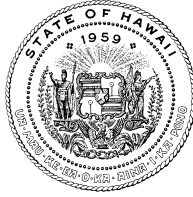


**JOSH GREEN, M.D.**  
GOVERNOR

**SYLVIA LUKE**  
LT. GOVERNOR



**DEAN MINAKAMI**  
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:  
24:PECB/134

December 23, 2024

Ms. Mary Alice Evans, Director  
Office of Planning and Sustainable Development  
P.O. Box 2359  
Honolulu, Hawaii 96804-2359

Dear Ms. Evans:

**Subject:** Environmental Assessment Exemption Notice  
Keawalau Affordable Housing Project  
Hikimoe Street and Waipahu Depot Street; Waipahu, Oahu  
Tax Map Keys: (1) 9-4-013:046 and (1) 9-4-014:005, :014, :058 through :067, and :075

Pursuant to administrative rules promulgated under the authority of Section 343-6(5), Hawaii Revised Statutes; and under sections 11-200.1-15, 11-200.1-16, and 11-200.1-17, Hawaii Administrative Rules, this letter serves as notification and a request for publication that the Hawaii Housing Finance and Development Corporation (HHFDC) has declared this Project exempt from the preparation of an environmental assessment.

Highridge Costa Development Company, LLC (Highridge Costa Development Company) is developing the Keawalau Affordable Housing Project that will transform 3.84 acres in Waipahu, Oahu. The Project will provide 531 affordable rental housing units (plus six manager units) complemented by 42,372 square feet of commercial space, creating a vibrant transit-oriented mixed-use community.

After careful analysis as described in the attachment, HHFDC has considered primary, secondary, and cumulative impacts of the Project and has determined the Project is not anticipated to have significant impacts on the environment.

Sincerely,

Dean Minakami  
Executive Director

Attachment

# KEAWALAU AFFORDABLE HOUSING PROJECT ENVIRONMENTAL ASSESSMENT EXEMPTION NOTICE

Pursuant to Chapter 343, Hawaii Revised Statutes (HRS 343) and  
Section 11-200.1, Hawaii Administrative Rules (HAR 11-200.1)

## AGENCY OR APPLICANT ACTION

- This exempted action is an agency action as defined by HRS 343-5(b) and HAR 11-200.1-8.
- This exempted action is an applicant action as defined by HRS 343-5(e) and HAR 11-200.1-9.

## EXEMPTION TYPE

The Exemption Notice for the action described below is based on HHFDC's comprehensive exemption list,<sup>1</sup> which mirrors and exceeds the exemption criteria for the demolition of structures and construction of new affordable housing projects under HAR 11-200.1-15(c).

6. Demolition of structures, except those structures that are listed on the national register or Hawaii Register of Historic Places.

**Part 2 Actions** – Includes structures that require further consideration because of their potential impacts to the surrounding community. For example, demolition of structures that contains high levels of hazardous materials; demolition of structures that creates significant noise, fugitive dust or other adverse impacts; or demolition of structures that leads to a loss of amenities for the public.

10. New construction of affordable housing, where affordable housing is defined by the controlling law applicable for the state or county proposing agency or approving agency, that meets the following:
- A. Has the use of state or county lands or funds or is within Waikiki as the sole triggers for compliance with HRS 343;
  - B. As proposed conforms with the existing state urban land classification;
  - C. As proposed is consistent with the existing county zoning classification that allows housing; and
  - D. As proposed does not require variances for shoreline setbacks or siting in an environmentally sensitive area, as stated in HAR 11-200.1-13(b)(11).

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<sup>1</sup> As concurred in by the Environmental Advisory Council on November 1, 2022, see: [https://files.hawaii.gov/dbedt/erp/Agency\\_Exemption\\_Lists/State-Hawaii-Housing-and-Finance-Development-Corporation-2022-11-01-Exemption-List.pdf](https://files.hawaii.gov/dbedt/erp/Agency_Exemption_Lists/State-Hawaii-Housing-and-Finance-Development-Corporation-2022-11-01-Exemption-List.pdf)

**Part 2 Actions** – Development of affordable housing provided pre-assessment consultations were conducted to determine the appropriateness of preparing an exemption notice or requiring an environmental assessment.

2. Construct multi-family residential units including, but not limited to, grading; roadway and traffic systems; utility systems; dwelling units; landscaping; and ancillary facilities; provided all applicable approvals and administrative permits are obtained.
  
4. Allow accessory commercial activities within the development that are related to Part 2, item 2 above.

**DESCRIPTION OF ACTION**

**Proposing Agency or Applicant:** The Applicant is Highridge Costa Development Company; 330 West Victoria Street, Gardena, CA 90248. The approving agency of this exemption notice is the Hawaii Housing Finance and Development Corporation (HHFDC).

**Project Name & Address/Location:** The Keawalau Affordable Housing Project (Project) is located at Hikimoe and Waipahu Depot streets; Waipahu, HI 96797 (Project Site).

**Estimated Construction Schedule:** Construction start: October 2026 / Construction completion: August 2030.

**Tax Map Key (TMK) and latitude/longitude coordinates (in decimal degrees):** TMK: (1) 9-4-013:046 and (1) 9-4-014:005, :014, :058 through :067, and :075; Coordinates: 21.384, -158.005

**Anticipated Permits, Approvals, and Notifications:**

Permitting Agency	Permit Type
City and County of Honolulu (CCH)	Demolition, grading, trenching, and building permits (DPP) Wastewater and stormwater connection permits (DPP) Certificate of Occupancy (DPP) Street usage permit (DTS) Board of Water Supply review Honolulu Fire Department plan review Building Permit (DPP) Floodway Permit (DPP) 201H Resolution 22-291, CD1, FD1 (City and County of Honolulu Council)
State of Hawaii	National Pollutant Discharge Elimination System and Noise Permit (DOH) ADA Coordination (DCAB) Chapter 6E, HRS (SHPD)

**NARRATIVE**

Highridge Costa Development Company (Applicant), in partnership with Kamehameha Schools (KS), is developing the Keawalau Affordable Housing Community, an affordable transit-oriented development (TOD) that will transform 3.84 acres in Waipahu, Oahu. Located approximately 300 feet west of the Waipahu Transit Center (Pouhala) Skyline station, this mixed-use community will provide critical affordable housing while advancing sustainable urban design principles in Central Oahu.

The Project Site is strategically positioned in Waipahu's urban core. Hikimoe Street bisects the site, which is bounded by Waipahu Depot Street, Farrington Highway, and adjacent commercial and residential properties. The fully urbanized site will undergo comprehensive redevelopment, with all existing structures slated for demolition except for one building (the Sonido office building) along the southern boundary of TMK (1) 9-4-014:014.

The Project Site currently houses a variety of retail uses. Existing buildings are all between one and five stories tall, ranging from 10,766 sq ft to 20,061 square feet, and built between 1966 and 1979. The makai area contains Times Supermarket, Westside Music, and multiple dental practices. The mauka area contains a laundromat, Mountain Slope Water, and two restaurants. A Reconnaissance Level Survey (RLS) is currently being completed for the Project Site to assess the historic significance of the buildings.

The Project will provide 531 affordable rental housing units (plus six manager units) complemented by 42,372 square feet of commercial space, creating a vibrant mixed-use community. The Project includes 566 parking spaces serving residential, guest, and retail needs, along with 34,504 square feet of interior amenity spaces. Under the lease agreement, KS will retain ownership of the land and the commercial spaces, while HCDC will develop and own the residential components and build the commercial space on KS's behalf.

The Project will proceed in three phases:

1. *Phase 1 - Mauka Block.* The first phase features a mixed-use building with affordable senior housing. The ground floor and second floor will house retail and restaurant spaces along with parking facilities. Senior affordable housing units will occupy floors three through seven, creating a comfortable and accessible living environment for older residents.
2. *Phase 2 - Makai Block East Tower.* A 19-story mixed-use building anchors the eastern portion of the site, featuring ground-floor retail, restaurant, and grocery spaces, alongside parking and residential amenities. Floors 2 through 19 will provide affordable housing units for families and individuals, creating a vertical community with diverse housing options.
3. *Phase 3 - Makai Block West Tower.* The final phase is an 18-story mixed-use building that complements the East Tower's program. The ground floor will incorporate retail and restaurant spaces, parking, and residential amenities, while floors 2 through 18 will house multi-family affordable units designed for families and individuals.

Exhibit 3 shows the phasing plan. Exhibit 4 shows the Project plans. Table 1 provides the Project development program. Table 2 provides an affordability summary. Table 3 provides the Project parking summary.



**Table 1 Development Program**

Phase 1: Mauka Block		
Senior Living Mid-Rise Housing (5 residential stories)	1-Bedroom	118 units
	2-Bedroom	15 units
<b>Subtotal</b>		<b>133 units</b>
Commercial (ground floor)	Retail/Restaurant	9,796 sq. ft
<b>Subtotal</b>		<b>9,796 sq. ft</b>
Phase 2: Makai Block East Tower		
Multi-Family High-Rise Housing (18 residential stories)	Studio	54 units
	1-Bedroom	72 units
	2-Bedroom	90 units
	3-Bedroom	18 units
<b>Subtotal</b>		<b>234 units</b>
Commercial (ground floor)	Retail/Restaurant	5,539 sq. ft
	Grocery	23,352 sq. ft
<b>Subtotal</b>		<b>28,891 sq. ft</b>
Phase 3: Makai Block West Tower		
Multi-Family High-Rise Housing (17 residential stories)	Studio	102 units
	1-Bedroom	68 units
<b>Subtotal</b>		<b>170 units</b>
Commercial (ground floor)	Retail/Restaurant	3,685 sq. ft
<b>Subtotal</b>		<b>3,685 sq. ft</b>

**Table 2 Affordability Summary**

Restricted at Percent of the AMI	Number of Units	Percent of Total Units
<b>Mauka Block Phase 1</b>		
30% of the AMI	14	3
60% of the AMI	117	22
Manager's units	2	0.4
<b>Mauka Block Phase 2</b>		
30% of the AMI	24	4
60% of the AMI	208	39
Manager's Units	2	0.4
<b>Mauka Block Phase 3</b>		
30% of the AMI	17	3
60% of the AMI	151	28
Manager's Units	2	0.4
<b>TOTAL AFFORDABLE UNITS</b>		
	<b>531</b>	<b>99</b>
Total 30% of the AMI	55	10
Total 60% of the AMI	476	89
Total Manager's Units	6	1
<b>TOTAL NUMBER OF UNITS</b>		
	<b>537</b>	<b>100</b>
<b>Affordability</b>	<b>75 years</b>	

**Table 3 Parking Summary**

Phase 1: Mauka Block		
Resident/Commercial Parking		103 stalls (including 9 handicap stalls)
Loading Stalls		1 stall
Resident Bicycle Parking	Short Term	14 stalls
	Long Term	67 stalls
Commercial Bicycle Parking	Short Term	5 stalls
	Long Term	1 stall
Phase 2: Makai Block East Tower		
Resident/Commercial Parking		353 stalls (including 9 handicap stalls)
Loading Stalls		3 stalls
Resident Bicycle Parking	Short Term	24 stalls
	Long Term	117 stalls
Commercial Bicycle Parking	Short Term	29 stalls
	Long Term	5 stalls
Phase 3: Makai Block West Tower		
Resident/Commercial Parking		107 stalls (including 10 handicap stalls)
Loading Stalls		2 stalls
Resident Bicycle Parking	Short Term	17 stalls
	Long Term	85 stalls
Commercial Bicycle Parking	Short Term	3 stalls
	Long Term	1 stall

The Project addresses a critical community need by serving residents across multiple income levels and life stages. The Mauka Block focuses on senior residents, while the East and West Towers accommodate families and individuals. All residential units are designated for households earning between 30% and 60% of the Area Median Income (AMI). The commercial component, totaling 42,372 square feet, will accommodate a strategic mix of retail, restaurant, and grocery tenants. The final tenant mix will respond to market conditions and community needs at the time of leasing, ensuring the Project serves both residents and the broader Waipahu community.

As a transit-oriented development approximately 300 feet west of the Waipahu Transit Center (Pouhala) Skyline station, the Project implements the *Waipahu Neighborhood TOD Plan* by:

1. Reducing vehicular dependency through proximity to mass transit.
2. Creating a pedestrian-friendly environment.
3. Supporting sustainable development practices.
4. Integrating mixed-use elements to create a vibrant community.
5. Contributing to the revitalization of Waipahu's urban core.

In August 2022, the Applicant submitted a 201H application to the City and County of Honolulu (CCH). On January 25, 2023, the City Council adopted Project’s 201H resolution (Resolution 22-291, CD1, FD1). The resolution granted exemptions from:

1. the CCH Land Use Ordinance (Chapter 21, Revised Ordinances of Honolulu) relating to mixed uses, density, height, setbacks, and other requirements; and
2. CCH development-related fees.

The Applicant will seek Low-Income Housing Tax Credits to partially finance the project. In addition, the Applicant will seek financing from the Rental Housing Revolving Fund, and/or other State financing programs. As such, HHFDC will be the approving agency for HRS 343 compliance because of the use of these State financing programs.

