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HAWAII HOUSING FINANCE DEVELOPMENT CORP

2012 FEB -7 P 12: 54

1124 Fort Street Mall, Suite 200 Honolulu, Hawai'i 96813-2715

Telephone: 808.792.2022 Fax: 808.792.2033 info@BillsEngineering.com - www.BillsEngineering.com

TRANSMITTAL

DATE:

February 2, 2012

Job No. 258-01

TO:

Leonell A. Domingo

Hawaii Housing Finance and Development Corporation

677 Queen St., Suite 300 Honolulu, Hawai'i 96813

SUBJECT: Villages of Kapolei - Northwest Corner Site Access

Kapolei, O'ahu, Hawai'i TMK: (1)9-01-016: 035 (por.) Contract No.: DEV 08-05

Transmitting the following:

[X] Attached

[] Under separate cover

Via:

[] Courier

[] Pick-up

[X] U.S. Mail

[] Hand-carry

# of Copies	Date	Sheet No.	Description
1	03/19/10		Attachment 1-Transmittal Letter Only
1	03/19/10		Attachment 2-Submittal Package to SDOT
1	12/06/10		Attachment 3-Letter Review Comments from SDOT

Action Requested:

[X] Project Status

[] As requested

REMARKS:

Hi Leonell,

In reference to:

Attachment – S1, Item A.1. of Supplemental Contract No. 2 to Contract No. DEV 08-05 (DAGS #56953): We developed two (2) conceptual layouts for your consideration. These concepts allow single right turns from the subject property onto Fort Barrette Road (FBR) and into the property from FBR.

Parsons Brinckerhoff (PB) has provided us with their topographic survey and CADD files for the future widening improvements of FBR which we used as our basis for designing the driveway connections onto FBR. These conceptual layouts have been reviewed and approved by our Traffic Engineer, Julian Ng, for compliance with the recommendations set forth on Traffic Assessment Report dated June 2008 for the driveway connections onto Fort Barrette Road (FBR) and with all the applicable Federal and State Standards.

We have provided one concept showing the existing condition of the FBR alignment and the second concept being the future condition alignment of FBR currently being designed by (PB). The conceptual layouts plans and design descriptions have been transmitted to you dated March 3, 2010 (Attachment 1). No comments were made and we then proceeded with SDOT submittal per item A.2.

Item A.2. of Supplemental Contract No. 2: The conceptual layout including design descriptions were submitted to Mr. Ken Tatsuguchi, Head Planning Engineer, Highway Division, SDOT, dated March 19, 2010 for review (Attachment 2). The review proceedings lasted 9 months. The letter comments were issued together with additional comments provided directly on the conceptual plans on December 6, 2010 (Attachment 3). We haven't responded to the letter comments at this time and no changes were made to the conceptual layouts as well because of concern in regards to letter comments item #5 which stated that "Recommended lane widths for all lanes of Fort Barrette Road shall be 12 feet."

This contradicts the overall design intent of PB's design that includes the widening improvements for FBR. SDOT is reviewing PB pre-final plans at this time and the outcome of the review will dictate any necessary design adjustments or revisions for both projects. We informed Gerald Andrade (PB) of the comments made to our plans and he told us that "the right-of-way cannot accommodate lanes wider than 11 feet because at the intersection at Kamaaha as well as Kapolei Parkway they're at full width build out where the back of sidewalks are against ROW line. There's no way for the lanes to be any wider than 11 feet, which is why they've always shown an 11 ft. lane." In addition, Mr. Andrade mentioned that construction funding for the FBR widening improvement project will likely be in the FY 2015 timeframe at the earliest, this will impact the timing for the driveway design project as well.

<u>Item A.3. of Supplemental Contract No.2:</u> We would be happy to meet with you to present and discuss the conceptual layouts at your convenience.

<u>Item A.4. of Supplemental Contract No.2:</u> At this time no revisions have been made to the conceptual layout that incorporates SDOT review comments for reasons stated under Item A.2.

Please don't hesitate to contact our office if you have any questions.

Very truly yours,

David B. Bills, President

DBB/cj Enclosures



BILLS ENGINEERING INC. Civil/Environmental Engineering

1124 Fort Street Mall, Suite 200 Honolulu, Hawai'i 96813-2715

Telephone: 808.792.2022 Fax: 808.792.2033 Email: info@BillsEngineering.com

www.BillsEngineering.com

TRANSMITTAL

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March 3, 2010

Job No. 258-01

TO:

Leonell A. Domingo

Hawaii Housing Finance and Development Corporation

677 Queen St., Suite 300 Honolulu, Hawai'i 96813

SUBJECT:

Villages of Kapolei - Northwest Corner Site Access

Kapolei, O'ahu, Hawai'i TMK: (1)9-01-016: 035 (por.) Contract No.: DEV 08-05

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# of Copies	Date	Sheet No.	Description
1	02/10	Sheets 1-4	Conceptual Layout Plans
1	02/10		Description of Conceptual Layout Plans
	02.10		

Action Requested:

[X]	For	review	and	comment	
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] As requested

[] For your execution

[] For your use/approval

REMARKS:

DAVID B. BILLS



BILLS ENGINBERING INC. civil/Environmental Engineering

1124 Fort Street Mall, Suite 200 Honolulu, Hawai'i 96813-2715

Telephone: 808.792.2022 Fax: 808.792.2033
Email: info@BillsEngineering.com
www.BillsEngineering.com

TRANSMITTAL

DATE:

March 19, 2010

Job No. 258-01

7671

Post-if Fax Note

TO:

