

Parcel 10 Development Permit: KAL 23-005

Presentation to the HCDA Board
Wednesday, June 5, 2024

PARCEL 10

Parcel 10 is a 3.8-acre site bordered by Enterprise St., Monterey St, and Randolph St.

- 33,000 SF of light industrial warehouse;
- 50,000 SF of industrial yard



Address: 91-1051 Enterprise St, Kapolei, HI 96707

PARCEL 10

Development Permit Scope of Work:

- Interior Improvements
- Exterior Improvements
- HECO Connectivity
- Security Fence

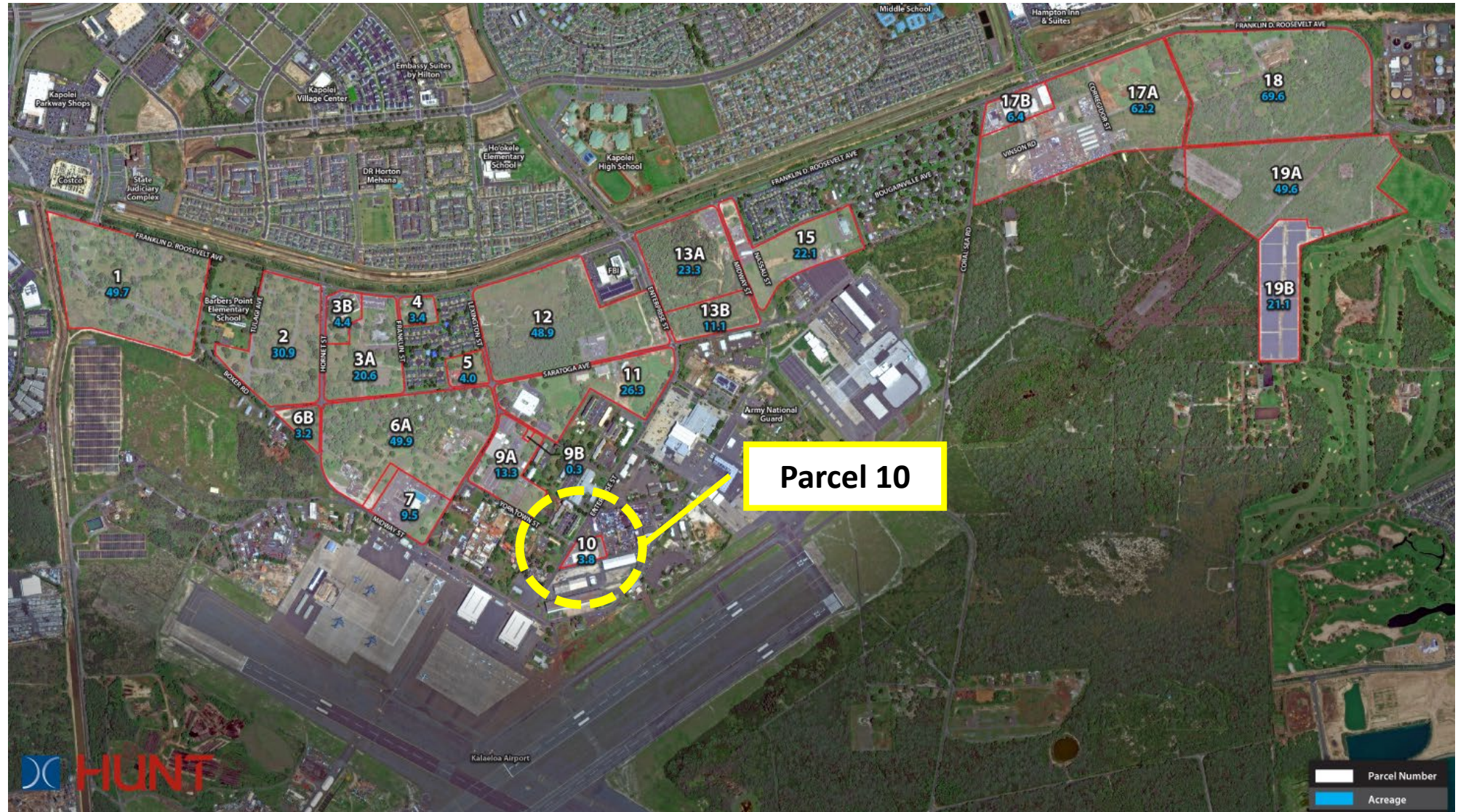
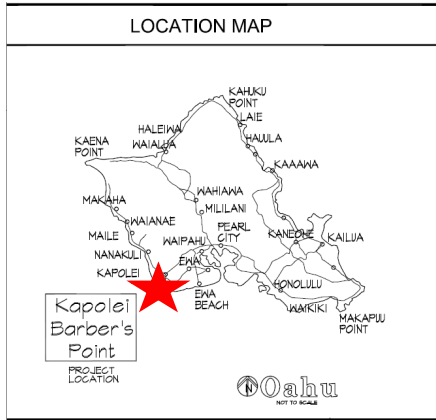


