



Gentry Homes, Ltd.

Informational Briefing to the HCDA Board

Wednesday, March 3, 2021

Gentry's Kalaeloa Team



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President & CEO



John Shaw
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Architecture



Andrew
Kamikawa
VP, Finance



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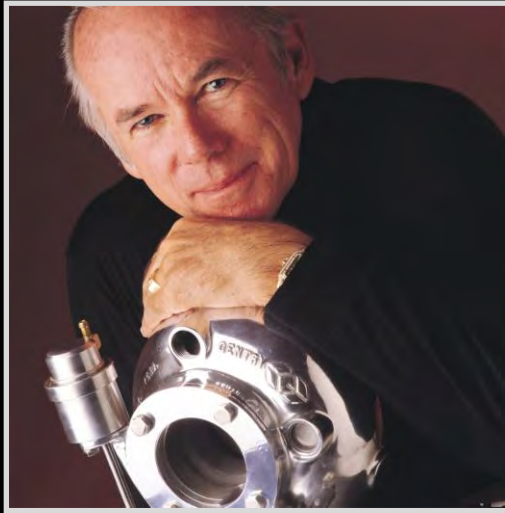
Renee Shioi-Tajima
Dir., Product Dev.



Debbie Luning
Dir., Govt./Comm.
Affairs



Gentry Homes, Ltd.



Founder Tom Gentry



The Gentry 'Ohana

“People building quality homes and communities for a better Hawaii.” Since 1968.

Residential Developments

For over 53 years, Gentry has built more than 14,000 residential homes in Hawaii, which include developments at Enchanted Lakes, Haiku Park and Haiku Point, Hilo Country Club Estates, Kona Reef, Waialae Iki V, Mahinui, the Department of Hawaiian Home Lands' projects of Kānehili and Ka'uluokaha'i, and the master-planned communities of Waipio by Gentry and Ewa by Gentry.



Commercial & Industrial Developments

Gentry also developed over 2 million square feet of gross leasable area in commercial and industrial projects, at the Waianae Mall, Kona Marina, Kealahou Shopping Center, Waipio Shopping Center, Gentry Business Park and the Gentry Pacific Design Center (which is now Na Lama Kukui, the headquarters for the Office of Hawaiian Affairs).



Kona Marina



Ewa and Kapolei Developments



Partnership with Department of Hawaiian Home Lands (DHHL)



Ka'uluokaha'i



Kānehili

Gentry's Mission

Gentry is a team of dedicated professionals, consultants, and trade partners that have worked together for decades, with a mission to provide value to its customers through

- Innovative Design
- Quality Construction
- Competitive Pricing
- Superior Customer Attention

Welcome Home

At Gentry, we take pride in building quality homes for local families who live and work in our communities.



KALAELOA

We look forward to the next generation of Gentry homebuyers.