Mr. Ken Tatsuguchi

Systems Planning Engineer, Highways Division Department of Transportation, State of Hawai'i

869 Punchbowl Street

Honolulu, Hawai'i 96813-5097

SUBJECT:

Villages of Kapolei - Northwest Corner Site Access

Kapolei, O'ahu, Hawai'i TMK: (1)9-01-016: 035 (por.) Contract No.: DEV 08-05

Transmitting the following:

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1	02/10	Sheets 1-4	Conceptual Layout Plans
1	02/10		Description of Conceptual Layout Plans

Action Requested:

[X] For review and comment

[] As requested

REMARKS: This submittal is in response to the letter from Brennon T. Morioka, Director (SDOT) dated March 6, 2009, regarding the proposed access driveway connection onto Fort Barrette Road for the development of the Northwest Corner of Villages of Kapolei by HHFDC.

In accordance with Director Morioka's request, we have developed two (2) conceptual layouts for your consideration. These concepts allow single right turns from the subject property onto Fort Barrette Road (FBR) and into the property from FBR. We have provided one concept showing the existing condition of the FBR alignment and, the future condition alignment of FBR currently being designed by Parsons Brinckerhoff ("PB"). PB has provided us with their topographic survey and the CADD file for the future widening improvements of FBR which we used as our basis for design of the driveway connections onto FBR. These two (2) conceptual layouts have been reviewed by our Traffic Engineer, Julian Ng for compliance with the Traffic Assessment Report and with all the applicable Federal and State Standards. We are requesting your review and comment on the proposed driveway layouts. Thank you.

DAVID B. BILLS

FAXED)

Transmission Report

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03-24-2010 808-792-2033

01:29:58 p.m.

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BILLS ENGINEERING INC.

This document: Confirmed (reduced sample and details below)

Document size: 8.5"x11"



BZLLS ENGINGERING INC. Civil/Invironmental Engineering civius miramenta i angineering 1124 Fort Street Mait, Buite 200 Honohilu, Hawayi 1881-2416 Telephone: 806.792.2022 Fax: 806.792.2033 Emait: infe@BiteEncineoring.com www.suigEncineering.com

TRANSMITTAL

DATE:

March 19, 2010

TO:

Mr. Ken Talauguchi Systems Planning Engineer, Highways Division Department of Transportation, State of Hawai'i 869 Punchbowi Streat Honolulus, Hawari 98813-5097

SUBJECT:

Villages of Kepolel - Northwest Corner Site Access Kapolel, O'shu, Hawaiq Thit: (1)9-01-016: 035 (por.) Contract No.: DEV 08-05

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Job No. 258-01

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[X] For review and comment

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REMARKS: This submittel is in response to the letter from Brennon T. Morloke, Director (8DOT) deted March 6, 2009, regarding the proposed access driveway connection onto Fort Berrette Road for the development of the Northwest Corner of Villages of Kepolel by HHFDC.

Barrette Road for the development of the Northwest Corner of Virages of Repoisi by PHPLIC. In accordance with Director Morloke's request, we have developed two (2) conceptual layouts for your consideration. These concepts allow single right turns from the subject property and for Barrette Road (FBR) and into the property from FBR. We have provided one concept showing the existing condition of the FBR alignment and, the future condition alignment of FBR currently being designed by Pareons Brinckerhoff (PBP). PB has provided us with their topographic survey and the CADD file for the future widening improvements of FBR with their used as our basis for design of the driveway connections onto FBR. These two (2) conceptual layouts have been reviewed by our Traffic Engineer, Julian Ng for compliance with the Traffic requesting your review and comment on the proposed driveway tayouts. Thank you.

DAVID B. BILLS

Co: Leonell A. Domingo, HHFDC (Transmittel only)

Total Pages Scanned: 1

No. Job Remote Station Issae Time 1	Attachment 2
001 012 808 587 0600 01:29:00 p.m. 03-24-2010 00:00 Pages	Line Mode Job Type Results
Abbreviations: 1/1	1 EC HS CP24000

HS: Host send HR: Host receive

PL: Polled local

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STATE OF HAWAIGHE MAR -9 P 1: 12 869 PUNCHBOWL STREET HONOLULU, HAWAII 96B13-5097

HWY-PS 2.0333

BRENNON T. MORIOKA DIRECTOR Deputy Directors

MICHAEL D. FORMBY

FRANCIS PAUL KEENO

BRIAN H. SEKGUCHI JIRO A. SUMADA

IN REPLY REFER TO:

March 6, 2009

Ms. Karen Seddon **Executive Director** Hawaii Housing Finance and Development Corporation 677 Queen Street, Suite 300 Honolulu, Hawaii 96813

Dear Ms. Seddon:

Subject:

Traffic Assessment for Development of Northwest Corner of Villages of Kapolei

Oahu, Ewa District, Kapolei, TMK: (1) 9-10-160:035

We are in receipt of your December 22, 2008 letter (08:DEV/0255) requesting reconsideration to allow right-turns out from the subject property on to Fort Barrette Road. We have reviewed the supplemental information provided but are not entirely in agreement with the analyses and findings as we still have concerns regarding potential project generated traffic impact to Fort Barrette Road due to its close proximity to the already congested Farrington Highway/Makakilo Drive intersection. We are, however, willing to reconsider allowing a single right-turn egress from the subject property onto Fort Barrette Road due to Hawaii Housing Finance and Development Corporation's important mission of providing affordable housing for the State of Hawaii.