Address: 91-1051 Enterprise St, Kapolei, HI 96707

PARCEL 10: Proposed Electrical Connection



PARCEL 10



Kalaeloa

New jobs;

Essential services:

- Daniel K. Akaka VA Clinic;
- Kama'aina Kids preschool;
- Ulu A'e Learning Center;
- Tripler Army Medical Center's Warrior 'Ohana Medical Home

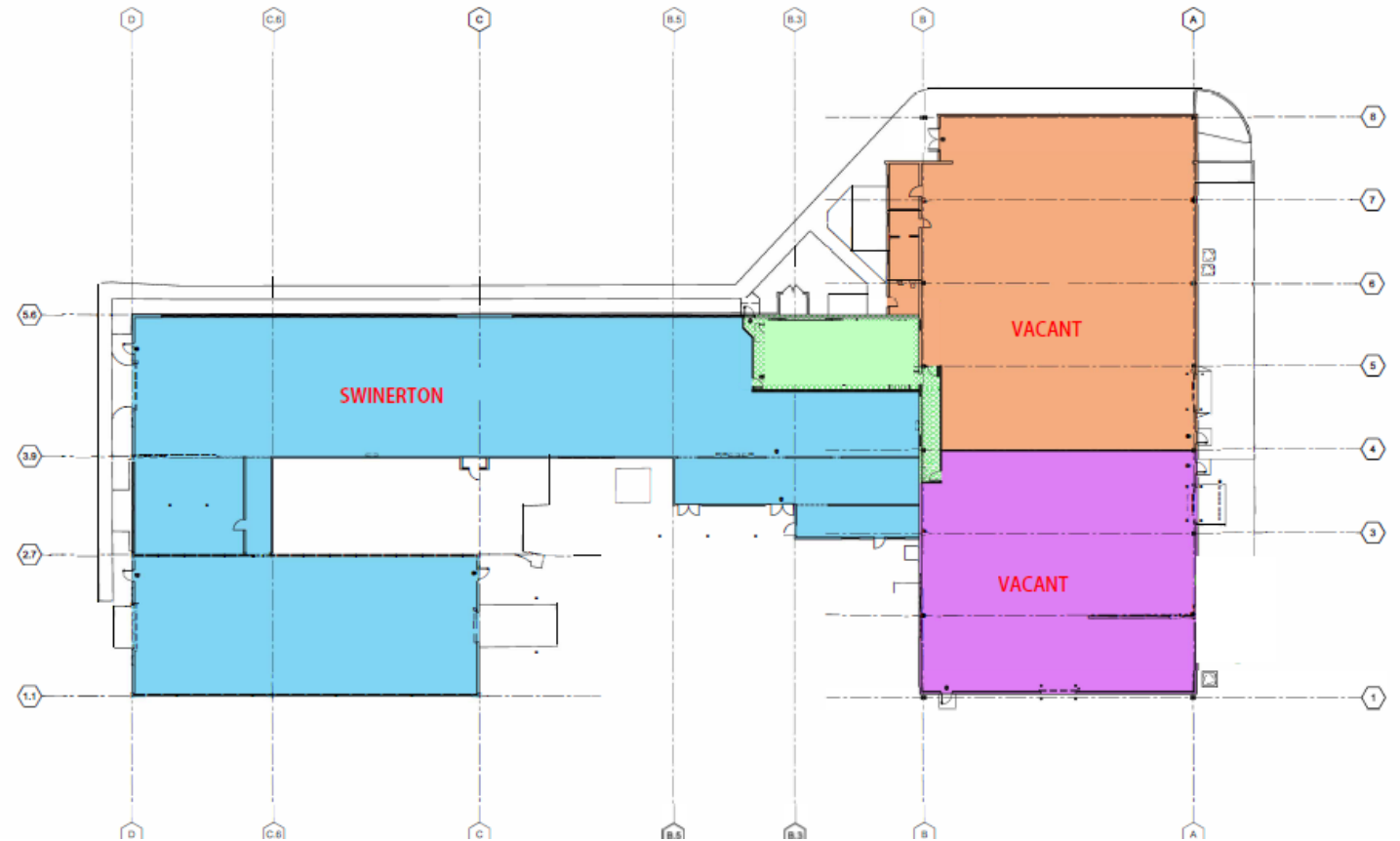


PARCEL 10

History

- **2008:** Master ground lease with Navy
- **2010:** Hunt repurposes site and subleased to Tamura's Market
- **2017:** Navy conveys Parcel 10 to Hunt
- **2021:** Tamura's vacated space
- **2021:** Swinerton moved-in

Present



PARCEL 10: HCDA Masterplan Alignment



- Commercial and industrial uses are permitted
- Provides economic development and employment opportunities
- Supports vision of a community where residents can live, work, and play

