

Action Span

July 20 - Sep 3

Steel for -

Sep 1

GEORGE R. ARIYOSHI
GOVERNOR OF HAWAII

LAND USE COMMISSION
STATE OF HAWAII

MAY 26 5 02 PM '78



W. Y. THOMPSON, Chairman
~~CHRISTOPHER CORB, CHAIRMAN~~
BOARD OF LAND & NATURAL RESOURCES

EDGAR A. HAMASU
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621
HONOLULU, HAWAII 96809

DIVISIONS:
CONVEYANCES
FISH AND GAME
FORESTRY
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

May 23, 1978

Mr. Howard M. Shima
Director and Building
Superintendent
Building Department
City and County of
Honolulu
650 So. King Street
Honolulu, Hawaii 96813

Dear Mr. Shima:

This is in response to your May 2, 1978 request to determine whether or not a Conservation District Use Application will be required for improvements to the Waipahu Depot Road and the adjoining east bank of Kapakahi Stream. As shown on the plans provided, the site in question is a portion of municipally owned property identified by TMK 9-3-02:9.

We understand that the improvement of the existing roadway, used primarily by refuse trucks of the City and County to transport solid waste material for disposal at the Waipahu Incinerator, is a requirement, amongst others, of a special use permit issued to the City and County by the State Land Use Commission on September 1, 1976. The special use permit pertains to the construction of fire and police training facilities on agriculture classed areas of TMK 9-3-02:9, specifically located about 2000' makai of Farrington Highway adjacent to the Waipahu Incinerator and municipal golf course.

We note that the required improvements, consisting of 24' wide pavement and appurtenant landscaping, will begin at the former railroad right-of-way and continue to a point just past the makai boundary of the training site, a distance of approximately 1680'.



Mr. Howard M. Shima
Page 2
May 23, 1978

In addition, excess fill material will be employed temporarily throughout to compensate for ground settlement within the road right-of-way. Further, in conjunction with roadway improvements, portions of the east bank of Kapakahi Stream adjoining the road will be reveted with vari-sized rocks to prevent erosion and slope failure of the roadway and temporary fill.

In light of the foregoing, no further action pursuant to Section 183-41, HRS will be necessary in this instance since the proposed improvements, essentially for repair and maintenance, are consistent with the existing roadway use, and includes measures to insure the safety of current users and the public in general. Consequently, although no CDUA will be required, it remains the responsibility of your agency to implement appropriate controls to minimize and contain turbidity within Kapakahi Stream, conducting the slope protection work during non-rainy periods and low tidal levels with precautions to prevent further pollution of the Stream.

We understand that the proposed improvements were incorporated in the EIS for the fire and police training facility which was approved prior to the issuance of the Special Use Permit. We also acknowledge City Council approval of a Shoreline Permit for the fire and police training facility.

Thank you for your cooperation on this matter. Should you have any questions, feel free to contact Mr. Len Bautista of our Planning Office at 548-7837.

Very truly yours,



W. Y. THOMPSON
Chairman of the Board

cc: Oahu Board Members
Oahu Land Agent
Land Use Commission
Environmental Quality Commission
Department of Transportation/WTFD
U.S. Army Corps of Engineers

September 3, 1976

CITY AND COUNTY OF HONOLULU
Building Department
650 South King Street
Honolulu, Hawaii 96813

Attention: Mr. Ernest Yuasa
Director and Building Superintendent

Gentlemen:

The original of the attached letter is on file in the office of the Department of General Planning, City and County of Honolulu, 650 South King Street, Honolulu, Hawaii.

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

ASL:yk

Encls.

State of Hawaii
LAND USE COMMISSION
P. O. Box 2359
Honolulu, Hawaii 96804

September 3, 1976

CITY PLANNING COMMISSION
Municipal Building
650 South King Street
Honolulu, Hawaii 96813

Attention: Mr. Robert R. Way, Chief Planning Officer

Gentlemen:

At its meeting on September 1, 1976, the Land Use Commission voted to approve a Special Permit to the City and County of Honolulu, Building Department (SP76-248) to allow a fire and police training facility within the State Land Use Agricultural District, located at Waipio Peninsula, Ewa, Oahu, identified by Tax Map Key 9-3-2: portion of 9; subject to the conditions imposed by the City Planning Commission and as modified by the Land Use Commission on conditions Nos. 4 and 5 as follows:

4. Landscape plans including a timetable for implementation for this facility and maintenance schedule shall be submitted to the Director of Land Utilization for his review and approval; and landscaping shall be implemented within at least 12 months after commencement of construction;
5. Waipahu Depot Road shall be improved and paved to a width of 24 feet from the Oahu Railroad right-of-way makai to the makai border of the project site and landscaped.

The Special Permit shall further be subject to the additional conditions that:

9. The appropriate City and County authorities meet with the Waipahu Community Association to discuss community use of the gymnasium and the swimming pool;
10. This Special Permit covers only the facilities represented in this petition before the Land Use Commission, and that any other facility proposed in the future shall be subject to another Special Permit petition.

CITY PLANNING COMMISSION

Page 2

September 3, 1976

A copy of the staff memorandum is enclosed for your information.

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

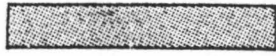
ASL:yk

Encl.

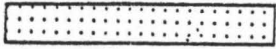
cc: City and County of Honolulu, Building Department
Real Property Tax Assessor, Dept. of Taxation
Tax Maps Recorder, Dept. of Taxation
Property Tech. Office, Dept. of Taxation
Dept. of Land Utilization
Dept. of Plan. & Econ. Development
Office of Environmental Quality Control

LEGEND

CITY OWNED LAND
(Fee)



STATE OWNED LAND
(LEASED TO CITY FOR ASH DISPOSAL
UNTIL 2029)



TOTAL LAND AREA DESIGNATED
FOR PUBLIC FACILITIES: 127 ACS.



TRUE NORTH
SCALE: 1"=400'

LAND OWNERSHIP MAP

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Conference Room 3 - State Capitol
Honolulu, Hawaii

September 1, 1976 - 9:30 a.m.

Approved
OCT 15 1976

COMMISSIONERS PRESENT: Eddie Tangen, Chairman
Stanley Sakahashi, Vice Chairman
James Carras
Charles Duke
Colette Machado
Mitsuo Oura
Carol Whitesell
Shinsei Miyasato
Edward Yanai

STAFF PRESENT: Ah Sung Leong, Acting Executive Officer
Michael Marsh, Deputy Attorney General
Dora Horikawa, Clerk Reporter

Ray Russell, Court Reporter

ADDITION TO THE AGENDA

It was moved by Commissioner Duke to add to the agenda the Motion in Opposition to Request of Withdrawal of A75-407, The Hawaii Corporation, and Bill of Costs by John F. Schweigert. The motion was seconded by Commissioner Whitesell and the Commissioners were polled as follows:

Ayes: Commissioners Carras, Sakahashi, Yanai, Machado, Whitesell, Duke, Chairman Tangen

(Commissioners Oura and Miyasato were not present during this portion of the meeting)

The motion was carried.

MISCELLANEOUS

REQUEST FOR DECLARATORY ORDER ON COPY REQUIREMENT BY LIFE OF THE LAND

Mr. Michael Marsh, Deputy Attorney General, summarized the nature of the request for the declaratory order from Life of the Land (see copy on file), and advised that procedurally, there were several avenues open to the Commission:

MISCELLANEOUS

MOTION IN OPPOSITION TO REQUEST OF WITHDRAWAL OF A75-407, THE HAWAII CORPORATION, AND BILL OF COSTS BY JOHN SCHWEIGERT

The Chair briefly described the motion filed by Mr. John Schweigert requesting that the Commission either deny the request for withdrawal by The Hawaii Corporation, or to grant the withdrawal with prejudice. This motion was supported by the affidavit of Alan Tyler, who swears that he spent considerable time and energy in his attempt to oppose the redistricting, and he will be unduly prejudiced if The Hawaii Corporation is allowed to resubmit its petition within less than the 1-year period.

The Chair also noted that there was a bill of costs against The Hawaii Corporation in the amount of \$1,650.75 for expenses incurred by Mr. Tyler.

Mr. Marsh advised that neither the statutes nor the Rules provided for withdrawal with prejudice as requested by Mr. Schweigert.

Mr. Schweigert stated that the petitioner should not have the right to petition for land use change, withdraw it when resistance is registered, and then re-apply at his whim.

Chairman Tangen agreed that Mr. Schweigert had raised a valid point and suggested that he submit a proposal for legislative amendment.

Mr. Marsh advised that the matter under discussion could be resolved through an amendment to the Rules and Regulations and outlined the procedures to be followed. Insofar as the bill of costs was concerned, Mr. Marsh advised that there was no provision in Chapter 205 or the Commission's Rules to award costs against any party.

It was moved by Commissioner Duke and seconded by Commissioner Whitesell to deny the motion in opposition to request of withdrawal of A75-407. The motion was unanimously carried.

It was moved by Commissioner Whitesell and seconded by Commissioner Duke to deny the bill of costs request. The motion was passed unanimously.

ACTION

✓ APPLICATION BY CITY & COUNTY OF HONOLULU, BUILDING DEPARTMENT, (SP76-248) TO ALLOW CONSTRUCTION AND OPERATION OF A POLICE AND FIRE TRAINING FACILITY AT WAIPIO PENINSULA, OAHU

Mr. Leong summarized the staff report and indicated the location of the land and oriented it with various surrounding landmarks.

At Commissioner Duke's request, Mr. Leong read the conditions imposed by the City & County of Honolulu on the subject Special Permit.

There was a general discussion of the various existing uses and the land ownership of the surrounding area.

Chairman Tangen noted that the Waipahu residents were concerned about the City's failure to live up to its promise for a regional park in the area. Therefore, it was suggested that if the Commission approves the Special Permit, it be clearly stated that the permit applies only to those facilities represented in the petition and that any other facility proposed in the future will be subject to another Special Permit. Further, that the appropriate City and Waipahu Community Association authorities meet to discuss the use of the swimming pool and gymnasium.

Commissioner Duke disclosed that on another matter concerning the Waipahu area, the City had failed to live up to its commitments as promised during the public hearing. Commissioner Duke submitted that he supported the subject Special Permit since a great community service will be fulfilled by providing facilities for fire and police protection. However, he suggested that the approval be subject to stringent conditions to insure that the area in and around the facility will be maintained, and require that a maintenance schedule be submitted.

Chairman Tangen recommended modifying the City's conditions No. 4 and No. 5 as follows:

- #4. Add "and landscaping shall be implemented within at least 12 months after commencement of construction";
- #5. Add the words "and landscaped" after "Waipahu Depot Road project site".

Mr. Walter Tagawa, one of the architects for the project, felt that a condition requiring that landscaping be implemented within 12 months after commencement of construction would be reasonable.

Chairman Tangen proposed the addition of conditions No. 9 and No. 10 as follows:

- No. 9. That the appropriate City & County authorities meet with the Waipahu Community Association to discuss community use of at least the gymnasium and swimming pool.
- No. 10. That it is understood that Special Permit A76-248 covers only the facilities submitted to the Land Use Commission in this petition, and any proposed facilities in the future shall be subject to another Special Permit petition.

It was recalled by Mr. Marsh that at the last meeting, he had been requested to advise the Commission as to what constituted "unusual and reasonable use" in approving a Special Permit. He was concerned that the "unusual and reasonable use" requirement for

approving Special Permits was not being adequately analyzed.

Upon reviewing all of the bills submitted by the legislature on the subject, committee reports, etc., he had not been able to uncover any indication of the legislative intent with respect to Special Permits. He stated that he would need to delve into this matter further. He noted that there were other existing Special Permits in the area, and although the land is classified as Agricultural, there was no agricultural use nor any indication of amendment to the district classification.

Chairman Tangen stated that in the absence of a definitive position at this time by the Deputy Attorney General on the matter, he will rule that the uses sought under the subject Special Permit were unusual and reasonable. He also suggested that perhaps there should be some change in the rules to preclude the improper use of the Special Permit procedure.

Commissioner Duke moved that the Special Permit be approved, subject to the conditions imposed by the City and County, and as modified by the Land Use Commission on conditions #4 and #5, and subject further to the additional conditions #9 and #10 imposed by the Land Use Commission. The motion was seconded by Vice Chairman Sakahashi and unanimously approved.

TENTATIVE SCHEDULE

The future meeting dates were approved as follows:

September 24, 1976 - Maui

October 14 and 15, 1976 - Maui

There being no further business, the meeting was adjourned at 5:10 p.m.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP76-248 - CITY & COUNTY OF
HONOLULU, BLDG. DEPT.

DATE September 1, 1976

PLACE Conf. Rm. 3, State Capitol
Honolulu, Hawaii

TIME 9:30 a.m.

	NAME	YES	NO	ABSTAIN	ABSENT
	MIYASATO, SHINSEI	X			
M	DUKE, CHARLES	X			
	MACHADO, COLETTE	X			
	YANAI, EDWARD	X			
	OURA, MITSUO	X			
	CARRAS, JAMES	X			
S	SAKAHASHI, STANLEY	X			
	WHITESELL, CAROL	X			
	TANGEN, EDDIE	X			

Comments: I move that the Special Permit be approved subject to the condition imposed by the City Planning Commission and as modified by the Land Use Commission on conditions Nos. 4 and 5 as follows:

4. Landscape plans including a timetable for implementation for this facility and maintenance schedule shall be submitted to the Director of Land Utilization for his review and approval and landscaping shall be implemented within at least 12 months after commencement of construction;

5. Waipahu Depot Road shall be improved and paved to a width of 24 feet from the Oahu Railroad right-of-way makai to the makai border of the project site and landscaped.

The Special Permit shall further be subject to the additional conditions that:

9. The appropriate City and County authorities meet with the Waipahu Community Association to discuss community use of the gymnasium and the swimming pool;
10. This Special Permit covers only the facilities represented in this petition before the Land Use Commission, and that any other facility proposed in the future shall be subject to another Special Permit petition.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission September 1, 1976
9:30 a.m.

FROM: Staff

SUBJECT: SP76-248 - City and County of Honolulu,
Building Department

The Building Department of the City and County of Honolulu requests a Special Permit to allow a fire and police training facility on 15 acres of land in the Agricultural District at Waipio Peninsula, Ewa, Oahu. The land is owned by the City and County of Honolulu and described as Tax Map Key 9-3-2: portion of 9.

A similar request was approved by the City Planning Commission in May, 1975 and transmitted to the Land Use Commission for final action. However, the Special Permit was withdrawn by the petitioner prior to final action since the petitioner felt the project was unfeasible due to the deletion of the open firing range by the Planning Commission.

Presently, the property is vacant but is used as an incinerator ash disposal area. It fronts the east side of Waipahu Depot Street approximately 3,000 feet south of the Farrington Highway intersection. Lands to the west are low lying areas and fishponds situated in the Conservation District. Lands in the surrounding Agricultural District contain the City's Waipahu incinerator, an incinerator ash disposal area, sewer pump station and the Ted Makalena Golf Course. Within the Waipahu Urban District approximately 1/4 mile to the north are residential and light industrial uses. All required utilities are available to the site.

Petitioner submits that there has been a need for this facility for many years; that the site is ideal and meets all the criteria for selection of a proper site; that the sum of \$460,000 has been appropriated for project planning and engineering; that an Environmental Impact Statement for the project has been approved by the Governor and that the following concepts are being considered:

1. Primary concept - Construct both Fire and Police Training Facilities to include an administration/classroom building, gymnasium, training pool, outdoor fire training area and building, radiological building, enclosed firing range, canine training building, driver training course, parking lot for 175 cars and drill field.

The floor area of the six buildings totals 74,210 square feet and covers a total land area of 52,200 square feet or 8% of the site.

2. Secondary concept - This is an alternative plan to construct only the Police Training facilities. It would be implemented only if the Fire Department is able to negotiate a joint facility with the Air Force at Hickam Field.

(It was later established that the Fire Department had abandoned its plans for a joint facility with the Air Force at Hickam because of a determination by the FAA. Therefore, only the primary concept is now under consideration.)

The petitioner further indicates that the facility will be similar to a training academy with large areas of landscaped open space. With the exception of the 8-story fire training building, all buildings will be one or two story. The open firing range and helicopter pad originally proposed have been deleted from the plan.

Summary of Pertinent Comments from Public Agencies

Concerns were raised in the following areas by various public agencies. These concerns were satisfactorily addressed in the final EIS approved by the Governor in April, 1975:

1. Air emissions - Smoke producing fire training exercises will be 36 minutes out of an 8 hour day, of which 6 minutes will be actual burning. Open burning other than for agricultural purposes is subject to a variance involving a public hearing and decisions by the Health Director and the federal Environmental Protection Agency. It will be allowed only under tradewind conditions to preclude adverse effects on residential areas.
2. Water quality - Extinguishing agents and foams used in fire exercises would contribute to pollutants entering the Waipahu Oxidation Pond system. After considerable consultation with concerned agencies, it was established that sanitary effluents of .006 million gallon per day will be allowed to enter the system and will be controlled by the Department of Health.
3. Noise emissions - Concerns over noise from gunfire and safety baffling were significantly reduced by the enclosure of the firing range. Noise emissions are also subject to Public Health Regulations and the Comprehensive Zoning Code.
4. Land use issues - The Department of Parks and Recreation feels that the project is a compatible use and will not adversely affect the proposed Waipahu Regional Park. Since the park is still in the future planning stage and its boundaries not yet established, the agency feels that

the training facility would not jeopardize plans for the regional park.

Further, the Department of Public Works has jurisdiction over the 127 acres designated for Public Facility under the General Plan. The area now contains an incinerator, sewer pump station and portion of a golf course and ash disposal site. It notes that ash disposal to raise the elevation of the area will continue another 14-15 years and that there are no development plans at present.

By letter dated June 16, 1976 and in testimony at the public hearing held before the Planning Commission on that date, Mr. John Moriyama, representing the Board of Directors of the Waipahu Community Association, expressed concerns over the siting of future public facilities such as corporation yards, hospitals, etc. in the City owned area, and expressed an interest in working with the City in such determinations. He also felt that parts of the training facility should be made available for use by the Waipahu Community.

On July 7, 1976, the Planning Commission reviewed additional information that the Fire Department has abandoned its plans for a joint facility with the Air Force; that community complaints over proper maintenance of the incinerator site would be enforced by periodic monitoring and that efforts will be made to provide adequate landscaping; that community use of the proposed facility may pose problems of liability and security since firearms and police vehicles will be stored there, but that student visits will be allowed; and that there is long term planning for city lands in the area but that plans beyond 1990 would be dependent on the plans of other landowners in the area.

After due deliberation, the Planning Commission voted at its meeting of July 7, 1976 to accept the recommendations and conditions proposed by the Director of Land Utilization and approved the Special Permit.

It was the finding of the Director of Land Utilization that: (as summarized by staff)

1. The facility is not contrary to the objectives of the Land Use Law and Regulations in that it would not remove productive agricultural lands and that the land, rated E by the LSB has very marginal agricultural potential.
2. The use is capable of being conditioned to alleviate adverse effects on surrounding property. It was noted that immediately adjacent uses are industrial in character; that the nearest residences are $\frac{1}{4}$ mile away; that prevailing tradewinds blow from the residential area to the makai direction 75% of the year and regulations exist to control adverse environmental conditions.

3. The facility would not unreasonably burden public agencies to provide services as all required utilities are available and the facility is a public facility.
4. The growth in population has resulted in the increased need for proper fire and police protection. The need for a facility to train such personnel has been recognized as early as 1959.
5. The land is unsuited for the uses permitted in the Agricultural District because of its poor potential for such uses.

The following conditions were recommended by the Director of Land Utilization and imposed on this Special Permit by the Planning Commission:

- "1. Within two years of the approval of the Special Use Permit, the applicant shall properly file for a building permit with the Building Department and commence construction. The total construction shall be completed in five years. The Planning Commission may, with the Land Use Commission's concurrence, extend the time limit if it deems that unusual circumstance warrant the granting of such an extension;
- "2. The applicant shall comply with all air and water quality standards of the State of Hawaii;
- "3. The plans as submitted, marked Exhibit "A" (Primary Concept) and on file with the Department of Land Utilization, shall be followed except as may be altered by the conditions stated herein. In the event that the Secondary Concept is implemented, the applicant shall notify the Director of Land Utilization and Planning Commission in writing;
- "4. Landscape plans including a timetable for implementation for this facility and maintenance schedule shall be submitted to the Director of Land Utilization for his review and approval;
- "5. Waipahu Depot Road shall be improved and paved to a width of 24 feet from the Oahu Railroad right-of-way makai to the makai border of the project site;
- "6. The Director of the Department of Land Utilization may make minor modifications to the conditions stated herein when it becomes apparent that such modification is necessary and appropriate;
- "7. In the event any condition as set forth herein is not complied with, the Director of the Department of Land Utilization shall be authorized by the Planning Commission to take action to terminate the use or halt its

operation until such time as full compliance is obtained;
and

- "8. Within three months following the occupancy of the facility and thereafter as may be determined necessary by the Director of Land Utilization, the applicant shall have a consultant conduct a noise study in a form and under conditions acceptable to the Director of Land Utilization. Such study shall be submitted to the Director for review and approval. Where a noise violation is found, corrective action shall be taken as may be determined necessary to abate the noise source."

25% COTTON

EXCELERASE

by

FOX RIVER

A COPY OF THIS AGENDA WAS ALSO MAILED TO THE FOLLOWING PERSONS AND ORGANIZATIONS
ON August 24, 1976.

1. Mitzi S. Briggs
2. Oceanic Properties, Inc.
3. ✓ City & County of Honolulu, Building Department
4.
5.
6.

STATE OF HAWAII
LAND USE COMMISSION

NOTIFICATION OF LAND USE COMMISSION MEETING

DATE, TIME, & PLACE

September 1, 1976 - 9:30 a.m.
Conference Room 3, 2nd Floor
State Capitol
Honolulu, Hawaii 96813

A G E N D A

I. HEARING

1. A76-413 - Mitzi S. Briggs

To incorporate 43.8 acres presently in the Conservation District into the Urban District at Kahaluu, Oahu for residential use. The property lies in the vicinity of Ahuimanu Loop at Kahaluu, Oahu.

2. A76-414 - Oceanic Properties, Inc.

To incorporate approximately 47.6 acres presently in the Agricultural District into the Urban District at Haleiwa, Oahu for residential use. The properties lie in the vicinity of Weed Junction at Haleiwa, Oahu.

II. ACTION ON SPECIAL PERMIT

1. SP76-248 - City & County of Honolulu, Building Department

Special Permit to allow construction and operation of a police and fire training facility on 15 acres of land within the Agricultural District at Waipio Peninsula, Oahu. The site is adjacent to the City Incinerator along Depot Road at Waipahu.

III. MISCELLANEOUS

1. Request for Declaratory Order on Copy Requirement by Life of the Land
2. Adoption of Minutes
3. Meeting Schedule

* A COPY OF THIS AGENDA WAS MAILED TO ALL PERSONS AND ORGANIZATION ON THE ATTACHED MAILING LISTS. 8/24/76

1. All islands
2. Oahu

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

August 23, 1976

Mr. Robert Way
Chief Planning Officer
Dept. of General Planning
City & County of Honolulu
650 South King St.
Honolulu, Hawaii 96813

Dear Mr. Way:

Enclosed is a Notice of Land Use Commission meeting and
the Agenda for the Meeting.

Please note that petition

SP76-248 - City & County of Honolulu, Building Department

will be _____ acted on _____ at that time.

Should you have any questions on this matter, please contact
this office.

Very truly yours,



AH SUNG LEONG
Acting Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

August 23, 1976

Mr. Ernest Yuasa
Director & Building Supt.
Building Department
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Yuasa:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

Please note that petition

SP76-248 - City & County of Honolulu, Building Department

will be _____ acted on _____ at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,



AH SUNG LEONG
Acting Executive Officer

Enclosure - Agenda

Meeting of the Planning Commission
Minutes
July 7, 1976

LAND USE COMMISSION
STATE OF HAWAII

AUG 5 9 23 AM '76

The Planning Commission held a meeting on Wednesday, July 7, 1976 at 1:55 p.m. in the City Council Chambers. Chairman Randall Kamiya presided.

PRESENT:

Randall Kamiya, Chairman
Dr. Wilbur Choy
Donald Hosaka
Yuklin Kuna
Ned Wiederholt
Harriet Wikum

ABSENT:

Charles Izumoto
Sylvia Sumida, Vice-Chairman

STAFF PRESENT:

Robert R. Way, Chief Planning Officer
Eugene B. Connell, Executive Secretary
Henry Eng, Staff Planner
Lorrie Chee, Staff Planner
Herbert Mark, Staff Planner

MINUTES:

The minutes of June 16, 1976 were deferred to the next meeting.

PUBLIC HEARING
GP/DLUM AMENDMENT
LOW & MEDIUM DENSITY
APARTMENT TO RESIDENTIAL
LOWER MANOA
LOWER MANOA HOME OWNERS
AD HOC COMMITTEE
(FILE 328/C1-14 MM)

A public hearing was held to consider the Chief Planning Officer's proposal to amend the GP/DLUM from Low-density and Medium-density Apartment Use to Residential Use for approximately 67 acres of land situated in Lower Manoa--mauka of Lunalilo Freeway/ Ewa side of University of Hawaii, and identified by Tax Map Plats: 2-8-13; 2-8-14; portions of 2-8-07, 08, 09, 16, 17, 21, and 22.

Publication was made in the Sunday Star-Bulletin/Advertiser on June 27, 1976.

Staff Planner Herb Mark presented the report of the Chief Planning Officer's proposal.

