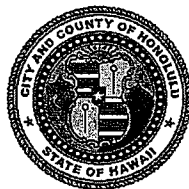


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honolulu.gov • CITY WEB SITE: www.honolulu.gov

'22AUG01 PM 2:05 CITY CLERK

RICK BLANGIARDI
MAYOR



DEAN UCHIDA
DIRECTOR
DAWN TAKEUCHI APUNA
DEPUTY DIRECTOR

July 29, 2022

2022/ELOG-1080(ST)
2020/GEN-11

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Request to Extend the Deadline to Commence Construction
Kapolei Parkway Mixed-Use Affordable Rental Housing Project
Resolution No. 20-272, CD1 (Resolution)
Kobayashi Group, LLC
91-0 Kapolei Parkway - Honouliuli, Ewa
Tax Map Key 9-1-160: Portion of 018

This *supersedes* our previous response dated July 20, 2022 (Department Communication No. 549), to the Applicant's request (received May 19, 2022) for a two-year time extension to commence construction of the Kapolei Parkway Mixed-Use Affordable Rental Housing Project (Project). Specifically, the Applicant requests to revise the third "BE IT FURTHER RESOLVED" clause which states the Resolution "is null and void unless construction of the Project commences no later than 24 months after the approval date of this resolution." A modification to increase the amount of time to commence construction from 24 months to 48 months requires a report and recommendation prior to a City Council approved extension.

A. BACKGROUND:

1. Project Approval: On November 5, 2020, the City Council adopted the Resolution, which granted exemptions from statutes, ordinances, charter provisions, and rules of any government agency relating to various application, infrastructure, subdivision and park dedication fees related to the development and improvement of land, and the construction of units

DEPT. COM. 570

thereon pursuant to Sections 46-15.1 and 201H-38, Hawaii Revised Statutes (HRS), related to Affordable Housing.

2. Status of Compliance with the Approval: The Project was approved subject to 11 conditions related to the implementation and construction of the Project.

The Applicant has submitted various development and construction permit applications since the City Council approval, beginning in February 2021, related to subdivision, grading, trenching, street extensions, construction and building permits to the Department of Planning and Permitting (DPP) for review. Pursuant to HRS, Chapter 6E, written approval from the State Historic Preservation Division (SHPD) is required before any ground disturbance could be authorized. By letter dated March 10, 2022, SHPD notified the landowner (City Department of Land Management) that its review was complete.

Several conditions were imposed relating to traffic, including a traffic signal warrant study, intersection improvements, existing mid-block crosswalks, and street improvement evaluations, a possible bikeway extension on Kapolei Parkway, and pedestrian-friendly revisions to parking proposed along the existing Village Walk located on the south border of the Project. Therefore, new traffic signals, intersection improvements and street extensions, and new bikeway lanes have been incorporated in plans submitted to DPP in June 2021. The DPP Traffic Review Branch (TRB) and Department of Transportation Services (DTS) did not object to these improvements as of August 2021. In March of 2021, the Applicant submitted an assessment of the mid-block cross walk on Kunehi Street. As of April 2021, DPP, TRB, and DTS had no objections to the relocation and safety improvements to Kunehi Street crosswalks, which have since been incorporated in plans submitted to DPP in December 2021. The required Construction Management Plan was recently completed in June 2022, and will soon be submitted for TRB review. The necessary Traffic Management Plan will be submitted prior to the issuance of a Certificate of Occupancy.

On June 22, 2022, the DPP granted the Applicant's request (received on May 16, 2022) for a minor modification to reduce the total number of affordable units by three units, from 404 to 401 and increase the number of manager units from one to four. The increase in managers will improve property management, and consistency and stability in operations.

Managing an 11-building, 401-unit rental housing project would be overwhelming for one on-site manager. The Applicant has drafted the required 201H Agreement reflecting the minor modification, and will be submitting it to the DPP for transmission to the Corporation Counsel for their review. Other conditions are applicable after the completion of the Project and/or during construction.