**ENVIRONMENTAL ANALYSIS**

HHFDC has considered the potential effects of the Project and all related activities against the criteria checked below:

	Not Applicable
<input checked="" type="checkbox"/> Land Use and Zoning Conformance	<input type="checkbox"/>
<input checked="" type="checkbox"/> Traffic (Vehicles, Bicycles, Pedestrian)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Infrastructure (Roads, Building, Utilities)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Social-Economic	<input type="checkbox"/>
<input checked="" type="checkbox"/> Public Health and Safety	<input type="checkbox"/>
<input type="checkbox"/> Recreational Resources	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Cultural, Historic, and Archeological Resources	<input type="checkbox"/>
<input checked="" type="checkbox"/> Visual and Aesthetic Resources	<input type="checkbox"/>
<input type="checkbox"/> Terrestrial and Avian Resources	<input checked="" type="checkbox"/>
<input type="checkbox"/> Surface and Ground Water Resources	<input checked="" type="checkbox"/>
<input type="checkbox"/> Wetlands, Floodplains, and Riparian/Coastal Resources	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Air Quality Pollutant Emissions	<input type="checkbox"/>
<input checked="" type="checkbox"/> Noise Emissions	<input type="checkbox"/>
<input type="checkbox"/> Solid, Hazardous, and Liquid Waste Emissions	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Other (Airspace and Aviation)	<input type="checkbox"/>

Relevant environmental analysis of the Project is provided below:

1. *Land Use and Zoning.* The Project Site is within the City and County of Honolulu (CCH) BMX-3 (Community Business Mixed Use) zoning district, which allows commercial, office, and business uses, as well as multi-family dwellings. As part of the 201H process, the Applicant received various exemptions from the CCH’s Land Use Ordinance (Chapter 21, Revised Ordinances of Honolulu) relating to mixed uses, heights, density, building area, setbacks, and other requirements.
2. *Traffic.* Access to the property is from six driveways:
  - a. One driveway on Kahuailani Street.
  - b. Two driveways off Farrington Highway (One vehicle access, one access to upper-level parking).

- c. Two driveways off Hikimoe Street (One vehicle access, one back of house/loading vehicle access).
- d. One driveway off Waipahu Depot Street (one-way, exit only).

The Applicant's traffic engineer prepared a Transportation Impact Analysis Report (TIAR) for the Project. In summary:

- a. The TIAR evaluated four intersections surrounding the Project area.
  - b. The analysis included existing conditions, future baseline conditions without the Project, and future conditions with the Project for the year 2027.
  - c. Under Year 2027, traffic operations are expected to remain similar to existing conditions even with the addition of site-generated vehicles along the surrounding roadways.
  - d. The Project's walkable proximity to the Waipahu Transit Center West and the future Pouhala Rail Transit Station are expected to provide residents with a variety of travel mode options.
  - e. Recommended improvements include developing multimodal facilities and coordinating with State and CCH agencies on bicycle plans near the project site to promote alternative transportation, and preparing a Transportation Management Plan with parking management, traffic circulation, loading, and travel demand management strategies to further minimize the project's impact on the surrounding roadway network.
3. *Infrastructure.* The Applicant's civil engineer prepared a Preliminary Engineering Report (PER) for the Project. The PER was included as an exhibit of the 201H Application.

*Water:* CCH, Board of Water (BWS) supply determined the existing water system is currently adequate to accommodate the Project. BWS noted the final decision on availability of water will be confirmed when the building permit application is submitted for approval, pending evaluation of the water system conditions at that time on a first-come, first-served basis.

*Sewer:* CCH, Department of Planning and Permitting, Wastewater Branch (WWB) approved a sewer connection application (SCA) for 106 residential units and a sewer connection application for 458 residential units with expiration dates of June 18, 2023. The approval of the SCAs indicates that there was sufficient capacity for the Project at the time the SCAs were approved. New SCAs will be required to accommodate changes in the number of units and the amount of floor area dedicated to other commercial uses on the site.

*Drainage:* The Project will comply with the Stormwater Quality Standards adopted by CCH. Project drainage infrastructure will be designed and constructed so that the Project will not have any adverse effects on adjacent and neighboring properties. The

Project will include landscaped areas that will increase pervious surfaces when compared to the existing conditions, resulting in a decrease in total runoff. Therefore, no adverse impacts to drainage are anticipated. Storm drainage lateral connections will be made to the existing catch basins at Hikimoe Street and Farrington Highway to follow the existing drainage patterns of the site. The sites shall be graded to provide positive drainage directed away from the buildings.

*Electricity:* Hawaiian Electric Company (HECO) provided a letter stating that the existing distribution circuits along Farrington Highway, Waipahu Depot Street, and Hikimoe Street could potentially serve the redevelopment project. HECO indicated that the existing circuit along Farrington Highway should have sufficient capacity to meet the anticipated demands for the Makai Parcel, however the circuit along the Mauka Block will likely need to be upgraded. HECO did not have sufficient information to make a final determination.

*Gas:* Hawaii Gas confirmed that existing gas lines are available and adequate to serve the Project.

*Telephone and Cable Services:* A request was submitted to Hawaiian Telecom and Spectrum to confirm system adequacy to support the Project. It is anticipated that new underground infrastructure will be extended from the existing overhead pole lines along Farrington Highway or Hikimoe Street.

4. *Visual.* The Project is within the historic heart of Waipahu which is generally low-rise in character. After careful consideration of the design, the Applicant concluded that it would be infeasible to create an attractive project with the 60-ft. height restriction while meeting the goal of the development to provide substantial affordable housing and transformative commercial development to the Waipahu Community. A single 60-ft. building across the entire Makai Block would have had a more detrimental impact on views, been generally unattractive, and yield a fraction of the affordable units provided by the project as proposed.

Height impacts on views of the Waipahu Sugar Mill Smokestack and traffic were raised during the community outreach effort. After consultation with the community, the Project height was reduced by two stories from 20 stories to 18 stories for the Phase 3 Makai Block West Tower and one story from 20 stories to 19 stories for the Phase II Makai Block East Tower to preserve views of the Waipahu Sugar Mill Smokestack.

During the Council hearings on the 201H resolution, the Applicant agreed to further reduce the height two of the two Makai block towers to 176 feet (instead of 191 feet) for the East tower and 171 feet (instead of 181 feet) for the West tower by reducing the floor to ceiling height of the levels.

To further ensure the proposed community fits well with the surrounding area, substantial effort has been put into the ground-level experience for existing and new community residents. The proposed buildings have been set back substantially from the sidewalk, with seating areas and local art accenting to create a village-like feel.

5. *Cultural, Historic and Archeological Resources.* The State Historic Preservation Division (SHPD) accepted the Final Archaeological Inventory Survey (AIS) that was submitted for

the Project. Current environmental conditions consist of a completely urbanized environment with paved roads, commercial buildings, subsurface utilities, and related infrastructure. The Applicant's archeological consultant prepared an archeological literature review and field study for the site and surrounding area. The field survey resulted in the recordation of one previously recorded historic property, designated State Inventory of Historic Places Site No. 50-80-09-7751, a subsurface agricultural layer associated with pre-Contact to Historic Period wetland cultivation of taro and rice. It is found beneath thick layers of imported fill material associated with the 1960s urban growth of Waipahu and the 1950s land reclamations by the U.S. military.

All parts of the study area have the potential to receive some degree of ground disturbance that may affect Site 50-80-09-7751. Given that the site is anticipated to encompass nearly the entire study area, and the proposed redevelopment has the potential to disturb all parts of the study area at significant depths, the AIS concluded that the effect determination is "effect, with agreed-upon mitigation measures." Recommended mitigation for Site 50-80-09-7751 is archaeological monitoring during all ground-disturbing activities below one meter (about three feet) in depth to ensure an adequate and reasonable opportunity to collect data regarding pre-Contact up to Historic Period agricultural activity in Waipahu. Upon concurrence by SHPD, an archaeological monitoring plan will be prepared for the proposed project.

With the implementation of archaeological monitoring, no significant adverse impacts to the archaeological and cultural resources in the project area are anticipated. In addition, a Reconnaissance Level Survey (RLS) has been prepared for the Project Site.

6. *Environmental Site Assessment.* The Applicant's environmental consultant prepared a Phase I Environmental Site Assessment (ESA) report dated November 6, 2023. The Phase 1 ESA revealed evidence of 1 recognized environmental condition (REC) and 3 business environmental risks (BERs). No controlled recognized environmental conditions (CRECs), historically recognized environmental conditions (HRECs), or significant data gaps were found in connection with the property. The Phase 1 ESA recommends the following:
  - Should the parking area of Waipahu Hikimoe Center be redeveloped/disturbed, a soil management plan is recommended.
  - An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect asbestos-containing material (ACMs) and lead-based paint (LBP) located at the subject property.
7. *Noise.* The Project will cause an incremental increase in construction-related noise, but it will be temporary and is not anticipated to be significant in the surrounding area where the predominant source of noise would be vehicular traffic. If the noise emissions are above standards stipulated in HAR 11-46 (Community Noise Control), a permit will be required to regulate the permissible noise levels.
8. *Air.* The Project may have some short-term impacts on air quality in the form of fugitive dust emissions because of construction activities. Fugitive dust emissions can be

controlled mostly by watering active work areas, using windscreens, keeping adjacent paved roads clean, and covering open-bodied trucks.

9. *Cumulative Impacts.* The Project will contribute to cumulative impacts. However, the Project is consistent with the CCH's *General Plan, Central Oahu Sustainable Community Plan, Waipahu Neighborhood TOD Plan, and Farrington/Mokuola Station Area Plan.* The *Central Oahu Sustainable Community Plan* designates the Project Site as the core of an urban fringe town that serves as a center for shopping, civic activity, and municipal services for its region. The overall intensification of land uses within the area is a major goal of CCH's long-range vision for Oahu and is consistent with CCH's general development pattern goals. These plans emphasize keeping the existing urban core of Honolulu as the primary urban center of the island, with a secondary center in 'Ewa, to keep Oahu's remaining rural areas rural. Thus, while the Project will contribute to cumulative impacts in the area, growth in this area is planned, desired, and anticipated.

In addition, the Project meets the four criteria under the Type 10 exemption in the following manner:

1. The sole trigger for compliance with HRS 343 is the use of State funds and lands as described above.
2. The Project site is within the State Urban district. See Exhibit 5.
3. The Project Site is zoned BMX-3 – Business Mixed Use by the City and County of Honolulu. Multi-family dwellings are permitted use in the BMX-3 district.
4. The Project does not require variances for shoreline setbacks and is not in an environmentally sensitive area (as defined under HAR 11-200.1-13 (b) (11)). The Project site:
  - a. Is over 4,000 feet from the nearest shoreline and outside of the Tsunami Evacuation Zone (See Exhibit 7).
  - b. It is in Flood Zones AE, XS, and X (See Exhibit 8). The majority of the Project Site is located within Zone AE, designated as a Special Flood Hazard Area. In accordance with Chapter 21A, ROH, projects within such areas require a Floodway Permit. The Applicant will fully comply with the requirements outlined in Chapter 21A, ROH, and will obtain the necessary Floodway Permit prior to commencing the project.
  - c. Does not contain any streams or wetlands (See Exhibit 9).
  - d. Does not include any area designated critical habitat (See Exhibit 10).
  - e. Is not within the Special Management Area (See Exhibit 11).

## CONSULTATIONS

The following parties were consulted as part of the public outreach and exemption process.

Agency / Organization	Name	Consultation Date
Councilmember, District 8	Brandon Elefante	11/02/2020
House Representative, District 38	Henry Aquino	11/05/2020
Senator, District 17	Clarence Nishihara,	11/23/2020
Councilmember, District 2	Heidi Tsuneyoshi,	12/08/2020
House Representative, District 38	Roy Takumi	12/09/2020
Council Chair, District 4	Tommy Waters,	12/14/2020
Councilmember, District 9	Augie Tulba,	12/21/2020
Councilmember, District 1	Andrea Tupola,	12/21/2020
TOD Administrator, DPP	Harrison Rue	12/21/2020
Acting Director, DPP	Kathy Sokugawa	12/21/2020
Councilmember, District 6	Radiant Cordero	01/15/2021
House Representative, District 38	Henry Aquino	01/15/2021
Council Vice-Chair, District 3	Esther Kiaaina	01/28/2021
Councilmember, District 7	Evelyn Ahlo	01/21/2021
Times Supermarket	Chris Borden	02/09/2021
Filipino Chamber of Commerce	Donnie Juan and board members	02/23/2021
Waipahu Neighborhood Board Chair	Cory Chun	02/25/2021
Waipahu Neighborhood Board	Public	04/13/2021
Town Hall Meeting	Public	04/21/2021
Senator, District 17	Clarence Nishihara	10/17/2021
Town Hall Meeting	Public	11/04/2021
Waipahu Neighborhood Board	Public	03/24/2022
Waipahu Neighborhood Board	Public	05/04/2022
Hawaii Department of Transportation	Ed Sniffen, Director	11/22/2024
Hawaii Department of Education	Keith Hayashi, Superintendent	11/22/2024
Hawaii Department of Health	Kenny Fink, Director	11/22/2024
Office of Planning and Sustainable Development	Mary Alice Evans, Director	11/22/2024
CCH, Department of Planning and Permitting	Dawn Takeuchi-Apuna, Director	11/22/2024
CCH, Mayor's Office of Housing	Kevin Auger, Executive Director	11/22/2024
CCH, Department of Transportation Services	J. Roger Morton, Director	11/22/2024
CCH, Department of Design and Construction	Haku Miles, Director	11/22/2024

The following comments were received during the HRS 343 comment period. Responses are provided in italics.

1. Hawaii Department of Transportation. The department had the following comments:
  - a. The project is approximately 5.54 miles from Daniel K. Inouye International Airport (HNL) and 5.55 miles from Kalaeloa Airport (JRF). The Project is under known arrival flight tracks frequented by general aviation aircraft and helicopters arriving at HNL, as shown in the attached Arrival Tracks from the 2004 HNL Noise Exposure Map. Due to the Project's proximity to HNL and JRF, the Applicant and future residents should be aware of potential single-event noise from aircraft operations. There is also a potential for fumes, smoke, vibrations, odors, etc., resulting from occasional aircraft flight operations over or near the



project. These incidences may increase or decrease over time and are dependent on airport operations.

