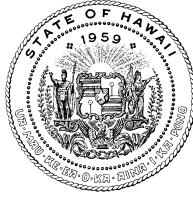


JOSH GREEN, M.D.
GOVERNOR

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/132

December 16, 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
Melia Affordable Rental Housing Project
1105 Piikoi Street and 1216 Young Street; Honolulu, Oahu
Tax Map Keys: (1) 2-4-004:046 and (1) 2-4-004:078

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.

Tradewind Capital and Stanford Carr Development, through a special purpose entity named Hale Melia LLP, propose to develop the Melia Affordable Rental Housing Project, which will provide 247 affordable rental units on 31,977 square feet of land zoned BMX-3 located in the Makiki district of Honolulu.

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

MELIA AFFORDABLE RENTAL 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,¹ 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).

¹ 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

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.

DESCRIPTION OF ACTION

Proposing Agency or Applicant: The Applicant is Hale Melia LLP (Applicant); 201 Merchant Street Suite 2050, Honolulu, Hawaii 96813. The approving agency of this exemption notice is the Hawaii Housing Finance and Development Corporation (HHFDC).

Project Name & Address/Location: The Melia Affordable Rental Housing Project (Project) is located at 1105 Piikoi Street and 1216 Young Street; Honolulu, HI 96814 (Project Site).

Estimated Construction Schedule: Construction start: March 30, 2026 / Construction completion: July 7, 2028.

Tax Map Key (TMK) and latitude/longitude coordinates (in decimal degrees): TMK: (1) 2-4-004:046 and (1) 2-4-004:078; Coordinates: 21.30085, -157.84327

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 201H Resolution adoption (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

The Applicant proposes to develop the Project on 31,977 square feet of land zoned BMX-3 (Project Site) located in the Makiki district of Honolulu. The Project Site is composed of two adjacent parcels. The first parcel is Parcel 46, identified as Tax Map Key (TMK) (1) 2-4-004:046, and which is unimproved. Parcel 46 borders Piikoi Street to the west, Young Street to the south, and the adjacent parcel to the east.

The second parcel, Parcel 78, is identified as TMK (1) 2-4-004:078 and is improved with an existing 20-unit, three-story walk-up apartment building that was built in 1968, which will be demolished as part of the Project. Parcel 78 borders Parcel 46 to the west, Young Street to the south, and buildings with residential commercial uses to the east.

The Project includes a 23-story high-rise residential tower that will house 247 residential units. The maximum building height is projected to be 210 feet and 7 inches above ground level including rooftop mechanical equipment. The housing unit mix will include studio, one-, two-, and three-bedroom units. In addition, a 7-story parking structure will be built adjacent to the residential tower and will contain 243 parking stalls. The parking garage will also have a bicycle storage room for residents to securely store up to 128 bicycles.

Project amenities include a community room, which will be located on the second floor of the residential tower. This facility will be available for all residents and can be used to host social events, town hall or personal meetings, and implement certain social services in conjunction with the Applicant’s non-profit partner, Komohale Services LLC. A fitness center and laundry room will be located on the third floor. An open-air lawn area for residents to lounge will be located in front of the residential tower along Piikoi Street.

The main vehicular driveway to the parking structure will be located on the southeast corner of the Project Site off Young Street. This location was selected to isolate ingress/egress as far away from the Piikoi and Young Street intersection as possible. A separate employee/service driveway will be located to the west of the main driveway, where a loading stall will be located. This dedicated driveway will allow for one-way traffic flow, thereby allowing service vehicles, such as trash trucks, to pull in and out of the premises in one forward direction off Young Street.

Pedestrian access to the main lobby of the residential tower will be located on the south side of the property off Young Street. Two additional pedestrian accesses will be available from the Piikoi Street side of the building via the front lawn.

The Applicant commits to setting aside units based on the following income and affordability restrictions listed below for 66 years.

Restricted at the Area Median Income (AMI)	Studio Units	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units	Total Units
30% of the AMI	13	0	0	0	13
60% of the AMI	4	93	119	17	233
Total Affordable Rental Units	17	93	119	17	246
Manager Units	0	1	0	0	1
Total Units	17	94	119	17	247

On June 10, 2024, the Applicant submitted a 201H application to the City and County of Honolulu (CCH). On October 9th, 2024, the Project’s 201H entitlements were approved by the full City Council via Resolution 24-228, CD1. 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, Hula Mae Multi-Family tax-exempt bonds, 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 type="checkbox"/> Social-Economic	<input checked="" 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 CCH’s BMX-3 (Business Mixed-Use) zoning district, which allows multi-family dwellings. As part of the 201H Application, the Applicant has been granted various exemptions from CCH’s Land Use Ordinance (Chapter 21, Revised Ordinances of Honolulu) relating to density, height, transitional height setbacks, and other requirements.
2. *Traffic.* Access to the property is from two driveways on Young Street. The Applicant’s traffic engineer prepared a Transportation Impact Analysis Report (TIAR) for the Project. In summary, the TIAR evaluated four intersections surrounding the Project Site. The analysis included existing conditions, future baseline conditions without the Project, and future conditions with the Project for the year 2028. The TIAR indicates that the level of service (LOS) of all four intersections studied would not change due to the Project in the projected year 2028. In other words, the TIAR indicates that there is effectively no anticipated change in the traffic conditions from the Project.

Recommended improvements from the TIAR included:

- a. Provide sufficient sight distance for motorists to safely enter and exit project driveways. It should be noted that the loading stalls are located immediately adjacent to the driveways at the entrance/exit to the parking garage. As such, consideration should be given to ensuring motorists, pedestrians, and bicyclists are aware of the presence of each other at these conflict points.
- b. Prohibit off-site loading operations and ensure service/loading zones are designated to accommodate such. The layout and dimensions shall be determined during the design phase.

- c. Provide adequate turn-around area for service, delivery, and refuse collection vehicles to maneuver on the project site and prohibit vehicle-reversing maneuvers onto Young Street. It should be noted that the proposed loading stalls are located parallel to Young Street between the project driveways.
 - d. Provide sufficient turning radii at all driveways to avoid vehicle encroachments to oncoming traffic lanes.
 - e. Provide signage at all driveways to indicate their designated uses (i.e., for service and employee parking only) to minimize driver confusion at the driveways.
 - f. Restrict parking along the Project frontage on Young Street to facilitate traffic movements and ensure adequate sight distances for entering and exiting vehicles at all driveways along this roadway.
 - g. Provide pedestrian connections between the on-site uses and off-site facilities along Young and Piikoi streets. Pedestrian facilities should be made accessible in conformance with the Americans with Disabilities Act (ADA).
 - h. Provide adequate connections to and from the designated bike parking areas to ensure convenient and safe pedestrian and bicyclist access, as well as connections to the planned bicycle facilities along the adjacent roadway to the Project Site. In addition, consider providing short-term bicycle parking for visitors.
 - i. Prepare a Construction Management Plan that includes the anticipated construction schedule and phasing, as well as traffic circulation, traffic control, and parking during the construction period.
 - j. Prepare a Transportation Management Plan which includes traffic circulation, parking, loading, and traffic demand management strategies to further minimize the impact of the development on the surrounding roadway network.
 - k. The Applicant was able to incorporate all of the recommendations from the TIAR that are feasible at this stage of the design process and plans to incorporate all of the remaining recommendations that occur later in the development process.
3. *Infrastructure.* The Project is serviced by existing utilities located in the immediate vicinity.

