

**TOM SCHNELL DIRECT TESTIMONY**

**PRESENTATION HEARING**

**KA'ULU (KAL 21-005)**

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

A Tom Schnell, PBR HAWAII & Associates, Inc., Principal.

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

A I have been a Principal of PBR HAWAII for 8 years. Before becoming a principal, I was an Associate for 12 years, and a Planner for 2 years. In total, I have over 21 years of experience as a professional planner with PBR HAWAII.

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

A Please see my resume, which is marked as an exhibit in this proceeding. Among other professional affiliations, I am accredited by the American Institute of Certified Planners, and I am a member of the American Planning Association, Hawai'i Chapter, Lambda Alpha International, Aloha Chapter, and the Urban Land Institute.

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

A PBR HAWAII & Associates, Inc., based in Hawai'i for over 50 years, is active in all aspects of land planning, environmental studies, landscape architecture, and graphic design. PBR engages in a variety of projects ranging from specific site designs to regional and community plans, urban design studies, environmental assessments and impact statements, and large-scale resource inventory and land management projects. Our multi-disciplined expertise and overall experience allows us to provide clients and end users with successful plans that are functional, sustainable, cost effective, and at the same time, culturally and aesthetically relevant.

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

A Gentry Kalaeloa, LLC retained PBR to prepare and process a development permit application for the Ka'ulu residential community in the Kalaeloa Community Development District. Gentry Kalaeloa, LLC is a wholly-owned subsidiary of Gentry Homes, Ltd.

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

A Gentry Kalaeloa proposes to develop 262 multi-family attached and 128 single-family detached homes in the Kalaeloa Community Development District ("KCDD") T3 General Urban transect zone on three Tax Map Key ("TMK") parcels totaling 29.8 acres. Hunt

Communities Hawaii, LLC currently owns these and other neighboring parcels, which are commonly referred to as Hunt Parcel 1. A portion of Hunt Parcel 1 is also the site of the recently-permitted Department of Veterans Affairs Multi-Specialty Outpatient Clinic. Hunt and Gentry Homes, Ltd. executed a land purchase agreement for the TMK parcels for this project, and the sale is expected to close by the end of 2021.

**Q Please describe the location and site of the project.**

A Ka'ulu will be in the most northwestern portion of the KCDD within Hunt Parcel 1 on TMKs (1) 9-1-013:197, 198 and 199. Hunt Parcel 1 is surrounded by:

- North: Franklin D. Roosevelt Avenue;
- East: Copahee Avenue;
- South: Realigned Boxer Road / Saratoga Avenue; and
- West: West Perimeter Road.

Surrounding uses include:

- North: the Ronald T.Y. Moon Judiciary complex across Franklin D. Roosevelt Avenue;
- Northwest: Costco and the Honolulu Star-Advertiser across Franklin D. Roosevelt Avenue;
- Northeast: the Pohakala at Mehana residential subdivision;
- East: Barbers Point Elementary School across Copahee Avenue
- South: a photovoltaic (PV) solar farm; and
- West: Kapolei Business Park Phase 1 across West Perimeter Road.

Ka'ulu parcels are vacant with no existing tenants, residents, businesses, or structures that require relocation.

**Q Please summarize the building and site parameters.**

A Ka'ulu features single-family and multi-family homes under a condominium property regime. The development will have the following approximate building and site parameters:

- Total gross residential floor area: 519,584 sf;

- Residential floor area for reserved housing units: 104,802 sf (approximately 87 units)
- Open space: 417,446 sf
- Recreation space: 125,042 sf;
- Public facilities: 18,958 sf; and
- Projected heights:
  - Multi-family homes: Approximately 28 feet; and
  - Single-family homes: Approximately 27 feet.

Two standard, off-street parking spaces will be provided for each single-family and multi-family unit (including the reserved housing units), for a total of 780 parking spaces. An additional 151 standard parking spaces will be provided for visitors, residents and the U.S. Postal Service, for a grand total of 931 parking spaces within Ka'ulu. Pursuant to the KCDD Rules (Hawai'i Administrative Rules ("HAR") § 15-215-47(e)), a minimum of 562 off-street parking spaces are required for the project. At least three loading spaces will also be provided as required.

Long term bicycle parking will be provided within the individual residential garages, and short-term bicycle parking will be accommodated through bicycle corrals located in each of the recreation areas in the project.