*Response: Future residents of the Project will receive a disclosure in their lease agreements concerning HNL and JRF, and their operations. Such a disclosure will advise residents of the possible impacts of airport operations, such as noise, fumes, and vibrations.*

- b. DOT has reviewed the TIAR, dated August 2022. The Project shall implement the Project design recommendations listed in Section VII, pages 34 and 35 of the TIAR.

*Response: Comment acknowledged.*

- c. Determine the applicability for the following permits:

- i. Permit to Perform Work Upon State Highways is required for any work within the State highway right-of-way (ROW) (HRS 264). The application includes the review and approval of construction drawings and a Traffic Management Plan.
- ii. Permit to Operate or Transport Oversize and/or Overweight Vehicles and Loads Over State Highways (HRS 291, Section 36).
- iii. Permit for the Occupancy and Use of State Highways (HRS 264). This is applicable to underground and overhead power lines and utility pipelines within the State highway ROW.

*Response: The Applicant will work with DOT, Highways Division to comply with any permit requirements.*

- d. The Applicant should implement strategies to reduce carbon emissions from the project, if any. Suggestions include:

- i. Incorporate elements that encourage and enhance the use of multiple types of transportation to reduce carbon emissions.
- ii. Implement energy-efficient technologies and practices, such as LED lighting.
- iii. Use sustainable, recycled, or low-emission materials in construction and manufacturing.

*Response: The Applicant will make efforts to reduce carbon emissions by providing electric vehicle stalls, ample short-term and long-term bicycle parking, Energy Star-certified appliances, and LED lighting. In addition, the Project will be approximately 300 feet west of the Waipahu Transit Center (Pouhala) Skyline station, thus encouraging residents to use the Skyline rail transportation system. Further, the Project will be designed to meet Leadership in Energy and*

*Environmental Design (LEED) Certified criteria for multifamily housing to the extent possible; however, at this stage in the design process, it is not known which specific LEED criteria will be achieved.*

2. Office of Planning and Sustainable Development. The office concurs this Project may be exempt from the preparation of an EA pursuant to HRS 343-6(5) and the applicable HAR.
3. CCH, Department of Design and Construction. The department had no comments.

## **MITIGATION**

The Applicant will comply with all permit conditions required to mitigate construction-related impacts. No other mitigation is necessary.

## **EXEMPTION DECLARATION**

Potential impacts of the Project have been evaluated in accordance with the significance criteria of HAR 11-200.1-13 and a discussion of the Project's conformance to the criteria is presented below:

1. *Irrevocably commit a natural, cultural, or historic resource.* There are no known threatened or endangered species or critical habitats on the Project site. Currently, there are no known cultural, archaeological, or historic resources of significance on the Project site. Per request by SHPD, the Applicant has prepared an AIS for the Project and it has been submitted to SHPD for their review and determination as part of the HRS 6E process. A RLS is being prepared and it will be submitted to SHPD.

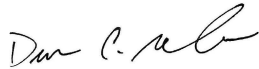
The Applicant will implement any mitigation deemed necessary by SHPD. In the event of unexpected discovery of archaeological or historic resources, SHPD will be notified pursuant to HAR 13-280-3.

2. *Curtail the range of beneficial use of the environment.* The commitment of land resources required for the Project will not curtail the range of beneficial uses of the environment such as natural habitats, or areas of biological significance.
3. *Conflict with the State's environmental policies or long-term goals established by law.* The Project does not conflict with the policies and guidelines of HRS 343.
4. *Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State.* In the short term, construction expenditures will provide positive benefits to the local economy in the form of construction-related jobs. In the long term, the Project will provide affordable housing opportunities for Hawaii's residents.
5. *Have a substantial adverse effect on public health.* No identifiable adverse effects on public health or welfare are anticipated to result from the construction and operation of the Project.

6. *Involves adverse secondary impacts, such as population changes or effects on public facilities.* The Project is not anticipated to induce population growth in the State as the Project is primarily affordable housing that can only be rented or sold to Hawaii residents. Some redistribution of population may occur as the Project will include up to 537 residential units on the site, which currently only has commercial uses. Thus, some Hawaii residents from outside the immediate Project area may choose to relocate to the Project. On a County-level and Statewide basis, substantial impacts on public facilities are not anticipated to result from the construction and operation of the Project as households that relocate to the Project from other parts of the County or the State would require similar public facilities. Thus, public facility funds from other areas could be allocated to public facilities serving the Project area.
7. *Involves a substantial degradation of environmental quality.* The Project is not anticipated to substantially degrade environmental quality. Best Management Practices (BMPs) and appropriate erosion control measures will be utilized during the construction period.
8. *Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions.* The Project is limited to the development of an affordable housing project with commercial uses. There are no commitments for further action beyond the scope presented within this EA Exemption Notice.
9. *Have a substantial adverse effect on rare, threatened, or endangered species, or its habitat.* The Project site is not located near critical habitats and will be adjacent to existing residential and commercial developments of a similar nature once the area is fully developed. The Project is not anticipated to substantially affect rare, threatened, or endangered species, or their habitat.
10. *Have a substantial adverse effect on air or water quality or ambient noise levels.* Construction activities will result in short-term air quality and noise impacts from the operation of construction equipment. Dust control measures, such as regular watering and sprinkling, and installation of dust screens will be implemented to minimize wind-blown emissions. Construction noise impacts will be mitigated through compliance HAR 11-46. No long-term significant impacts on air or water quality, or noise levels within the Project site are anticipated because of the Project.
11. *Have a substantial adverse effect on or likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.* No significant impacts are anticipated as the Project site is not located within an environmentally sensitive area. While majority of the project site is in the AE Flood Hazard District, which is a Special Flood Hazard Area, projects within a Special Flood Hazard Area require a Floodway Permit, per Chapter 21A, ROH. The Applicant will comply with the requirements of Chapter 21A, ROH and apply for a Floodway Permit before the project proceeds.
12. *Have a substantial adverse effect on scenic vistas and view planes, during day or night, identified in county or state plans or studies.* The Project will not result in significant impacts to view planes.

13. *Requires substantial energy consumption or emit substantial greenhouse gases.* The Project will not require more energy than used for comparable projects.

HHFDC has considered primary, secondary, and cumulative impacts of the Project and has determined the Project is not anticipated to have significant impacts on the environment. HHFDC as the approving agency for this Project has declared this Project is exempt from the preparation of an environmental assessment.



---

Signature of Director or Delegate

Dec 23, 2024

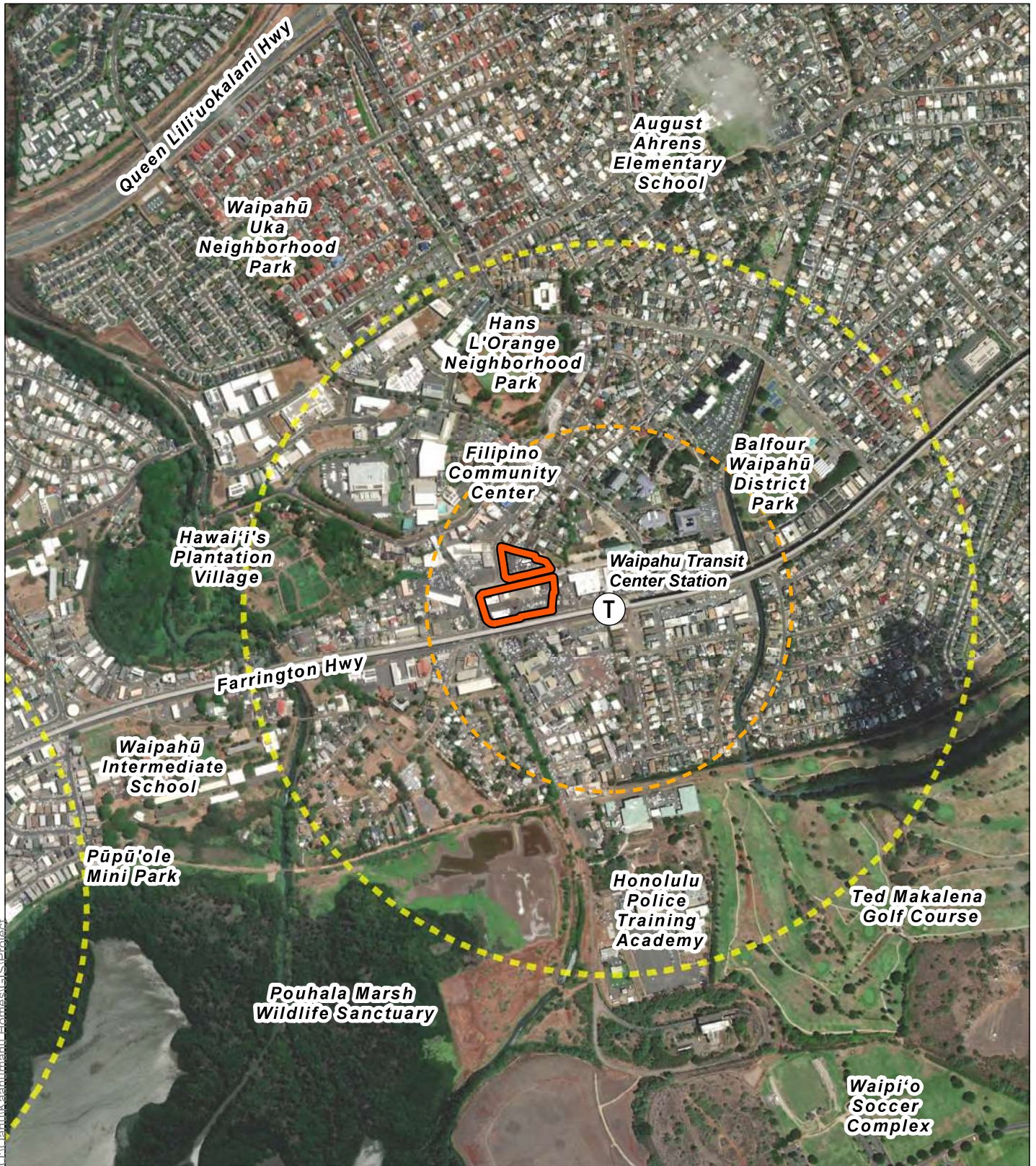
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Date

**List of Exhibits:**





- Exhibit 1 – Location Map
- Exhibit 2 – Tax Map Keys
- Exhibit 3A – Site Plan
- Exhibit 3B – Phasing Plan
- Exhibit 4 – Renderings
- Exhibit 5 – State Land Use District
- Exhibit 6 – Zoning
- Exhibit 7 – Tsunami Evacuation Zone
- Exhibit 8 – Flood Insurance Rate Map
- Exhibit 9 – Wetlands Inventory
- Exhibit 10 – Critical Habitat
- Exhibit 11 – Special Management Area
- Exhibit 12 – Typical Consultation Packet (minus exhibits listed above)
- Exhibit 13 – DOT comment letter
- Exhibit 14 – OPSD comment letter
- Exhibit 15 – CCH DDC comment letter





DATE: 8/29/2024

**LEGEND**

-  Keawalau Affordable Housing Community
-  HART Transit Station
-  0.25-Mile TOD Walk Radius
-  0.5-Mile TOD Walk Radius



**Exhibit 1**

**Location and Surrounding Uses**

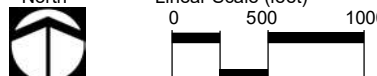

**Keawalau Affordable Housing Community**

Highridge Costa Development Company      Island of O'ahu

North

Linear Scale (feet)

0      500      1000

Source: City & County of Honolulu 2024, DOT,2022. ESRI Online Basemap  
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.







C:\Cabuku\Kaahumanu\Homes\GIS\Project

DATE: 8/29/2024

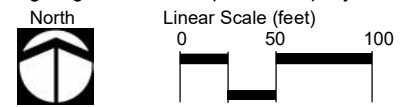
**LEGEND**

-  Keawalau Affordable Housing Community
-  TMK Parcels

**Exhibit 2  
Tax Map Keys**

**Keawalau Affordable Housing Community**

Highridge Costa Development Company Island of O'ahu



Source: City & County of Honolulu 2024. ESRI Online Basemap  
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



# CONCEPTUAL GROUND LEVEL LANDSCAPE PLAN

## Exhibit 3A Landscape and Site Plan

# Keawalau at Waipahū



### LEGEND

- 1 SCULPTURE (KANE)
- 2 SCULPTURE (KANALOA)
- 3 RAISED MID-BLOCK CROSSING
- 4 CORNER "STAGE" SEATING DECK
- 5 OUTDOOR EXTENSION OF COMMUNITY SPACE
- 6 ENHANCED CROSSWALKS AT T-INTERSECTION

- SCREENING PLANTS, TYPICAL
- NATIVE OR POLYNESIAN-INTRODUCED TREES, TYPICAL
- OUTDOOR SEATING, TYPICAL
- IN-GROUND PLANTERS WITH NATIVE PLANTS, TYPICAL
- FLOWERING TREE TO MATCH EXISTING HIKIMOE STREET TREES, TYPICAL
- PROPERTY LINE, TYPICAL
- DECORATIVE CONCRETE PAVING, TYPICAL
- BIOFILTRATION PLANTERS WITH SEATWALLS, TYPICAL
- NATIVE PALM, TYPICAL
- OUTDOOR STRING LIGHTS BETWEEN BUILDINGS

WAIPAHU DEPOT STREET

KAHUALANI STREET

FARRINGTON HIGHWAY



Exhibit 3B  
Phasing Plan

# Keawalau at Waipahū

## SITE PHASING + DATA

### PARKING

Parking structure will be allocated between phases 2 and 3 at a later date.