Please provide a conceptual layout of the proposed improvements that complies with all applicable Federal and State standards. This proposed development must be coordinated with our pending Fort Barrette Road Widening project, and the applicant must also pay for their pro rata share of infrastructure improvements to the surrounding roadway system.

If you have any questions, please contact Robert Miyasaki, Systems Planning Engineer, Highways Division, at 587-6336.

BRENNON T. MORIOKA, Ph.D., P.E.

Director of Transportation

VILLAGES OF KAPOLEI NORTHWEST CORNER PARCEL CONCEPTUAL RIGHT IN RIGHT OUT TO FORT BARRETE ROAD

Two conceptual layouts were developed for the right turn in and right turn out driveway connection onto Fort Barrette Road for the 26.6 acre parcel property in the Northwest Corner Kapolei Village area, south of Farrington Highway and between Fort Barrette Road and Kealanani Avenue.

Conceptual Layout 1 shows the existing condition of Fort Barrette Road where the proposed driveway will be connected. The driveway connection point is controlled by the following:

- 1. The existing deceleration length northeast bound onto Farrington Highway;
- 2. The existing bikeway path that will be extended with two (2) 40 ft transition lengths;
- 3. The total bikeway path which will be lengthened by approximately 1,150 LF and end at station 50+00 where the pavement transition begins;
- 4. A well-defined taper length of 110 ft (10:1) at station 60+00 for the existing through lane adjacent to the bikeway path northbound onto Makakilo Drive;
- 5. Acceleration and taper lengths of 160' and 110', respectively, will be provided to allow right turn traffic to accelerate and merge with the northbound traffic;
- A well-defined curbed island to prevent left turns onto southbound lanes of the proposed driveway from Farrington Highway or left turns out of the proposed driveway onto southbound lanes of Fort Barrette Road;
- 7. A minimum turning radius of 50' for SU-30 vehicles; and,
- 8. Deceleration and taper lengths of 220' and 110', respectively, for smooth transition right turns into the proposed driveway (see sheets 1 and 2).

Conceptual Layout 2 shows the future widening of Fort Barrette Road by Parsons Brinckerhoff. Under this proposed widening project the following improvements will be:

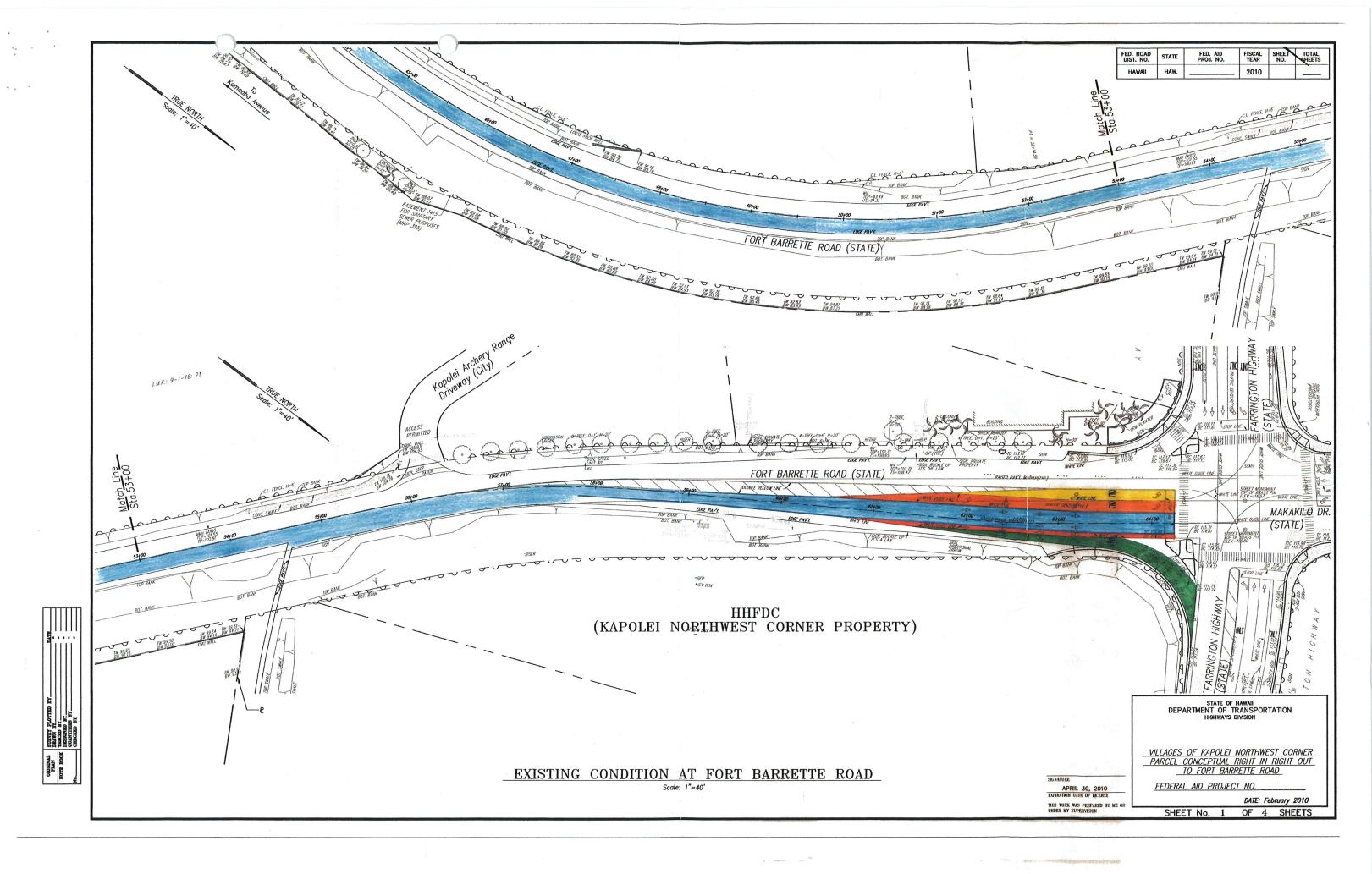
- 1. The existing two-lane road will be increased to four (4) lanes (2 northbound and 2 southbound) with a lane width of 11', raised pavement markers and signs for lane delineations;
- 2. A 4' wide bikeway path on both sides of the road
- 3. Curb and gutter on both sides of the road to convey runoff flows towards drainage systems; and,
- 4. A 6' wide sidewalk an integral part of roadway design.