PARCEL 10: Community Engagement



MAKAKILO/KAPOLEI/HONOKAI HALE NEIGHBORHOOD BOARD NO. 34

c/o NEIGHBORHOOD COMMISSION • 925 DILLINGHAM BLVD SUITE 160 • HONOLULU, HAWAII, 96817
PHONE (808) 768-3710 • FAX (808) 768-3711 • INTERNET: <http://www.honolulu.gov>

LETTER OF SUPPORT

May 15, 2024

Hawaii Community Development Authority
Kalaeloa Authority
547 Queen Street
Honolulu, HI 96813

dbedt.hcda.contact@hawaii.gov

Re: Supporting the Parcel 10 Project by Hunt in Kalaeloa

Aloha Chair Chason Ishii and Fellow Authority Members:

The Makakilo/Kapolei/Honokai Hale Neighborhood Board No. 34 expresses our general support for the Parcel 10 Project in Kalaeloa by Hunt Companies, Inc. Vice President Anthony "Tony" Gaston and team presented at our April 24, 2024 meeting on the proposed Parcel 10 Project. Board members requested that Hunt consider in their project the use of Native Hawaiian plants in their landscaping, green technologies, disaster preparedness including for hurricanes, a local grocer as a potential tenant, and the maximization of photovoltaic energy generation. Hunt provided timely responses to the Board members and committed to update the board as the project develops. No concerns were raised by the community at large at any of the Board's meetings.

Sincerely,



Anthony Makana Paris
Chair

Letter of Support Authorized by Makakilo/Kapolei/Honokai Hale Neighborhood Board No. 34 at its April 24, 2024 Regular Board Meeting, 7-0-0.



Oahu's Neighborhood Board system - Established 1973

- On April 24, 2024, Hunt presented at the Makakilo-Kapolei-Honokai Hale Neighborhood Board
- The board unanimously voted to provide a letter of support
- No concerns were raised by the community-at-large

Mahalo!

PARCEL 10



Dean Agcaoili
Architect/ Principal/ Owner



PARCEL 10

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- Interior Improvements
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- HECO Connectivity
- Security Fence



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PARCEL 10: Proposed Electrical Connection



Mahalo!

Appendix

PARCEL 10



Polly Tice
Principal, Historic Research Director



PARCEL 10: History



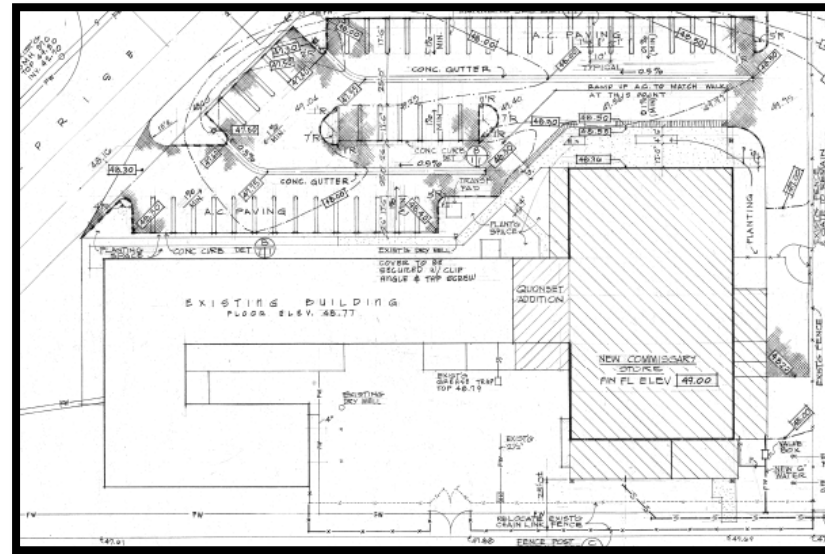
1942:
No Quonset Hut



1947:
Quonset Huts erected



1961-65:
Quonset Huts
expanded



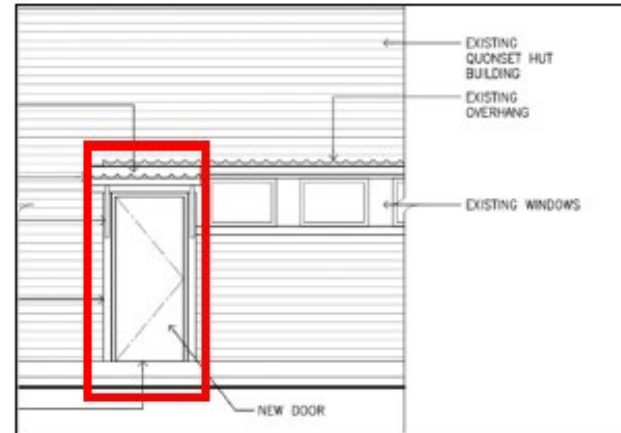
1965-67:
Commissary added
to rear of structure

PARCEL 10: Work completed under DPP SAI





PARCEL 10: Proposed New Door

Proposed new door, overhang, and concrete stoop location marked with red box.