### PHASE 3

Total Retail = 3,685 sf  
Total Resi Count = 170  
Total stories = 18  
Total Residential stories = 17

West Tower Mix

- 6 studios
- 4 one bed

---

- 10 units per level

### OWNER RETAINED AREA

Existing building to be retained by KS and not included in the development.

### PHASE 1

Total Retail = 9,796 sf  
Total Resi Count = 133

Low Rise Seniors Mix:

- 24 one bed
- 3 two bed

---

- 27 units per level

### PHASE 2

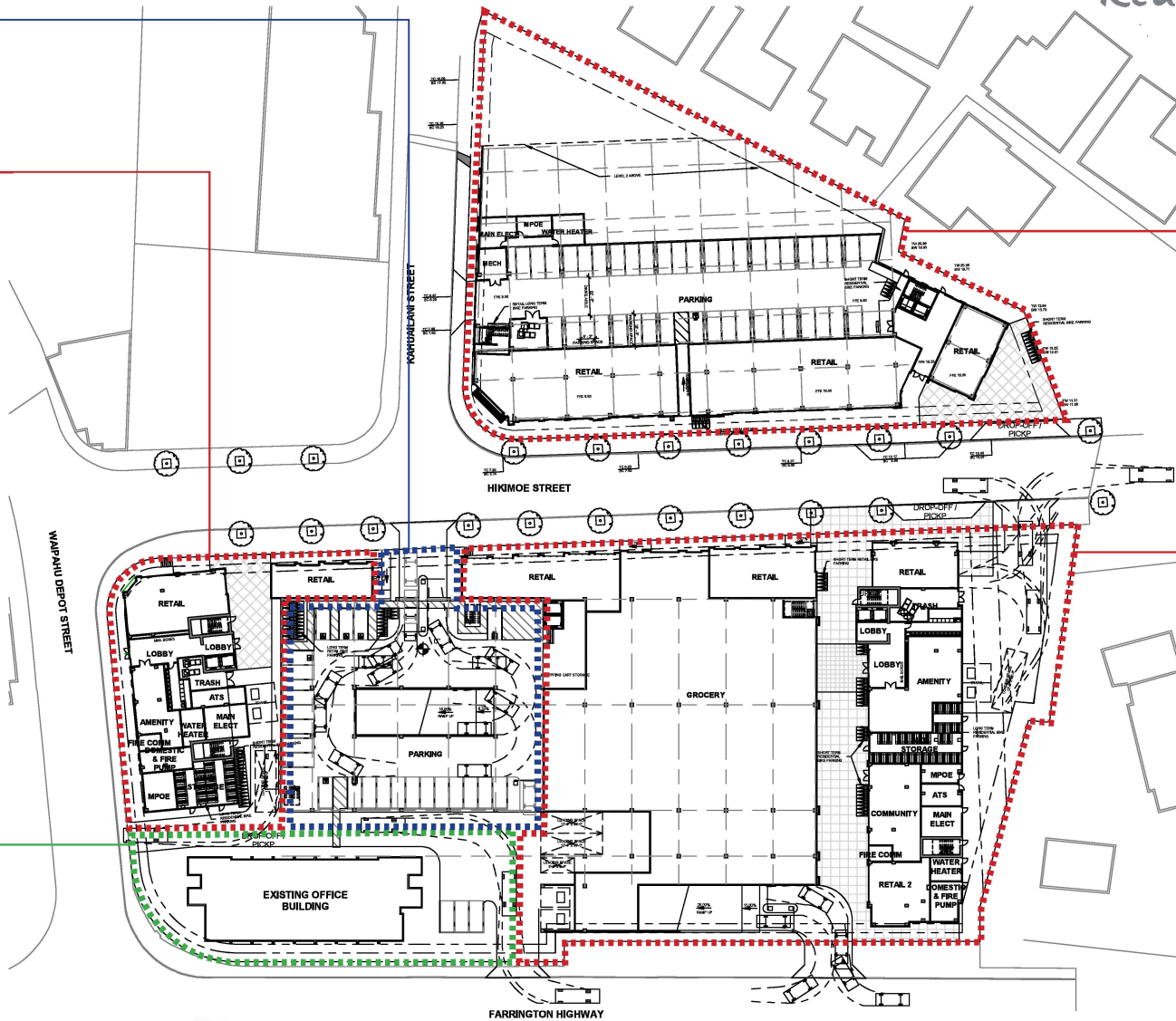
Total Retail = 5,539 sf  
Grocery Store = 23,352 sf  
Total Resi Count = 234  
Total stories = 19  
Total Residential stories = 18

West Tower Mix

- 3 studios
- 4 one bed
- 5 two bed
- 1 three bed

---

- 13 units per level





VIEW FROM SOUTHEAST AT MAKAI SITE

Exhibit 4  
Renderings

*Keawalau at Waipahū*



PROPOSED DESIGN RENDERINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE



ELEVATED VIEW AT MAUKA SITE

*Keawalau at Waipahū*



PROPOSED DESIGN RENDERINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE





VIEW FROM NORTHEAST LOOKING DOWN SITE

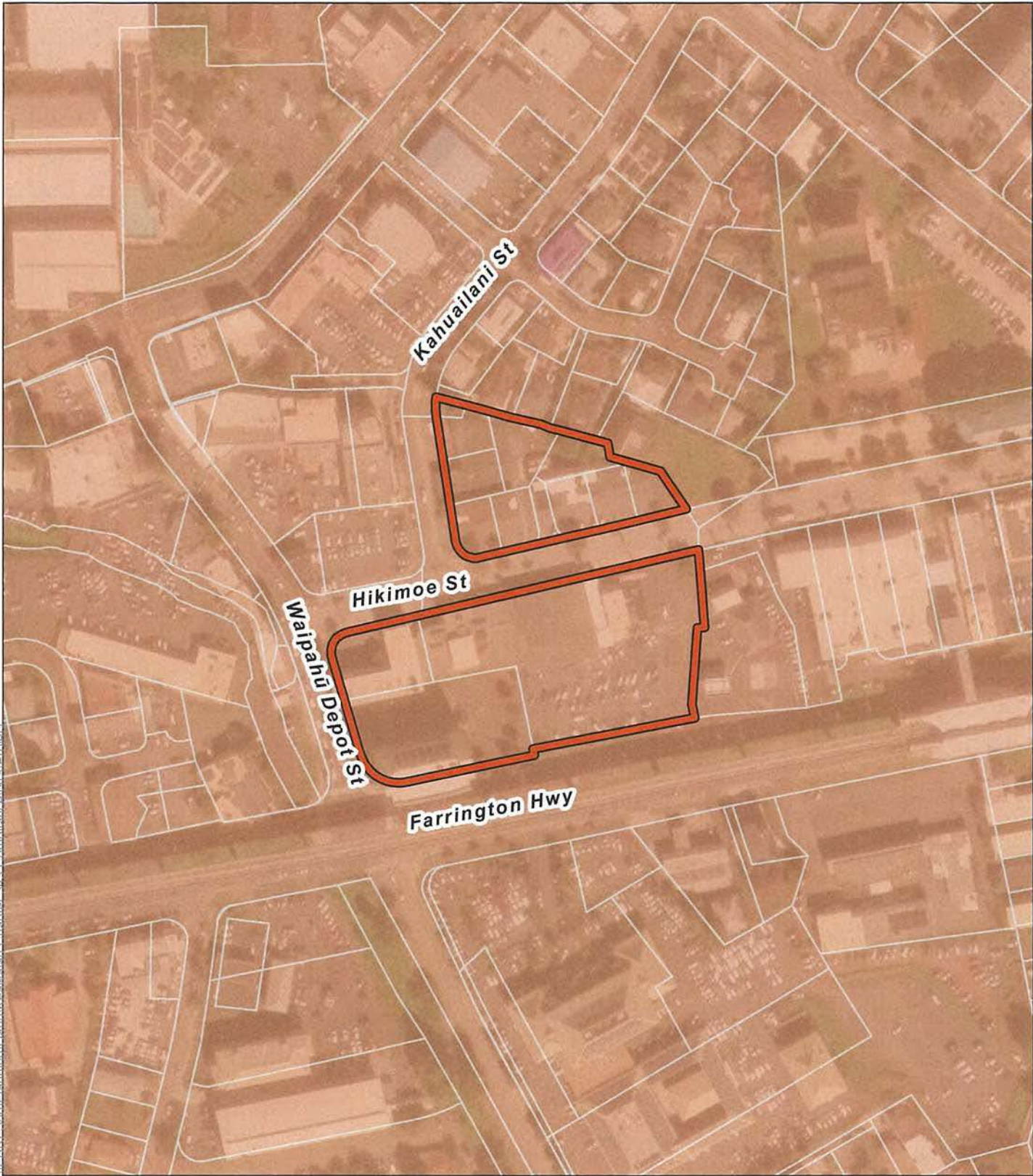
*Keawalau at Waipahū*



**PROPOSED DESIGN** RENDERINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE









\\PBRFS06\planning\Output\Keawalau\Chapter\_343\_Compilation\GIS\Project

DATE: 8/30/2024

**LEGEND**

-  Keawalau Affordable Housing Community
-  TMK Parcels

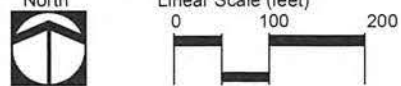

**SLUD**

-  Urban

**Exhibit 5  
State Land Use District  
Keawalau Affordable Housing  
Community**

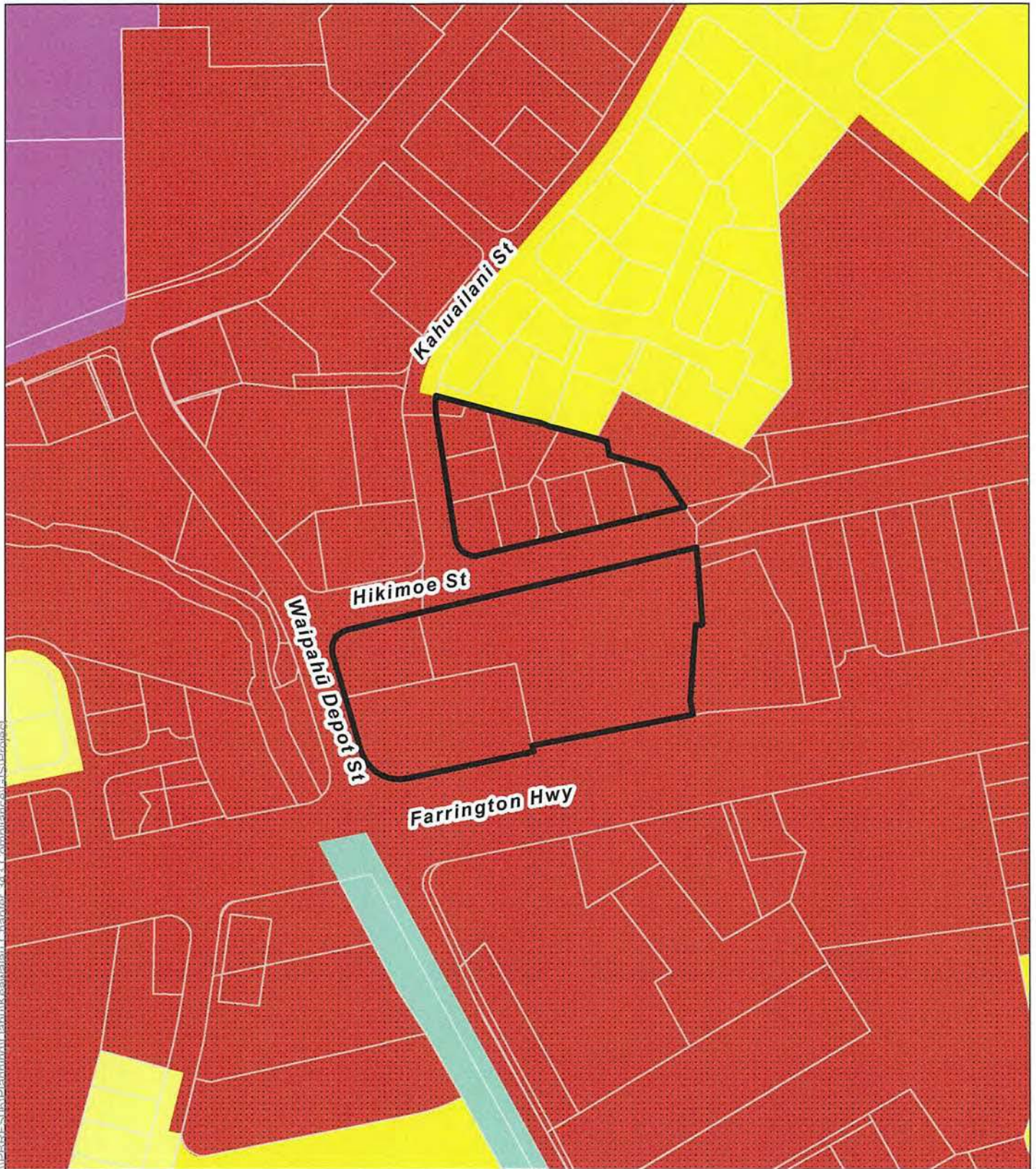
Highridge Costa Development Company      Island of O'ahu

North      Linear Scale (feet)

Source: State Land Use Commission, 2016. City & County of Honolulu 2024. ESRI Basemap.  
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.