KALAELOA PARCEL 1

Project Summary

29.8 acres

- 256 Multi-Family (MF)
Attached Homes
- 133 Single-Family (SF)
Detached Homes

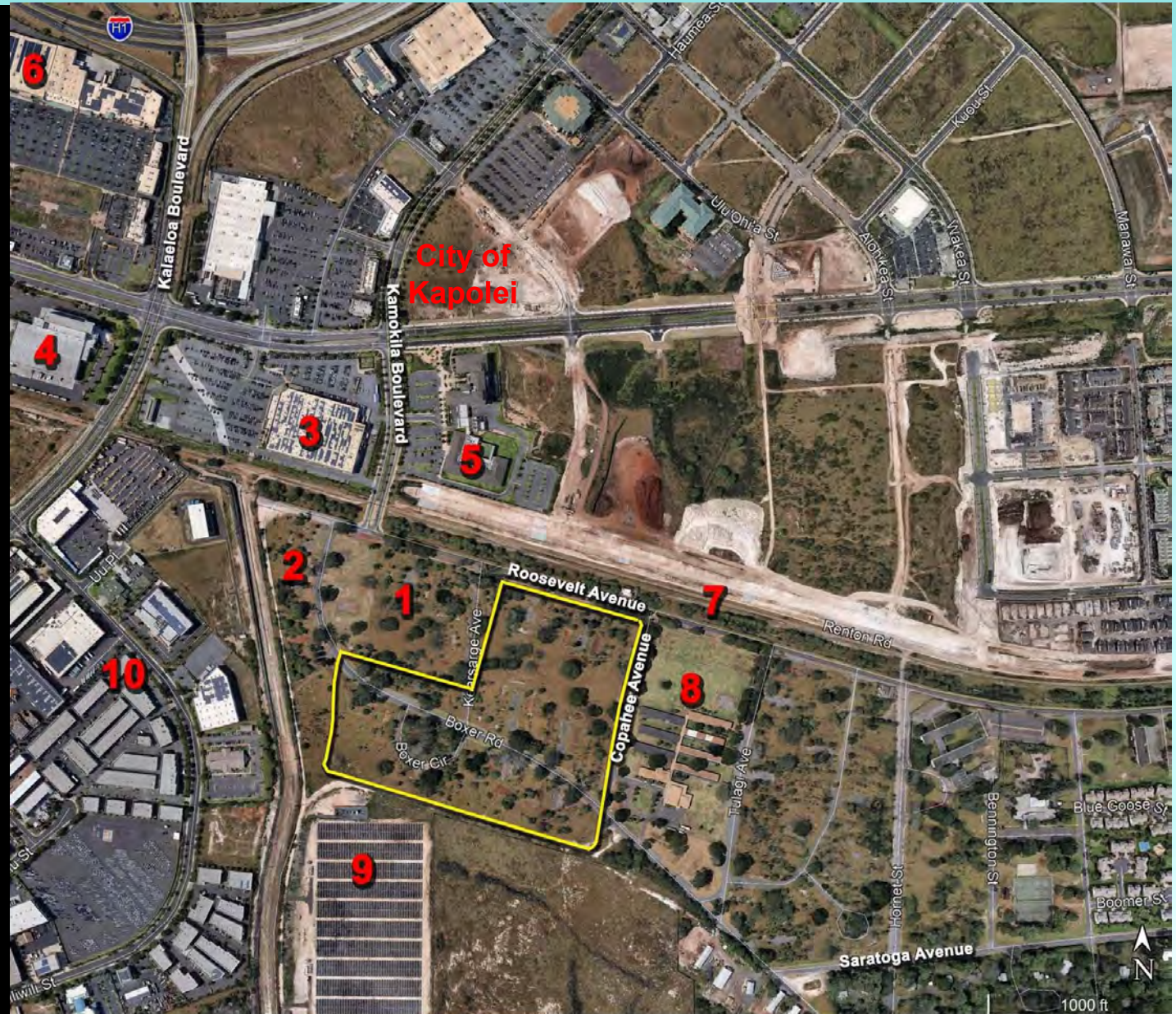
389 Total Homes

All homes
will be part of a
CPR development.



What's nearby?

1. Proposed Medical/Office
2. Future Commercial/Retail
3. Costco
4. Honolulu Star-Advertiser
5. Kapolei Judiciary Complex
6. Kapolei Commons
7. Railroad Right-of-Way
8. Barbers Point Elementary School
9. PV Solar Farm on DHHL Land
10. Kapolei Business Park



Aerial Perspective of Project



Project Access

Project is bordered on 4 sides by future public roadways.

