April 29, 2022

Mr. Craig K. Nakamoto
Interim Executive Director
Hawaii Community Development Authority
547 Queen Street
Honolulu, HI 96813

Regarding: Development Permit Application for Victoria Ward, Limited, Land Block 2, Project 4 (Kalae), within the Ward Neighborhood Master Plan Area at 1000 Ala Moana Boulevard, Honolulu, Hawaii 96814, Tax Map Key (1) 2-3-001:133.

Dear Mr. Nakamoto:

The Disability and Communication Access Board (DCAB) received the submitted Development Permit Application documents for the above-referenced project requesting review of adequacy of infrastructure and demands placed on such systems by the proposed development. Thank you for your consideration, however, DCAB does not review issues as adequacy of infrastructure systems or demands placed on these systems and therefore has no comments regarding this project proposal.

Should you have any questions, please feel free to contact Duane Buote, Facility Access Coordinator at (808) 586-8121.

Sincerely,

[Signature]

KIRBY L. SHAW
Executive Director
VIA EMAIL: mark.h.hakoda@hawaii.gov

Mr. Craig K. Nakamoto
Interim Executive Director
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

Attention: Mr. Mark Hakoda

Dear Mr. Nakamoto:

Subject: Development Permit (DP) Application
Victoria Ward, Limited (VWL), Land Block 2, Project 4 (Kalae)
1000 Ala Moana Boulevard
Honolulu, Oahu, Hawaii
Tax Map Key: (1) 2-3-001: 133

Thank you for your letter dated April 21, 2022, requesting the Hawaii Department of Transportation’s (HDOT) review and comment on the subject DP Application. HDOT understands that VWL is proposing to develop a 330-unit residential mixed-use condominium tower on top of a 559-stall parking podium. The Project will also include commercial/retail spaces, open spaces, and recreation spaces. The site of the Project is bounded by Ala Moana Boulevard, Ward Avenue, and Auahi Street.

HDOT has the following comments:

Airports Division (HDOT-A)

1. The proposed development is approximately 3.54 miles from the property boundary of the Daniel K. Inouye International Airport (HNL). All projects within 5 miles from Hawaii State airports are advised to read the Technical Assistance Memorandum (TAM) for guidance with development and activities that may require further review and permits. The TAM can be viewed at the following link:

2. The project site is approximately 18,706 feet from the end of Runway 26L at HNL. Federal Aviation Administration (FAA) regulation requires the submittal of FAA Form 7460-1 Notice of Proposed Construction or Alteration pursuant to the Code of Federal Regulations, Title 14, Part 77.9, if the construction or alteration is within 20,000 feet of a
public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with its longest runway more than 3,200 feet. Construction equipment and staging area heights, including heights of temporary construction cranes, shall be included in the submittal. The form and criteria for submittal can be found at the following website: https://oeaaa.faa.gov/oeaaa/external/portal.jsp.

3. Due to the project’s proximity to HNL, the applicant and future residents should be aware of potential single event noise from aircraft operations. There is also a potential for fumes, smoke, vibrations, odors, etc., resulting from occasional aircraft flight operations over or near the project. These incidences may increase or decrease over time and are dependent on airport operations.

4. The project site is located within the 60 to 65 DNL (Day Night Average Sound Level) noise contours on the HNL 2008 Noise Exposure Map (Attached). The HDOT-A recommends that Noise Reduction Measures be incorporated into the building’s design to achieve interior noise levels of 45 DNL or less.

5. The proposed development shall not provide landscape and vegetation that will create a wildlife attractant, which can potentially become a hazard to aircraft operations. Please review the FAA Advisory Circular 150/5200-33C, Hazardous Wildlife Attractants On Or Near Airports for guidance. If the development’s landscaping creates a wildlife attractant, the developer shall immediately mitigate the hazard upon notification by the HDOT-A and/or FAA.

Highways Division (HDOT-HWY)

The HDOT-HWY has reviewed the DP Application and included Traffic Impact Report. Based on the information provided and the recommended mitigation measures, the proposed project does not appear to significantly impact the State highway system. Therefore, the HDOT-HWY has no comments on the DP Application. However, if there are any unexpected traffic issues attributed to the project, the Applicant shall mitigate them to the satisfaction of the HDOT-HWY, at no cost to the State.

If there are any questions, please contact Mr. Blayne Nikaio of the HDOT Statewide Transportation Planning Office at (808) 831-7979 or via email at blayne.h.nikaio@hawaii.gov.

Sincerely,

JADE T. BUTAY
Director of Transportation

Attachment – HNL 2008 Noise Exposure Map
May 9, 2022

SENT VIA EMAIL

Mr. Mark Hakoda  
Mark.h.hakoda@hawaii.gov

Dear Mr. Hakoda:

This is in response to a letter from the Hawaii Community Development Authority, dated April 21, 2022, requesting input on the Development Permit Application for Land Block 2, Project 4 (Kalae), of the Ward Neighborhood Master Plan Area located at 1000 Ala Moana Boulevard.

