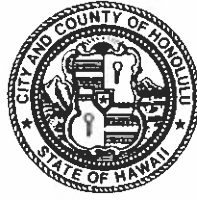


POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET · HONOLULU, HAWAII 96813
TELEPHONE: (808) 529-3111 · INTERNET: www.honolulu.gov

RICK BLANGIARDI
MAYOR



ARTHUR J. LOGAN
CHIEF

KEITH K. HORIKAWA
RADE K. VANIC
DEPUTY CHIEFS

OUR REFERENCE EO-LS

June 29, 2023

SENT VIA EMAIL

Ms. Janet Meinke-Lau
janet.meinke-lau@hawaii.gov

Dear Ms. Meinke-Lau:

This is in response to a letter from Mr. Craig K. Nakamoto of your office (dated June 14, 2023), requesting input on the Development Permit Application for Victoria Ward, Limited, Land Block 4, Project 2 (Block E) of the Ward Neighborhood Master Plan Area to be located at 1200 Ala Moana Boulevard.

The Honolulu Police Department (HPD) recommends that all the 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 impact to pedestrian and/or vehicular traffic may cause issues and disruptions that could lead to complaints.

Furthermore, the HPD recommends that the developer and contractor work with the area neighborhood board to help facilitate issues regarding timelines, security, and/or any other concerns regarding the project.

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

Sincerely,


GLENN HAYASHI
Assistant Chief of Police
Support Services Bureau



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

July 6, 2023

VIA EMAIL: janet.meinke-lau@hawaii.gov

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

Attention: Ms. Janet Meinke-Lau

Dear Mr. Nakamoto:

Subject: Development Permit Application for
Victoria Ward, Limited, Land Block 4, Project 2 (Block E)
Honolulu, Oahu, Hawaii
Tax Map Key: (1) 2-3-005: 006 (portion)

Thank you for your letter dated June 14, requesting the Hawaii Department of Transportation's (HDOT) review and comments on the proposed Block E project. HDOT understands Victoria Ward, Limited is proposing to construct a 148-unit, residential mixed-use condominium tower project with approximately 400 parking spaces on an approximately 80,051 square foot lot. Vehicular access to the site will be via Auahi Street.

HDOT has the following comments:

1. The proposed development is approximately 2.16 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 this link:
http://files.hawaii.gov/dbedt/op/docs/TAM-FAADOT-Airports_08-01-2016.pdf.
2. 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>. Please provide a copy of the FAA response to the Part 77 analysis to the HDOT Airport Planning Section.

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 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 project's landscaping creates a wildlife attractant, the developer shall immediately mitigate the hazard upon notification by the HDOT and/or FAA.
5. The Traffic Impact Report (TIR) dated March 2023 includes a calculation for reducing the number of trips generated by the project to account for the increased reliance on multimodal transportation (e.g., rail, walking, and biking). The HDOT supports the project design features that encourage the use of alternative modes of transportation and the TIR's recommendations for additional improvements.
6. No significant impacts to state highways are anticipated.

Please submit any subsequent land use entitlement-related requests for review or correspondence to the HDOT Land Use Intake email address at DOT.LandUse@hawaii.gov.

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

Sincerely,



EDWIN H. SNIFFEN
Director of Transportation

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843
www.boardofwatersupply.com



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ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer

ERWIN M. KAWATA
Deputy Manager

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

Dear Mr. Nakamoto:

Subject: Your Letter Dated June 14, 2023 Requesting Comments on the Development Permit Application for Victoria Ward, Limited Land Block 4, Project 1 (Block D) and Project 2 (Block E) at 1200 Ala Moana Boulevard – Tax Map Key: 2-3-005: 006

Thank you for your letter regarding the proposed the proposed 242-unit Block D and 148-unit Block E mixed-use project.

The existing water system is currently adequate to accommodate the proposed development. However, please be advised that the existing Honolulu water system capacity has been reduced due to the shut-down of the Halawa Shaft pumping station as a proactive measure to prevent fuel contamination from the Navy's Red Hill Bulk Storage Tank fuel releases. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval, pending evaluation of the water system conditions at that time on a first-come, first-served basis. The Board of Water Supply (BWS) reserves the right to change any position or information stated herein up until the final approval of the building permit application.