QUESTIONS OF STAFF

Questions were raised concerning:

1. Lot consolidation.

Consolidation under Apartment zoning does not benefit landowners particularly in areas such as Manoa where landholdings are relatively small. There has been some lot consolidation in the area

since 1967 but anticipated lot consolidations have not taken place. The total lot number has increased but lot sizes have decreased in area. Whatever consolidation has occurred happened by speculative buying from outsiders.

The small Manoa landowners have no way of realizing the maximum value on their properties under Apartment zoning, except through sale, and are concerned of being "squeezed out." Many are old-timers who have lived in the area for years and do not wish to sell or move.

2. Inasmuch as land is taxed on its highest and best use, what impact would taxes have on the proposed amendment (Apartment to Residential) which actually lowers the land value? Is a reassessment of properties in the area necessary?

There is no major impact since tax is based on the existing Residential zoning. The General Plan which is long range presently has no force. The market may anticipate an increase, but over time as it becomes more apparent that it is possible to implement the General Plan, then the tax impact may accelerate. Staff did check whether long range Apartment general planned for the area would cause speculation and found no evidence that it would. Land prices in this area are comparable to similar Residential areas on the island.

3. How does the UH off-campus housing situation today compare to 1967?

An initial projection in 1967 of 25,000 UH student enrollment dropped during the last two years (1974-1975) to 23,000. It was determined that one-half would commute to school while the remaining 12,500 would be housed on-and off-campus. Even though on-campus housing has not been achieved, off-campus needs are being met. If new apartments are built, students and faculty could not afford the rent. A recent project in the area proposed a monthly rent of \$600 for a two-bedroom unit. A survey indicates that students average \$73 per month for rent. Rental of the \$600 2-bedroom unit by six students at \$100 each per month presents an overcrowding situation.

TESTIMONY IN SUPPORT

(See attached list. Copies of all written testimony are attached and made a part of these Minutes. Also received into the record was a Petition signed by 5,000 residents.)

Mr. Dennis Callan's testimony, which lists 51 reasons for changing the GP/DLUM, covers all points presented by others who spoke in favor of the proposed change. In summary, they are:

1. Support the report and recommendation of the Chief Planning Officer.
2. Large scale surveys indicate 96% of the people of Manoa wish to retain the present quiet residential lifestyle.

3. Apartment buildings would cause increased traffic, overcrowding, noise, crime, accidents, pollution, higher taxes, fees and rents. It would eliminate views, air space, trees and gardens which would result in eviction of old time residents living on fixed incomes who do not wish to leave the area.
4. Homes in the area are not dilapidated as some people claim. Some of the few run-down homes are owned by absentee landlords and speculators who have intentionally allowed deterioration in hopes of putting in apartment buildings.
5. Nearly all upzoning requests in the past 10 years have come from absentee landlords and outside speculators.
6. Approval of the proposed amendment will end the present stalemate that has discouraged some owners from making property improvements.
7. The high proportion of resident owners suggests that ownership will be inherited within the families which adds to the future stability of a Residential Lower-Manoa. It would be difficult for residents who have done yard work all their lives to adjust to mini-gardening on an apartment lanai.
8. Streets in Lower-Manoa are relatively narrow and would be very expensive to widen to Apartment specifications.
9. Apartment improvements do not exist in the area.
10. Even with general housing needs of the City, the kinds of high priced apartments that would be economically feasible to build would not supply the class of housing most direly needed.
11. Various agencies, associations, and all elected representatives support the proposed change.
12. Student housing needs are already being met off-campus. Student enrollment at the University has decreased. The University is now constructing additional dormitories on campus, with plans for more campus dorms in the future.
13. UH students and faculty could not afford the new apartments.
14. The Planning Commission has already recommended the proposed change at its public hearing on October 1, 1975.
15. The City Council's decisions over the last 10 years have consistently gone against the adopted policies of an Apartment General Plan. The Council has rejected nearly all upzoning requests, postponed an improvement district, downgraded part of the DLUM to Residential, and reduced several street widths.
16. Major groups who support the Apartment designation are profit hungry outside developers, speculators, realty agents, bankers, finance companies, and a few property owners who are putting profits before the needs and desires of people who live in the area.

17. There is no need for further studies. Arguments are so strong that a decision should be made today. This matter should be settled by the City Council before its summer recess.

TESTIMONY AGAINST

(See attached list. Copies of all written testimony submitted are attached and made a part of these Minutes.)

Testimony presented by Mr. Dennis Krum of L R & I documents a counter-argument to each reason given to change the General Plan to Residential both by the Chief Planning Officer and all those who testified in favor of the proposed change. The concerns raised by others who spoke AGAINST the proposal are covered in Mr. Krum's testimony.

Mr. Krum also submitted a Traffic Impact Statement for a Planned Development Project by L R & I, and a Report of Neighborhood Housing Study and Survey--Portion of University Apartment Area I.D. adjoining Vancouver Drive, University Avenue, Metcalf Street and Marques Street.

The public hearing was closed, on motion by Dr. Choy, seconded by Mrs. Wikum and carried.

ACTION: The Commission suspended its rules of procedure which would defer action to the next meeting, and voted to adopt the Chief Planning Officer's proposal, on motion by Dr. Choy, seconded by Mrs. Wikum and carried.

AYES - Choy, Hosaka, Kuna, Wiederholt, Wikum
NAYES - None
ABSENT - Izumoto, Sumida

PUBLIC HEARING
CONDITIONAL USE PERMIT
(CONVERT WAREHOUSE AREAS
UNDER CONSTRUCTION TO
GENERAL OFFICE USE)
WAI'AU
WAI'AU WAREHOUSE PARTNERS
(FILE #76/CUP-4 EY)

A public hearing was held to consider a request for a Conditional Use Permit to convert warehouse areas (under construction) into general office use located at the northwest corner of Moanalua Road and Kaahumanu Street (98-747 and 98-751 Kuahao Place, Wai'au) Tax Map Key: 9-8-59: 12.

Publication was made in the Sunday Star-Bulletin/Advertiser on June 26, 1976.

Staff Planner Henry Eng presented the Director's recommending approval of the request.

There were no questions of staff concerning the Director's report.

No one testified either for or against the request.

The public hearing was closed, on motion by Mr. Hosaka, seconded by Dr. Choy and carried.

ACTION: The Commission suspended its rules of procedure which would defer action to the next meeting, and voted to accept the Director's recommendation for approval, on motion by Mr. Hosaka, seconded by Dr. Choy and carried.

AYES - Choy, Hosaka, Kamiya, Kuna, Wiederholt, Wikum
NAYES - None
ABSENT - Izumoto, Sumida

✓ UNFINISHED BUSINESS
STATE SPECIAL USE PERMIT
(POLICE & FIRE TRAINING
FACILITY WITHIN AG-1
RESTRICTED AGRIC. DISTRICT)
WAIPAHU-WAIPIO PENINSULA
BUILDING DEPARTMENT,
C&C OF HONOLULU
(FILE #76/SUP-3 LC)

The public hearing held June 16, 1976 was closed and deferred for the 15-day statutory requirement and for the following additional information:

1. Status of the Fire Department's negotiations with FAA at Hickam.

The Fire Department has abandoned its efforts to locate jointly with the Air Force at Hickam because the FAA has determined that the City cannot construct a fire training facility there.

2. Request by Commissioner Kuna to review the alternative site analysis.

This study was made available to Commissioner Kuna as requested.

3. Management of conditions on landscaping and maintenance of the training and incinerator facilities and what procedures would be followed in enforcing conditions in the future?

This concern resulted from community complaints of the City's past maintenance record of the incinerator site.

DLU discussed this matter with the Department of Public Works, Refuse Division. Unsuccessful attempts were made to landscape the area due to poor soil conditions although some plants did take hold. SETA employees are assisting with the landscaping and caretakers are being sought for the site. The Refuse Division also indicated the possibility of transferring surplus funds allocated for landscaping of Shafter Flats to the subject site.

Enforcement of the conditions by DLU would require periodic monitoring of the site and reports by the general public would also assist. Should adverse conditions occur, the permit could be reviewed both by the Planning Commission and the State Land Use Commission and suspended if necessary.

4. Representative from the Honolulu Police Department to comment on community use of the facility.

Major Bernard Suganuma of the Honolulu Police Department, Training Division, stated that community use of the facility may pose

liability and security problems with storage of specialized equipment--firearms and police vehicles--on the premises. Student visits to the facility will be permitted, and there is the possibility of a youth program at the training center in the future. The Waipahu community already has adequate recreational facilities.

Commissioner Wikum questioned whether it would be wise, in view of specialized fire and police equipment located there, to open the facility to the public, and whether there are any police/fire stations in this state or any other state that opens its doors to community use? She commented that fire stations throughout the state are beautifully landscaped and maintained.

5. Negative testimony was raised about future and incremental uses of City-owned lands. Does the City do long-term planning of its lands?

The Executive Secretary stated that a response to the general question would be affirmative. Those departments, who have jurisdiction over particular City-owned properties, have the responsibility for both planning and management. The 127 acres in the Waipahu-Waipio Peninsula area was used as a specific example. The area is general planned for Public Facilities uses which has been the official policy of the City since 1964. Possible future and allowable uses are contained in DLU's report (pages 9 and 10). The actual uses consist of ash disposal, incinerator, pumping station and a portion of the Ted Makalena Golf Course.

Two proposed uses are planned for the area. First, the training facility and the second, a regional park. The major use of the City-owned properties and those leased from the State is for ash disposal. The purpose of this use is two-fold. First, the Waipahu Incinerator is one of the major destination points for refuse, and the surrounding area provides the required acreage to dispose of the ash from the incinerator. Secondly, following the Department of Public Works' grading plan, the ash is being deposited in order to achieve elevations that will not be prone to flooding because of tidal fluctuations. This ash fill is planned to be completed in 14-15 years. Planned uses beyond 1990 will be dependent upon determinations by the State regarding the use of lands leased to the City, the federal government's decisions regarding their lands presently leased to Oahu Sugar Company, and the growth and urban needs of the area.

ACTION: The Commission accepted the Director's recommendation and recommended approval of the permit, subject to the conditions contained in the Director's report, on motion by Mr. Hosaka, seconded by Dr. Choy and carried.

AYES - Choy, Hosaka, Kamiya, Kuna, Wiederholt, Wikum
NAYES - None
ABSENT - Izumoto, Sumida

UNFINISHED BUSINESS
GP/DLUM AMENDMENT
MEDIUM-DENSITY APT.,
SCHOOL & GOLF COURSE TO
RESIDENTIAL, LOW-DENSITY
APARTMENT, PARK & MAJOR
STREET USES
WAIPIO-MILILANI
MILILANI TOWN, INC.
(FILE #338/Var/34 WL)

The public hearing held June 16, 1976
was closed and action deferred to the
next meeting.

No discussion followed.

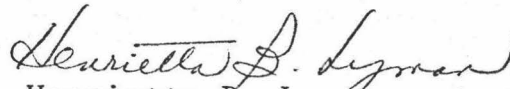
ACTION: The Commission concurred with
the recommendation of the Chief
Planning Officer and recommended
approval of the proposed amend-
ment, on motion by Dr. Choy,
seconded by Mr. Hosaka and
carried.

AYES - Choy, Hosaka, Kamiya, Kuna, Wiederholt
NAYES - None
ABSENT - Izumoto, Sumida
ABSTAINED - Wikum

ADJOURNMENT:

The meeting adjourned at 5:55 p.m.

Respectfully submitted,


Henrietta B. Lyman
Secretary-Reporter

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU
LAND USE COMMISSION
650 SOUTH KING STREET
HONOLULU, HAWAII 96813
STATE OF HAWAII

FRANK F. FASI
MAYOR



JUL 20 1 26 PM '76

ROBERT R. WAY
CHIEF PLANNING OFFICER

76/SUP-3 (LC)

July 16, 1976

7450

Mr. Eddie Tangen, Chairman
State Land Use Commission
Pacific Trade Center, Suite 1795
190 So. King Street
Honolulu, Hawaii 96813

SP76-248

Dear Mr. Tangen:

Subject: Request for a State Special Use Permit for construction and operation of a police/fire training facility within an AG-1 Restricted Agricultural District.

Applicant:	City & County of Honolulu, Building Dept.
Landowner:	City & County of Honolulu
Location:	Waipio Peninsula--Waipahu
Tax Map Key:	9-3-02: portion of 9

The Planning Commission held a public hearing on the State Special Use Permit application and the report from the Director of Land Utilization on June 16, 1976. The Director's report is attached and marked Exhibit I. Testimony in support of the application was received from Mr. Boniface Aiu, Chief of the Honolulu Fire Department. Testimony against the application was received from Mr. John Moriyama, representing the Board of Directors of the Waipahu Community Association. The testimony received is recorded in the Planning Commission Minutes of June 16, 1976 and is identified as Exhibit II.

The Planning Commission closed the public hearing and deferred action until July 7, 1976 in order to receive additional information, and in accordance with the statutory 15-day requirement. The information which the Commission required is noted in the Chief Planning Officer's memorandum dated July 1, 1976 and identified as Exhibit III. Exhibit III also includes information supplied to the Commission from the Department of Land Utilization for the July 7, 1976 meeting.

On July 7, 1976 the Planning Commission reviewed the information from the Chief Planning Officer and the Director of Land Utilization. The Commission also received additional information from the Police

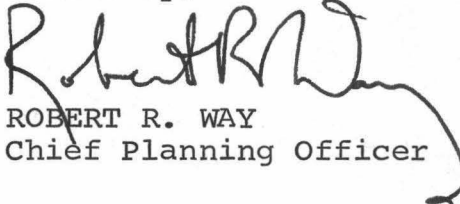
Mr. Eddie Tangen, Chairman
State Land Use Commission
76/SUP-3 (LC)
Page 2

and Fire Departments. The testimony received at the July 7, 1976 meeting is recorded in the Minutes of the Planning Commission for July 7, 1976. The Minutes of the July 7, 1976 meeting are attached and identified as Exhibit IV.

Based upon the evidence and testimony received by the Planning Commission, and after due deliberation, the Planning Commission voted at its meeting of July 7, 1976 to accept the analysis, recommendation, and conditions proposed by the Director of Land Utilization, and approved the Special Use Permit Application (primary concept) for the proposed Police and Fire Training Facility.

Attached, also, is the petition and exhibit map marked Exhibit V.

Sincerely,


ROBERT R. WAY
Chief Planning Officer

RRW:mk

Enclosures:

- Exhibit I (Director's report)
- Exhibit II (Minutes 6/16/76)
- Exhibit III (CPO's memo 7/1/76)
(DLU memo 6/25/76)
- Exhibit IV (Minutes 7/7/76)
- Exhibit V (Petition & Map)

cc: Managing Director/Mayor
Francis Keala
Boniface Aiu
Ernest T. Yuasa
G. Tomonari
L. Chee (DLU)

Exhibit I

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

Authorization	<i>EBE</i>
Advertisement	<i>6-6</i>
Public Hearing	<i>6-16-76</i>

GEORGE S. MORIGUCHI
DIRECTOR

FRANK F. FASI
MAYOR



76/SUP-3(LC)

May 24, 1976

MEMORANDUM

TO : PLANNING COMMISSION

FROM : GEORGE S. MORIGUCHI, DIRECTOR OF LAND UTILIZATION

SUBJECT: STATE SPECIAL USE PERMIT FOR CITY AND COUNTY
OF HONOLULU - POLICE AND FIRE TRAINING FACILITY
AT WAIPAHAU

Transmitted herewith for appropriate action is my report on a request to construct and operate a police and fire training facility within an AG-1 Restricted Agricultural District. (A similar request was reviewed by you on January 29, 1975.)

GEORGE S. MORIGUCHI
Director of Land Utilization

GSM:fm

Attach.

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



GEORGE S. MORIGUCHI
DIRECTOR

76/SUP-3(LC)

May 24, 1976

DIRECTOR'S REPORT
STATE SPECIAL USE PERMIT
Proposed Police and Fire Training Facility

APPLICANT	:	CITY AND COUNTY OF HONOLULU BUILDING DEPARTMENT
LANDOWNER	:	CITY AND COUNTY OF HONOLULU
TAX MAP KEY	:	9-3-02: PORTION OF 9
LAND AREA	:	15 ACRES
STATE LAND USE:		AGRICULTURE
ZONING	:	AG-1 RESTRICTED AGRICULTURAL DISTRICT
LOCATION	:	WAIPIO PENINSULA - WAIPAHU



Background: A similar request was received and processed through the Planning Commission in 1975.

The Director of Land Utilization's recommendation was approval subject to seven conditions.

The Waipahu Community Association objected to the proposal.

The Planning Commission held a public hearing on the matter on January 29, 1975. Action to approve the request subject to four additional conditions was taken on May 7, 1975. The additional conditions were:

1. Prohibited police firearm training.
2. Prohibited the helicopter pad and related training activities.
3. Recommended that the Chief Planning Officer review a General Plan amendment for park use on 50 acres of the site.
4. Require the Police and Fire Departments to make certain facilities available to community groups when not required for training purposes.

Note: The intent of this condition was to allow the community the use of the sports facilities, i.e., the gym and the pool.

The Police/Fire Department's reluctance to adhere to Condition No. 4 is based on possible liabilities which may occur in the event of injuries, accidents, etc., and that scheduling requirements and availability would leave very little time when the facility is not used for training purposes. Further, they cite problems of security, fees and enforcement of safety regulations are likely to create problems and community resentment which they feel will be detrimental rather than beneficial to police-community relations.

On June 16, 1975, the Police Department requested the Planning Commission to reconsider the additional conditions.

On July 2, 1975, the Planning Commission was not able to achieve a majority vote to reconsider the conditions of the Special Permit decision of May 7, 1975.

On September 17, 1975, the State Special Use Permit request was withdrawn from the Land Use Commission and the file was subsequently closed.

The reason cited for the withdrawal was that it was not feasible for the City to construct the training center without the firing range.

The current request was filed March 22, 1976. Major revisions include the elimination of the helicopter pad and the open rifle and firing range. (Newly submitted plans show an enclosed firing range. Details of the plan are discussed in the Applicant's Proposal.)

The subject parcel is also within the Special Management Area (SMA) and is subject to a SMA permit. A public hearing was held by the City Council on May 6, 1976. There was no opposition to the SMA permit presented at the public hearing.

GENERAL INFORMATION:

State Land Use Designation: Agriculture. Under the State Land Use Rules of Practice and Procedure, Part IX, Special Use Permit Procedures:

"9-1 Petition for Special Use Permit. Any person who desires to use his land within an agricultural or rural district for other than an agricultural or rural use may petition the County Planning Commission...for a Special Use Permit to use his land in the manner desired."

General Plan: Public facility by Ordinance No. 2443 adopted May 7, 1964.

General Plan Detailed Land Use Map: None adopted.

General Plan Development Plan: None adopted.

Existing Zoning: AG-1 Restricted Agricultural District.

Existing Land Use: The proposed site is vacant, scrub land. It is surrounded by the Ted Makalena Municipal Golf Course on the eastern boundary; the City and County incinerator on the southern boundary. The remaining areas are used for ash disposal.

A residential and light industrial area lies approximately one-fourth mile north (mauka) of the site. Other uses within the 127 acres designated for public facility use include a City-owned sewage pump station.

Applicant's Proposal:

Primary Concept. The applicant proposes to establish a police and fire training facility on the site. The facility will include six buildings housing classrooms and administrative offices, a gymnasium, an enclosed firing range and office, a canine training facility, a fire training facility, and a radiology facility. The floor area of these buildings totals 74,210 square feet, and they cover 52,200 square feet of the total land area, or 8 percent of the site. The remainder of the site will be

devoted to open uses such as fire training grounds, driver training facilities, a drill field, parking for 175 cars and landscape areas (see Exhibit A for a graphic illustration and Appendices A, B, and C, for a General Facilities Description, General Site Evaluation Criteria, and Alternatives Considered).

Secondary Concept. An alternative plan proposes facilities only for a police training center. This plan would be implemented only if the Fire Department is able to complete its negotiations with the military to jointly use their training facilities at Hickam Air Force Base (Appendix A).

Four hundred sixty thousand dollars (\$460,000) in Capital Improvement Project funds have been appropriated for the planning and engineering phase of this project.

Public Agencies Review:

The proposal was reviewed by eighteen public agencies in the course of a review of an environmental impact statement (EIS) and at the request of this department. The following agencies offered either no comment or no objection:

Department of Army
Department of Planning and Economic Development
Board of Water Supply

Other agencies raised the following areas of concern, primarily in their reviews of the draft environmental impact statement. These concerns were satisfactorily addressed in the final environmental impact statement which was accepted by the Governor on April 25, 1975.

Airborne Emissions: Several agencies expressed a concern relative to airborne emissions generated by the fire training facility. Agencies commenting on this point include:

Department of Agriculture
Department of Health
Environmental Center

Training exercises will be conducted with strict adherence to Fire Department safety procedures and all burning exercises will be concentrated in a central area of the site. However, open burning is permitted by State law for agricultural purposes only; therefore, a variance request must be made. The variance procedure includes a public hearing and subsequent decisions by the Director of the State Department of Health and the Federal Environmental Protection Agency, Region 9. The total duration of the smoke-producing fire training exercises will be approximately 36 minutes out of an 8 hour training day, of which approximately 6 minutes will be actual open burning.

Waterborne Effluents: The Water Resources Research Center is concerned that the extinguishing agents and foams used in burning exercises could contribute pollutants to runoff water from the burning area. The Department of Health raised a similar concern. After considerable consultation between the Division of Sewers and the Department of Health, it has been established that sanitary effluents estimated to be in the amount of .006 million gallon per day will be permitted to enter the Waipahu Oxidation Pond System.

Recreational Considerations: The environmental impact statement was reviewed by the Department of Parks and Recreation, and they are in agreement with its conclusion that the training facility will not adversely affect the proposed park.

A long-range park plan, completed in 1968, included a proposal for a Waipahu Regional Park. Because the long-range plan involves many factors such as population, availability of land, cost, demand and park distribution standards, the status of the actual park plans remains "in the future." No other action on the park plan other than its favorability has been taken.

The Department of Parks and Recreation informs us that "the (regional park) is still in the future planning stage and delineation of the boundary has not been established. We concur that the proposed park and police-fire training facility are compatible and any park plans could incorporate the training site with no adverse effect."

Land Use Issues: The Department of Parks and Recreation feels that a regional park and the training center are compatible as well as complementary uses. They do not feel that the utilization of 15 acres of land in this area will jeopardize their efforts for the regional park.

The Department of Public Works informs us that the area designated on the General Plan for public facility (about 127 acres) is under their jurisdiction. The City has fee title except for an area which is leased from the State for ash disposal purposes. The remainder area is currently used as an incinerator site, sewer pump station, and a portion for golf course. Department of Public Works' plan is to continue ash disposal operations (14-15 years) until master grading plan elevations are achieved. There are no development plans for the use of the site after it has been filled with ash.

Plans for development of the entire Waipio Peninsula are long range and dependent upon the phasing out of lands currently owned by the U.S. Government and leased to the Oahu Sugar Company.

According to the Department of Public Works, alternative plans to use a portion of this area for the construction of a refuse power generating plant were found to be unfeasible by a consultant's study.

The area is designated on the General Plan for public facilities. Public facilities include schools, ambulance emergency units, district courts, fire and police stations, post offices, agricultural extension units, health centers, libraries and welfare units.

The proposed facility will provide academic as well as physical training courses. Generally, the use is institutional, similar to a trade or technical school. Certain aspects of the operations are industrial by nature and, therefore, the possible adverse impact of noise, pollution (airborne and water) and odors are prime concerns in determining compatibility.

The subject site is relatively isolated, located approximately a quarter of a mile downwind of an existing light industrial and residential subdivision. Immediately surrounding land uses are industrial; ash disposal, sewer pump station, and the incinerator site.

As indicated by the various government agencies, there are existing legal constraints which can control and minimize the adverse impact.

Noise Emissions: The following agencies commented on this aspect of the project:

Department of Engineering, University of Hawaii
Department of Health
Department of Land and Natural Resources

The major concern is with the operation of the open firing range and the effect of the noise generated by gunfire on the closest residences which are approximately one-fourth mile upwind. The U.S. Navy also expresses concern for safety baffling. These concerns are resolved by the enclosure of the firing range.*

*Technical documentation showing to what extent enclosure of the firing range by an accoustically treated building reduced noise were submitted by the applicant. Enclosure of the range with sound absorption materials indicates that all noise exposure problems in the surrounding areas would be eliminated; and the range would meet all criteria set forth by the Comprehensive Zoning Code, Environmental Protection Agency, and the Occupational, Safety and Health Act.

Traffic Considerations: The Department of Transportation Services comments that Waipahu Depot Road must be improved from the Oahu Railroad right-of-way makai to the project site.

Sewage Disposal: Domestic waste from the training facility, including canine waste, will be handled by an existing gravity sewer line via a new eight inch line connection at an existing manhole near the Waipahu Sewage Pumping Station located mauka of the training site.

Private Organization Review: The Waipahu Community Association and other interested parties reviewed the Environmental Impact Statement on the proposal. They specifically cite solid waste disposal problems, possible airborne emission problems, traffic generation problems, as areas of concern. They voice a strongly held contention that the area in question as well as surrounding landfill areas should be considered for eventual use as a regional park. They also suggest an alternative of utilizing various military training facilities in lieu of building this civilian facility.

Letters supporting the community's objections were also received from Legislators of the 20th District.

As of this date, no comments have been received on the new proposal in response to our advance information letter of January 20, 1976.

