AGENCY COMMENTS AND RESPONSES ON DRAFT 201H APPLICATION

9

NOV 1 2 2019

DAVID Y. IGE
GOVERNOR

DR. CHRISTINA M. KISHIMOTO
SUPERINTENDENT

STATE OF HAWAI'I
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAI'I 96804

OFFICE OF FACILITIES AND OPERATIONS

November 6, 2019

Malia Molina
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Re: Proposed Keawe Street Apartments Affordable Housing Project
Maui TMK: 4-5-021:003 por., Lahaina, Hawaii

Dear Ms. Molina:

The Hawaii State Department of Education (HIDOE) has the following comments on the application for the Keawe Street Apartments by Ikaika Ohana (Project). According to the information provided, the proposed Project will utilize section 201H-38, Hawaii Revised Statutes (HRS) to develop 200 affordable multi-family rental housing units, targeting households earning less than 60 percent of the Area Medium Income on approximately 28.5 acres located within the Villages of Leialii (Villages) at Lahaina, Maui, Hawaii, TMK 4-5-021:003 por.

When the Project is mature and unit turnover is stabilized, we would expect roughly 36 HIDOE students to reside there.

The HIDOE schools currently servicing the proposed Project area are Princess Nahienaena Elementary, Lahaina Intermediate, and Lahainaluna High. All three schools are currently over capacity. This over capacity is expected to continue over the next five years.

Students residing in the Project may qualify for school transportation services to and from these schools. The HIDOE requests consultation and coordination with HIDOE Student Transportation Services to determine whether students residing within the Project qualify for student transportation services.

The Villages was reclassified from State Agricultural District to State Urban District by the State Land Use Commission through Docket No. A89-652, Villages of Leialii. Condition Number 8, of the State Land Use Commissions Findings of Fact, Conclusions of Law, and Decision and Order effective May 18, 1990, states *"Petitioner shall make land available, with infrastructure up to the lots, available to the State Department of Education (DOE) for the development of school facilities"*.

Two elementary schools are required to service the Village. Figure 2, Land Use Concept Two, identifies proposed locations for these schools. An Educational Contribution Agreement (ECA) between HIDOE and the Hawaii Housing Finance Development Corporation, to implement Condition Number 8, needs to be executed as soon as possible.

The proposed Project is located within the West Maui School Impact Fee District adopted by the Board of Education on November 18, 2019. As the Project is covered by Condition Number 8 and eventually the executed ECA. No school impact fees will be collected.

Thank you for the opportunity to comment. Should you have questions, please contact Robyn Loudermilk, School Lands and Facilities Specialist of the Facilities Development Branch, Planning Section, at (808)784-5093 or via email at robyn.loudermilk@k12.hi.us.

Respectfully,

Kenneth G. Masden II
Public Work Manager
Planning Section

KGM:rll

c: Stanley Fujimoto, Hawaii Housing Finance Development Corporation
Dean Minakami, Hawaii Housing Finance Development Corporation
Buddy Almeida, Maui County Department of Housing and Human Concerns
Lindsay Ball, Complex Area Superintendent, Hana/Lahainaluna/Molokai Complex
James Kauhi, Student Transportation Services Branch

MUNEKIYO HIRAGA

Michael T. Munekiyo
CHAIRMAN
Karlynn K. Fukuda
PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

December 6, 2019

Kenneth G. Masden II, Public Works Manager
State of Hawai'i
Department of Education, Planning Section
P.O. Box 2360
Honolulu, Hawai'i 96804

SUBJECT: Response to Agency Review for the Proposed Keawe Street Apartments Affordable Housing Project, Lahaina, Maui, Hawai'i; TMK (2)4-5-021:003

Dear Mr. Masden:

Thank you for your letter dated November 6, 2019 regarding the proposed Keawe Street Apartments Affordable Housing project. On behalf of Ikaika Ohana ("Applicant"), we offer the following responses to your comments:

1. We acknowledge that the project is expected to generate approximately 36 Hawai'i State Department of Education students and that the schools servicing the project area Princess Nahienaena Elementary, Lahaina Intermediate, and Lahainaluna High, are overcapacity.

2. As requested, the Applicant will coordinate with the Hawai'i State Department of Education (HIDOE) Student Transportation Services to determine whether students residing at the proposed project will qualify for student transportation services.

3. In a letter dated November 13, 2019, the Hawaii Housing Finance and Development Corporation (HHFDC) provided a response to the HIDOE's comment regarding the Educational Contribution Agreement (ECA) for the Villages of Leiali'i Affordable Housing project. As stated in their letter, the HHFDC has no plans for development of the Villages of Leiali'i beyond the proposed Keawe Street Apartments project at this time. As such, an ECA is not being pursued currently; however, should the HHFDC decide to proceed with further development of the Villages of Leiali'i, HHFDC will coordinate with HIDOE on an ECA as required. See **Attachment "1"**.