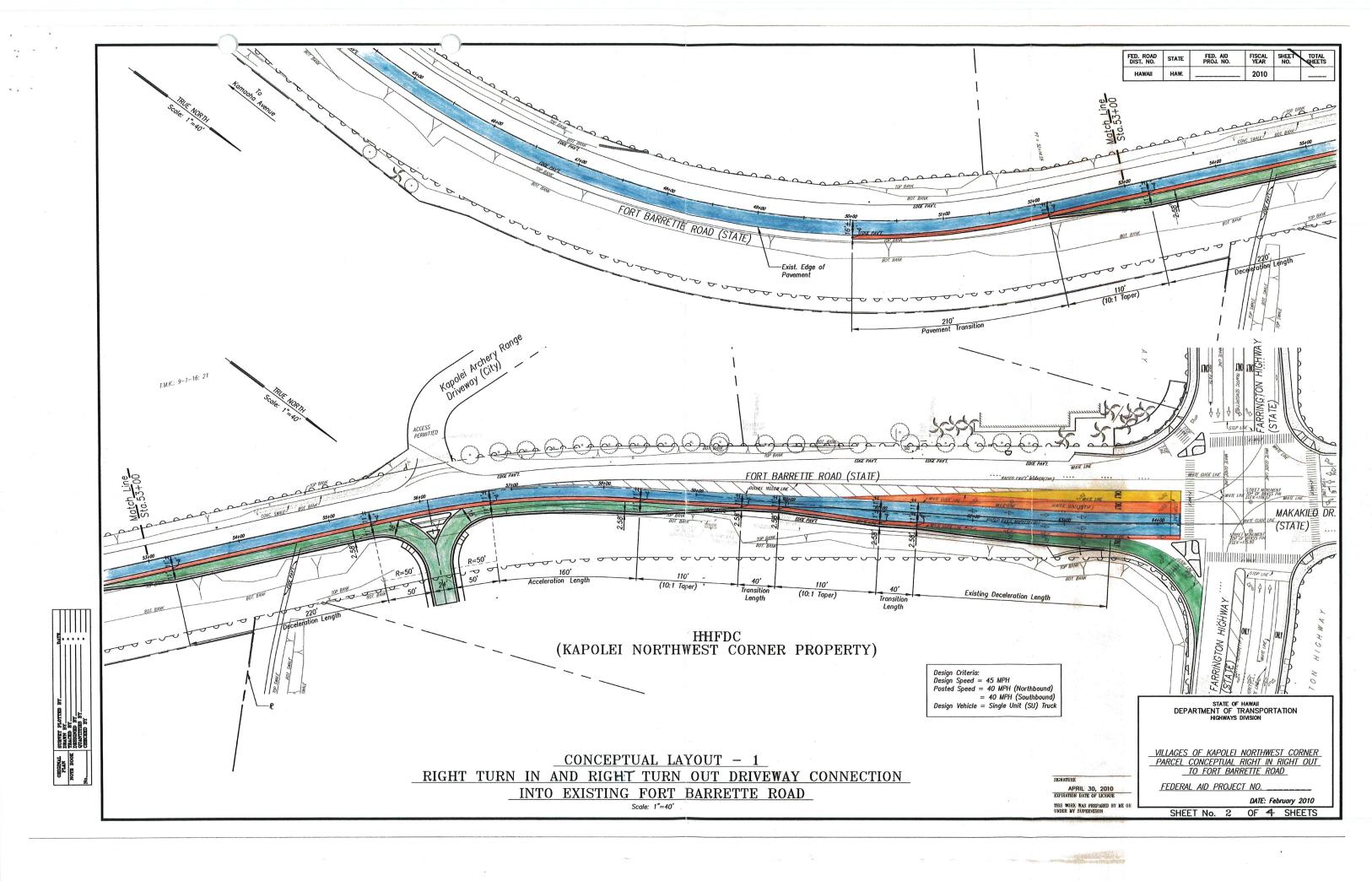
The proposed driveway connection point onto the proposed newly widened Fort Barrette Road is controlled by the following:

