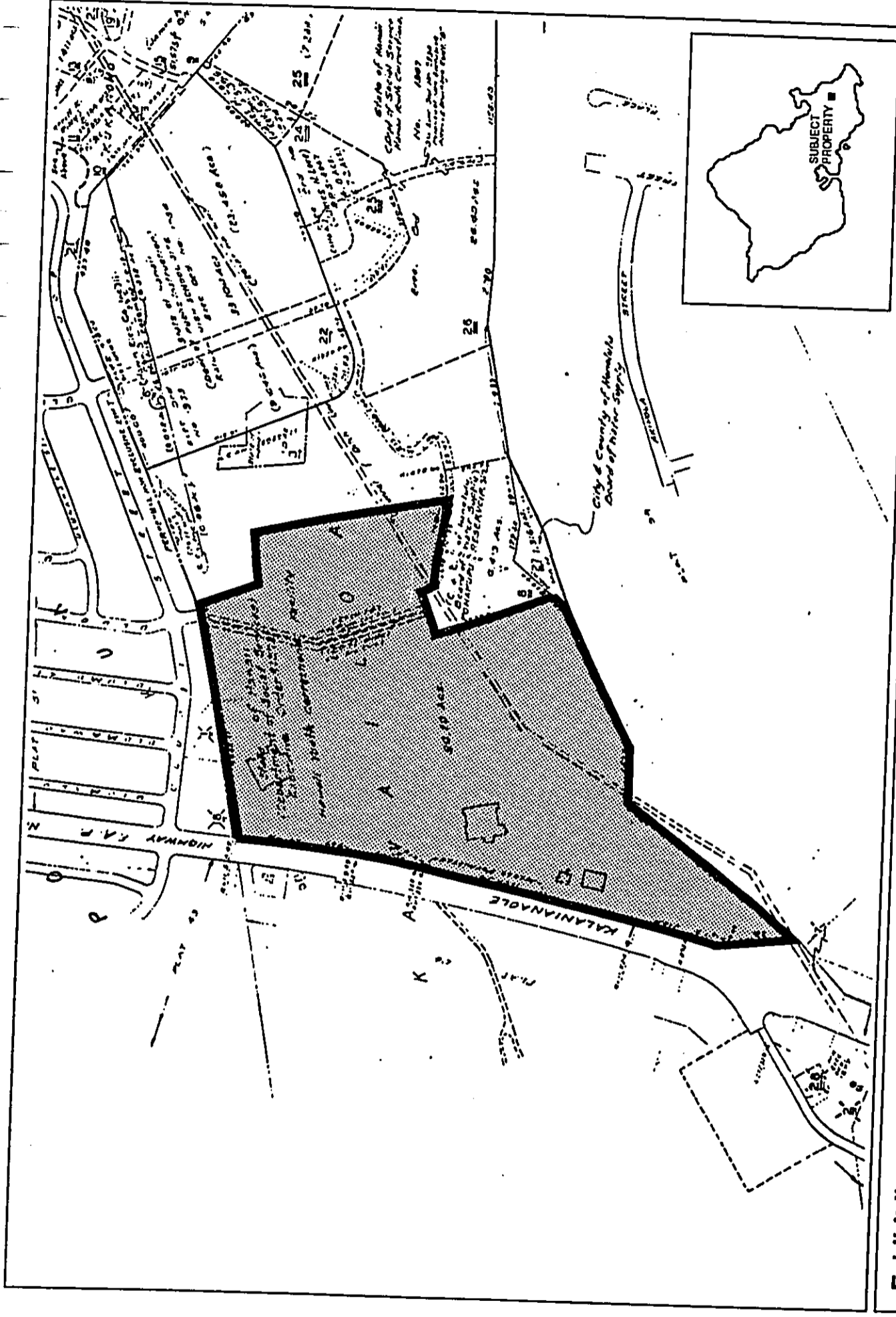
¹² Senate Resolution No. 193, S.D. 1.

The primary topsoils on the parcel are Alaeloa silty and Pohakupu silty clay loam (see Exhibit II-5). Alaeloa (AeE) silty clay soils are over 5 feet deep, have a moderate shrink-swell potential, a moderately rapid permeability and a high shear strength. Pohakupu (PkB, PkC) silty clay loam soils are also over 5 feet deep, have a moderate shrink swell potential, a moderately rapid permeability and a high shear strength. Development on these soils is rated as being fair.

Siting the WCCC facility on the makai side of the HYCF lands would place it within approximately 250 feet of the Pohakupu subdivision and 50 feet of Kalaniana'ole Highway.

Water needs for the proposed WCCC facility could be met by the existing 1.0 mg Pohakupu reservoir and 12-inch water main. The site has adequate water pressure and capacity available to meet facility needs. However, construction of fire hydrants will be required. An access road, contractor's road and relief sewer would not be required if this site were selected.

Development on the HYCF Makai site would entail the replacement of HYCF housing and support services before commencing WCCC construction work. The estimated expense for building the necessary secured housing, ballfield, medical/dental facilities, kitchen, school, and water supply system on the mauka site is \$19,780,000.



DHM inc.
Land Use and
Environmental
Planning

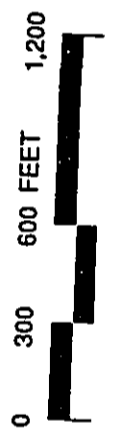
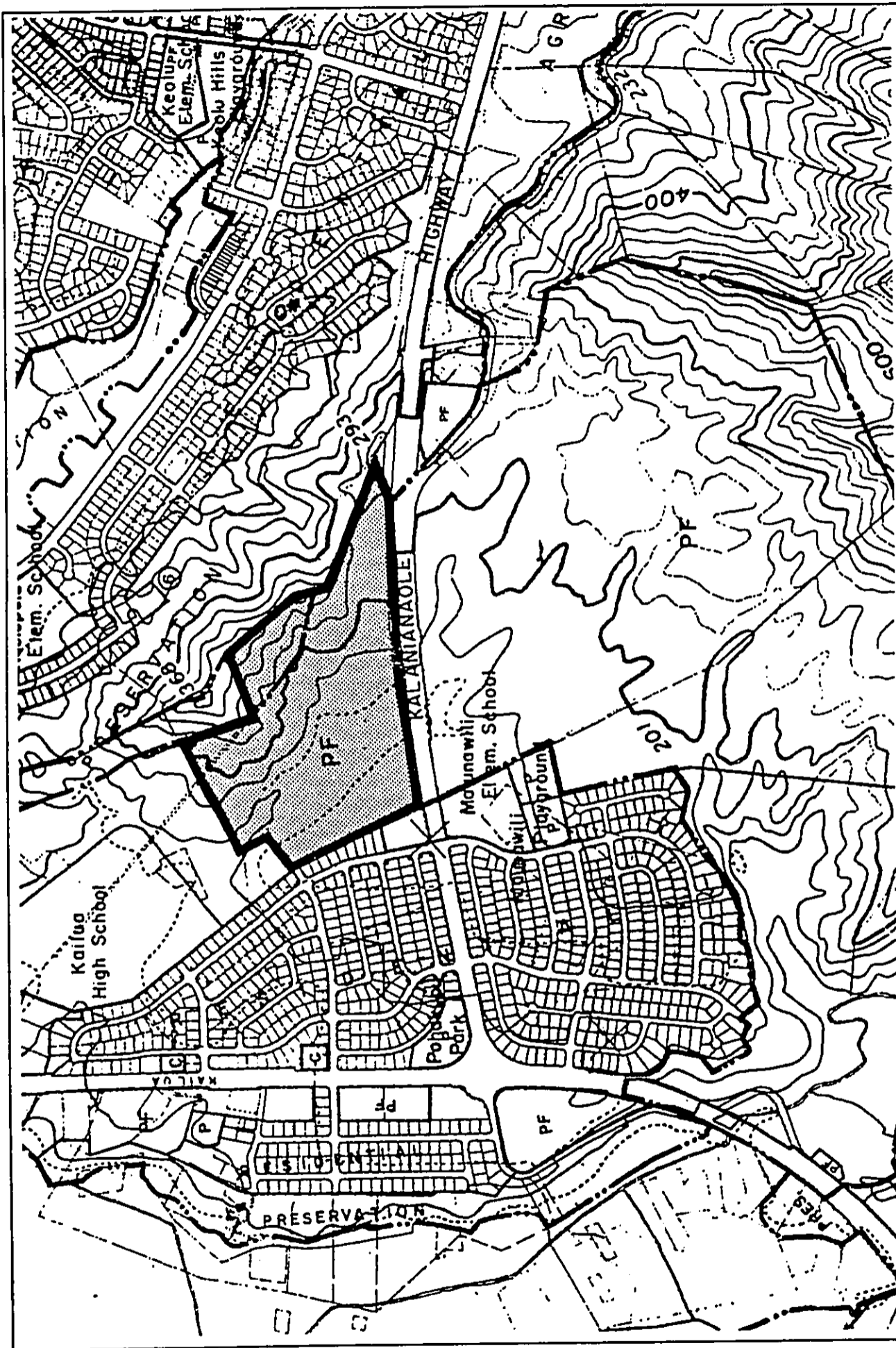