4. As previously noted, an ECA is not currently being pursued for the proposed Keawe Street Apartments project. However, we acknowledge that no school impact fees will be collected for the proposed project.

We appreciate your review and comment on the document. A copy of your letter and this response will be included in the Preliminary Draft 201H-38 Application for the subject project.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Ng

Tessa Munekiyo Ng, AICP
Vice President

KMM:lh
Enclosure
cc: Craig Hirai, Hawaii Housing Finance and Development Corporation (HHFDC)
Dean Minakami, HHFDC
Stanley Fujimoto, HHFDC
Douglas Bigley, Ikaika Ohana
Linda Munsell, Department of Housing and Human Concerns (DHHC)
Buddy Almeida, DHHC
K:\DATA\Ikaika\KeaweStApts\Applications\201H Affordable Housing App\Response Letters\StateDOT.response.docx

DAVID Y. IGE
GOVERNOR

CRAIG K. HIRAI
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
FAX: (808) 587-0600

IN REPLY REFER TO:
19:DEV/0191

November 13, 2019

Mr. Kenneth G. Masden II
Public Work Manager, Planning Section
Department of Education
P.O. Box 2360
Honolulu, Hawaii 96804

Dear Mr. Masden:

Subject: Proposed Keawe Street Apartments Affordable Family Rental Housing Project
Villages of Leiali'i
Lahaina, Maui, Hawaii
Tax Map Key No. (2) 4-5-021: 003 (Por.)

The Hawaii Housing Finance and Development Corporation (HHFDC) acknowledges receipt of your letter dated November 6, 2019 providing comments to the application of HHFDC's developer, Ikaika Ohana, for exemptions from various planning, zoning, subdivision, and building code requirements pursuant to Section 201H-38, Hawaii Revised Statutes, for the above subject 200-unit Keawe Street Apartments located in HHFDC's Villages of Leiali'i in Lahaina, Maui, Hawaii, Tax Map Key No. (2) 4-5-021: 003 (por.)(201H Application).

HHFDC acknowledges Condition No. 8 to the Land Use Commission Decision and Order for the Villages of Leiali'i, Docket No. A89-652, which states, "Petitioner shall make land available, with infrastructure up to the lots, available to the State Department of Education (DOE) for the development of school facilities."

As indicated in the 201H Application, the Villages of Leiali'i is a proposed 1,033-acre mixed-use community with affordable and market rate housing, as well as open space, commercial and light industrial uses, and public facilities. The proposed Villages of Leiali'i Master Plan envisioned the development of 2,900 to 4,100 residential uses along

ATTACHMENT "1"

with supporting uses and infrastructure. Three (3) conceptual land use plans were assessed with a full build-out horizon of 2036.

However, as discussed with Ms. Robyn Loudermilk on November 13, 2019 and as indicated at the top of page 7 of the Project Assessment Report of the 201H Application, HHFDC has no plans for development of the Villages of Leiali'i beyond the proposed Keawe Street Apartments project at this time. Should HHFDC's plans change and HHFDC decides to proceed with further development of the Villages of Leiali'i, HHFDC will work with the Department of Education on an Educational Contribution Agreement for the Villages of Leiali'i as suggested.

Should there be any questions or comments regarding this matter, please contact Stan S. Fujimoto, Project Manager, at 587-0541.

Sincerely,

Craig K. Hirai
Executive Director

c: Buddy Almeida, Maui County Department of Housing and Human Concerns
Tessa Munekiyo Ng, Munekiyo Hiraga
Douglas Bigley, Ikaika Ohana

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 8, 2019

County of Maui
Department of Housing and Human Concerns
Attn: Mr. Buddy Almeida
2065 Main Street, Suite 108
Wailuku, Hawaii 96793

via email: buddy.almeida@co.maui.hi.us

Munekiyo Hiraga
Attn: Ms. Malia Molina
305 High Street, Suite 104
Wailuku, Hawaii 96793

via email: malia@munekiyohiraga.com

Dear Mr. Almeida and Ms. Molina:

SUBJECT: Application for Affordable Housing Development Pursuant to Section 201H-38, HRS for the Proposed **Keawe Street Apartments** Project located at Lahaina, Island of Maui; TMK: (2) 4-5-021:003 por.

Thank you for the opportunity to review and comment on the subject matter. The Land Division of the Department of Land and Natural Resources (DLNR) distributed or made available a copy of your request pertaining to the subject matter to DLNR's Divisions for their review and comments.