Water. The Board of Water Supply has stated that the existing water system can accommodate the Project. The new domestic water and fire protection water meters that currently serve the Project Site are expected to be upgraded as part of the development.

Wastewater. Approval from CCH, Department of Planning and Permitting (DPP) for municipal sewer system connection to accommodate the Project has been issued to the Applicant. Sewer mains are located along each street frontage, and an appropriate

sewage connection system will be designed in consideration of the most effective connection points.

Drainage: The Project site presently drains towards the intersection of Piikoi and Young streets where a curb and gutter system collects and conveys stormwater. The Project will be required to control drainage according to prevailing drainage regulations. All stormwater runoff from the proposed improvements will be reviewed for conformance with CCH Ordinance 96-34 which addresses peak runoff. Best Management Practices will be employed before the start of construction to ensure that runoff in the storm drain system is treated for minimal impact into State receiving waters. Additionally, Low-Impact Design features will be considered for the Project.

Electrical: Electrical and communication services are available at the Project site both along Piikoi and Young streets. Coordination with service providers will be completed during the design and construction phases.

4. *Visual.* The Project is located within the Primary Urban Center in a highly urbanized area designated for high-density urban development. There is a mix of low- to high-rise residential buildings, public facilities, and commercial uses within the Project's vicinity. The Project is on the edge of an area known as Makiki but borders the Ala Moana district and is not located within a special district or designated place. The general vicinity is characterized by highly commercial mixed-use with South King Street to the south and South Beretania Street to the north serving as high-intensity commercial corridors with various retail establishments, restaurants, and office facilities. Parcels between these corridors are generally zoned BMX-3. A vast array of residential communities including low-rise walk-ups or high-rise residential towers are dispersed among the commercial corridors on various side streets.

The Applicant conducted a view plane analysis by superimposing the Project onto key view corridors with views looking at both mauka and makai along Piikoi Street and looking at ewa along South Beretania Street. The Project is consistent in height with other towers in the neighborhood such as the Hale Kalele and Pumehana (1212 Young Street) residential towers. Additionally, the Project does not impact the views in the Punchbowl to Diamondhead corridor which is protected in the Punchbowl Special District Design Guidelines because the Project lies outside of this corridor. Within this context, while the Project may have a visual impact compared to existing conditions, the Project is in an area where high-density urban development is planned and anticipated. However, to mitigate visual impacts and to respect a road widening setback off of Piikoi Street, the Project design includes a generous 22-foot setback from Piikoi Street in a large open landscaped yard area in front of the building, attention to orientation and massing; and activation of street-level views with community service uses.

5. *Cultural, Historic and Archeological Resources.* The Project site has undergone significant disturbance before the initial development of housing. The State Historic Preservation Division (SHPD) requested the Applicant prepare an archeological inventory survey (AIS) for the Project Site. On March 28, 2024, SHPD issued a no historic properties affected determination letter to DPP.

On May 9, 2024, SHPD requested the Applicant prepare a Reconnaissance Level Survey (RLS) of the Project Site. The RLS has been completed and transmitted to SHPD for review as part of the HRS 6E process.

On October 25, 2024, the Applicant completed trenching as part of the SHPD-approved AIS plan and no archaeological materials, cultural deposits, or human skeletal materials were discovered.

The Applicant will implement any mitigation deemed necessary by SHPD.

6. *Environmental Site Assessment.* The Applicant's environmental consultant prepared a Phase I Environmental Site Assessment (ESA) report dated March 8, 2017. The Phase 1 ESA revealed no evidence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), or significant data gaps in connection with the property. The Applicant has commissioned a new Phase 1 ESA to verify the findings of the 2017 Phase 1 ESA and is awaiting results.
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 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.
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, along with other planned commercial and residential developments in the area will contribute to cumulative impacts. However, the Project and other projects in the area are consistent with the CCH's *General Plan* and *Primary Urban Center Development Plan*. The overall intensification of land uses within the South King/Beretania Corridors area is a 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 3.
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 approximately 0.9 mile from the nearest shoreline (See Exhibit 8).
 - b. It is in Flood Zone X (See Exhibit 5).
 - c. Does not contain any streams or wetlands (See Exhibit 6).
 - d. Does not include any area designated critical habitat (See Exhibit 7).
 - e. Is not within the Special Management Area (See Exhibit 8).

CONSULTATIONS

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

Agency / Organization	Name	Consultation Date
City Council, District 5	Councilmember Calvin Say	10/22/2023 & 02/22/2024
City Council, District 7	Councilmember Tyler Dos-Santos Tam	03/14/2024
City Council, District 6	Councilmember Radiant Cordero	03/19/2024
City Council, District 3	Councilmember Ester Kiaaina	04/01/2024
City Council, District 2	Councilmember Matt Weyer	04/16/2024
Senator, District 11	Senator Carol Fukunaga	08/15/2024
Mayor's Office of Housing	Denise Iseri-Matsubara, Director	10/11/2023 & 03/20/2024
Mayor's Office	Mayor Rick Blangiardi and staff	03/20/2024
City Council Zoning Committee	Zoning Committee	09/25/2024
City Council	Full Council	10/09/2024
Hawaii Department of Transportation	Ed Sniffen, Director	11/12/2024
Hawaii Department of Education	Keith Hayashi, Superintendent	11/12/2024
Hawaii Department of Health	Kenny Fink, Director	11/12/2024
Office of Planning and Sustainable Development	Mary Alice Evans, Director	11/12/2024
CCH, Department of Planning and Permitting	Dawn Takeuchi-Apuna, Director	11/12/2024
CCH, Mayor's Office of Housing	Denise Iseri-Matsubara, Director	11/12/2024
CCH, Department of Transportation Services	J. Roger Morton, Director	11/12/2024
CCH, Department of Design and Construction	Haku Miles, Director	11/12/2024

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

1. Hawaii Department of Transportation. The department provided the following comments:
 - a. The proposed residence project is approximately 2.63 miles from the property boundary of Daniel K. Inouye International Airport (HNL). All projects within 5 miles from Hawaii State airports are advised to read the Technical Assistance

Memorandum (TAM) for guidance with development and activities that may require further review and permits.

Response: The Applicant has reviewed the Technical Assistance Memorandum for development activities within 5 miles of state airports and will follow its guidance. Development activities will be undertaken in a manner to avoid impacts on HNL operations.

