

GLENN KUWAYE DIRECT TESTIMONY

PRESENTATION HEARING

Land Block 5, Project 3 (The Launiu) (KAK 23-001)

Q Please state your name, place of employment, and position.

A Glenn Kuwaye, P.E., LEED AP, Vice President & Director of Civil Engineering, Wilson Okamoto Corporation (“WOC”).

Q How long have you held this position?

A I have been with WOC for approximately 18 years, since 2005. I have held my current position as Vice President & Director of Civil Engineering for approximately 6 years, since 2017.

Q Please describe your educational background and experience.

A Please see my curriculum vitae, which is marked as an exhibit in this proceeding.

Q How are you involved in the Project, The Launiu (Block A)?

A WOC was retained by Victoria Ward, Limited (VWL) for the civil engineering design of the Project, The Launiu (Block A). WOC prepared an Infrastructure Availability Report (IAR) for The Launiu dated December 2022.

The purpose of the IAR study was to determine and confirm the availability of infrastructure utilities to accommodate The Launiu, including sanitary/sewer, water, fire safety, drainage and Low Impact Development, electrical, communication, cable, and gas.

The IAR is included as Appendix F to the Planned Development Permit Application for The Launiu (Application) (Exhibit 1 in this proceeding), and is summarized at page 48 of the Application.

Q Please describe the aspects of the Project relevant to WOC’s Infrastructure Availability Report.

A According to the Application, the Project is currently planned as an approximately 486 unit residential community with commercial uses and parking. WOC, for purposes of preparing its report and findings, evaluated and analyzed infrastructure availability for 505 residential units rather than 486 residential units.

EXHIBIT 15

The Project site is approximately 2.12 acres, generally located at TMK: (1) 2-1-056: por. 001. The Project site is bounded by Auahi Street to the north, Ala Moana Boulevard to the south, Ward Avenue to the east, and commercial and light industrial uses to the west. The project site formerly housed the Bank of Hawaii, but has since been cleared of its former uses and is currently being used as temporary construction parking for adjacent developments and other special events within Ward Village.

The Project site is located in the Federal Emergency Management Agency Flood Insurance Rate Map as Zone AE. Zone AE is characterized as a special flood hazard area, where the annual chance of flooding (a 100 year flood) is determined as one percent. The property's Flood Base Elevations is at 8 feet. The proposed finish floor elevation at Level 1 for the Project is 8.25 feet.

Q Please summarize the conclusions of WOC's Infrastructure Availability Report.

A All required infrastructure is, or will be available, for the Project.

Sanitary/Sewer

Sewer service is available from the municipal sewer system owned by the City and County of Honolulu, and maintained by its Department of Environmental Services. The Project proposes a 16-inch sewer main to be constructed within Kamani Street that will connect to the new 16-inch sewer main on Pohukaina Street. (Figure 2-1 of IAR). The Sewer Connection Application was approved by the Department of Planning and Permitting (DPP), Wastewater Branch (WWB) as 2022/SCA-1498, confirming capacity for the Project. (Appendix A to IAR).

Water

Potable water service is available from the municipal water system operated by the City and County of Honolulu's Board of Water Supply (BWS). The BWS confirmed in its letters dated August 18, 2022 and March 13, 2023 that the existing water system is currently adequate to accommodate the Project, and there is no moratorium on the issuance of new and additional water services. (Appendix A to IAR). In addition, Victoria Ward received the State of Hawaii, Department of Land and Natural Resources (DLNR), Engineering Division letter dated March 24, 2023, and will work with DLNR to address its comments.

Fire Safety

The Honolulu Fire Department (HFD) was consulted on August 18, 2022 to discuss the Project and proposed fire protection methods for the Project. The Project will be protected by public fire hydrants. A fire sprinkler system will also be installed in the building. Based on its preliminary assessment, HFD confirmed by email dated

August 23, 2022 that it did not identify problems with any of the fire protection methods. (Appendix A to IAR).

By subsequent letter dated March 10, 2023, HFD provided four (4) comments regarding the Project. Victoria Ward will comply with the comments as required.

Drainage

Runoff from the Project site will be collected within a private drainage system owned and maintained by VWL with a series of grated drain inlets. Drainage runoff from the Project will not increase the peak flow rate and volume. For this reason, the Project will not adversely impact the existing performance of the City system.

The Project will treat the overall storm water quality from the site with manufactured treatment devices within the site areas meeting City requirements. Storm water runoff collected by the building downspouts or drain inlets throughout the site will be routed to a Manufactured Treatment Device (MTD) for treatment. Storm water will be collected, then conveyed via the site underground drainage system to the existing catch basin located at Auahi Street (private) where it will be discharged into the City Drainage System.

The City and County of Honolulu DPP confirmed the general acceptability of the storm water treatment concept by email dated November 10, 2022. (Appendix A to IAR).

Electrical

Hawaiian Electric, in a December 15, 2022 will-serve letter, confirmed its intent to work with VWL to provide service to the Project. While the existing 25kv circuits in the area will not be able to serve the proposed Block A loads, the proposed additional 25kv circuits to feed Block B will also provide sufficient capacity to feed Block A, including the Project. (Appendix A to IAR).

In an e-mail dated March 21, 2023, Hawaiian Electric confirmed that it has no objection to the Project.

Communication, Cable, and Gas

Hawaiian Telecom, Spectrum, and Hawaii Gas have all confirmed that their existing systems have capacity to serve the Project. (Appendix A to IAR).

Q Did WOC also evaluate the impact of sea level rise on the Project?

A Yes. The Pacific Islands Ocean Observing System Hawaii Sea Level Rise Viewer shows that portions of the project area will be inundated by a 3.2-ft sea level rise by the year 2100 due to combined passive flooding and annual high wave flooding. The portions that will be affected by the sea level rise are at the northern, eastern, and southwestern sides of the project area (see Figure 1-5 of the IAR). The proposed finish floor of the Project is above the property's Flood Base elevation, which is higher than the projected sea level rise; therefore, the Project will not be impacted by the 3.2-foot sea level rise.

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