At this time, enclosed are comments from the Engineering Division on the subject matter. Should you have any questions, please feel free to contact Darlene Nakamura at (808) 587-0417 or email: darlene.k.nakamura@hawaii.gov. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosure
cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

October 23, 2019

MEMORANDUM

FROM

TO: **DLNR Agencies:**
__Div. of Aquatic Resources
__Div. of Boating & Ocean Recreation
X Engineering Division
X Div. of Forestry & Wildlife
__Div. of State Parks
X Commission on Water Resource Management
__Office of Conservation & Coastal Lands
X Land Division – Maui District
X Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Application for Affordable Housing Development Pursuant to Section 201H-38, HRS for the Proposed **Keawe Street Apartments** Project
LOCATION: Lahaina, Island of Maui; TMK: (2) 4-5-021:003 por.
APPLICANT: Munekiyo Hiraga on behalf of County of Maui, Department of Housing and Human Concerns

Transmitted for your review and comment is information on the above-referenced subject matter which can be found at:

1. https://hawaiioimt.sharepoint.com/sites/dlnr-ld (using the Chrome browser)
2. Username: your Hawaii.gov email address
3. Password: outlook password (if you do not know it, please contact IT by email to reset and get a new password)
4. Click on: Request for Comments, then click on the subject link.
5. If you cannot access the document, please scan this Memo and email to darlene.k.nakamura@hawaii.gov to obtain permission to grant you access.

Please submit comments by **November 6, 2019**. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417 or by email at darlene.k.nakamura@hawaii.gov. Thank you.

( ) We have no objections.
( ) We have no comments.
(✓) Comments are attached.

Signed:
Print Name: Carty S. Chang, Chief Engineer
Date: 10/25/19

Attachments
cc: Central Files

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/Russell Y. Tsuji

Ref: Application for Affordable Housing Development Pursuant to Section 201H-38, HRS for the Proposed Keawe Street Apartments Project
Location: Lahaina, Island of Maui
TMK(s): (2) 4-5-021:003 por.
Applicant: Munekiyo Hiraga on behalf of County of Maui, Department of Housing and Human Concerns

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high risk areas). State projects are required to comply with 44CFR regulations as stipulated in Section 60.12. Be advised that 44CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood Hazard Zones are designated on FEMA's Flood Insurance Rate Maps (FIRM), which can be viewed on our Flood Hazard Assessment Tool (FHAT) (http://gis.hawaiinfip.org/FHAT).

If there are questions regarding the local flood ordinances, please contact the applicable County NFIP coordinating agency below:

- Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- Maui/Molokai/Lanai County of Maui, Department of Planning (808) 270-7253.
- Kauai: County of Kauai, Department of Public Works (808) 241-4896.

Signed: _____
CARTY S. CHANG, CHIEF ENGINEER

Date: 10/25/19

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 18, 2019

County of Maui
Department of Housing and Human Concerns
Attn: Mr. Buddy Almeida
2065 Main Street, Suite 108
Wailuku, Hawaii 96793

via email: buddy.almeida@co.maui.hi.us

Munekiyo Hiraga
Attn: Ms. Malia Molina
305 High Street, Suite 104
Wailuku, Hawaii 96793

via email: malia@munekiyohiraga.com

Dear Mr. Almeida and Ms. Molina:

SUBJECT: Application for Affordable Housing Development Pursuant to Section 201H-38, HRS for the Proposed **Keawe Street Apartments** Project located at Lahaina, Island of Maui; TMK: (2) 4-5-021:003 por.

Thank you for the opportunity to review and comment on the subject matter. In addition to our previous comments dated November 8, 2019, enclosed are comments from the Commission on Water Resource Management on the subject matter. Should you have any questions, please feel free to contact Darlene Nakamura at (808) 587-0417 or email: darlene.k.nakamura@hawaii.gov. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosure
cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII

RECEIVED
LAND DIVISION
AM 8:20
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

RECEIVED
COMMISSION ON WATER RESOURCE MANAGEMENT
2019 OCT 23 AM 10:51

October 23, 2019

MEMORANDUM

TO: **DLNR Agencies:**
__Div. of Aquatic Resources
__Div. of Boating & Ocean Recreation
X Engineering Division
X Div. of Forestry & Wildlife
__Div. of State Parks
X Commission on Water Resource Management
__Office of Conservation & Coastal Lands
X Land Division – Maui District
X Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Application for Affordable Housing Development Pursuant to Section 201H-38, HRS for the Proposed **Keawe Street Apartments** Project
LOCATION: Lahaina, Island of Maui; TMK: (2) 4-5-021:003 por.
APPLICANT: Munekiyo Hiraga on behalf of County of Maui, Department of Housing and Human Concerns

Transmitted for your review and comment is information on the above-referenced subject matter which can be found at:

1. https://hawaiioimt.sharepoint.com/sites/dlnr-ld (using the Chrome browser)
2. Username: your Hawaii.gov email address
3. Password: outlook password (if you do not know it, please contact IT by email to reset and get a new password)
4. Click on: Request for Comments, then click on the subject link.
5. If you cannot access the document, please scan this Memo and email to darlene.k.nakamura@hawaii.gov to obtain permission to grant you access.