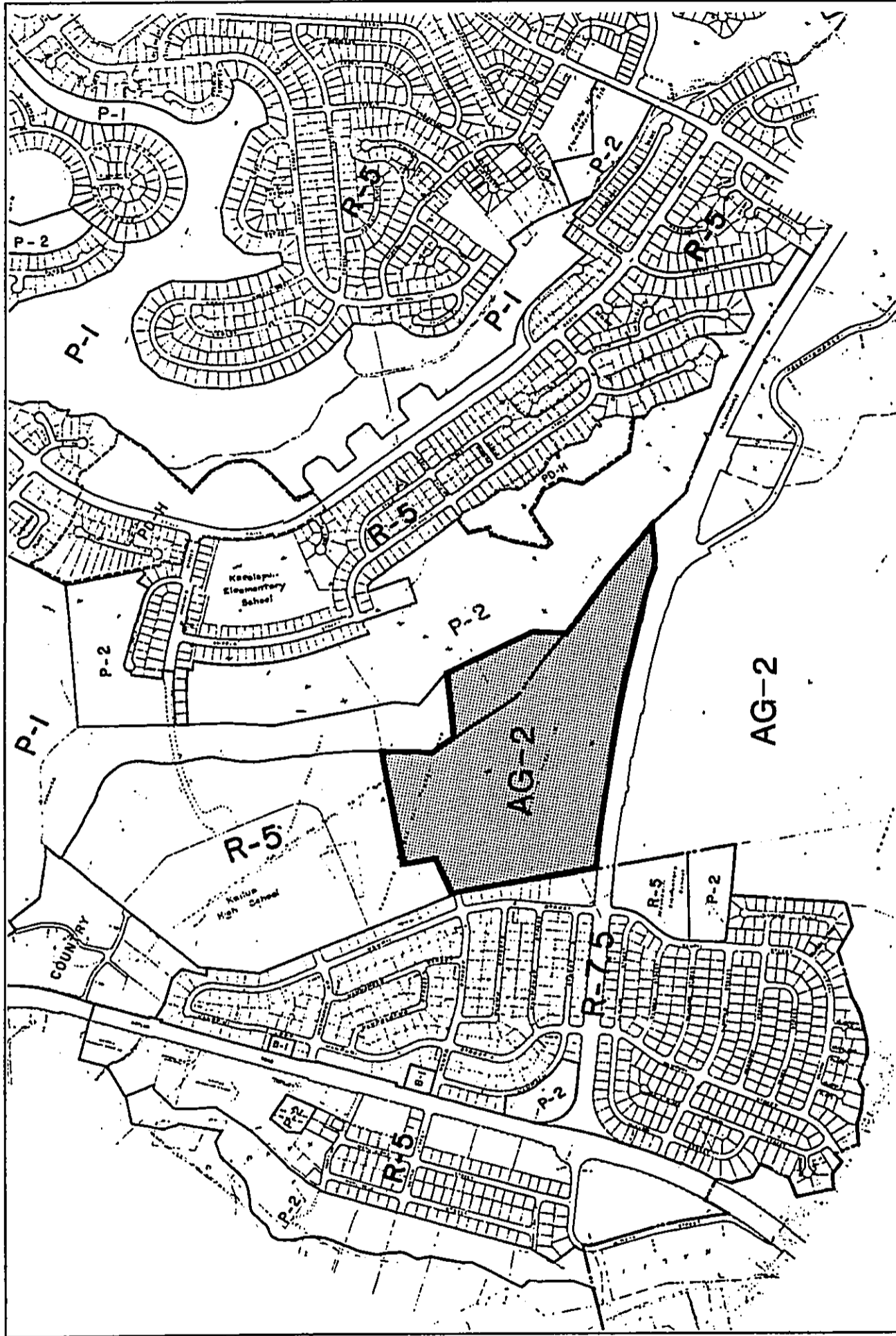
Exhibit II-1
Tax Map (TMK: 4-2-3:4)
WCC ALTERNATIVE SITES STUDY



DHM inc.
 Land Use and
 Environmental
 Planning



Exhibit II-3
Development Plan Map
WCCC ALTERNATIVE SITES STUDY



DHM inc.
 Land Use and
 Environmental
 Planning

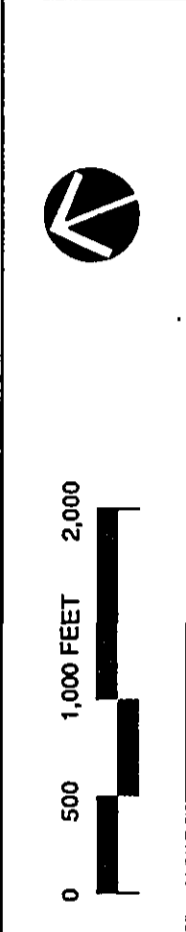
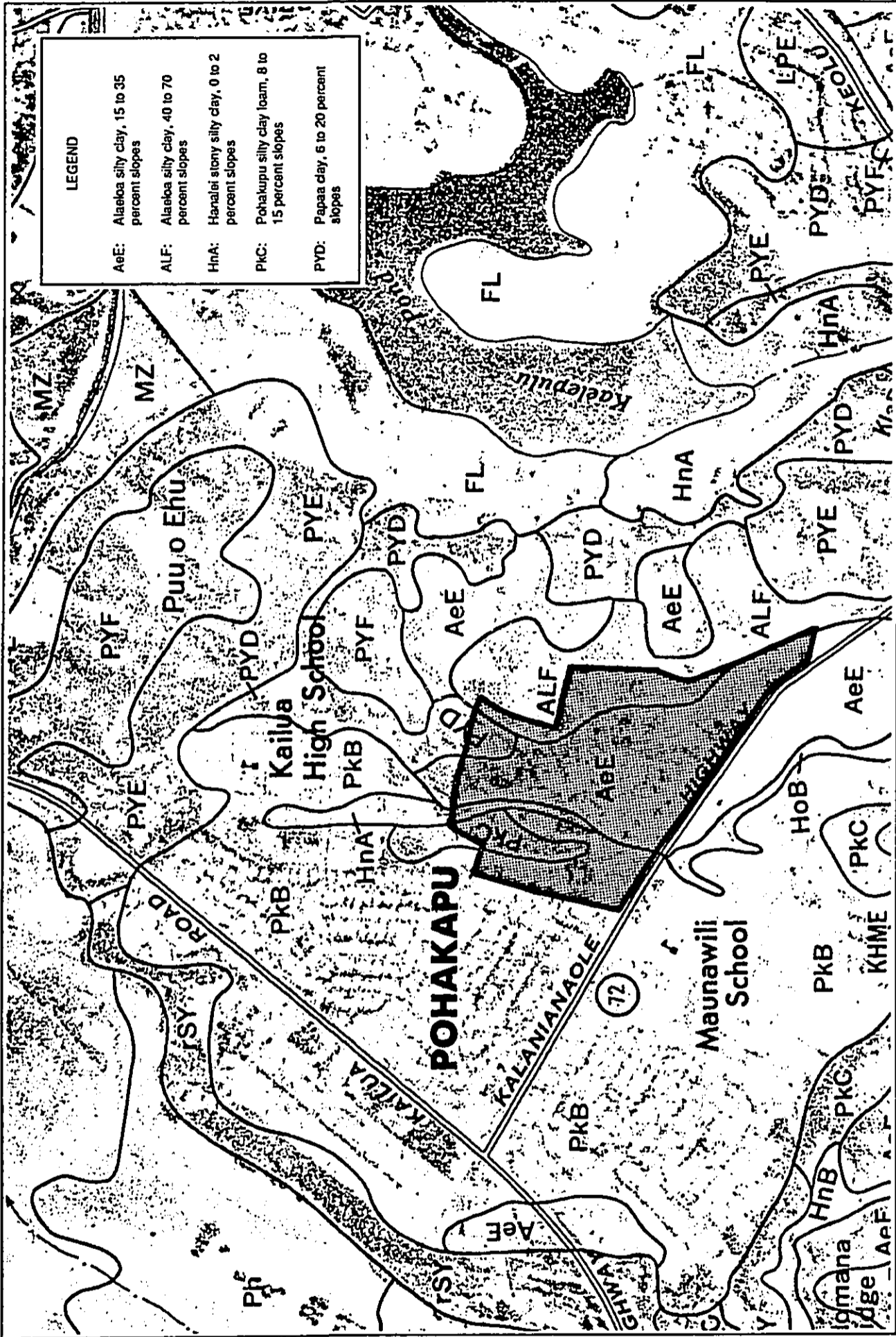


Exhibit II-4
Zoning Map
WCCC ALTERNATIVE SITES STUDY



LEGEND	
AeE:	Alaekoa silty clay, 15 to 35 percent slopes
ALF:	Alaekoa silty clay, 40 to 70 percent slopes
HnA:	Hanalei stony silty clay, 0 to 2 percent slopes
PkC:	Pohakupu silty clay loam, 8 to 15 percent slopes
PYD:	Papaa clay, 6 to 20 percent slopes

DHM inc.
Land Use and Environmental Planning

Exhibit II-5
Soil Map
WCCC ALTERNATIVE SITES STUDY

III. SITE EVALUATION CRITERIA

The foregoing "screening" process indicates only the Waialeale site (TMK 5-8-1:53) and the HYCF Makai site (TMK 4-2-3:4) satisfy the primary screen factors and should be further evaluated together with HYCF Mauka site (TMK 4-2-6: portion 2).

The following is a brief description of the HYCF mauka site.

HAWAII YOUTH CORRECTIONAL FACILITY (HYCF) MAUKA PARCEL

TMK 4-2-6: portion 2

This 442-acre parcel includes a 14-acre site that was described in the December 1986 Project Development Report for the WCCC (see Exhibits III-1). This site was considered most appropriate project site because it was the most responsive to the needs of the adjacent community. Presently located on the site is the existing Main Facility of the WCCC which contains six dorms for medium and maximum security female offenders.

The State Land Use District designation for the site is Agriculture (see Exhibit III-2). The City Development Plan designation is Public Facility (see Exhibit III-3). The City zoning designation is AG-2 General Agricultural District (see Exhibit III-4). Existing slopes of the site average approximately 5 percent across the site.