Roosevelt Avenue

- Vehicular access
- Right-in / Right-out

Copahee Avenue

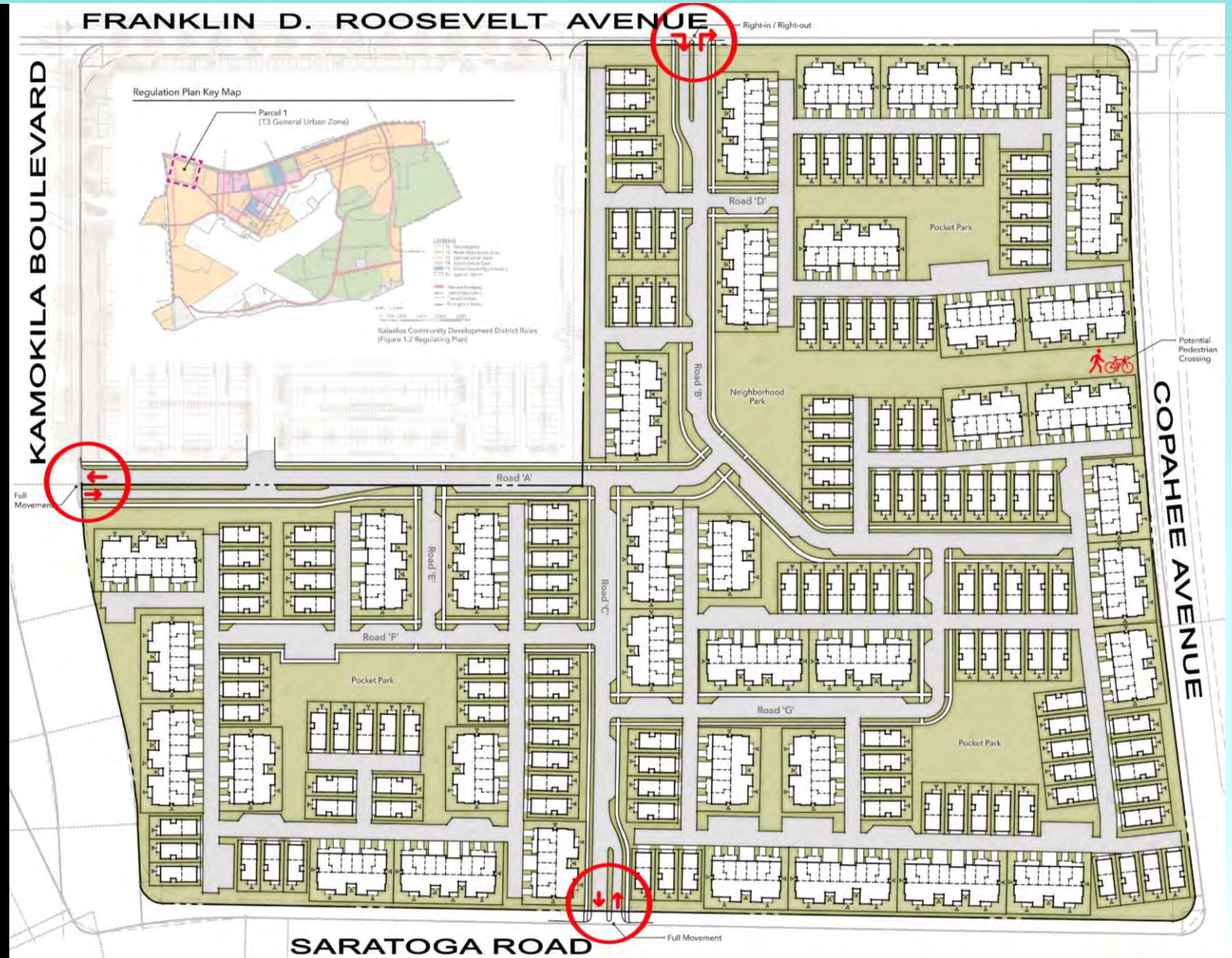
- Limited to pedestrians & bicycles

Saratoga Road

- Vehicular access
- Full movement

Kamokila Boulevard

- Vehicular access
- Full movement