Please submit comments by **November 6, 2019**. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417 or by email at darlene.k.nakamura@hawaii.gov. Thank you.

( ) We have no objections.
( ) We have no comments.
(x) Comments are attached.

Signed: /s/ M. Kaleo Manuel
Print Name: Deputy Director
Date: November 4, 2019

Attachments
cc: Central Files

FILE ID: RFD 5261.6
DOC ID: 21962

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON

BRUCE S. ANDERSON, PH.D.
KAMANA BEAMER, PH.D.
MICHAEL G. BUCK
NEIL J. HANNAHS
WAYNE K. KATAYAMA
PAUL J. MEYER

M. KALEO MANUEL
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

November 4, 2019

REF: RFD.5261.6

TO: Mr. Russell Tsuji, Administrator
Land Division

FROM: M. Kaleo Manuel, Deputy Director
Commission on Water Resource Management

SUBJECT: Application for Affordable Housing Development Pursuant to Section 201H-38; HRS for the Proposed Keawe Street Apartments Project

FILE NO.: RFD.5261.6
TMK NO.: (2) 4-5-021:003 por.

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at http://dlnr.hawaii.gov/cwrm.

Our comments related to water resources are checked off below.

[X] 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.

[ ] 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.

[ ] 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.

[X] 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at http://www.usgbc.org/leed. A listing of fixtures certified by the EAP as having high water efficiency can be found at http://www.epa.gov/watersense.

[X] 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at http://planning.hawaii.gov/czm/initiatives/low-impact-development/

[X] 6. We recommend the use of alternative water sources, wherever practicable.

[ ] 7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at http://energy.hawaii.gov/green-business-program.

[X] 8. We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at

http://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH_Irrigation_Conservation_BMPs.pdf.

[X] 9. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

[ ] 10. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water. The Water Use Permit may be conditioned on the requirement to use dual line water supply systems for new industrial and commercial developments.

[ ] 11. A Well Construction Permit(s) is (are) are required before the commencement of any well construction work.

[ ] 12. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.

[ ] 13. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.

[ ] 14. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.

[ ] 15. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a steam channel.

[ ] 16. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.

[ ] 17. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.

[ ] 18. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.

[ ] OTHER:

If you have any questions, please contact Lenore Ohye of the Commission staff at 587-0216.

MUNEKIYO HIRAGA

Michael T. Munekiyo
CHAIRMAN
Karlynn K. Fukuda
PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

December 6, 2019

Russell Tsuji, Administrator
State of Hawai'i
Department of Land and Natural Resources
Land Division
P.O. Box 621
Honolulu, Hawai'i 96809

SUBJECT: Response to Agency Review for the Proposed Keawe Street Apartments Affordable Housing Project, Lahaina, Maui, Hawai'i; TMK (2)4-5-021:003

Dear Mr. Tsuji:

Thank you for providing your comments dated November 8, 2019 and November 18, 2019, regarding the proposed Keawe Street Apartments Affordable Housing project. On behalf of Ikaika Ohana ("Applicant"), we offer the following responses to your comments:

Response to Engineering Division Comment

1. Thank you for your comment regarding Special Flood Hazard Areas. The proposed Keawe Street Apartments is in Flood Zone X and outside of all Special Flood Hazard Areas.

Response to Commission on Water Resource Management Comments

1. The project team has been coordinating with the Department of Planning and Department of Water Supply to plan for the proposed project.

* * *

4. As recommended, the proposed project will install water efficient fixtures and implement water efficient practices throughout the development so as to reduce fresh water demand.

5. Best management practices (BMP) for stormwater management will be implemented throughout the project to mitigate impacts from storm/flood events. As recommended in the Preliminary Drainage Report, the use of a detention basin and retention areas are proposed for the project to manage stormwater runoff.

6. There are no alternative water sources currently available at the project site. However, should alternative water sources, such as treated R-1 water, become available in the future, the project team will explore opportunities to utilize said sources for irrigation purposes.

* * *

8. We appreciate your recommendation. The project team will review and consider adopting landscape irrigation conservation BMPs endorsed by the Landscape Industry Council of Hawaii.

9. The proposed project will undergo additional agency review during the construction permitting process, including further review by the State Department of Health (DOH). During this time, the Applicant will coordinate with the State DOH on addressing additional requirements related to water quality.