- b. Due to the project's proximity to HNL, 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 concerning HNL and its operations. Such a disclosure will advise residents of the possible impacts of airport operations, such as fumes, noises, and vibrations.

- c. If a solar energy photovoltaic (PV) system is going to be installed, be aware that PV systems located in or near the approach path of aircrafts can create a hazardous condition for pilots due to possible glint and glare reflected from the PV panel array. If glint or glare from the PV array creates a hazardous condition for pilots, the owner of the PV system shall be prepared to immediately mitigate the hazard upon notification by the HDOT and/or Federal Aviation Administration (FAA).

The FAA requires a glint and glare analysis for all solar energy PV systems near airports. The www.sandia.gov/glare-tools/ website has information and guidance with the preparation of a glint and glare analysis. A submittal of FAA Form 7460-1 will be necessary for the solar energy PV system. After the FAA determination of the Form 7460-1 glint and glare analysis, a copy shall be provided to the HDOT Planning Section by the owner of the solar energy PV system. Solar energy PV systems have also been known to emit radio frequency interference (RFI) to aviation-dedicated radio signals, thereby disrupting the reliability of air-to-ground communications. Again, the owner of the solar energy PV system shall be prepared to immediately mitigate the RFI hazard upon notification by the HDOT and/or FAA.

The proposed development shall not provide landscape and vegetation that will create a wildlife attractant, which can potentially become a hazard to aircraft operations. Please review the FAA Advisory Circular 150/5200-33C, Hazardous Wildlife Attractants On Or Near Airports for guidance. If the project's landscaping creates a wildlife attractant, the developer shall immediately mitigate the hazard upon notification by the HDOT and/or FAA.

Response: A PV system is planned at the top of the Project's parking structure. The Applicant's design team has been apprised to specify non-glint and non-glare solar panels, and the development team will prepare a glint and glare analysis for the Project. The Applicant acknowledges that if it is determined

that its PV array creates a hazardous condition for pilots, it will take immediate action to mitigate the situation.

- 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. 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. Hawaii Department of Education. The department requests consultations with the Applicant as it seeks entitlements.

Response: The Applicant acknowledges this comment and it will consult with the department as the Project proceeds.

3. 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.
4. 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.

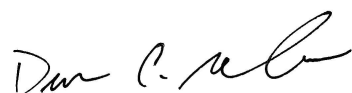
The RLS has been submitted to the State Historic Preservation Division (SHPD) for their review and determination as part of the HRS 6E process. The Applicant will implement any mitigation deemed necessary by SHPD. In the event of unexpected discovery of archaeological or historic resources, SHPD will be notified pursuant to HAR 13-280-3.

2. *Curtail the range of beneficial use of the environment.* The Project is consistent with the CCH's *General Plan* and *Primary Urban Center Development Plan*. The overall intensification of land uses within the South King/Beretania Corridors area is a goal of CCH's long-range vision for Oahu and is consistent with CCH's general development pattern goals. 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 227 more units than are currently on the site. 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. 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.
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. While the Project may have a visual impact compared to existing conditions, the Project is within the Primary Urban Center in a highly urbanized area designated for high-density urban development
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

12/16/2024

Date

List of Exhibits:

- Exhibit 1 – Location Map
- Exhibit 2A – Site Plan
- Exhibit 2B – Rendering
- Exhibit 3 – State Urban District Map
- Exhibit 4 – City and County of Honolulu Zoning Map
- Exhibit 5 – National Flood Hazard Map
- Exhibit 6 – Wetlands Inventory Map
- Exhibit 7 – Critical Habitat Map
- Exhibit 8 – Special Management Area Map
- Exhibit 9 – Visual Analysis

- Exhibit 10 – Typical Consultation Packet (minus exhibits listed above)
- Exhibit 11 – DOT comment letter
- Exhibit 12 – DOE comment letter
- Exhibit 13 – OPSD comment letter
- Exhibit 14 – DDC comment letter

EXHIBIT 1 – Location Map



LEGEND WALKING RADIUS DISTANCE 	1 SAFEWAY	11 PUMEHANA BUILDING	20 PRESIDENT WILLIAM MCKINLEY HIGH SCHOOL
	2 TIMES SUPERMARKET	12 ADMIRAL THOMAS CONDO BUILDING	21 MOANA PACIFIC EAST TOWER
3 INTERSTATE BUILDING	13 HONOLULU MUSEUM OF ART	22 WALMART	
4 ELEVENSO BUILDING	14 THOMAS SQUARE	23 HALE PAWAA	
5 KINGDOM HALL OF JEHOVAH'S WITNESSES	15 STRAUB MEDICAL CENTER	24 CARTWRIGHT NEIGHBORHOOD PARK	
6 QUEEN KA'AHUMANU ELEMENTARY SCHOOL	16 NEAL S. BLAISDELL CENTER	25 MAKIKI DISTRICT PARK	