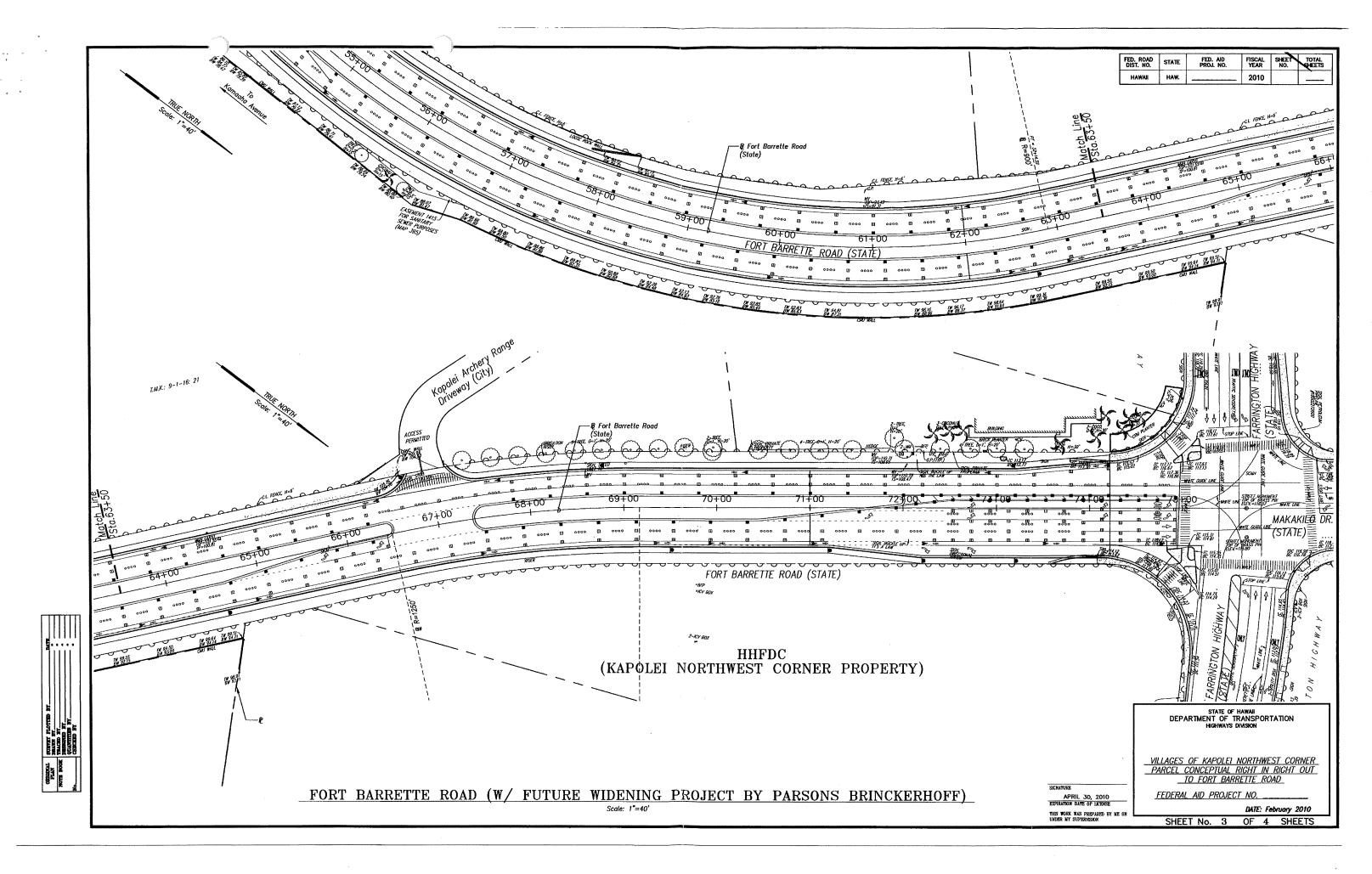
- 1. Deceleration and taper lengths of 200' and 100', respectively, followed by a 55' transition length northeast bound onto Farrington Highway and established by Parsons;
- 2. Acceleration and taper lengths of 160' and 110', respectively, are provided to be consistent with the design intent outlined under the existing condition (Conceptual Layout 1); and,