Analysis: This is an application for a Special Use Permit under the State Land Use Regulations. These regulations require that the proposed use be examined with the following criteria as to whether or not it is "unusual and reasonable":

1. "Such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations."

The State's objective is to preserve productive agricultural lands and to protect lands which have a significant potential for agricultural purposes. The site is not currently in agricultural use so that the use of the land for a public facility will not take away productive agricultural land. The site lies within an area classified by the State Land Study Bureau as Class E (lowest of all Classes A to E in terms of suitability for cultivation). The

Department of Agriculture notes that, while the site might be usable for nursery and greenhouse culture, it is not suitable for agricultural production using conventional tillage methods. Thus, it would seem that the site can be considered to have very marginal agricultural potential.

2. "That the desired use would not adversely affect surrounding property."

Uses immediately surrounding the site are industrial in character. The project will have no adverse effects on land uses which presently abut it directly. The project can have adverse effects on the residential properties lying mauka of the old Oahu Railroad right-of-way approximately one-fourth mile mauka of the project site; the existing municipal golf course which directly abuts the site and potential plans for the establishment of a regional park in the area.

There are several factors which will help to minimize any adverse effects on these uses. First, the facility is a quarter mile removed from the nearest residence. Second, the prevailing tradewinds come from the northeast, blowing mauka to makai, 75 percent of the year. Finally, there are in existence, applicable legal constraints on air emissions, water quality and noise emissions with which the project must comply. These factors impact on the major areas of concern as follows:

Air Emissions: The project is subject to the State's Air Quality Standards. Therefore, air emissions are controlled by the Department of Health. As the department points out, in order to utilize open burning types for fire training purposes, a variance of the Air Quality Standards will be required. In this case, permitting such burning only in tradewind conditions will effectively remove the emissions from the residential area.

Water Quality: The project is subject to the State's Water Quality Standard. Therefore, the quality of surface runoff and waste water disposed from the fire training facility would, assuming a logical discharge to Pearl Harbor, also be controlled by the Department of Health.

Noise Emissions: The project is subject to the performance standards relative to sound emissions contained within the Comprehensive Zoning Code and Chapter 44B, Public Health Regulations regarding Community Noise Control. Complete enclosure and soundproofing of the firing range should take care of this concern. Major concerns on noise emission were based on the open firing range.

In light of these considerations, a minimum impact on the residential area can be predicted.

It is further noted that the entire Waipio Peninsula has been designated for public facility and military use on the General Plan since 1964 and has been used for related uses since.

3. "Such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, and school improvements, and police and fire protection."

The facility is a public facility being funded by public funds. As noted in the agency review section, sewage capacity is adequate and the minimal loads produced by this facility can be accepted. Waipahu Depot Road makai from the railroad right-of-way will be improved to serve the project. Sufficient water capacity is available to serve the project.

4. "Unusual conditions, trends, and needs have arisen since the district boundaries and regulations were established."

The need for training facilities for both the Police and Fire Departments has increased with population growth: The greater the population, the greater the number of police officers and firemen required. The objectives of both departments is to provide capable and knowledgeable men with physical skill and condition to handle any situation. To achieve this objective, there must be an effective and continuous training program. This need has been recognized as early as 1959; and various efforts and alternative sites have been explored since then.

Table I shows the historical and projected growth of the City and County of Honolulu.

Table I Historical and Projected Growth
City and County of Honolulu

<u>Year</u>	<u>Population</u>
1960	500,409
1961	507,000
1962	513,500
1963	520,200
1964	526,900
1965	533,500
1966	539,954
1967	562,124
1968	570,776
1969	589,570
1970	601,802
1975	670,560
1980	741,234
1985	819,085
1990	900,541
1995	1,001,700

Source: Fire and Police Training Facility Report by Tagawa,
Yamachi AIA & Associates, Inc., 1972.

Along with the projected growth of the City is the necessary increase in the number of officers and firemen. These figures are depicted in the following Tables II and III:

Table II Historical and Projected Growth
Honolulu Police Department

<u>Year</u>	<u>Population</u>	<u>Number</u>	<u>Commissioned Officers</u>	
			<u>5 Year Increase</u>	<u>Ratio Per 1000 Capita</u>
1965	533,500	770		1.44
1966	539,954	846		1.55
1967	562,124	931		1.66
1968	570,776	997		1.75
1969	589,570	1,002		1.70
1970	601,802	1,070	300	1.80
1971	630,000	1,379*		2.20
1975	670,560	1,724	654	2.60
1980	741,234	1,979	255	2.68
1985	819,085	2,234	255	2.73
1990	900,541	2,509	275	2.80
1995	1,001,700	2,854	345	2.85

* Increased by Supplementary Budget (349 men)

Source: Fire and Police Training Facility Report by Tagawa, Yamachi AIA & Associates, Inc., 1972.

Table III Historical and Projected Growth
Honolulu Fire Department

<u>Year</u>	<u>Population</u>	<u>Number</u>	<u>Firefighting Positions</u>	
			<u>5 Year</u> <u>Increase</u>	<u>Ratio Per</u> <u>1000 Capita</u>
1965	533,500	666		1.25
1966	539,954	666		1.23
1967	562,124	667		1.19
1968	570,776	744		1.30
1969	589,570	777		1.32
1970	601,802	778	112	1.30
1975	670,560	1,034	256	1.55
1980	741,234	1,193	159	1.61
1985	819,085	1,325	132	1.62
1990	900,541	1,490	165	1.66
1995	1,001,700	1,655	165	1.66

Source: Fire and Police Training Facility Report by Tagawa,
Yamachi AIA & Associates, Inc., 1972.

The subject site has been designated on the City's General Plan for public facility use since 1964. It has been designated for agricultural purposes by the State Land Use Commission since 1961. Since the establishment of the district boundaries and regulations, the City has acquired approximately 100 acres for public uses. Public uses currently established there include the City and County incinerator operations and ash disposal areas and a sewer pump station.

5. "That the land upon which the proposed use is sought is unsuited for the uses permitted within the District."

By reason of the analysis provided under item 1, it can be concluded that the land is unsuited for the agricultural uses permitted within the District.

Conclusions: From the above analysis, it is concluded that the proposed police and fire training facility is:

1. Not contrary to the objectives of the Land Use Law and Regulations;
2. Capable of being conditioned so as to not adversely affect surrounding property;
3. Not an unreasonable burden to public agencies or facilities;


4. Unusual conditions, trends and needs have arisen since the establishment of the boundaries and regulations; and
5. The site is unsuitable for uses permitted in the district.

Recommendation: It is recommended that the Special Use Permit be granted subject to the following conditions:

1. Within two years of the approval of the Special Use Permit, the applicant shall properly file for a building permit with the Building Department and commence construction. The total construction shall be completed in five years. The Planning Commission may, with the Land Use Commission's concurrence, extend the time limit if it deems that unusual circumstance warrant the granting of such an extension;
2. The applicant shall comply with all air and water quality standards of the State of Hawaii;

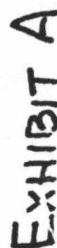
3. The plans as submitted, marked Exhibit "A" (Primary Concept) and on file with the Department of Land Utilization, shall be followed except as may be altered by the conditions stated herein. In the event that the Secondary Concept is implemented, the applicant shall notify the Director of Land Utilization and Planning Commission in writing;
4. Landscape plans including a timetable for implementation for this facility and maintenance schedule shall be submitted to the Director of Land Utilization for his review and approval;
5. Waipahu Depot Road shall be improved and paved to a width of 24 feet from the Oahu Railroad right-of-way makai to the makai border of the project site;
6. The Director of the Department of Land Utilization may make minor modifications to the conditions stated herein when it becomes apparent that such modification is necessary and appropriate;
7. In the event any condition as set forth herein is not complied with, the Director of the Department of Land Utilization shall be authorized by the Planning Commission to take action to terminate the use or halt its operation until such time as full compliance is obtained; and

8. Within three months following the occupancy of the facility and thereafter as may be determined necessary by the Director of Land Utilization, the applicant shall have a consultant conduct a noise study in a form and under conditions acceptable to the Director of Land Utilization. Such study shall be submitted to the Director for review and approval. Where a noise violation is found, corrective action shall be taken as may be determined necessary to abate the noise source."


GEORGE S. MORIGUCHI
Director of Land Utilization

GSM:fm

FORM 990-SS (2012)



APPENDIX A

General Facilities Description

Primary Concept:

The Fire and Police Training Facilities can be described as three basic areas: 1) Central Building Complex, 2) Police Department Outdoor Areas and Ancillary Structures, and 3) Fire Department Outdoor Areas and Ancillary Structures.

The Central Building Complex consists of 1) a two-story structure housing classrooms, administrative offices, a media center, cafeteria and buildings/grounds maintenance, 2) a gymnasium, and 3) a training pool.

The Police Department Outdoor Areas and Ancillary Structures consists of 1) an enclosed and soundproofed firing range, 2) driver training area, 3) drill field (to be used jointly with the Fire Department, and 4) canine training area. All of these areas are basically open areas with low one-story structures. The driver training area is a paved extension of the internal driver training roadway system (also to be used jointly with the Fire Department). The canine training area is a grassy area with a one-story structure containing a veterinary examining room and kennels. Dogs will normally accompany their masters home and will not be boarded overnight.

The Fire Department Outdoor Areas and Ancillary Structures

consists of 1) training structures, 2) outdoor training pits and slabs for liquid and gas fires, and 3) driver training roadway.

The training structure is twenty feet square and eight stories high. The radiological building is a one-story structure. The training structures will have a paved area around them to accommodate the operations of training vehicles and equipment.

The training pits and slabs are primarily open, paved areas with different types of depressions and raised slabs to contain flammable liquid fires. Similar to the training structures, the area around and between these pits are paved for the operations of the vehicles and equipment.

The driver training roadway consists of 1) a network of "minor streets" running between and around the training structures and pits, and 2) a longer "major street" (to be used jointly as a police driver training/pursuit course). The minor street network will be similar to typical paved city streets and corners with sidewalks and fire hydrants to be used in conjunction with the training structures and pits.

Secondary Concept:

In the event that the Fire Department is successful in arranging joint fire training facilities with the Department of the Air Force at Hickam Air Force Base, this site will be used only for the Police Training Facility. This would eliminate the outdoor fire training areas and the eight-story fire training building.

APPENDIX B

General Site Evaluation Criteria

Size: Minimum 14 acres for total facility. If firing range is located elsewhere, 11.2 acres required with accessory site of 2.8 acres for the range.

Location: As close as possible to Central Honolulu (considered to be Central Fire Station) in terms of traveling time.

Environmental: Generally 1/2 mile from any incompatible types of inhabited areas (residential, apartment, hotel, business, light industrial). Compatible types of zones include heavy industrial, agricultural, preservation. Visually isolated from major thoroughfares or freeways. This distance may be reduced dependent upon unique factors such as topography, landscaping, wind direction, etc.

Topography: As level as possible to minimize grading costs.
Maximum slope: 10%.

Utilities: All utilities available on site or nearby within reasonable economically feasible range.

Zoning: No incompatible zones within environmental effect range (1/2 mile). No negative impact on surrounding zones in terms of land values and future developments.

Accessibility: Easily accessible from major thoroughfare on improved road of sufficient width capable of handling heavy use. Access road through compatible types of zones.

Availability: Land should be available. Owned by City and County of Honolulu or acquirable at a reasonable cost.

Generally, all of these criteria should be of equal weights as determinants of selection; however, these represent ideal conditions and trade studies to weigh certain advantages against disadvantages were utilized in determining the "best available compromise."

The subject site was evaluated as follows:

1. Size: There is a total of approximately 100 acres in the area designated for public facility. The 14 acre requirement for the training facility can readily be accommodated, occupying only a small percentage of the total area available for other public facilities. (A total of 15 acres was set aside for this facility to ensure adequate functional configurations.)

2. Location: It is centrally located on Oahu and approximately 15 miles from Central Honolulu. It is within reasonable driving time from Honolulu (approximately 20 minutes) and centrally located in terms of all Fire Stations on Oahu (from which all fire trucks will originate).
3. Environmental: The closest residential area is approximately 1/4 mile mauka of the proposed site. Although this is less than the general 1/2 mile criteria, the prevailing tradewinds and flat open area will direct any adverse airborne or noise emission away from the residential area. In the downwind direction, the site is bordered by compatible types of areas: incinerator, dump area, canefields, and Pearl Harbor West Loch. All other environmental concerns have been discussed in detail in previous sections of this report.
4. Topography: The existing land is basically a flat, open area. Its elevation is fairly low and will have to be raised by filling. The availability of incinerator residue from the adjacent incinerator relieves this potential problem.

5. Utilities: All required utilities (water, electricity, telephone, sewage system, solid waste disposal) are available along Waipahu Depot Road which adjoins the proposed site.
6. Zoning: The area is presently zoned Agriculture but designated for Public Facility use in the General Plan. The proposed facility would not have any negative impact upon the surrounding areas in terms of land values or future developments.
7. Accessibility: The proposed site is easily accessible from two H-1 Freeway off-ramps which feed unto Farrington Highway (a divided highway) to Waipahu Depot Road. The distance between Waipahu Depot Road and the freeway off-ramps are: Kunia Interchange (2.1 miles) and Waipahu Interchange (1.1 miles). The site is approximately 1/2 mile from Farrington Highway along Waipahu Depot Road which has just recently been improved for 1/4 mile and is of sufficient width to accommodate the additional traffic.

8. Availability: The proposed training facility site is owned by the City and County of Honolulu and will not incur any acquisition costs.

A detailed evaluation of the eight other sites is contained in the Tagawa, Yamachi, AIA and Associates, Inc. 1972 report.

Source: Fire and Police Training Facility Report by Tagawa, Yamachi, AIA & Associates, Inc., 1972.

APPENDIX C

Alternatives to the Proposed Training Facility

Alternatives Considered:

1. Continuation of existing training conditions (no facility alternative).
2. Investigation of existing facilities which may be utilized.
3. Construction of separate facilities.

All three alternatives were considered. A summary of the findings follows:

Alternative No. 1: Existing training conditions meant crowded classrooms, inefficient scheduling and loss of time commuting between separate facilities. Facilities were also available on a limited basis because most of them had to be shared with other groups.

Alternative No. 2: Investigation of existing facilities which may be utilized included various public, private, and military facilities such as: Kuakini Hospital, Kewalo Basin, Pearl Harbor Naval Shipyard, Kapahulu Library, Ft. Ruger Armory, Hickam Air Force Base, etc.

The continued usage of these facilities on a regular and predictable basis has not been possible because of the sectors' own priority needs.

These facilities even if available do not meet programmatic and physical needs of each training program. It also meant loss of valuable time traveling to and from these separate facilities.

Alternative No. 3: The advantage of a joint facility in which certain facilities could be shared, thereby reducing construction costs for duplicate facilities, far outweigh the possibility of separate facilities for the two departments.

Conclusion: A joint training facility which would centralize all aspects of training would be more economical, efficient, logical and desirable.

It will also be beneficial to the overall community because it will help to eliminate deficiency points in the Fire Department's rating by the American Insurance Association (AIA), formerly the National Board of Fire Underwriters, which has emphasized the importance of training as a significant contributor to an effective fire protection service. Besides being an indicator of adequate protection for all citizens, this grading system affects the fire insurance rates.

In the AIA July 1973 survey, both the overall City's rating and the Fire Department's rating were third class. Of the total deficiency points, the biggest single item was the lack of a training facility.

APPENDIX D

Existing Recreational Facilities - Waipahu

Honowai Park (Neighborhood)

94-660 Honowai Street

Tax Map Key 9-4-53: 119

6.311 acres

Facilities:

- 1 comfort station
- 2 basketball courts
- 2 volleyball courts
- 2 softball fields
- children's play apparatus
- lights for: basketball courts
- volleyball courts
- 2 parking stalls

Hans L'Orange Park (Neighborhood)

94-1024 Waipahu Street

Tax Map Key 9-4-02: 21

6.928 acres

Facilities:

- 1 comfort station
- 1 basketball court
- 1 baseball field
- 1 softball field
- lights for: basketball court
- baseball field
- 44 parking stalls

Waipahu Field (District)
94-230 Paiwa Street
Tax Map Key 9-4-17: 3
13.825 acres

Facilities:

- 1 gymnasium
- 1 multi-purpose bldg.
- 1 comfort station
- 2 basketball courts
- 2 volleyball courts
- 2 tennis courts
- 1 baseball field
- 2 softball fields (1 portable)
- lights for: basketball courts
- volleyball courts
- tennis courts
- 1 softball field
- 1 bathhouse
- 1 swimming-wading pool
- children's play apparatus
- 83 parking stalls

Waipahu Garden Park (Regional)
94-695 Waipahu Street
Tax Map Key 9-4-10
41.064 acres

Facilities:

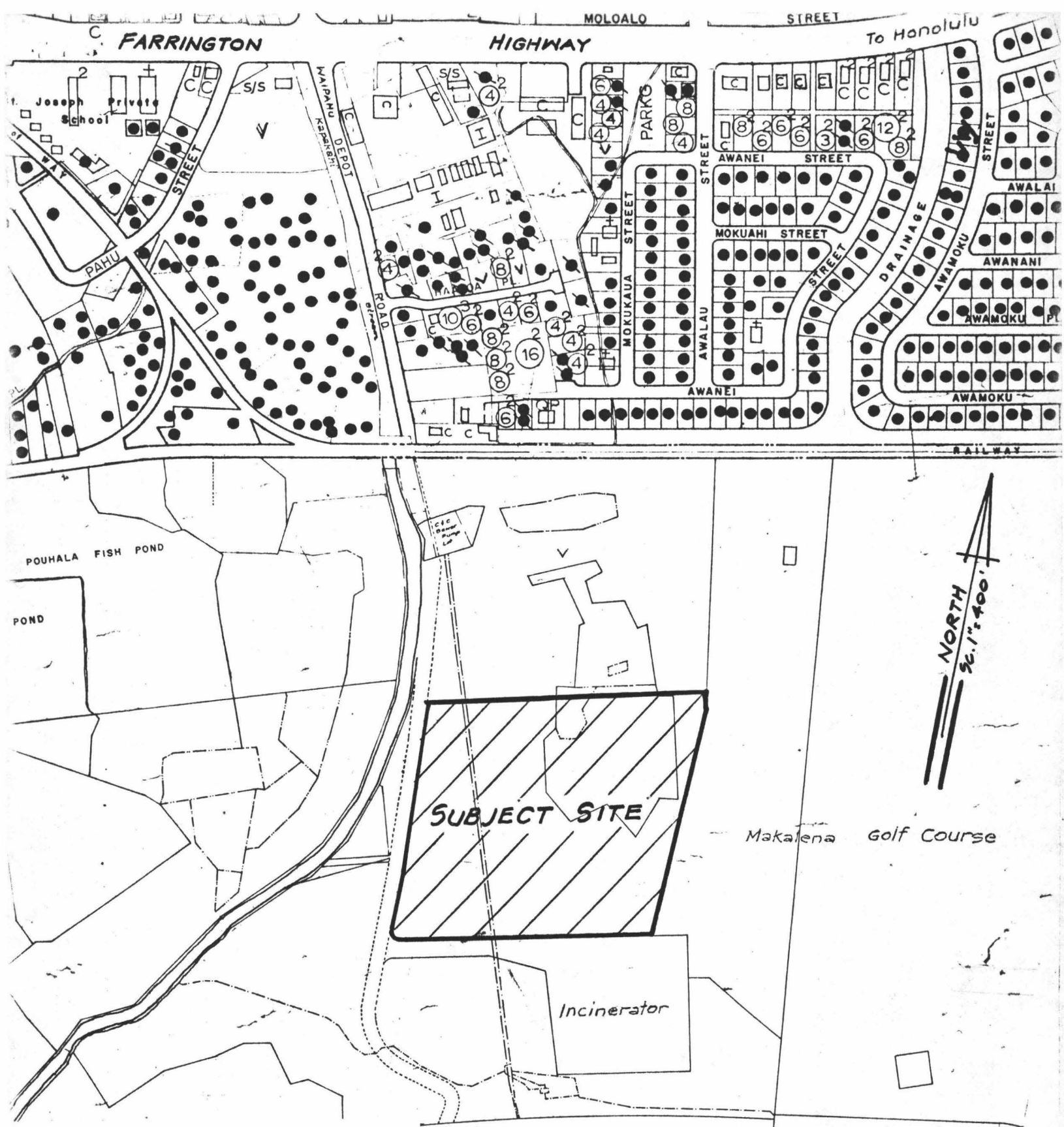
Botanical Gardens

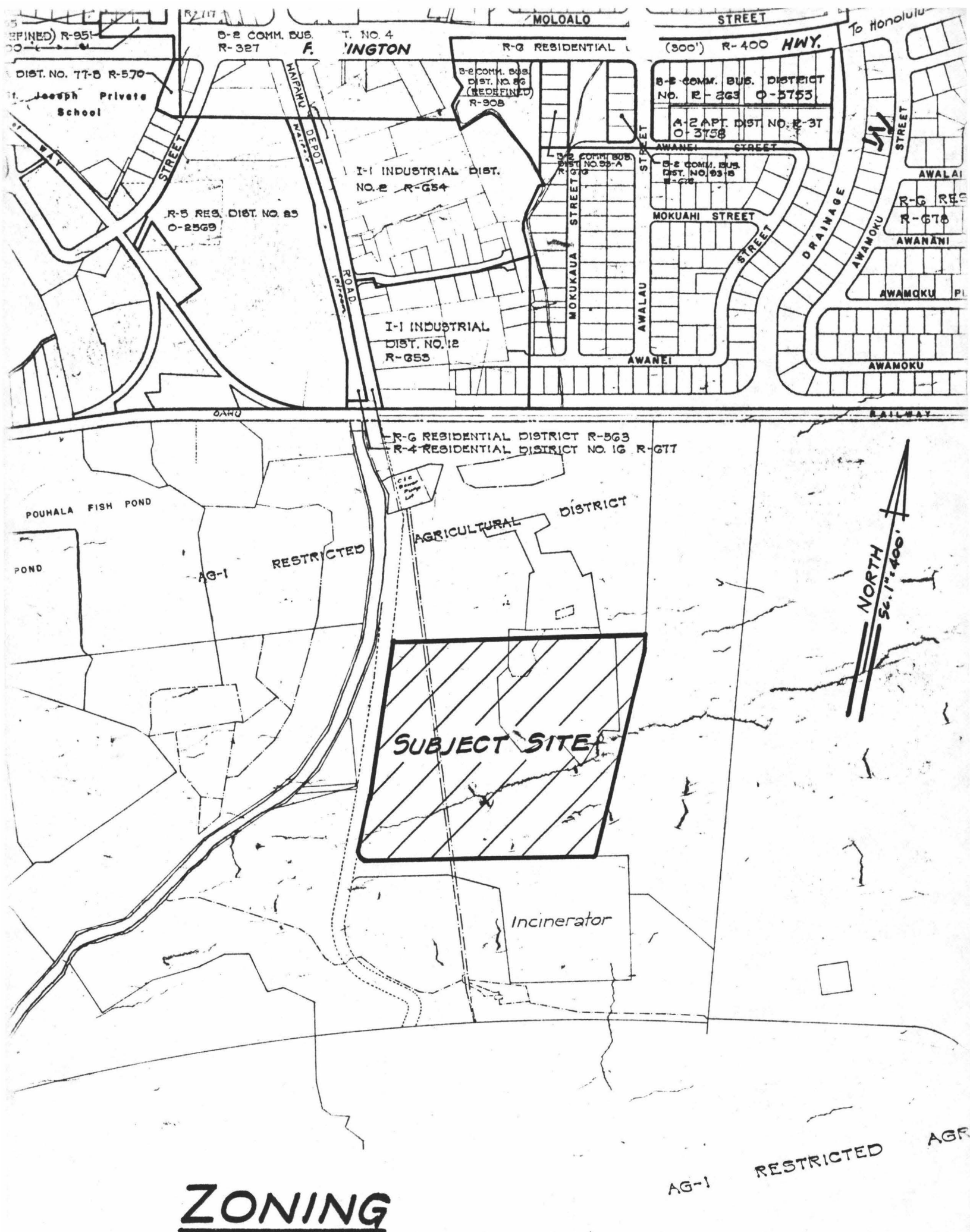
Makalena Golf Course (Regional)
Waipio Point Access Road
Tax Map Key 9-3-02: 9
150.759 acres

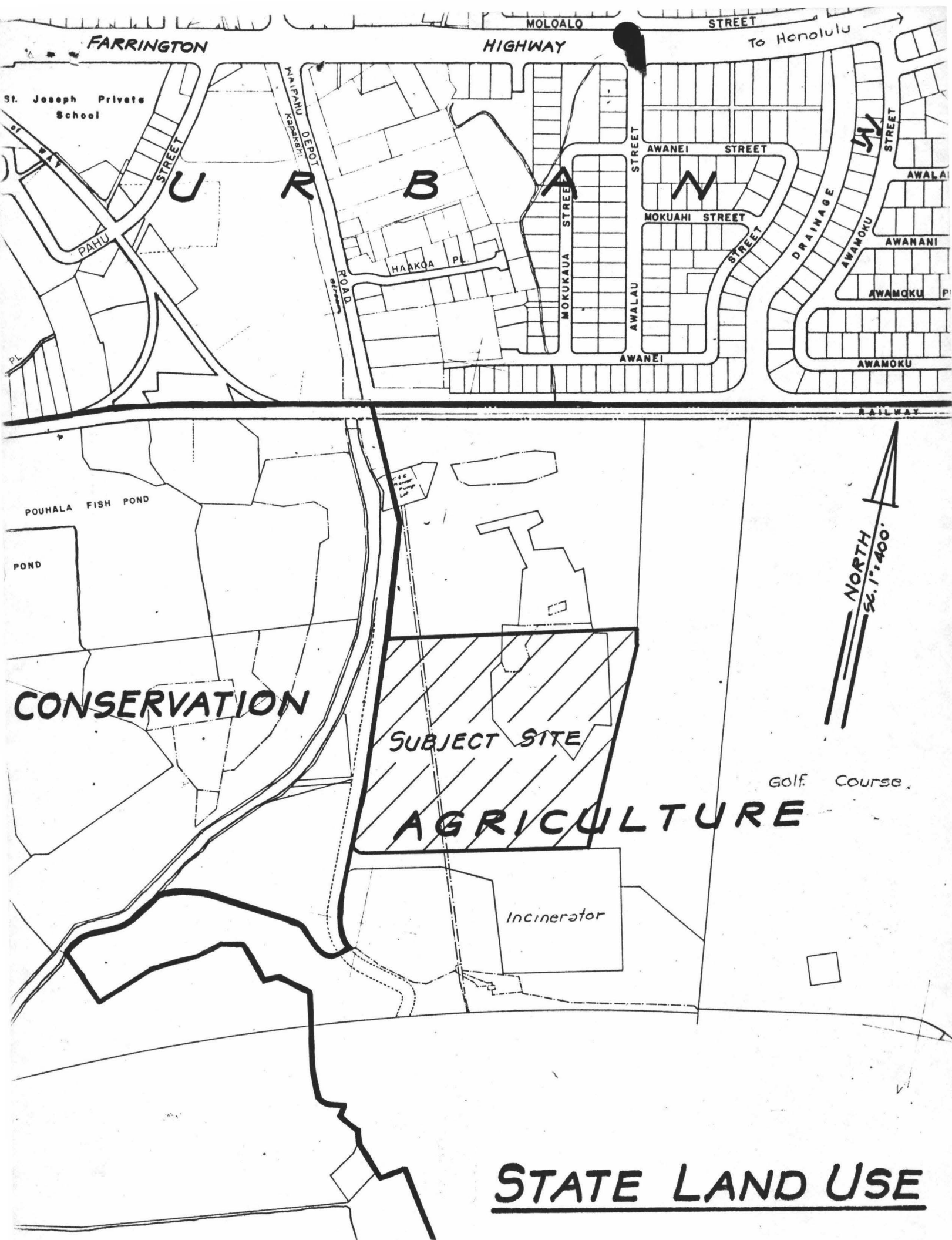
Facilities:

- 1 clubhouse
- 1 locker room building
- 1 pro shop
- 2 comfort stations

Plans for a regional park to serve the lower Central Oahu area are long-range and are dependent upon the phasing out of lands now designated for military use and currently used by the military and Oahu Sugar Company.