EXHIBIT 2A – Site Plan



1105 PIIKOI
CONCEPTUAL LANDSCAPE PLAN OVERLAY



EXHIBIT 2B – Rendering



EXHIBIT 3 – State Land Use District

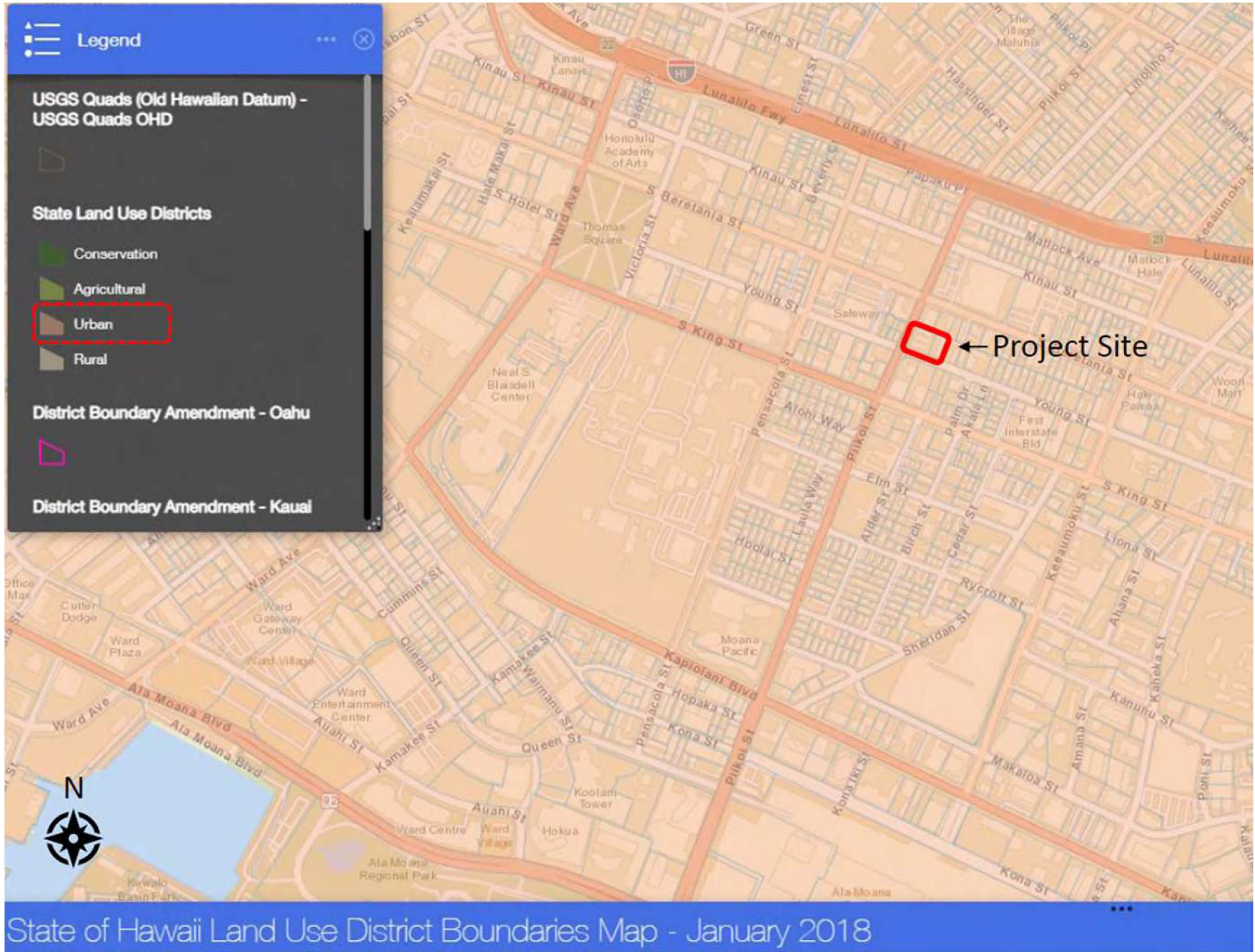
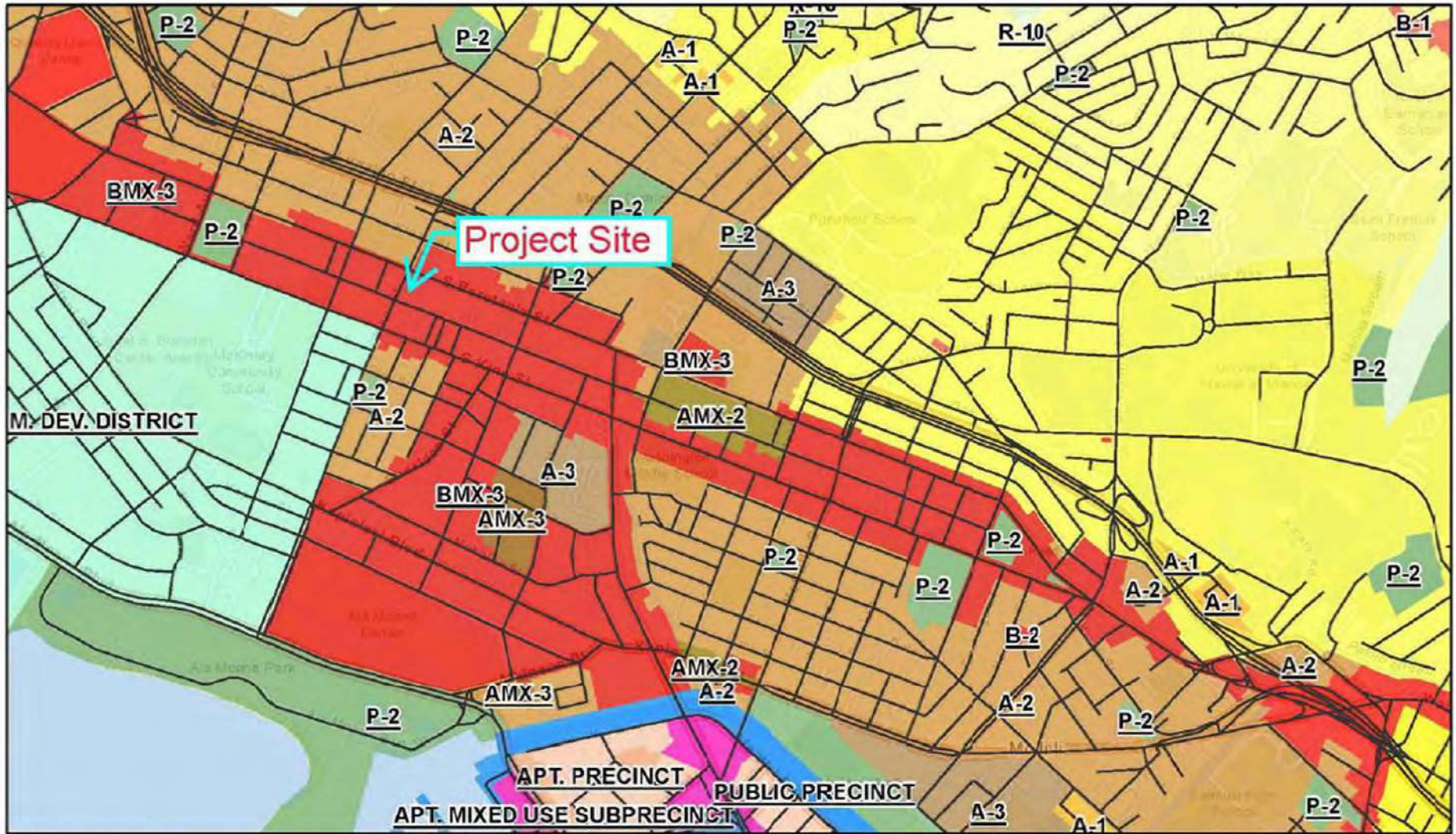
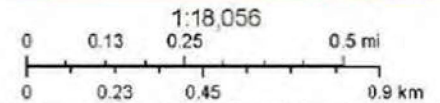