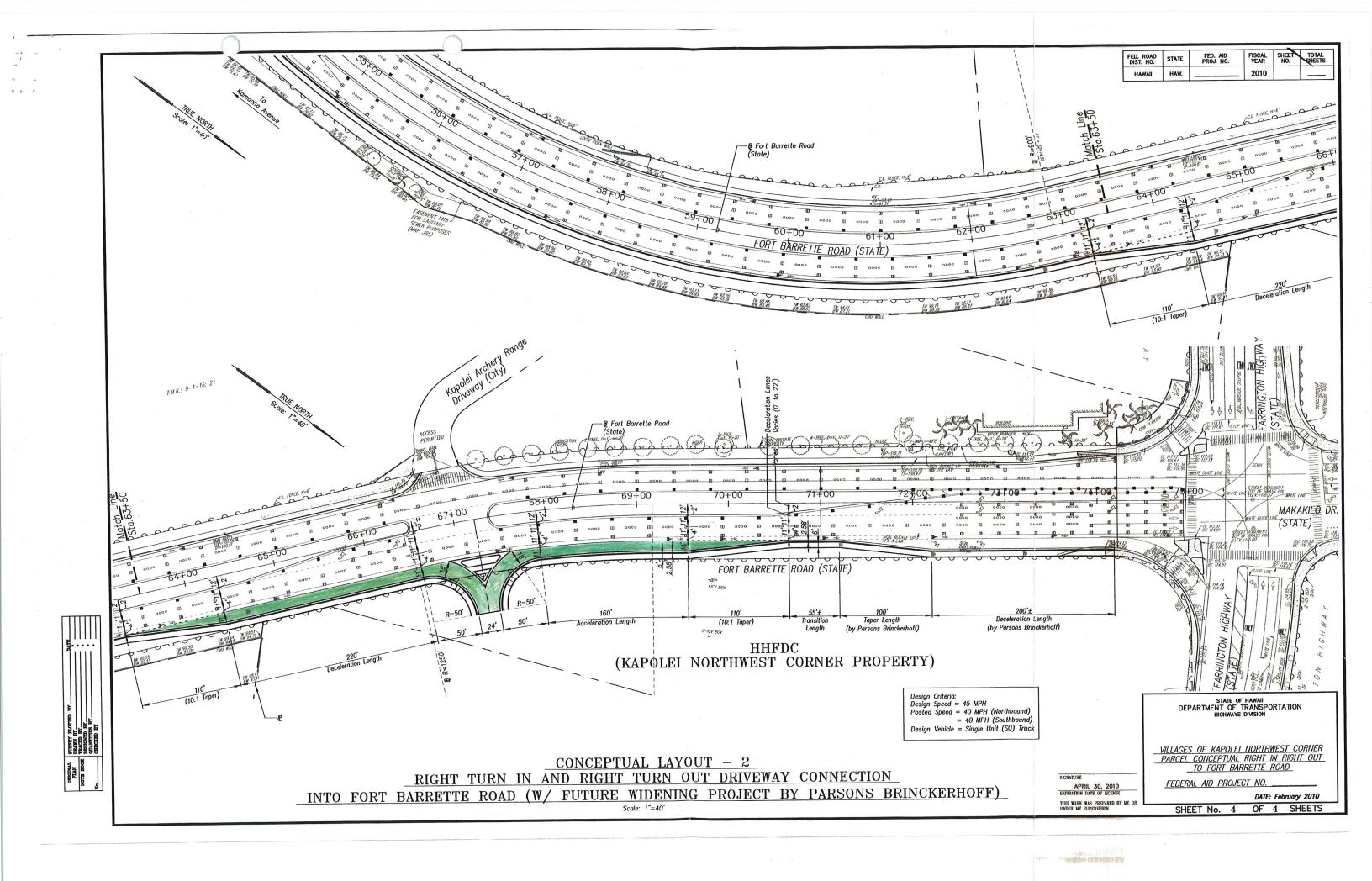
- 3. A well-defined curbed island to prevent left turns onto southbound lanes of the proposed driveway from Farrington Highway or left turns out of the proposed driveway onto southbound lanes of Fort Barrette Road;
- 4. A minimum turning radius of 50' for SU-30 vehicles; and,
- 5. Deceleration and taper lengths of 220' and 110', respectively, for smooth transition right turns into the proposed driveway (see sheets 3 and 4).

The basis of design for both proposed driveway connections (under existing and future conditions) is in compliance with all applicable Federal and State standards.











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

December 6, 2010

MICHAEL D. FORMBY INTERIM DIRECTOR

Deputy Directors
FRANCIS PAUL KEENO
JIRO A SUMADA

IN REPLY REFER TO:

HWY-PS 2.7200



Mr. David B. Bills
President
Bills Engineering Inc.
1124 Fort Street Mall, Suite 200
Honolulu, Hawaii 96813

Dear Mr. Bills:

Subject:

Villages of Kapolei - Northwest Corner Site Access

Kapolei, Ewa, Oahu TMK: (1) 9-01-016: 035 (por.)

Thank you for submitting the conceptual layout plans for the subject access in response to our letter dated March 6, 2009. It is our understanding that two conceptual layouts were provided with descriptions of each concept. Conceptual Layout 1 shows the access with existing conditions on Fort Barrette Road, while Conceptual Layout 2 consists of the project access with the proposed Fort Barrette Road widening project. We have reviewed the conceptual layout and related description summaries and have the following comments:

- Issues such as the close proximity of the access to the Farrington Highway intersection, and the queuing or weaving effects created by the close proximity of the intersection and driveway have not been adequately addressed. Considering the anticipated levels of congestion, these issues should be analyzed further and should provide the necessary justification for the proposed layout.
- 2) The proposed acceleration lane may not be appropriate for the "urban" design of Fort Barrette Road.
- 3) Although the information provided in the attachment states that all Federal and State standards are met, it appears that this is not true. All design criteria and values should be stated in the plans along with justification for how these standards were met.
- The recommendations provided in the Traffic Assessment dated April 2008 does not match the proposed plans. The study recommended three northbound lanes on Fort Barrette Road. Replacing the exclusive right-turn lane with a shared through/right-turn lane is not acceptable.

- 5) Recommended lane widths for all lanes of Fort Barrette Road should be 12 feet.
- 6) Additional comments are provided directly on the conceptual plans.

In considering these comments, the conceptual layout plans, as provided, are deemed unacceptable and should be revised accordingly to address the aforementioned concerns. We do understand the importance of affordable housing for the community and wish to continue a collaborative effort towards a solution which will minimize the operational impact to the Kapolei area.