We appreciate your review and comment on the document. A copy of your letter and this response will be included in the Preliminary Draft 201H-38 Application for the subject project.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Ng

Tessa Munekiyo Ng, AICP
Vice President

KMM:lh

cc: Craig Hirai, Hawaii Housing Finance and Development Corporation (HHFDC)
Dean Minakami, HHFDC
Stanley Fujimoto, HHFDC
Douglas Bigley, Ikaika Ohana
Mike Silva, Fukumoto Engineering, Inc.
Linda Munsell, Department of Housing and Human Concerns (DHHC)
Buddy Almeida, DHHC

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DAVID Y. IGE
GOVERNOR

JADE T. BUTAY
DIRECTOR

Deputy Directors
LYNN A.S. ARAKI-REGAN
DEREK J. CHOW
ROSS M. HIGASHI
EDWIN H. SNIFFEN

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

IN REPLY REFER TO:
DIR 1063
STP 8.2784

November 15, 2019

Mr. Buddy Almeida, Housing Administrator
County of Maui
Department of Housing and Human Concerns
One Main Plaza Building
2065 Main Street, Suite 108
Wailuku, Hawaii 96793

Dear Mr. Almeida:

Subject: Keawe Street Apartments Project
Application for Affordable Housing Development
Pursuant to Section 201H-38, Hawaii Revised Statutes (HRS)
Kahului, Maui, Hawaii
TMK: (2) 4-5-021:003 (por)

The State Department of Transportation (DOT) understands the applicant, Ikaika Ohana will develop a 200-unit affordable multi-family rental housing development in Lahaina. The project access will be from a new public road off Keawe Street.

DOT further understands the proposed exemptions for HRS 201H-38 relate to requirements under the Maui County Code.

DOT's comments on the subject project are as follows:

Highways Division (DOT-HWY)

Keawe Street currently provides the main Northern access to the Lahaina Bypass and State Route 3000, while DOT-HWY has been modifying striping and movement patterns to provide an easier route for motorists to use the Bypass. This project will increase traffic on Keawe Street especially with respect to AM and PM Peak traffic.

1. We have no objections to the 201H-38 requested exemptions since they apply to Maui County Code requirements.

2. Until Lahaina Bypass Phase 1-C is completed and open for traffic, we recommend that the connecting roadway to Keawe Street be a right turn in and right turn out to minimize the

impact to traffic flow and potential operational difficulties to/from the Lahaina Bypass.

Airports Division (DOT-AIR)

1. The project area is approximately 4.61 miles from Kapalua Airport (JHM). All projects within five miles from Hawaii State airports shall 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. 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 need to 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.

3. The Airport Zoning Act, Hawaii Revised Statutes, Chapter 262 requires DOT-AIR to prevent hazards and non-conforming uses that conflict with the FAA Hazardous Wildlife Attractants requirements. DOT-AIR recommends that the design of the proposed housing development with construction and operation of an offsite drainage detention basin not create a wildlife attractant. Please review the FAA Advisory Circular 150/5200-33B, *Hazardous Wildlife Attractants On Or Near Airports* for guidance. If the project results in a wildlife attractant, these effects shall be immediately mitigated by Hawaii Housing Finance and Development Corporation (HHFDC) upon notification by the DOT-AIR and/or FAA.

4. HHFDC and future residents of the project should be aware of the proximity of the airport and potential single event noise from aircraft operations.

5. Due to the proximity of the airport, there is a potential for fumes, smoke, vibrations, odors, etc. that may result from aircraft flight operations over existing uses and the proposed future developments of the project.

6. Be aware that Photovoltaic (PV) systems located in or near the approach path of aircrafts into JHM can create a hazardous condition for pilots due to possible glint and glare reflected from the PV array. If glint or glare from the PV array creates hazardous condition for pilots, the owner of the PV system shall be prepared to immediately mitigate the hazard upon notification by the DOT-AIR and/or FAA.

7. PV systems have also been known to emit radio frequency interference (RFI) to aviation-dedicated radio signals, disrupting the reliability of air-to-ground communications. Again, the owner of the PV system shall be prepared to immediately mitigate the RFI hazard upon notification by the DOT-AIR and/or FAA.

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

Sincerely,

JADE T. BUTAY
Director of Transportation

MUNEKIYO HIRAGA

Michael T. Munekiyo
CHAIRMAN
Karlynn K. Fukuda
PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

December 6, 2019

Jade Butay, Director
State of Hawai'i
Department of Transportation
869 Punchbowl Street
Honolulu, Hawai'i 96813-5097

SUBJECT: Response to Agency Review for the Proposed Keawe Street Apartments Affordable Housing Project, Lahaina, Maui, Hawai'i; TMK (2)4-5-021:003

Dear Mr. Butay:

Thank you for providing comments in letter dated November 15, 2019 regarding the proposed Keawe Street Apartments Affordable Housing project. On behalf of Ikaika Ohana ("Applicant"), we offer the following responses to your comments:

Responses to Highway Division Comments

1. Thank you for your confirmation that the State Department of Transportation Highways Division (DOT-HWY) has no objections to the list of 201H-38 HRS exemption requests.