Proposed new door, overhang, and concrete stoop location marked with red box on 2021 photo by MASON.

PARCEL 10: SHPD concurrence with proposed mitigation

JOSEPH GREEN, M.D.
 GOVERNOR | KA HOUA
SYLVIA LIKIE
 LIEUTENANT GOVERNOR | KA HOPE KA'ARANA

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'ŌIĀHANA KUMUWAIWAI 'ĀINA

STATE HISTORIC PRESERVATION DIVISION
 KAKULIHEWA BUILDING
 601 KAMOKILA BLVD, STE 555
 KAPOLEI, HAWAII 96707

DAWN TAKEUCHI-APUNA
 CHAIRPERSON
 BOARD OF LAND AND NATURAL RESOURCES
 COMMISSION ON WATER RESOURCE MANAGEMENT
RYAN K.P. KANAOKALE
 FIRST DEPUTY
DEAN D. SPINNO
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 HISTORIC PRESERVATION
 KAHIOLOA ISLAND RESERVE COMMISSION
 AND
 STATE PARKS

March 27, 2023

IN REPLY REFER TO:
 Project No.: 2022PR00692
 Doc. No.: 2403JLP03
 Architecture, Archaeology

Dawn Takeuchi-Apuna, Director
 Department of Planning and Permitting (DPP)
 City and County of Honolulu
 650 South King Street
 Honolulu, Hawaii 96813
 c/o Ryan Mori
ryan.mori@honolulu.gov



Dear Dawn Takeuchi-Apuna:

RE: Hawaii Revised Statutes (HRS) Chapter 6E-42 Historic Preservation Review
After-the-Fact Review
 Dreamhouse (Former Facility 77 Mess Hall), Parcel 03, 91-1245 Franklin D. Roosevelt Avenue, Kalaheo, Building 152 & 153 (Quonset Hut), Parcel 10, 91-1057 Enterprise Avenue, Kapolei, and, Buildings 476-477 (Warehouses), Parcel 15, 91-1761 Midway Road, Kapolei
DPP Permit Numbers: A2021-02-0386; A2022-02-0158; A2022-02-0159
Owner Name: HUNT Communities Hawaii LLC and HUNT Companies
TMK: (1) 9-1-013:128; (1) 9-1-013:097; and (1) 9-1-013:081

The Hawaii State Historic Preservation Division (SHPD) received a submittal for projects at various HUNT Communities Hawaii LLC and HUNT Companies (HUNT) properties. Three of the projects were previously completed without being reviewed by SHPD as required pursuant to HRS Chapter 6E-42. Additionally, one (1) Hawaii Community Development Authority (HCDA) permit and two (2) City and County of Honolulu Building Permit Applications were submitted for SHPD review, in accordance with HRS Chapter 6E-42. SHPD also received an unsolicited archaeological monitoring plan (AMP) for review and acceptance.

The three projects submitted to SHPD for "After-the-fact" review are:

- Adaptive Reuse of "Dreamhouse" (Former Facility 77 Mess Hall), Parcel 03, 91-1245 Franklin D. Roosevelt Avenue, Kalaheo, TMK: (1) 9-1-013:128. Scope of work included alteration and subdivision of interior spaces within an existing building to support a charter school that would result in the removal of historic and non-historic building materials and features, alteration of

JOSEPH GREEN, M.D.
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STATE HISTORIC PRESERVATION DIVISION
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 KAHIOLOA ISLAND RESERVE COMMISSION
 AND
 STATE PARKS

April 22, 2024

IN REPLY REFER TO:
 Project No.: 2022PR00692
 Doc. No.: 2404SCH09
 Archaeology, Architecture

Dawn Takeuchi-Apuna, Director
 Department of Planning and Permitting (DPP)
 City and County of Honolulu
 Frank F. Fasi Municipal Building
 650 S. King Street, 7th Floor
 Honolulu, Hawaii 96813
 c/o Ryan A. Mori
ryan.mori@honolulu.gov

Dear Ms. Dawn Takeuchi-Apuna:

SUBJECT: Hawaii Revised Statutes (HRS) Chapter 6E-42 Historic Preservation Review –
DPP Building Permit Applications – A2022-02-0158 and A2022-02-0159
Building 152 & 153 (Quonset Hut), Parcel 10, 91-1057 Enterprise Avenue, Kapolei
Owner's Name: HUNT Communities Hawaii LLC (HUNT)
Honouliuli Ahupua'a, 'Ewa District, Island of O'ahu
TMK: (1) 9-1-013:097