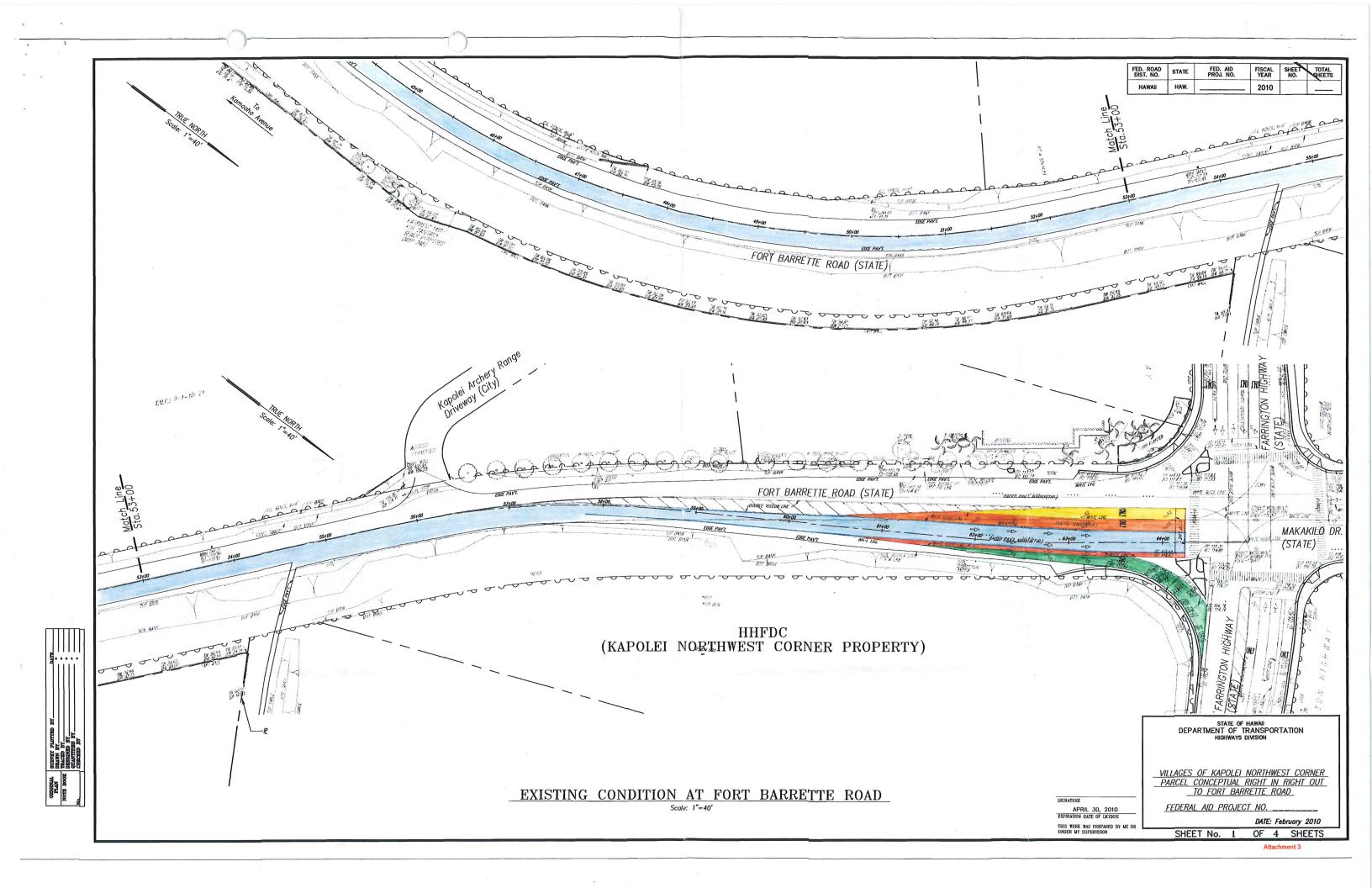
If you have any questions, please contact Ken Tatsuguchi, Head Planning Engineer, Highways Division, at 587-1830.