Meeting of the Planning Commission
Minutes
June 16, 1976

The Planning Commission held a meeting on Wednesday, June 16, 1976 at 1:54 p.m. in the Conference Room of the City Hall Annex. By consensus of Commissioners present, Mr. Hosaka was elected Chairman pro tem.

PRESENT: Donald Hosaka, Chairman pro tem.
Dr. Wilbur Choy
Charles Izumoto
Yuklin Kuna (present at 2:30 p.m.)
Ned Wiederholt
Harriet Wikum (present until 3:30 p.m.)

ABSENT: Randall Kamiya, Chairman
Sylvia Sumida, Vice-Chairman

STAFF PRESENT: Robert R. Way, Chief Planning Officer
Eugene B. Connell, Executive Secretary
William Ducheck, Assistant Director, Design
Department of Land Utilization
Robert B. Jones, Assistant Director, Zoning
Department of Land Utilization
Lorrie Chee, Staff Planner
Don Fowler, Staff Planner
Ian McDougall, Staff Planner

MINUTES: The minutes of June 2, 1976 were approved, on motion by Mr. Izumoto, seconded by Dr. Choy and carried.

PUBLIC HEARING
GP/DLUM AMENDMENT
MEDIUM-DENSITY APT.,
SCHOOL & GOLF COURSE TO
RESIDENTIAL, LOW-DENSITY
APARTMENT, PARK & MAJOR
STREET USES
WAIPIO-MILILANI
MILILANI TOWN, INC.
(FILE #338/Var/34 WL)

A public hearing was held to consider a proposal by the Chief Planning Officer to redesignate various land uses on the General Plan/Detailed Land Use Map related to the Mililani Town area from Medium-density Apartment, School, and Golf Course to Residential, Low-density Apartment, Park, and major street uses, as shown on Plate XXI-4, Appendix B, in the Chief Planning Officer's report, for approximately 506 acres of land located in Waipio-Mililani and identified by Tax Map Keys: 9-4-05: portion of 3; 9-5-01: portion of 5, portion of 8, 10, 11; portion of 16; and portion of 35; 9-5-03: portion of 1.

Publication was made in the Sunday Star-Bulletin/Advertiser on June 6, 1976. No letters of protest were received.

Staff Planner Ian McDougall presented the report of the Chief Planning Officer's proposal.

QUESTIONS OF STAFF

WIEDERHOLT: Over the last year, I have been listening to a number of proposals justifying the conversion of land to a new use on the basis of housing need. In general, my assessment of that argument has been weak. If you don't think about it very much, it seems that building houses--the obvious way to meet housing needs is building houses, and that requires land. But, that doesn't seem to be the full picture.

I want to go through a series of your statements here and see on what they're based.

Page 4, there's a conclusion, an observation of rapid growth in Ewa on which you then use to establish a need for housing in that area. In your analysis of this particular situation, is that growth in Ewa independent of decisions made by the City or, it appears that you're looking at it like the growth of grass. It appears because of some natural organic process and it's not just a result of where the capital improvements go and where the City makes a decision. How do you assess that particular statement? What does it mean as it stands? My opinion is it means nothing.

MCDUGALL: These are the applicant's statements in this section of the report. He's indicating there's a trend here for additional housing in the area based on population estimates. If you're inferring there are other things that account for housing, I think you're quite right.

WIEDERHOLT: I'm interested in your assessment of this. The growth that has been provoked by establishment of an urban zone there, is then used as an argument to justify further growth.

MCDUGALL: I think we ought to put this in perspective. The growth has been occurring there because in 1964 it was County policy to have an urban development here. That's when the DLUM and GP were adopted. This particular amendment we have really isn't changing that policy. It's rearranging the details of the pattern. But, the pattern for urbanization here has been City and County policy since 1964. So, the seeds for the grass were planted in 1964.

WIEDERHOLT: I understand that but in this particular statement, that growth emerging from County policy is used as a justification for further growth when there's no relationship, as I see it. I'm wondering how DGP sees it. Do you see that as a justification for further growth of itself?

MCDUGALL: I'm afraid I don't follow your point here.

WIEDERHOLT: I'm talking about a kind of self-fulfilling prophesy here where you use one set of conclusions to justify this and then turn around and use a subsequent set of conclusions to justify the first. Growth of itself because it is a County policy isn't necessarily argument to justify further growth just because it occurred there. You

can't establish need on the basis of that. That's my assessment. I was interested in what General Planning's assessment of that kind of a statement is. Is it meaningful at all to you?

MCDUGALL: It would be meaningful in that it would be implementing current County policy to have urbanization there.

WIEDERHOLT: Well, that's an inadequate answer.

In the next paragraph, there's some demographic projections and maybe you should point out in the portion of the analysis where you dealt with that. They pull out of the air a population growth projected to 1985 without discussing its derivation, and then relate to that, a body of housing that is needed. Now, this appears to be quantitatively sound analysis. The question is, who has made the projection? Under what basis? If you know demographers, if you know they hedge continuously, and they need to get you into the growth policy for Oahu. Is this just following a trend or are some other actions that you as general planners can think of considering rather than just following the trend?

MCDUGALL: This particular information was prepared by Belt Collins and Associates. As I recall, they used DPED projections. In terms of what we think about it, our own GPRP has projected population increases for Oahu. These were used in the GPRP. So, these projections are considered reasonable within the context of what we have done.

WIEDERHOLT: So you as demographers when you looked at it, are they in the high, low or middle? Are they most optimistic? Rarely do demographers come out with a figure like this. Do you know?

MCDUGALL: Yeah. When we're using a population base of 749 for 1980, I believe the GPRP has 742 or something like that. So, they're within the reasonable base.

WIEDERHOLT: Do you know when these were prepared? In the balmy days of 1973 or are they current like 1975 or 1976?

MCDUGALL: The report where we got these from was current but I don't recall specifically.

WIEDERHOLT: Because of a demographic alteration all across the U.S. particularly after the Christmas of 1973, these predates 1973 are probably not useful.

WAY: If I might comment. I tend to agree somewhat with the way demographers tend to do their thing but typically, DPED prepares a series of forecast projections, estimates really, based on different sets of assumptions. Then what they do is recommend one as the one that might be called most likely. It's usually the mid-range one. It's never the low and never the high one.

The last round, and we just received reports on this within the last week-and-a-half or so, there were in fact, some nine estimates prepared by DPED. Looking at the figures that I see here, I would say that

these represent estimates prepared probably two years ago by DPED. The current set, in fact, for Oahu goes higher than what I see here recommended for "official" use by State and other agencies by DPED is the estimate for Oahu about the year 1995 as I recall, increases from 924,000 to 965,000 is the island-wide number. That's DPED's estimate.

WIEDERHOLT: The reasons for examining these kinds of questions is nowhere in this application--and this isn't criticism of this application. The State and County are both at fault in this. These bring this kind of application directly into contact with what you would call a growth policy. Because, projection of trend and following a trend is simply not planning. Growth policy alters that particular pattern but it brings this kind of what sounds to be and what reads like very, solid quantitative projection of need is sort of the worse kind of non-planning.

WAY: Well, I guess I don't get the feeling that this is necessarily an indication of need but rather an indication of what has been happening in the area, compared it with other areas on Oahu showing that there had been in the Ewa district, and this goes back to your 3rd paragraph, last line, some substantial rate of growth in this particular region which is also reflective of current policy for provision of public facilities and the rest that support that.

WIEDERHOLT: Yeah, so in a sense it's self-fulfilling.

WAY: In a sense it's self-fulfilled because the community has committed itself to putting in facilities--roads, schools, sewers and the rest, because that's the policy. You may not agree with it but--

WIEDERHOLT: I know but it's a policy that's done over. It's not like grass growing so you've got to cut it. It's something that's been done by the City and the State and does not of itself justify further decisions on the basis of the observed growth to establish needs.

WAY: I think the best you can get out of the statement is a comparative rate on a regional basis within the island-wide growth situation that this region has almost doubled that of its nearest other region in terms of rate of growth. Here's an area for any number of reasons, including what I would assume in part to be deliberate public policy to have the growth occur, such growth is in fact, occurring there.

WIEDERHOLT: So, it leaves it where it stands then, a set of numbers which don't bear on the question.

WAY: I don't feel it is self-fulfilling either. It is fulfilling in part, a deliberate policy. There have been public expenditures out there that aid and abet this growth, and they have been made with some deliberation.

WIEDERHOLT: Okay, so that takes care of that set of numbers. They really don't justify of themselves, any notion of need.

Now then, the first paragraph on page 5 discusses retirement from the housing stock, replacement of dilapidated units. Did you

discuss where they are? The reason I ask is because my impression of this area is that it's largely new and I wasn't sure this was island-wide retirement or retirements in this area.

MCDUGALL: I believe these are island-wide.

WIEDERHOLT: Moving on down into this subject of need, the vacancy factors are brought up to indicate that the vacancy rates are low which indicate some kind of a shortage. But in the second paragraph from the bottom, the set of conclusions there, I would like to have your opinion on the statements made there: "Neither the increased production of new houses nor the economic recession of the past year (1974-1975) seems to have affected the vacancy rate for any appreciable period, which tend to indicate that the need for housing is still great and that the high cost of housing is not a deterrent factor." To what? That's the question there. "However, the exception seems to be in the high-rise condominium market..." What do you make of that particular statement other than you might say on Oahu housing is highly priced and elastic at this moment. Is that what they're trying to say?

MCDUGALL: I think they're saying as it indicates that the economic recession doesn't seem to have impacted on the vacancy rate.

WIEDERHOLT: The last part, "...the high cost of housing is not a deterrent factor."

MCDUGALL: In terms of single-family, apparently there's sufficient sales there.

WIEDERHOLT: Well, I think this bears on some dimension of this need. The language is confusing. I'm trying to get at some notion under that. Are they really saying at this particular moment, there's a housing shortage that creates some kind of a price rise? Housing is priced in elastics or are we really discussing a real estate boom, a hysterical land boom that forces prices up, which simply again reinforces the notion that price in elasticity of housing on Oahu. Because, invoking that cost thing there fits you right into the boom tourism of the last 10 years. It's not simply a question of shortage.

MCDUGALL: One thing they did not address is the ability of people to pay for housing.

WIEDERHOLT: That comes later on. When it gets down to page 11, there's a whole series of things that seem to throw some guilt responsibility on Mililani historically for not meeting a commitment to low and moderate income housing. Then further on, it says there's a new commitment for some promises but no commitment about future sales prices of these units. You get kind of a set of circular arguments that simply justify need for new housing on the basis of some superficial count. Not only the questions of cost or other aspects that you've brought in but what we're faced with is saying we're justifying this on the basis of need producing high cost units that are out of price range of just about anyone or the mass of people that need this housing. And, the conclusion that I draw is that arguments about this on the basis of housing needs, that they don't justify it. They don't

make the case for it. That additional, commercially-built housing addresses the question of housing needs. And so, this whole first 12 pages in a sense is speechless as far as I can see. The housing simply isn't met. It isn't being met any place in the United States on a commercial basis.

After a year of this, I'm tired of having this housing need invoked as a reason for justifying more land conversions when obviously, commercially-built housing doesn't touch on the need question. If we're going to deal with public need for housing, there's some other form probably of government process that will have to be invoked.

I was wondering how you as the General Planning group feel about that justification of this decision on the basis of need, and that this will bear on the need?

MCDUGALL: Well, I think that's a partial identification of the need. I say partial because they did not get into the question of identifying the greatest need being the need for low-moderate income housing, and how they would propose to address that portion of the need.

There is another kind of a need here because based on the kind of information they have developed, and it seems like they're able to meet that kind of particular need based on their sales in the Mililani area. The product is selling. There must be some kind of a need there. Perhaps it's not adequately identified or addressed but I think they're making an assessment in the information provided here.

CHAIRMAN: You've gotten a statement from staff. You might want to pursue this line of questioning with the applicant.

(There were no further questions of staff.)

TESTIMONY IN SUPPORT

1. Mrs. Jane Helliwell, President, Mililani Town Association (Submitted testimony dated June 15, 1976, copy attached)
2. Mr. Wendell Brooks, President and General Manager, Mililani Town, Inc.

Mr. Brooks stated that they read the Chief Planning Officer's report of the proposal, that it reflects a very thorough review of all important elements, they agree with the recommendation, and would request a favorable recommendation to the City Council.

Mr. Brooks was questioned by the Commission.

WIEDERHOLT: The general line I was working on was the justification of need. Could you give your rationale considering somethings that are probably beyond your control. Like I don't feel developers have control over inflation, cost of construction, land costs and the introduction of housing at that price level probably on some trickled down theory that may or may not work. Your view on this would contribute to this.

BROOKS: I did hear all of your previous line of questions and hope that I can address them.

First of all, Mililani Town is a 3500 acre community development. It is founded on a 1950 initiated program to create a new community in Central Oahu. The idea was that we would start on a piece of ground that was surplus to the agricultural needs of the company, to develop a thoroughly planned community. By planned community, we mean something that would address social needs, economic needs, an ethnic mix and also address planning problems that were evident in Honolulu and many other major cities, and would also try to provide an architectural mix, that whole physical kind of planning. In addition, we felt that through the creation of Mililani Town Association, we were providing a vehicle for interrelationship of all these people living in different houses, living with different economic backgrounds and social backgrounds.

We're very pleased. I think Mrs. Helliwell's representing the association and her support of our program indicates that to some degree or other, we're satisfying our original objective.

With that as background, you should understand then that we have always attempted to reach the lowest level on the market as possible.

Several years ago when involved in an earlier General Plan Amendment, in previous areas, we made a commitment to low-cost housing. Even prior to making an official commitment to low-income housing, we had built a substantial number of houses at prices which have to be considered below market. In fact, our report demonstrates very clearly a very substantial number of houses built.

You made reference to a lack of fulfillment of commitment in this regard because of a very short phrase in the Director's report incorporating the Department of Housing and Community Development's statement that they could not endorse the program. The reasons that they cannot is the Department of Housing has a view that low-cost housing must be in the range of, I believe, \$32,000 to \$35,000. I appreciated your comment about inflation because that was the same dollar range we've used, I believe, as early as 1972 or 1973. In this position, I'm sure you've heard many developers complain about 8%, 10%, 12% per year rates of inflation in construction. Commissioners, it's just not possible to hold the price line of the \$32,000, \$35,000 range for that long a period of time and be realistic.

As an aside, Mililani through its parent, Oceanic, built 76 units in the Waialua area in the \$33,000 range but only after receiving an experimental designation and a \$6,000 per unit subsidy on their community block grant from HUD.

I think if we're going to talk about the whole, real issue of reaching the very lowest income level that can qualify to buy, as opposed to welfare situations, we are going to have to talk about the subsidy program. Today, neither at the State level, the City nor the Federal level are there active programs that are compatible with these needs.

Now, if you were in the market for a house and talking with people, people would say that Mililani Town is the best dollar buy on Oahu. It's something that we hear regularly and is believable. We are reaching as broad a market as possible. We are designating 15% of our project for moderate uses. We have made some efforts and in particular, the application which you people considered at your last public hearing to reduce the housing cost even further. I'm referring to that zero lot line program we described to you two weeks ago.

In terms of the more specific question of need and ability to purchase, I think there has been a long standing reference to a need for housing on the order of magnitude of \$35,000 to \$50,000 units depending on whose report you use. We think there has not been any significant decline in that general order of magnitude. We do think, however, there has been a lot of construction that has not been responsive to specific needs--that is to say, the high-rise condominiums which may have anywhere from 8,000 to 15,000 surplus units depending on whether you're looking at just those recorded by developer's statistics or those of Hawaiian Electric Company, the larger one being Hawaiian Electric. These are one and two bedroom units which are not responsive to the average family size which is probably still in the range of 3.4/3.6 persons per dwelling unit.

Our product has been well received. The people who come out have substantial downpayment either from houses that they've sold or money that they've saved or parent support. They have the income to qualify for the mortgages that we arrange for them.

Mililani is not a speculative area. Most of them are homeowners. Many of them have purchased two or three times, each time upgrading as inflation has helped them.

The need is clearly there and the ability to pay is there. We have demonstrated in the report, and I'm sorry that we disagree in this one area in the Director's report. I think we did try to demonstrate that the average income on Oahu is higher than maybe shown statistically by traditional computation. By that I mean that we see in the census numbers for 1970 that income is in the nature of \$6,500 per individual. On the basis of husband and wife, it might be something of the nature of \$12,000, \$13,000.

Going back to the average persons per dwelling unit, the order of magnitude is 3.4/3.6 household income is probably something on the order of \$20,000 to \$24,000 when you start to consider the family size in that regard. So based on our experience and the ability of people to buy in a full range of products, we think there's a need and ability to actually complete the transaction.

With regard to specific low-cost housing units completed in the last couple of years, last year we built 232 units, which in conjunction with the Hawaii Housing Authority sold for \$29,000. Hawaii Housing went leasehold on that. Last year also we developed and completed the sales early this year of another 120 units with a sales price of \$36,900. These are two-bedroom patio homes. We have under construction and being marketed at the present time, another 90 patio homes

at \$39,900. We have under construction another 18 garden apartments priced at \$36,900. So, when it comes to evaluating our performance against low-cost housing commitment, for the 732 acres West of Kam Highway that we would do 900 units, you can see that the numbers I've recited have taken us quite a ways, and we have designated sites for the additional areas.

So, I think that gives you some background of our thinking on this amendment.

WIEDERHOLT: You feel that the statement about your not meeting that commitment not quite fair?

BROOKS: Yes Sir. I think that's not quite fair in view of the fact that we have performed, I think, amazingly well. I would venture to say that Oceanic, through Mililani and its other activities is probably one of the leaders in providing housing in the lower income areas without unusual amount of government support, I might add.

WIEDERHOLT: Well, the general line that I was interested in here was the use of that as an argument. You've improved the argument by what you've said here by the number of houses you've talked about that are close to that \$32,000/\$35,000 figure that I found in here that Housing and Community Development wants.

BROOKS: I'd like to emphasize, that figure is at least three to five years old.

WIEDERHOLT: There's another section in here put together by Neighborhood Board 25. Would you comment on their Recommendation No. 2, the adoption of a revised City and County General Plan to include a clear policy position. This is a recommendation to defer action or to not approve it.

BROOKS: We had looked at their policy and their position. I might read this for purposes of expediting it: Neighborhood Board 25 which covers the area of Mililani Town, Waipio Acres and Melemanu Woodlands has made two recommendations.

1. That the proposal be approved with certain modifications; and
2. That the application not be approved, based on regional consideration.

The Neighborhood Board's recommendation was based primarily on a study conducted by the students of Pacific Urban Studies in the planning program at the University of Hawaii. The Neighborhood Board did not, to our knowledge, give one recommendation priority over the other. In view of this, I would like to suggest that approval based upon the specific proposal, rather than regional consideration, is more appropriate in view of the following facts.

1. The reconfiguration of urban uses is consistent with existing policy.

I think Mr. Way covered that and so did Mr. McDougall. We are dealing with a reorganization within existing policy.

2. The proposed amendment is consistent with the Mililani Town Development Plan which has been consistently presented to all zoning authorities, and that past policy decisions supporting the continuance of Mililani Town is in a way, tacitly approved by all of these agencies.
3. The proposal is not inconsistent with the City administration's recommendation to amend the General Plan under a concept identified as Directed Growth or any of the alternatives which have been identified in that program, all of which as we understand it would permit development of these lands in Central Oahu which are currently general planned for urban uses, as has been pointed out.
4. Regional considerations have been a subject of debate for at least the last ten years without any certainty as to the outcome or the possibility of a conclusion. Much of the conflict has surrounded the question of statistical availability of land versus actual availability of land. Similarly, there has been debate over agricultural policy much of which has a lot of contradictory and non-conclusive information. These points, we feel, address the question of the regional impact and the appropriateness of the amendment.

WIEDERHOLT: I guess the question I was going to ask is more appropriately addressed to Mr. Way. This particular amendment is being the exception to the general view of the deficiency of the 1964 policy. But this then, being prior to that 1964 concept, is it considered by General Planning as being an exception to the general deficiency of the 1964 plan? This is consistent with some new kind of thinking that still hasn't been adopted?

WAY: I don't know that I'll answer that one directly but let me comment that under any of the proposals that we had for amending the 1964 plan which has been changed considerably in concept, if for example we opt for not expanding the urban boundary, this is already included. If we opt for any one of the other policies, which there are three essentially which call for some kind of an expansion, again this one is still not inconsistent. It was essentially on that basis that we were looking at it rather than as a specific delineation and detail of land uses such as on a DLUM which we're still saddled with and have to deal with till we get converted to the new planning system.

BROOKS: If I may answer that. I feel the Council's consistent approval of five General Plan amendments since 1964, with subsequent zoning that has been done in many increments and I can't tell you off the top of my head just how many, and the support of the Land Use Commission with the various increments we have petitioned for in Mililani Town, is evidence that it is timely. I feel if they felt we were going in the wrong direction, that we would have found objection to the policy. So, I think that we have at least a tacit approval as recent as 1973. You don't have to go back to 1964.

WIEDERHOLT: An unstated policy that confirm all by action than by word.

BROOKS: I feel that's a fair interpretation. Of course, that's obviously one we'd like to make and we are making.

WIEDERHOLT: Well, the reason I raise these questions is there have been issues where we have had some rather intense discussions within the last six months. In a sense, processing an application like this appeared to be inconsistent with previous policy decisions about General Plan amendments.

BROOKS: That's why I felt obliged to add that little part because I think the actions really do tend to support that, nor is there any argument over this portion of the plan with any of the alternatives or the recommended alternative that the revision program has considered. I really think we're covered in almost every aspect looking at it from the regional planning point of view.

WIEDERHOLT: Well, where you're not covered of course rests within growth policy area, State and City and County. It's still wide open.

BROOKS: Well, I think you could expand that whole question again. It could be another 10-year debate.

WIEDERHOLT: Could be? It's very likely to be as I understand the whole process. No one likes to make up a mind. It's better and easier with no policies. It's known as maximum discretion.

(There were no further questions of Mr. Brooks.)

TESTIMONY AGAINST

Mr. John Holmstrom, Member, Planning and Zoning Committee, Neighborhood Board No. 25, Mililani-Waipio-Melemanu (Presented testimony dated June 16, 1976, copy attached)

Mr. Holmstrom was questioned by the Commission concerning:

1. Their recommendation, as well as OEQC's statement, that an EIS be required at this time, and City Corporation Counsel's memo dated Feb. 20, 1976 which reaffirms their opinion (Opinion M 74-55) that "all General Plan amendments, whether County or privately initiated, are exempt from EIS review."