EXHIBIT 4 – County Zoning



5/7/2024, 3:51:04 PM



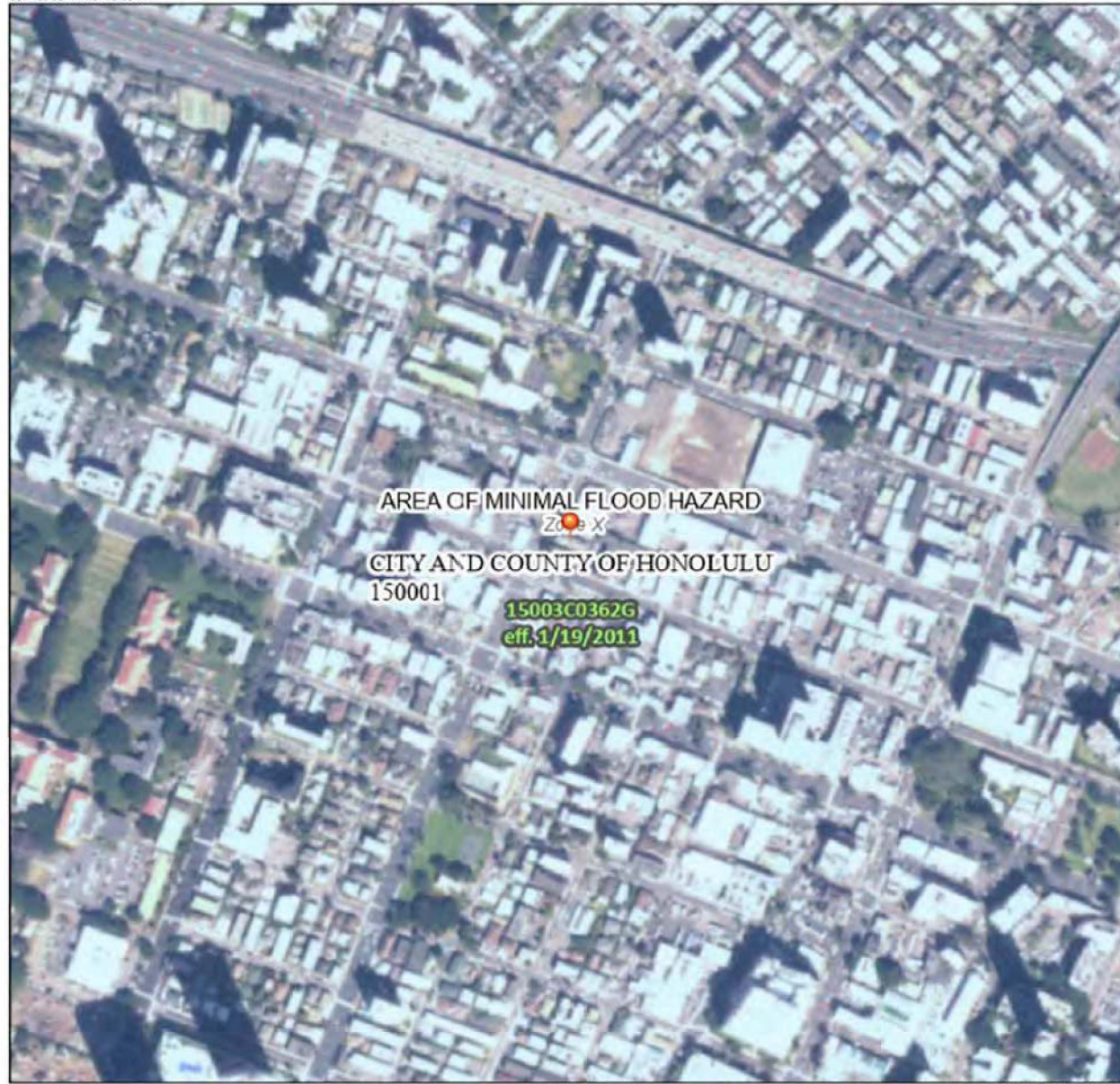
Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, US Census Bureau, USDA, USFWS

EXHIBIT 5 – Flood Hazard Map

National Flood Hazard Layer FIRMette



157°50'55"W 21°18'20"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee, See Notes, <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/6/2024 at 5:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT 6 – Wetlands Map



Wetlands

- | | | |
|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland |  Lake |
|  Estuarine and Marine Wetland |  Freshwater Forested/Shrub Wetland |  Other |
| |  Freshwater Pond |  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.

<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>

EXHIBIT 7 – Critical Habitat Map

Oahu Critical Habitat - Ecosystem
Hawaii Statewide GIS Program
Hawaii Statewide GIS Program

Summary
Oahu Critical Habitat - Ecosystem

[View Full Details](#)

[Download](#)

Details

- Dataset**
Feature Layer
- October 31, 2020**
Info Updated
- November 15, 2022**
Data Updated
- September 13, 2016**
Published Date
- Records: 63**
[View data table](#)
- Public**
Anyone can see this content
- Custom License**
[View license details](#)