- B. **CURRENT REQUEST:** According to the submittal (Attachment 1) received from the Agent, R.M. Towill Corporation, which represents the Applicant, Kobayashi Group LLC, the additional 24 months are needed to secure financing from the Hawaii Housing Finance and Development Corporation, including Low Income Housing Tax Credits. Applications were filed by the Applicant in February 2021, which they anticipate will be awarded in August or September 2022. The Agent summarized the Applicant's compliance with the Conditions of the Resolution in a letter dated June 15, 2022 (Attachment 2). If granted, the extension will allow additional time for the Applicant to obtain the necessary funding which will allow the Applicant to proceed with the construction of the much-needed affordable housing project.
- C. **RECOMMENDATION:** With the understanding that there will be no significant changes to the design, scope, or character of the Project approved by the Resolution, that all conditions and mandates of the approval will be met, and that the Applicant will obtain all other required construction permits, our department has no objection to the proposed two-year extension. A draft resolution granting a two-year extension (to November 5, 2024) is attached.

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
July 29, 2022
Page 4

Please feel free to call me at (808) 768-8000, if I can be of any assistance concerning this matter.

Very truly yours,

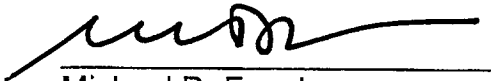


Dean Uchida
Director

Attachments: R.M. Towill letter dated May 16, 2022
R.M. Towill letter dated June 15, 2022
Resolution

cc: R.M. Towill Corporation
Kobayashi Group, LLC
Department of Land Management

APPROVED:



Michael D. Formby
Managing Director



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. _____

RESOLUTION

AMENDING RESOLUTION NO. 20-272, CD1 TO EXTEND THE DEADLINE FOR COMMENCEMENT OF CONSTRUCTION OF THE KAPOLEI PARKWAY MIXED-USE AFFORDABLE RENTAL HOUSING PROJECT AT HONOULIULI, EWA, OAHU, HAWAII, TAX MAP KEY 9-1-160: 018 (POR).

WHEREAS, the City Council, by adoption of Resolution No. 20-272, CD1, on November 5, 2020 (the "Resolution"), authorized certain exemptions from various application, infrastructure, subdivision and park dedication fees pursuant to Sections 46-15.1 and 201H-38, Hawaii Revised Statutes, proposed by the Kobayashi Group, LLC (the "Applicant") for the Kapolei Parkway Mixed-use Affordable Rental Housing Project (the "Project"), consisting of 404 affordable rental units, one manager's unit, two preschool (day-care) and a commercial space, in 11 separate two- and three-story buildings, with two-story parking structures on approximately 10.3 acres of land in Honouliuli, Ewa, located at 91-0 Kapolei Parkway, and identified as a portion of Tax Map Key 9-1-160: 018 (por.); and

WHEREAS, the Resolution required that Project construction commence within 24 months after the November 5, 2020, date of adoption of the Resolution, resulting in a November 5, 2022 deadline; and

WHEREAS, on June 22, 2022, the DPP approved a minor modification of the Project that was requested by the Applicant, to reduce the total number of affordable dwelling units by three units, from 404 to 401 units (a reduction of less than one percent) and increase the number of manager-occupied units from one to four units to improve management connection to tenants, improve tenant satisfaction, and to ensure management consistency; and

WHEREAS, the Applicant requests a 24-month extension of the November 5, 2022 deadline to commence with Project construction, in order to secure financing with the Hawaii Housing Finance and Development Corporation for which applications were filed in February of 2021, with awards anticipated this August or September, 2022; and Affordable Housing grants from the City Department of Community Services, for which applications were filed in February of 2022; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the Resolution is amended to extend the deadline to commence construction of the Project by 24 months - i.e., to November 5, 2024; and

BE IT FURTHER RESOLVED that all other provisions of the Resolution are ratified and confirmed, and remain in full force and effect; and



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. _____

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution to be transmitted to Dean Uchida, Director, Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii, 96813; Elton Wong, Kobayashi Group, LLC, 1288 Ala Moana Boulevard, Suite 201, Honolulu, Hawaii, 96814; Isaiah T. K. Sato, R. M. Towill Corporation, 2024 North King Street, Suite 200, Honolulu, Hawaii, 96819; Scott K. Hayashi, Director, Department of Land Management, 558 South King Street, Honolulu, Hawaii, 96813.

INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawaii

Councilmembers

2024 North King Street
Suite 200
Honolulu Hawaii 96819-3494
Telephone 808 842 1133
Fax 808 842 1937
eMail rmtowill@rmtowill.com



R. M. TOWILL CORPORATION
SINCE 1930

Planning
Engineering
Environmental Services
Photogrammetry
Surveying
Construction Management

May 16, 2022

The Honorable Tommy Waters
Chair and Presiding Officer
And Members
Honolulu City Council
530 South King Street
Honolulu Hale, Room 202
Honolulu, HI 96813

2022 MAY 19 PM 2:39
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

Subject: Request for an Extension of Time
Project: Kapolei Parkway Mixed-Use Affordable Rental Housing Project
Hawai'i Revised Statutes, Chapter 201H Program
Reference: Resolution No. 20-272, CD1, DPP File No. 2020/GEN-11
Location: Honouliuli, Ewa, Oahu
Tax Map Key: (1) 9-1-160: 018 (por.)

Dear Chair Waters and Councilmembers:

On behalf of the Applicant, Kobayashi Group LLC and its successor development entity KG Kapolei Parkway, LLC (KG), we are requesting a two-year extension of time to commence construction for Resolution 20-272, CD1, adopted on November 5, 2020. The Resolution indicates the following:

"BE IT FURTHER RESOLVED that this resolution is null and void unless construction of the Project commences no later than 24 months after the approval date of this resolution; and"

KG has been actively working towards this goal. However, due to awarded financing, the Project will not commence construction by November 5, 2022, the expiration date of Resolution 20-272, CD1. The City Department of Planning and Permitting has indicated that the extension request would need to be approved by City Council via resolution. To assist in your review of this request, we are providing the following additional information regarding progress since the adoption of the Resolution.

Applications for Financing

- Hawaii Housing Finance and Development Corporation (HHFDC) did not have a Consolidate Application for financing in February 2020.
- KG submitted two HHFDC Consolidated Application in February 2021, one for Lot 6 and another for Lot 7. The Project did not receive a financial award. Due to limited Hula Mae Bond funds, only four out of eighteen projects were awarded financing.
- KG along with Ahe Group (AG) submitted two HHFDC Consolidated Applications in February 2022. Ahe Group has the Low-Income Housing Tax Credit (LIHTC) experience to boost the

Attachment 1
(1 of 2)

project scoring and provided a better opportunity for a HHFDC financial award. HHFDC financial awards will be made in August/September 2022.

- In February 2022, KG and AG submitted applications for the City and County of Honolulu Affordable Housing grants issue by the Department of Community Services.

Build Permit Plan Submittal & DCAB Approval

- Building Permit plans were submitted to the Department of Planning and Permitting in June 2021. We continue to respond to agency comments.
- Building plans were submitted to the State Disability and Communication Access Board (DCAB) on April 29, 2021. DCAB approved Kapolei Parkway Lot 7 on December 22, 2021 and Lot 6 plans on February 9, 2022.

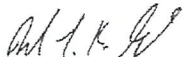
Subdivision Approval and Land Court Filing

- Final subdivision approval for Lots 6 & 7 plus the Manawai and Wakea Street extensions was granted by DPP on April 30, 2021. KG is working with the Land Court and State Surveyor for a Land Court petition that includes two other subdivisions made by the City. The petition was initially filed with the Land Court on October 2022. The Land Court with agreement from the State Surveyor asked for the three subdivision maps to be consolidated.

As the above demonstrates, KG has pursued moving the project forward and awaits a financial award by HHFDC; however, construction will not start by November 5, 2022. If HHFDC issues a financial award in August/September to the project, HHFDC will need to procure bond counsel and go through a financial closing. The bond counsel procurement and financial closing will take 7-10 months, allowing construction to start April-June 2023. Thus, KG requests a two-year extension for the project commencement.

