From:	Michele Opiteck
To:	doug.johnstone@howardhughes.com; jon.moore@howardhughes.com
Cc:	Haruno, Shawn H.; DOH.IRHB; hcda.contact@hawaii.gov; DBEDT HCDA Contact; kaiulani.sodaro@howardhughes.com
Subject:	[EXTERNAL] PUBLIC TESTIMONY & FORMAL NOTICE: Queen St. Project | HAR §11-46 Violation & Petitioner's Resolution - Michele Opiteck
Date:	Tuesday, March 24, 2026 10:56:04 PM
Attachments:	PETITIONER'S PROPOSED RESOLUTION FOR BOARD ADOPTION - QUEEN STREET REGIONAL ELECTRICAL UPGRADE PROJECT (TMKs_ 2-3-004_ 025, 054, AND 080).pdf

Official Testimony for HCDA Board Meeting (March 25, 2026)

Project: Queen Street Regional Electrical Upgrade
(TMK: 2-3-004: 025, 054, and 080)

Agenda Item: Community Update / Executive Director's Report

My name is Michele Opiteck, and I am a resident of Kaka'ako directly impacted by the Queen St. Project. I am submitting this formal testimony and notice regarding hazardous noise levels that constitute a public health risk.

I have documented **exterior property boundary peaks of 119.6 dB**. This is **41.6 dB over the legal permit limit** of 78 dB mandated by **HAR §11-46**. These levels border the medical **Threshold of Pain**.

Furthermore, the noise is so violent that it penetrates my home's exterior, registering **86.3 dB inside my bathroom** with all windows closed. Because 85 dB is the federal threshold where hearing protection is mandatory in industrial workplaces, my private residence has effectively become a hazardous work zone.

This operation represents a failure by the developer to utilize **Best Available Control Technology (BACT)** as required for residential Class A zones. As a private citizen and stakeholder, I am formally submitting the attached **Petitioner's Resolution (26-03)**. I request that the HCDA Board move to adopt these mitigation standards, mandating the immediate installation of **Acoustic Barriers** (e.g., EchoBarriers) and industrial engine silencers.

I am not requesting a work stoppage, but a transition to industry-standard mitigation to protect the physical health of the community. I look forward to a formal response regarding permit enforcement within 48 hours.

ATTACHED:

1. **EXHIBIT A:** Timestamped NIOSH Sound Level Log (119.6 dB Peak)

2. **PROPOSED RESOLUTION 26-03** (Petitioner's Draft for Board Adoption)

PETITIONER'S PROPOSED RESOLUTION FOR BOARD ADOPTION

SUBMITTED BY: MICHELE OPITECK (RESIDENT/PETITIONER)

DATE: MARCH 25, 2026

REGARDING MANDATORY NOISE MITIGATION AND PUBLIC HEALTH PROTECTIONS FOR THE QUEEN STREET REGIONAL ELECTRICAL UPGRADE PROJECT (TMKs: 2-3-004: 025, 054, AND 080)

WHEREAS, the undersigned Petitioner recognizes the necessity of infrastructure upgrades to support the growth of the Kakaʻako district; and

WHEREAS, the "Queen Street Regional Electrical Upgrade" utilizes high-decibel industrial vacuum equipment ("Supersuckers") for trenching and slurry removal; and

WHEREAS, external residential noise levels at the property boundary have been documented at instantaneous peaks of **119.6 dB**, bordering the medical **Threshold of Pain**, while internal noise levels have been recorded at **86.3 dB** inside the residence with all windows closed—a level that exceeds federal OSHA thresholds for mandatory hearing protection in industrial workplaces; and

WHEREAS, the Department of Health (DOH) Community Noise Permit system requires the use of the **Best Available Control Technology (BACT)** to mitigate excessive noise in residential "Class A" zones; and

WHEREAS, the current project operations lack visible and effective acoustic barriers, leading to an untenable environment for residents' health, work-from-home capabilities, and right to quiet enjoyment;

NOW, THEREFORE, BE IT RESOLVED that the undersigned Petitioner requests that the Ala Moana-Kakaʻako Neighborhood Board No. 11 formally adopt the following "Noise Mitigation Standards" and transmit them to the Hawaii Community Development Authority (HCDA) and the Honolulu Department of Health (DOH) for immediate enforcement:

SECTION 1: MANDATORY PHYSICAL MITIGATION

1. **Acoustic Shrouding:** All stationary vacuum units (Supersuckers) and bypass pumps must be fitted with "Hospital Grade" exhaust silencers.

2. **Portable Sound Walls:** The contractor shall be required to install temporary, high-performance acoustic blankets (e.g., EchoBarrier or equivalent) with a minimum **Noise Reduction Coefficient (NRC) of 0.85** around the perimeter of the machinery.

3. **Engine Enclosures:** For equipment operating within 100 feet of a residential building, the contractor must utilize sound-dampening engine "shrouds" or temporary plywood enclosures lined with acoustic foam.

SECTION 2: COMPLIANCE AND TRANSPARENCY

1. **Site-Specific Noise Mitigation Plan:** The HCDA shall require the developer to submit a public-facing "Noise Mitigation Plan" that details why BACT was not utilized previously and how it will be implemented moving forward.