Records: 63

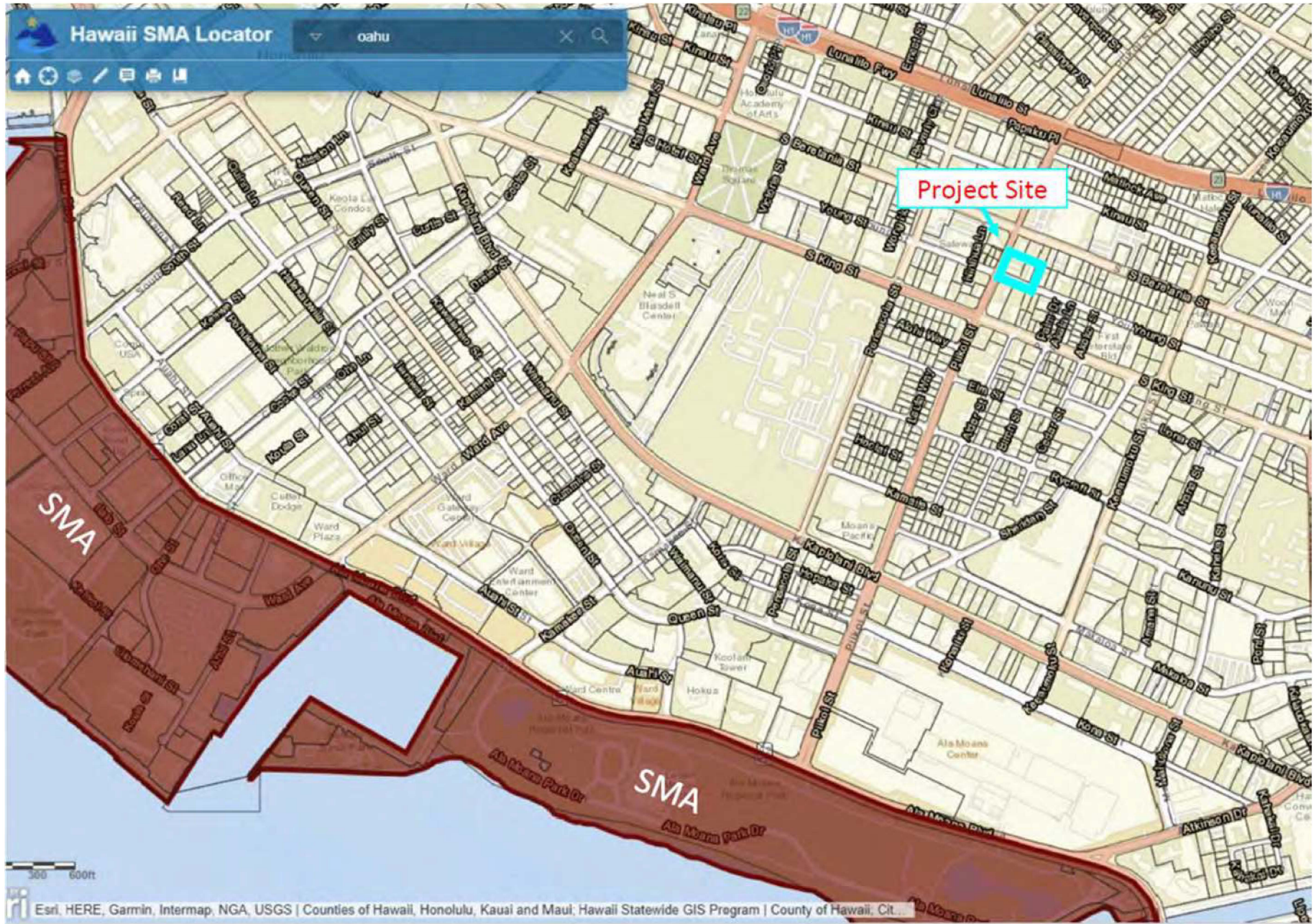
Legend

- Oahu Critical Habitat - Ecosystem

Project Site

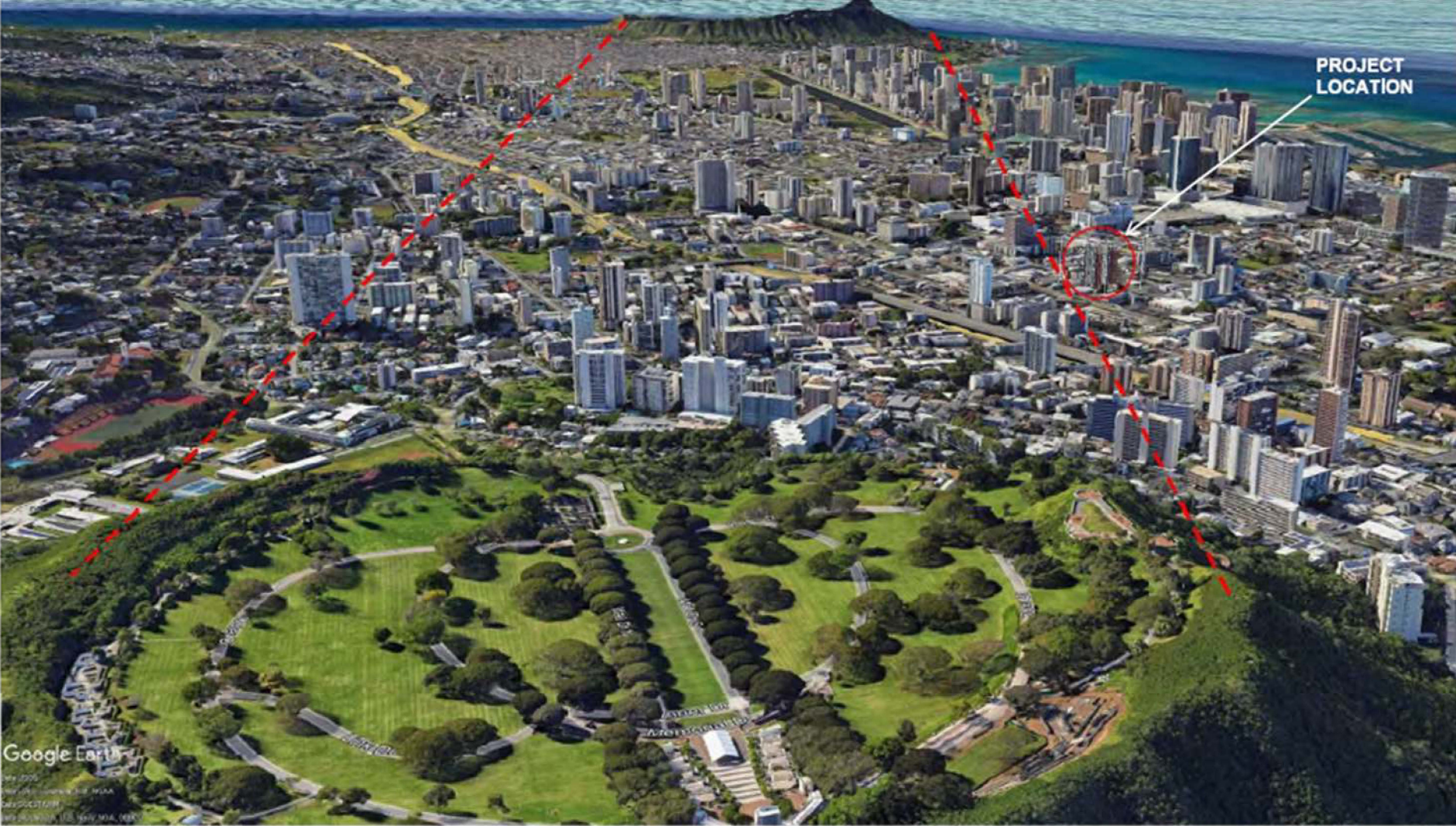
<https://geoportal.hawaii.gov/datasets/HiStateGIS::oahu-critical-habitat-ecosystem/explore>