Mr. Holstrom stated: "The Hawaii Revised Statutes are quite explicit about requiring an EIS for a GP amendment. The interpretation has been made that an EIS is not required at the time of general or master planning but would only be required when some implementing action such as a zoning change was to take place or a particular facility was being proposed. Our feeling is that the cumulative impact of a decision can only appropriately be made at time of general or master planning and are not considered in an ad hoc fashion. The intent of the law, and in fact the EIS in general at the national as well as the state level, is among other things, to get a reading on the cumulative impact; that is, not on just the small action that is resulting but what would occur in the entire area.

At the federal level, the courts have ruled that an EIS should be required as early as possible and not delayed as implied by the Corporation Counsel's findings. However, that judicial decision at the federal level applies to national EIS requirements under the National Environmental Policy Act and not under the state act. But, there is a lot of carryover in intent to the state act."

2. Given the present inflationary economic trend, and recognizing the Department of Housing and Community Development's negative recommendation that the developer has not met its original commitment for low and moderate income housing, does their Planning and Zoning Committee feel it a reasonable request that the developer alone should provide low and moderate income housing?

Mr. Holmstrom responded: "In general, the developer has made quite a commitment in the past and has met it. Where some confusion comes on my part is in the developer's amendment proposal. I may have well misread it, but I do not understand the proposal to provide a commitment for housing in the subject amendment, that is the 500 acres we're talking about now although there was a reflection of the fact that he has met quite a commitment in the past. In the staff report I understood it to say the developer does have a commitment of 500 low to medium cost units but that did not emerge in my reading of the report.

Also, there is obviously difficulty defining low and moderate cost. I think part of the problem is that low and medium income housing gets lumped together. So, if medium income goes up to \$18,000 per year, low and medium income housing could be technically satisfied by providing some housing for people with \$18,000 a year incomes.

We don't have a finding that it can be done to such and such an extent. We're raising the issue that we think it's appropriate in a community of this nature that we should strive for that kind of mix, although I must say with all honesty that we don't have any kind of figure that can prove a developer could provide housing of any precise price."

The public hearing was closed, on motion by Dr. Choy, seconded by Mrs. Wikum and carried.

Action was deferred to July 7, 1976.

PUBLIC HEARING
STATE SPECIAL USE PERMIT
(POLICE & FIRE TRAINING
FACILITY WITHIN AG-1
RESTRICTED AGRIC. DISTRICT)
WAIPAHU-WAIPIO PENINSULA
BUILDING DEPARTMENT,
C&C OF HONOLULU
(FILE #76/SUP-3 LC)

A public hearing was held to consider a request for a Special Use Permit for the City and County of Honolulu to construct and operate a police and fire training facility within an AG-1 Restricted Agricultural District located on the Waipio Peninsula--Waipahu, Tax Map Key: 9-3-02: portion of 9.

Publication was made in the Sunday Star-Bulletin/Advertiser on June 6, 1976.

Staff Planner Lorrie Chee presented the Director's report recommending approval of the proposal, subject to the conditions contained in the report.

QUESTION OF STAFF

A question concerning the status of arrangements by the Fire Department for joint use of fire training facilities with the Air Force at Hickam was deferred for response by a representative from the Fire Department.

TESTIMONY IN SUPPORT

Fire Chief Boniface Aiu responded to questions raised by the Commission concerning:

1. Status as to their arrangements for joint fire training facilities with the Department of the Air Force at Hickam Air Force Base.

They are scheduled to meet with FAA officials next week. Approval depends upon their meeting FAA requirements.
2. Given the choice of locating either with the Air Force at Hickam or with the Police Department, preference was given to the Air Force because fire fighting techniques used by the Air Force and those used by the Honolulu Fire Department would benefit both units.

TESTIMONY AGAINST

Mr. John Moriyama, representing the Board of Directors of the Waipahu Community Association (Presented testimony dated June 16, 1976, copy attached)

REASONS:

1. Their two concerns regarding noise were addressed with the proposals to enclose a shortened firing range and elimination of the helicopter landing pad. They endorse DLU's condition that a noise study be undertaken to test soundproofing of the firing range upon its completion.
2. Request to work with the City in determining proposed uses for its unused land in this area, including a regional park for that area.
3. The adjacent City incinerator has long been an eyesore to Waipahu residents, lacking among other things in proper maintenance of its original landscaping. Suggest when work begins on the training facility that, at the same time, the incinerator once again be landscaped and this time properly maintained.
4. Request community use of the proposed facility, whether it be usage of its lecture rooms for community meetings during non-working hours, or to have tours of the facility.

5. If the Fire Department chooses to use the Hickam AFB facilities, wouldn't this, along with elimination of the helicopter pad and enclosing of the firing range have a major effect on the site selection study?
 - a. An entirely different facility would have to be considered.
 - b. An appropriate site would not have to be at least 14 acres in size.
 - c. The training facility may be located closer to other existing uses due to reduced noise levels.
 - d. Would hope these changes to the original proposal would be evaluated in terms of the eight sites originally considered.

The public hearing was closed, on motion by Dr. Choy, seconded by Mr. Izumoto and carried. Action was deferred for a statutory period of 15 days.

Further information was requested regarding--

- a. Status of Fire Department's negotiations with FAA at Hickam.
- b. Site analysis study previously prepared.
- c. Management of conditions that might be imposed, particularly the City's commitments for landscaping and maintenance. Have a representative from the responsible department present to comment not only on landscaping and maintenance of the incinerator but how it would apply to future enforcement of conditions the Commission might include.
- d. A representative from the Police Department to comment on community use of the facility.
- e. Negative testimony was raised about future and incremental uses of City-owned lands. Does the City do long-term planning of its lands?

UNFINISHED BUSINESS
PLANNED DEVELOPMENT-HOUSING
WAIPIO
MILILANI TOWN, INC.
(FILE #76/PDH-1 DF)

The public hearing held June 2, 1976 was closed and action deferred for:

1. DLU's review of the developer's suggested modifications.
2. Legal implications of the zero lot line concept--will the side yard use easement protect the owner in terms of liability, and is the use easement transferable in future sales?

The Executive Secretary submitted a Summary of the applicant's proposed modifications and DLU's recommendations concerning those modifications, as well as the applicant's response concerning the liability and transfer questions related to zero lot line (copy attached).

Questioning of Mr. Don Fowler of DLU and Mr. Brooks, representing the applicant followed. Their main areas of disagreement are:

	<u>DLU</u>	<u>APPLICANT</u>
1. Recreation area	Deletion of two units increases recreation space, provides better access to the park and enhances the visual impact from the adjoining public road.	Cost being a factor, preservation of units and overall density is their concern. The area is suitable as a mini-park for passive recreation. Other areas for active recreation are provided.
2. Driveway length	Recommend 1060 model be located at required rear setback line to provide a driveway long enough to park a car within the driveway without blocking the street or walkway.	Preserving the 1060 siting because of a pre-designed expansion feature is their main concern. Shifting the unit at the required rear setback line eliminates that feature which is one of the most important of the entire project.
3. Garage location	Certain 1060 & 1120 unit entrances should front directly to the road which would provide variation in street scene to alleviate a repetitious alignment. The view from the living room is improved overlooking greenery rather than a concrete driveway.	Prefer to retain their present siting of these units and address street scene in design-color schemes, siding materials, landscaping with trees. Garage location is to a large degree a function of the entry and the location of the living room windows.
4. Operable garage door	Purpose is to eliminate the rear end view of automobiles, on garages that front directly to the road.	Cost factor involved, and the door may tempt the owner to enclose and convert the garage to another room and park on the street.

The Commission expressed concern over the time constraint placed upon them under the new PDH procedures without time for them to try to resolve some of the issues.

ACTION: The Commission accepted the Director's recommendation for approval with the Summary of the Planning Commission (copy attached), and all differences to be ironed out at Council level, on motion by Dr. Choy, seconded by Mr. Izumoto and carried.

AYES - Choy, Hosaka, Izumoto, Kuna, Wiederholt
NAYES - None
ABSENT - Kamiya, Sumida, Wikum

UNFINISHED BUSINESS
HAWAII CAPITAL DISTRICT
(4-STORY APT. BLDG.)
PROSPECT ST., MAKIKI
MORRIS HIRONAGA
(FILE #76/HCD-14 SM)

The public hearing held June 2, 1976 was closed, and action deferred for further information.

Responses to questions raised by the Commission at the last meeting regarding the following points are contained in the Summary of this application, attached and made a part of these minutes:

1. The number of parking spaces will be provided.
2. How will the developer resolve the traffic congestion problem on the small driveway easement?
3. Whether the applicant does or does not have an easement agreement with the driveway owners.
4. Acquiring the subject site as a mini park through the CIP Budget.
5. DLU's opinion on the question of livability of developments of this type and the possible adverse social and design impact of such proposals.

In the discussion that followed, Mr. Bill Ducheck of DLU agreed to deletion of Condition #1 which calls for redesign of the elevator and front lobby to save a 50' mango tree. A letter from the landowner indicates that the tree should be destroyed because its fruit is poor in quality and the tree is infested with insects.

ACTION: The Commission accepted the Director's recommendation for approval, with the deletion of Condition #1 as agreed by DLU, on motion by Mr. Wiederholt, seconded by Mrs. Kuna and carried.

AYES - Choy, Hosaka, Izumoto, Kuna, Wiederholt
NAYES - None
ABSENT - Kamiya, Sumida, Wikum

UNFINISHED BUSINESS
HCSD NO. 1
HAWAII CAPITAL DISTRICT
MAKIKI--712 SPENCER ST.
HAWAIIAN PACIFIC BUILDERS
(FILE #76/HCD-15-SM)

The public hearing held June 2, 1976 was closed and action deferred for:

1. Two exhibits mentioned in DLU's report of May 10, 1976.

These exhibits were displayed for the Commission's perusal.

2. Response from the applicant whether he agrees with the conditions reflected in the staff report, specifically Condition 1.

The applicant does object to Condition 1 and has not indicated any objection to Conditions 2 and 3.

Mr. Jeffrey Ching of Hawaiian Pacific Builders was questioned by the Commission. He stated that the cost of removing the existing paved

area was not included in their package proposal to their client for which funding was recently approved.

In the discussion that followed with Mr. Ducheck of DLU, it was agreed that the existing paved area could be retained and used as parking areas for the existing and proposed structures. The proposed parking area would be deleted and landscaped.

ACTION: The Commission accepted the Director's recommendation for approval with one modification--that Condition 1 be deleted and that the Site Plan be modified in the following manner:

The existing paved area be retained and utilized for the parking areas for the existing and proposed structures. Further, that the proposed parking area between the existing dwelling and the proposed duplex be deleted and that the applicant include this area in the Landscaping Plan.

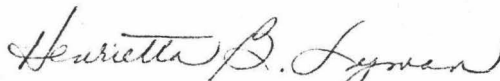
The motion was made by Dr. Choy, seconded by Mr. Wiederholt and carried.

AYES - Choy, Hosaka, Izumoto, Kuna, Wiederholt
NAYES - None
ABSENT - Kamiya, Sumida, Wikum

ADJOURNMENT:

The meeting adjourned at 5:40 p.m.

Respectfully submitted,



Henrietta B. Lyman
Secretary-Reporter



Mililani Town Association

95-400 Ikaloa Street
Mililani Town, Hawaii 96789

Date: June 15, 1976
To: Planning Commission
From: Mililani Town Association -- Jane Helliwell
President
Subject: Waipio/Mililani General Plan Amendment (338/var/34) (WL)

The Board of Directors of Mililani Town Association at its March 17, 1976 meeting, voted unanimously to approve this General Plan Amendment subject to some recommendations regarding density, traffic impact and ease of access to bus service.

These recommendations have all been accepted or responded to satisfactorily with the exception of the request for low density designation of that medium density parcel located next to the Nob Hill area. The reason we requested a low density designation was that the Planned Development Housing process would be used to get the medium density designation and at that time we could have greater input on exactly what went in. We are specifically interested in insuring that all future units in Mililani have two parking spaces. It has been our experience that living in the country motivates most people to own two cars. Those units where only a single parking space has been provided cause problems for everyone. Resident cars fill the visitor parking and line the streets resulting in traffic hazards and increased vandalism.

I mention this today not because I expect the problem to be resolved now, but to serve notice to all and sundry that we consider the experiment with single parking spaces a failure and that we don't want anymore.

In general, we residents of Mililani are happy with our town and looking forward to the town center planned in this amendment area since it will bring more goods and services closer to home.

STATEMENT OF

Neighborhood Board No. 25
(Mililani-Waipio-Melemanu)

before the

PLANNING COMMISSION

of the
City and County of Honolulu
on
Wednesday, June 16, 1976

in consideration of the

PROPOSED GENERAL PLAN AMENDMENT
FOR
MILILANI TOWN

My name is John Holmstrom. I am here representing Neighborhood Board No. 25. Our Neighborhood encompasses Mililani Town, Waipio, and Melemanu, and includes approximately 17,000 residents.

The Planning and Zoning Committee of the Board submitted a written report to the Department of General Planning regarding this proposed amendment. I will not burden you with the details of that analysis here, but will rather confine my remarks to our recommendations. A copy of the complete report is provided for your examination. Our recommendations are of a conditional nature.

Recommendation No. 1

From the perspective of the amendment as submitted, it is recommended that the proposed amendment be approved subject to the following conditions or qualifications:

- A. An Environmental Impact Statement be filed on the amendment in accordance with Chapter 343-4 of the Hawaii Revised Statutes;
- B. A commitment be made by the applicant regarding the provision of a reasonable number of low and moderate cost housing units;
- ~~C. Further analysis be conducted on the traffic impact of Parcel 2 to determine the adequacy of the existing and proposed circulated system;~~
- ~~D. Castle & Cooke not renew its leasing agreement with the military and/or the military relocate the appropriate ammunition or weapons stored within Kipapa Gulch;~~
- D. An adequate park-and-ride site for express bus service be added and located as appropriate within the amendment area; and
- E. All high and medium density designations within the amendment area be redesignated as medium and low density respectively in order that the community may have a better opportunity for input regarding high and medium density development projects utilizing the Planned Development Housing (PDH) process.

Recommendation No. 2

From a regional or islandwide perspective, it is recommended that the proposed amendment not be approved pending full consideration and/or resolution of the following problem, issue, and policy areas:

- A. The adoption of a revised City and County General Plan to include a clear policy position as to the direction of future urban growth on Oahu;

- B. A decision on the part of the State as to the need to retain or put into cultivation prime agricultural lands located with Oahu's central plain;
- C. A resolution fo the procedural confusion between the Department of General Planning and the City Council with respect to who makes studies and decisions at the County level regarding future urbanization on Oahu and in light of what justification;
- D. A thorough analysis of the long-range implications of future traffic patterns, modes, and loadings in light of all existing and proposed private sector developments within Central Oahu and Ewa.

Thank you.

16 June 76

TESTIMONY OF THE WAIPAHU COMMUNITY ASSOCIATION:
REGARDING THE PROPOSED POLICE/FIRE TRAINING FACILITY
CITY PLANNING COMMISSION PUBLIC HEARING

Over a year ago, the Waipahu Community Association went on record opposing the police and fire training facility proposed for the Waipio Peninsula. Since that time, two of our concerns regarding the noise problem have been addressed with the proposals to enclose a shortened firing range and with the elimination of the helicopter landing pad. We feel these two changes are a step in the right direction. Related to this, we endorse the condition suggested by the Department of Land Utilization that a noise study be undertaken to test the soundproofing for the firing range when it is completed.

We have other concerns that we would like to be considered:

1. We recognize that the remainder of the City-owned property in this area is valuable land, somewhere in the vicinity of \$30 to \$40 million, if you use the estimated figures found in the final EIS. We are interested in finding out to what other uses these remaining lands are being planned for -- beyond its present designation for "public facility" use. Can we expect corporation yards, or police stations, or libraries, or hospitals -- all of which are allowable under this general plan designation. If the remaining lands are really that valuable, it would seem worthwhile to determine the best uses for these lands rather than to automatically allow the next public facility project in need of a site to locate there just because the land is owned by the City and is centrally located. The Waipahu Community Association would be interested in working with the City in determining proposed uses for these remaining unused land including a regional park for that area.
2. The adjacent City incinerator has long been an eyesore to Waipahu residents, lacking among other things in proper maintenance of its original landscaping. We suggest that when work begins on the training facility that, at the same time, the incinerator once again be landscaped and this time be properly maintained.

3. If the training facility is to be located in Waipahu, we feel that it should become a part of the local community. As much as possible we would like the community to take advantage of the presence of this facility - whether it be the usage of its lecture rooms for community meetings during non working hours, or to have tours of the facility. It will not benefit us to have a facility that shuts itself off from the local community.

In summary these are concerns that we feel should be seriously considered by the members of the City Planning Commission.

OPTIONAL

One final observation: if the fire department chooses to use the Hickam AFB facilities, wouldn't this, along with the elimination of the helicopter pad and the enclosing of the firing range have a major effect on the site selection study? We're now talking about an entirely different facility.

The Windward side of Oahu would no longer be inaccessible since fire trucks wouldn't be used anymore. Secondly, an appropriate site would not have to be at least 14 acres in size. And thirdly, the training facility may be located closer to other existing uses due to the reduced noise levels. We hope that these changes to the original proposal would be evaluated in terms of the eight sites originally considered.

~~pre mature~~
pre mature

PLANNING COMMISSION MEETING
June 2, 1976

SUMMARY - MILILANI TOWN, INC., PD-H APPLICATION (76/PDH-1) (DF)

1. The only testimony received at the Planning Commission's public hearing on June 2, 1976 which disagreed with the report, recommendations, and draft ordinance prepared by the Director of Land Utilization was presented by Mr. Wendell Brooks, General Manager of Mililani Town, Inc. Copies of his written testimony were given to all commissioners present at the June 2, 1976 meeting. Copies have been sent to the commissioners who were absent.

The justification for the modifications proposed by the applicant of the draft ordinance are found on pages 2-5 of Mr. Brook's testimony, dated June 2, 1976. The changes that are proposed relate to the following portions of the draft ordinance: Section II, B, Section III, 2, 5, 6, 7, 10 and 21.

The proposed additions are underlined and the deletions are bracketed.

Section II, B. - Application Contract Documents

- | | |
|----------|-------------------------------------|
| Sheet #1 | Vicinity Map |
| Sheet #2 | Existing Site Plan |
| Sheet #3 | Site and Landscape Plan |
| Sheet #4 | Grading, Drainage & Utilities Plan |
| Sheet #5 | Floor Plans and Exterior Elevations |

Sheet #6 Floor Plans, Sections, & Exterior Elevations

Sheet #7 Alternate Recreational Plan

SECTION III. This ordinance with all attached exhibits as noted in Section II are subject to the following conditions:

2. Soils, Grading, Drainage, Carport and Dwelling Siting

Grading and building placement shall comply with the State of Hawaii Water Quality Standards, recommendations of the U.S. Soil Conservation Service and a soils engineer, and be approved by the Department of Public Works and the Director of Land Utilization. The applicant shall provide any and all safeguards and improvements as may be required by the Director of Land Utilization, the Department of Public Works, the Department of Health, and the Soil Conservation Service including but not limited to temporary erosion control, sediment control, and dust control measures (in compliance with Public Health regulations, Chapter 43, Air Pollution Control), revegetation of graded areas, installation of sediment traps and construction of diversion ditches.

Pavements for driveways, walkways, and parking areas shall be designed for the particular soil conditions and constructed in accordance with the requirements of the Department of Public Works.

[Driveways to garage entrances directly fronting roads shall have a minimum length of 16'-0" to the curb. Where walkways occur,

the dimension of such driveways shall have a minimum length of 20'-0". All garages which front directly to a road shall be provided with an operable garage door. All entries to unit 1060 garages along the eastern side of the collector road shall front directly to the road. Driveways to the garage entrances shall have a minimum length of 24'-0". All unit 1060 dwellings along this portion shall be located at the required rear setback line. All unit 1060 garage entrances served by the third cul-de-sac road from the south boundary shall front directly to the road. Driveways to garage entrances shall have a minimum length of 24'-0". The unit 1060 dwellings along this cul-de-sac road shall be located at the required rear setback line. The entry to the garage serving unit 1120 adjacent to unit 1060 shall front directly to the road. This driveway shall have a minimum length of 24'-0" to the garage entrance. Dwelling unit 1120 shall be located at the required rear setback line.]

5. Fire Protection

The applicant shall install fire hydrants in accordance with the requirements of the Board of Water Supply and the Fire Department. At cul-de-sacs, a 32 [35]-foot curb radius shall be provided to facilitate fire apparatus. Parking shall be prohibited on 20-foot roadways. Parking shall be permitted on the western side only of the 28'-0" collector road. [A loop layout for the 8-inch water main with dead ends shall be provided.]

6. Refuse Collection

[The applicant shall provide refuse storage and collection areas in accordance with the requirements of the Department of Public Works, Refuse Division. Such areas shall contain facilities for container scrubdown.]

At the private roadway turnarounds, collection service shall be subject to the following conditions:

- a. Refuse shall be placed into individual household containers and placed at the front property line for collection.
- b. Refuse from the two or three lots farthest into each of the turnaround areas shall be placed at the adjoining lots to facilitate pickup.
- c. No posts, walls, or obstructions shall be located within four feet of the curb in the area of the truck turnaround.

7. Landscaping and Recreation

Landscaping and recreation areas shall be provided according to plans approved by the Director of Land Utilization. Street trees shall be provided by the applicant on all roads serving the project. Trees shall be placed approximately [spaced a maximum of]

30'-0" on center. ^a[Proposed units 1060 and 1325 immediate to the recreation area shall be deleted from the project.] ^b[The area designated for these units shall be allocated for additional recreation area.] A tot yard shall be included in the recreational area in the northwest portion of the area.

10. Flexibility

The architect shall be provided with a reasonable degree of flexibility in the preparation of detailed engineering and architectural plans for this project. As work progresses on these drawings, it may be found that it would be advantageous to shift buildings slightly in order to preserve a particularly desirable element of the landscape or to accommodate certain unforeseen site conditions. In addition, as detailed architectural plans are developed, it may be found that certain building configurations may need to be altered slightly also for the above reasons.

The project may be developed as authorized and approved by the Director of Land Utilization. In no case, however, shall the above alterations harm the general intent of the design concept of the project, nor will there be any increase in the density, the floor

^aDeveloper's alternative recreational site plan shall be incorporated into the project in lieu of developer's original proposal.

^bThe additional area shall be added to the recreational area.

area (124,333 square feet), number of units 63 [(61)], the height of structures, or decrease in the open space, living space, and recreational facilities. The environmental character and the design concept of the project as indicated on the submitted plans shall be maintained.

Any major modification to the conditions stated herein shall be subject to approval by the City Council. The Director of Land Utilization may approved the modifications which in his determination are minor in nature.

21. Future Minor Alterations

[The project homeowners' association shall:

- a. Receive and compile all requests for future alterations and improvements by individual homeowners.
- b. Secure services of an architect and/or landscape architect to prepare, in consultation with the Department of Land Utilization, a design package with alternative plan options for the requested alterations.
- c. Review the proposal with the association membership for its comments and approval.
- d. Transmit the design package to the Department of Land Utilization for review and evaluation.

After approval of the plans by the Department of Land Utilization and appropriate agencies, copies of the plans shall be filed with the Department of Land Utilization, Building Department and the homeowners' association. All future applicants for home improvement alterations shall then follow the design package requirements for construction.]

- a. In the event an individual lot owner desires to make exterior alterations to any structure on his property, he shall first consult with the Department of Land Utilization concerning the scope and nature of the proposed alterations.
- b. After approval of the plans by the Department of Land Utilization and appropriate agencies, a copy of the plans shall be filed with the Department of Land Utilization, Building Department and the Homeowners' Association. All alterations shall follow the approved plans.
- c. All models have been designed in anticipation of lanai additions as shown by dotted lines on sheets #5 and #6, as referred to in Section II, B.
- d. The 1060 model has been designed in anticipation of a third bedroom and second bath as shown by dotted line on sheet #5 as referred to in Section II, B.

e. The Director of Land Utilization shall have the authority to approve plans for the construction of these anticipated improvements.

2. The Department of Land Utilization has reviewed these proposed modifications and recommends as follows:

That Section II, B, not be changed. DLU does not concur with the proposed deletions in Section III, 2, related to driveway lengths, garage doors, entries, 1060 setbacks. DLU would agree to a change in the curb radius in Condition 5 to a 32-foot radius. DLU agrees that the first paragraph in Condition 6 related to refuse storage and collection areas may be deleted. DLU is agreeable to modifying Condition 7 as related to tree placement to read "placed approximately." DLU does not concur with the other proposed changes in Condition 7. *AM*

3. We have checked with the applicant regarding the liability and transfer questions as related to zero lot line as follows:

Mr. Wendell Brooks indicates that their attorneys are presently developing the legal documents related to the use easement and the owners will be protected in terms of liability, and the easements will be transferable. The documents will be ready to present to City Council.

DLU does not agree to the proposed changes in Condition 10.

PLANNING COMMISSION MEETING
June 2, 1976

SUMMARY - Morris Hironaga's HCSD Application 76/HCD-14

1. Objections to the Hironaga application were received from Mrs. Rose C. T. Aki (in a letter dated May 24, 1976), Mrs. Shizuko Kano (written testimony dated June 2, 1976), and Mr. Donald W. Sharp. Copies of the testimony of Mrs. Kano and Mr. Sharp have been sent to those commissioners not present at the meeting of June 2, 1976. A letter of objection was received on June 8, 1976 from Mary G. Sutherland which has been circulated among the commissioners.