**Q Please describe in more detail the public facilities dedications that will be provided in connection with Ka'ulu.**

A HAR § 15-215-64(d)(2) requires that a minimum of four percent of the total residential floor area of a project (exclusive of floor area for reserved housing units) shall be dedicated for public purposes. The required public facilities dedication for Ka'ulu is therefore 16,591 sf (414,782 sf \* 4 percent). Gentry Kalaeloa will exceed this requirement by setting aside 18,958 sf of land for the future widening of Saratoga and Franklin D. Roosevelt Avenues, both of which will be public roadways and are identified as future streets in the Kalaeloa Thoroughfare Plan. Gentry Kalaeloa reserves the balance of its public facilities dedication (2,367 sf) as a credit for future projects within the KCDD.

**Q Please describe how the Project will fulfill the provisions of Hawai'i Revised Statutes ("HRS") 206E-5.6(j) and HAR § 15-215-78(e).**

**A** In considering a proposed development, HRS § 206E-5.6 requires HCDA to determine that the proposed project is reasonable, is consistent with the development rules and policies of the relevant development district, and complies with the criteria listed in HRS § 206E-5.6(j).

Table 7 of the Application describes Ka'ulu's conformance with the KCDD Rules. In addition, the Application exhibits show detailed plans for the development, including the following:

- Exhibit 2: Approved subdivision map;
- Exhibit 3: Conceptual project site plan;
- Exhibit 6: Pedestrian, bicycle and vehicular circulation;
- Exhibit 8 – Open space / recreation areas;
- Exhibit 9.1 - Conceptual landscape plan;
- Exhibits 10.1 - 16.2 - Building cross sections, floor plans and elevations; and
- Exhibit 18.1 - Public facilities dedications.

Similarly, in considering a proposed development, HAR § 15-215-78(e) requires HCDA to determine that the proposed project is consistent with the Kalaeloa Master Plan; complies with the KCDD rules; and will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area.

As noted in Tables 8 and 9 of the Application, Ka'ulu fulfills the specific criteria of HAR § 15-215-78(e) and HRS § 206E-5.6(j), which are summarized as follows:

**HAR § 15-215-78(e)(1) and HRS § 206E-5.6(j)(1)(A): Advances and complies with the goals, policies, and objectives of the applicable district plan:**

The applicable district plan is the Kalaeloa Master Plan, approved by HCDA in 2006. As the first new residential development since the establishment of the KCDD, Ka'ulu will be a major milestone in the continuing revitalization of the district. Ka'ulu is designed to help address a strong need for market and reserved housing for local families in the area, and the residents who will call Ka'ulu home will benefit from a walkable, livable, eco-friendly community with significant open and recreation space. In addition to directly improving the lives and welfare of residents, Ka'ulu will provide important public benefits to the community in the form of public dedications, economic benefits,

and increased economic activity within Kalaeloa, which will contribute to the vision of Kalaeloa as a center of excellence within the 'Ewa region.

**HAR § 15-215-78(e)(2) and HRS § 206E-5.6(j)(1)(B): Protects, preserves, or enhances desirable neighborhood characteristics through compliance with the standards and guidelines of the applicable district rules:**

The applicable district rules are the KCDD Rules. Gentry Kalaeloa has carefully designed the project to comply with the standards and guidelines of the KCDD Rules. Table 7 of the Application describes Ka'ulu's compliance with the rules in detail, which will help to ensure that the project protects, preserves and enhances desirable neighborhood characteristics within the KCDD.

**HAR § 15-215-78(e)(3) and HRS 206E-5.6(j)(1)(C): Avoids a substantially adverse effect on surrounding land uses through compatibility with the existing and planned land use character of the surrounding area:**

The Ka'ulu site and the adjacent parcels are designated transect zone T3 - General Urban Zone, and single-family and multi-family homes are permitted by right within the zone. In addition, the existing and planned land uses surrounding the project (including commercial, mixed use and the VA Clinic) were carefully taken into consideration during the planning of Ka'ulu, and this residential project will complement those surrounding uses (and vice versa).

**HRS 206E-5.6(j)(1)(D): Provides housing opportunities for all income groups, particularly low, moderate, and other qualified:**

Ka'ulu will provide 390 market and reserved housing homes for local residents. Gentry Kalaeloa expects that the majority of the units will be affordable to those earning up to 140 percent of the area median income.

**HRS 206E-5.6(j)(2)(A): Positively impacts pedestrian oriented development, including complete streets design:**

Ka'ulu will be a pedestrian (and bicycle) oriented development, with ample open space, extensive walkways, paths and bicycle parking. The surrounding streets being developed by Hunt are being constructed in accordance with the City's subdivision standards, which require complete street design. The complete streets surrounding Ka'ulu will accommodate pedestrians and bicyclists, as well as vehicular traffic.