Should you require additional information or have any questions regarding this request, please contact Isaiah Sato at isaiahs@rmtowill.com or (808) 748-7431.

Very truly yours,
R.M. Towill Corporation


Isaiah T. K. Sato

cc:

City and County of Honolulu, Department of Planning and Permitting

Kobayashi Group LLC and its successor development entity KG Kapolei Parkway, LLC

**Attachment 1
(2 of 2)**



R. M. TOWILL CORPORATION
SINCE 1930

Planning
Engineering
Environmental Services
Photogrammetry
Surveying
Construction Management

June 15, 2022

Mr. Dean Uchida, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street 7th Floor
Honolulu, Hawaii 96813

Attention: Mr. Steve Tagawa

Subject: Additional Information Regarding the Request for an Extension of Time
Project: Kapolei Parkway Mixed-Use Affordable Rental Housing Project
Hawai'i Revised Statutes, Chapter 201H Program
Reference: Resolution No. 20-272, CD1, DPP File No. 2020/GEN-11
Location: Honouliuli, Ewa, Oahu
Tax Map Key: (1) 9-1-160: 018 (por.)

2022 JUN 17 PM 3:26
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

Dear Mr. Uchida:

On behalf of the Applicant, Kobayashi Group LLC and its successor development entity KG Kapolei Parkway, LLC (KG), we are providing additional information to aid in your review of the Request for an Extension of Time. Conditions of Resolution 20-272, CD1 are shown below (emphasis added) with a discussion on the status.

- A. *Except as modified herein, development must be in general conformance with the approved Project, as described herein and shown on plans and drawings attached as Exhibits A through U. Minor changes may be approved by the DPP Director. Major modifications to the Project will require approval by the City Council.*

Discussion: The development is in general conformance with the approved project; however, developer is requesting 4 manager/staff units in lieu of the 1 manager/staff unit. Total units are still 405 units. The developer has requested the revision with DPP through a minor modification.

- B. *Prior to submittal of any grading, grubbing, or trenching permit applications, the Applicant shall obtain written approval from the State Historic Preservation Division ("SHPD") regarding compliance with archeological requirements, and submit a copy of the SHPD's approval to the DPP.*

Discussion: In the letter dated March 10, 2022 from SHPD, SHPD concurs with the determination of "No historic properties affected" for the current project. A copy of the letter is provided in the enclosure.

- C. *Prior to issuance of any grading, grubbing, trenching or building permits, the Applicant shall submit the following for review and approval:*

**Attachment 2
(1 of 7)**

1. *To the DPP Traffic Review Branch and the City Department of Transportation Services ("DTS"):*

- a. *A full traffic signal warrant analysis for the intersections of Kapolei Parkway with Manawai Street, Kunehi Street, and Wakea Street, to determine whether the installation of traffic signals are warranted.*

Discussion: Wilson Okamoto Corporation prepared a Traffic Signal Warrant Study for the three project intersections in July 2020. An email from DPP-TRB dated August 5, 2021 stated "TRB/DTS have no comments regarding study recommendation." The project will install two traffic signals at the intersections of Kapolei Parkway/Kunehi Street and Kapolei Parkway/Wakea Street.

- b. *Plans for modification of the intersections of Kapolei Parkway with Wakea Street, Manawai Street, and Kunehi Street, including possible left-turn lanes.*

Discussion: Recommendations from the Traffic Signal Warrant Study are included in the latest project plans submitted to DPP.

- c. *A revised plan for the parking area adjacent to Village Walk to enhance the attractiveness and usability of the existing pedestrian pathway, and facilitate the interaction between the pathway and adjacent uses, including the use of Complete Street principles.*

Discussion: The Applicant met with DPP-TRB/DTS regarding the Village Walk parking area. TRB and DTS comments were incorporated into the building permit plans submitted to DPP in June 2021.