The Honolulu Police Department (HPD) recommends that all necessary signs, lights, barricades, and other safety equipment be installed and maintained by the contractor during the construction phase of the project. Additionally, adequate notification should be made to area businesses and residents prior to possible road closures, as any impacts to pedestrian and/or vehicular traffic may cause issues and disruptions that could lead to complaints. Further, the HPD recommends the developer and contractor work with the area neighborhood board to help facilitate any issues regarding timelines, security, or anything else that may come up regarding the project.

If there are any questions, please call Acting Major Calvin Sung of District 1 (Central Honolulu) at (808) 723-3327.

Thank you for the opportunity to review this project.

Sincerely,

DARREN CHUN  
Assistant Chief of Police Support Services Bureau

Serving and Protecting With Aloha
May 6, 2022

VIA ELECTRONIC SUBMITTAL

Mr. Mark Hakoda, HCDA Planner
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Hakoda:

SUBJECT: Development Permit Application for Victoria Ward, Limited Land Block 2, Project 4 (Kalae) Within the Ward Neighborhood Master Plan Area at 1000 Ala Moana Boulevard TMK: 2-3-001:133 Honolulu, Oahu, Hawaii 96814

We have reviewed the subject documents transmitted to us by your letter dated April 21, 2022. The proposed development should be identified in the Victoria Ward Redevelopment Sewer Master Plan, May 2020, as amended. An approved sewer connection application is also required. Both of these documents are processed and approved through the Department of Planning and Permitting, and approval of these documents confirms that a sewer connection is allowed for the project.

Should you have any questions, please contact Lisa Kimura, Civil Engineer, at 768-3455 or email Ikimura1@honolulu.gov.

Sincerely,

Roger Babcock, Jr., Ph.D., P.E.
Director
May 5, 2022

Mr. Craig Nakamoto  
Hawaii Community Development Authority  
547 Queen Street  
Honolulu, Hawaii 96813

Dear Mr. Nakamoto:

Subject: Development Permit Application  
Victoria Ward, Limited, Land Block 2, Project 4 (Kalae) within the Ward  
Neighborhood Master Plan Area  
1000 Ala Moana Boulevard  
Honolulu, Hawaii 96814  
Tax Map Key: 2-3-001: 133

In response to your letter received on April 25, 2022, regarding the abovementioned subject, the Honolulu Fire Department (HFD) reviewed the submitted information and requires that the following be complied with:

1. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46 meters) from fire department access roads as measured by an approved route around the exterior of the building or facility. (National Fire Protection Association [NFPA] 1; 2018 Edition, Sections 18.2.3.2.2 and 18.2.3.2.2.1, as amended.)

A fire department access road shall extend to within 50 feet (15 meters) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1; 2018 Edition, Section 18.2.3.2.1.)

2. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or
moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1; 2018 Edition, Sections 18.3 and 18.4.

3. The fire department access roads shall be in accordance with NFPA 1; 2018 Edition, Section 18.2.3.

4. Submit civil drawings to the HFD for review and approval.

Should you have questions, please contact Acting Battalion Chief Kendall Ching of our Fire Prevention Bureau at 808-723-7154 or kching3@hono.lu.gov.

Sincerely,

CRAIG UCHIMURA
Acting Assistant Chief

CU/DM: bh
May 9, 2022

To: Craig K. Nakamoto
Interim Executive Director, Hawaii Community Development Authority
Department of Business, Economic Development and Tourism

From: Roy Ikeda
Interim Public Works Manager
Planning Section, Facilities Development Branch

SUBJECT: Planned Development Permit Application for Victoria Ward, Ltd, Land Block 2, Project 4 (Kalae) within the Ward Neighborhood Master Plan Area at Kakaako, Honolulu, Hawaii TMK (1)2-3-001:133

Thank you for your letter dated April 21, 2022. The Hawaii State Department of Education (Department) has the following comments on the Planned Development Permit Application for Land Block 2, Project 4, Kalae (Project).

Schools currently servicing the Project are Kaahumanu Elementary, Keelikolani Middle (formerly Central Middle), and McKinley High. The Department anticipates approximately 40 public school students will reside in the Project. All three schools are currently operating with excess capacity and will continue to operate with excess capacity over the next six years. Availability of excess capacity will change as additional residential projects serviced by these schools are completed.

The Project is located within the Kalihi to Ala Moana School Impact Fee District with a fee amount of $3,864. Chapter 302A-1606, Hawaii Revised Statutes, require that residential developments with 50 or more units, execute an agreement with the Department prior to the issuance of any building permit. This agreement sets forth how and when payment will occur. The developer is encouraged to meet with the Department as soon as possible on to execute this agreement.

Thank you for the opportunity to comment. Should you have questions, please contact Robyn Loudermilk, School Lands and Facilities Specialist with the Facilities Development Branch, Planning Section, at (808) 784-5093 or by email at robyn.loudermilk@k12.hi.us.

Rl: rl

c: Linell Dilwith, Complex Area Superintendent Kaimuki/McKinley/Roosevelt Complex
Office of Facilities and Operations
Facilities Development Branch