This letter provides the State Historic Preservation Division's (SHPD's) review of the revised draft archaeological monitoring plan (AMP) titled *Archaeological Monitoring Plan For a 3.81-Acre Parcel ("Parcel 10") in Kalaheo, Honouliuli Ahupua'a, 'Ewa District, O'ahu Island TMK: [1] 9-1-013:097 (Monahan and Watson, April 2024) and associated building permit applications (A2022-02-0158 and A2022-02-0159). SHPD previously reviewed the project and concurred with a project effect determination of "Effect, with agreed upon mitigation commitments." SHPD agreed that HABS documentation will suffice as mitigation for the proposed work at Buildings 153 & 152. Additionally, SHPD requested archaeological monitoring for identification purposes and requested revisions in the draft AMP in the same letter (March 27, 2024; Doc. No. 2403JLP03). Our office received the revised AMP on April 17, 2024.*

The project area, which is privately-owned by HUNT, consists of 3.81 acres in Kalaheo. The project scope of work includes installation of new fire alarms, fire sprinklers, new lighting, electrical, a/c, new plumbing fixtures throughout the interior, new roll up door, removal of portion of Fire Riser Room, and a new door within north elevation wall with overhang and landing additions.

The revised AMP (Monahan and Watson, April 2024) meets the minimum requirements of HAR §13-279-4. It is accepted. Please send one hard copy of the document, clearly marked FINAL, along with a copy of this letter and a text-searchable PDF version of the AMP to the Kapolei SHPD office, attention SHPD Library. Also, submit a text-searchable PDF copy of the Final AMP to HICRIS Project No. 2022PR00692 using the Project Supplement option and a pdf copy to lema.k.soares@hawaii.gov.

SHPD received HUNT's Amended Mitigation Proposal dated April 5, 2024, and it is currently under review. The Amended Mitigation Proposal includes the mitigation for the Bldg. 152 & 153 (Quonset Hut) and states "mitigation will be undertaken in the form of Architectural Recordation as a short form Historic American Building Survey (HABS)." Information about HABS can be found at: <https://www.nps.gov/subjects/heritagedocumentation/guidelines.htm>. Please contact

- SHPD concurred with MASON's proposed determination of "Effect, with agreed upon mitigation commitments,"
- Mitigation: Architectural Recordation as a short form Historic American Building Survey (HABS), including historic photos and a written report

Mahalo!

PARCEL 10



Chris Monahan, PhD
Principal



PARCEL 10



- Honua completed a Literature Review and Field Inspection of Parcel 10
- Other than the historic Quonset Hut Building, no above-ground historic sites were identified
- No traditional Hawaiian Sites were identified
- The project area was previously bulldozed and graded
- Honua recommended archaeological monitoring for identification purposes

PARCEL 10

JOHN GREEN, M.D.
GOVERNOR | HE HAAŌA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE HAAŌA



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April 22, 2024

Dawn Takeuchi-Apuna, Director
Department of Planning and Permitting (DPP)
City and County of Honolulu
Frank F. Fasi Municipal Building
650 S. King Street, 7th Floor
Honolulu, Hawaii 96813
c/o Ryan A. Mori
ryan.mori@honolulu.gov

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- SHPD approved the Archaeological Monitoring Plan (AMP) on April 22, 2024
- The AMP monitoring scope included:
 - On-site monitoring for project-related ground disturbance greater than 12 inches
 - Weekly spot-check monitoring for project-related ground disturbance less than 12 inches
- An Archaeological Monitoring Report (AMR) will be completed after the project is completed

Mahalo!