2. We acknowledge the DOT-HWY's recommendation that until the Lahaina Bypass Phase 1-C is completed, the connecting roadway to Keawe Street be a right turn in and right turn out intersection to minimize the impact to traffic flow and potential operational difficulties to and from the Lahaina Bypass. The project team will continue to coordinate with DOT-HWY regarding the configuration for this intersection.

Responses to Airport Division Comments

1. The project team has reviewed the Technical Assistance Memorandum (TAM) and, pursuant to the Federal Aviation Administration (FAA) Code of Federal Regulations, Title 14, Part 77.9, a Notice of Construction or Alteration will be filed with the FAA at least 45 days before the state date of construction of the proposed

project or the date of filing of a construction permit application, whichever is earliest.

The proposed project will consist of a detention basin and retention areas to mitigate flooding impacts at the project site. These areas will be maintained by the Applicant on a regular basis, so as not to attract hazardous wildlife. Furthermore, the project may install photovoltaic (PV) panels on the structures' rooftops. Early consultation with the DOT-AIR will be conducted by the Applicant to ensure that the detention basin/retention areas as well as the potential installation of PV panels will not interfere with airport operations at Kapalua Airport.

2. As previously mentioned, the project team will prepare and file a FAA Form 7460-1 Notice of Construction or Alteration for the proposed project.

3. The offsite drainage detention basin for the proposed project will be regularly maintained by the Applicant so as to discourage wildlife at the basin and minimize risk of wildland fires. Should the drainage detention basin become a wildlife attractant, Ikaika Ohana will mitigate these wildlife effects.

4. Future residents of the proposed project will be notified in advance of potential noise from nearby aircraft operations.

5. We appreciate your comment. As previously mentioned, future residents of the proposed project will be notified in advance of the potential environmental impacts (i.e., noise, fumes, vibrations, odors, etc.) that may result from aircraft flight operations.

6. The proposed project may implement photovoltaic (PV) systems, where feasible to, to reduce the project's energy demand and costs. Should the PV systems create hazardous conditions for pilots, the Applicant will work with the State Department of Transportation Airports Division (DOT-AIR) to mitigate this hazard.

7. The Applicant will work with the DOT-AIR to mitigate all hazards that may result from the use of PV systems at the proposed project.

We appreciate your review and comment on the document. A copy of your letter and this response will be included in the Preliminary Draft 201H-38 Application for the subject project.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Ng

Tessa Munekiyo Ng, AICP
Vice President

KMM:lh

cc: Craig Hirai, Hawaii Housing Finance and Development Corporation (HHFDC)
Dean Minakami, HHFDC
Stanley Fujimoto, HHFDC
Douglas Bigley, Ikaika Ohana
Mike Silva, Fukumoto Engineering, Inc.
Sohrab Rashid, Fehr & Peers
Linda Munsell, Department of Housing and Human Concerns (DHHC)
Buddy Almeida, DHHC

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MICHAEL P. VICTORINO
Mayor

DAVID C. THYNE
Fire Chief

BRADFORD K. VENTURA
Deputy Fire Chief

DEPARTMENT OF FIRE & PUBLIC SAFETY
COUNTY OF MAUI
200 DAIRY ROAD
KAHULUI, HI 96732

October 22, 2019

Munekiyo Hiraga
Attn: Malia Molina - Analyst
305 High St. Suite 104
Wailuku, HI 96793

SUBJECT: Keawe Street Apartments – Application for Affordable Housing (201H-38)
Lahaina, HI
TMK: (2) 4-5-021: 003 (por.)

Dear Bryan,

Thank you for allowing our office to provide comment on the subject proposed project. As per your request, comments are provided below:

- Proposed water supply for fire protection shall be at a minimum of 1500 gallons per minute. Hydrant spacing shall be at 250 feet maximum.
- Where the proposed project abuts undeveloped lands, fire prevention measures shall be incorporated into the proposed project to address the concern of wildland fires. A minimum of 30 feet of defensible space shall be provided between proposed structures and the undeveloped lands. Our office can assist with this matter.
- Our office also reserves the right to comment on the proposed project during the subdivision process and the building permit review process when detailed plans for this project are routed to our office for review. At that time, fire department access, water supply for fire protection, and fire and life safety requirements will be addressed.

If there are any questions or comments, please feel free to contact me at (808) 876-4693 or by email at paul.haake@mauicounty.gov.

Sincerely,

Paul Haake

Paul Haake

Captain - Fire Prevention Bureau

MUNEKIYO HIRAGA

Michael T. Munekiyo
CHAIRMAN
Karlynn K. Fukuda
PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

December 6, 2019

Paul Haake, Captain
County of Maui
Department of Fire & Public Safety
Fire Prevention Bureau
200 Dairy Road
Kahului, Hawai'i 96732

SUBJECT: Response to Agency Review for the Proposed Keawe Street Apartments Affordable Housing Project, Lahaina, Maui, Hawai'i; TMK (2)4-5-021:003

Dear Captain Haake:

Thank you for your letter dated October 22, 2019 regarding the proposed Keawe Street Apartments Affordable Housing project. On behalf of Ikaika Ohana ("Applicant"), we offer the following responses to your comments:

1. We confirm that water will be supplied to the proposed project at a minimum of 1,500 gallons per minute and fire hydrants will be spaced no more than 250 feet apart.