We continue to request 10% voluntary water conservation of all customers until new sources are completed and require water conservation measures in all new developments. If water consumption significantly increases, progressively restrictive conservation measures may be required to avoid low water pressures and disruptions of water service.

Presently, there is no moratorium on the issuance of new and additional water services. Water distributed via the BWS water systems remains safe for consumption. The BWS is closely monitoring water usage and will keep the public informed with the latest findings. Please visit our website at www.boardofwatersupply.com and www.protectoahuwater.org for the latest updates and water conservation tips.

When water is made available, the applicant will be required to pay our Water System Facilities Charges (WSFC) for resource development, transmission, and daily storage.

Mr. Craig Nakamoto
June 29, 2023
Page 2

Water conservation measures are required for all proposed developments. These measures include utilization of nonpotable water for irrigation using rain catchment, drought tolerant plants, xeriscape landscaping, efficient irrigation systems, such as a drip system and moisture sensors, and the use of Water Sense labeled ultra-low flow water fixtures and toilets. Prior to BWS approval of water availability, the developer is required to submit a Water Conservation and Reuse Plan for our review and approval.

High-rise buildings with booster pumps will be required to install water hammer arrestors or expansion tanks to reduce pressure spikes and potential main breaks in our water system.

The proposed project is subject to BWS Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Applications.

Proposed mixed-use developments are required to install separate domestic water meters and laterals serving the residential and non-residential spaces.

The construction drawings should be submitted for our approval, and the construction schedule should be coordinated to minimize impact to the water system.

The BWS may waive the WSFC and new meter cost for qualified on-site affordable and homeless dwelling units, up to 500 dwelling units per year. The waivers will be evaluated when the building permit is submitted for approval. To qualify, the dwelling units must be certified as either affordable or homeless dwelling units by the appropriate agency of the City and County of Honolulu. Waiver of the WSFC will apply only to fixture units associated with the certified dwelling units. The amount of the meter waiver shall be calculated as a percentage of the number of certified dwelling units to the total number of dwelling units in the project. If the annual cap of 500 dwelling units has not been reached and a project is proposed that would qualify for more than the remaining number of dwelling units in that year, the Manager and Chief Engineer has the discretion to increase that year's limit. This waiver provision shall expire on June 30, 2023.

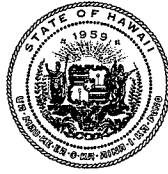
For the request for deferral of WSFC until the Certificate of Occupancy is obtained pursuant to Section 201-H, HRS, please coordinate with Garon Hamasaki, Service Engineering Branch of our Customer Care Division at (808) 748-5472.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

If you have any questions, please contact Barry Usagawa, Water Resources Division at (808) 748-5900.

Very truly yours,


ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer



STATE OF HAWAII
DEPARTMENT OF EDUCATION
KA 'OIHANA HO'ONA'AUAO
P.O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF FACILITIES AND OPERATIONS

July 6, 2023

Hawaii Community Development Authority
Attention: Craig K. Nakamoto
547 Queen Street
Honolulu Hawaii 96813

Re: Development Permit Application for Victoria Ward, Limited,
Land Block 4, Project 2 (Block E)

Dear Mr. Nakamoto:

Thank you for your letter dated June 14, 2023. The Hawaii State Department of Education (Department) has reviewed the information provided and has the following comments on the Permit Application for Victoria Ward, Limited, Land Block 4, Project 2 (Block E).

The Project is located within the Kalihi to Ala Moana School Impact Fee District. The Kalihi to Ala Moana School Impact District was established by the Hawaii Board of Education in May 2017. Under Act 245 from the 2007 Hawaii State Legislature, new housing units within an established school impact fee district are required to pay Department impact fees before receiving a county building permit. Fees will be used toward the acquisition of land and construction of new school or the expansion of existing school within the impact district.

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 to execute this agreement.

Thank you for the opportunity to comment. Should you have any questions, please contact Cori China, of the Facilities Development Branch, Planning Section, at (808) 784-5080 or via email at cori.china@k12.hi.us.

Sincerely,

Handwritten signature of Edward S. Ige in cursive.

Edward S. Ige
Facilities Director
Facilities Development Branch

ESI:ctc

c: Facilities Development Branch