Parcel 10 Development Permit: KAL 23-005

Variance Presentation to the HCDA Board
Thursday, June 6, 2024

PARCEL 10



Kathleen Iriarte
Assistant Development Manager



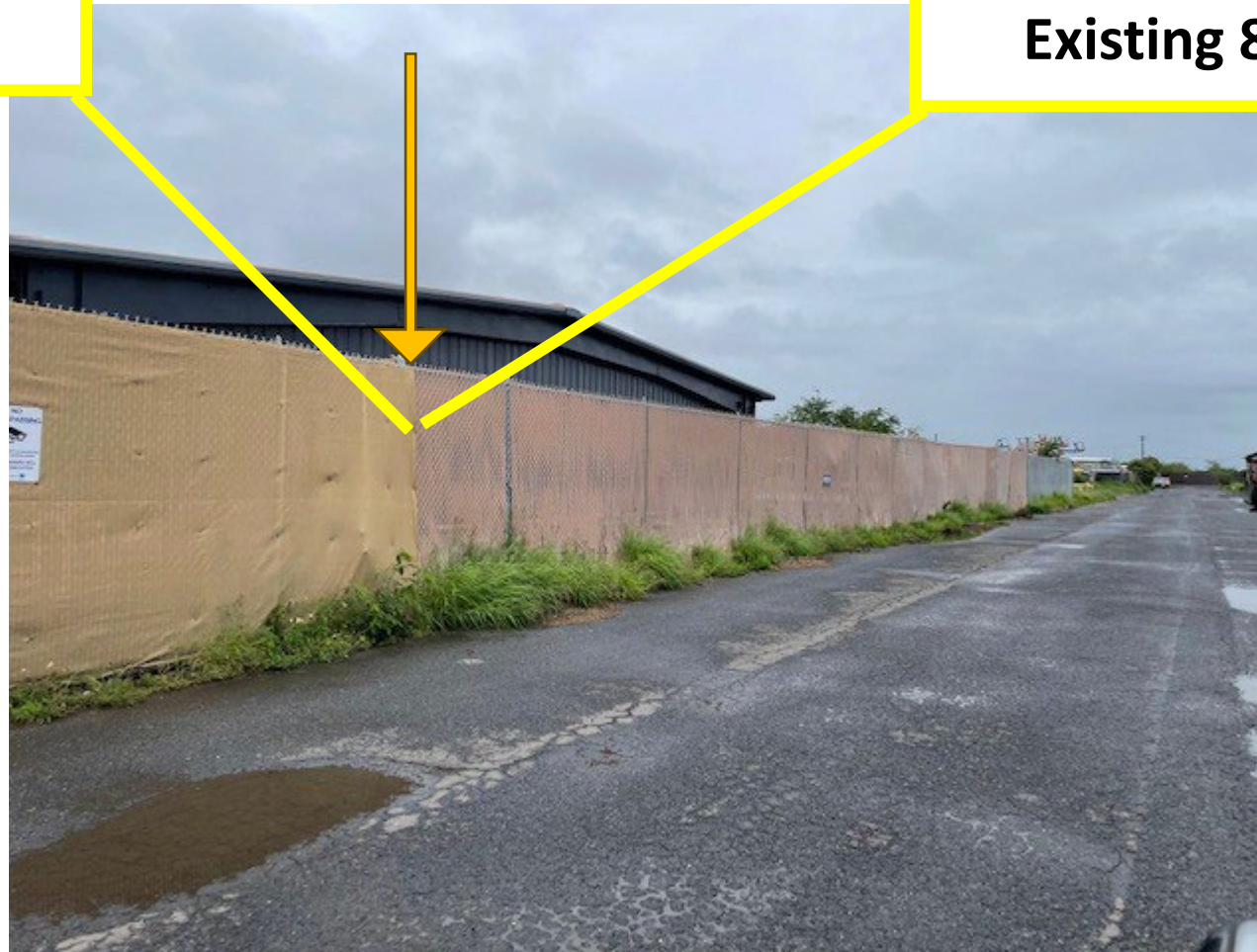
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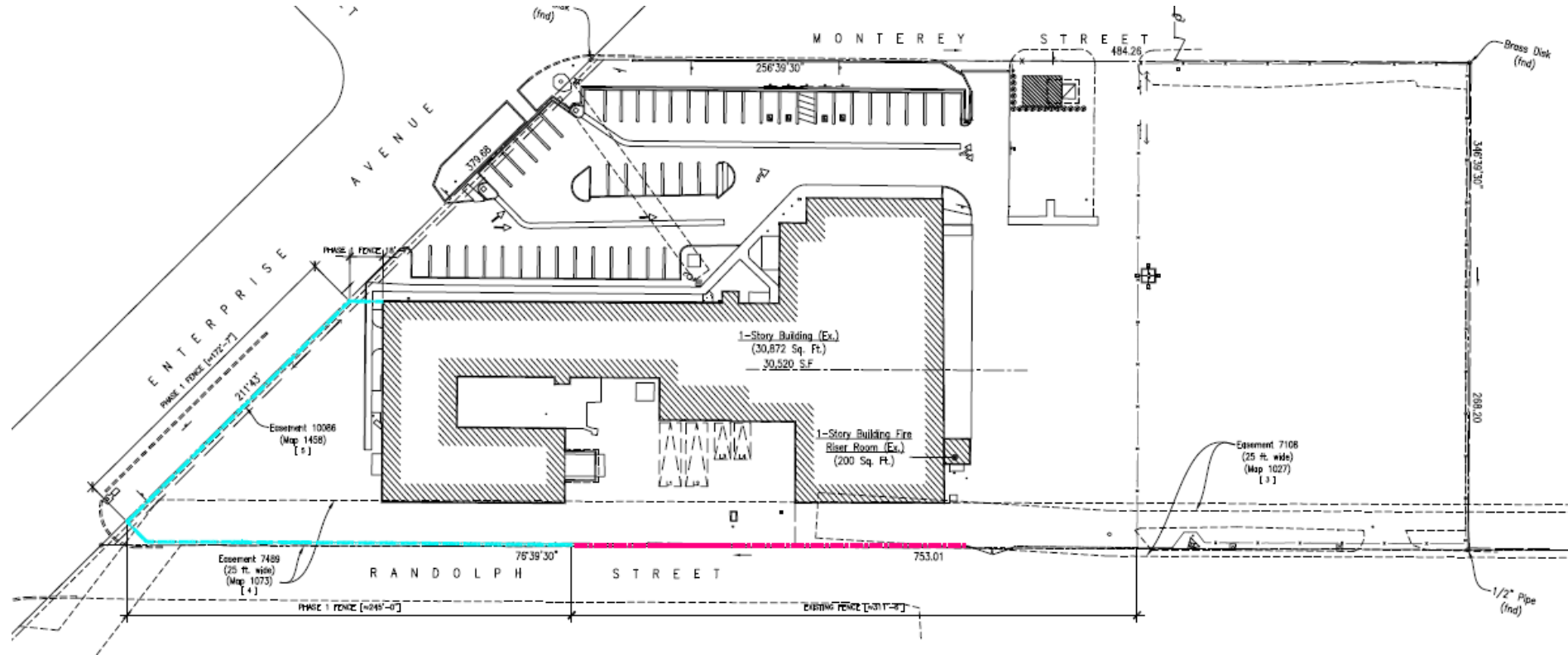
PARCEL 10: 8' Fence