2. A new public road with a width of approximately 50 feet will surround the mauka portion of the project site, exceeding the 30 feet defensible space requirement for protection from wildland fires. Furthermore, the southern portion of the project site abuts Keawe Street while the makai side of the project is adjacent to existing residential development and a cane haul road. A fire break will be provided along the north side of the project site which will meet the Department's standards. The project team will continue to coordinate with your Department to ensure provision of adequate fire breaks.

3. We look forward to receiving and addressing the Department's additional comments when the proposed project undergoes subdivision and building permit review processing.

We appreciate your review and comment on the document. A copy of your letter and this response will be included in the Preliminary Draft 201H-38 Application for the subject project.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Ng

Tessa Munekiyo Ng, AICP
Vice President

KMM:lh
cc: Craig Hirai, Hawaii Housing Finance and Development Corporation (HHFDC)
Dean Minakami, HHFDC
Stanley Fujimoto, HHFDC
Douglas Bigley, Ikaika Ohana
Mike Silva, Fukumoto Engineering, Inc.
Linda Munsell, Department of Housing and Human Concerns (DHHC)
Buddy Almeida, DHHC
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MICHAEL P. VICTORINO
Mayor

ROWENA M. DAGDAG-ANDAYA
Director

JORDAN MOLINA
Deputy Director

GLEN A. UENO, P.E., L.S.
Development Services Administration

RODRIGO "CHICO" RABARA, P.E.
Engineering Division

JOHN R. SMITH, P.E.
Highways Division

Telephone: (808) 270-7845
Fax: (808) 270-7955

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET, ROOM 434
WAILUKU, MAUI, HAWAII 96793

December 23, 2019

Tessa Munekiyo Ng, AICP
MUNEKIYO HIRAGA
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Ng:

Subject: APPLICATION FOR AFFORDABLE HOUSING DEVELOPMENT PURSUANT TO SECTION 201H-38, HAWAI'I REVISED STATUTES FOR KEAWE STREET APARTMENTS TMK: (2) 4-5-021:003 (por)

We reviewed the subject application and have the following comments:

Comments from the Engineering Division, relating to stormwater and drainage infrastructure:

1. The preliminary engineering and drainage report do not describe the existing and developed condition flow patterns in detail. Please verify that specific downstream areas such as Kapunakea Street, Hawaii Omori Mauka Subdivision Lot 4, the Upper Kapunakea Houselot No. 2 subdivision, and Kahoma Stream will not be adversely affected by the development.

2. Both of the proposed retention basins are located directly upstream of residences. Please ensure proper overflow measures are implemented in the construction plans and described in the final drainage report.

3. Please provide the following:

   - Verification that the proposed drainage improvements are in compliance with any existing development master plans.
   - Flooded width calculations for the new roadway
   - HGL on drainline profiles

- Backwater calculations, if applicable
- Calculations for sizing of drainlines and drainage structures at the new roadway

4. Please ensure the project design complies with:

   - Title MC-15, Chapter 4, "Rules for the Design of Storm Drainage Facilities in the County of Maui"
   - Title MC-15, Chapter 111, "Rules for the Design of Storm Water Treatment Best Management Practices"
   - Title 20, Chapter 20.08, "Soil Erosion and Sedimentation Control"

If you have any questions regarding the foregoing comments, please contact Kristi Ono at 270-7745

Comments from the Engineering Division, relating to traffic and transportation infrastructure;

1. The project study area shall include both entrance intersections to the Lahaina Gateway Center, and the ramp connection to Lahainaluna Road.

2. Has HDOT indicated any timeline for the future extension of the Lahaina Bypass towards Kaanapali? If so, how would this affect project connectivity to Keawe Street and also other intersections within project study area?

3. Section 6.4 relating to potential traffic impacts mention a contribution of 3.0% and 3.4% of AM/PM peak hour traffic to the Keawe-Kupuohi intersection and warranted signal. Has there been any discussion of whether this project will contribute funding towards the installation of a traffic signal or any future intersection improvements to this intersection? This question would also apply to the two intersections mentioned in #1 above.

4. Relating to figures 4, 7, and 8 (Section 4 – Baseline 2022 w/o Project and Section 6 – Baseline 2022 w/Project), what happened to through traffic on Keawe Street heading Makai (westbound)?

