

**JOHN SHAW DIRECT TESTIMONY**

**PRESENTATION HEARING**

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

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

A John Shaw, Senior Vice-President, Architecture, Gentry Homes, Ltd.

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

A I joined Gentry in March, 1981 as an Architectural designer and production manager primarily for residential housing, site planning and light industrial projects.

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

A Please see my resume, which is marked as an exhibit in this proceeding.

**Q Please briefly describe Gentry's history and background.**

A Gentry has been building homes and commercial / industrial developments in Hawai'i for over 53 years. Since developing its first community in windward O'ahu in 1968, Gentry has developed over 14,000 homes for local families in communities throughout the state.

Gentry strives to provide homes and communities with innovative and environmentally-friendly designs and technology, quality construction, superior customer service, and competitive pricing. Throughout our history, we have focused on building quality homes for local families who live and work in our communities. Gentry has extensive experience in developing homes throughout west O'ahu (including in 'Ewa and Kapolei), and is excited to be working with the Hawai'i Community Development Authority (Authority) in developing the first new residential community in Kalaeloa since the establishment of the Kalaeloa Community Development District (KCDD).

**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. Parcel 1 is surrounded by Franklin D. Roosevelt Avenue (North), Copahee Avenue (East), Realigned Boxer Road/Saratoga Avenue (South), and West Perimeter Road (West).

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

A Ka'ulu will provide 390 residential market and reserved housing homes for local families in Kalaeloa, including 128 single-family detached units and 262 multi-family attached units, all under a condominium property regime.

Gentry currently anticipates that the majority of the homes will be affordable to those earning up to 140 percent of the area median income, including approximately 87 reserved housing homes. The reserved housing homes are planned for the multi-family units, which will be built throughout the development so that all residents will have convenient access to the extensive recreation and open spaces within the community.

The primary entrance to Ka'ulu will be via Kamokila Boulevard, which will be a full movement intersection. Additional access points will be via Saratoga Avenue, Franklin D. Roosevelt ("Roosevelt") Avenue, and Copahee Avenue. Saratoga Avenue will also allow full movement vehicular access. Roosevelt Avenue access will be a right in/right out intersection. Access from Copahee Avenue will be limited to pedestrians and bicycles to reduce vehicular conflicts with school-related traffic and functions. The internal roadways will comply with City & County of Honolulu requirements for private condominium projects, and will accommodate fire, refuse, and emergency vehicles, in addition to providing vehicular and bicycle circulation within the community.

**Q In your professional opinion, does Ka'ulu 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?**

A Yes. In my opinion, the proposed design for Ka'ulu 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.

Ka'ulu is designed with intention to be a pedestrian-friendly, green community with ample open space and common recreational areas as envisioned by the Kalaeloa Master Plan. Ka'ulu will complement its surrounding uses, providing a convenient location that is proximate to many amenities for its residents. Figure 1 and the discussion in Section 2.1 of the Application further describe the Project's surrounding land uses and land use compatibility.

The development features approximately 417,446 sf of open space (approximately 32 percent of the entire site and over 60 percent more than required), and approximately 125,042 sf of recreation space (nearly three acres and nearly five times the recreation space required). Recreation spaces will feature active, child-friendly play equipment and adult exercise equipment, as well as gathering spaces and passive parks. Extensive landscaped open spaces will encourage walking and biking, as well as meaningful neighbor-to-neighbor interactions and community engagement.

Ka'ulu's homes and common areas are designed to complement the Kalaeloa community. The homes will feature energy-saving appliances, insulation, solar water heating, LED lighting and options for electric car charging. In addition, various features of the buildings and site also incorporate sustainable practices. The design incorporates natural shading and ventilation to the extent possible, and irrigation and storm water designs meet green building standards. Kalaeloa's arid climate will be taken into consideration when designing the common area landscaping.

The single-family detached homes identified in the KCDD Rules as (Front Yard House [BT.1]) and the multi-family attached homes identified in the KCDD Rules as (Flex-Loft Buildings [BT.5]) are designed using two complimentary architectural themes: "plantation" and "craftsman." Both styles have a rich history in Kalaeloa and throughout Hawai'i residential architecture, and both adapt well to tropical environmental demands. The single-family and multi-family homes are designed in conformance with building types required under KCDD Rules § 15-215-41.

Ka'ulu's well-designed and efficient single-family homes are slightly larger in size than the multi-family homes and will be situated on small zero-lot line CPR "lots" which are technically "limited common elements." Current plans show that the 128 two-story single-family homes will consist of three bedrooms and 2-1/2 baths and will range in size from approximately 1,500 sf to 1,600 sf of floor area. The single-family homes will have porch and fence frontages.

Figure 3 in the Project Application shows the conceptual single-family porch and fence frontages. Exhibits 11.1, 11.2, and 11.3 include floor plan layouts and the residential floor area calculations for three different model types of single-family homes, and prototypical fence locations.

Ka'ulu's multi-family attached homes will include townhomes and stacked flats and will offer affordable living options that will appeal to a wide range of buyers. These 6- and 8-unit multi-family buildings were designed strategically for Kalaeloa and will offer compact homes that live well, and also fit in seamlessly into the community. By creating recesses between the lower-level units that serve as entries for stairways to the upper units, the building's scale is broken down substantially which also gives the multifamily buildings an appearance of being two or three smaller homes.

Figure 4 in the Project Application shows the conceptual multi-family porch and fence frontages. Exhibits 12, 13.1, and 13.2 include conceptual floor plan drawings for the 6- and 8- unit multi-family building types. All multi-family buildings will feature four-sided architecture with attractive design elements visible from all angles.

All single-family and multi-family homes will have 2 alley loaded, full-sized parking spaces. Per KCDD Rules § 15-215-47(e), a total of 562 off-street parking spaces are required for the Project, based on the number of single-family and multi-family units to be built. A total of 931 parking spaces are planned for the Project. At least two spaces per detached dwelling unit will be provided for each of the single-family and multi-family homes (including the reserved housing homes), which is a total of 256 parking spaces for the 128 single-family homes and a total of 524 parking spaces for the 262 multi-family homes.

Exhibits 11.1 through 11.3 show the locations of the parking spaces for the single-family homes, and Exhibits 12 and 13 show the locations of the parking spaces for the multi-family homes. There will be an additional 151 off-street parking spaces for residents, visitors, and the U.S. Postal Services to satisfy anticipated demand for parking. Exhibit 7 shows the location of the 151 off-street parking spaces.

Long-term bicycle parking will be provided in the individual garages in both the single-family and multi-family buildings. For short-term bicycle parking, bicycle corrals accommodating approximately 6-8 bicycles per corral will be installed in each of the recreation areas throughout Ka'ulu. Exhibit 7 shows the proposed bicycle corral locations.

All building types will have two different complimentary exterior elevation designs and multiple exterior color schemes. Exhibit 3 to the Project Application is the conceptual project site plan. Figure 5 in the Project Application shows a conceptual rendering of the single-family and multi-family buildings on Saratoga Avenue.

As noted in Table 7 of the Application, Ka'ulu materially complies with the provisions of the KCDD Rules.

In addition, according to HAR § 15-215 Figure 1.7, Land Use, Single-Family and Multi-Family residences are permitted by right in the T3 general urban zone. Ka'ulu's residential community will therefore be compatible with the existing and planned land use character of the surrounding area.

Therefore, given the material compliance with the KCDD Rules and the design elements noted above (among others), Ka'ulu 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 additional future residential mixed use.