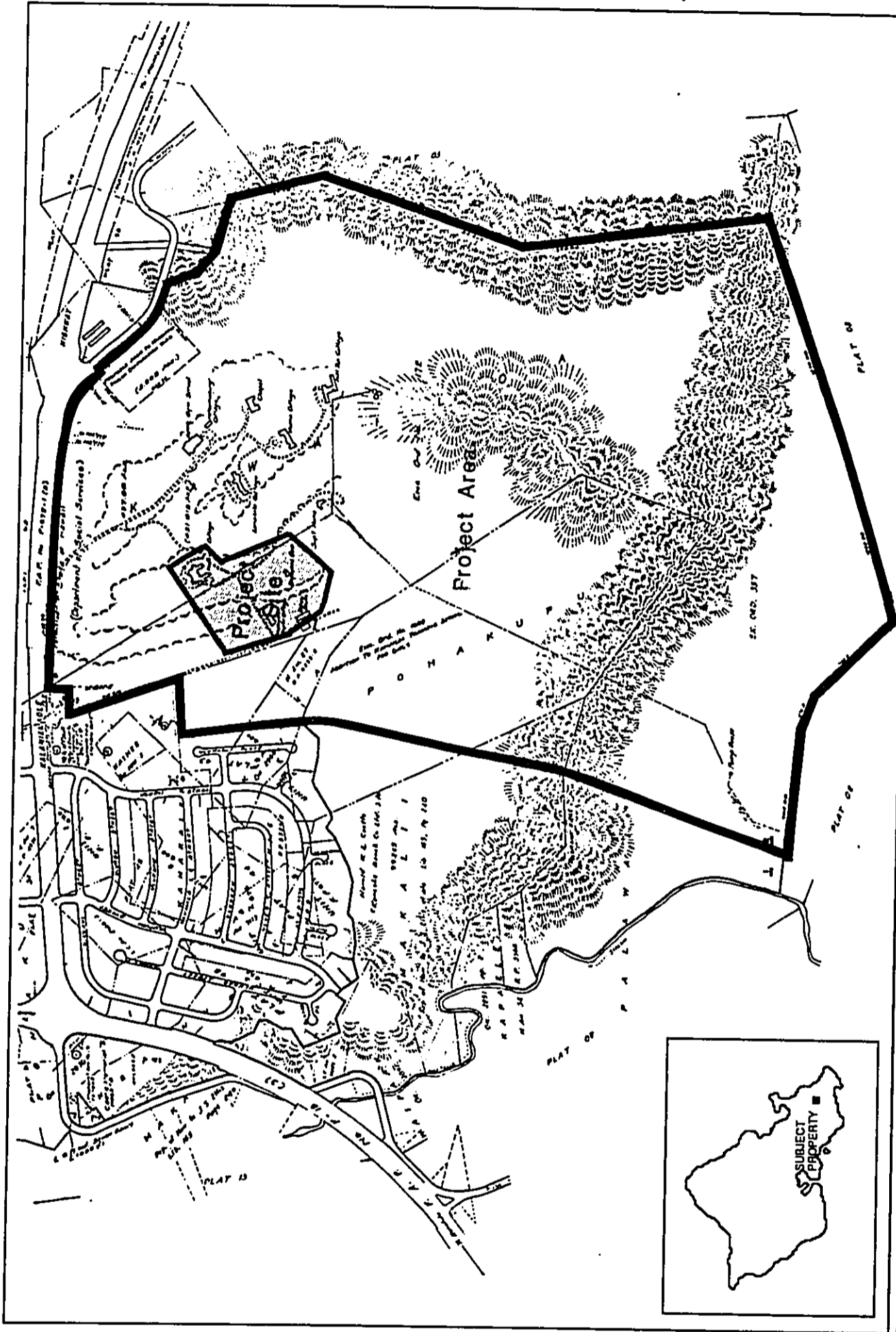
The primary topsoil of the site is Pohakupu (PkB, PkC) silty clay loam, with an inclusion of Kaneohe silty clay loam (KHME) (see Exhibit III-5). Pohakupu soils are over 5 feet deep, have a moderate shrink swell potential, a moderately rapid permeability and a high shear strength. Development on the predominant Pohakupu soil is rated fair.

In order to meet water and fire demand needs for the proposed facility, a new 0.6 mg reservoir with new and upgraded water main lines will be required. Construction of a relief and off-site wastewater system will also be required to adequately meet the facility's wastewater disposal needs.

The existing WCCC facility is approximately a 25-minute vehicular drive from the downtown Honolulu District and Circuit Courts and a 20-minute drive from the Koolaupoko court system. In addition, the facility has a good working relationship with the Koolaupoko District Court, Castle Hospital and local community organizations. Neighborhood associations have provided

support and assistance to the inmates, and developed the children's playground area for visiting family members.

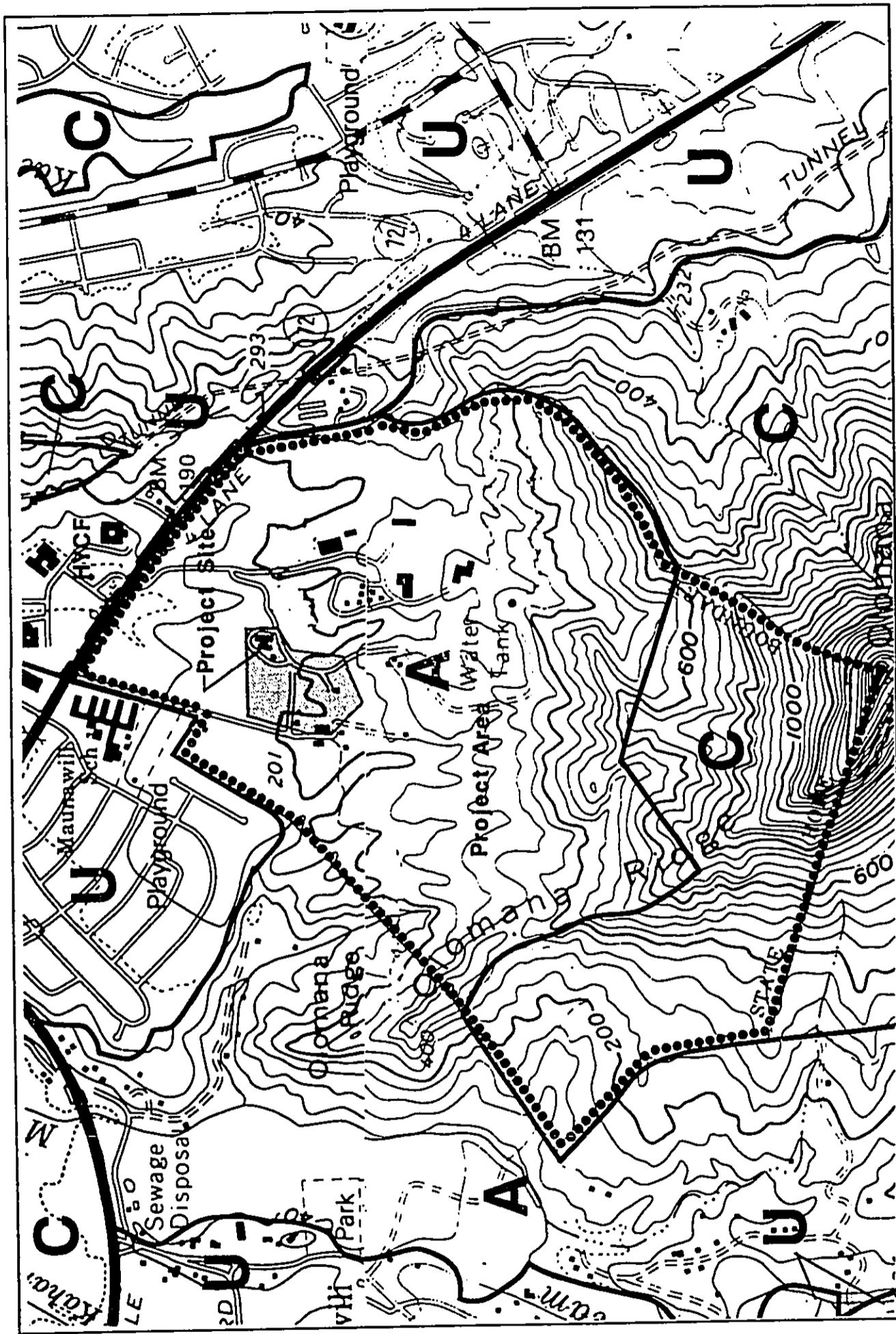
Open pasture land around the site provide a physical buffer of approximately 480 to 730 feet from the Olomana subdivision and a 1,180 feet from Kalaniana'ole Highway.



DHM inc.
Land Use and
Environmental
Planning



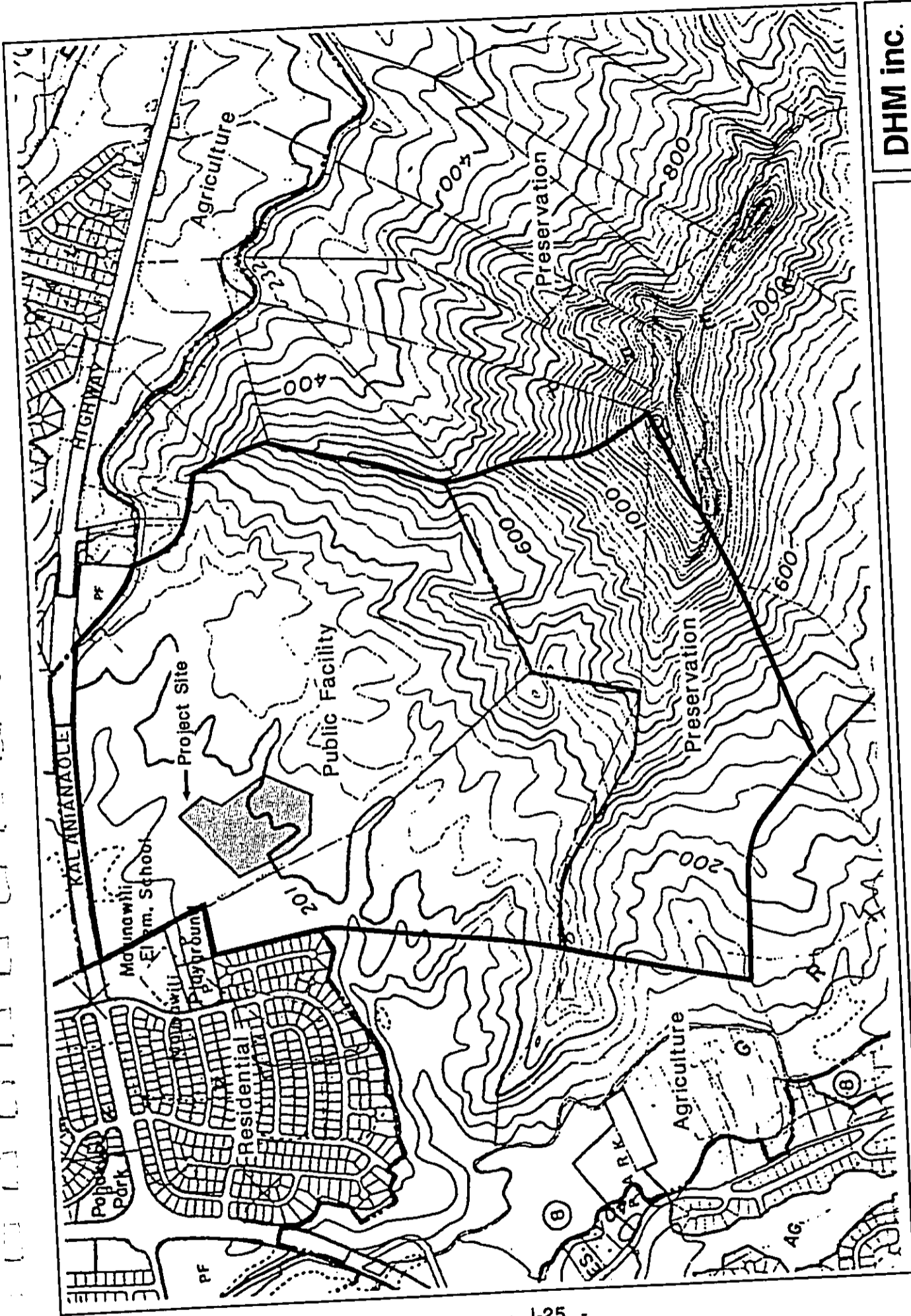
Exhibit III-1
Tax Map (TMK: 4-2-6: Portion of 2)
WCCC ALTERNATIVE SITES STUDY