\\PBR\ES\GIS\Planning\Oahu\Keawalau\Chapter\_343\_Comp\GIS\GIS\Project

DATE: 8/29/2024

**LEGEND**

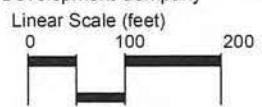
-  Keawalau Affordable Housing Community
-  TMK Parcels

- Zoning**
-  P-2
  -  R-5
  -  R-7.5
  -  BMX-3
  -  I-2

**Exhibit 6  
Zoning**

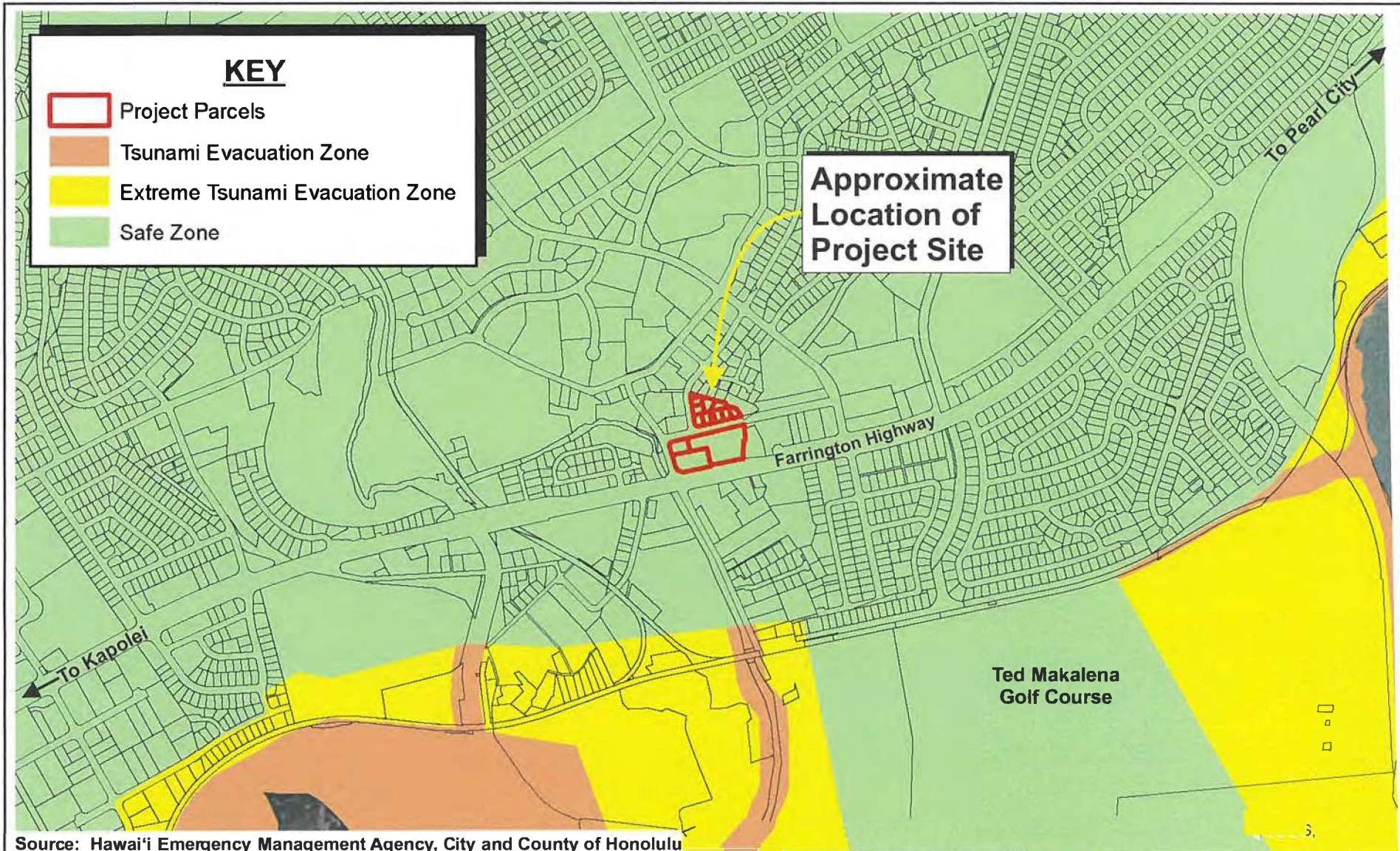
**Keawalau Affordable Housing Community**

Highridge Costa Development Company      Island of O'ahu



Source: City & County of Honolulu 2023 & 2024.  
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

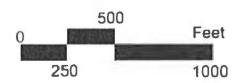




**Exhibit 7**



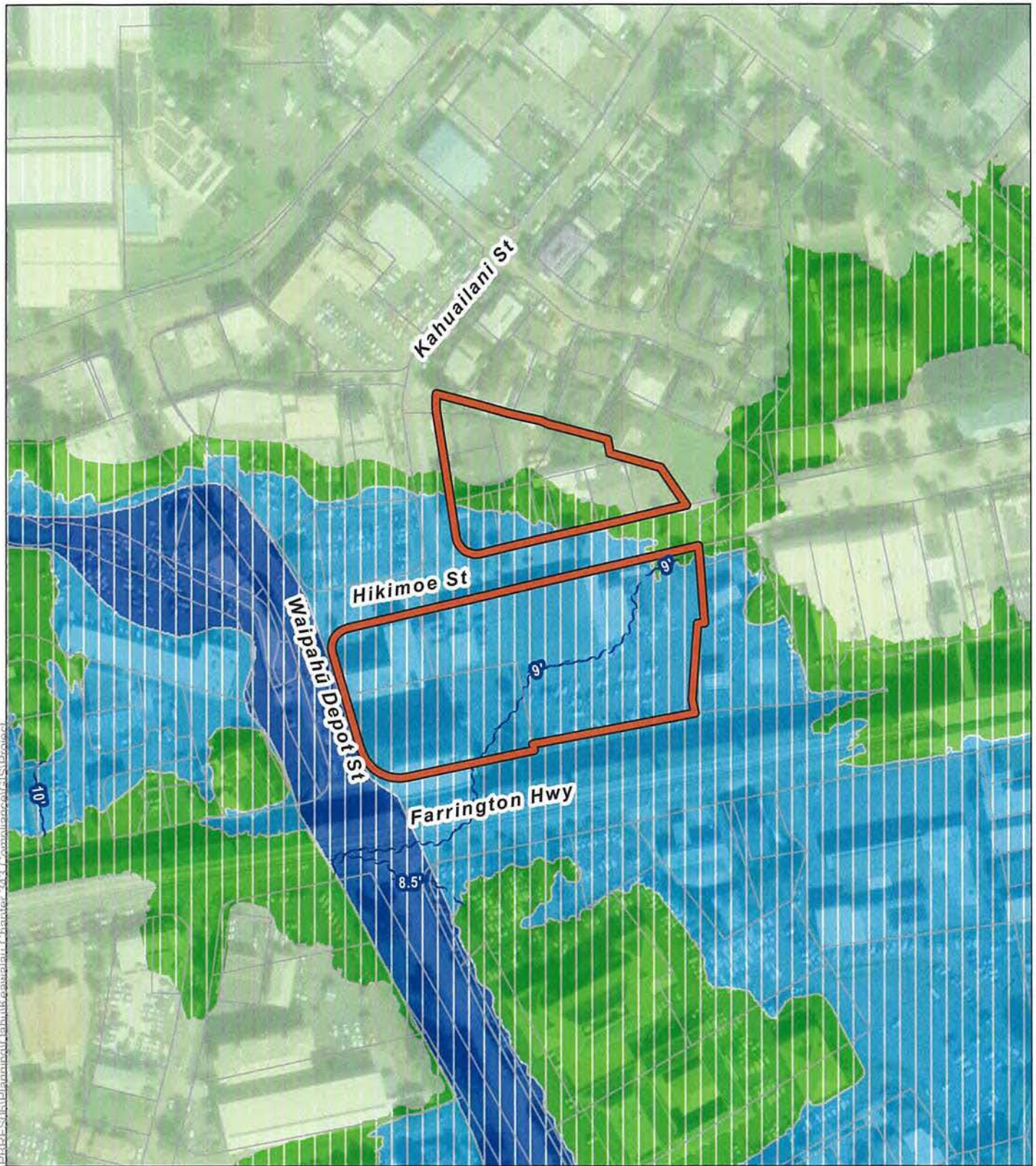
**Keawalau Affordable Housing  
Community Project  
Tsunami Evacuation Zone Map**



Prepared for: Highridge Costa Development Company









**LEGEND**

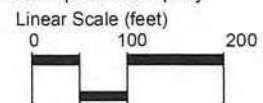
-  Keawalau Affordable Housing Community
-  TMK Parcels
-  Preliminary Base Flood Elevation (BFE) Line

**Preliminary Flood Hazard Areas**

-  AE: 1%-Annual-Chance Flood, with BFE
-  AEF: Floodway Areas in AE
-  XS: 0.2%-Annual-Chance Flood
-  X: Outside 0.2%-Annual-Chance Floodplain

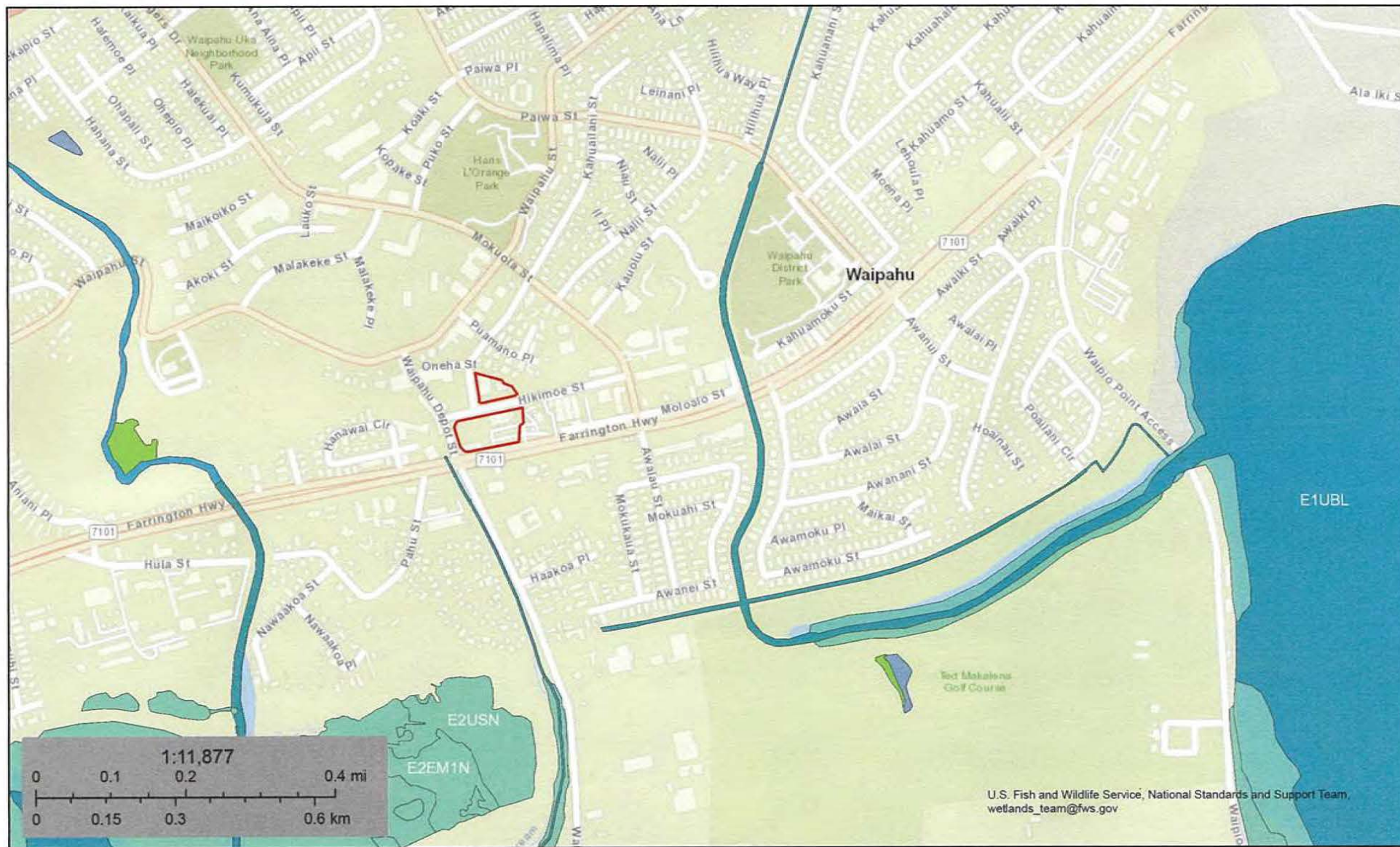
**Exhibit 8:** DATE: 10/5/2024  
**Honolulu Preliminary Flood Insurance Rate Map (FIRM)**  
**Keawalau Affordable Housing Community**

Highridge Costa Development Company Island of O'ahu



Source: FEMA Flood Map Service Center, 2024, 2016. City & County of Honolulu 2024. ESRI Basemap.  
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.