Their objections are summarized as follows:

- (a) The proposed development will increase the existing traffic congestion on the private driveway which is located adjacent to the applicant's property and also the traffic problems on Prospect Street.
- (b) Because of the congestion of the private driveway, fire equipment has had to park on Prospect Street when answering a fire alarm at the end of the driveway.
- (c) The increased traffic from the proposed development will possibly increase the danger to pedestrians using the crosswalk adjacent to the development site when crossing Prospect Street.

- (d) Scenic views of abutting properties will be affected by the proposed development.
- (e) The existing 18 street parking stalls in the area are occupied day and night.
- (f) Will the proposed structure and small lot retain 50% open as is being proposed on Page 20 of the report?
- (g) There are vacant apartments in this district. Are 15 more apartments needed?
- (h) Further high density construction in the area will have an adverse effect upon the residents of the area. These various objections were not addressed in the report of the Director of Land Utilization. The basic facts presented in the Director's report were not contested by the testimony, except as presented by Mr. Sonoda, Architect of the project.

2. The architect for the applicant, Mr. Douglas Sonoda, objected to Condition 1 on Page 3 of the Director's Report. He indicated that a redesign of the elevator and lobby area would create a hardship because of the narrowness of the lot. The architect indicated that the proposed structure had been designed with greater setbacks than required in order to save all of the existing trees, with the exception of the tree in question. He suggested that in place of retaining the mango tree that two additional trees be planted in the area adjacent to the lobby and landscape the area. A letter

from the landowner, dated June 7, 1976, states that the mango tree in question should be destroyed because its fruit is poor in quality and the tree is infested with insects.

3. Supporting Testimony

The landowner, Mrs. Rose Ching, in a letter dated June 7, 1976 and circulated to the Planning Commission, has indicated her support for the project. Mrs. Ching indicates that the proposed apartment will be enhanced by the trees that will remain. Secondly, she needs the additional income from the proposed project to give her an adequate retirement income.

4. Questions raised by the Planning Commission were in the following areas:

- (a) The number of parking stalls to be provided by the applicant.
- (b) How the driveway congestion problem is going to be resolved by the applicant.
- (c) Has a use easement been granted by the driveway owners to the applicant?
- (d) Is there a possibility of the City acquiring the site as a tot lot or passive recreational facility through the CIP Budget?

- (e) A question of the livability of developments of this type and the possible adverse social and design impact of such proposals.

The Department of Land Utilization has responded to questions (a), (b), (c) and (e) in the following manner:

- (a) There are 15 stalls provided using a ratio of 1:1. The parking is split--8 stalls on the ingress from Prospect Street; 7 stalls with an ingress from the driveway area.
- (b) The driveway is being widened to lessen the congestion.
- (c) Evidence has been submitted by the landowner, which has been distributed to the Planning Commission, showing possession of a perpetual easement or right-of-way, but not exclusive.
- (d) In response to question (d) related to the possibility of the subject site being acquired as a tot lot or passive recreational facility, the Department of Parks and Recreation has responded as follows:

The Department of Parks and Recreation advises against acquiring the subject parcel for a mini-park. There are a number of reasons for this recommendation.

- (1) Dole Park is only two blocks away. This is a multi-purpose park which serves the immediate area.

(2) The property is elevated above the sidewalk and coupled with its slope would be expensive to develop.

(3) The property is near a dangerous intersection.

(4) It would be preferable to expend funds on the improvement of Dole Park.

There are no funds available in the CIP to acquire the subject parcel. It would require a supplementary budget request.

(e) DLU declines to respond based upon the fact that the issues raised were not examined because they do not fall within the scope of DLU's responsibility as outlined by the appropriate ordinance.

Exhibit III
Portion

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



ROBERT R. WAY
CHIEF PLANNING OFFICER

July 1, 1976

MEMORANDUM

TO : PLANNING COMMISSION
FROM : ROBERT R. WAY, CHIEF PLANNING OFFICER
SUBJECT: POLICE/FIRE TRAINING FACILITY

At the Planning Commission meeting of June 16, 1976, five requests were made by the commissioners for further information on application 76/SUP-3.

The requests consisted of the following:

- (1) The status of the Honolulu Fire Departments negotiations with the federal government as related to training facilities at Hickam Air Force Base.
- (2) Commissioner Kuna requested the opportunity to review the alternative site analysis.
- (3) How conditions on landscaping and maintenance as related to the training and incinerator facilities would be managed. Secondly, what procedures would be followed in enforcing conditions in the future?
- (4) To have a representative from the Honolulu Police Department discuss the problems related to community use of the facility.
- (5) Does the City in general do any kind of long term planning of its own land? This question was raised because of negative testimony about future and incremental use of the area surrounding the subject site.

Status Report

The Honolulu Fire Department has given us the following status report in response to the Commission's question: The department has met with the F.A.A. and are presently working with the Air Force and will have a full status report to give to the Planning Commission on July 7, 1976.

PLANNING COMMISSION

Page 2

July 1, 1976

Site Analysis

Commissioner Kuna has been given the opportunity of reviewing the site analysis and Environmental Impact Statement as requested.

Enforcing Conditions

The Department of Land Utilization has been requested to respond to this question at the July 7, 1976 meeting. A representative from the Building Department will also be available to respond to questions. A letter from the Director of Land Utilization has been circulated among the Planning Commission regarding the enforcing of conditions.

Community Use of Facility

The Honolulu Police Department has been asked to send a representative to discuss this issue with the Commission on July 7, 1976.

Planning for City-owned Property

In response to the general question, the answer is yes. Those departments, who have jurisdiction over particular City-owned properties, have the responsibility for both planning and management. We may use the 127 acres in the Waipahu-Waipio Peninsula area as a specific example. The Department of Land Utilization's report, dated May 24, 1976 indicates the planning which has been done for this general area. A map, which was sent to the Planning Commission in a previous mailing, indicates the ownership and existing and proposed uses of the subject acreage. The area is general planned for Public Facilities uses. This has been the official policy of the City since the adoption of Ordinance No. 2443, May 7, 1964. Possible future and allowable uses are outlined in DLU's report on pages 9 and 10.

The actual uses consist of ash disposal, incinerator, pumping station and a portion of the Ted Makalena Golf Course.

Two proposed uses are planned for the area. The first is the training facility and the second is a regional park. Information regarding the latter is to be found in the attached letters from the Department of Parks and Recreation.

The major use of the City-owned properties and those leased from the State is for ash disposal. *The purpose of this use is two-fold.

*The State-owned lands are leased to the City specifically for ash disposal and the term of the lease extends to the year 2029.

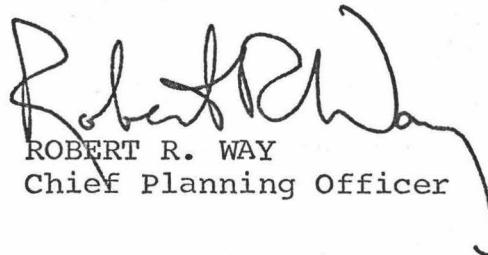
PLANNING COMMISSION

Page 3

July 1, 1976

First, the Waipahu Incinerator is one of the major destination points for refuse, and the surrounding area provides the required acreage to dispose of the ash from the incinerator. Secondly, following the Department of Public Works' grading plan, the ash is being deposited in order to achieve elevations that will not be prone to flooding because of tidal fluctuations. This ash fill is planned to be completed in 14-15 years.

Planned uses beyond 1990 will be dependent upon determinations by the State regarding the use of lands leased to the City, the federal government's decisions regarding their lands presently leased to Oahu Sugar Company, and the growth and urban needs of the area.



ROBERT R. WAY
Chief Planning Officer

RRW:mk

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DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

RECEIVED

FRANK F. FASI
MAYOR

1976 JAN 26 PM 3



YOUNG SUK KO
DIRECTOR

DEPT. OF

January 26, 1976

MEMORANDUM

TO : WILLIAM E. WANKET, DEPUTY DIRECTOR
DEPARTMENT OF LAND UTILIZATION

ATTENTION: LORRIE CHEE

FROM : YOUNG SUK KO, DIRECTOR

SUBJECT : SPECIAL USE PERMIT - WAIPAHAU
POLICE AND FIRE TRAINING FACILITY
PROJ. REF. NO. 75/SUP-8(LC)

This is in regard to your inquiry to the status of the proposed regional park located at the Waipio Peninsula.

Attached are information on the current status of the proposed regional park. The park is still in the future planning stage and delineation of the boundary has not been established.

We concur that the proposed park and police-fire training facility are compatible and any park plans could incorporate the training site with no adverse effect.

Should you have any questions, please contact Mr. Jason Yuen, ext. 4884.

Young Suk Ko
YOUNG SUK KO, Director

Attach.

Waipahu Key

February 25, 1975

Mr. John Moriyama
P. O. Box 1095
Waipahu, Hawaii 96797

Dear Mr. Moriyama:

We appreciate your concern over the proposed Fire and Police Training Facility and the proposed regional park at the Waipio Peninsula.

1. The proposed park was not mentioned in the early 1960's in conjunction with the incinerator plans. The park proposal came later when it came to our attention that the resulting landfill might provide an ideal park area.
2. When developing our Long Range Plan, many factors, such as population, availability of land, cost, demand, and park distribution standards, were weighed and considered in selecting a future park site. The Long Range Plan, completed in 1968, includes a proposed Waipahu Regional Park in the subject area. Its status remains "in the future" stage. No action other than mentioning its favorability has been taken.
3. Since the acreage of the park is contingent on landfill results and because the park's planning is so far in the future, exact acreage and boundaries are presently impossible to determine. An important asset of the proposed park is the provision of water frontage for marine-oriented activities. The proposed training facility in no way will limit this use. In general

terms, the park is proposed to be located ewa of the golf course and makai of the railroad right of way.

4. The environmental impact statement for the training facility outlines the significant considerations, and we are in agreement with its conclusion that the facility will not adversely affect the proposed park.

In fact, two points may be seen as beneficial to the park:

- a. The training facility may be educational to the public through supervised tours and demonstrations (this idea is speculation at this point); and
- b. The park will have ex-officio protection.

It is important to point out that the site is area zoned AG-1 and designated Public Facility (General Plan) under which the proposed training facility is a permitted use. Furthermore, the training facility has been under site study for many years during which time the Fire and Police Departments have been conducting their training programs at facilities scattered all over the island. The proposed training facility is necessary to eliminate the problems of piecemeal, interrupted, and at times hazardous training which the police and firefighting trainees presently experience. The problems are expected to worsen as population growth demands more fire protection and law enforcement services if a new training facility is not constructed.

The Waipahu area presently has the Makalena Golf Course (150 acres), Waipahu District Park (13 acres), Hans L'Orange Field (6 acres), Honowai Playground (6 acres), and the Waipahu Garden Park (40 acres recently acquired and currently being designed). The total proposed park acreage for the area is approximately 214 acres. The fire fighters and policemen, who want 14 acres, have no training facilities adequate enough to prepare their men for satisfactory island-wide service.

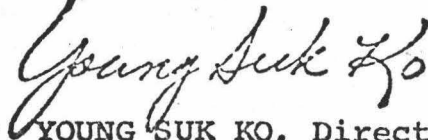
Mr. Moriyama

-3-

February 25, 1975

We feel both proposals are compatible and even complementary. We hope this discussion clears up any misinformation or misgivings toward the training facility.

Sincerely,

A handwritten signature in cursive script, reading "Young Suk Ko".

YOUNG SUK KO, Director

PL:at

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

Exhibit III
portion



FRANK F. FASI
MAYOR

GEORGE S. MORIGUCHI
DIRECTOR

75/SUP-8(LC)
76/SUP-3

June 25, 1976

MEMORANDUM

TO : PLANNING COMMISSION
FROM : GEORGE S. MORIGUCHI, DIRECTOR OF LAND UTILIZATION
SUBJECT: POLICE/FIRE TRAINING FACILITY

This is in response to your request for current procedures used by the Department of Land Utilization for the enforcing of Special Use Permit conditions.

According to the Attorney General's opinion (No. 70-22 - September 16, 1970), "the counties are mandated by Section 205-12, H.R.S., to take necessary legal or other corrective action against violators of the land use law in all districts except those areas classified by the Land Use Commission as conservation districts." Section 205-12 of the Hawaii Revised Statutes provides:

"Enforcement. The appropriate officer or agency charged with the administration of County zoning laws shall enforce within each county the use classification districts adopted by the Land Use Commission...."

"The enforcement powers of the County include an affirmative duty to undertake the necessary legal or other corrective measures against violators...."

At the present time, enforcement of Special Use Permits are handled by the Department of Land Utilization with the assistance of the Building Department inspection teams.

Department of Land Utilization's plans checkers and staff planners are involved in the initial phases of the development through the review of the approved plans prior to the issuance of the building permit. (Many of the conditions of approval are required prior to the official issuance of the building permit.)

PLANNING COMMISSION
PAGE TWO
JUNE 25, 1976

Those conditions which require periodic monitoring are checked by Department of Land Utilization staff for compliance. When it is found that a condition has not been met, the applicant is notified by the Department of Land Utilization. Past experiences indicate that once notified of the violation, the applicants have instituted measures to comply. In the event that an applicant refuses to comply, a standard condition contained in the approval of the permit allows the Director of Land Utilization and/or the Planning Commission and State Land Use Commission to revoke the Special Permit.


GEORGE S. MORIGUCHI
Director of Land Utilization

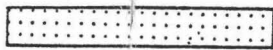
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LEGEND

CITY OWNED LAND
(Fee)



STATE OWNED LAND
(LEASED TO CITY FOR ASH DISPOSAL
UNTIL 2029)



TOTAL LAND AREA DESIGNATED
FOR PUBLIC FACILITIES: 127 ACS.



TRUE NORTH
Scale: 1"=400'

LAND OWNERSHIP MAP

UNFINISHED BUSINESS
STATE SPECIAL USE PERMIT
(POLICE & FIRE TRAINING
FACILITY WITHIN AG-1
RESTRICTED AGRIC. DISTRICT)
WAIPAHU-WAIPIO PENINSULA
BUILDING DEPARTMENT,
C&C OF HONOLULU
(FILE #76/SUP-3 LC)

The public hearing held June 16, 1976 was closed and deferred for the 15-day statutory requirement and for the following additional information:

1. Status of the Fire Department's negotiations with FAA at Hickam.

The Fire Department has abandoned its efforts to locate jointly with the Air Force at Hickam because the FAA has determined that the City cannot construct a fire training facility there.

2. Request by Commissioner Kuna to review the alternative site analysis.

This study was made available to Commissioner Kuna as requested.

3. Management of conditions on landscaping and maintenance of the training and incinerator facilities and what procedures would be followed in enforcing conditions in the future?

This concern resulted from community complaints of the City's past maintenance record of the incinerator site.

DLU discussed this matter with the Department of Public Works, Refuse Division. Unsuccessful attempts were made to landscape the area due to poor soil conditions although some plants did take hold. SETA employees are assisting with the landscaping and caretakers are being sought for the site. The Refuse Division also indicated the possibility of transferring surplus funds allocated for landscaping of Shafter Flats to the subject site.

Enforcement of the conditions by DLU would require periodic monitoring of the site and reports by the general public would also assist. Should adverse conditions occur, the permit could be reviewed both by the Planning Commission and the State Land Use Commission and suspended if necessary.

4. Representative from the Honolulu Police Department to comment on community use of the facility.

Major Bernard Suganuma of the Honolulu Police Department, Training Division, stated that community use of the facility may pose liability and security problems with storage of specialized equipment--firearms and police vehicles--on the premises. Student visits to the facility will be permitted, and there is the possibility of a youth program at the training center in the future. The Waipahu community already has adequate recreational facilities.

Commissioner Wikum questioned whether it would be wise, in view of specialized fire and police equipment located there, to open

the facility to the public, and whether there are any police/fire stations in this state or any other state that opens its doors to community use? She commented that fire stations throughout the state are beautifully landscaped and maintained.

5. Negative testimony was raised about future and incremental uses of City-owned lands. Does the City do long-term planning of its lands?

The Executive Secretary stated that a response to the general question would be affirmative. Those departments, who have jurisdiction over particular City-owned properties, have the responsibility for both planning and management. The 127 acres in the Waipahu-Waipio Peninsula area was used as a specific example. The area is general planned for Public Facilities uses which has been the official policy of the City since 1964. Possible future and allowable uses are contained in DLU's report (pages 9 and 10). The actual uses consist of ash disposal, incinerator, pumping station and a portion of the Ted Makalena Golf Course.

Two proposed uses are planned for the area. First, the training facility and the second, a regional park. The major use of the City-owned properties and those leased from the State is for ash disposal. The purpose of this use is two-fold. First, the Waipahu Incinerator is one of the major destination points for refuse, and the surrounding area provides the required acreage to dispose of the ash from the incinerator. Secondly, following the Department of Public Works' grading plan, the ash is being deposited in order to achieve elevations that will not be prone to flooding because of tidal fluctuations. This ash fill is planned to be completed in 14-15 years. Planned uses beyond 1990 will be dependent upon determinations by the State regarding the use of lands leased to the City, the federal government's decisions regarding their lands presently leased to Oahu Sugar Company, and the growth and urban needs of the area.

ACTION: The Commission accepted the Director's recommendation and recommended approval of the permit, subject to the conditions contained in the Director's report, on motion by Mr. Hosaka, seconded by Dr. Choy and carried.

AYES - Choy, Hosaka, Kamiya, Kuna, Wiederholt, Wikum
NAYES - None
ABSENT - Izumoto, Sumida

Exhibit V

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76 Sep 3

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RECEIVED

DEPT OF
LAND &
NATURAL
RESOURCES

FIRE AND POLICE TRAINING FACILITY
CITY AND COUNTY OF HONOLULU
STATE LAND USE SPECIAL PERMIT APPLICATION

SECTION 2.24: TESTS TO BE APPLIED

1. "Such a use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations."

The objectives of the State Land Use Law and Regulations are "to preserve, protect and encourage the development of lands in the State for those uses to which these lands are best suited in the interest of public health and welfare of the people of the State of Hawaii."

The subject site is in an Agricultural District. The objective of this designation is to preserve productive agricultural lands and protect lands which have a significant potential for agricultural purposes.

The subject site can be considered as neither productive agricultural land, nor having potential for agricultural purposes. It is presently a low-lying, marshy area subject to inundation by the tidal fluctuations of Pearl Harbor's West Loch. The grade elevations vary between 0-8 feet above sea level, averaging approximately 4 feet above sea level. The land has been classified by the State Land Study Bureau as Class E (lowest of all classes A to E).

This is primarily due to three factors:

1) High salt content of the soil, 2) High water table of the area, 3) Marshland conditions which have been alleviated somewhat only by the construction of the Kapakahi Stream Drainage canal.

Obviously, the subject site is not suited for what it was originally designated as in the State Land Use Law. To restrict this land or to retain it for agricultural purposes is not encouraging the best-suited development or usage for the land in the interest of the public, and therefore is actually contrary to the objectives of the Land Use Law and Regulations.

Conversely, the proposed use for this site, as a Fire and Police Training Facility, would be a much higher and better use for the land. It will directly benefit the health, safety, and welfare of the public by providing a long-needed training facility for the Honolulu Fire and Police Departments.

For these reasons, the proposed use is not considered contrary to the objectives sought to be accomplished by the State Land Use Law and Regulations.

2. "That the desired use would not adversely affect surrounding property."

The subject site is bordered on the mauka side by a low-lying marshy area not unlike the conditions of the subject site as described previously. Approximately one-fourth of a mile beyond this marsh area is the edge of a light-industrial/residential

area. Due to the direction of the prevailing tradewinds which blow from the mauka direction, the proposed use will not adversely affect this light-industrial/residential area.

On the Honolulu side, the site is bordered by the Ted Makalena Municipal Golf Course. The nature of this proposed facility (a large part of which will be open grassy areas) will be similar to the golf course and therefore would not adversely affect it. It is also anticipated that the proposed training facility will have planted trees along its perimeter, thereby actually improving the adjacent properties such as the golf course.

On the makai side, the site is bordered by the existing City and County Waipahu Incinerator. It is a 75 foot high structure which consumes approximately 600 tons of refuse daily. The proposed training facility would have primarily two-story structures with the exception of the Fire-Training Building (if the primary concept is implemented), which will be 8 stories high (80 feet). If the secondary concept is implemented, the 8-story Fire-Training Building will not be constructed. The frequency of fire-training exercises which would emit smoke will occur at a maximum of 4 times a day for one minute duration periods (4 minutes total per day). This is considerably less than the present daily smoke emissions created by the incinerator. In actuality, the proposed training

facility will be similar to the existing incinerator in terms of its "industrial" nature, and therefore, will not adversely affect it.

The Ewa side of the site is bordered by the access road (Waipahu Depot Road) and a landfill/dumping area. The proposed facility will not adversely affect this side of the site. Instead, it should be an improvement to the existing dump environment.

In addition, the proposed site is in an area designated for Public Facility in the Oahu General Plan - Detailed Land Use Map. This indicates that the entire area is being set aside for public facility uses such as the incinerator. Therefore, the proposed use would not, presently or in the future, adversely affect the surrounding property.

3. "Such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection."

This proposed facility is being developed by the Building Department of the City and County of Honolulu. Preliminary inter-agency reviews have indicated that the proposed facility would not unreasonably burden public agencies. The existing access road is adequate but

may be further improved as part of the development of this facility. The existing sewer, water, and drainage and utilities are adequate for any additional service required by this facility. School, police and fire protection services are not applicable for this proposal.

4. "Unusual conditions, trends and needs have arisen since the district boundaries and regulations were established."

The proposed Fire and Police Training Facilities have been needed ever since the inception of the Fire and Police Departments. These Departments have never had an adequate centralized training facility. Instead, all training has taken place in a piecemeal, improvised manner.

Due to the tremendous growth of the population and urban areas on Oahu (and the corresponding growth at all public agencies including the Fire and Police Departments within the past decade), the problems due to the lack of adequate public facilities has become more pronounced.

The Oahu General Plan has been responsive to this need. The designation of the entire area surrounding the proposed site as Public Facility is a clear recognition of the need.

On the other hand, the State Land Use designation for this subject area as Agriculture is apparently outdated and therefore needs to also recognize and accommodate the needs which have arisen since the district boundaries and regulations were established.

5. "That the land upon which the proposed use is sought is unsuited for the uses permitted within the district."

As discussed under item 1, it is apparent that the subject site is not suitable for agricultural uses. The soil and water conditions, and the General Plan Designation all indicate that the subject land is unsuited for the uses permitted within the District.

6. "That the proposed use will not substantially alter or change the essential character of the land and the present use."

The essential character of the land is of a marshy low-lying area. The present use is one of "non-use" due to its essential character.

Therefore, the proposed use will alter the existing character of the land and the present use. The low elevation will be raised approximately to six feet (through landfill) to render the land usable. Artificial earth berms will be created to enclose certain training exercises. A portion of the site will be paved for access

and parking purposes. Three 2-story structures, two 1-story structures, and one 8-story structure (if the primary concept is implemented) will be constructed. Landscaping such as trees, groundcover, and grasses will be developed to replace the few kiawe trees and buffalo grass now existing on the site.

The intent of this proposal is to utilize the land in a much more efficient and meaningful way than is presently being done. To do so requires the substantial alteration of the existing character of the land and the elimination of its present non-use.

7. "That the proposed use will make the highest and best use of the land involved for the public welfare."

As discussed earlier, the subject land is presently not being used. The State Land Use designation as Agriculture will not make the highest and best use of the land. Instead, it has been pointed out that the land is not suited at all for agricultural purposes.

The utilization of the land for a public facility (as designated in the Oahu General Plan) would be the highest and best use of the land for the public welfare.

The proposed Fire and Police Training Facilities has been determined to be the best public facility to be located on this site. The site meets all of the criteria established for the facility such as amount of land available, location on Oahu, environmental consideration, topography, utilities, accessibility, etc.

Also, of all the possible public facilities, the proposed training facility, which would result in properly and continually trained firefighters and law-enforcement officers, has the most obvious and direct benefits to everyone. Therefore, the proposed use would make the highest and best use of the land involved for the public welfare.

153/76-776

BUILDING DEPARTMENT

CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



March 17, 1976

RECEIVED

1976 MAR 19 PM 3:30
ERNEST T. YUASA
DIRECTOR AND BUILDING SUPERINTENDENT

BB 76-203
DEPT OF
LAND UTILIZATION
C & C HONOLULU

TO: MR. GEORGE MORIGUCHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: ERNEST T. YUASA
DIRECTOR AND BUILDING SUPERINTENDENT

SUBJECT: STATE LAND USE - SPECIAL PERMIT APPLICATION
TAX MAP KEY: 9-3-02:9 (PORTION)
PROPOSED FIRE AND POLICE TRAINING FACILITIES

Pursuant to Chapter 205 of the Hawaii Revised Statutes, we respectfully request once again for approval of a Special Permit from the State Land Use Commission to use the subject property for training facilities (Fire and Police or only Police). The following two concepts are being considered for the property:

- a. Primary concept - Construct both Fire and Police Training Facilities.
- b. Secondary Concept - Construct only Police Training Facilities (Fire Department is exploring possibility of constructing fire training facilities jointly with the Department of the Air Force at Hickam Air Force Base).

The 15-acre land under consideration is owned by the City and County of Honolulu and is designated for Public Facilities use in the Oahu General Plan - Detailed Land Use map. The site is zoned for Agricultural usage and is presently used as an incinerator ash disposal area.

The primary concept (Fire and Police Training Facilities) will consist of an administration/classroom building, gymnasium, training pool, outdoor fire training area with a fire training building, radiological building, enclosed firing range, canine training building, driver training course, parking lot and drill field.