2. **Independent Monitoring:** The Board requests the DOH Noise Branch to conduct unannounced "Boundary Noise Tests" during peak operation hours to verify compliance with the **78 dBA permit ceiling**.

3. **Dedicated Liaison:** The developer shall provide a 24/7 "Noise Hotline" and a dedicated liaison authorized to halt or adjust operations if decibel levels exceed permitted thresholds.

BE IT FURTHER RESOLVED that a copy of this petitioner's request be transmitted to the Honolulu City Council, the Director of the Department of Health, and the Executive Director of the HCDA.

SUBMITTED BY:

Michele Opiteck

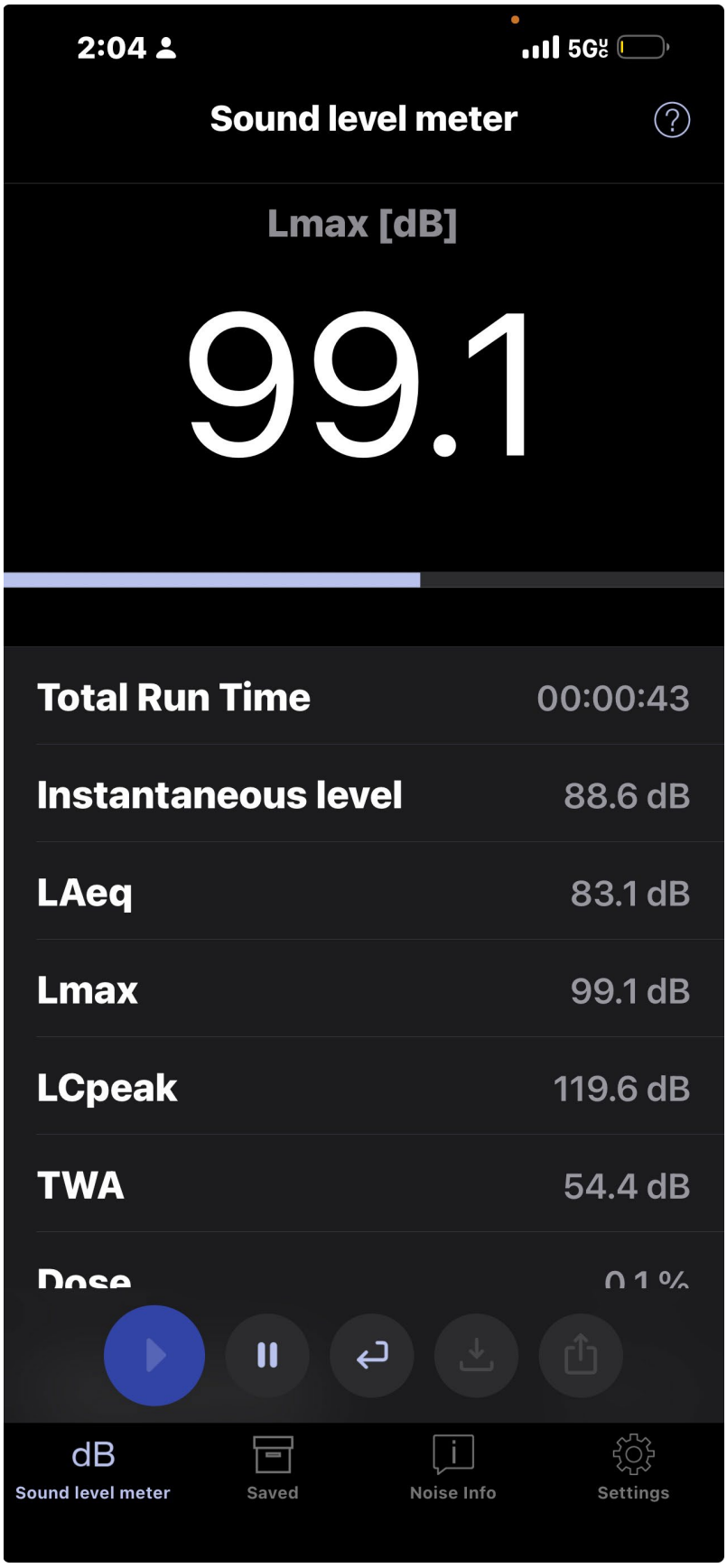
Michele Opiteck, Petitioner

TECHNICAL ADDENDUM: EXHIBIT B

1. **"Distance-Drop":** Because the Supersucker is a point-source of noise, doubling the distance only drops the noise by 6 dB. In a dense canyon like Queen Street, distance alone is insufficient; absorption (blankets) and deflection (walls) are required.

2. **"Frequency" Problem:** Vacuum suction creates high-frequency noise that penetrates glass easily. Unlike low-frequency thumps, these high frequencies can only be stopped by mass-loaded vinyl or specialized acoustic blankets. Simply moving the truck 10 feet back provides no relief for elevated residents.

3. **"Logarithmic Risk":** A jump from 78 dB (legal) to 119.6 dB (measured peak) represents a massive increase in sound pressure, putting the developer at significant liability for permanent hearing loss (Tinnitus) and other health issues among the resident population.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