U.S. Fish and Wildlife Service, National Standards and Support Team,  
wetlands\_team@fws.gov

August 29, 2024

**Wetlands**

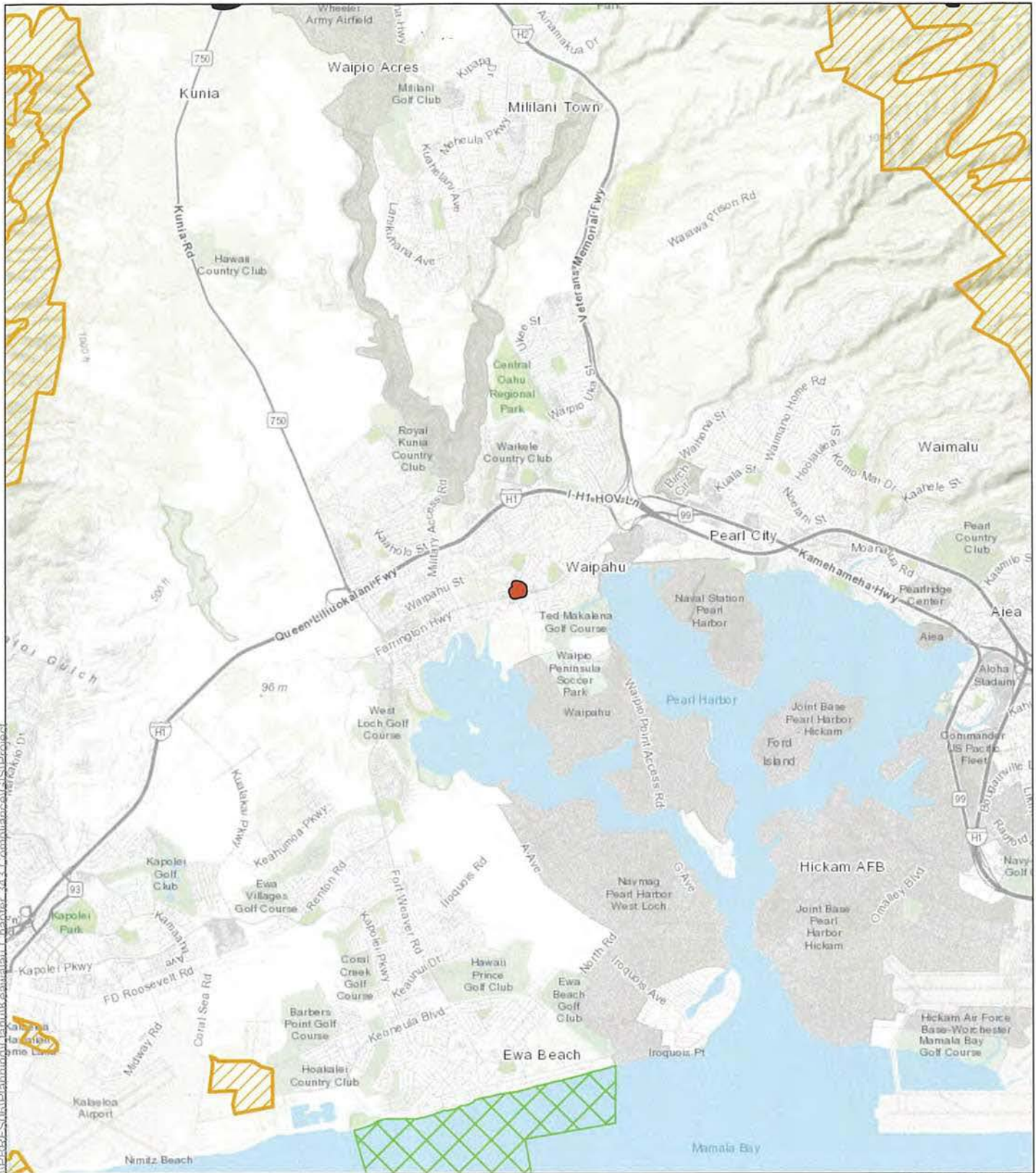
-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland

-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond

-  Lake
-  Other
-  Riverine




This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.





DATE: 8/30/2024

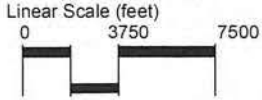
**LEGEND**

-  Keawalau Affordable Housing Community
-  Hawaiian Monk Seal Critical Habitat
-  USFWS Critical Habitat

**Exhibit 10  
Critical Habitat**

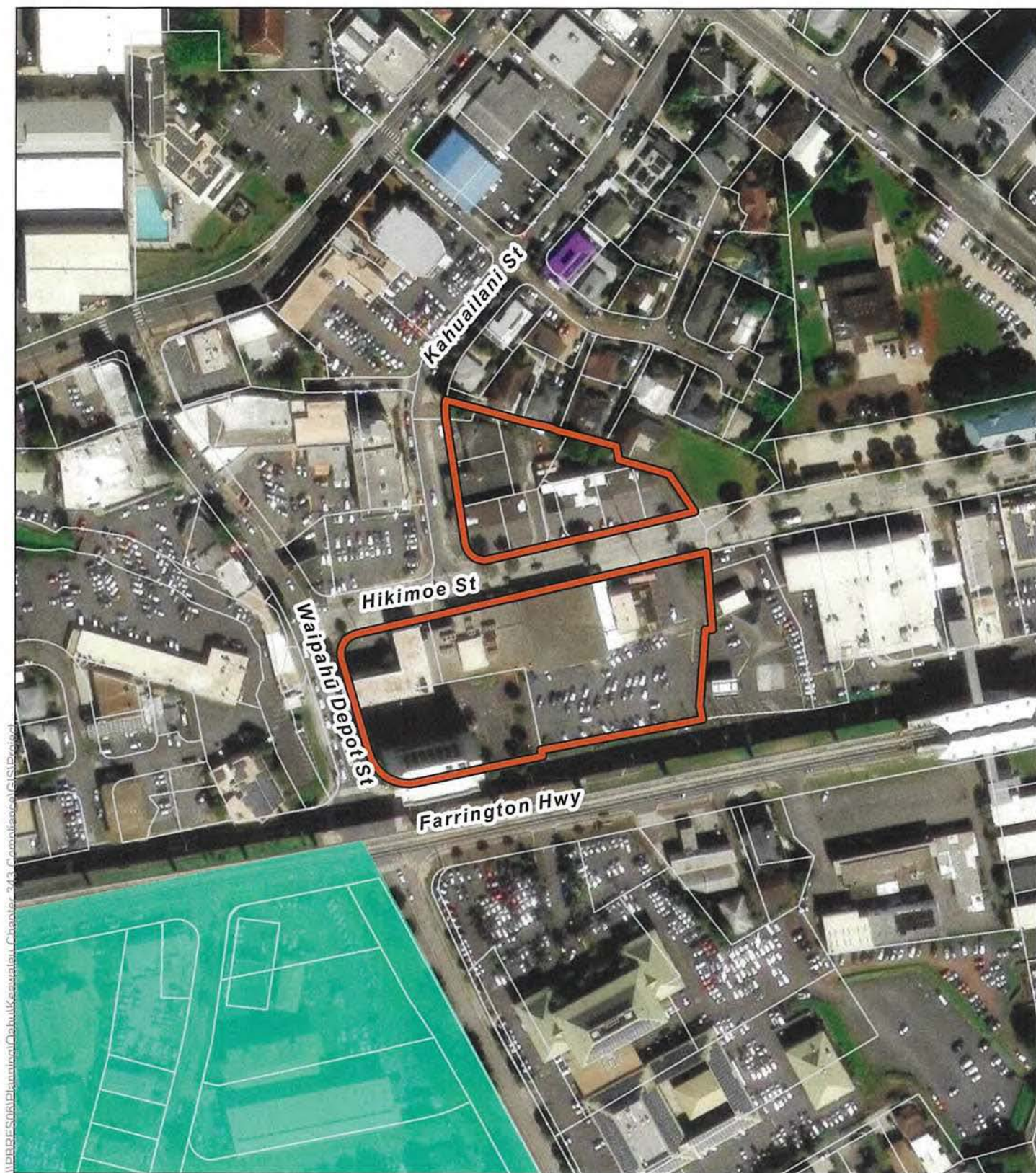
**Keawalau Affordable Housing Community**

Highridge Costa Development Company Island of O'ahu



Source: USFWS, 2023. NOAA, 2022. City & County of Honolulu 2024. ESRI Basemap.  
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.








WBPFS06121anantechi0akw/Keawalau/Chloro-243\_Camouflage/CST/Boisje

DATE: 8/29/2024

**LEGEND**

-  Keawalau Affordable Housing Community
-  TMK Parcels
-  Special Management Area

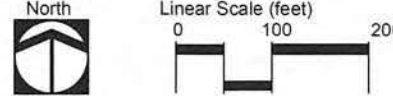

**Exhibit 11**  
**Special Management Area**  
**Keawalau Affordable Housing Community**

Highridge Costa Development Company      Island of O'ahu

North

Linear Scale (feet)

0      100      200

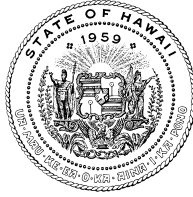



Source: City & County of Honolulu 2021 & 2024. ESRI Basemap.  
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Exhibit 12

JOSH GREEN, M.D.  
GOVERNOR

SYLVIA LUKE  
LT. GOVERNOR



DEAN MINAKAMI  
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:  
24:PECB/123

November 22, 2024

Mr. Ed Sniffen, Director  
Hawaii Department of Transportation  
869 Punchbowl Street  
Honolulu, Hawaii 96813

Dear Mr. Sniffen:

Subject: Consultation for an Environmental Assessment Exemption  
Keawalau Affordable Housing Project  
Hikimoe Street and Waipahu Depot Street; Waipahu, Oahu  
Tax Map Keys: (1) 9-4-013:046 and (1) 9-4-014:005, :014, :058 through :067, and :075

In accordance with the State guidelines for preparing environmental review documents, the Hawaii Housing Finance and Development Corporation (HHFDC) is consulting with entities having jurisdiction or expertise to determine whether the Keawalau Affordable Housing Project (Project) may be exempt from the preparation of an Environmental Assessment (EA) pursuant to the administrative rules promulgated under the authority of Chapter 343-6(5), Hawaii Revised Statutes (HRS); and under Sections 11-200.1-15, 11-200.1-16, and 11-200.1-17, Hawaii Administrative Rules (HAR). HHFDC seeks your input on the subject Project by December 20, 2024, to make this determination.

HCDC Hawaii Development, LLC (Applicant), in partnership with Kamehameha Schools (KS), is developing the Keawalau Affordable Housing Community, an affordable transit-oriented development (TOD) that will transform 3.84 acres in Waipahu, Oahu. Located approximately 300 feet west of the Waipahu Transit Center (Pouhala) Skyline station, this mixed-use community will provide critical affordable housing while advancing sustainable urban design principles in Central Oahu.

The Project Site is strategically positioned in Waipahu's urban core. Hikimoe Street bisects the site, which is bounded by Waipahu Depot Street, Farrington Highway, and adjacent commercial and residential properties. The fully urbanized site will undergo comprehensive redevelopment,



with all existing structures slated for demolition except for one building (the Sonido office building) along the southern boundary of TMK (1) 9-4-014:014.

The Project Site currently houses a variety of retail uses. Existing buildings are all between one and five stories tall, ranging from 10,766 sq ft to 20,061 square feet, and built between 1966 and 1979. The makai area contains Times Supermarket, Westside Music, and multiple dental practices. The mauka area contains a laundromat, Mountain Slope Water, and two restaurants. A Reconnaissance Level Survey (RLS) is currently being completed for the Project Site to assess the historic significance of the buildings.

The Project will provide 531 affordable rental housing units (plus six manager units) complemented by 42,372 square feet of commercial space, creating a vibrant mixed-use community. The Project includes 566 parking spaces serving residential, guest, and retail needs, along with 34,504 square feet of interior amenity spaces. Under the lease agreement, KS will retain ownership of the land and the commercial spaces, while HCDC will develop and own the residential components and build the commercial space on KS's behalf.

The Project will proceed in three phases:

1. *Phase 1 - Mauka Block.* The first phase features a mixed-use building with affordable senior housing. The ground floor and second floor will house retail and restaurant spaces along with parking facilities. Senior affordable housing units will occupy floors three through seven, creating a comfortable and accessible living environment for older residents.
2. *Phase 2 - Makai Block East Tower.* A 19-story mixed-use building anchors the eastern portion of the site, featuring ground-floor retail, restaurant, and grocery spaces, alongside parking and residential amenities. Floors 2 through 19 will provide affordable housing units for families and individuals, creating a vertical community with diverse housing options.
3. *Phase 3 - Makai Block West Tower.* The final phase is an 18-story mixed-use building that complements the East Tower's program. The ground floor will incorporate retail and restaurant spaces, parking, and residential amenities, while floors 2 through 18 will house multi-family affordable units designed for families and individuals.

Exhibit 3 shows the phasing plan. Exhibit 4 shows the Project plans. Table 1 provides the Project development program. Table 2 provides an affordability summary. Table 3 provides the Project parking summary.