DHM inc.
 Land Use and
 Environmental
 Planning



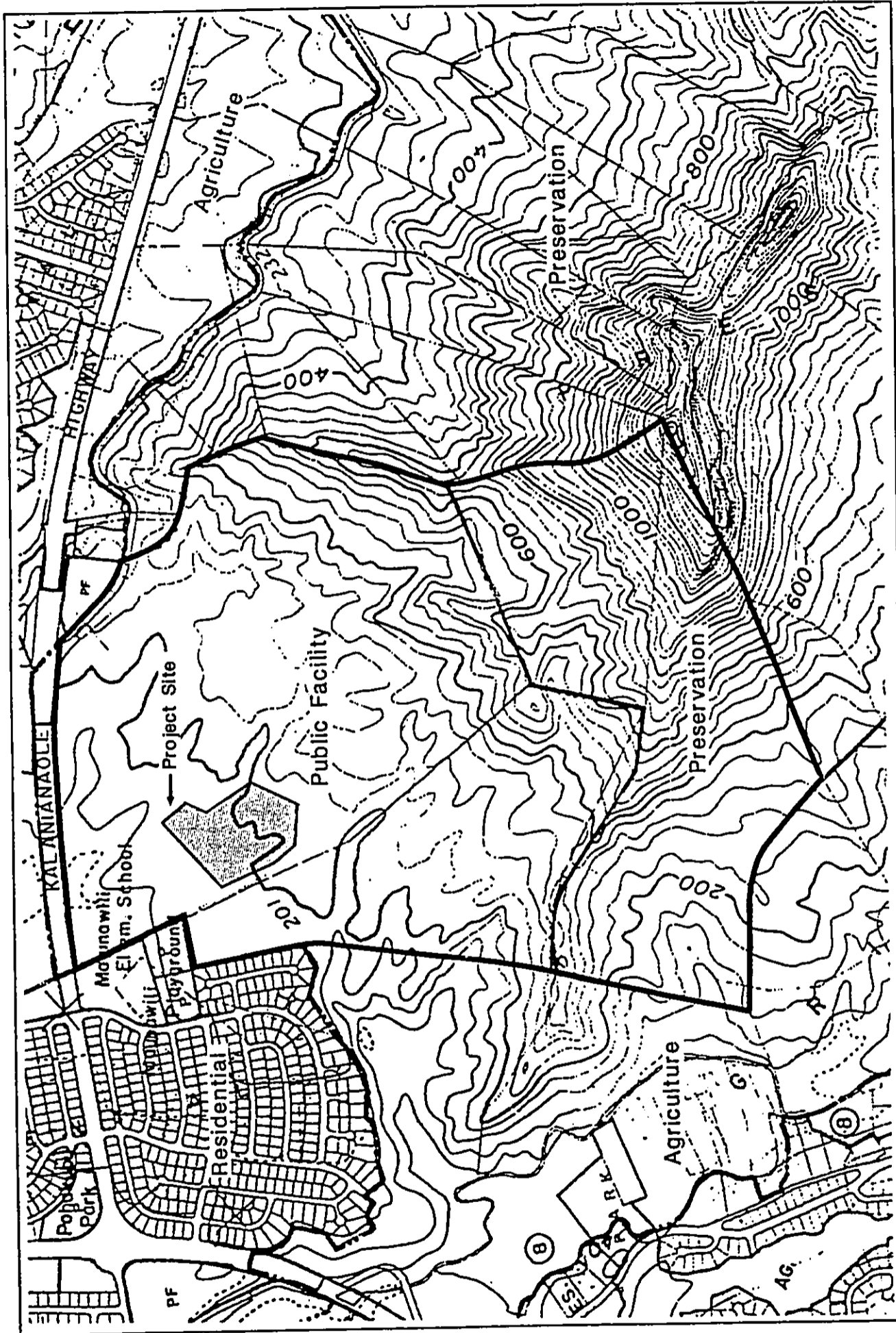
Exhibit III-2
State Land Use District Map
 WCCC ALTERNATIVE SITES STUDY



DHM inc.
 Land Use and
 Environmental
 Planning



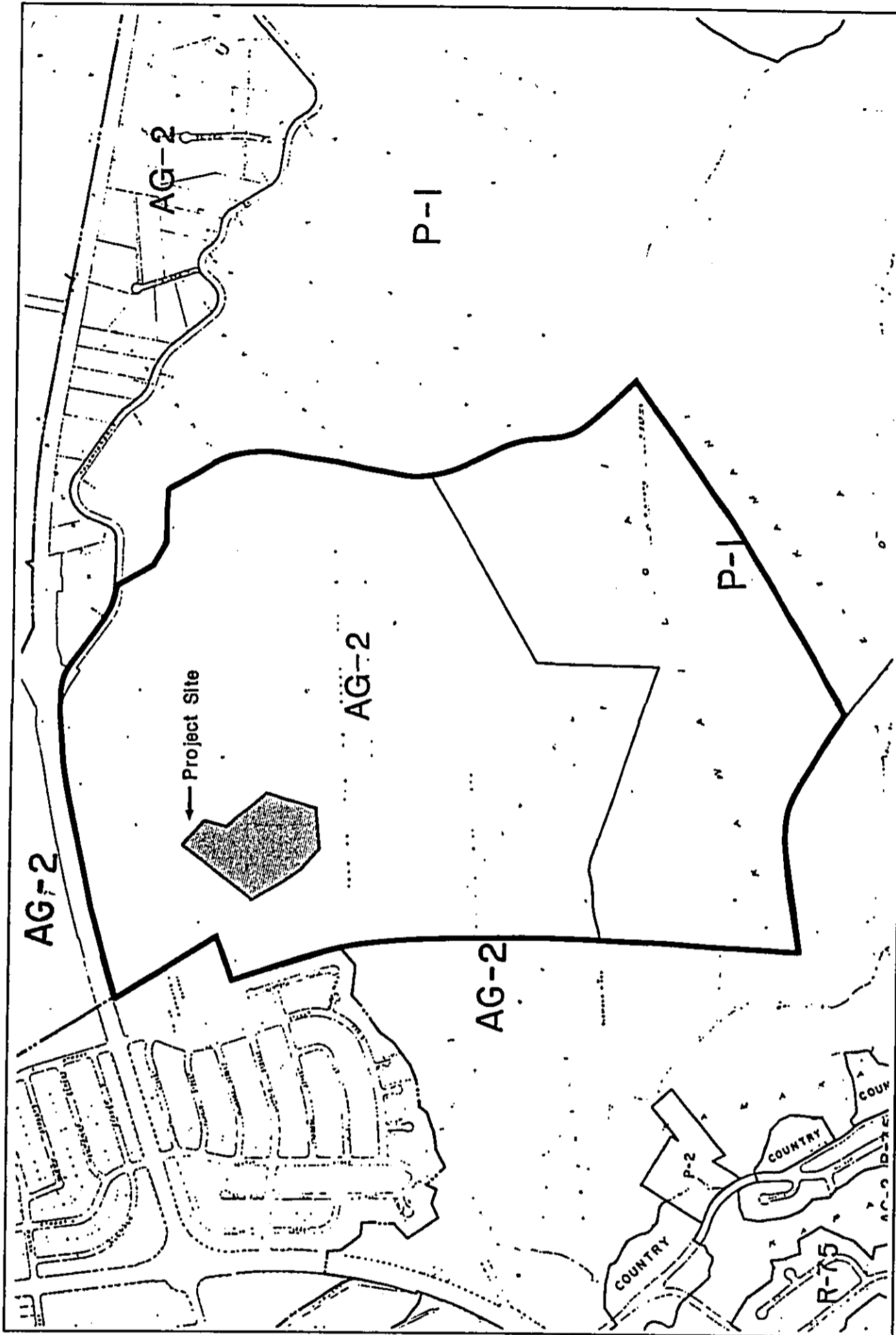
Exhibit III-3
Development Plan Map
WCCC ALTERNATIVE SITES STUDY



