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December 1, 2022

Mr. Ernest Y. W. Lau, Manager & Chief Engineer
Board of Water Supply
630 South Beretania Street
Honolulu, HI 96843

Attn: Barry Usagawa, Water Resources Division

SUBJECT: COMMENTS REGARDING THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY (HCDA) DEVELOPMENT PERMIT APPLICATION FOR THE PROPOSED LILI'UOKALANI CENTER PROJECT AT 932 WARD AVENUE, TMK (1) 2-4-044:005, HONOLULU, O'AHU, HAWAII

Aloha Mr. Lau,

Mahalo nui for your letter dated November 17, 2022, regarding the HCDA Development Permit Application for the Lili'uokalani Center. As the planning consultant for the applicant, Lili'uokalani Trust (LT), we appreciate your comments and offer the following responses.

1. We appreciate your comment that the existing water system is currently adequate to accommodate the proposed development. LT acknowledges that the existing Honolulu water system capacity has been reduced due to the shut-down of the Hālawa Shaft pumping station and that the Board of Water Supply's (BWS's) final decision on the availability of water will be confirmed when the building permit application is submitted for approval.
2. LT understands that BWS requests 10% voluntary water conservation of all customers until new sources are completed and that water conservation measures are required in all new developments. The applicant also understands that if water consumption significantly increases, progressively restrictive conservation measures may be required.
3. LT understands that there is no moratorium on the issuance of new and additional water services and that the water distributed via the BWS water systems remains safe for consumption. The applicant appreciates the provided resource for BWS's latest updates and water conservation tips.
4. LT understands they will need to pay BWS's Water System Facilities Charges for resource development, transmission, and daily storage as required when water is made available.
5. The design team has incorporated the following water conservation measures as described in your letter. A low-flow permanent irrigation system will be provided to support the maintenance of the landscaped areas. The irrigation system will be energy and water efficient. The system will be on a smart-controlled evapotranspiration timer that responds to real-time precipitation conditions. Irrigation will be predominantly drip-irrigation which can reduce water consumption by 20-40 percent. Additionally, the proposed planting palette includes native and drought-tolerant plants further reducing irrigation demand. In addition, the design of the building will include low-flow water fixtures and non-potable water reclamation options will be investigated. These water conservations measures are discussed in sections 2.9 (Landscaping Plan) and 2.11 (Green Building Standards Exemption and Sustainability Strategy) of the Development Permit Application.
6. The design team acknowledges the project is subject to BWS Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the building permit applications and will comply.

Mr. Ernest Lau

SUBJECT: COMMENTS REGARDING THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY (HCDA) DEVELOPMENT PERMIT APPLICATION FOR THE PROPOSED LILI'UOKALANI CENTER PROJECT AT 932 WARD AVENUE, TMK (1) 2-4-044:005, HONOLULU, O'AHU, HAWAII

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Page 2

7. The design team will work with the Fire Prevention Bureau of the Honolulu Fire Department (HFD) regarding on-site fire protection requirements. Correspondences with HFD in February of 2022 have already confirmed that fire access and water supply distances look good and informed the project team that if any portion of the sprinkler system is out of service for more than 4 hours, a bona fide fire watch will be required.

We appreciate your comments and participation in the HCDA's Development Permit application process.

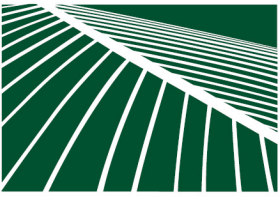
Mahalo nui,

PBR HAWAII



Kimi Yuén
Vice President

cc: Craig Nakamura and Sery Berhanu/HCDA
Sherman Wong/Lili'uokalani Trust
Cal Chipchase and Davis Prendergast/Cades Schutte



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December 1, 2022

Mr. Kirby Shaw, Executive Director
Disability and Communication Access Board
1010 Richards Street, Room 118
Honolulu, HI 96813

Attn: Duane Buote, Facility Access Coordinator

SUBJECT: COMMENTS REGARDING THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY (HCDA) DEVELOPMENT PERMIT APPLICATION FOR THE PROPOSED LILI'UOKALANI CENTER PROJECT AT 932 WARD AVENUE, TMK (1) 2-4-044:005, HONOLULU, O'AHU, HAWAII

Aloha Mr. Shaw,

Mahalo nui for your letter dated November 16, 2022, regarding the HCDA Development Permit Application for the Lili'uokalani Center. As the planning consultant for the applicant, Lili'uokalani Trust (LT), we appreciate your comment that the Disability and Communication Access Board does not review issues of adequacy of infrastructure systems or demands placed on these systems and therefore has no comments regarding this project proposal.

We appreciate your comment and participation in HCDA's Development Permit application process.