EXHIBIT 8 – SMA Map



<https://www.arcgis.com/apps/Viewer/index.html>

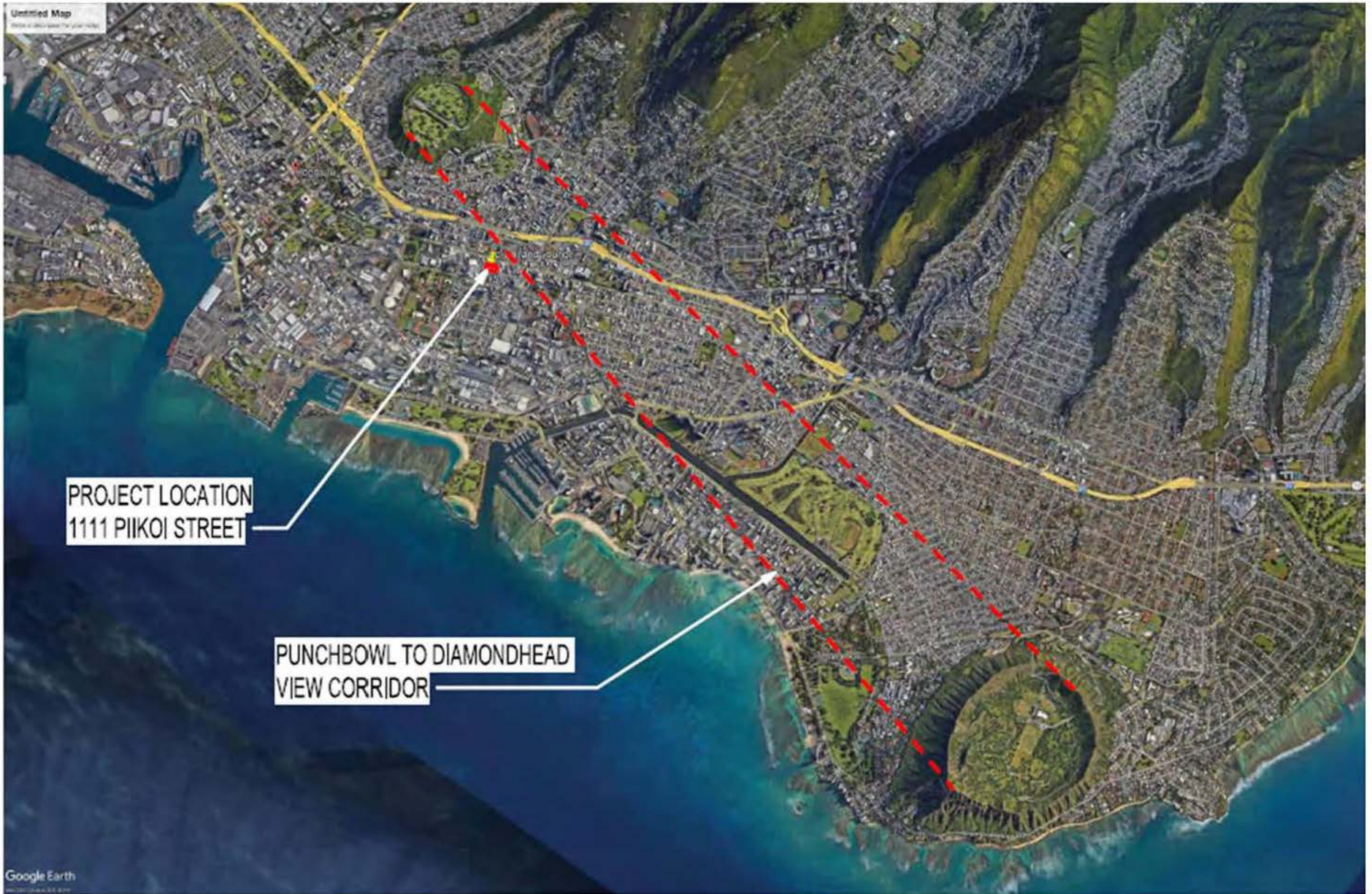
EXHIBIT 9 – Visual Analysis



1111 PIIKOI STREET

SHT: SK240326.6 PUNCHBOWL TO DIAMOND HEAD CORRIDOR

05/15/24



1111 PIIKOI STREET

SHT: SK240326.5 PUNCHBOWL TO DIAMOND HEAD VIEW CORRIDOR
03/26/24



PIIKOI STREET LOOKING MAUKA

1111 PIIKOI STREET

SHT: SK240326.1a VIEW 1 EXISTING
03/26/24



PIIKOI STREET LOOKING MAUKA

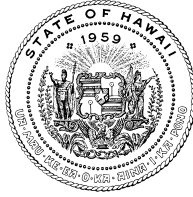
1111 PIIKOI STREET

SHT: SK240326.1 VIEW I - PROPOSED
03/26/24

EXHIBIT 10

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/121

November 12, 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
Melia Affordable Rental Housing Project
1105 Piikoi Street and 1216 Young Street; Honolulu, Oahu
Tax Map Keys: (1) 2-4-004:046 and (1) 2-4-004:078

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 Melia Affordable Rental 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 13, 2024, to make this determination.

Tradewind Capital and Stanford Carr Development, through a special purpose entity named Hale Melia LLP (Applicant), propose to develop the Project on 31,977 square feet of land zoned BMX-3 (Project Site) located in the Makiki district of Honolulu. The Project Site is composed of two adjacent parcels. The first parcel is Parcel 46, identified as Tax Map Key (TMK) (1) 2-4-004:046, and which is unimproved. Parcel 46 borders Piikoi Street to the west, Young Street to the south, and the adjacent parcel to the east.

The second parcel, Parcel 78, is identified as TMK (1) 2-4-004:078 and is improved with an existing 20-unit, three-story walk-up apartment building that was built in 1968, which will be demolished as part of the Project. Parcel 78 borders Parcel 46 to the west, Young Street to the south, and buildings with residential commercial uses to the east.

The Project includes a 23-story high-rise residential tower that will house 247 residential units. The maximum building height is projected to be 210 feet and 7 inches above ground level including rooftop mechanical equipment. The housing unit mix will include studio, one-, two-, and three-bedroom units. In addition, a 7-story parking structure will be built adjacent to the residential tower and will contain 243 parking stalls. The parking garage will also have a bicycle storage room for residents to securely store up to 128 bicycles.

Project amenities include a community room, which will be located on the second floor of the residential tower. This facility will be available for all residents and can be used to host social events, town hall or personal meetings, and implement certain social services in conjunction with the Applicant’s non-profit partner, Komohale Services LLC. A fitness center and laundry room will be located on the third floor. An open-air lawn area for residents to lounge will be located in front of the residential tower along Piikoi Street.

The main vehicular driveway to the parking structure will be located on the southeast corner of the Project Site off Young Street. This location was selected to isolate ingress/egress as far away from the Piikoi and Young Street intersection as possible. A separate employee/service driveway will be located to the west of the main driveway, where a loading stall will be located. This dedicated driveway will allow for one-way traffic flow, thereby allowing service vehicles, such as trash trucks, to pull in and out of the premises in one forward direction off Young Street.

Pedestrian access to the main lobby of the residential tower will be located on the south side of the property off Young Street. Two additional pedestrian accesses will be available from the Piikoi Street side of the building via the front lawn.

The Applicant commits to setting aside units based on the following income and affordability restrictions listed below for 66 years.

Restricted at the Area Median Income (AMI)	Studio Units	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units	Total Units
30% of the AMI	13	0	0	0	13
60% of the AMI	4	93	119	17	233
Total Affordable Rental Units	17	93	119	17	246
Manager Units	0	1	0	0	1
Total Units	17	94	119	17	247

On June 10, 2024, the Applicant submitted a 201H application to the City and County of Honolulu (CCH). On October 9th, 2024, the Project’s 201H entitlements were approved by the full City Council via Resolution 24-228, CD1. 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, Hula Mae Multi-Family tax-exempt bonds, 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 list¹, 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: One existing building, the 1216 Young Street Apartments located on Parcel 78, will be demolished and removed to prepare the Project Site for construction. The building was constructed in 1968, and therefore it is over 50 years in age and considered historic property. The Applicant submitted a Reconnaissance Level Survey to the Hawaii State Historic Preservation Division for HRS 6E review of the structure to ensure no significant historic properties are affected.