- d. *An analysis for possible improvements to the existing mid-block crosswalk on Kapolei Parkway near Palailai Mall to enhance pedestrian visibility, especially at night (for example, the use of inroad warning lights or flashing beacons).*

Discussion: The Traffic Impact Report prepared by Wilson Okamoto Corporation in February 2020 recommends the following (Recommendation #15), "Consider implementing improvements along Kapolei Parkway at the midblock crossing near Palailai Mall to enhance pedestrian visibility in the crosswalks, especially at night, through the use of the in roadway warning lights, flashing beacons, and rapid rectangular flashing beacons." Rapid rectangular flashing beacons were incorporated in the plans submitted to DPP in October 2021.

- e. *An analysis for possible enhancements to the mid-block crosswalk on Kunehi Street at the east end of the existing Village Walk, including a recommendation on whether the crosswalk or proposed Project driveway should be relocated due to potential conflicts with Hookele Elementary School and Village Walk.*

Discussion: Wilson Okamoto Corporation prepared a Kunehi Street Crosswalk Assessment dated March 25, 2021 which recommended the crosswalk to be located further south with additional improvements. DPP TRB/DTS stated that they "have no comments on the x-walk assessment" via email dated April 20, 2021. Thus, the project will relocate the Kunehi Street crosswalk in accordance with the crosswalk assessment. Plans were submitted to DPP in December 2021.

- f. *An analysis of the possible extension of existing bikeways in the vicinity of the Project site.*

Discussion: The Traffic Impact Report prepared by Wilson Okamoto Corporation in February 2020 recommends the following (Recommendation #16), “*extending the existing bike lane along Wakea Street to connect existing segment north of Kapolei Parkway.*” Plans for the extension of Wakea Street include an extension of the bike lane that was submitted to DPP on June 2021.

2. *To the DPP Traffic Review Branch and the State Department of Transportation (“HDOT”), an overall timeline or phasing plan for the components of each Project development phase, with the anticipated dates for each phase to obtain building permits for major construction work, including the projected date of occupancy, in a format acceptable to the DPP Traffic Review Branch. The timeline must identify when the construction management plan (“CMP”), the traffic management plan (“TMP”), and updates to or validation of the findings of the traffic impact report (“TIR”) dated February 2020, will be submitted for review and approval. Offsite roadway work must be submitted for review and approval to correspond with when approvals for construction plans, building permits, and certificates of occupancy (“CO”) will be necessary. Typically, the CMP should be submitted for review and approval prior to the issuance of building permits for major construction work. The TMP or subsequent updates should be submitted and approved prior to the issuance of the (temporary) CO.*
 - a. *An updated TIR, including supplemental studies or subsequent updates, may be required once Project phasing details are known. A new TIR may be required if there is a significant change to the scope or timing of the major work items contained in the initial TIR.*

Discussion: The project is waiting for Low Income Housing Tax Credit (LIHTC) funding by Hawaii Housing Finance & Development Corporation (HHFDC). Developer has made financial applications in February 2021 and February 2022. A HHFDC financial award will allow the project to move forward at which time an overall timeline or phasing plan will be provided to DPP Traffic Review Branch and the State Department of Transportation.

3. *To the DPP Traffic Review Branch, a CMP that identifies the type, frequency, and routing of heavy trucks and construction-related vehicles. The Applicant shall make every effort to minimize impacts from construction vehicles and construction-related activities, particularly impacts to nearby schools. The CMP must identify and limit construction-related vehicular activity to periods outside of the peak traffic hours using alternate routes for heavy trucks, provisions for either onsite or offsite staging areas for construction-related workers and vehicles to limit the use of on-street parking around the Project site, and other mitigation measures related to traffic and potential neighborhood impacts. The CMP must also include preliminary or conceptual traffic control plans. The Applicant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing, or roadway reconstruction if the condition of the roadways deteriorates as a result of the construction-related activities.*

Discussion: A CMP was recently completed by Wilson Okamoto in June 2022. The CMP will be submitted to DPP TRB for their review and comment.

4. *To the DPP Traffic Review Branch, a TMP that includes traffic demand management (“TDM”) strategies to minimize the amount of vehicular trips for daily activities, particularly with respect to the two preschool daycare centers. TDM strategies may include carpooling, ride-hailing, car-sharing, and ride-sharing programs; transit,*

bicycle, and pedestrian incentives; and other similar TDM strategies. The TMP must include a pedestrian and bicycle circulation plan that provides accessibility and connectivity to and along the surrounding public sidewalks, bus stops, and at-street intersections, as it relates to Complete Streets principles. A post-TMP will be required after completion of Project construction, to analyze any potential Project impacts, including from the preschool daycare operations.