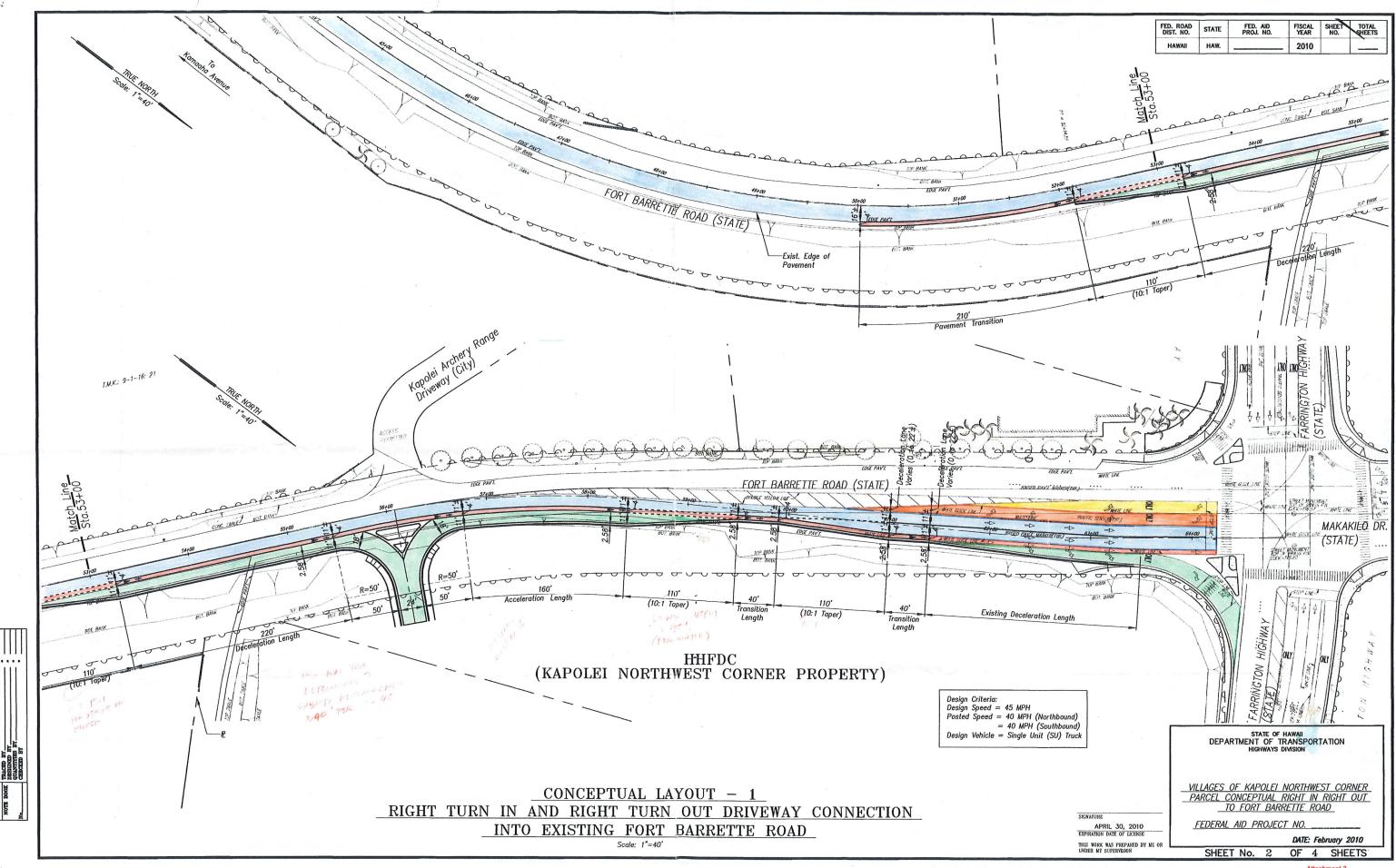
Very truly yours,

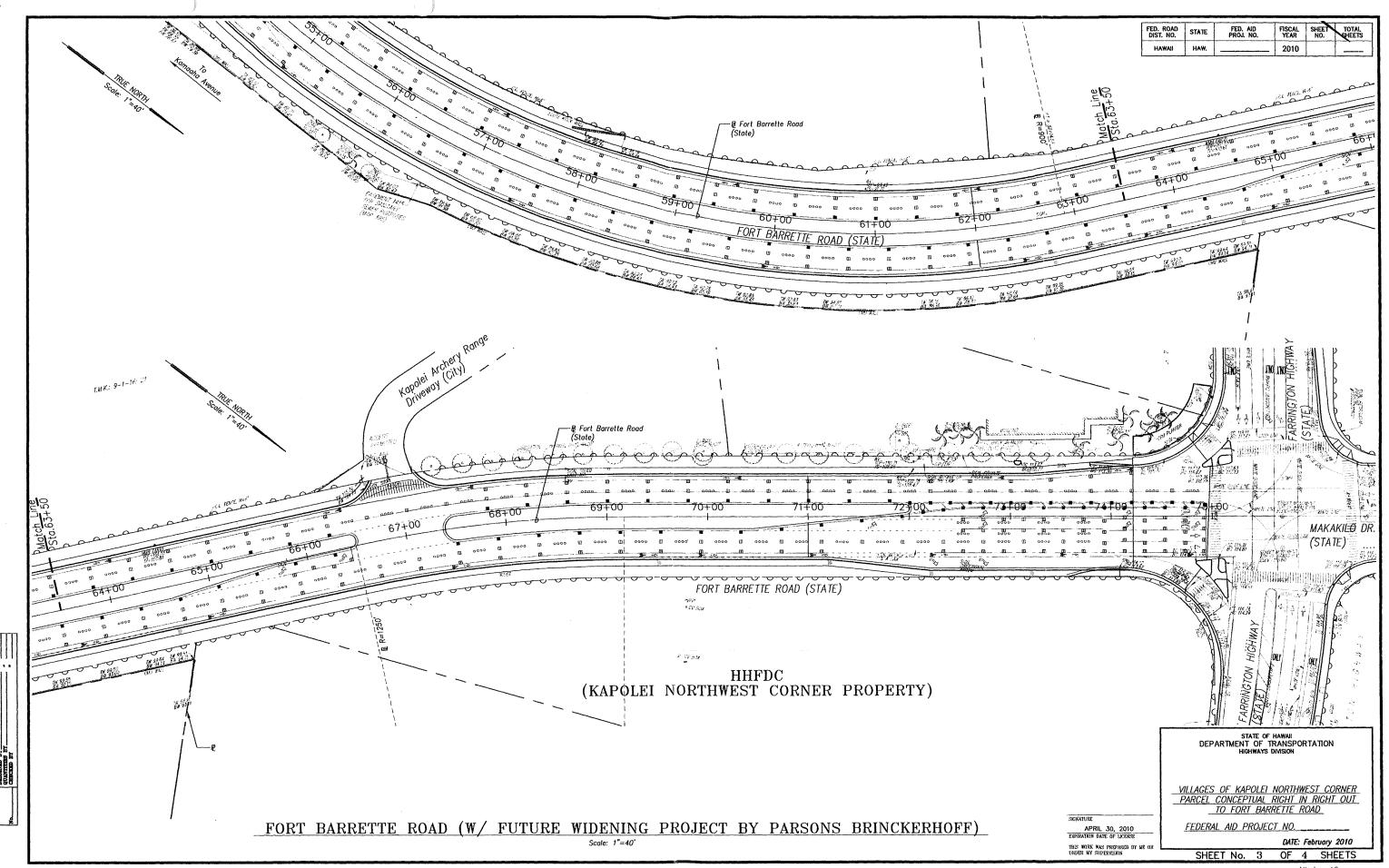
MICHAEL D. FORMBY

Interim Director of Transportation

Attachment







Attachment 3