- Shared with proposed medical/office

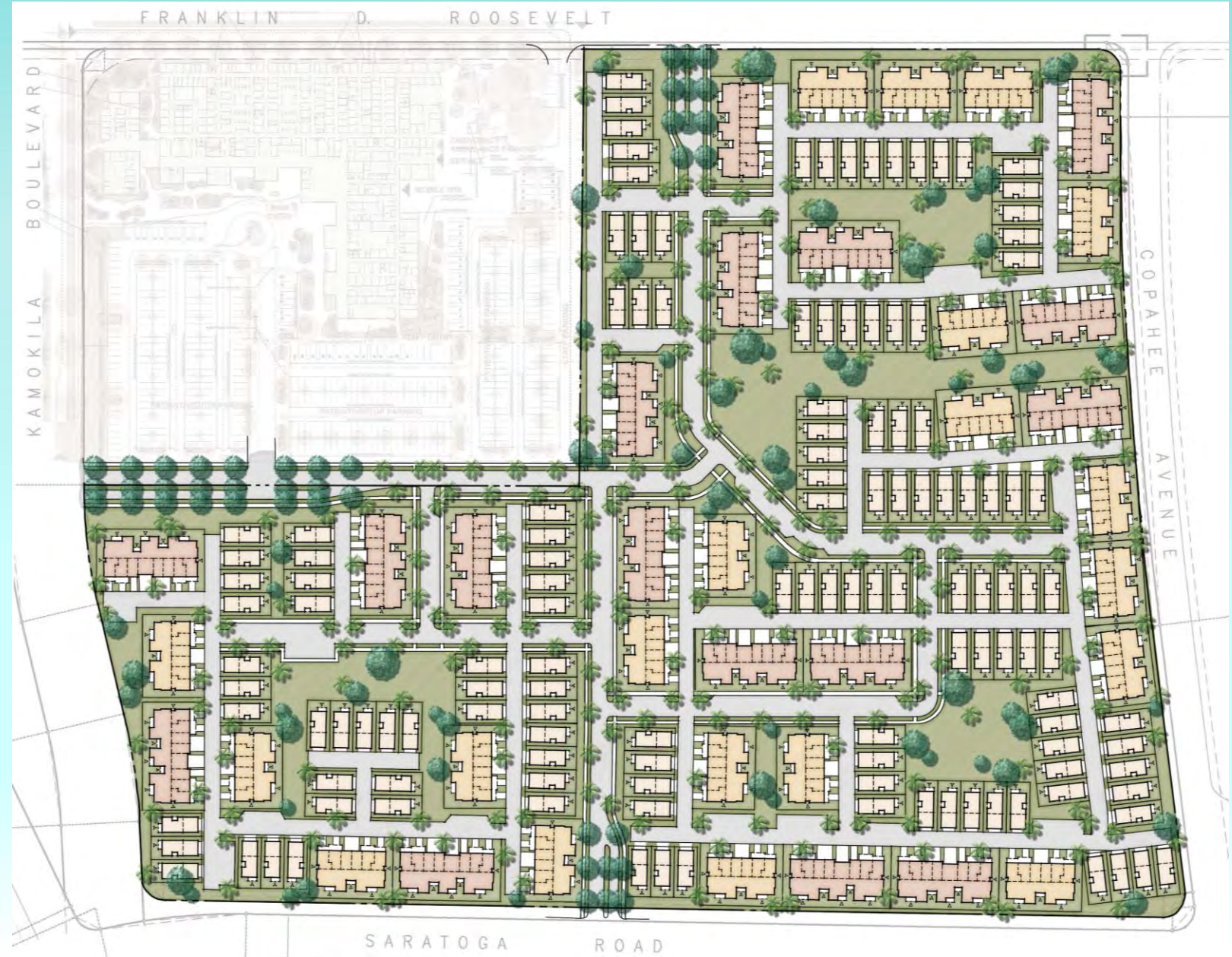


Kamokila Boulevard Entryway



Connectivity

The Project Site has been designed to be a pedestrian-friendly, green community that offers ample open space and common recreational areas.



