

urban research study and
development

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June 8, 1971

Mr. Robert R. Way
Planning Director
City and County of Honolulu
629 Pohukaina Street
Honolulu, Hawaii 96813

Dear Mr. Way:

Re: Proposed 20,000 square foot fire station "Alternate Site E," the mauka-Kaneohe corner of Waihee Road and Ahilama Road, near the Kahaluu Elementary School. TMK 4-7-06 Parcel 20, your file number 33/C2/25.

This letter is written to present our client's (Mr. Robert Gutcher) objections to, and our findings on the zoning reclassification of that portion of TMK 4-7-06 Parcel 20 known to your department as "Alternate Site E."

In a memorandum dated January 4, 1971 addressed to your department from Mr. Hirata, Director and Building Superintendent, Building Department, City and County of Honolulu, Mr. Hirata listed "The criteria used to locate a fire station for the Kahaluu-Waihee-Kaalaea area." Under that heading, Paragraph (F), page four, Mr. Hirata states, "Answering a fire call is a noisy operation, more so at night, and locating a station on a quiet residential street may be objectionable. A buffer zone on all sides between the station and nearby houses is preferred in order to minimize this problem." Mr. Hirata further suggests, under the statement: "The selected site meets all of the above criteria in the following ways." Paragraph (F). "The adjoining agricultural land will serve as a buffer zone on the mauka sides and the fronting streets on the remaining sides."

However, I respectfully submit: The adjoining land, on the mauka sides is zoned R-6, residential district, with the legislative, and our client's, intent of providing concentrated urban residential developments on minimum size lots.

Further, in your memorandum dated April 23, 1971, to the Planning Commission, page two, "Alternatives to the Problem," Paragraph four, you state the following, "Special reviews, provided by the Board of Water Supply, Department of Traffic, and the Department of Education indicate that there is no significant impact upon public service systems as a result of this change in sites."

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However, on February 16, 9 AM, the Planning Department received a letter addressed to your attention from Mr. Shiro Amioka, Superintendent, Department of Education. In this letter Mr. Amioka states the following: "The site in question (Alternate Site "E") is directly across Ahilama Road (44 ft.) from Kahaluu Elementary School. It seems that the fire station could be more suitably situated in areas near existing or proposed intensive land uses such as commercial, resort, apartment and light industrial as currently shown on the County General Plan. A fire station located across a narrow street from an elementary school ground, especially in time of emergency, may detract from the efficient operation of the school. If there is no alternative but to locate the fire station on the subject site, we strongly recommend that: 1) the egress and ingress to the site be restricted to Waihee Road and 2) a solid wall at least five feet in height shall be constructed along the lot fronting Ahilama Road (164')."

If permitted, and in light of the above, I would volunteer that perhaps Alternate Site "D" is worthy of further consideration. Reason cited:

- A) Alternate Site "D" is within 100' of Kamehameha Highway and affords greater coverage of the surrounding area. It therefore satisfies:
(1) Alternative site criteria, Paragraph a), page 3, "Application for an amendment to the General Plan of the City and County of Honolulu, the criteria used to locate a fire station for the Kahaluu-Waihee-Kaalaea area, which states that: Optimum service service radius of 1-1/2 miles for closely built residential area and 3 miles for scattered residential area.
- B) Alternative Site "D" is located within a commercial area and therefore satisfies 1) Alternative sites criteria, Paragraph b) Type of area to be protected. The station should preferably be located near an area which has occupancies of a much greater value such as commercial, industrial, and institutions within the optimum service zone or area to be protected within the optimum service radius.
- C) Alternative Site "D" is situated in the flat land running along Kamehameha Highway and Waihee Road and therefore satisfies: 1) Alternative site criteria, Paragraph c) Topographical features. The station should be located so as to minimize natural and man-made barriers such as steep hillsides, valleys, canals, large open areas and limited access highways which lengthen the time required to reach a fire.
- D) Alternative Site "D" is vacant and I presume available. If so, it would satisfy 1) Alternative sites criteria, Paragraph d) availability of land and

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cost. A vacant property with one owner that can be acquired at reasonable cost is preferred over a parcel with several owners and with costly improvements.

- E) Alternative Site "D" is vacant (see C above) and easily satisfies 1) Alternative sites criteria, Paragraph e) Size of parcel. The station property should have a minimum frontage of 100 feet and a minimum depth of 150 feet.

We therefore respectfully request, that you deny the application requesting a zoning reclassification of that portion of TMK 4-7-06 Parcel 20, known to your department as Alternate Site E, submitted by Mr. Edward Y. Hirata, Director and Building Superintendent, on January 4, 1971.

Very truly yours,



H. Robert Hampton
Housing Consultant

cc: Mr. R. Gutcher
Dr. & Mrs. P. Chock
Mr. Leighton S. C. Louis

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August 2, 1971

Mr. Robert R. Way
Planning Director
City & County of Honolulu
629 Pohukaina Street
Honolulu, Hawaii 96813

Dear Mr. Way:

Re: proposed 20,000 square foot fire station "Alternate Site E" the Mauka-Kaneohe corner of Waihee Road and Ahilama Road, near the Kahaluu Elementary School, TMK 4-7-06 Parcel 20, your file number 33/26/25.

This letter is written in response to the memorandum dated July 23, to you, by Mr Edward Y. Hirata, Director & Building Superintendent and as a follow-up of our letter dated June 8, 1971, and again presents our client's (Mr. Robert Gutcher) objections to and recent developments regarding the zoning re-classification of that portion of TMK 4-7-06 Parcel 20 known to your department as "Alternate Site E."

We refer again to the memorandum received by your department on Feb. 16, 9 AM, from Mr. Shiro Amioka, Superintendent, department of Education, wherein Mr. Amioka states the following, "The site in question (Alternate Site "E") is directly across Ahilama Road (44 feet) from Kahaluu Elementary School. It seems that the fire station could be more suitably situated in areas near existing or proposed intensive land uses such as commercial, resort, apartment, and light industrial as currently shown on the county general Plan. A fire station located across a narrow street from an elementary school ground, especially in time of emergency, may detract from the efficient operation of the school. If there is no alternative but to locate the fire station on the subject site, we strongly recommend that: 1) the egress and ingress to the site be restricted to Waihee Road and, 2) a sound wall at least five feet in height shall be constructed along the lot fronting Ahilama Road (164')."

New developments: The subject property, Alternate Site "E" is currently secured by a third person through a performance option. As of this writing considerable development work has been performed including architectural, engineering and soil studies.


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It is our opinion that a real estate appraisal will indicate a value greater than proposed by the Director & Building Superintendent in his memorandum to you dated July 23, 1971. Further in this same memo, second sentence, third paragraph, we believe the opposite to be true.

Finally, based on the above and our letter of June 8, 1971, addressed to you, of the six sites available (A, B, C, D, E & F), we believe ours, Site E, to be the most expensive and difficult to acquire at this time.

We, therefore, respectfully request that you deny the application requesting a zoning reclassification of that portion of TMK 4-7-06 Parcel 20, known to your department as Alternate Site "E" submitted by Mr. Edward Y. Hirata, Director and Building Superintendent, on January 4, 1971.

Very truly,



H. Robert Hampton
Housing Consultant

cc: Mr. R. Gutchner
Dr. & Mrs. Chock