On April 6, 2024, through in-person contacts and posted notices, the Applicant notified residents of the 1216 Young Street Apartments that their leases would not be extended past January 31, 2025 and would become month-to-month tenancies. Tenants were also notified that if they qualify for the income requirements of the new Project, the Applicant will explore if and how they could be among the first to apply. The letter included contact information of the Applicant and property manager for further questions or comments. All residents were encouraged to reach out to the Applicant to communicate how the Applicant could assist the residents in their move-out and relocation.

¹ 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

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:*

- 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 3).

- 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 City and County of Honolulu. Multi-family dwellings are 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 approximately 0.9 mile from the nearest shoreline (See Exhibit 8).
- b. It is in Flood Zone X (See Exhibit 5).
- c. Does not contain any streams or wetlands (See Exhibit 6).
- d. Does not include any area designated critical habitat (See Exhibit 7).
- e. Is not within the Special Management Area (See Exhibit 8).

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 12, 2024
Page 5

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.*

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 by December 13, 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

EXHIBIT 11

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


DIR0001088
STP 8.3865

December 10, 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
MELIA AFFORDABLE RENTAL HOUSING PROJECT
1105 PIIKOI STREET AND 1216 YOUNG STREET
HONOLULU, OAHU, HAWAII
TAX MAP KEY: (1) 2-4-004: 046 AND 078

Thank you for your letter, dated November 12, 2024, requesting the Hawaii Department of Transportation's (HDOT) review and comments on the subject project. HDOT understands Tradewind Capital and Stanford Carr Development, through a special purpose entity named Hale Melia LLP, is proposing to develop a 247-unit, 23-story tall high-rise residential tower on 2 parcels totaling approximately 31,977 square feet of land.

HDOT has the following comments:

1. The proposed residence project is approximately 2.63 miles from the property boundary of Daniel K. Inouye International Airport (HNL). All projects within 5 miles from Hawaii State airports are advised to read the Technical Assistance Memorandum (TAM) for guidance with development and activities that may require further review and permits. The TAM can be viewed at this link: http://files.hawaii.gov/dbedt/op/docs/TAM-FAADOT-Airports_08-01-2016.pdf.
2. Due to the project's proximity to HNL, 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.
3. If a solar energy photovoltaic (PV) system is going to be installed, be aware that PV systems located in or near the approach path of aircrafts can create a hazardous condition for pilots due to possible glint and glare reflected from the PV panel array. If glint or glare from the PV array creates a hazardous condition for pilots, the owner of the PV system shall be prepared to immediately mitigate the hazard upon notification by the HDOT and/or Federal Aviation Administration (FAA).

The FAA requires a glint and glare analysis for all solar energy PV systems near airports. The www.sandia.gov/glare-tools/ website has information and guidance with the preparation of a glint and glare analysis. A submittal of FAA Form 7460-1 will be necessary for the solar energy PV system. After the FAA determination of the Form 7460-1 glint and glare analysis, a copy shall be provided to the HDOT Planning Section by the owner of the solar energy PV system.

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

4. The proposed development shall not provide landscape and vegetation that will create a wildlife attractant, which can potentially become a hazard to aircraft operations. Please review the [FAA Advisory Circular 150/5200-33C, Hazardous Wildlife Attractants On Or Near Airports](#) for guidance. If the project's landscaping creates a wildlife attractant, the developer shall immediately mitigate the hazard upon notification by the HDOT and/or FAA.
5. The applicant should implement 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.

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.

EXHIBIT 12

JOSH GREEN, M.D.
GOVERNOR



KEITH T. HAYASHI
SUPERINTENDENT

STATE OF HAWAII
DEPARTMENT OF EDUCATION
KA 'OIHANA HO'ONA'AUAO
P.O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF FACILITIES AND OPERATIONS

December 4, 2024

Mr. Chris Woodard
Chief Planner
Hawaii Housing Finance and Development Corporation
677 Queen Street, Suite 300
Honolulu, HI 96813

Re: Consultation for an Environmental Assessment Exemption, Melia Affordable Rental Housing Project, 1105 Piikoi Street and 1216 Young Street; Honolulu, Oahu
Tax Map Key Nos.: (1)2-4-004:046 and (1)2-4-004:078

Dear Mr. Woodard:

Thank you for your letter dated November 12, 2024. The Hawaii State Department of Education (Department) has reviewed the information provided and offers the following comments regarding the Melia Affordable Rental Housing Project (Project).

The proposed Project falls within the service boundaries of Kaahumanu Elementary, Stevenson Middle, and McKinley High School. Regardless of whether the applicant requests an exemption from School Impact Fees under the Governor's Ninth Proclamation Relating to Affordable Housing dated October 10, 2024, the Department would appreciate further consultation as it seeks additional entitlements.

Should you have any questions, please contact Cori China of the Facilities Development Branch, Planning Section, at (808) 784-5080 or via email at cori.china@k12.hi.us.

We appreciate the opportunity to comment.

Sincerely,

Roy Ikeda
Interim Public Works Manager
Planning Section

RI:ctc

c: Linell Dilwith, Complex Area Superintendent, Kaimuki-McKinley-Roosevelt Complex Area
Facilities Development Branch

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

EXHIBIT 13

From: [DBEDT State Planning](#)
To: [Watase, Dean K](#)
Cc: [Balassiano, Katia](#)
Subject: RE: State Planning Portal: EA Exemption Consultation Packet for the Melia Affordable Rental Housing Project
Date: Monday, November 18, 2024 1:45:31 PM
Attachments: [image001.png](#)

Sending on behalf of Katia Balassiano, Planning Program Administrator, Office of Planning & Sustainable Development(OPSD)

Aloha,

Thank you for the opportunity to weigh in on this project. OPSD concurs that it appears that this project may be exempt from the preparation of an Environmental Assessment pursuant to the administrative rules promulgated under the authority of Chapter 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.

Mahalo,

Katia Balassiano
katia.balassiano@hawaii.gov
(808) 587-2885

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



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>
Sent: Wednesday, November 13, 2024 7:48 AM
To: DBEDT State Planning <dbedt.stateplanning@hawaii.gov>
Subject: State Planning Portal: EA Exemption Consultation Packet for the Melia Affordable Rental Housing Project

Aloha,

See links below for the consultation packet for the above project.

[2024-11-12 Melia Consultation Letter to OPSD.pdf](#)

[2024-11-12 Melia Matrix.pdf](#)

[2024-11-12 Melia Exhibits.pdf](#)

We would appreciate receiving any comments by December 13, 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

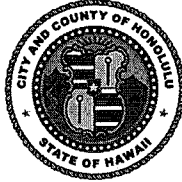
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EXHIBIT 14

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

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

Dear Mr. Watase:

Subject: Consultation for an Environmental Assessment Exemption
Melia Affordable Rental Housing Project
1105 Pi'ikoi Street and 1216 Young Street, Honolulu, O'ahu
Tax Map Keys: (1) 2-4-004:046 and (1) 2-4-004:078

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,

A handwritten signature in black ink, appearing to read "Haku Milles".

Haku Milles, P.E., LEED AP
Director

HM:krm (930849)