DHM inc.
 Land Use and
 Environmental
 Planning



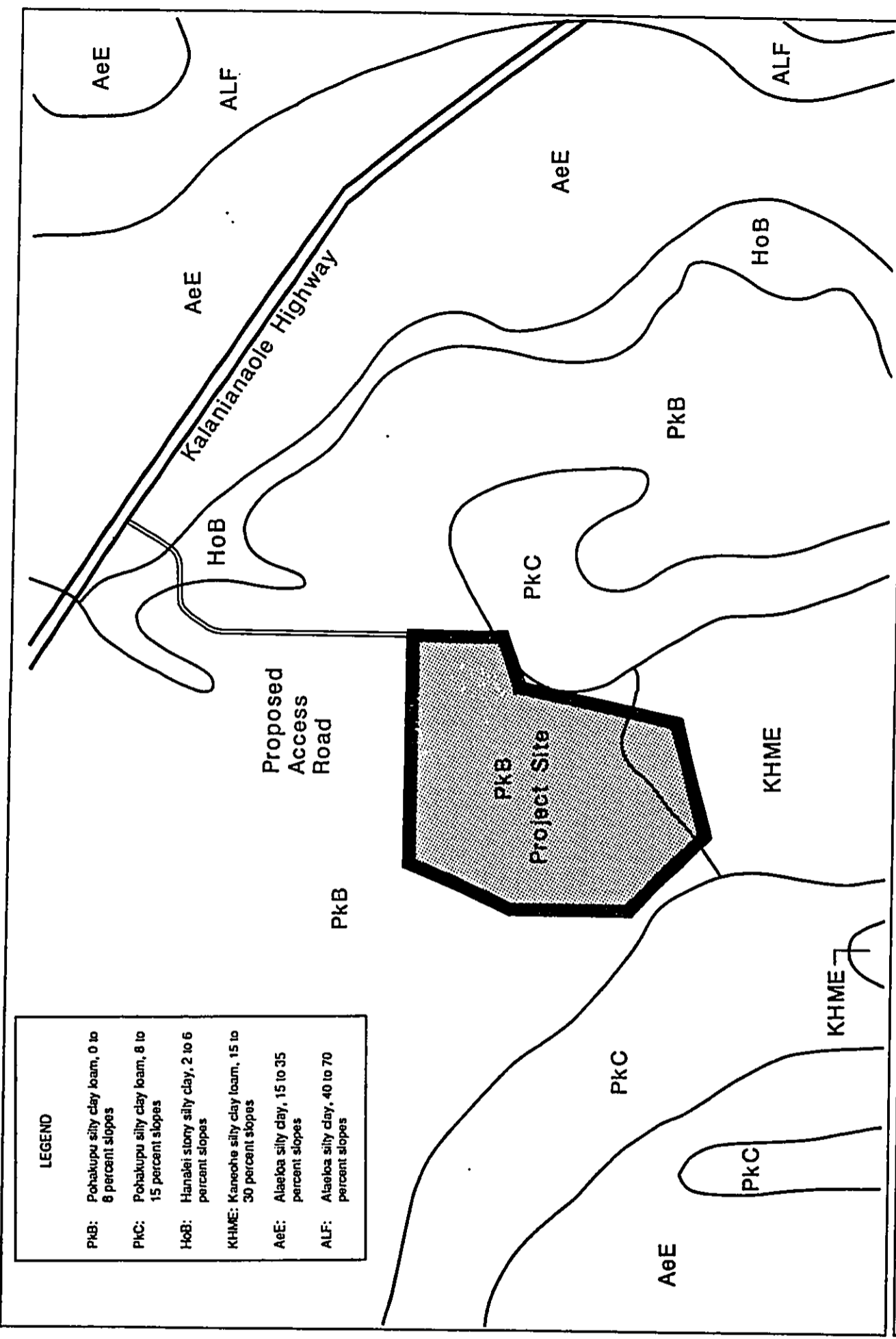
Exhibit III-3
Development Plan Map
WCCC ALTERNATIVE SITES STUDY



DHM inc.
 Land Use and
 Environmental
 Planning



Exhibit III-4
Zoning Map
WCCC ALTERNATIVE SITES STUDY



LEGEND	
PkB:	Pohakupu silty clay loam, 0 to 8 percent slopes
PkC:	Pohakupu silty clay loam, 8 to 15 percent slopes
HoB:	Hanalei stony silty clay, 2 to 6 percent slopes
KHME:	Kaneohe silty clay loam, 15 to 30 percent slopes
AeE:	Ala'ea silty clay, 15 to 35 percent slopes
ALF:	Ala'ea silty clay, 40 to 70 percent slopes

DHM inc.
Land Use and
Environmental
Planning

Exhibit III-5
Soil Map
WCCC ALTERNATIVE SITES STUDY

0 200 400 FEET 800

The ensuing step in the alternative sites study, involved the development of the site evaluation criteria so that the three (3) identified parcels could be analyzed. Three different categories of evaluation criteria were selected - physical, social and cost criteria. Detailed factors included under these criteria are outlined below.

Physical Criteria

- Site Characteristics
 - Slope
 - Soils
 - Agricultural productivity
 - Flood zone
 - Drainage
 - Underground Injection Control Line
- Roadway and Utilities
 - Roadway
 - Water
 - Wastewater
 - Power and communication
- Accessibility
 - Vehicular
 - Public bus service

Social Criteria

- Compatibility with neighboring uses
- Proximity to industrial and agricultural nuisances
- Proximity to court systems
- Correctional facility security
- Required implementation time

Cost Criteria

- Site Development Costs

In the following sections each of these factors are briefly described in relation to the facility construction and categorized into degrees of compatibility; Good, Fair and Poor. A "Good" category means high suitability for development, a "Poor" category indicates the least suitable condition, and a "Fair" category, where applicable, indicates an in-between condition.

CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

The ensuing step in the alternative sites study, involved the development of the site evaluation criteria so that the three (3) identified parcels could be analyzed. Three different categories of evaluation criteria were selected - physical, social and cost criteria. Detailed factors included under these criteria are outlined below.

Physical Criteria

- Site Characteristics
 - Slope
 - Soils
 - Agricultural productivity
 - Flood zone
 - Drainage
 - Underground Injection Control Line
- Roadway and Utilities
 - Roadway
 - Water
 - Wastewater
 - Power and communication
- Accessibility
 - Vehicular
 - Public bus service

Social Criteria

- Compatibility with neighboring uses
- Proximity to industrial and agricultural nuisances
- Proximity to court systems
- Correctional facility security
- Required implementation time

Cost Criteria

- Site Development Costs

In the following sections each of these factors are briefly described in relation to the facility construction and categorized into degrees of compatibility; Good, Fair and Poor. A "Good" category means high suitability for development, a "Poor" category indicates the least suitable condition, and a "Fair" category, where applicable, indicates an in-between condition.

A. PHYSICAL CRITERIA

1. Site Characteristics

Slope

Slope affects the usability of a site. A common threshold used to distinguish "steep" from "gentle" slopes for land use suitability analysis is 20 percent.¹³ The slope of a property substantially affects the length and location of powerlines, infrastructure, access roads, amount of earth movement for site preparation, and construction methods for site development.

Good: The average slope of the site is between 1 and 5 percent.

Fair: The average slope of the site is between 5.1 and 10 percent.

Poor: The average slope of the site is between 10.1 and 20 percent.

Soils

Soil conditions must be suitable for excavation and site preparation for utility connections, grading, and planting. Conditions should afford suitable bearing capacity for economical construction. Bearing capacities are affected if a site contains excessive fill, muck, peat, rock or lava or subsurface water. Soils properties most critical for the construction and maintenance of building foundations, roads, drainage and wastewater disposal systems include shrink-swell potential,¹⁴ shear strength,¹⁵ and permeability.¹⁶ Soil depth affects utility placement, grading and planting.

Good: Soils with more than a 5-foot depth to bedrock, low shrink-swell potential, high shear-strength and rapid permeability.

¹³ EDAW inc., State of Hawaii Land Use Districts and Regulations Review, Honolulu, Hawaii, 1969.

¹⁴ Shrink-swell potential is an indication of the volume change to be expected of the soil materials with changes in moisture content.

¹⁵ Shear-strength is the amount of force that can be applied on a soil before it fails and shears (comes apart). The higher the shear-strength, the greater a soil's weight carrying capacity.

¹⁶ Permeability refers to movement of water downward through undisturbed and uncompacted soil.

Fair: Soils of any depth with low or moderate shrink-swell potential, high shear strength and moderate to rapid permeability.

Poor: All other types of soil.

Agricultural Productivity

Productive agricultural lands are a valuable resource in Hawaii. The University of Hawaii Land Study Bureau has classified agricultural lands by productivity ratings A, B, C, D, E, with A representing the highest class of productivity. Classes A and B have certain land use restrictions as to how they can be used. Urban lands, designated as U, are not rated, but are considered to have low productivity. In selecting a correctional facility site lands with low productivity ratings are desired.

Good: The site is located on land with very poor (E) productivity rating, or land designated Urban.

Fair: The site is located on land with fair (C) to poor (D) productivity rating.

Poor: The site is located on land with very good (A) to good (B) productivity rating.

Flood Zone

The Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA) indicates the degree to which an area is subject to flooding, and determines base flood elevations.

Good: The site is not in a flood zone.

Poor: The site is in a flood zone.

Drainage

Essential factors in site selection include a low enough water table to protect against interference with sewerage, dampness beneath buildings, and sufficient slope to permit surface drainage of normal rainfall. Drainage systems are often provided for safety and convenience of correctional facility users and protection of improvements from water damage, flooding and erosion. If the site does not have adequate surface and subsurface drainage facilities, it will be necessary to install on-site drainage facilities or connect to an off-site drainage system.

Good: The site has adequate drainage facilities available to meet the facility needs.

Fair: The site has insufficient drainage but can be upgraded to meet facility demands.

Poor: The site has no drainage facility and may require the development of a drainage system to specifically meet the facility needs.

Underground Injection Control (UIC) Line

UIC line established by the Department of Health (DOH) indicates the possibility of on-site disposal of wastewater by the use of an injection well. The DOH permits wastewater injection wells on parcels located makai of the UIC line. Injection well disposal is not allowed on parcels mauka of the UIC line.

Good: The site is located makai of UIC line.

Poor: The site is located mauka of UIC line.