Mahalo,

PBR HAWAII

Kimi Yuen
Vice President

cc: Craig Nakamura and Sery Berhanu/HCDA
Sherman Wong/Lili'uokalani Trust
Cal Chipchase and Davis Prendergast/Cades Schutte



December 1, 2022

Mr. Russell Tsuji, Land Administrator
Department of Land and Natural Resources – Land Division
State of Hawai'i
P.O. Box 621
Honolulu, HI 96809

Attn: Barbara Lee

SUBJECT: COMMENTS REGARDING THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY (HCDA) DEVELOPMENT PERMIT APPLICATION FOR THE PROPOSED LILI'UOKALANI CENTER PROJECT AT 932 WARD AVENUE, TMK (1) 2-4-044:005, HONOLULU, O'AHU, HAWAII'

Aloha Mr. Tsuji,

Mahalo nui for your letter dated November 30, 2022 (Reference: LD 0455 and DOFAW Log no. 3894), regarding the HCDA Development Permit Application for the Lili'uokalani Center. As the planning consultant for the applicant, Lili'uokalani Trust (LT), we appreciate your comments and offer the following responses.

Division of Forestry and Wildlife (DOFAW)

LT acknowledges your comments regarding the potential occurrence of endangered and threatened species including 'Ōpe'ape'a (*Lasiurus cinereus semotus*), native seabirds, and the State-threatened Manu o Kū (*Gygis alba*) in the vicinity of the project site as well as the recommended mitigation measures. The project team will mitigate the potential impacts by not clearing woody plants during the 'Ōpe'ape'a pupping season; not using of barbed wire; avoiding nighttime constriction during seabird fledging season; use of fully shielded Dark Sky-compliant outdoor lighting; and surveying for the presence of Manu o Kū nests prior to any action that could disturb the trees.

The design team has incorporated the landscaping elements as described in your letter. The planting palette is determined by prioritizing native ecological rehabilitation and existing environmental suitability to minimize maintenance and irrigation needs. Additionally, no invasive species are included in the proposed landscaping.

LT acknowledges your recommendations regarding minimizing the movement of plant or soil material in the construction of the subject project as well as consultation with the O'ahu Invasive Species Committee. While ground disturbance will be necessary for construction and new landscaping, plant and soil movement will be minimized where possible and excess soil and debris will be cleaned from all equipment, materials, and personnel to avoid the risk of spreading invasive species as recommended.

LT understands that, on July 1, 2022, the Hawai'i Department of Agriculture (HDOA) approved Plant Quarantine Interim Rule 22-1, which restricts the movement of host material of the invasive Coconut Rhinoceros Beetle (CRB). Of the CRB host plants listed in your letter, the landscaping plan includes Cocos (coconut palms). If planting material is sourced from a nursery with high infestation rates (e.g., Pearl City, Ewa Plains, etc.) the nursery will contact HDOA to inspect and approve all planting material susceptible to CRB infestation prior to relocation. The landscape contractor will check the existing trees when they are moved or removed for signs of the CRB and check any new specimens brought to the site. If any are found, they will be reported on the 643pest.org online system and to the CRB Response Team, and appropriate measures will be taken.

We appreciate your comments and participation in the HCDA's Development Permit application process.

Mahalo nui,

PBR HAWAII

Kimi Yuen
Vice-President

cc: Craig Nakamura and Sery Berhanu/HCDA
Sherman Wong/Lili'uokalani Trust
Cal Chipchase and Davis Prendergast/Cades Schutte

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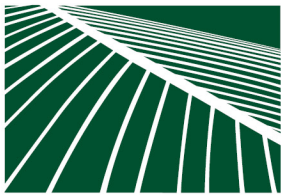
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December 1, 2022

Mr. Jade Butay, Director
Department of Transportation
869 Punchbowl Street, Room 509
Honolulu, HI 96813

Attn: Blayne Nikaido, HDOT Statewide Transportation Planning Office

SUBJECT: COMMENTS REGARDING THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY (HCDA) DEVELOPMENT PERMIT APPLICATION FOR THE PROPOSED LILI'UOKALANI CENTER PROJECT AT 932 WARD AVENUE, TMK (1) 2-4-044:005, HONOLULU, O'AHU, HAWAII

Aloha Mr. Butay,

Mahalo nui for your letter dated November 22, 2022 (Reference: DIR 1060 STP 8.3500), regarding the HCDA Development Permit Application for the Lili'uokalani Center. As the planning consultant for the applicant, Lili'uokalani Trust (LT), we appreciate your comments and offer the following responses.

Airports Division (HDOT-A)

1. LT and the design team understands that the proposed project is within five miles from the Daniel K. Inouye International Airport and therefore will review the Technical Assistance Memorandum (TAM) for guidance with development and activities that may require further review and permits.
2. LT understands that the project is within the 55-60 Day Night Level (DNL) noise contours of the HNL 2008 Noise Exposure Map indicating the proximity of aircraft flight paths and potential single event noise from aircraft operations. It will advise users and occupants of the potential for fumes, smoke, vibrations, odors, etc., resulting from occasional aircraft flight operations over or near the project location and the potential for these to change over time depending on airport operations.

