

SOHRAB RASHID DIRECT TESTIMONY

PRESENTATION HEARING

KA'ULU (KAL 21-005)

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

A Sohrab Rashid, Principal, Fehr & Peers

Q How long have you been employed with Fehr & Peers?

A I have been with Fehr & Peers since 1995.

Q Please describe your educational background and experience.

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

Q What has Fehr & Peers been retained to do for this Project?

A R.M. Towill Corporation (on behalf of Hunt Development Group) retained Fehr & Peers to prepare the *Transportation Impact Analysis Report* (TIAR) for two development alternatives, of which a portion included the Gentry Kalaeloa LLC residential development project now known as Ka'ulu (Project or Ka'ulu).¹ Fehr & Peers completed the TIAR dated December 29, 2017 (TIAR). The TIAR is included as Appendix C1 to the development permit application for the Project (Application).

In addition, Fehr & Peers prepared subsequent technical memoranda, including the *Hunt Parcel 1 Access Evaluation in Kalaeloa* dated September 13, 2019 and the *Hunt Parcel 1 in Kalaeloa – Residential Driveway Operations Evaluation* dated March 17, 2021. The *Hunt Parcel 1 in Kalaeloa – Residential Driveway Operations Evaluation* dated March 17, 2021 is included as Appendix C2 to the Application. The findings of the TIAR and the technical memoranda dated September 13, 2019 and March 17, 2021 are summarized below.

Q Please describe the location of this Project.

A Ka'ulu, a residential community comprised of a total of 390 residential homes: 262 multi-family attached and 128 single-family detached units, will be located on 29.8 acres of land in Kalaeloa (TMK (1) 9-1-013:197, 198, & 199) currently owned by Hunt Communities Hawaii, LLC. These parcels are located in the northwestern portion of the Kalaeloa Community Development District (KCDD) and within a larger property that is

¹ Gentry Kalaeloa, LLC is a wholly-owned subsidiary of Gentry Homes, Ltd.

commonly referred to as Hunt Parcel 1.² Parcel 1 is surrounded by Franklin D. Roosevelt Avenue (North), Copahee Avenue (East), Realigned Boxer Road/Saratoga Avenue (South), and West Perimeter Road (West), which is also known as the Kamokila Boulevard extension.

Q Please summarize the findings of the TIAR.

A The TIAR analyzed two (2) project alternatives to be constructed on Hunt Parcels 1, 2 and 3:

- (1) 1,500 residential units – a total of 496 single-family and 1,004 multi-family units on Hunt Parcels 1, 2, and 3, according to the following layout: 126 single-family and 404 multi-family dwelling units in Parcel 1; 370 single-family dwelling units in Parcel 2; and 600 multi-family dwelling units in Parcel 3; or
- (2) Mixed-use development – a total of 139 single family and 1,110 multi-family units, 169,000 square feet of retail uses, and an 80,000 square feet VA Clinic, according to the following layout: 82 single-family and 351 multi-family dwelling units, the VA Clinic, and 51,000 sf of retail uses in Parcel 1; 57 single-family and 345 multi-family units, and 28,000 sf of retail uses in Parcel 2; and 414 multi-family units and 90,000 sf of retail uses in Parcel 3.

The impacts of the project alternatives to the surrounding transportation system were evaluated following the guidelines established by the City & County of Honolulu Department of Planning and Permitting (DPP) Traffic Review Branch (TRB) and the State of Hawai'i Department of Transportation, Highways Division.

The operations of 12 existing key intersections were evaluated during the weekday morning (AM) and evening (PM) peak hours for existing (2017) and for near term (2020) conditions with and without the project alternatives. Impacts were identified assuming the sequential and cumulative development of three parcels: Parcel 1 only, Parcels 1 and 2, and Parcels 1 through 3.

The TIAR recommended several mitigation measures to surrounding roadways which, when implemented, are expected to be sufficient to reduce impacts to less than significant level.

Overall, the project alternatives were not expected to substantially increase the walking, biking, or transit demand to a level where it could not be accommodated by existing or planned facilities. The project alternatives are expected to enhance multi-modal facilities and services, especially with the promotion of the use of passive and active

² Hunt Parcel 1 (formerly TMK (1) 9-1-013:002) was recently subdivided in to seven separate TMK parcels: TMKs (1) 9-1-013:195, 196, 197, 198, 199, 200, and 201.

spaces and non-motorized modes of transit. The project alternatives are not expected to conflict with any existing facilities and planned improvements. Thus, the project alternatives' impacts to pedestrian, bicycle, and transit facilities and services are therefore considered less than significant.

Q Please summarize the findings of the *Hunt Parcel 1 in Kalaeloa – Residential Driveway Operations Evaluation* memorandum dated March 17, 2021

A Fehr & Peers prepared the *Hunt Parcel 1 Access Evaluation in Kalaeloa* dated September 13, 2019, a technical memorandum that documented the anticipated operations of the proposed driveways serving Hunt Parcel 1, including the project alternatives for the residential development, the proposed VA Center site, and space for retail/commercial uses (the Site).

Subsequent to Fehr & Peers preparation of the TIAR and the *Hunt Parcel 1 Access Evaluation in Kalaeloa* dated September 13, 2019, the Hunt Parcel 1 site plan was revised to consolidate site access and remove two (2) driveways on Copahee Avenue, and to remove a right-turn only driveway on Kamokila Boulevard serving the residential uses. As a result, the DPP TRB staff requested that updated access evaluation to verify that the proposed driveway configurations will provide adequate access to and circulation around the Site. In addition, DPP TRB requested that an analysis be made to justify the driveway proposed for the realigned Boxer Road (Saratoga Avenue extension) on the makai side of the Site given the plan to improve the mauka side of the road along the project frontage between Kamokila Boulevard and Copahee Avenue. In response, Fehr & Peers prepared the *Hunt Parcel 1 in Kalaeloa – Residential Driveway Operations Evaluation* dated March 17, 2021.

This technical memorandum found that from an operational perspective, the Site access points will function at a desirable overall intersection level of service during the peak hours at Kalaeloa area buildout. If the driveway on the realigned Boxer Road/Saratoga Avenue were not provided, driveway access to the Site would still be adequate; however, it is recommended that the driveway be included as part of Site development to increase overall neighborhood connectivity, minimize circuitous travel, and enhance emergency access to the Site.

In addition, the removal of the Copahee Avenue driveways that were included on a previous version of the Site plan does not significantly compromise site access or negatively affect overall area circulation. This is due in part to the relatively low volumes that would have used these driveways during the peak hours. In addition, removing these driveways also minimizes traffic adjacent to Barbers Point Elementary School and reduces potential conflicts between vehicles and pedestrians/bicyclists accessing the school. However, this memorandum recommends that an on-site pedestrian and bicycle access connection should be provided from Parcel 1 to Copahee Avenue. This non-auto access point should be generally aligned with the existing

crosswalk to the school in order to minimize the potential for jaywalking and to focus crossing activity at one (1) location. This crosswalk should be enhanced with signage and an appropriate warning beacon, and, ideally, configured as a raised crosswalk to increase visibility and assist in manage vehicle speeds next to the school.

Q Has DPP TRB accepted Fehr & Peers recommendations in the *Hunt Parcel 1 in Kalaeloa – Residential Driveway Operations Evaluation* memorandum dated March 17, 2021

A Yes, DPP TRB accepted Fehr & Peers traffic analysis and recommendations. See Appendix D to Application, E-Mail dated September 15, 2021 from DPP TRB.

#