Pedestrian Connection to Barbers Point Elementary School



A Pedestrian-Oriented Community



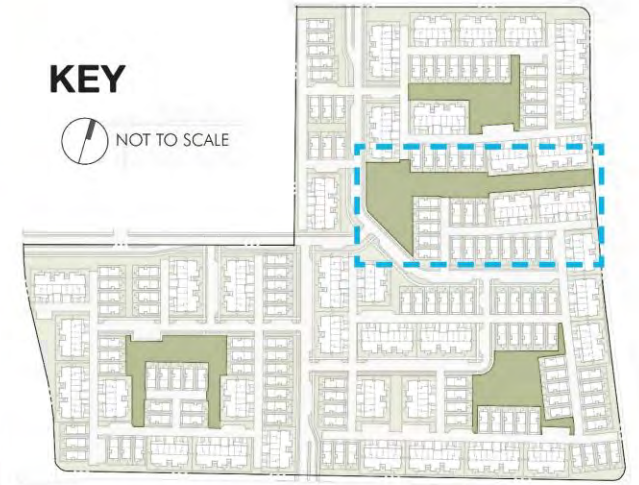
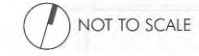
Community Park and Recreation Space



THE LAMBIS PARK



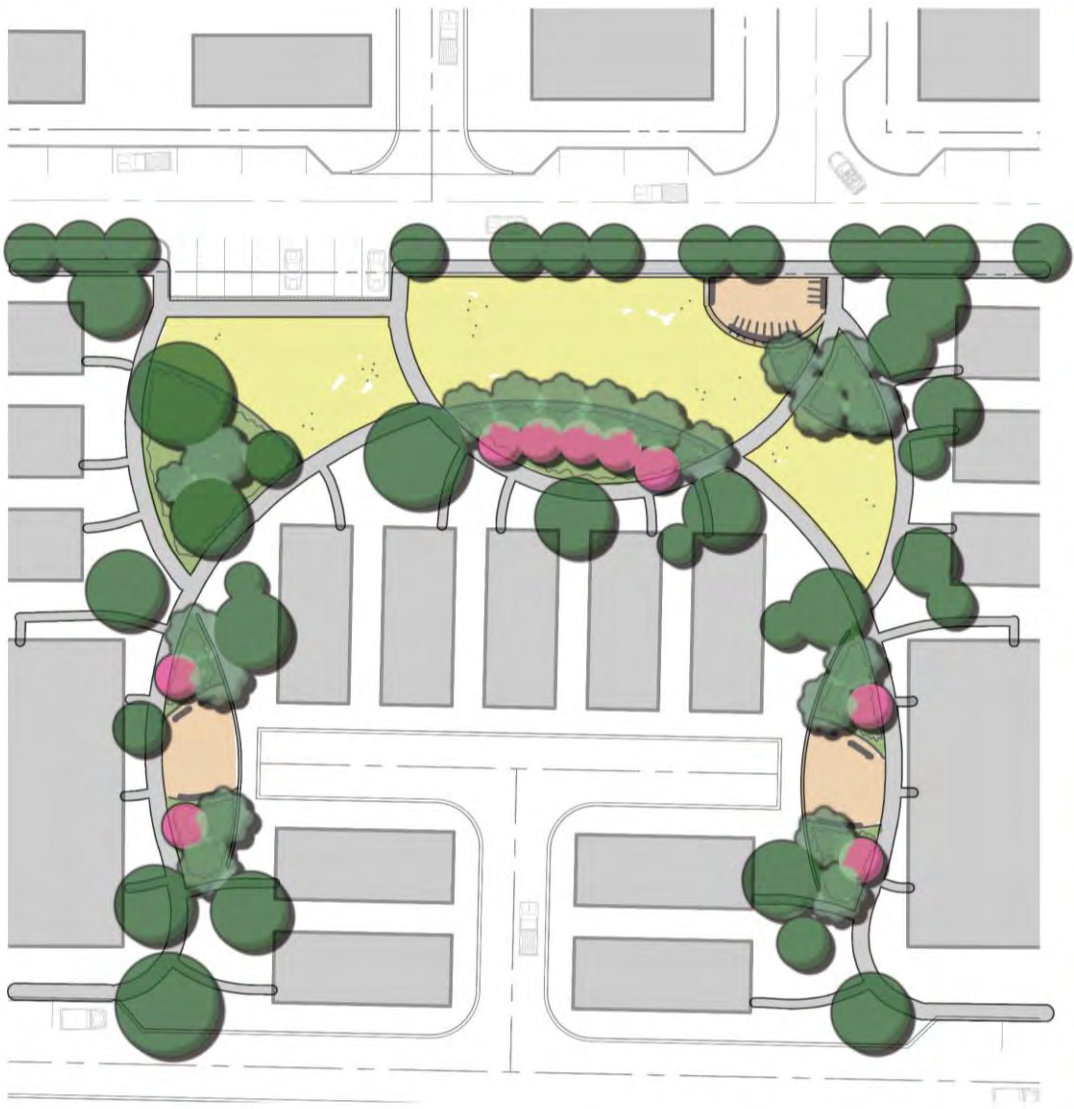
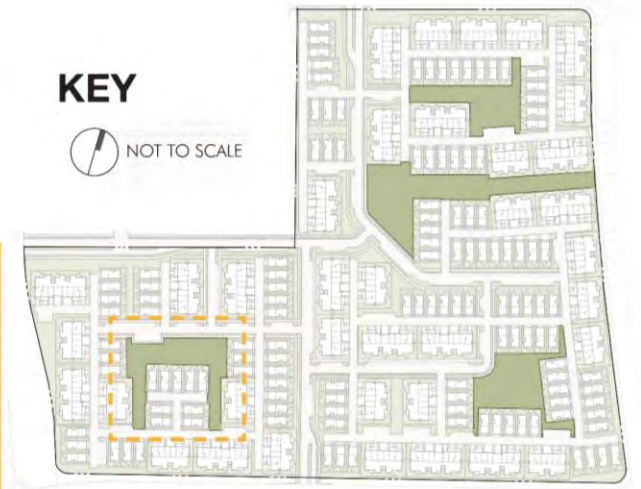
KEY



