

**TROY MIYASATO DIRECT TESTIMONY**

**PRESENTATION HEARING**

**Department of Veterans Affairs Multi-Specialty Outpatient Clinic (KAL 21-006)**

**Q Please state your name, place of employment, and position.**

A Troy Miyasato, Principal and President, Ferraro Choi and Associates Ltd.

**Q How long have you been in this position?**

A I joined Ferraro Choi in 1997 and have been a principal since 2003. I have been a licensed architect for over 28 years.

**Q Please describe your educational background and experience.**

A Please see my resume, which is marked as an exhibit in this proceeding. In addition to my degree in architecture, I also hold a Bachelor of Science degree in Food Science and Human Nutrition, and a Master's Degree in Business Administration. Among other professional affiliations, I am a member of the American Institute of Architects, and I served as a director of the Honolulu Chapter in 2007-2008. I am also a member of the Hawaii Society of Business Professionals. I served as president of the Hawaii Society of Business Professionals in 2012-2013.

**Q Please describe your firm's experience.**

A Ferraro Choi's mission is to preserve, protect and enhance the natural and built environment through sustainable architecture, interior architecture and research. Since 1988, our firm has provided architectural planning design and interior design services for commercial and institutional projects for private and government clients including K through 12 schools for the DOE, the NOAA Inouye Regional Center on Ford Island, and the Culinary Institute at Diamond Head for the University of Hawaii. Specifically with respect to healthcare facilities, our firm has previously worked on hospital and clinic projects for The Queen's Medical Center, Shriners Hospitals for Children, the Waimanalo Health Clinic, Molokai General Hospital, Kaiser Permanente and Hawaii Pacific Health. Our firm is a recognized leader in sustainable design in Hawaii. We value quality design, and strive to provide an environment that is both aesthetic and functional for every project.

**Q What has your firm been retained to do for this Project?**

A Hunt Communities Hawaii, LLC ("Hunt") retained Ferraro Choi as the architect for the Department of Veterans Affairs Multi-Specialty Outpatient Clinic in the Kalaeloa Community Development District (the "VA Clinic"). Hunt Communities Hawaii, LLC is the

corporate parent of VA Aloha, LLC (“VA Aloha”), which is the applicant and developer of the VA Clinic.

**Q Please provide a summary of the Project.**

A VA Aloha proposes to construct the state-of-the-art VA Clinic on land currently owned by Hunt (portion of Tax Map Key (TMK) 9-1-013: 002 (Hunt Parcel 1)), at the corner of the Kamokila Boulevard extension and Franklin D. Roosevelt Avenue.

The clinic, which will nearly double the VA Pacific Island Health Care System’s capacity, will address, under one roof, the need to provide ongoing primary care, mental health and specialty care services to veterans residing in the region, particularly in Kalaeloa and west O’ahu.

The VA Clinic will be a prominent, architecturally significant contribution to the built environment at a gateway entry into Kalaeloa that will both honor and continue the Kalaeloa Community Development District’s historic military and service legacy.

**Q In your professional opinion, does the proposed VA Clinic comply with the provisions of HRS § 206E-5.6(j)(1) (B) and (C), and HAR § 15-215-78(e)(3), which provide that the Authority is required to consider: 1) how the project protects, preserves, or enhances desirable neighborhood characteristics through compliance with the standards and guidelines of the applicable district rules; and 2) how the project avoids a substantially adverse effect on surrounding land uses through compatibility with the existing and planned land use character of the surrounding area?**

Yes. In my opinion, the proposed design for the VA Clinic protects, preserves and enhances desirable neighborhood characteristics through compliance with the standards and guidelines of the KCDD Rules, and the project also avoids a substantially adverse effect on surrounding land uses through compatibility with the existing and planned land use character of the surrounding area.

The overall design concept for the VA Clinic is to create a welcoming and gracious facility appropriate to site and community that fosters healing in patients, and is comfortable and healthy for families and staff, energy efficient, and reasonable to maintain.

A strong relationship to site and context within the community is reflected in the siting of the building, and its palette of exterior materials. The architectural canopies that shade pedestrian access routes to the porte cochère and building entry take inspiration from monkeypod canopy trees that provide shade throughout the KCDD. Shading canopies will consist of both column-supported extensions of the roof and free-standing frames covered by PV panels. In general, shade is a prioritized strategy for the building exterior and site, recognizing the hot-humid micro-climate of the region. Computer modeling will verify shading performance for all times and seasons. Shading strategies will include both canopies and shade screens.

The use of naturally finished sealed masonry with color variations will be reflective of the coral substrate of the site and exposed coral shelves along the Kalaeloa coastline. Varying masonry modules and fiber cement cladding with colors and textures of Hawai'i's native woods will be modulated to contribute strong linear bands to the building exterior and serve as organizing elements for doors, windows, and louvered openings.

To provide visual interest along Franklin D. Roosevelt Avenue, the length of the north building façade will include masonry material that varies in color, ample windows, recessed areas at doorways, and trellised areas to add visual interest.

The VA Clinic is designed to be a prominent, architecturally significant contribution to the built environment at a gateway entry into Kalaeloa that will both honor and continue the KCDD's historic military and service legacy. The building's design features a clear and highly visible single point of entry via a signature raised canopy immediately visible to visitors both approaching and entering the site.

As noted in Table 5 of the Application, the project materially complies with the provisions of the KCDD Rules. Section 3 of the Application summarizes VA Aloha's request for waivers to five of the KCDD Rules, and as will be discussed in the waiver hearing, my opinion is that granting those waivers are in the best interests of the KCDD and will not endanger the health, safety or welfare of the district.

The parcel location and the adjacent parcels are designated transect zone T3 - General Urban Zone. Civic support uses, such as medical and dental clinics are permitted by right in the T3 General Urban Zone as it is characterized by mixed use projects, with a commercial emphasis.

Therefore, given the material compliance with the KCDD Rules and the design elements noted above (among others), the VA Clinic will protect, preserve and enhance desirable neighborhood characteristics, and is compatible with, and will not have an adverse effect on, planned surrounding land uses, including future residential mixed use.

# # #