



Hunt Communities Hawaii, LLC
737 Bishop Street, Suite 2750
Honolulu, Hawaii 96813
808-585-7900

March 13, 2024

Mr. Craig Nakamoto
Executive Director
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: Hunt Parcel 10 Development Permit Application

Dear Mr. Nakamoto:

Hunt Communities Hawaii, LLC (“Hunt”), a wholly-owned affiliate of Hunt Companies, Inc., is pleased to submit to the Hawaii Community Development Authority (“HCDA”) the enclosed Development Permit Application (“Application”) for the proposed renovation and site improvements of Hunt Parcel 10 (“Parcel 10” or the “Project”). Parcel 10 is located on TMK (1) 9-1-013-097, along Monterey Street and Enterprise Avenue, within the Kalaeha Community Development District (“KCDD”). This Application submittal and the enclosed attachments complies with the requirements of the KCDD Rules pursuant to Hawaii Administrative Rules (“HAR”) Chapter 15-215.

Background

Parcel 10 is a 3.809 acres (approximately 165,920 sf) commercial and industrial property situated within the KCDD T3 General Urban Zone. Two connected non-conforming structures – a Quonset hut warehouse building and a retail building (collectively referred to as the “Project Building”) – are sited on the property. The Quonset hut warehouse building originally served as a commissary for the Barbers Point Naval Air Station until the naval base’s closure in 1999. In 2009, Hunt acquired Parcel 10 from the U.S. Navy as part of the Ford Island Master Development Agreement. Because the U.S. Navy abandoned the former Barbers Point Naval Air Station properties, including Parcel 10, over a ten-year period, Hunt invested considerable resources to redevelop the area consistent with the Kalaeha Master Plan and in compliance with the KCDD rules.

In 2010, Hunt leased the Project Building to Tamura’s Market for retail and warehouse use. In 2021, after a power outage that lasted for two weeks, which significantly impacted its business, Tamura’s Market terminated its lease with Hunt and vacated the Project Building. In its current state, Parcel 10 is not being utilized to its fullest commercial potential due to antiquated structural and electrical issues and the lack of common security features.

Hunt has entered into a lease agreement with Swinerton, a commercial construction company, to occupy the warehouse building and a portion of the parking lot. The proposed renovation work to the Project Building is necessary to serve multiple tenants in accordance with Hunt’s current commercial leasing plans. Parcel 10 is also in need of various site improvements to address aging infrastructure and security issues.

Hunt is submitting this Application to maximize the commercial viability of Parcel 10 and to support the HCDA’s vision to create a sustainable urban environment for the Kalaeha District, including new employment opportunities and industrial capabilities.

Please refer to the enclosed Application for further details as to the scope of the work for the Project. The Project is consistent with the Kalaeloa Master Plan and the KCDD Rules, as further described in the Application and supporting documentation. Please see Exhibit A – HAR § 15-215 Compliance Table for further details showing that the Project conforms to the KCDD Rules.

Based on preliminary discussions with community members, Hunts believes that the Project will receive positive feedback. Hunt intends to complete a community outreach program for the proposed Project.

PDP Submittal and Request(s)

Enclosed with this Application submittal is the following documentation in support of the Project and in compliance with KCDD Rules:

- 1) Permit Application
- 2) Project Authorization
- 3) Project Application
 - Exhibit A: HAR § 15-215 Compliance Table
 - Exhibit B: HRS Chapter 206E Compliance Table
 - Exhibit C: Summary of Project improvements and phasing
 - Exhibit D: Project Plans (including location map, site plan, building massing, floor plans, exterior elevations and sections, and plot plan)
 - Exhibit E: Compliance with SHPD requirements per HAR § 15-215-63(b)

Please also find enclosed a check payment for the Application made payable to the Hawai'i Community Development Authority in the amount of \$6,400 pursuant to HAR § 15-215-91.

Hunt respectfully requests that: (1) HCDA staff review this Application submittal, and advise as soon as possible whether the Application is deemed to be complete pursuant to HAR § 15-215-83; and (2) schedule a public hearing and place the Application on the agenda of upcoming HCDA meeting(s) in order to obtain a final determination and approval by HCDA on the proposed development permit.

If you have any questions or require further information or documentation regarding the Application, please do not hesitate to contact the undersigned.

Sincerely,

Hunt Communities Hawaii, LLC
a Hawaii limited liability company

By: *Kathleen Iriarte*
Kathleen Iriarte
Assistant Development Manager