2. Roadways and Utilities

Roads and utilities are mandatory requirements in developing any facility. Their importance as evaluation criteria lies primarily in the relative cost involved to serve the interim and ultimate needs of the correctional facility at each alternative site. The existence of adequate roadways and utilities, and the availability and proximity for connections minimizes costs associated with the

new correctional facility. Roadway costs may involve construction and/or improvement of an adequate road system as well as land acquisition costs for additional right-of-way, if necessary. Utilities costs may involve constructing new utility lines, providing additional lines or increasing sizes due to additional loads imposed by the facility, extending existing lines to serve a site, and making connections on site.

Roadways

A correctional facility must have adequate roadways to serve the needs of the facility. The right-of-way of existing roads must be wide enough to accommodate road improvements to meet city standards as well as to provide adequate shoulders, curb/gutters, sidewalks, etc. A minimum desired R-O-W is 44 feet and the width and height clearance of roadways must accommodate buses.

Roadways and R-O-W's serving the correctional facility should be either public-owned, or private-owned that are currently open to the public. Private-owned roads and R-O-W's which are not open to the public would require acquisition.

Good: The site has at least one adequate roadway to meet the ultimate correctional facility needs.

Fair: The site has inadequate roadways, but has sufficient R-O-W to accommodate necessary improvements to meet the correctional facility needs.

Poor: The site has no roadways and will require the construction of a roadway system; or the existing R-O-W widths are insufficient.

Water

Access to an adequate municipal water system is preferable to a private system both in terms of safety and economics. Water of safe quality must be available under sufficient pressure and the general supply must be adequate in amount to provide for fire fighting. City standards require that fire hydrants have a minimum spacing of 250' along a main road adjacent to a correctional facility

(and in developed areas) for exterior fire protection. On-site requirements are based on the ultimate master plan for the facility.

Good: The site has adequate water pressure and capacity available to meet the facility needs and has adequate fire hydrants available along the adjacent roadways.

Fair: The site has adequate water pressure and capacity available to meet facility needs but has no, or inadequate fire hydrants available.

Poor: The site has inadequate water service and will require the development or extension of a water system to specifically meet the facility needs.

Wastewater

To service a correctional facility of 250 beds from the public system, an 8" minimum sewer main is needed.

Good: The site has adequate sewer lines available to meet the facility needs.

Fair: The site is within 2000 feet of an adequate sewer line which can be extended to serve the facility.

Poor: No sewer line is available; or is further than 2,000 feet from the site.

Power and Communication

Electricity and telephone service are essential in a correctional facility. The distance and ease of extending the services to a particular site can be a factor in site selection. A 12 kv electric distribution line is adequate to service a correctional facility.

Good: The site has adequate existing power and communications available to meet the facility needs.

Fair: The site may require improvements to existing services.

Poor: The site has insufficient power or communications available and will require extension of off-site services.

3. Accessibility

Vehicular

Adequate ingress and egress for vehicles is important both for transporting inmates, staff members and visitors.

Good: The site has a through street.

Poor: The site is not served by a through street.

Public Bus Service

Public bus service can be utilized by both staff members and visitors if a major bus line runs through the service area at frequent intervals (less than one hour) during facility operation hours. Optimum access to the facility is provided if the bus line passes by the site, however one-half mile is considered reasonable distance from the site which pedestrians can walk to catch a public bus.

Good: The site is served by a major bus line running through the service area.

Fair: A major bus line passes within 1/2 mile from the site.

Poor: No bus service is available; or bus line passes further than 1/2 mile from the site.

B. SOCIAL CRITERIA

1. Compatibility with Neighboring Uses

In developing a correctional facility, there should be minimum disruption to the existing community setting. In particular, the site should not be adjoining existing residential uses.

Good: The site is removed from existing residences by substantial geographic distance between them.

Fair: The site is located next to commercial or industrial uses.

Poor: The site is bordered by residential units.

2. Proximity to Industrial and Agricultural Nuisances

Correctional Facility sites should be set distinctly apart from industrial and agricultural land uses and their inconveniences, with prevailing winds fully considered. Noise, odors, dust, smoke, flies and other nuisances related to industrial and agricultural activities can cause considerable discomfort and can hamper inmate activities. Such nuisances may be periodic and within limits of human toleration. However, mitigation methods must be employed to minimize the effects of agricultural and industrial nuisances on the activities of the correctional facility.

Good: The site is free from noise, dust, odors, smoke, and other nuisances created by industrial or agricultural activities.

Fair: The noise, dust, odors, smoke, etc. nuisances from industrial or agricultural activities are at worst periodic and well within the limits of human toleration.

Poor: The above mentioned nuisances cause considerable discomfort and hamper correctional facility activities.

B. SOCIAL CRITERIA

1. Compatibility with Neighboring Uses

In developing a correctional facility, there should be minimum disruption to the existing community setting. In particular, the site should not be adjoining existing residential uses.

Good: The site is removed from existing residences by substantial geographic distance between them.

Fair: The site is located next to commercial or industrial uses.

Poor: The site is bordered by residential units.

2. Proximity to Industrial and Agricultural Nuisances

Correctional Facility sites should be set distinctly apart from industrial and agricultural land uses and their inconveniences, with prevailing winds fully considered. Noise, odors, dust, smoke, flies and other nuisances related to industrial and agricultural activities can cause considerable discomfort and can hamper inmate activities. Such nuisances may be periodic and within limits of human toleration. However, mitigation methods must be employed to minimize the effects of agricultural and industrial nuisances on the activities of the correctional facility.

Good: The site is free from noise, dust, odors, smoke, and other nuisances created by industrial or agricultural activities.

Fair: The noise, dust, odors, smoke, etc. nuisances from industrial or agricultural activities are at worst periodic and well within the limits of human toleration.

Poor: The above mentioned nuisances cause considerable discomfort and hamper correctional facility activities.

3. Proximity to Court Systems

Traveling time to any court system is an important economical and safety factor in selecting a site for a correctional facility.

Good: The site is located within 1-30 minutes of vehicular travel time from a court system.

Fair: The site is located within 31-60 minutes of vehicular travel time from a court system.

Poor: The site is located beyond 1 hour of vehicular travel time from a court system.

4. Correctional Facility Security

The location of the site with respect to adjacent urban land uses (e.g. residential, commercial or industrial development) and high speed vehicular access routes (e.g. highways and freeways) influences the level of security that can be maintained over a correctional facility. A site that is in a location which is geographically separated from adjacent urban land uses and high speed access routes, possesses a high level of security. In contrast, a site that is located adjacent to urban land uses and high speed vehicular access routes possesses a lower level of security.

Good: The site is geographically separated from both adjacent urban land uses and high speed vehicular access routes.

Fair: The site is separated either from the neighboring urban land uses or high speed access routes.

Poor: The site is adjacent to both urban land uses high speed vehicular access routes.

5. Required Implementation Time

Because of the substandard conditions of the existing WCCC facility and the need to comply with the Consent Decree entered into in the case of Spears vs. Ariyoshi (CIY 84-1104), the time required to implement the proposed project is an important consideration in evaluating a site for the proposed facility.¹⁷ The existing use of a site is one of the most important factors determining implementation time. Sites which are presently encumbered by existing activities requiring relocation to a new site will have a longer implementation time. While those sites which are vacant or have facilities which do not have to be relocated to an alternative site will have a shorter implementation time.

Good: The site is vacant or presently encumbered by an activity which will not require relocation to an alternative site.

Poor: The site is presently encumbered by an activity which will require relocation to an alternative site.

C. COST CRITERIA

In evaluating the alternatives sites in respect to cost, the significant difference between sites are in site development costs for utilities and infrastructure. Site improvements are inherent in the development of a new correctional facility. These improvements include: extending and/or upgrading existing utilities such as water, wastewater, drainage, electricity, telephone and cable service; providing new, or improving existing roadways; grading the site; and providing landscaping and support facilities.

For purposes of comparison, the construction cost for the proposed facility's buildings is assumed to be the same for all three sites.¹⁸

¹⁷ The Consent Decree does not specifically stipulate a completion date for new facilities. It does, however, tightly restrict the number of inmates and the conditions under which they can be housed. Given the facility's substandard conditions and the projected increases in the number of female offenders, the sooner the proposed facility is constructed the sooner the State will be in full compliance with the Consent Decree.

¹⁸ Cost estimate is based on the contract bid opening on or before October 31, 1990 and the anticipation of normal soil conditions.

An added factor that must be considered is the escalation in cost due to delays in the construction of a proposed project. Developing a correctional facility requires numerous technical studies to be conducted by a variety of disciplines (e.g. architects, engineers, planners, etc.). Many of these studies are site specific (i.e. they are not transferrable to another site) and must be prepared for each new site selected. Because of this, a significant period of additional time would be required to develop either the Waialeale or HYCF Makai sites. It is estimated that construction of the WCCC facility would be delayed by a conservative estimate of 2 years if either the Waialeale or HYCF Makai site were selected. Therefore in order to adequately compare sites on the basis of site development cost, cost escalation should be considered.

To consider cost escalation when comparing the site development costs of the three sites, a conservative escalation factor of 9 percent/year was utilized.

IV. EVALUATION OF THREE POTENTIAL SITES

Using the criteria described in the previous section, the Waialeale, HYCF Makai and HYCF Mauka parcels were evaluated and each factor assigned to a rating category. Exhibit IV-1 presents a summary of the category ratings for the physical and social criteria. Exhibit IV-2 presents a numerical summary of the category ratings for the physical and social criteria. Estimated development costs for each site are presented in Exhibit IV-3.

This study does not attempt to put value judgements (i.e. weighting) on which individual factor is more important or which factor should have priority in consideration of a correctional facility site. The category ratings for each site are merely totaled according to "Good", "Fair" or "Poor" (see Exhibit IV-2). The HYCF Mauka site has the highest number of "Good" ratings (9) and the lowest number of "Poor" ratings (1). The HYCF Makai site has the second highest number of "good" ratings (8) and the second lowest number of "Poor" ratings (3). The Waialeale site has the lowest number of "Good" ratings (5) and the highest number of "Poor" ratings (4).

Based on the evaluation of the physical and social criteria for the three alternative sites, the HYCF Mauka site was determined to be the most suitable site for locating the WCCC facility. The HYCF makai site was the second most suitable site and the Waialeale site was the third most suitable.

