



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

DEPT. COMM. NO. 521

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February 24, 2020

The Honorable Ronald D. Kouchi,
President and Members
of the Senate
Thirtieth State Legislature
State Capitol, Room 409
Honolulu, Hawaii 96813

The Honorable Scott K. Saiki,
Speaker and Members of the
House of Representatives
Thirtieth State Legislature
State Capitol, Room 431
Honolulu, Hawaii 96813

Dear President Kouchi, Speaker Saiki, and Members of the Legislature:

For your information and consideration, I am transmitting a copy of the Report on relocating or expanding fire stations in or around Kakaako, as requested in House Concurrent Resolution 161, H.D.1 (SLH 2019).

In accordance with Section 93-16, Hawaii Revised Statutes, I am also informing you that the report may be viewed electronically at:
<http://dbedt.hawaii.gov/overview/annual-reports-reports-to-the-legislature/>.

With aloha,


Mike McCartney

Enclosure

c: Legislative Reference Bureau

State of Hawaii
Department of Business, Economic Development and Tourism
Hawaii Community Development Authority

Report on House Concurrent Resolution 161, H.D. 1 (2019)
Report on relocating or expanding fire stations in or around Kakaako.

Pursuant to House Concurrent Resolution 161 H.D. 1 of the 2019 regular session of the Hawaii State Legislature, the Hawaii Community Development Authority (HCDA) has evaluated landholdings in and around the Kakaako Community Development District (KCDD) for a potential site for the City and County of Honolulu Fire Department (HFD), for a new fire station or, alternatively, to identify existing fire stations that may be relocated or expanded to more effectively serve the KCDD.

A typical site selection analysis is a detailed planning assessment that integrates programming requirements and criteria of the user. A planning firm would usually use raster data to develop a weighted GIS data analysis and mapping tools, as well as non-GIS analysis, that could rank potential sites. A thorough site analysis for the HFD should also include objectives for fire and emergency medical services which are essential for agencies making decisions about deployment and location of emergency resources. Such objectives may include for example, criteria such as HFD response times targets.

This report essentially reports the land ownership of parcels in and around the KCDD. A parcel map of the KCDD showing the land owned by government entities is attached as Exhibit A. Land owned by major landowners is attached as Exhibit B.

PROCEDURAL HISTORY

The Thirtieth Legislature of the State of Hawaii, Regular Session of 2019 approved House Concurrent Resolution 161, H.D. 1 Requesting the HCDA to study properties in or around Kakaako to recommend appropriate sites for a new fire station, or alternatively, to identify existing fire stations that may be relocated or expanded to more effectively serve the Kakaako Community.

In testimony before the House of Representatives Committee on Housing, Fire Chief Manuel P. Neves testified that increased residential and transient populations, proposed high-rise residential structures, and additional commercial development necessitate the need for a new facility.

The Kakaako and Pawa Fire Stations were built over 40 years ago, are outdated and unable to support the apparatuses and number of firefighters required. They are also too far from the denser area of Kakaako, in the Mauka Area, where the greatest need is and will grow as the population grows.

HFD REQUIREMENTS

The Honolulu Fire Department met with HCDA and has provided the following information:

- A population growth of 20,000 people necessitates an additional ten on-duty firefighters, two support staff and two fire apparatuses
- A population growth of 40,000 people necessitates an additional 20 on-duty firefighters, four support staff, and four fire apparatuses
- HFD requires at least 20,000 square feet of space for each two apparatuses.
- A new fire station should be located within the Kakaako mauka area away from known flood zones and will require a lot size of one acre or more. The acre would accommodate two fire apparatuses, two basic life support units, administrative space, fire fighter work/training stations, and living quarters for two teams, plus two life support units. (The land could be shared. For example: it could be built under a parking structure or other development, or it could go vertical.)

LAND OWNERSHIP

State-Owned Parcels

HCDCA does not own any undeveloped parcels that are appropriate for a fire station. HCDCA's current holdings consist of park lands, remnant roadways that are used by the public and affordable housing that has already been developed or is currently under construction.

Other parcels belonging to the state have been developed for use by the Hawaii State Judiciary, the State Department of Transportation, and affordable housing under the jurisdiction of the Hawaii Housing Finance and Development Corporation.

There is one large state-owned parcel within the KCDD, McKinley High School, but the state Department of Education will be utilizing the entire lot, and parts of the lot are a historic site.

Just outside of the KCDD area there are two state-owned lots that currently appear to be underutilized however, the site at 902 Alder Street is to be utilized for affordable housing and by the Judiciary for shelter services for juveniles under the jurisdiction of the courts. Meanwhile, the lot at 1037A Beretania Street has a surface parking lot, but the lot is leased to the Honolulu Museum of Art.

City-Owned Parcels

Likewise, many of parcels owned by the City are also developed such as the Civic Center area, the new Bus and Traffic Management facility.

But there are more possibilities for certain city lands:

- The Blaisdell Center is slated for redevelopment. The city could explore integrating a fire station into the facility.
- The Honolulu Area Rapid Transit (HART) has acquired lots at Pensacola and Waimanu Streets. The city could explore ways to integrate a fire station into lands that may be owned by the rail agency in the future.

- The current Kakaako Fire Station has a large surface parking lot. While part of the lot has the Old Kakaako Fire Station, HCDA's Mauka Area Plan suggests rehabilitating the station. The city could explore reconfiguring the lot to allow for additional apparatus to operate from the same lot while expanding the current facilities to house the additional personnel needed.
- A city-owned lot at 1046 Young Street is current used for single story offices and surface parking. The city may want to explore redeveloping the lot to make it more efficient.

Privately-Owned Parcels

There are three major private landowners in the Kakaako mauka area: Victoria Ward, Ltd.; Kamehameha Schools; and the Hawaiian Electric Company.

Lands owned by Kamehameha Schools and Victoria Ward are under master plan agreements with HCDA. Under the master plans, both landowners are required to make public facilities available to the public; however, both already exceeded their public facilities dedications as required by HCDA's rules.

The Hawaiian Electric property may eventually be redeveloped, but it is too early to say for sure when that might happen.

Other lands tend to be smaller lots, but the city could investigate whether smaller landowners would like to sell the properties for the purpose of building a fire station.

HCDA PLANS AND RULES

HCDA may look to revise its plans and rules to introduce Transit-Oriented Development principles to Kakaako. It would be an opportunity for the city to be involved in the process with the community to explore whether there are any rules that could be amended for the purpose of building a new or expanding an existing fire station.

HCDA will continue to inform HFD and the City of its rulemaking process.

FINDINGS AND RECOMMENDATIONS

HCDA makes the following findings and recommendations:

- HFD should explore expanding its current Kakaako Fire Station either by reconfiguring the current station to provide for two more apparatus and/or to rehabilitate the old fire station on that same lot.
- The city should explore incorporating a fire station into a redeveloped Blaisdell Center.
- The city should explore redeveloping its lot at 1046 Young Street to make it more efficient.
- HFD should explore a partnership with HART for property it has or will acquire in the Kakaako area.
- HCDA will inform HFD and the city of opportunities to become involved in its rulemaking process.