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STATE PARKS

April 24, 2023

Craig K. Nakamoto, Executive Director
Hawai'i Community Development Authority
547 Queen Street
Honolulu, Hawai'i 96817
craig.k.nakamoto@hawaii.gov

IN REPLY REFER TO:
Project No. 2021PR00032
Doc. No. 2304SCH07
Archaeology

Ms. Dawn Takeuchi-Apuna, Director
Department of Planning and Permitting
City and County of Honolulu
Frank F. Fasi Municipal Building
650 S. King Street, 7th Floor
Honolulu, Hawai'i 96813
c/o Clint Young
clint.young@honolulu.gov

Dear Mr. Nakamoto and Ms. Dawn Takeuchi-Apuna:

SUBJECT: **Chapter 6E-42 Historic Preservation Review
Request to Support HCDA Proceeding with Permitting Process
Victoria Ward Limited (VWL) Blocks D, E, and Diamond Head Plaza Project
Honolulu Ahupua'a, Honolulu (Kona) District, Island of O'ahu
TMK: (1) 2-3-005:006**

This letter provides the State Historic Preservation Division's (SHPD's) review of regarding the Hawaii Community Development Authority's (HCDA's) planned development permitting process for the Victoria Ward, Ltd. (VWL) and The Howard Hughes Corporation (HHC) project titled *Victoria Ward Limited (VWL) Blocks D, E, and Diamond Head Plaza Project*. This private project is subject to permitting under HCDA's 2005 Mauka Area Rules, and with permitting by the City and County of Honolulu, Department of Planning and Permitting (DPP).

SHPD has no objection to the HCDA proceeding with their permitting process for the *Victoria Ward Limited (VWL) Blocks D, E, and Diamond Head Plaza Project*, with the following stipulations:

1. HRS §6E-42 Historic Preservation Review Steps 1 through 5, as outlined in HAR §13-284-3(b), shall be completed and SHPD shall provide a letter documenting said completion to HCDA, DPP, and VWL/HCC indicating that the DPP permit process may continue;
2. DPP commits to stipulate as a permit condition on all project DPP permits involving ground disturbing work that project initiation may not proceed prior to receipt by HCDA, DPP, and VWL/HCC of SHPD's letter documenting completion of Steps 1 through 5; and
3. VWL/HCC commits to no initiation of project ground disturbing work requiring a DPP permit prior to receipt of SHPD's letter documenting completion of Steps 1 through 5.

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VWL/HHC has submitted draft documents to SHPD for review in support of HAR §13-284-3(b) Steps 1–5. At this time, SHPD has not completed review of the project documents due to staffing issues. SHPD anticipates completion of review in several months. The Attachment provides a brief project summary.

SHPD requests HCDA, DDP, and VWL/HHC provide confirming commitment to the requested stipulations to SHPD to HICRIS Project No. 2021PR00032 using the Project Supplement option.

SHPD will notify HCDA, DDP, and VWL/HHC when our office has completed review and approval of all documents submitted in support of HAR §13-284-3(b) Steps 1–5, and the DPP permitting process may continue.

Please contact Susan A. Lebo, Archaeology Branch Chief, at Susan.A.Lebo@hawaii.gov for any questions or concerns regarding this letter.

Aloha,

Alan Downer

Alan S. Downer, PhD
Administrator, State Historic Preservation Division
Deputy State Historic Preservation Officer

cc: Ka'uiulani Sodaro (HHC): kaiulani.sodaro@howardhughes.com
Matt McDermott (CSH): mmcdermott@culturalsurveys.com

Attachment. Brief Project Summary

Cultural Surveys Hawai'i, Inc. (CSH) has conducted an archaeological inventory survey (AIS) for the *VWL Blocks D & E Diamond Head Plaza Project* at the request of Victoria Ward, Ltd. (VWL) and The Howard Hughes Corporation (HHC). The SHPD received the draft AIS report titled *Archaeological Inventory Survey Report for the Blocks D, E, and Diamond Head Plaza Project, Kaka'ako, Honolulu Ahupua'a, Honolulu (Kona) District, O'ahu, TMK: (1) 2-3-005:006* (Bennicas et al., October 2022) on October 28, 2022, and the draft archaeological monitoring plan (AMP) titled *Archaeological Monitoring Plan for the Blocks D, E, and Diamond Head Plaza Project, Kaka'ako, Honolulu Ahupua'a, Honolulu (Kona) District, O'ahu, TMK: (1) 2-3-005:006* (Bennicas and McDermott, December 2022) on December 19, 2022.

The VWL Blocks D and E and the Diamond Head Plaza are within the ~60.5-acre VWL/HHC property, a development area that is covered by the Ward Neighborhood Master Plan. The Master Plan is a long-range plan that is designed to evolve over an approximately 20-year period, as community needs change. Guidelines for the Master Plan are set forth in the HCDA's Mauka Area Plan.

The VWL Blocks D and E and the Diamond Head Plaza Project covers the city block surrounded by Auahi Street to the north, Queen Street to the east, Ala Moana Boulevard to the south, and Kamake'e Street to the west. The proposed project will include the construction of high rise towers with commercial space on the ground floor and a ground floor park on the west side of the block facing Kamake'e Street. Ground disturbance will include demolition and removal of existing buildings and other structures, boring and other excavation for installation of foundation pilings and footings, trench excavation for utility-line installation, and excavation for roadway and parking-area development and landscaping.

The draft AIS (Bennicas et al., October 2022) indicates two significant historic properties were documented within the Blocks D, E, and Diamond Head Plaza project area:

1. Site 50-80-14-06855 consists of traditional Hawaiian and historic subsurface cultural deposits, with 26 associated features including pit features of indeterminate function (Features 1a, 1b, 9a, 10c, 30a, 31a, 31b, 36a, 39a, 42c, 43a, 50a, 56a, 58a, and 59a), combustion features (Features 17a, 30b, 33a, 34b, and 42b), structural remnants (Features 27c, 48a, and 52a), post molds (Features 57a and 58b), and a refuse pit (Feature 29a). It has been assessed as significant under Criteria c, d, and e, pursuant to HAR §13-284-6.
2. Site 50-80-14-09160 consists of historicalburied surfaces and structural remnants associated with early to mid-twentieth century commercial and residential development. Components identified include buried asphalt, oil-rolled, and compacted surfaces, seven pit features (Features 2a, 10a, 10b, 11/12a, 14a, 27a, and 27b), six concrete structural remnants (Features 16a, 18a, 28a, 34a, 35a, and 40a), and one historical manhole (Feature 42a). It has been assessed as significant under Criterion d, pursuant to HAR §13-284-6.