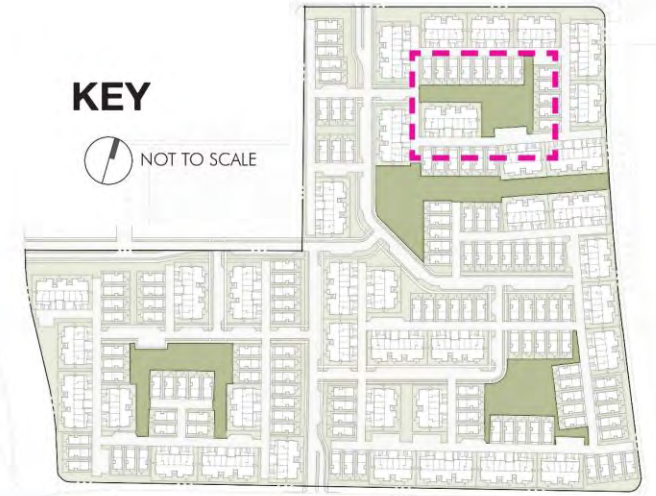
THE NAUTILUS GARDENS

KEY

NOT TO SCALE



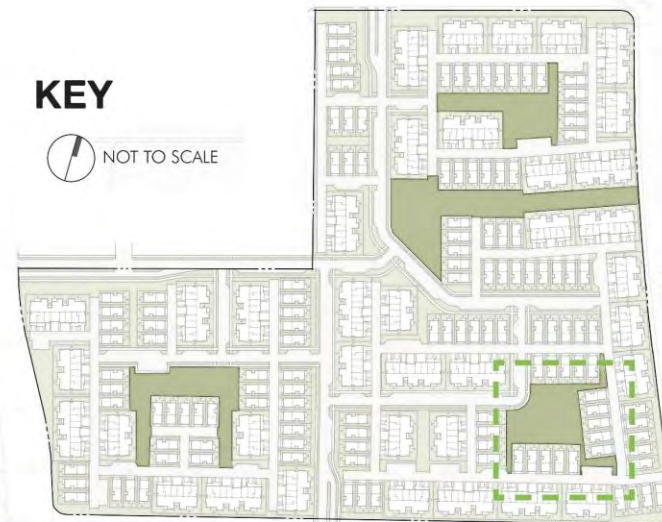
THE COWRIE PARK



THE PUKA PARK



KEY



**Two different product types
are being designed for the new community:**

- **Front Yard House (BT.1) – Detached Single-Family Condo**
- **Flex-Loft Buildings (BT.5) – Attached Multi-Family Condo**