New 8 ft fence

Existing 8 ft fence



PARCEL 10: 8' Fence Security Fence



8' Fence (New)

8' Fence (Existing)

PARCEL 10: 8' Fence



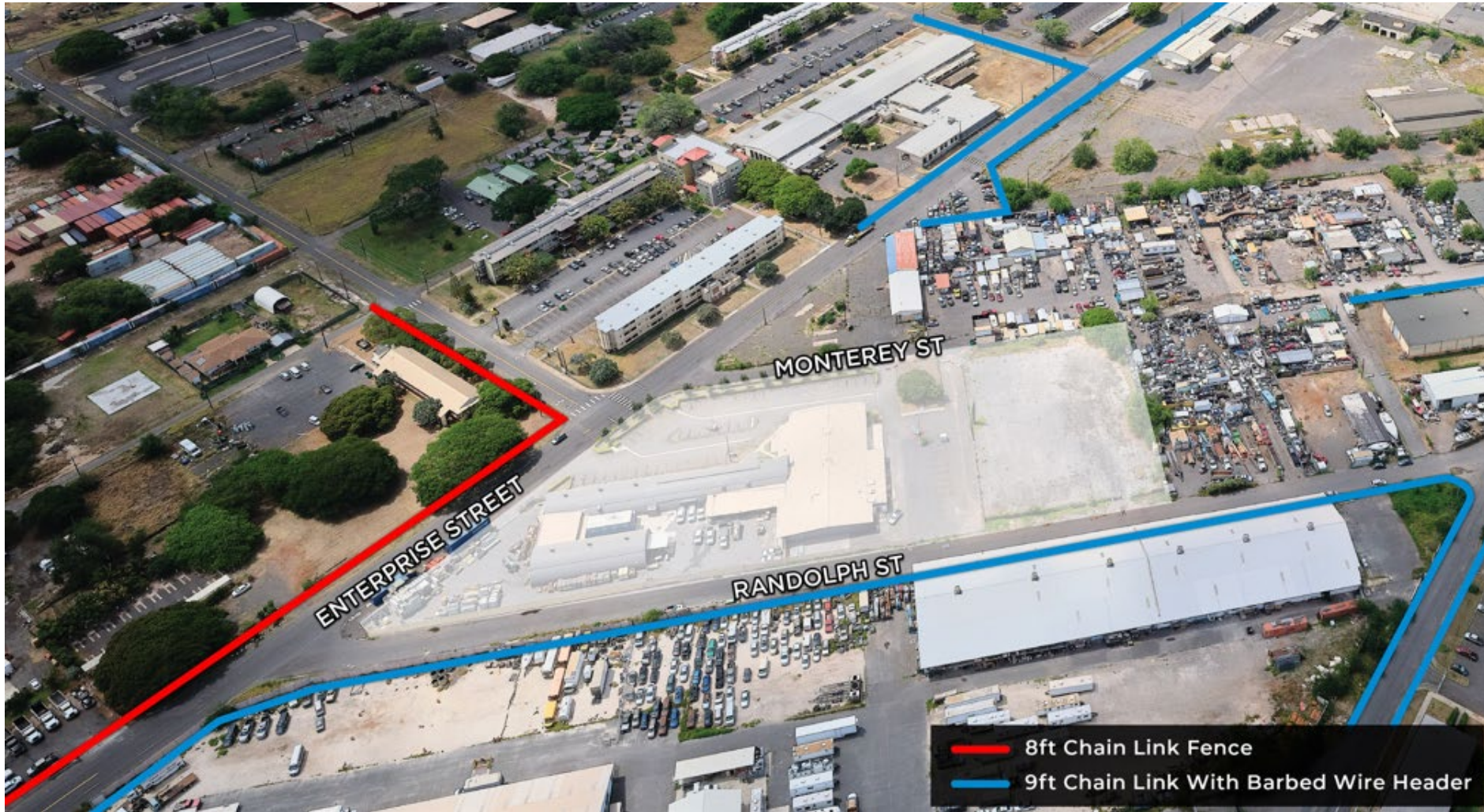
3 feet

PARCEL 10: Unique Conditions



- Project site has multiple entry points
- Security is an issue in the neighborhood
- The homeless population in the surrounding area has grown
- Nearby properties have chain-link fences higher than 6'

PARCEL 10: Surrounding Fenced Areas



Mahalo!