5. Relating to Section 5 – Project Traffic Estimates, why are there no trips distributed to/from Kupuohi Street?

If you have any question regarding these comments, please contact Kurt Watanabe at 463-3120.

Please call Jordan Molina at 270-7845 if you have any questions regarding this letter.

Sincerely,

Rowena M. Dagdag-Andaya
Director of Public Works

RDA:JM:da
xc: Highways Division
Engineering Division
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MUNEKIYO HIRAGA

Michael T. Munekiyo
CHAIRMAN
Karlynn K. Fukuda
PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

December 24, 2019

Rowena Dagdag-Andaya, Director
County of Maui
Department of Public Works
200 South High Street, 4th Floor
Wailuku, Hawai'i 96793

SUBJECT: Response to Agency Review for the Proposed Keawe Street Apartments Affordable Housing Project, Lahaina, Maui, Hawai'i; TMK (2)4-5-021:003

Dear Ms. Dagdag-Andaya:

Thank you for your letter dated December 23, 2019 regarding the proposed Keawe Street Apartments Affordable Housing project. On behalf of Ikaika Ohana ("Applicant"), we offer the following responses to your comments:

Stormwater and Drainage Infrastructure Comments:

1. Drainage improvements, including onsite and offsite drainage basins, have been designed to ensure that there will be no adverse impacts to downstream properties.

2. Proper overflow measures will be included in final design and construction plans and drainage report for the two (2) proposed retention basins.

3. Verification that the proposed drainage improvements are in compliance with any existing development master plans, as well as the requested calculations will be included in the final design.

4. The project design will comply with Title MC-15, Chapter 4, *"Rules for the Design of Storm Drainage Facilities in the County of Maui"*, Title MC-15, Chapter 111, *"Rules for the Design of Storm Water Treatment Best Management Practices"*, and Title 20, Chapter 20.08, *"Soil Erosion and Sedimentation Control"*.

Traffic and Transportation Infrastructure Comments:

1. Thank you for your comments regarding the project study intersections. The intersections selected for analysis for study include the primary public street intersections in the vicinity of the project site. Both of the driveway access intersections were not studied given that they are private, unsignalized driveways to which the project adds three (3) or fewer trips to the side street approaches during each peak hour. The addition of these project vehicles to the side street approaches would have a negligible impact to traffic operations.

   At the Lahainaluna Rd/Lahainaluna Ramp intersection, only three (3) project trips are expected to be added to the stop-controlled approach. In the right-in, right-out Project access scenario, all other trips added to the intersection would be eastbound right-turning vehicles, and would result in a negligible change in intersection delay. Accordingly, this intersection was not analyzed in the Traffic Impact Analysis Report (TIAR).

2. State of Hawai'i, Department of Transportation (HDOT) staff has indicated that the preliminary schedule for completion and opening of Phase 1C of the Lahaina Bypass (Keawe St to Ka'anapali) is mid-2023, contingent upon available funding. HDOT has requested that access to the Keawe Street Apartments project be right-in/right-out only until the Bypass is constructed. Fehr & Peers included an analysis of the right-in/right-out access alternative as a part of the TIAR.

3. Ikaika Ohana is engaging HDOT on the appropriate traffic mitigation for this project including the potential for a contribution towards signal installation at the Keawe Street/Kupuohi Street intersection. HDOT will determine whether a traffic signal should be installed and the timing of said improvement. It is important to note that, with a right-in/right-out only access on Keawe Street, the project would not increase vehicle delay at this intersection, eliminating any nexus for intersection improvements.

4. The volumes for through traffic on Keawe Street heading makai (westbound) were omitted because they are not included in the capacity calculation for the intersection. They will be added to the figures.

5. Vehicle trips were not assigned to Kupuohi Street to produce more conservative results at other intersections within the study area. Additionally, it is very likely that trips to and from land uses on Kupuohi Street and Ulupono Street would be made

by walking or biking given their proximity to the site and planned pedestrian facilities. Lastly, the right-in/right-out access on Keawe Street requested by HDOT would necessitate a circuitous 2.8-mile return trip, which would further encourage walking or biking to and from the Project site.

We appreciate your review and comment on the document. A copy of your letter and this response will be included in the Preliminary Draft 201H-38 Application for the subject project.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Ng

Tessa Munekiyo Ng, AICP
Vice President

TMN:lh
cc: Denise Iseri-Matsubara, Hawaii Housing Finance and Development Corporation (HHFDC)
Dean Minakami, HHFDC
Stanley Fujimoto, HHFDC
Tom Fischer, Ikaika Ohana
Douglas Bigley, Ikaika Ohana
Mike Silva, Fukumoto Engineering, Inc.
Eric Tamashiro, Belt Collins Hawaii
Sohrab Rashid, Fehr & Peers
Linda Munsell, Department of Housing and Human Concerns (DHHC)
Buddy Almeida, DHHC
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