Discussion: Condition 2 of this resolution says, “The TMP or subsequent updates should be submitted and approved prior to the issuance of the (temporary) CO.” This will be done prior to issuance of a TCO.

5. *To the DPP, Project site plans that show:*

- a. Parking and loading area designs that allow vehicles to enter and exit in a forward-facing manner;*
- b. Adequate space for onsite refuse pickup activities;*
- c. Adequate onsite maneuvering and turnaround areas so vehicles are able to enter and exit the Project site in a forward-facing manner; and*
- d. Design of parking spaces and driveways near the loading and delivery areas so there is no interference with large vehicle turning maneuvers.*

Discussion: The building permit plans submitted to DPP in June 2021 meet this condition.

6. *To the DPP Traffic Review Branch, Project site plans and elevation drawings that show adequate sight distance at all Project driveways for visibility of approaching pedestrians and vehicles. Driveways must not exceed five percent for a minimum distance of 25-feet from the property line.*

Discussion: Adequate site distances at all Project driveways are shown in the building permit plans submitted to DPP in June 2021.

- D. *To the DPP Traffic Review Branch, a post TIR update approximately one year after the issuance of a CO for the Project, or when area traffic returns to pre- COVID-19 pandemic conditions (as determined by the DPP), to validate the traffic projections, trip reduction rates, distribution, and assignment contained in the initial TIR. If the post TIR recommends traffic mitigation measures or modifications to address traffic impacts directly attributable to the Project, the Applicant shall implement the traffic mitigation measures or modifications.*

Discussion: A post Traffic Impact Report will be completed one year after the issuance of a CO for the Project.

- E. *Prior to issuance of any building permits for the Project, the Applicant shall execute a development agreement with the Director of Planning and Permitting that includes terms, conditions, and provisions to facilitate the efficient development and monitoring of the Project, and to ensure compliance with the requirements of HRS Chapter 201H and this resolution; and*

Discussion: The Applicant has a Development Agreement dated March 31, 2020 with the City and County of Honolulu Department of Land Management. Rather than duplicate the City’s efforts with different City Departments, DPP suggested executing a “declaratory document”, a “much shorter

document is the post-201H-obligations which were set forth by Council in Resolution No. 20-272, CDI".
We await DPP's declaratory document.

Should you require additional information or have any questions regarding this request, please contact Isaiah Sato at isaiahs@rmtowill.com or (808) 748-7431.

Very truly yours,
R.M. Towill Corporation

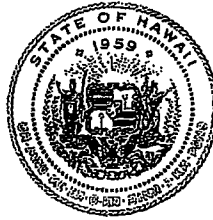
Isaiah T. K. Sato

Isaiah T. K. Sato

Enclosures

cc:

Kobayashi Group LLC and its successor development entity KG Kapolei Parkway, LLC



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD., STE 555
KAPOLEI, HI 96707

March 10, 2022

Scott K. Hayashi, Director
City and County of Honolulu
Department of Land Management
558 South King Street
Honolulu, HI 96813
Email: scott.hayashi@honolulu.gov

IN REPLY REFER TO:
Project No: 2020PR32461
Doc. No.: 2203SCH03
Archaeology

Dear Scott K. Hayashi:

**SUBJECT: Chapter 6E-8 Historic Preservation Review –
Request for Concurrence with “No historic properties affected”
Kapolei Parkway Project
Honouliuli Ahupua‘a, ‘Ewa District, Island of O‘ahu
TMK: (1) 9-1-160:018 (por.) and Manawai Street and Wakea Street Extensions**

