

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

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KIRK CALDWELL
MAYOR



KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

October 23, 2020

2020/ELOG-1961(JY)

Mr. Keith Kawaoka, Acting Director
Office of Environmental Quality Control
Department of Health, State of Hawaii
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

Dear Mr. Kawaoka:

SUBJECT: Chapter 343, Hawaii Revised Statutes
Final Environmental Impact Statement
Board of Water Supply
Beretania Complex Redevelopment
630 South Beretania Street - Hawaii Capital District
Tax Map Key 2-1-036: 001 and 005

The Department of Planning and Permitting has accepted the Final Environmental Impact Statement (EIS) for the Board of Water Supply (BWS) Beretania Complex Redevelopment as satisfactory fulfillment of the requirements of Chapter 343, Hawaii Revised Statutes. Therefore, we have simultaneously submitted a letter of acceptance to the proposing agency. Enclosed is a completed Publication Form in hard copy. An electronic copy will be sent to your office. We note that the Final EIS distribution list was verified by your office on September 16, 2020.

Should you have any further questions on this matter, please contact Joette Yago, of our Urban Design Branch, at 768-8034.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Kathy Sokugawa".

Kathy K. Sokugawa
Acting Director

Enclosure

cc: BWS
HHF Planners

21 - 075

AGENCY PUBLICATION FORM

Project Name:	Board of Water Supply Beretania Complex Redevelopment Project
Project Short Name:	BWS Beretania Complex Redevelopment
HRS §343-5 Trigger(s):	Use of state or county lands
Island(s):	Oahu
Judicial District(s):	Kona District
TMK(s):	[1] 2-1-036:001 & 2-1-036:005 (portion)
Permit(s)/Approval(s):	Construction and building permits
Proposing/Determining Agency:	Board of Water Supply, City and County of Honolulu (BWS)
<i>Contact Name, Email, Telephone, Address</i>	Ernest Y. W. Lau, P.E., Manager and Chief Engineer Board of Water Supply 630 South Beretania Street Honolulu, Hawaii 96813 bwsredevelopmenteis@hhf.com ; phone: (808) 748-5061
Accepting Authority:	Department of Planning and Permitting, City and County of Honolulu
<i>Contact Name, Email, Telephone, Address</i>	Joette Yago jyago@honolulu.gov (808) 768-8034 Department of Planning and Permitting 650 South King Street, 7 th Floor Honolulu, Hawaii 96813
Consultant:	HHF Planners
<i>Contact Name, Email, Telephone, Address</i>	Scott Ezer, Vice President HHF Planners 733 Bishop Street, Suite 2590 Honolulu, HI 96813 sezer@hhf.com ; phone: (808) 457-3158

Status (select one) DEA-AFNSI**Submittal Requirements**

Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEA, and 4) a searchable PDF of the DEA; a 30-day comment period follows from the date of publication in the Notice.

 FEA-FONSI

Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; no comment period follows from publication in the Notice.

 FEA-EISPN

Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; a 30-day comment period follows from the date of publication in the Notice.

 Act 172-12 EISPN
("Direct to EIS")

Submit 1) the proposing agency notice of determination letter on agency letterhead and 2) this completed OEQC publication form as a Word file; no EA is required and a 30-day comment period follows from the date of publication in the Notice.

 DEIS

Submit 1) a transmittal letter to the OEQC and to the accepting authority, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEIS, 4) a searchable PDF of the DEIS, and 5) a searchable PDF of the distribution list; a 45-day comment period follows from the date of publication in the Notice.

 FEIS

Submit 1) a transmittal letter to the OEQC and to the accepting authority, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEIS, 4) a searchable PDF of the FEIS, and 5) a searchable PDF of the distribution list; no comment period follows from publication in the Notice.

- FEIS Acceptance Determination The accepting authority simultaneously transmits to both the OEQC and the proposing agency a letter of its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS; no comment period ensues upon publication in the Notice.
- FEIS Statutory Acceptance Timely statutory acceptance of the FEIS under Section 343-5(c), HRS, is not applicable to agency actions.
- Supplemental EIS Determination The accepting authority simultaneously transmits its notice to both the proposing agency and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is or is not required; no EA is required and no comment period ensues upon publication in the Notice.
- Withdrawal Identify the specific document(s) to withdraw and explain in the project summary section.
- Other Contact the OEQC if your action is not one of the above items.

Project Summary

The Board of Water Supply, City and County of Honolulu (BWS) intends to issue a Request for Proposals to redevelop approximately 128,100 square feet of its 6.3 acre Beretania Complex located at 630 South Beretania Street, Honolulu. The purpose of the proposed action is to provide a revenue stream to help offset a portion of BWS's operating expenses and capital improvements costs. BWS will enter into a development contract with a qualified developer and issue a ground lease for the use of a portion of the Beretania Complex. The lease term will not exceed 65 years and will provide for continued and uninterrupted use of existing BWS buildings and operational facilities. Redevelopment will occur on areas currently being used as ground level parking for BWS employees, equipment and staff vehicles. All lost parking spaces will be replaced in the redevelopment.

Future redevelopment of the Beretania Complex will be determined by the selected developer. However, three possible redevelopment scenarios are evaluated in the DEIS: 1) Assisted Care Living Facility and Office Building; 2) Affordable Senior Rental Apartments and Office Building; and 3) Parking Structure and Office Building. The office building will be for BWS use. All of these uses are allowed under the property's A-2 Medium Density Apartment zoning.