**Table 1 Development Program**

Phase 1: Mauka Block		
Senior Living Mid-Rise Housing (5 residential stories)	1-Bedroom	118 units
	2-Bedroom	15 units
<b>Subtotal</b>		<b>133 units</b>
Commercial (ground floor)	Retail/Restaurant	9,796 sq. ft
<b>Subtotal</b>		<b>9,796 sq. ft</b>
Phase 2: Makai Block East Tower		
Multi-Family High-Rise Housing (18 residential stories)	Studio	54 units
	1-Bedroom	72 units
	2-Bedroom	90 units
	3-Bedroom	18 units
<b>Subtotal</b>		<b>234 units</b>
Commercial (ground floor)	Retail/Restaurant	5,539 sq. ft
	Grocery	23,352 sq. ft
<b>Subtotal</b>		<b>28,891 sq. ft</b>
Phase 3: Makai Block West Tower		
Multi-Family High-Rise Housing (17 residential stories)	Studio	102 units
	1-Bedroom	68 units
<b>Subtotal</b>		<b>170 units</b>
Commercial (ground floor)	Retail/Restaurant	3,685 sq. ft
<b>Subtotal</b>		<b>3,685 sq. ft</b>

**Table 2 Affordability Summary**

Restricted at Percent of the AMI	Number of Units	Percent of Total Units
<b>Mauka Block Phase 1</b>		
30% of the AMI	14	3
60% of the AMI	117	22
Manager's units	2	0.4
<b>Mauka Block Phase 2</b>		
30% of the AMI	24	4
60% of the AMI	208	39
Manager's units	2	0.4
<b>Mauka Block Phase 3</b>		
30% of the AMI	17	3
60% of the AMI	151	28
Manager's units	2	0.4
<b>TOTAL AFFORDABLE UNITS</b>	<b>531</b>	<b>99</b>
Total 30% of the AMI	55	10
Total 60% of the AMI	476	89
Total Manager's units	6	1
<b>TOTAL NUMBER OF UNITS</b>	<b>537</b>	<b>100</b>
<b>Affordability</b>	<b>75 years</b>	

**Table 3 Parking Summary**

Phase 1: Mauka Block		
Resident/Commercial Parking		103 stalls (including 9 handicap stalls)
Loading Stalls		1 stall
Resident Bicycle Parking	Short Term	14 stalls
	Long Term	67 stalls
Commercial Bicycle Parking	Short Term	5 stalls
	Long Term	1 stall
Phase 2: Makai Block East Tower		
Resident/Commercial Parking		353 stalls (including 9 handicap stalls)
Loading Stalls		3 stalls
Resident Bicycle Parking	Short Term	24 stalls
	Long Term	117 stalls
Commercial Bicycle Parking	Short Term	29 stalls
	Long Term	5 stalls
Phase 3: Makai Block West Tower		
Resident/Commercial Parking		107 stalls (including 10 handicap stalls)
Loading Stalls		2 stalls
Resident Bicycle Parking	Short Term	17 stalls
	Long Term	85 stalls
Commercial Bicycle Parking	Short Term	3 stalls
	Long Term	1 stall

The Project addresses a critical community need by serving residents across multiple income levels and life stages. The Mauka Block focuses on senior residents, while the East and West Towers accommodate families and individuals. All residential units are designated for households earning between 30% and 60% of the Area Median Income (AMI). The commercial component, totaling 42,372 square feet, will accommodate a strategic mix of retail, restaurant, and grocery tenants. The final tenant mix will respond to market conditions and community needs at the time of leasing, ensuring the Project serves both residents and the broader Waipahu community.

As a transit-oriented development approximately 300 feet west of the Waipahu Transit Center (Pouhala) Skyline station, the Project implements the *Waipahu Neighborhood TOD Plan* by:

- Reducing vehicular dependency through proximity to mass transit.
- Creating a pedestrian-friendly environment.
- Supporting sustainable development practices.
- Integrating mixed-use elements to create a vibrant community.
- Contributing to the revitalization of Waipahu's urban core.

In August 2022, the Applicant submitted a 201H application to the City and County of Honolulu (CCH). On January 25, 2023, the Project's 201H entitlements were approved by the full City Council via Resolution 22-291, CD1, FD1. The Applicant has been granted exemptions from certain CCH requirements relating to zoning such as density, height, transitional height setbacks, and other requirements.

The Applicant will seek Low-Income Housing Tax Credits to partially finance the project. In addition, the Applicant will seek financing from the Rental Housing Revolving Fund, and/or other State financing programs. As such, HHFDC will be the approving agency for HRS 343 compliance because of the use of these State financing programs.

HHFDC believes the Project may be declared exempt from the preparation of an environmental assessment based on HHFDC's comprehensive exemption list<sup>1</sup>, which mirrors and exceeds the exemption criteria for the demolition of structures and affordable housing projects under HAR 11-200.1-15(c).

***EXEMPTION TYPE 6:*** *Demolition of structures, except those structures that are listed on the national register or Hawaii Register of Historic Places.*

***Part 2 Actions*** – *Includes structures that require further consideration because of their potential impacts to the surrounding community. For example, demolition of structures that contains high levels of hazardous materials; demolition of structures that creates significant noise, fugitive dust or other adverse impacts; or demolition of structures that leads to a loss of amenities for the public.*

**Analysis:** The existing buildings on the Project Site were built between 1966 and 1979. There are no residential tenants. All commercial tenants have been fully aware of the Project for several years. KS, as the landowner, has continuously communicated with the tenants so that they have ample time to find alternative arrangements as the Project gets closer to starting construction. The Applicant is contractually obligated to provide notice to KS 210 days before commencement of construction to provide ample time for the leases to be terminated in alignment with all lease agreements currently in place. To the extent possible, KS would like to offer existing tenants retail space in the Project.

***EXEMPTION TYPE 10:*** *New construction of affordable housing, where affordable housing is defined by the controlling law applicable for the state or county proposing agency or approving agency, that meets the following:*

---

<sup>1</sup> As concurred in by the Environmental Advisory Council on November 1, 2022, see: [https://files.hawaii.gov/dbedt/erp/Agency\\_Exemption\\_Lists/State-Hawaii-Housing-and-Finance-Development-Corporation-2022-11-01-Exemption-List.pdf](https://files.hawaii.gov/dbedt/erp/Agency_Exemption_Lists/State-Hawaii-Housing-and-Finance-Development-Corporation-2022-11-01-Exemption-List.pdf)

- A. *Has the use of state or county lands or funds or is within Waikiki as the sole triggers for compliance with HRS 343;*

**Analysis:** Applicable, the sole trigger for compliance with HRS 343, which is the use of State funds as described above.

- B. *As proposed conforms with the existing state urban land classification;*

**Analysis:** Applicable, the Project site is within the State Urban district (See Exhibit 5).

- C. *As proposed is consistent with the existing county zoning classification provided that allows housing;*

**Analysis:** Applicable, the Project Site is zoned “BMX-3 Business Mixed Use” by the CCH (See Exhibit 6). Multi-family dwellings are a permitted use in the BMX-3 district.

- D. *As proposed does not require variances for shoreline setbacks or siting in an environmentally sensitive area, as stated in HAR 11-200.11-13(b)(11).*

**Analysis:** Applicable, the Project does not require variances for shoreline setbacks and is not in an environmentally sensitive area (as defined under HAR 11-200.1-13 (b) (11)). The Project site:

- a. Is over 4,000 feet from the nearest shoreline and outside of the Tsunami Evacuation Zone (See Exhibit 7).
- b. It is in Flood Zones AE, XS, and X (See Exhibit 8). The majority of the Project Site is located within Zone AE, designated as a Special Flood Hazard Area. In accordance with Chapter 21A, ROH, projects within such areas require a Floodway Permit. The Applicant will fully comply with the requirements outlined in Chapter 21A, ROH, and will obtain the necessary Floodway Permit prior to commencing the project.
- c. Does not contain any streams or wetlands (See Exhibit 9).
- d. Does not include any area designated critical habitat (See Exhibit 10).
- e. Is not within the Special Management Area (See Exhibit 11).

**Part 2 Actions** – *Development of affordable housing provided pre-assessment consultations were conducted to determine the appropriateness of preparing an exemption notice or requiring an environmental assessment.*



Mr. Ed Sniffen  
November 22, 2024  
Page 7

2. *Construct multi-family residential units including, but not limited to, grading; roadway and traffic systems; utility systems; dwelling units; landscaping; and ancillary facilities; provided all applicable approvals and administrative permits are obtained.*
  
4. *Allow accessory commercial activities within the development that are related to Part 2, item 2 above.*

**Analysis:** The Project is a multi-family affordable rental housing development with 42,372 square feet of commercial space. No significant offsite infrastructure improvements (roadway, water/sewer, electrical, etc.) are necessary for the Project. The Project will dedicate a de minimis amount of land for road widening along Waipahu Depot Road and there will be the typical work associated with ingress and egress driveways, typical utility connections, etc.

All applicable approvals and administrative permits will be obtained, including grading, roadway and traffic systems, utility systems, dwelling units, landscaping, and ancillary facilities.

Attached is a Project summary and impact analysis, which provides additional details.

Please email any comments you may have to [dean.k.watase@hawaii.gov](mailto:dean.k.watase@hawaii.gov) by December 20, 2024.

If you have any questions, please contact Mr. Dean Watase, Housing Planning Manager, at the email listed above or at (808) 587-0639.

Sincerely,



Chris Woodard  
Chief Planner

Attachment

## KEAWALAU AFFORDABLE HOUSING COMMUNITY PROJECT PROJECT SUMMARY & IMPACT ANALYSIS

Location and Tax Map Key	Hikimoe Street / Waipahu Depot Street, Waipahu, Hawaii Tax Map Key: 9-4-013:046 and 9-4-014:005, 014, 058 through 067, and 075
Project Site	≈ 3.84 acres
Total Units	537
Affordability	<p>The Keawalau Affordable Housing Community (Project) will be a mixed-use project with approximately:</p> <ul style="list-style-type: none"> <li>• 10% affordable rental apartments targeting residents earning a maximum of 30% of the area median income (AMI).<sup>1</sup></li> <li>• 89% affordable rental apartments targeting residents earning a maximum of 60% of the AMI.<sup>1</sup></li> <li>• 1% manager's units (2 per affordable rental building; 6 total units).</li> </ul> <p><sup>1</sup> Rental length affordability is 75 years.</p>
Parking	563 parking spaces
Stories/Heights	3 buildings: 7 stories (70 feet), 18 stories (171 feet), and 19 stories (176 feet).
Requested Exemptions	<p>As part of the Hawaii Revised Statutes (HRS) 201H process, the Council adopted a 201H resolution, which granted certain exemptions from CCH:</p> <ul style="list-style-type: none"> <li>• Land Use Ordinance (Chapter 21, Revised Ordinances of Honolulu) relating to mixed uses, density, height, setbacks, and other requirements.</li> <li>• Developed-related fees.</li> </ul> <p>The Applicant is now seeking that the Project be determined to be a certified affordable housing project under the Governor's Ninth Proclamation Relating to Affordable Housing dated October 10, 2024 (the EP). As part of the EP process, the Applicant will seek the suspension of certain State laws as allowed under the EP. The suspensions include:</p> <ol style="list-style-type: none"> <li>1. HRS 46-142.5, School Impact Districts; New Building Permit Requirements.</li> <li>2. HRS 46-143, Impact Fee Calculation (wastewater connection and park dedication).</li> <li>3. HRS 46-146, Time of Assessment and Collection of Impact Fees.</li> <li>4. HRS 302A-1601 to 1612, School Impact Fees.</li> </ol>

RESOURCE AREA	SUMMARY OF POTENTIAL IMPACTS
LAND USE & ZONING	<p>The Project Site is within the City and County of Honolulu (CCH) BMX-3 (Community Business Mixed Use) zoning district, which allows commercial, office, and business uses, as well as multi-family dwellings. As part of the 201H Application, the Applicant received various exemptions from the CCH's Land Use Ordinance (Chapter 21, Revised Ordinances of Honolulu) relating to heights, density, building area, setbacks, and other requirements.</p>
TRAFFIC	<p>Access to the property is from six driveways:</p> <ul style="list-style-type: none"> <li>• 1 driveway on Kahuailani Street.</li> <li>• 2 driveways off Farrington Highway (1 vehicle access, 1 access to upper-level parking).</li> <li>• 2 driveways off Hikimoe Street (1 vehicle access, 1 BOH/Loading vehicle access).</li> <li>• 1 driveway off Waipahu Depot Street (one-way, exit only).</li> </ul> <p>The Applicant's traffic engineer prepared a Transportation Impact Analysis Report (TIAR) for the Project. In summary:</p> <ul style="list-style-type: none"> <li>• The TIAR evaluated 4 intersections surrounding the Project area.</li> <li>• The analysis included existing conditions, future baseline conditions without the Project, and future conditions with the Project for the year 2027.</li> <li>• Under Year 2027, traffic operations are expected to remain similar to existing conditions even with the addition of site-generated vehicles along the surrounding roadways.</li> <li>• The Project's walkable proximity to the Waipahu Transit Center West and the future Pouhala Rail Transit Station are expected to provide residents with a variety of travel mode options.</li> <li>• Recommended improvements include developing multimodal facilities and coordinating with State and CCH agencies on bicycle plans near the project site to promote alternative transportation, and preparing a Transportation.</li> </ul>

