

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

EDWIN H. SNIFFEN
DIRECTOR
KA LUNA HO'OKELE

Deputy Directors
Nā Hope Luna Ho'okele
DREANALEE K. KALILI
TAMMY L. LEE
CURT T. OTAGURO
ROBIN K. SHISHIDO

IN REPLY REFER TO:

AIR-EP 25.0103

October 23, 2025

VIA EMAIL: dbedt.hcda.contact@hawaii.gov

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

Dear Mr. Nakamoto:

Subject: Proposed Amendments to Hawaii Administrative Rules (HAR) Chapter 15-217,
Relating to the Kakaako Mauka Area Rules

Thank you for your letter dated October 2, 2025, related to amending HAR Chapter 15-217. The Hawaii Department of Transportation (HDOT) understands that the Hawaii Community Development Authority (HCDA) proposes to revert the maximum allowable density in the Central Kakaako Neighborhood Zone to the previous floor area ratio of 1.5 until adequate infrastructure is provided or as otherwise determined by the HCDA executive director. The HDOT has the following comments:

1. The Central Kakaako Neighborhood Zone in the Kakaako Community Development District Mauka Area is approximately 1.73 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-FAA-DOT-Airports_08-01-2016.pdf.
2. The Central Kakaako Neighborhood Zone is approximately 18,430 feet from the end of Runway 8R 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 and roof top elements, 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 Airports Planning Section.

3. Due to the project's proximity to HNL any 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.

If you have any questions, please contact Ms. Traci Lum, our Airports Head Planner, at (808) 838-8097 or via email at traci.h.lum@hawaii.gov.

Sincerely,



EDWIN H. SNIFFEN
Director of Transportation

- c: Mr. Carlos H. Salas, Acting Airports District Office Manager, FAA
Mr. Ryan Tam, HCDA (ryan.am.tam@hawaii.gov)
Mr. Malcom Smith, Oahu Airports District Manager, HDOT
Ms. Shelyne Valenciano, Acting Airports Operation Officer, HDOT
Ms. Melissa Miranda-Johnson, Special Assistant, HDOT
Mr. Pradip Pant, Planning Program Administrator, HDOT

**HONOLULU FIRE DEPARTMENT
KA 'OIHANA KINAI AHI O HONOLULU
CITY AND COUNTY OF HONOLULU**

636 SOUTH STREET • HONOLULU, HAWAII 96813
PHONE: (808) 723-7139 • FAX: (808) 723-7111 • WEBSITE: honolulu.gov

RICK BLANGIARDI
MAYOR
MEIA



SHELDON K. HAO
FIRE CHIEF
LUNA NUI KINAI AHI

JASON SAMALA
DEPUTY FIRE CHIEF
HOPE LUNA NUI KINAI AHI

October 15, 2025

Mr. Craig Nakamoto, Executive Director
Hawai'i Community Development Authority
547 Queen Street
Honolulu, Hawai'i 96813

Dear Mr. Nakamoto:

Subject: Notice of Public Hearings Regarding Proposed Amendments to Hawaii
Administrative Rules Chapter 15-217, Relating to the Kaka'ako Mauka Area
Rules

In response to your letter received on October 6, 2025, regarding the abovementioned subject, the Honolulu Fire Department (HFD) reviewed the submitted information and requires that the following be complied with:

1. Fire apparatus 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 apparatus access roads as measured by an approved route around the exterior of the building or facility. (National Fire Protection Association [NFPA] 1; 2021 Edition, Section 18.2.3.2.2)

A fire apparatus 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; 2021 Edition, Section 18.2.3.2.1)

2. Fire apparatus access roads shall be in accordance with NFPA 1; 2021 Edition, Section 18.2.3.

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Mr. Craig Nakamoto, Executive Director
Page 2
October 15, 2025

3. 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; 2021 Edition, Sections 18.3 and 18.4.
4. Civil drawings submitted to your department shall be routed to the HFD for review and approval.

The abovementioned provisions are required by the HFD and may necessitate that additional requirements be met as determined by other agencies.

Should you have questions, please contact Battalion Chief Pao-Chi Hwang of our Fire Prevention Bureau at 808-723-7151 or hfdfpb1@honolulu.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Reid Yoshida', followed by a long horizontal flourish.

REID YOSHIDA
Assistant Chief

RY/RZ:sk

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND TOURISM

Document No.

DATE 10/27/25

SUBJECT:

HPD: Kakaako Mauka Rules Comments

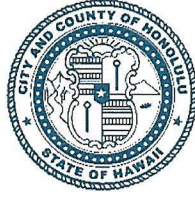
DUE DATE:

To: 1 RT 2 _____ FROM: Craig K. Nakamoto, Executive Director
3 _____ 4 _____ FYI _____ COMMENT _____ REPORT _____ ACTION X SIGNATURE _____
5 _____ 6 _____ DRAFT _____ APPROVAL _____ RETURN _____ REVIEW X CIRCULATE _____
7 _____ 8 _____ EMAIL _____ COPIES _____ FILE _____ APPROVED WITH CHANGES NOTED _____

MESSAGE OR COMMENTS:

HONOLULU POLICE DEPARTMENT
KA 'OIHANA MĀKA'I O HONOLULU
CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET • HONOLULU, HAWAII 96813
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RICK BLANGIARDI
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KAHU MĀKA'I KŪIKAWĀ

AARON TAKASAKI-YOUNG
RYAN T. NISHIBUN
INTERIM DEPUTY CHIEFS
NĀ HOPE LUNA NUI MĀKA'I KŪIKAWĀ

OUR REFERENCE EO-SH

October 17, 2025

Mr. Ryan Tam, Director
Planning and Development
Hawai'i Community Development Authority
547 Queen Street
Honolulu, Hawai'i 96813

Dear Mr. Tam:

This is in response to the letter of October 2, 2025, from Executive Director Craig K. Nakamoto informing of the public hearings for the proposed amendments to the Kaka'ako Mauka Area Rules for the maximum allowable floor area ratio for the Kaka'ako Neighborhood Zone.

The Honolulu Police Department (HPD) has reviewed the information provided and appreciates the opportunity to comment on the proposed amendments. The HPD supports the reduction and management of growth in the area, until the infrastructure is sufficient to adequately accommodate future development. Additionally, this limit will reduce population density in the area and allow for better response for law enforcement and first-responders. Lastly, the HPD encourages the developers to meet and discuss with the area Neighborhood Boards to gain support from constituents in the community as the Kaka'ako area continues to grow.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Calvin Sung", is written over a horizontal line.

Calvin Sung
Acting Assistant Chief of Police
Support Services Bureau

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