

DAVID Y. IGE
GOVERNOR

LAND USE COMMISSION
STATE OF HAWAII

2020 SEP -1 A 8:07



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


JADE T. BUTAY
DIRECTOR

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

IN REPLY REFER TO:
DIR 0746
STP 8.3002

August 19, 2020

TO: MR. DANIEL ORODENKER, EXECUTIVE OFFICER
HAWAII STATE LAND USE COMMISSION (LUC)
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

FROM: JADE T. BUTAY, DIRECTOR 
DEPARTMENT OF TRANSPORTATION

SUBJECT: SECOND ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE (EISPN)
KANAHA HOTEL AT KAHULUI AIRPORT
KAHULUI, MAUI, HAWAII
TAX MAP KEY: (2) 3-8-103: 014 (POR), 015 (POR), 016, 017, 018

The State of Hawaii, Department of Transportation (HDOT) has reviewed the subject EISPN and understands that the applicant, R.D. Olson Development, through its consultant, has submitted a second EISPN due to an error with the previous EISPN dated June 2020. The proposed Kanaha Hotel at Kahului Airport (formerly known as Windward Hotel) will include the construction of a 200-room hotel with supporting amenities on 5.17 acres of land within the Maui Business Park Phase II, North Project Area.

HDOT's previous comments in letter STP 8.2969 dated July 20, 2020 (attached) regarding the June 2020 EISPN remains valid. HDOT has no additional comments to provide at this time.

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

Attachment

c: Mr. Brett A. Davis – Senior Planner, Chris Hart & Partners, Inc.

DAVID Y. IGE
GOVERNOR



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


JADE T. BUTAY
DIRECTOR

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

IN REPLY REFER TO:
DIR 0607
STP 8.2969

July 20, 2020

TO: MR. DANIEL ORODENKER, EXECUTIVE OFFICER
HAWAII STATE LAND USE COMMISSION (LUC)
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

FROM: JADE T. BUTAY, DIRECTOR 
DEPARTMENT OF TRANSPORTATION

SUBJECT: ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE
(EISPN)
KANAHA HOTEL AT KAHULUI AIRPORT
KAHULUI, MAUI, HAWAII
TAX MAP KEY: (2) 3-8-103: 014 (POR), 015 (POR), 016, 017, 018

The State of Hawaii, Department of Transportation (HDOT) has reviewed the subject EISPN and understands that the applicant, R.D. Olson Development, through its consultant, has submitted the new EISPN as a result of a determination by the LUC that the project impacts would trigger Hawaii Revised Statutes Chapter 343 review and that the LUC would now be the accepting authority. The proposed Kanaha Hotel at Kahului Airport (formerly known as Windward Hotel) will include the construction of a 200-room hotel with supporting amenities on 5.17 acres of land within the Maui Business Park Phase II, North Project Area (MBPNPA).

HDOT has the following comments:

Airports Division (HDOT-A)

1. The proposed Kanaha Hotel at Kahului Airport (OGG) is approximately 0.45 miles from the end of Runway 2 at OGG. 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-FAA-DOT-Airports_08-01-2016.pdf.
2. Federal Aviation Administration (FAA) regulation requires the submittal of FAA Form 7460-1 Notice of Proposed Construction or alteration pursuant to the Code of Federal Regulations (CFR), Title 14, Part 77.9, if the construction or alteration is within 20,000 feet of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with its longest runway more than 3,200 feet. Construction equipment and staging area heights, including heights of temporary construction cranes

need to be included in the submittal. The form and criteria for submittal can be found at the following website: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

3. The proposed project site is also within the 65-70 Day-Night Average Noise Level (DNL) contours on the Kahului Airport Five-Year (1998) Noise Exposure Map. The hotel project is considered an incompatible use according to the CFR Title 14, Part 150, Airport Noise Compatibility Planning guidelines. Accordingly, the developer shall incorporate sound attenuation measures to achieve interior levels of 45 DNL in the proposed hotel.
4. The proximity of the airport will subject the hotel project to multiple noise events daily from aircraft operations. There is a potential for fumes, smoke, vibrations, odors, etc., that may result from aircraft flight operations over existing uses and the proposed future developments at the project site.
5. The Airport Zoning Act, Hawaii Revised Statutes, Chapter 262, requires HDOT-A to prevent hazards and non-conforming uses that conflict with the FAA Hazardous Wildlife Attractants requirements. HDOTA recommends that the proposed development's construction and operation does not create a wildlife attractant. Please review the FAA Advisory Circular 150/5200-33C, *Hazardous Wildlife Attractants On Or Near Airports* for guidance

Highways Division (HDOT-HWY)

1. The Draft Environmental Impact Statement (DEIS) should reference the compliance/status of all land use conditions.
2. The DEIS should mention Hawaii Department of Transportation's future plan to construct a proposed slip ramp located between the Haleakala Highway and Airport Access Road. The DEIS should include a site plan outlining the necessary roadway setback to be reserved, which should be provided along the southeast boundary of the site.
3. A Traffic Impact Analysis Report (TIAR) shall be prepared by a State of Hawaii licensed Professional Engineer with qualified traffic experience.
 - a. The MBPNPA's TIAR dated June 2010, was based on general land use designated for shopping center and light industrial. The proposed project TIAR and the DEIS should provide an analysis to demonstrate whether the trips to be generated by the proposed hotel as a new land use will be consistent with the conclusions of the MBPNPA's TIAR.
 - b. The TIAR shall propose improvements to mitigate any direct impacts identified and required improvements shall be provided at no cost to the State.
 - c. The TIAR should include the Hana Highway/Haleakala Highway intersection, west (Wailuku) of the project site.

Mr. Daniel Orodener
July 20, 2020
Page 3

STP 8.2969

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

c: Mr. Brett A. Davis - Senior Planner, Chris Hart & Partners, Inc.