This letter provides the State Historic Preservation Division's (SHPD's) review of the City and County of Honolulu (CCH), Department of Land Management (DLM) proposed project titled Kapolei Parkway Project. The submittal included the DLM's cover letter dated February 12, 2020, a HRS 6E Submittal Form, TMK map, overall site plan map, project area map, and a HRS 6E Submittal Filing Fee Form. The submittal also included a supporting document titled *Archaeological Literature Review and Field Inspection to Support Consultation with the SHPD for the Kapolei Parkway Project, Honouliuli Ahupua‘a, ‘Ewa District, O‘ahu TMK: [1] 9-1-160:018 (por.) and Manawai Street and Wakea Street extensions* (Farley and McDermott, February 2020). The SHPD received this submittal on February 14, 2020. Additionally, SHPD received on January 25, 2022, a DLM cover letter dated January 21, 2022, requesting a SHPD determination letter (Submission No.: 2020PR32461.002).

The proposed project involves construction of affordable housing and adjacent portions of Wakea and Manawai street to City standards. The proposed housing will include two- to three-story buildings with 404 units consisting of studio and one- to four-bedroom apartments. The development will also include a preschool, recreation, and laundry facilities, as well as a park and parking lots. The project is on City-owned land. The Kobayashi Group will have a long-term lease (75 years) of Lots 6 and 7 and will manage the project during construction and use. The roadway extension of Manawai and Wakea streets will continue to be owned by the City. The project area will be filled and ground disturbing activities include excavations for building footing/foundations and utility installation.

A review of SHPD's records and the LRFI report (Farley and McDermott, February 2020) show that at least 17 archaeological studies have been conducted in the vicinity of the project area. These archaeological studies have identified historic properties including the Pu‘u Kapolei Heiau, the OR&L ROW, and Fort Barrette structural remnants. These historic properties will not be impacted by the proposed project. No historic properties have been identified previously within the project area, and none were identified during the field inspection. The USDA (Foote et. al 1972) identifies the soils as Honouliuli clay, 0 to 2 percent slopes (HzA) and Mamala stony silty clay loam, 0 to 12 percent slopes (MnC) areas. The LRFI indicates the project area was in sugarcane cultivation for approximately a century. This activity likely destroyed any evidence of traditional Hawaiian activity that may have

once existed. Additionally, the area was subject to significant mining and stockpiling of limestone bedrock in the last 15 years which likely destroyed evidence of the former planation.

Based on the information provided, SHPD concurs with the DLM project effect determination of "No historic properties affected" for the current project. Pursuant to HAR §13-275-7(e), when the SHPD agrees that the action will not affect any significant historic properties, this is the SHPD's written concurrence and the HRS 6E historic preservation review ends.

SHPD hereby notifies the DLM that the HRS 6E historic preservation review process is ended. Project initiation may proceed.

The document titled *Archaeological Literature Review and Field Inspection to Support Consultation with the SHPD for the Kapolei Parkway Project, Honouliuli Ahupua'a, 'Ewa District, O'ahu TMK: [1] 9-1-160:018 (por.) and Manawai Street and Wakea Street extensions* (Farley and McDermott, February 2020) serves to facilitate project planning and supports the historic preservation review process. Please send one hard copy of the document clearly marked FINAL, along with a copy of this review letter and a text-searchable PDF version of the document to the Kapolei SHPD office, attention SHPD Library. Please send a text-searchable PDF copy of the literature review and field inspection marked Final to SHPD via HICRIS to Project 2020PR32461 using the Supplemental Attachment option and a PDF copy to Lehua.K.Souares@hawaii.gov.

Please note on relevant construction plans: In the unlikely event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are identified during the demolition and/or construction work, cease work in the immediate vicinity of the find, protect the find from additional disturbance, and contact the State Historic Preservation Division, at (808) 692-8015.

Please contact Samantha Hemenway, O'ahu Island Archaeologist, at Samantha.Hemenway@hawaii.gov for any questions regarding this letter.

Aloha,

Alan Downer

Alan S. Downer, PhD
Administrator, State Historic Preservation Division
Deputy State Historic Preservation Officer

cc: Cameron Lowry, cameron.lowry@honolulu.gov
Matt McDermott, MMcDermott@culturalsurveys.com
CSH, submittals@culturalsurveys.com