The secondary concept (Police Training Facilities) will consist of an administration/classroom building, gymnasium, training pool, enclosed firing range, canine training building, driver training/pursuit course, traffic control and accident investigation area, control tower, parking lot and drill field.

The nature of the facility will be that of a training academy with a great portion of the site planned for landscaped open space. All of the buildings will be one or two-story with the exception of the eight-story fire training building. The control tower will be approximately 25 feet high. (The eight-story fire training building will not be constructed in the secondary concept.)

Site selection study has led to the conclusion that the subject site is the most reasonable and logical location for the center. The attached report discusses the appropriateness of the site and the surrounding area. It also discusses the inappropriateness of the land use as designated by the State Land Use Law and Regulations.

A sum of \$460,000 for the Planning and Engineering phase of the project has been already appropriated.

The Environmental Impact Statement for the project has already been approved by the Governor in accordance with Chapter 343, Hawaii Revised Statutes and the Executive Order of August 23, 1971.

Subsequent to the approval of the Environmental Impact Statement, the following changes to the proposed development has been made to alleviate the environmental problems:

1. Construction of an enclosed firing range in lieu of an open firing range.

Mr. George Moriguchi

Page 3

March 17, 1976

2. Deleted the construction of the helicopter pad.

Your expeditious processing of this petition will be greatly appreciated.



ERNEST T. YUASA

Director and Building Superintendent

TH:jo
attach.

cc: J. Harada w/ attach.
Fire Dept. w/ attach.
Police Dept. w/ attach.

STATE OF HAWAII
LAND USE COMMISSION
State Kamamalu Bldg.
P. O. Box 2359
Honolulu, Hawaii

This space for official use

Date Application and Fee _____
Received by LUC _____

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval of a special permit to use certain property located in the County of Honolulu, Island of Oahu, Land Use Commission District Boundary map number and/or name Waipahu, 0-9, for the following described purpose:

Fire and Police Training Facility
City and County of Honolulu

Description of property:

Tax Map Key: 9-3-02:9 (Portion)

15 acre site mauka of existing Waipahu Incinerator.

Bordered by Waipahu Depot Road, Incinerator Site, Ted Makalena Golf Course,
Petitioner's interest in subject property: and undeveloped space.

Owned and controlled by City and County of Honolulu.

Petitioned by Building Department, City and County of Honolulu.

Petitioner's reason(s) for requesting special permit:

There has been a need for this training facility for many years. The subject site is an excellent one which meets all of the criteria established for the selection of the proper facility site. The subject site is presently not being used, and is not desirable for agricultural purposes. (See Section 2.24, Tests to be applied) A special permit would allow this facility to be constructed on the subject site.

Signature(s)

Ernest T. Luper

Director and Building
Superintendent

Address:

Building Department
City and County of Honolulu

Telephone:

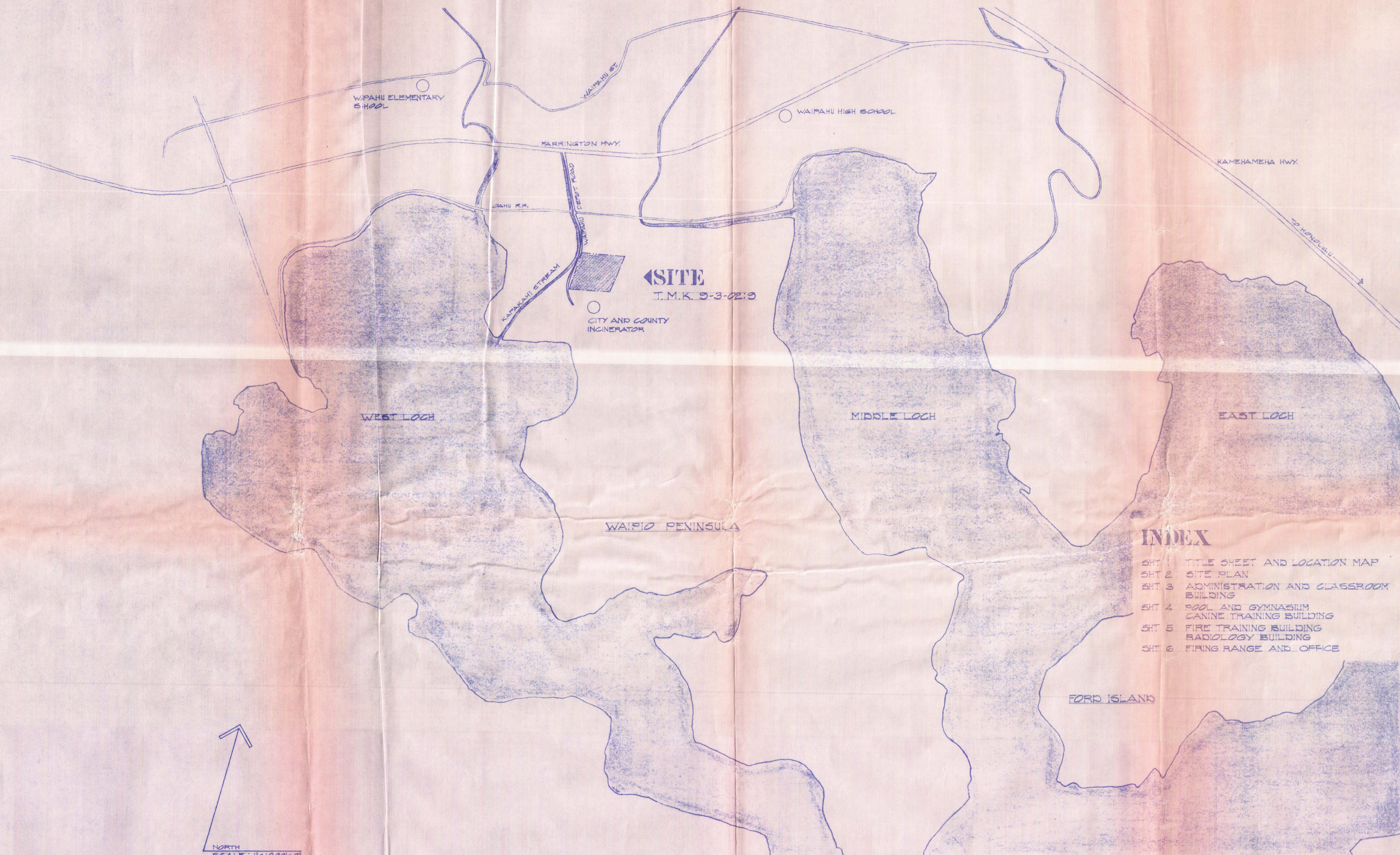
523-4564

This space for official use

The property is situated in a(n) _____ district, whose regulations adopted by the Land Use Commission prohibit the desired use.

Signature(s) _____

For (agency) _____



INDEX

- SHT 1 TITLE SHEET AND LOCATION MAP
- SHT 2 SITE PLAN
- SHT 3 ADMINISTRATION AND CLASSROOM BUILDING
- SHT 4 POOL AND GYMNASIUM CANINE TRAINING BUILDING
- SHT 5 FIRE TRAINING BUILDING RADIOLOGY BUILDING
- SHT 6 FIRING RANGE AND OFFICE

FIRE AND POLICE TRAINING FACILITY CITY AND COUNTY OF HONOLULU

GROUP ARCHITECTS COLLABORATIVE, INC.

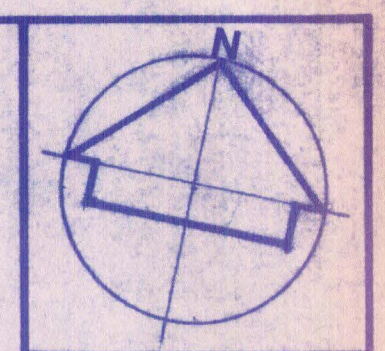
120 C. BETHEL STREET HONOLULU HAWAII 96813 TELEPHONE 533-1725

FIRE & POLICE TRAINING FACILITY
CITY AND COUNTY OF HONOLULU
LOCATION MAP
INDEX TO DRAWINGS
SCALE: 1" = 1000'-0"

JULY 15 1975

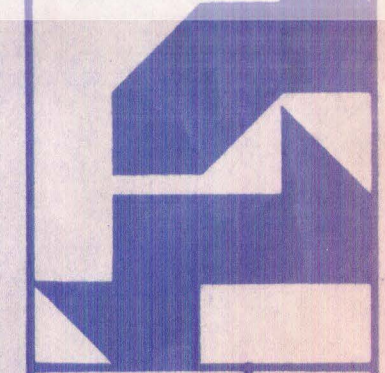
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OF 6 SHEETS



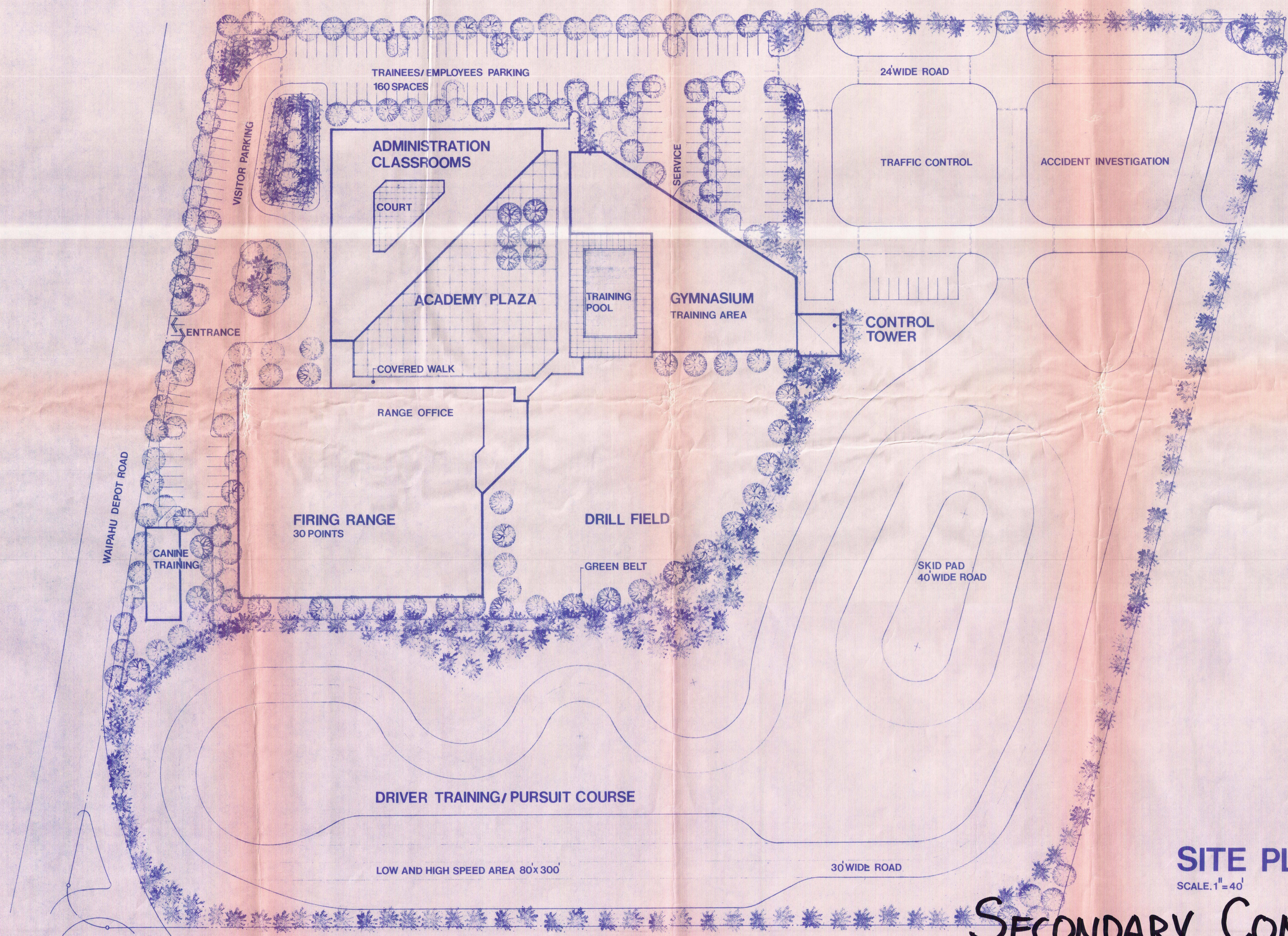
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF HAWAII. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE PROJECT. SUPERVISION OF THIS PROJECT IS AS DEFINED IN SECTION 1.2.10 OF THE HAWAIIAN ARCHITECTURE ACT. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE PROJECT.

group architects
collaborative, inc.
906 BETHEL STREET • HONOLULU, HAWAII 96813 • PHONE 533.1725



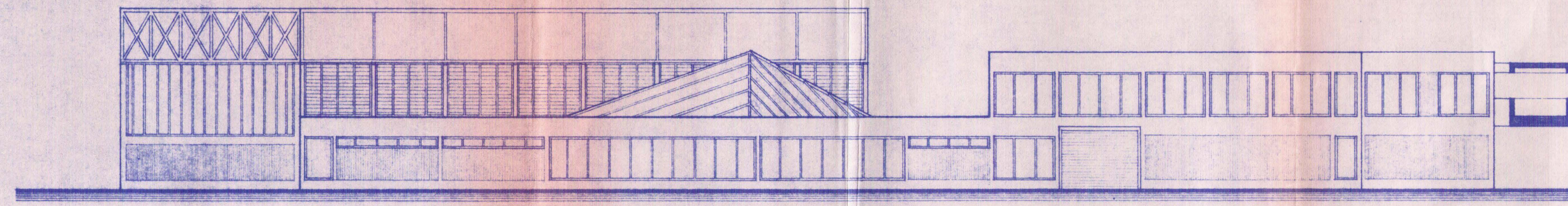
POLICE
ACADEMY
WAIPAHU

DATE	NOV. 25, 75
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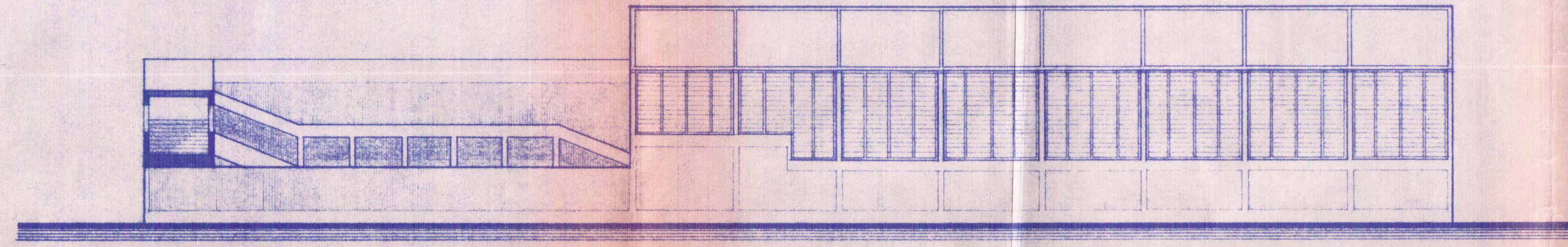


SITE PLAN
SCALE: 1" = 40'

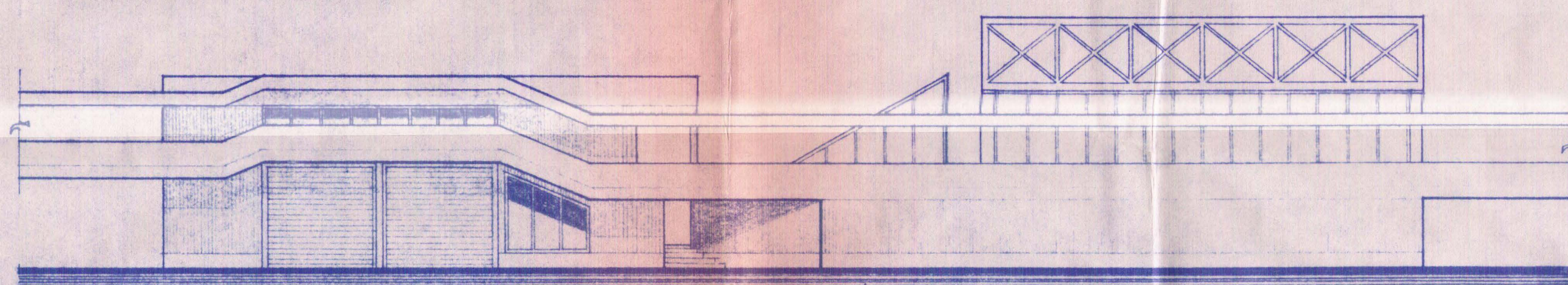
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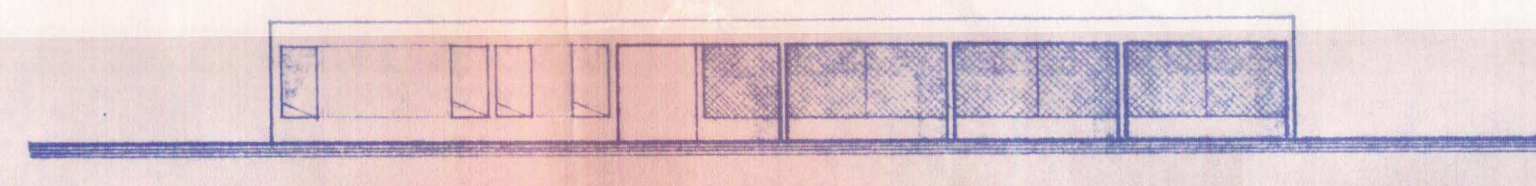
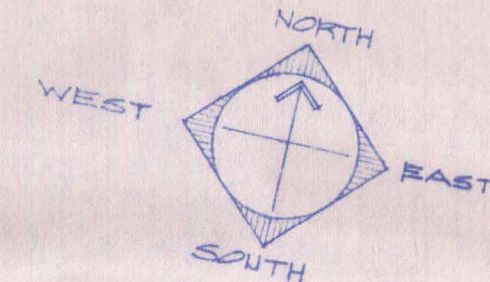
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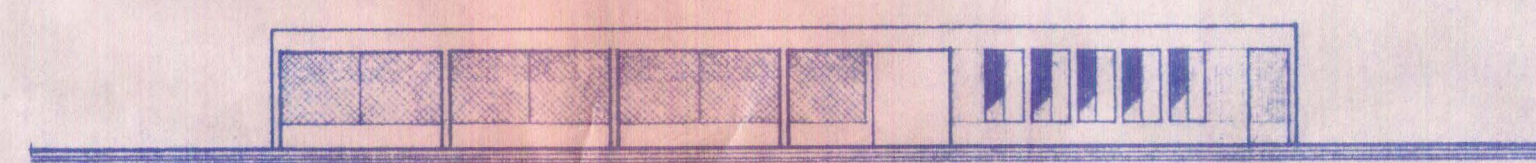
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SOUTHWEST



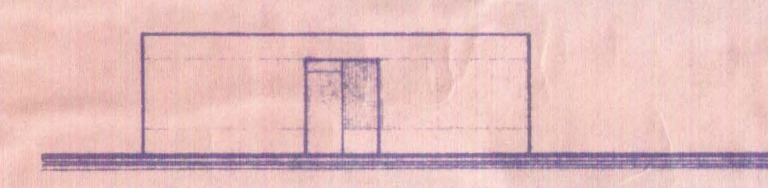
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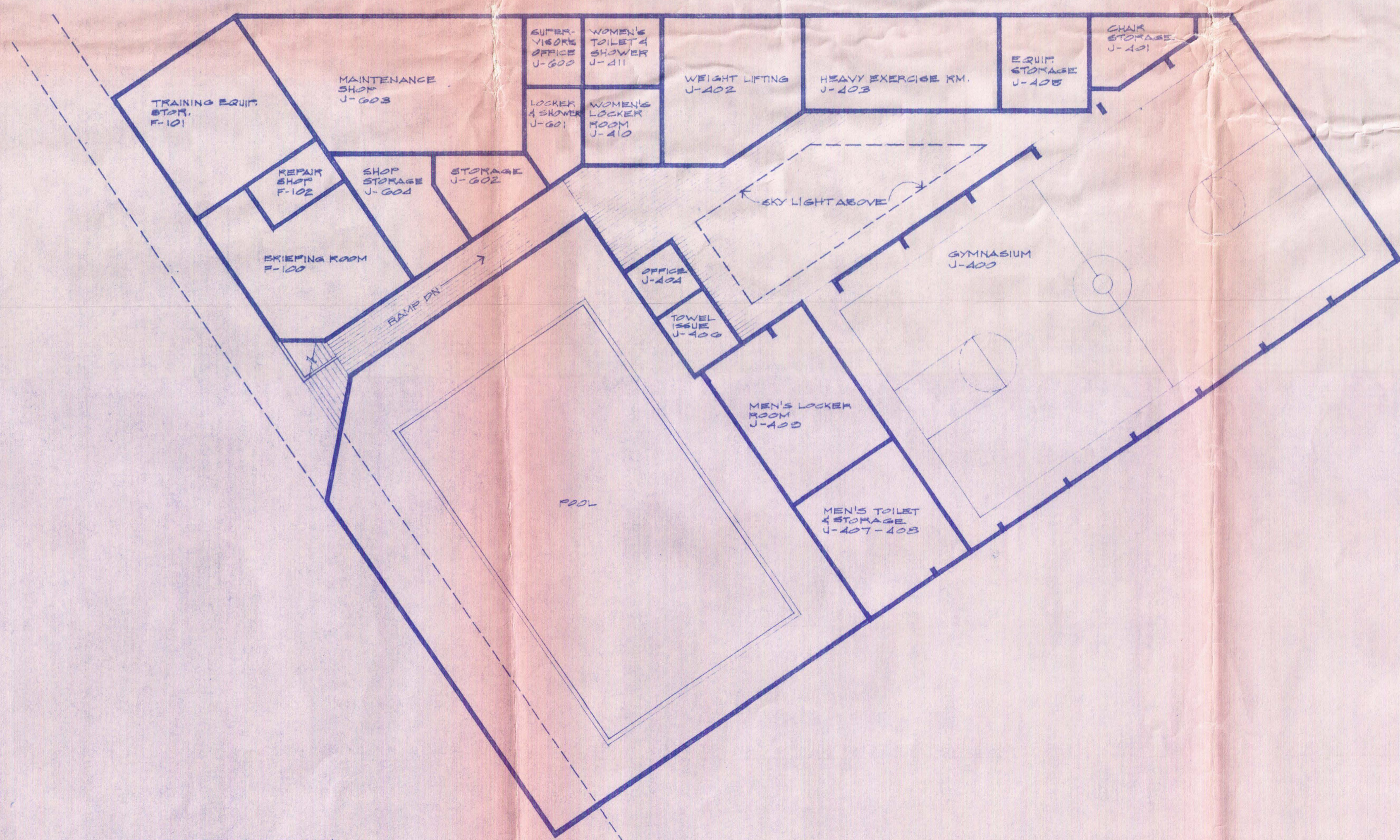
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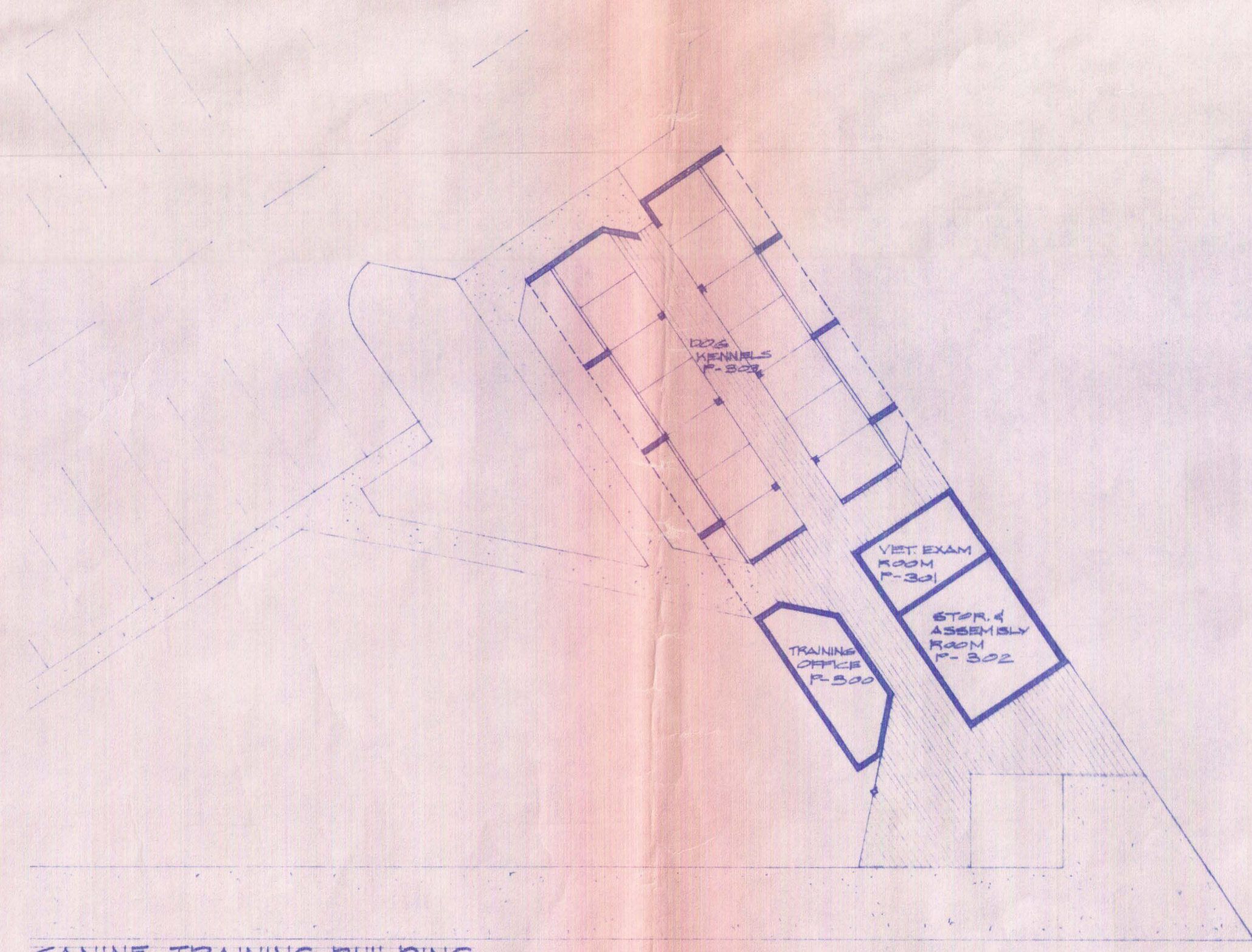
SOUTH



NORTH



POOL & GYMNASIUM
FLOOR PLAN



CANINE TRAINING BUILDING
FLOOR PLAN

GROUP ARCHITECTS COLLABORATIVE, INC.