Front Yard House (BT.1) – Single-Family Condo

- Well-designed and efficient
- Zero-lot-line CPR “lots”
- Minimum “lot” size – 33’ x 70’
- Two-story, 3 to 4 bedrooms, 2-1/2 baths
- Approximately 1,200 sf to 1,500 sf of living area



Flex-Loft Buildings (BT.5) – Multi-Family Condo

- Beautiful and architecturally interesting
- 20 6-plex buildings (120 units)
- 17 8-plex buildings (136 units)
- 2- and 3-bedroom units, with possibly a few 4-bedroom units
- Alley driveways
- A portion of the units will fulfill reserved housing requirement

Conceptual Elevation of 8-Plex Building



8-Plex Building



Community Benefits

Homes – Provision of 389 much-needed homes for local residents

Community Improvements – Ample open and recreational space for the community

Reducing the Carbon Footprint

- New homes with technology to reduce energy consumption
- Building “green” to minimize energy costs and produce more sustainable communities

Economic Benefits and Recovery

- 174 jobs annually during construction
- \$14.7 million of City and State taxes and fees
- \$700,000 of additional annual property tax revenues

GENTRY

OCEAN VIEW ESTATES • GENTRY VISTA • ENCHANTED LAKE ESTATES • HILO COUNTRY CLUB ESTATES

KUKILAKILA/ENCHANTED LAKES • BANYAN TREE • HAIKU PARK • ALII CLUSTER PARK • KONA REEF

WAIALAE IKI 5 • KAHEMA I • LELEPUA I • MIKILANA I • LELEPUA II • MIKILANA II • LIOLIO

PENAKII I • PUAHI • LAULEA • NOHEA • PAANI •

KAULANA II • KAULANA III • KAULANA IV •

HIKINO • PULUA • SUNPOINT • CROSSPOINTE •

PALM COURT • PALM VILLAS I • PALM VILLAS II •

THE ARBORS • SUNRISE • SUN TERRA •

SUN TERRA SOUTH/FIESTA/DEL VERDE •

THE LOFTS • ALII COVE • ALII COURT • MERIDIAN •

AVALON • THE BREAKERS • CARRIAGES •

CORTEBELLA • TERRAZZA • PRESCOTT ON THE GREEN • LAS BRISAS • TIBURON • MONTECITO

TUSCANY • PRESCOTT II • WOODBRIDGE II • HALEĀKEA • CYPRESS POINT • TUSCANY II • KĀNEHILI

TIDES • TRADES • LATITUDES • SANDALWOOD • MAHINUI • PARKSIDE

CORAL RIDGE • SEABRIDGE • KA'ULUOKAHA'I • KEALI'I

NORTHPARK • MAKAMAE

• KUOLA • KAUAHALE WAIPIO • KAULANA I

• KAULANA IV-A • LUANA I • IHONA • LUANA II

• WAIALAE IKI IIA • HAIKU POINT • SODA CREEK I

• KUANI HILLSIDE • SODA CREEK II • PALM VILLAS II

• SUN TERRA ON THE PARK • CORONADO

• SUMMERHILL • FIESTA SEA BREEZE • SUNCREST

• THE SHORES AT SUNCREST • LOMBARD WAY

• WOODBRIDGE • HU'ELANI • SONOMA • PRESCOTT

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www.gentryhawaii.com

People building quality homes and communities for a better Hawaii. Since 1968.