Highways Division (HDOT-A)

1. LT will work with its traffic consultant, Wilson Okamoto Corporation (WOC), to consider the inclusion of potential impacts to the Interstate H-1 Freeway in the supplemental traffic study recommended in their Traffic Impact Report (TIR) for the proposed project.
2. LT acknowledges that the Department of Transportation (DOT) Highways Division agrees with the TIR recommendations related to the driveway access and loading areas and notes that the design team has incorporated the recommendations into the design. Additionally, LT understands that DOT Highways agrees with the recommendation to prepare a Traffic Management Plan to further mitigate traffic impacts and parking concerns and will work with WOC on this.

We appreciate your comments and participation in the HCDA's Development Permit application process.

Mahalo nui,

PBR HAWAII

Kimi Yuen
Vice President

cc: Craig Nakamura and Sery Berhanu/HCDA
Sherman Wong/Lili'uokalani Trust
Cal Chipchase and Davis Prendergast/Cades Schutte



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December 1, 2022

Craig Uchimura, Acting Assistant Chief
Honolulu Fire Department
City and County of Honolulu
636 South Street
Honolulu, HI 96813

Attn: Acting Battalion Chief Kendall Ching

SUBJECT: COMMENTS REGARDING THE HAWAI'I COMMUNITY DEVELOPMENT AUTHORITY (HCDA) DEVELOPMENT PERMIT APPLICATION FOR THE PROPOSED LILI'UOKALANI CENTER PROJECT AT 932 WARD AVENUE, TMK (1) 2-4-044:005, HONOLULU, O'AHU, HAWAI'I

Aloha Acting Assistant Chief Uchimura,

Mahalo nui for your letter dated November 17, 2022, regarding the HCDA Development Permit Application for the Lili'uokalani Center. As the planning consultant for the applicant, Lili'uokalani Trust (LT), we appreciate your comments and offer the following responses.

1. The proposed Lili'uokalani Center Project will comply with requirements regarding fire department access roads (National Fire Protection Association [NFPA] 1; 2018 Edition, Sections 18.2.3.2.2, 18.2.3.2.2.1, and 18.2.3.2.1, as amended). Correspondence with the Honolulu Fire Department (HFD) in February of 2022 have confirmed that fire access distances are suitable.
2. The proposed Lili'uokalani Center Project will comply with requirements regarding fire department access roads (National Fire Protection Association [NFPA] 1; 2018 Edition, Sections 18.2.3).
3. The Honolulu Board of Water Supply (BWS) has preliminarily indicated that there is sufficient water supply for the required fire flow for fire protection. However, BWS will confirm this once building permits are submitted. The approved water supply will be in accordance with NFPA 1; 2018 Edition, Sections 18.3 and 18.4.
4. Civil drawings will be submitted to the City and County of Honolulu's Department of Planning and Permitting by the design team to be routed to the Honolulu Fire Department (HFD) for review and approval.
5. LT understands that the above-mentioned provisions are required by the HFD and that the project may necessitate additional requirements be met as determined by other agencies.

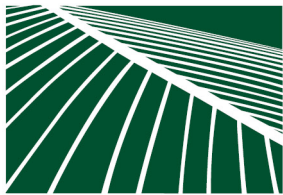
We appreciate your comments and participation in the HCDA's Development Permit application process.

Mahalo nui,

PBR HAWAII

Kimi Yuen
Vice President

cc: Craig Nakamura and Sery Berhanu/HCDA
Sherman Wong/Lili'uokalani Trust
Cal Chipchase and Davis Prendergast/Cades Schutte



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December 1, 2022

Glenn Hayashi, Assistant Chief of Police
Honolulu Police Department
Support Services Bureau
801 South Beretania Street
Honolulu, HI 96813

Attn: Major Calvin Sung, District 1 (Central Honolulu)

SUBJECT: COMMENTS REGARDING THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY (HCDA) DEVELOPMENT PERMIT APPLICATION FOR THE PROPOSED LILI'UOKALANI CENTER PROJECT AT 932 WARD AVENUE, TMK (1) 2-4-044:005, HONOLULU, O'AHU, HAWAII

Aloha Assistant Chief Hayashi,

Mahalo nui for your letter dated November 17, 2022 (Reference EO-GK), regarding the HCDA Development Permit Application for the Lili'uokalani Center. As the planning consultant for the applicant, Lili'uokalani Trust (LT), we appreciate your comments and offer the following responses.

1. LT will follow the Honolulu Police Department (HPD) recommendation that all necessary signs, lights, barricades, and other safety equipment be installed and maintained by the contractor during the construction phase of the project as Ward Avenue is a major thoroughfare in the area and heavily traversed by vehicles and pedestrians. LT and its contractors will also provide notification to businesses and residents in the area prior to construction deliveries or possible road closures to help minimize complaints.
2. LT will work with HCDA and the Ala Moana/Kaka'ako Neighborhood Board to help facilitate any issues regarding future security in the area.

We appreciate your comments and participation in the HCDA's Development Permit application process.

Mahalo nui,

PBR HAWAII

Kimi Yuen
Vice President

cc: Craig Nakamura and Sery Berhanu/HCDA
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