926 BETHEL STREET HONOLULU HAWAII 96813 TELEPHONE 533-1725

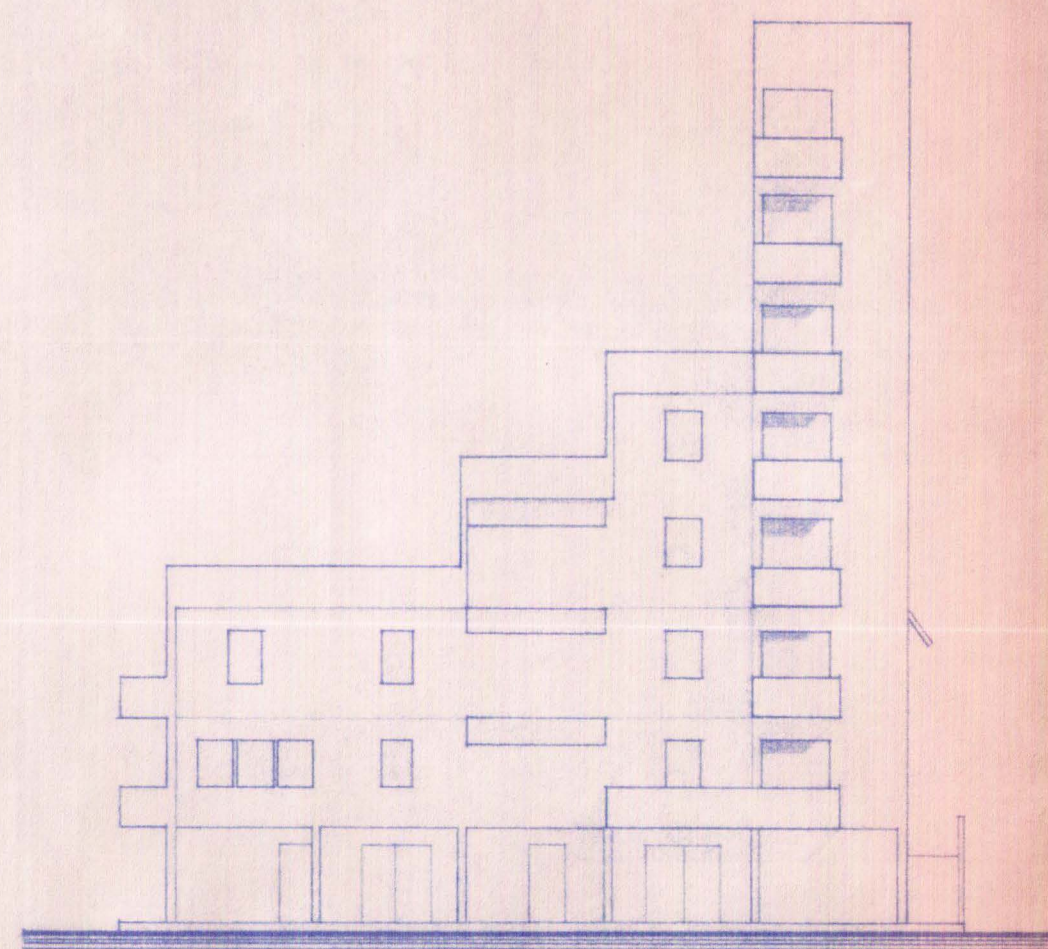
FIRE & POLICE TRAINING FACILITY
CITY & COUNTY OF HONOLULU
POOL & GYMNASIUM
CANINE TRAINING BUILDING
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JULY 18, 1975

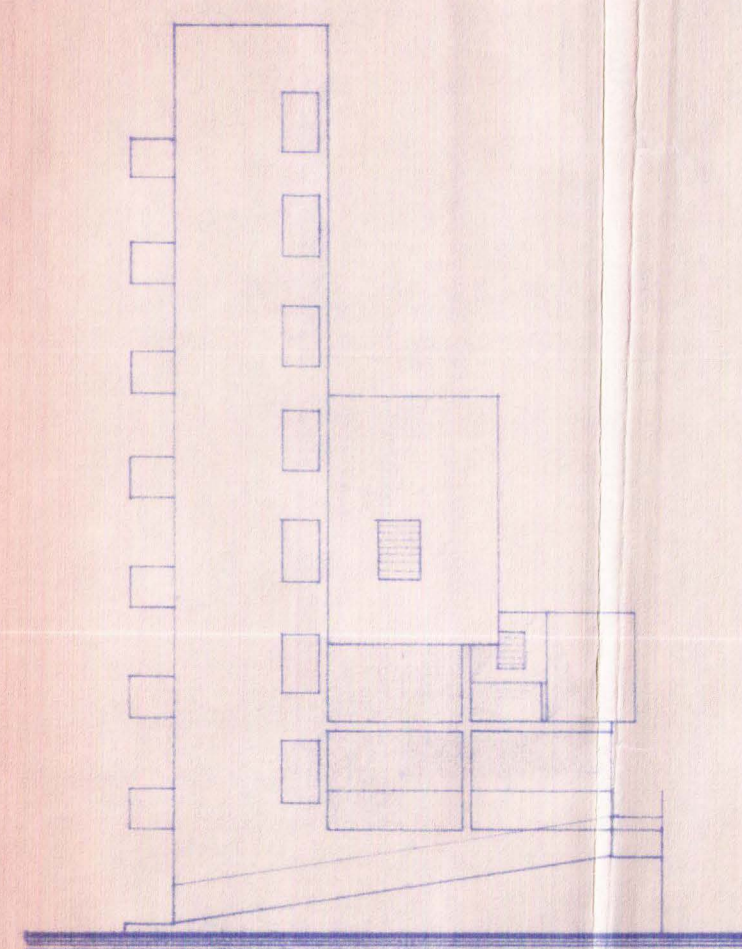
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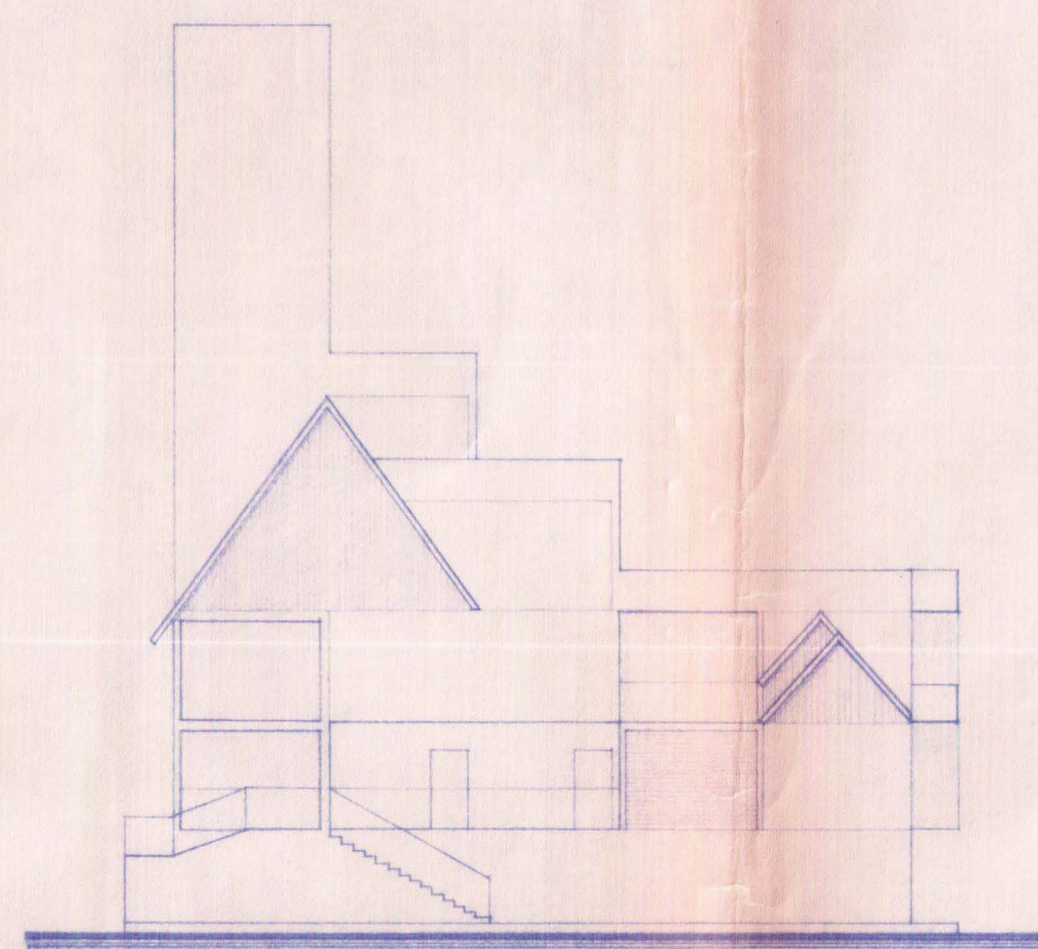
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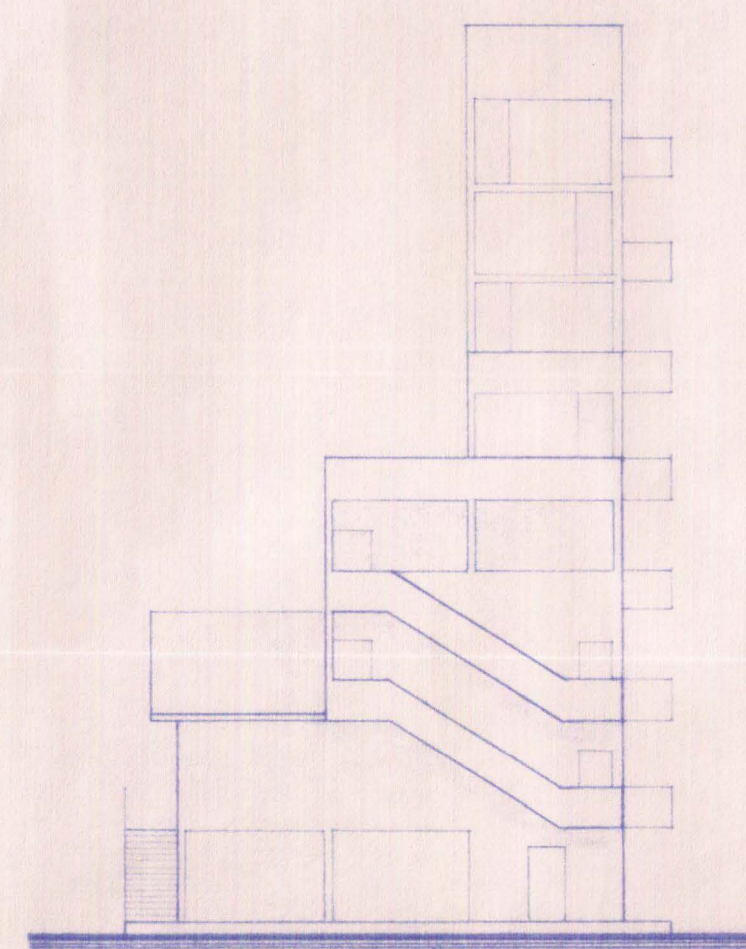
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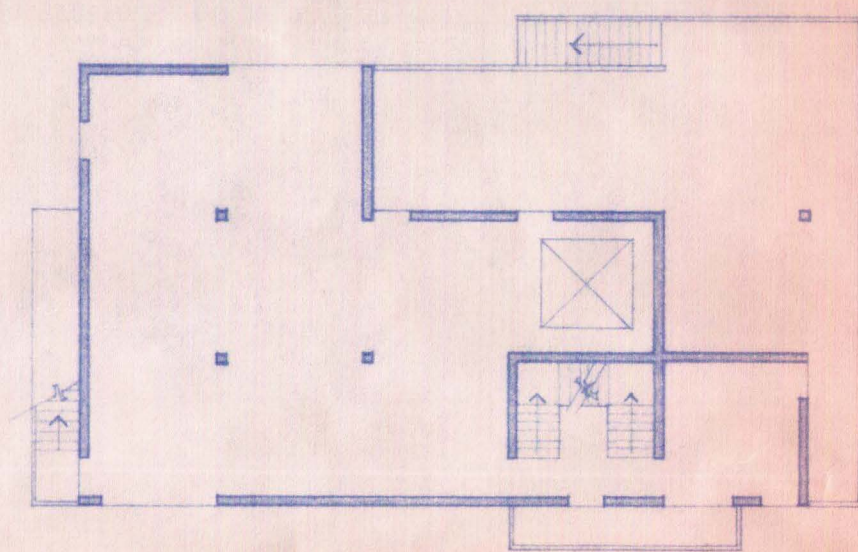
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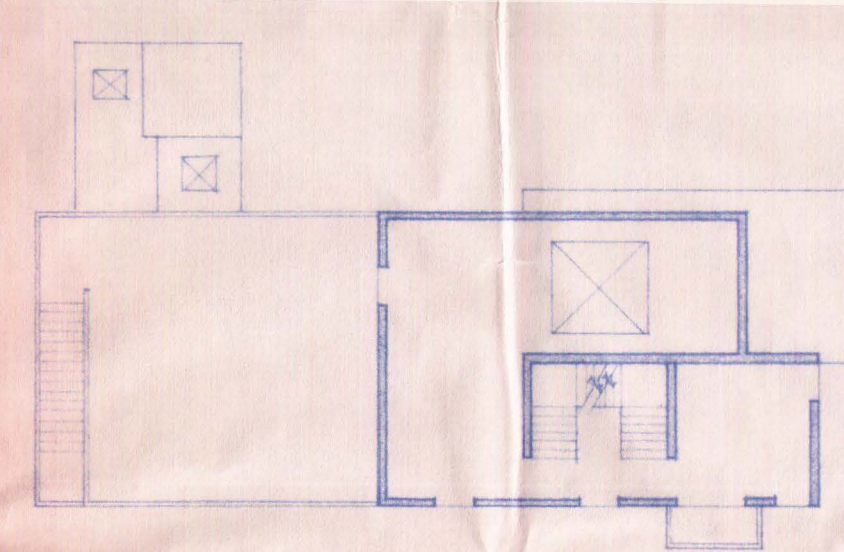
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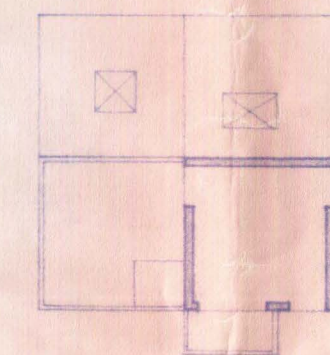
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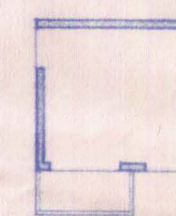
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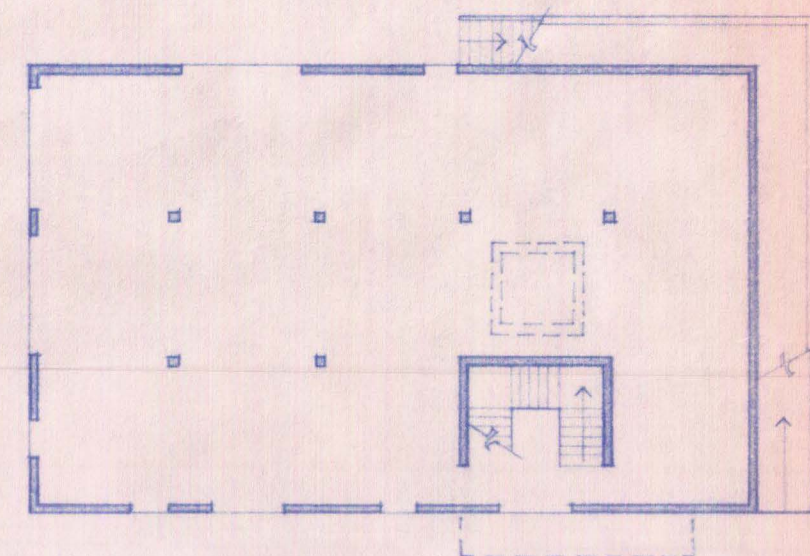
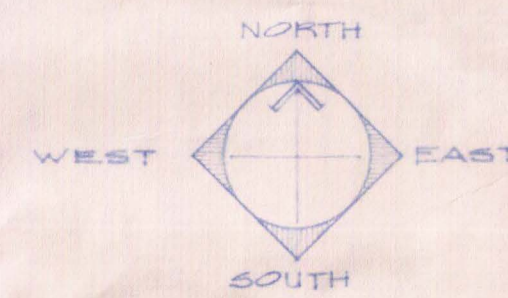
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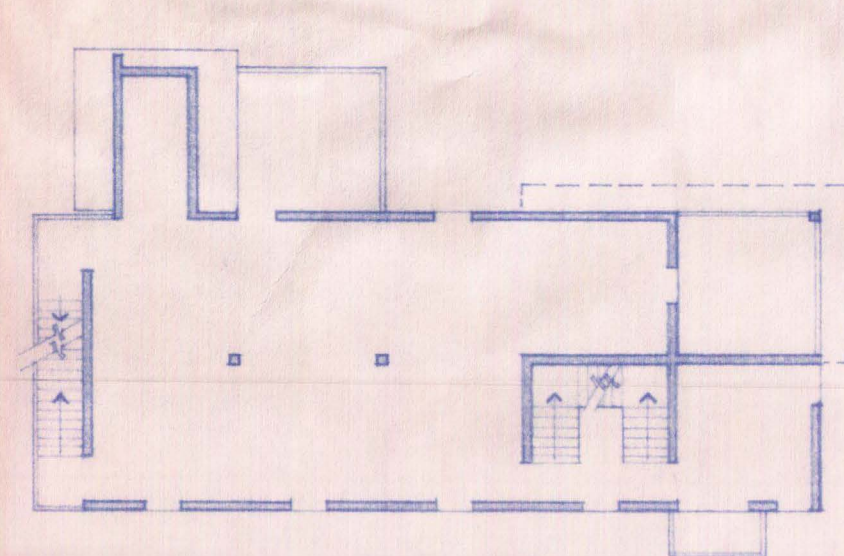
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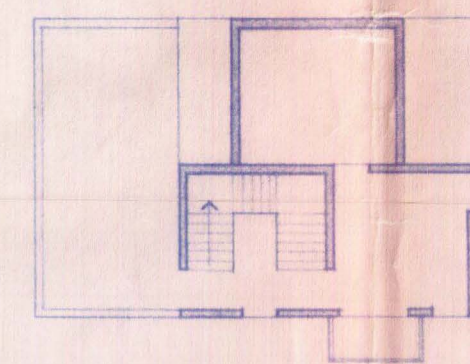
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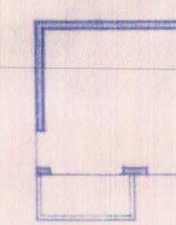
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FIRE TRAINING BUILDING



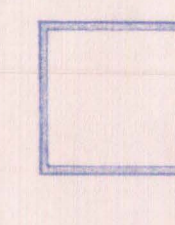
THIRD FLOOR



FIFTH FLOOR



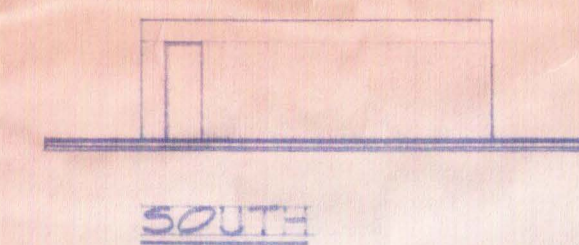
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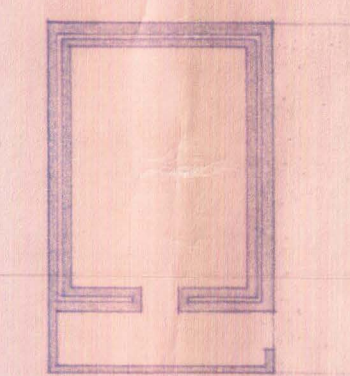
ROOF



NORTH



SOUTH



FLOOR PLAN
RADIOLOGICAL BUILDING

GROUP ARCHITECTS COLLABORATIVE, INC.

FIRE & POLICE TRAINING FACILITY
CITY & COUNTY OF HONOLULU
FIRE TRAINING BUILDING
RADIOLOGICAL BUILDING
SCALE: 1/8" = 1'-0"

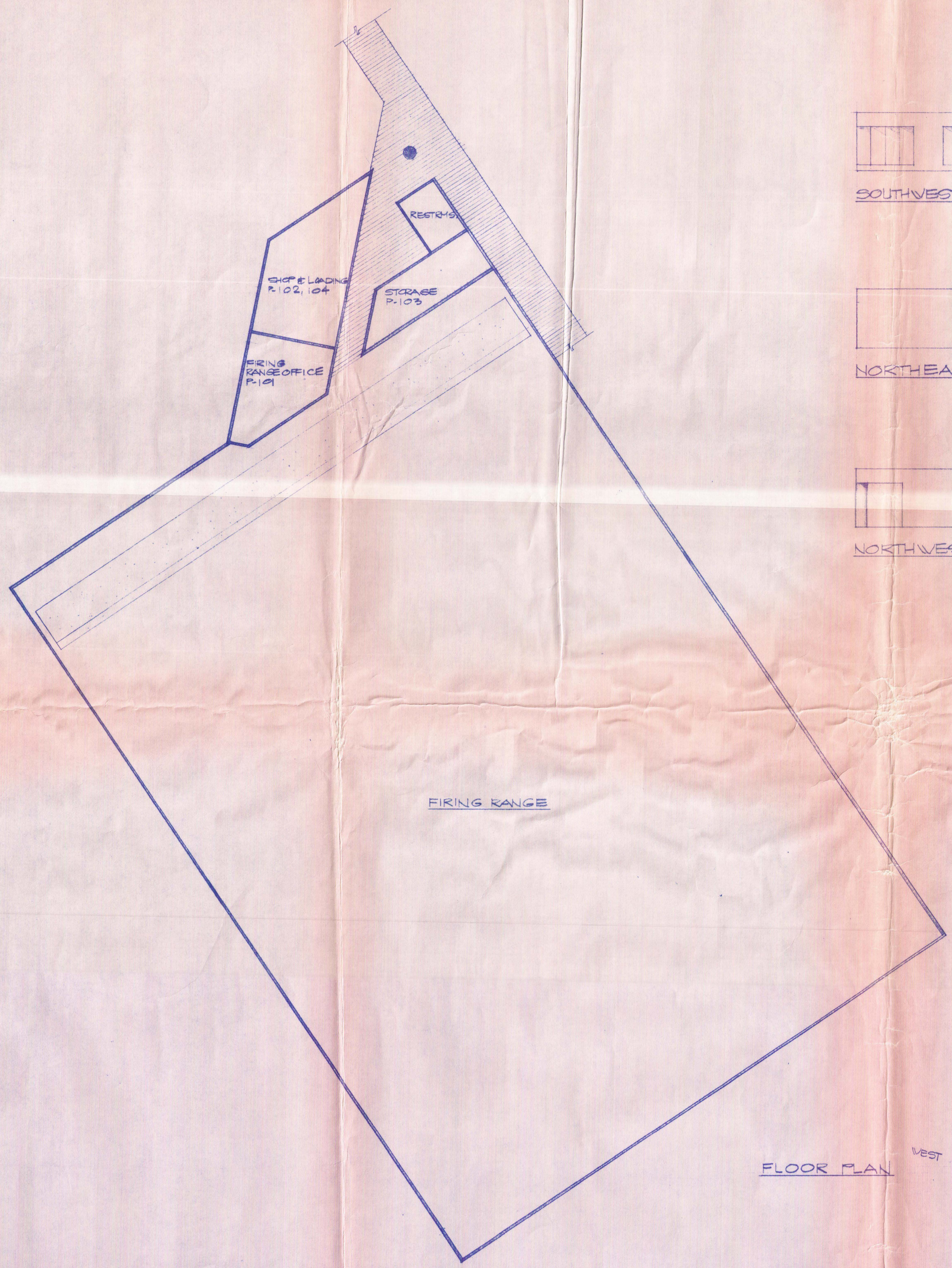
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FLOOR PLAN