	<p>Management Plan with parking management, traffic circulation, loading, and travel demand management strategies to further minimize the project's impact on the surrounding roadway network.</p>
INFRASTRUCTURE	<p>The Applicant's civil engineer prepared a Preliminary Engineering Report (PER) for the Project. The PER was included as an exhibit of the 201H Application.</p> <p><i>Water:</i> CCH, Board of Water (BWS) supply determined the existing water system is currently adequate to accommodate the Project. BWS noted the final decision on availability of water will be confirmed when the building permit application is submitted for approval, pending evaluation of the water system conditions at that time on a first-come, first-served basis.</p> <p><i>Sewer:</i> CCH, Department of Planning and Permitting, Wastewater Branch (WWB) approved a sewer connection application (SCA) for 106 residential units and a sewer connection application for 458 residential units with expiration dates of June 18, 2023. The approval of the SCAs indicates that there was sufficient capacity for the Project at the time the SCAs were approved. New SCAs will be required to accommodate changes in the number of units and the amount of floor area dedicated to other commercial uses on the site.</p> <p><i>Drainage:</i> The Project will comply with the Stormwater Quality Standards adopted by CCH. Project drainage infrastructure will be designed and constructed so that the Project will not have any adverse effects on adjacent and neighboring properties. The Project will include landscaped areas that will increase pervious surfaces when compared to the existing conditions, resulting in a decrease in total runoff. Therefore, no adverse impacts to drainage are anticipated. Storm drainage lateral connections will be made to the existing catch basins at Hikimoe Street and Farrington Highway to follow the existing drainage patterns of the site. The sites shall be graded to provide positive drainage directed away from the buildings.</p> <p><i>Electricity:</i> Hawaiian Electric Company (HECO) provided a letter stating that the existing distribution circuits along Farrington Highway, Waipahu Depot Street, and Hikimoe Street could potentially serve the redevelopment project. HECO indicated that the existing circuit along Farrington Highway should have sufficient capacity to meet the anticipated demands for the Makai Parcel, however the circuit along the Mauka Block will likely need to be upgraded. HECO did not have sufficient information to make a final determination.</p> <p><i>Gas:</i> Hawaii Gas confirmed that existing gas lines are available and adequate to serve the Project.</p> <p><i>Telephone and Cable Services:</i> A request was submitted to Hawaiian Telecom and Spectrum to confirm system adequacy to support the Project. It is anticipated that new underground infrastructure will be extended from the existing overhead pole lines along Farrington Highway or Hikimoe Street.</p>
PHASE 1 ENVIRONMENTAL SITE ASSESSMENT	<p>The Applicant's environmental consultant prepared a Phase I Environmental Site Assessment (ESA) report dated November 6, 2023. The Phase 1 ESA revealed evidence of 1 recognized environmental condition (REC) and 3 business environmental risks (BERs). No controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs), or significant data gaps were found in connection with the property. The Phase 1 ESA recommends the following:</p> <ul style="list-style-type: none"> <li>• Should the parking area of Waipahu Hikimoe Center be redeveloped/disturbed, a soil management plan is recommended.</li> <li>• An Operations and Maintenance (O&amp;M) Program should be implemented in order to safely manage the suspect asbestos-containing material (ACMs) and lead-based paint (LBP) located at the subject property.</li> </ul>
VISUAL	<p>The Project is within the historic heart of Waipahu which is generally low-rise in character. After careful consideration of the design, the Applicant concluded that it would be infeasible to create an attractive project with the 60-ft. height restriction while meeting the goal of the development to provide substantial affordable housing and transformative commercial development to the Waipahu Community. A single 60-ft. building across the entire Makai Block would have had a more detrimental impact on views, been generally unattractive, and yield a fraction of the affordable units provided by the project as proposed.</p> <p>Height impacts to views of the Waipahu Sugar Mill Smokestack and traffic were raised during the community outreach effort. After consultation with the community, the Project height was reduced by two (2) stories from 20 stories to 18 stories for the Phase 3 Makai Block West Tower and one (1) story from 20 stories to 19 stories for the Phase II Makai Block East Tower to preserve views of the Waipahu Sugar Mill Smokestack.</p> <p>During the Council hearings on the 201H resolution the Applicant agreed to further reduce the height two of the two Makai block towers to 176 feet (instead of 191 feet) for the East tower and 171 feet (instead of 181 feet) for the West tower by reducing the floor to ceiling height of the levels.</p> <p>To further ensure the proposed community fits well with the surrounding area, substantial effort has been put into the ground-level experience for existing and new community residents. The proposed buildings have been set back substantially from the sidewalk, with seating areas and local art accenting to create a village-like feel.</p>

CULTURAL, HISTORIC & ARCHEOLOGICAL	<p>The State Historic Preservation Division (SHPD) accepted the Final Archaeological Inventory Survey (AIS) that was submitted for the Project. Current environmental conditions consist of a completely urbanized environment with paved roads, commercial buildings, and subsurface utilities and related infrastructure. The Applicant's archeological consultant prepared an archeological literature review and field study for the site and surrounding area. The field survey resulted in the recordation of one previously recorded historic property, designated State Inventory of Historic Places Site (HPSI) No. 50-80-09-7751, a subsurface agricultural layer associated with pre-Contact to Historic Period wetland cultivation of taro and rice. It is found beneath thick layers of imported fill material associated with the 1960s urban growth of Waipahu and the 1950s land reclamations by the U.S. military.</p> <p>All parts of the study area have the potential to receive some degree of ground disturbance that may affect Site 50-80-09-7751. Given that the site is anticipated to encompass nearly the entire study area, and proposed redevelopment has the potential to disturb all parts of the study area at significant depths, the AIS concluded that the effect determination is "effect, with agreed upon mitigation measures." Recommended mitigation for Site 50-80-09-7751 is archaeological monitoring during all ground disturbing activities below one meter (about three feet) in depth to ensure an adequate and reasonable opportunity to collect data regarding pre-Contact up to Historic Period agricultural activity in Waipahu. Upon concurrence by SHPD, an archaeological monitoring plan will be prepared for the proposed project.</p> <p>With implementation of archaeological monitoring, no significant adverse impacts to the archaeological and cultural resources in the project area are anticipated. In addition, a Reconnaissance Level Survey (RLS) is currently being completed for the Project Site.</p>
NOISE	<p>The Project will cause an incremental increase in construction-related noise, but it will be temporary and is not anticipated to be significant in the surrounding area where the predominant source of noise would be from vehicular traffic. If the noise emissions are above standards stipulated in HAR 11-46 (Community Noise Control), a permit will be required to regulate the permissible noise levels.</p>
AIR	<p>The Project may have some short-term impacts on air quality in the form of fugitive dust emissions because of construction activities. Fugitive dust emissions can be controlled mostly by watering active work areas, using windscreens, keeping adjacent paved roads clean, and covering open-bodied trucks.</p>
CUMULATIVE IMPACTS	<p>The Project will contribute to cumulative impacts. However, the Project is consistent with the CCH's <i>General Plan</i>, <i>Central Oahu Sustainable Community Plan</i>, <i>Waipahu Neighborhood TOD Plan</i>, and <i>Farrington/Mokuola Station Area Plan</i>. The <i>Central Oahu Sustainable Community Plan</i> designates the Project Site as the core of an urban fringe town which serves as a center for shopping, civic activity, and municipal services for its region. The overall intensification of land uses within the area is a major goal of CCH's long-range vision for Oahu and is consistent with CCH's general development pattern goals. These plans emphasize keeping the existing urban core of Honolulu as the primary urban center of the island, with a secondary center in 'Ewa, to keep Oahu's remaining rural areas rural. Thus, while the Project will contribute to cumulative impacts in the area, growth in this area is planned, desired, and anticipated.</p>

Exhibit 13

JOSH GREEN, M.D.  
GOVERNOR  
KE KIA'ĀINA



EDWIN H. SNIFFEN  
DIRECTOR  
KA LUNA HO'OKELE

Deputy Directors  
Nā Hope Luna Ho'okele  
DREANALEE K. KALILI  
TAMMY L. LEE  
CURT T. OTAGURO  
ROBIN K. SHISHIDO

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII  
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO


DIR0001117  
STP 8.3873

December 20, 2024

VIA EMAIL: dean.k.watase@hawaii.gov

TO: JAMES KUNANE TOKIOKA, DIRECTOR  
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND  
TOURISM

THROUGH: DEAN MINAKAMI, EXECUTIVE DIRECTOR  
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

FROM: EDWIN H. SNIFFEN   
DIRECTOR OF TRANSPORTATION

SUBJECT: CONSULTATION FOR AN ENVIRONMENTAL ASSESSMENT  
EXEMPTION  
KEAWALAU AFFORDABLE HOUSING PROJECT  
WAIPAHU, OAHU, HAWAII  
TAX MAP KEYS: (1) 9-4-013:046 AND 9-4-014:005, 014, 058  
THROUGH 067, AND 075

Thank you for your letter, dated November 22, 2024, requesting the Hawaii Department of Transportation's (HDOT) review and comments on the subject affordable housing project. HDOT understands Hawaii Housing Finance and Development Corporation, in partnership with Kamehameha Schools, is proposing to develop an affordable transit-oriented development located in proximity of the Waipahu Transit Center Skyline station.

HDOT has the following comments:

1. The project is approximately 5.54 miles from Daniel K. Inouye International Airport (HNL) and 5.55 miles from Kalaeloa Airport (JRF). The project is under known arrival flight tracks frequented by general aviation aircraft and helicopters arriving at HNL, as shown in the attached Arrival Tracks from the 2004 HNL Noise Exposure Map. Due to the project's proximity to HNL and JRF, the applicant and future residents should be aware of potential single-event noise from aircraft operations. There is also a potential for fumes, smoke, vibrations, odors, etc., resulting from occasional aircraft flight operations over or near the project. These incidences may increase or decrease over time and are dependent on airport operations.

2. HDOT has reviewed the Traffic Impact Report (TIR), dated August 2022. The project shall implement the project design recommendations listed in Section VII, pages 34 and 35 of the TIR.
3. Determine the applicability for the following permits:
  - a. Permit to Perform Work Upon State Highways is required for any work within the State highway right-of-way (ROW), Hawaii Revised Statutes (HRS) Chapter 264. The application includes the review and approval of construction drawings and a Traffic Management Plan.
  - b. Permit to Operate or Transport Oversize and/or Overweight Vehicles and Loads Over State Highways (HRS Chapter 291, Section 36).
  - c. Permit for the Occupancy and Use of State Highways (HRS Chapter 264). This is applicable to underground and overhead power lines and utility pipelines within the State highway ROW.

Permit applications and instructions are available at the following link:  
<https://hidot.hawaii.gov/highways/home/doing-business/guide-to-permits>

4. The HDOT encourages strategies to reduce carbon emissions from the project, if any. Suggestions include:
  - a. Incorporate elements that encourage and enhance the use of multiple types of transportation to reduce carbon emissions.
  - b. Implement energy-efficient technologies and practices, such as LED lighting.
  - c. Use sustainable, recycled, or low-emission materials in construction and manufacturing.

Please submit any subsequent land use entitlement-related requests for review or correspondence to the HDOT Land Use Intake email address at [DOT.LandUse@hawaii.gov](mailto:DOT.LandUse@hawaii.gov).

If there are any questions, please contact Mr. Blayne Nikaido, Planner, Land Use Section of the HDOT Statewide Transportation Planning Office at (808) 831-7979 or via email at [blayne.h.nikaido@hawaii.gov](mailto:blayne.h.nikaido@hawaii.gov).

## Exhibit 14

**From:** [DBEDT State Planning](#)  
**To:** [Watase, Dean K](#)  
**Cc:** [Balassiano, Katia](#)  
**Subject:** RE: State Planning Portal: EA Exemption Consultation Packet for the Keawalau Mixed-Use project  
**Date:** Tuesday, November 26, 2024 4:25:32 PM  
**Attachments:** [image001.png](#)

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*Sending on behalf of Katia Balassiano, Planning Program Administrator, Office of Planning & Sustainable Development*

Aloha,

Thank you for the opportunity to review this project. The Office of Planning and Sustainable Development concurs that it appears that this project may be exempt from the preparation of an Environmental Assessment pursuant to Chapter 343-6(5) HRS and the applicable Hawaii Administrative Rules.

Mahalo,

Katia Balassiano  
[katia.balassiano@hawaii.gov](mailto:katia.balassiano@hawaii.gov)  
(808) 587-2885

[OPSD website](#) | [geospatial data portal](#) | [subscribe to OPSD newsletter](#)

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STATE OF HAWAII  
**OFFICE OF PLANNING & SUSTAINABLE DEVELOPMENT**

Leiopapa A Kamehameha  
235 South Beretania Street, 6th Floor · Honolulu, Hawai'i · 96813  
PO Box 2359 · Honolulu, Hawai'i · 96804-2359  
Phone (808) 587-2846 · Fax (808) 587-2824

---

**From:** Watase, Dean K <[dean.k.watase@hawaii.gov](mailto:dean.k.watase@hawaii.gov)>  
**Sent:** Monday, November 25, 2024 8:28 AM  
**To:** DBEDT State Planning <[dbedt.stateplanning@hawaii.gov](mailto:dbedt.stateplanning@hawaii.gov)>  
**Subject:** State Planning Portal: EA Exemption Consultation Packet for the Keawalau Mixed-Use project

Aloha,

Attached is the consultation packet for the above project.

We would appreciate receiving any comments by December 20, 2024, or sooner.

Please confirm receipt of this email.

Mahalo

Dean Watase  
Housing Planning Manager  
Hawaii Housing & Finance Development Corporation  
677 Queen Street, Suite 300  
Honolulu, Hawaii 96813  
Phone: 808 587-0639

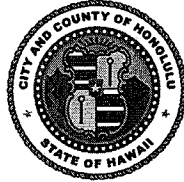
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**DEPARTMENT OF DESIGN AND CONSTRUCTION**  
**KA 'OIHANA HAKULAU A ME KE KĀPILI**  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 11TH FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8480 • FAX: (808) 768-4567 • WEBSITE: [honolulu.gov](http://honolulu.gov)

RICK BLANGIARDI  
MAYOR  
MEIA



HAKU MILLES, P.E.  
DIRECTOR  
PO'O  
MARK YONAMINE, P.E.  
DEPUTY DIRECTOR  
HOPE PO'O

December 6, 2024

SENT VIA EMAIL

Mr. Dean Watase  
[dean.k.watase@hawaii.gov](mailto:dean.k.watase@hawaii.gov)


Dear Mr. Watase:

Subject: Consultation for an Environmental Assessment Exemption  
Keawalau Affordable Housing Project  
Hikimoe Street and Waipahu Depot Street; Waipahu, O'ahu  
Tax Map Keys: 1) 9-4-013:046 and (1) 9-014:005; :014,  
:058 through :067 and :075

Thank you for the opportunity to review and comment. The Department of Design and Construction has no comments to offer at this time.

Should you have any questions, please contact me at (808) 768-8480.

Sincerely,

  
Haku Milles, P.E., LEED AP  
Director

HM:karn (931404)