When total estimated site development costs were considered, the Waialeale Site emerged as being the most economical site. The HYCF Mauka site was the second most economical site and the HYCF Makai site was the least economical site. The major cost consideration which made the HYCF Makai site so expensive to develop was the requirement to relocate the existing Hawaii Youth Correctional Facility to an alternative location. The cost of this relocation is estimated to be approximately \$19.8 million.

When the sites being considered were evaluated against the combined criteria of physical, social and cost, the HYCF Mauka site emerged as the most suitable of the three sites for the proposed WCCC facility. In terms of physical and social criteria the HYCF Mauka site ranked the most suitable and in terms of site improvement cost it ranked a close second to the Waialeale Site. Therefore it is concluded that the HYCF Mauka site is the most appropriate site for development of the proposed WCCC facility.

CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

IV. EVALUATION OF THREE POTENTIAL SITES

Using the criteria described in the previous section, the Waialeale, HYCF Makai and HYCF Mauka parcels were evaluated and each factor assigned to a rating category. Exhibit IV-1 presents a summary of the category ratings for the physical and social criteria. Exhibit IV-2 presents a numerical summary of the category ratings for the physical and social criteria. Estimated development costs for each site are presented in Exhibit IV-3.

This study does not attempt to put value judgements (i.e. weighting) on which individual factor is more important or which factor should have priority in consideration of a correctional facility site. The category ratings for each site are merely totaled according to "Good", "Fair" or "Poor" (see Exhibit IV-2). The HYCF Mauka site has the highest number of "Good" ratings (9) and the lowest number of "Poor" ratings (1). The HYCF Makai site has the second highest number of "good" ratings (8) and the second lowest number of "Poor" ratings (3). The Waialeale site has the lowest number of "Good" ratings (5) and the highest number of "Poor" ratings (4).

Based on the evaluation of the physical and social criteria for the three alternative sites, the HYCF Mauka site was determined to be the most suitable site for locating the WCCC facility. The HYCF makai site was the second most suitable site and the Waialeale site was the third most suitable.

When total estimated site development costs were considered, the Waialeale Site emerged as being the most economical site. The HYCF Mauka site was the second most economical site and the HYCF Makai site was the least economical site. The major cost consideration which made the HYCF Makai site so expensive to develop was the requirement to relocate the existing Hawaii Youth Correctional Facility to an alternative location. The cost of this relocation is estimated to be approximately \$19.8 million.

When the sites being considered were evaluated against the combined criteria of physical, social and cost, the HYCF Mauka site emerged as the most suitable of the three sites for the proposed WCCC facility. In terms of physical and social criteria the HYCF Mauka site ranked the most suitable and in terms of site improvement cost it ranked a close second to the Waialeale Site. Therefore it is concluded that the HYCF Mauka site is the most appropriate site for development of the proposed WCCC facility.

Exhibit IV-1
**SUMMARY OF THE CATEGORY RATINGS
 FOR THE PHYSICAL AND SOCIAL CRITERIA**

	Waialeale Parcel 5-8-1:53	HYCF Makai Parcel 4-2-3:4	HYCF Mauka Parcel 4-2-6: Por. 2
PHYSICAL CRITERIA			
Site Characteristics			
Slope	Fair	Fair	Good
Soils	Fair	Fair	Fair
Agricultural Productivity	Poor	Good	Fair
Drainage	Fair	Fair	Fair
Flood Zone	Good	Good	Good
Underground Injection Control Line	Poor	Good	Good
Roadway and Utilities			
Roadway	Fair	Good	Fair
Water	Fair	Fair	Poor
Wastewater	Poor	Fair	Fair
Power and Communications	Fair	Fair	Fair
Accessibility			
Vehicular	Good	Good	Good
Public Bus Service	Good	Good	Fair
SOCIAL CRITERIA			
Compatibility with Neighboring Areas	Good	Poor	Good
Proximity to Industrial and Agricultural Nuisances	Fair	Good	Good
Proximity to Court System	Poor	Good	Good
Correctional Facility Security	Fair	Poor	Good
Required Implementation Time	Good* *	Poor	Good

* * Required implementation time for the Waialeale Site should be qualified with the stipulation that although the site rates good in terms of not being encumbered by an existing use, technical studies and required planning for the site would delay construction of the correctional facility by an estimated 2 years.

Exhibit IV-2

**NUMERICAL SUMMARY OF THE CATEGORY RATINGS
FOR THE PHYSICAL AND SOCIAL CRITERIA**

	Waialeale	HYCF Makai	HYCF Mauka
Good	5	8	9
Fair	8	6	7
Poor	4	3	1
Total Factors	17	17	17

Exhibit IV-3
ESTIMATED SITE DEVELOPMENT COSTS¹⁹

SITE DEVELOPMENT COSTS	Waialee (14.0 acres)	HYCF Makai (14.1 acres)	HYCF Mauka (14.0 acres)
Phasing Coordination	\$ 0	\$ 100,000	\$ 100,000
Demolition	0	100,000	80,000
On-site Improvements	5,010,380	3,694,000	3,324,380
Entry Road	350,000	0	362,900
Off-site Sewer Improvements	500,000	200,000	121,750
Relief Sewer	0	0	207,000
Adjacent Highway Improvements	200,000	200,000	200,000
Contractor's Access Road	0	0	20,000
Exterior Electrical	855,680	855,680	855,680
Detention Equipment	200,000	200,000	200,000
Water System Improvements	0	0	4,780,000
Landscaping	816,500	816,500	816,500
Subtotal	\$7,932,560	\$6,116,180	\$11,068,210
Relocation Cost	0	19,780,000**	0
Subtotal	\$7,932,650	\$25,946,180	\$11,068,210
Escalation (2 years @ 9%/yr)	1,492,114	4,880,476	0
TOTAL	\$9,424,764	\$30,826,656	\$11,068,210

** Includes new youth facility on mauka side estimated at \$15 million and the required water system improvements estimated at \$4,780,000.

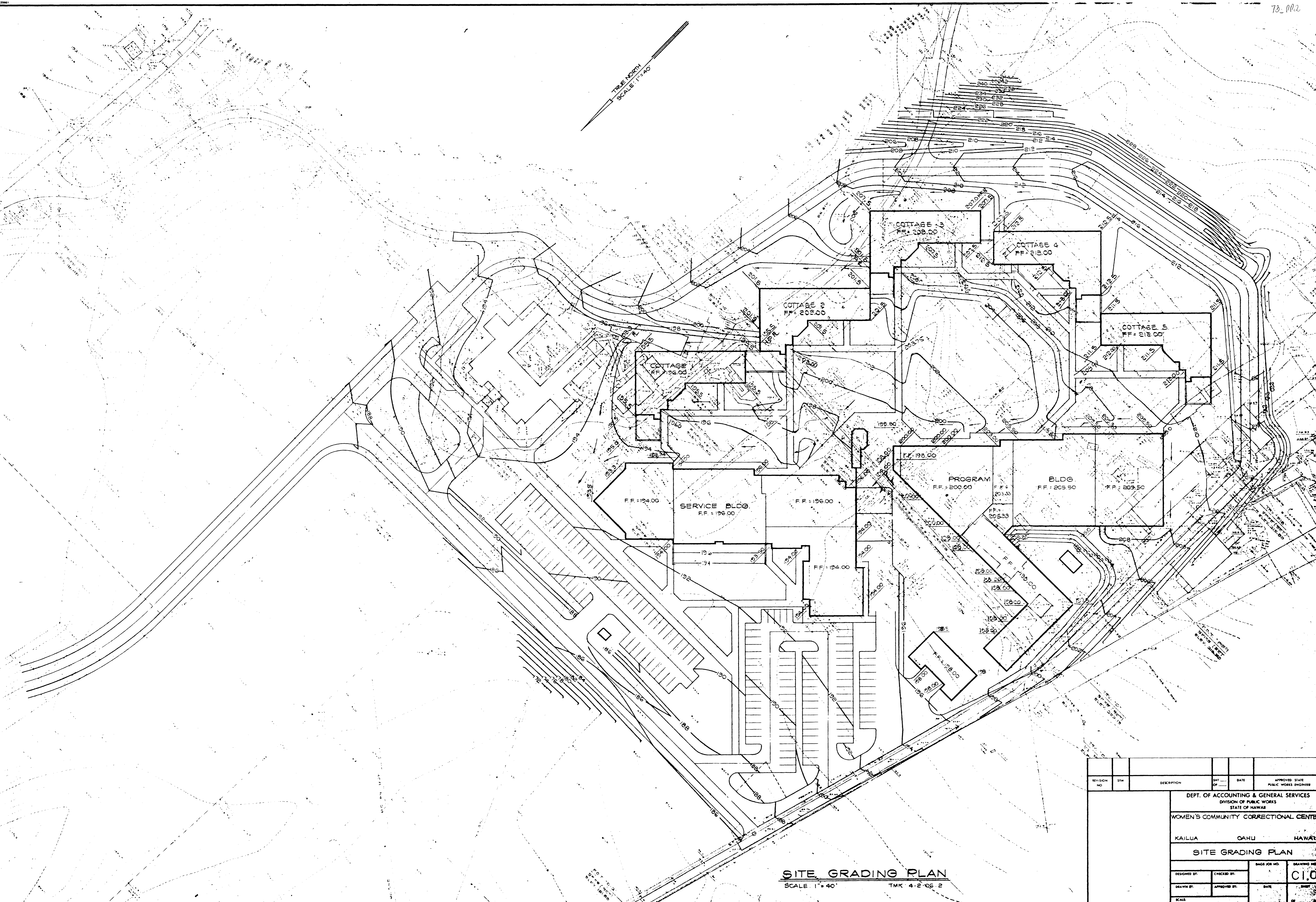
¹⁹ Cost estimate is based on the contract bid opening on or before October 31, 1990 and the anticipation of normal soil conditions. For purposes of comparison, cost contingencies are not considered.