**HRS 206E-5.6(j)(2)(B): Positively impacts transit-oriented development, including rail, bus, and other modes of rapid transit:**

Ka'ulu is in close proximity to bus routes (Routes 413 and 416), approximately 1.8 miles from the Kapolei Transit Center, and approximately 3.3 miles from the start of the Honolulu Area Rapid Transit (HART) system. The complete streets design of the

surrounding streets will facilitate access to and from Ka'ulu by bus, rail, and modes of transportation other than the automobile. Ka'ulu will include both long-term and short-term bicycle parking.

**HRS 206E-5.6(j)(2)(C): Positively impacts community amenities such as gathering places, community centers, culture and arts facilities, and the full array of public facilities normally provided by the public sector:**

Ka'ulu features ample community amenities, including recreation and open space significantly in excess of KCDD Rule requirements. Recreation areas will include active equipment for both children and adults, as well as passive neighborhood parks and gathering spaces. Walkways, paths and landscaped areas throughout the development will encourage and enhance resident walking, bicycling, and interaction.

**HRS 206E-5.6(j)(3)(A): Positively impacts preservation of important natural systems or habitats:**

Gentry is a recognized leader in building sustainable communities, and is committed to reducing carbon emissions by building new homes that conserve natural resources and provide a healthy environment. Homes at Ka'ulu will include energy-saving appliances, insulation, solar water heating, LED lighting and options for electric car charging stations. The homes will be designed to take advantage of natural shading and ventilation to the extent possible, and the project site will be sustainable through stormwater design and water-efficient landscaping.

Ka'ulu will be designed to meet the green building standards required by the KCDD Rules, and will qualify for the applicable base LEED rating system (or alternate system as permitted by HCDA), as well as achieve at least one LEED point (or comparable measure) for: sustainable site - stormwater design (quantity or quality control); sustainable site - heat island effect (non-roof or roof); and water efficiency - water efficient landscaping.

**HRS 206E-5.6(j)(3)(B): Positively impacts maintenance of valued cultural, historical, or natural resources:**

Ka'ulu will avoid a substantially adverse effect on the area's archeological and cultural resources. Appendix B to the Application is SHPD's letter dated May 20, 2021, accepting the archaeological monitoring plan for Hunt Parcel 1, and Gentry Kalaeloa will comply with all applicable laws regarding historic and cultural resources, including the provisions of HRS Chapter 6E, thus maintaining valued cultural, historical and natural resources.

**HRS 206E-5.6(j)(3)(C): Positively impacts maintenance of other resources relevant to the State's economy:**

Ka'ulu represents a multi-million-dollar investment in the KCDD by Gentry Kalaeloa. Ka'ulu will spur further revitalization of the KCDD by attracting residents, jobs, and interest to the area. Gentry Kalaeloa expects that Ka'ulu will help to attract and encourage other uses in the area to realize the vision of the KCDD as a thriving community.

**HRS 206E-5.6(j)(3)(D): Positively impacts commitment of state funds and resources:**

Ka'ulu does not require State funds. Ka'ulu's public facilities dedication will help to improve the infrastructure within the KCDD. In addition, as summarized in Table 10 of the Application, existing and planned infrastructure is adequate to support the Project, and Ka'ulu will not consume additional State resources.

**HRS 206E-5.6(j)(3)(E): Positively impacts employment opportunities and economic development:**

In addition to directly enhancing the lives of Ka'ulu residents, the development will create employment and economic development within the State and the KCDD. Ka'ulu will create jobs and generate economic benefits in the short-term during the development and construction phase, and in the long-term through economic activity generated by residents who will have convenient access to jobs, shops, restaurants, entertainment and other businesses and amenities within Kalaeloa and the surrounding communities.

**HRS 206E-5.6(j)(3)(F): Positively impacts maintenance and improvement of the quality of educational programs and services provided by schools:**

Ka'ulu is subject to HRS §§ 302A-1601 to 302A-1612, regarding school impact fees. Gentry is also evaluating how to assist with the needs of the adjacent Barbers Point Elementary school and other district schools to enhance the learning environment for area residents.

**Q In accordance with HRS §206E-5.6, did Gentry Kalaeloa send notice of this hearing by mail to owners and lessees of record within a 300-foot radius?**

**A** Yes. Gentry Kalaeloa complied with the notification requirements for all owners and lessees of record within a 300-foot radius of the clinic. The notice is marked as an exhibit in this proceeding.

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