Appendix

PARCEL 10



Polly Tice

Principal, Historic Research Director



PARCEL 10



- Although not historically used as this property, chain link fencing was often used at the former Naval Air Station Barbers Point
- The fence does not block light or the public's view of the Quonset Hut Building and is easily removable
- The property is still able to convey its historic significance with the fence

Mahalo!

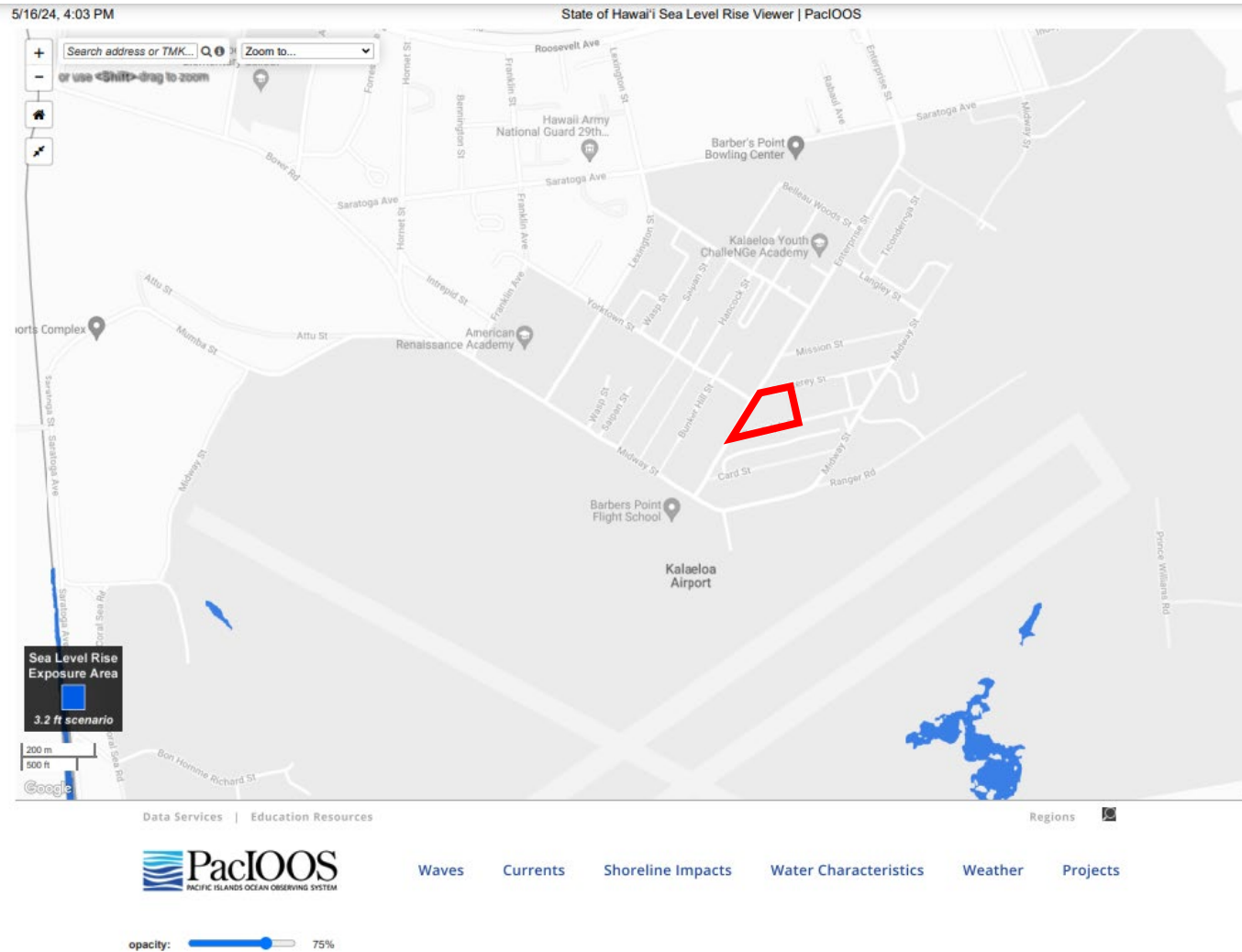
PARCEL 10



Dean Agcaoili
Architect, Principal, Owner



State of Hawaii Sea Level Rise Viewer



- The project area (in red) is not within the 3.2' Sea Level Rise Exposure Area (areas in blue)

<https://www.pacioos.hawaii.edu/shoreline/str-hawaii/>

1/25

Mahalo!