REFERENCES

- American Correctional Association, Protective Custody in Adult Correctional Facilities, 1983.
- Aotani and Associates, Inc., WCCC Project Development Report, Prepared for the Department of Accounting and General Services, December 1986.
- Department of Accounting and General Services, WCCC Space Program and Master Plan, June 1988.
- Department of Health, Community Noise Control for Oahu, Title 11, Chapter 43.
- Department of Health, Underground Injection Control Program, Title 11, Chapter 23.
- Department of Health, Vehicular Noise Control for Oahu, Title 11, Chapter 42.
- Department of Health, Wastewater Systems, Title 11, Chapter 62.
- Department of Land and Natural Resources, Development Plan: HYCF Lands, 1972.
- EDAW inc., State of Hawaii Land Use Districts and Regulations Review, Honolulu, Hawaii, 1969.
- Flood Insurance Rate Map, National Flood Insurance Program, Federal Emergency Management Agency, September 4, 1987.
- Geolabs-Hawaii, Preliminary Soils Report for the Women's Community Correctional Facility, August 1989.
- Legislative Auditor of the State of Hawaii, Management Audit of the Department of Corrections of the State of Hawaii, February 1989.
- R.M. Towill Corporation, Water Study for the Women's Community Correctional Center, prepared for DAGS, December 1989.
- J. Uno & Associates, Cost Analysis for the WCCC, 1989.
- U.S. Department of Agriculture Soil Conservation Service in cooperation with the University of Hawaii Agricultural Experiment Station, Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, August 1972.
- U.S. District Court of Hawaii, Implementation Plans Submitted to the Court for Approval and Incorporation into the Consent Decree: Certificate of Service, Civil No. 84-1104, January 10, 1986.
- Wilson Okamoto and Associates, Site Selection Report and Final Environmental Impact Statement: The New Hilo Judiciary Complex, Hilo Hawaii, Prepared for the Department of Accounting and General Services, October 1988.

Site Grading Plan (Preliminary)

TILE NORTH
SCALE: 1" = 40'



SITE GRADING PLAN
SCALE 1" = 40' TMK 4-2 '06 2

REVISION NO.	DATE	DESCRIPTION	APPROVED STATE PUBLIC WORKS ENGINEER
DEPT. OF ACCOUNTING & GENERAL SERVICES DIVISION OF PUBLIC WORKS STATE OF HAWAII			
WOMEN'S COMMUNITY CORRECTIONAL CENTER			
KAILUA OAHU HAWAII			
SITE GRADING PLAN			
DESIGNED BY:	CHECKED BY:	DRAWING NO.	
DRAWN BY:	APPROVED BY:	DATE	CI.03
SCALE			

END

CERTIFICATION

I HEREBY CERTIFY THAT THE MICROPHOTOGRAPH APPEARING IN THIS REEL OF
FILM ARE TRUE COPIES OF THE ORIGINAL DOCUMENTS.

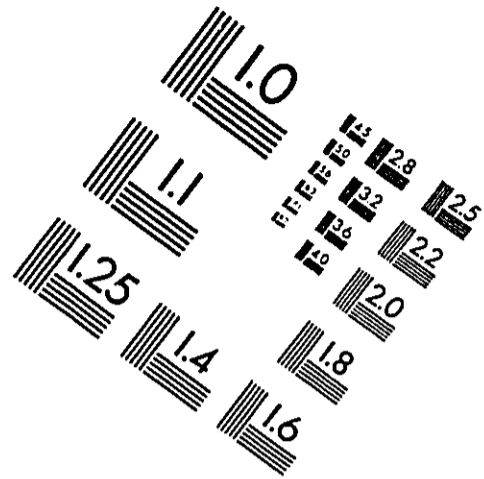
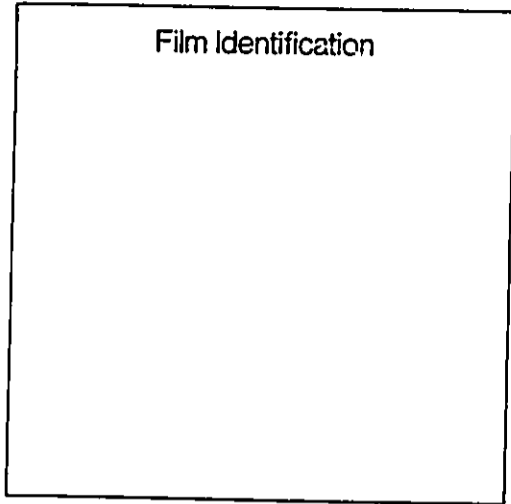
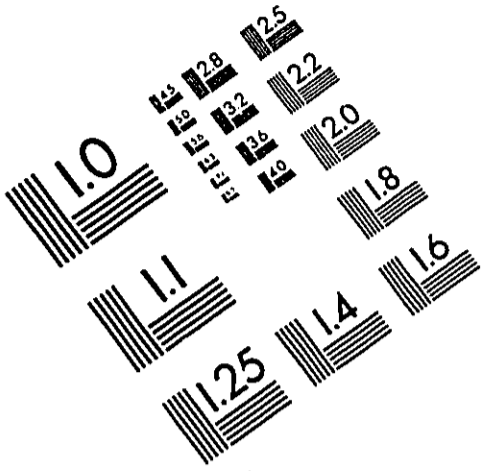
2006

DATE

Sammy Yoshimura

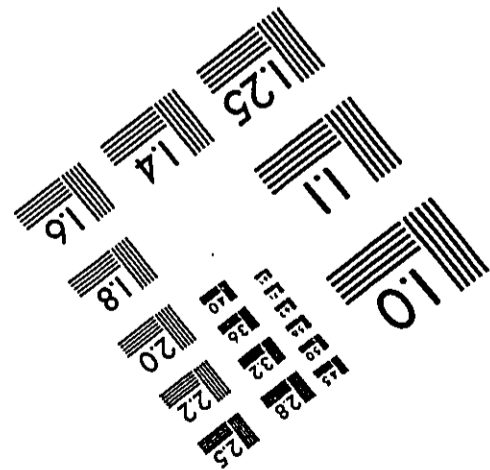
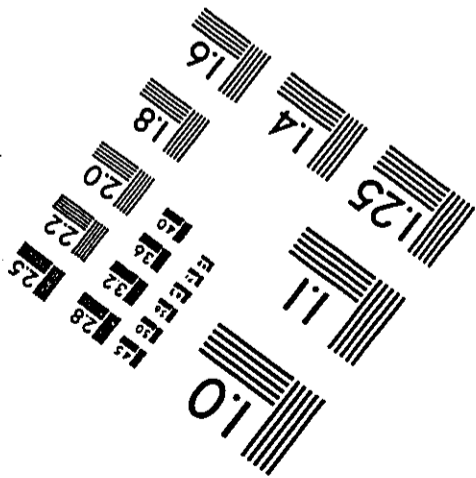
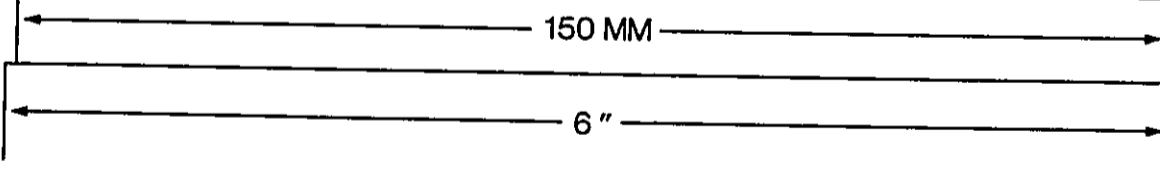
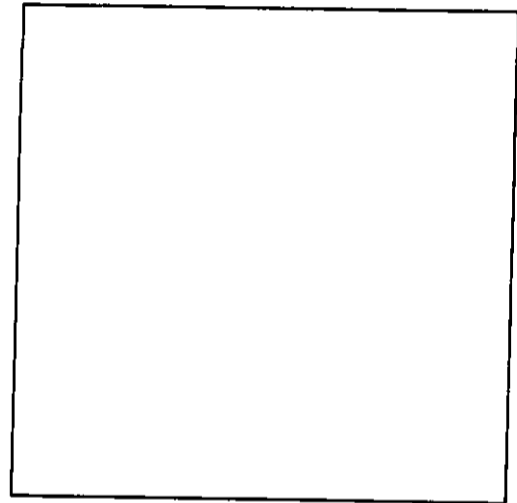
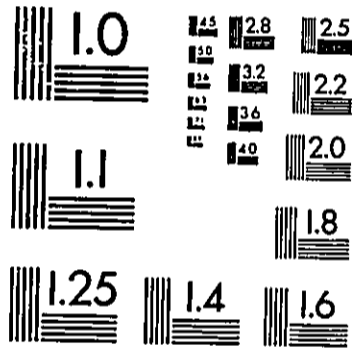
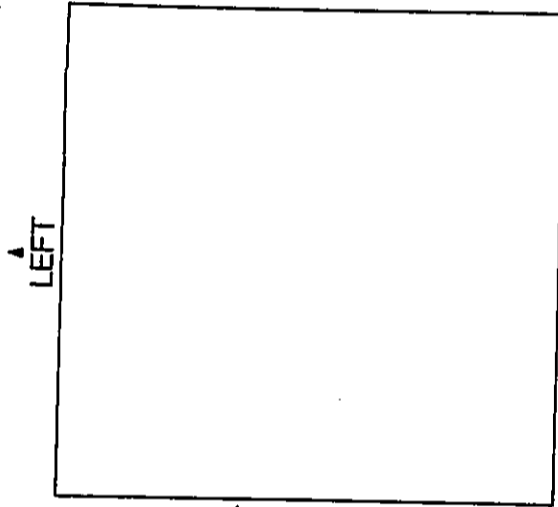
SIGNATURE OF OPERATOR

TOP



A & P International
715/262-5788 • Fax 715/262-3823
577 Locust Street • Prescott, WI 54021
Web Site <http://www.zimc.com/apintl>

PRECISIONSM RESOLUTION TARGETS



PA-3 8 1/2" x 11" PAPER PRINTED GENERAL TARGET

DENSITY TARGET



ADVANCED MICRO-IMAGE SYSTEMS HAWAII