

KATHLEEN IRIARTE DIRECT TESTIMONY

PRESENTATION HEARING

HUNT PARCEL 10 PDP

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

A Kathleen Iriarte, Assistant Development Manager, Hunt Communities Hawaii, LLC (“Hunt”).

Q Please briefly summarize Hunt’s Parcel 10 project development permit application currently before the Hawaii Community Development Authority (“HCDA” or the “Authority”)?

A Parcel 10 is bound by Monterey Street, Enterprise Street, and Randolph Street. The development permit will allow Hunt to update the existing property to current building code (for health and safety) and allow for today’s commercial and industrial users to conduct business from the Property. To accomplish this, the improvements described in the Application include:

- Various interior improvements including upgrading electrical panels, meters, light fixtures, and HVAC; various life and fire safety-related improvements including fire riser, fire sprinklers, and a new fire exit egress; removing nonstructural interior walls to allow for clear-span space; rehabilitation of the common area restroom; adding a common area corridor; and adding new doors for access.
- Various exterior modifications including installing security chain-link fencing along a portion of Enterprise and Randolph Street; repaving portions of the parking lot; replacing light fixtures; adding and enlarging roll-up doors; and installation of a new underground power line and electrical connection with HECO to replace the antiquated Navy electrical infrastructure.

Hunt is seeking a project development permit from HCDA because Section 15-215-78 of the Kalaeloa Community Design District (“KCDD”) rules requires approval for certain development and improvement projects in the Kalaeloa District for parcels larger than 40,000 square feet. In addition, Hunt requests a variance for a security chain link fence on Enterprise Street and Randolph Street because the height of the fence exceeds the permitted architectural standards under current KCDD rules.

As explained in the application and further explained by the other witnesses, the proposed renovations and site improvements to Parcel 10 meet the requirements of HRS Chapter 206E and the KCDD rules. Upon completion of the project, Parcel 10 will

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be able to serve multiple light industrial tenants and advance the vision of HCDA's current Kalaeloa Master Plan ("KMP") to create a sustainable urban environment.

Q Please briefly describe Hunt's history in Kalaeloa and Parcel 10.

A In 2008, Hunt acquired approximately 540 acres of land in Kalaeloa from the Navy. In 2017 more than half of the 540 acres was transferred in fee and the balance is still under a master ground lease with the Navy. Parcel 10 is one of the parcels Hunt owns in fee simple.

Since 2008, Hunt, through its affiliates, has invested over \$200 million into redeveloping and revitalizing Kalaeloa, and spends approximately \$10 million annually to operate and maintain Kalaeloa. When Hunt started its leasing efforts in 2008, there were only a handful of tenants. To date, Hunt has repurposed over 4 million square feet of commercial space, and Hunt's efforts have attracted over 70 local businesses to the area, which provide a variety of essential services including the newly opened Daniel K. Akaka VA Clinic; Kama'aina Kids preschool; Ulu A'e Learning Center; and Tripler Army Medical Clinic located at the Kalaeloa Professional Center.

Through its leasing program, Hunt has revitalized many properties in the Kalaeloa district that remained vacant and stagnant due to the closure of the former Barbers Point Naval Station. Hunt has added hundreds of new jobs with its leasing program and this project helps to continue that momentum.

Parcel 10 has two, connected structures – (1) a Quonset hut warehouse that was originally built in 1943, and a retail building that was constructed in 1968. The two structures served as a commissary for the former Barbers Point Naval Air Station.

Hunt acquired Parcel 10 in 2008 from the Navy and leased the building to Tamura's Market (a grocer) and the land behind the building to light industrial users.

Tamura's and the light industrial tenant vacated the property during COVID. In 2021, Swinerton moved in to occupy a portion of the building (approximately 15,000 sf) while the balance of the site remains vacant.

The approval of this development permit will allow Hunt to improve the site and bring it back to productive use, allowing multiple light industrial users to occupy the property alongside Swinerton. The improvements will also bring the building to code to reflect today's light industrial and commercial users' needs. Hunt needs to complete the proposed renovations and site improvements to serve these anticipated tenants.

Q How are the improvements for Parcel 10 aligned with Hunt's plans for Kalaeloa?

A Hunt has a proven track record of developing and managing quality housing for local and military families, including numerous affordable workforce housing communities

throughout the state such as Wakea and Halawa View Apartments. The proposed project for Parcel 10 aligns with the area's current plans.

Parcel 10 is an integral part of Hunt's ongoing efforts to maximize commercial and workforce living opportunities for Kalaeloa. Upon completion of the improvements, Parcel 10 will serve multiple commercial / industrial tenants, which will create local jobs and business opportunities to support Hawaii's economy.

Hunt is committed to revitalizing its Kalaeloa holdings into a thriving, vibrant community where local residents will be able to live, work, and play.

Q Please summarize how the improvements on Parcel 10 are compliant with, and advance the goals, policies and objectives of the current HCDA Kalaeloa Master Plan.

A Hunt is very proud of its ongoing work to facilitate affordable housing and commercial opportunities to create a vibrant community in Kalaeloa. The proposed project to improve the infrastructure, visibility, and safety of Parcel 10 is also consistent with HCDA's current Kalaeloa Master Plan and advances the plan's goals, policies, and objectives.

The current Kalaeloa Master Plan envisions a center of excellence within the 'Ewa region, where people come together to share knowledge, develop expertise and advance themselves while remaining respectful of the past and place. In describing the significant opportunities arising from the redevelopment of Kalaeloa, the Kalaeloa Master Plan focuses, among other core goals and policies, on creating social value; providing new economic development and employment opportunities; balancing development; and addressing regional traffic congestion.

Upon completion, Parcel 10 will serve multiple commercial / industrial tenants that will provide new economic development and employment opportunities to Kalaeloa through ongoing operations and business activities. The commercial / industrial activity associated with Parcel 10 is also consistent with the Kalaeloa Master Plan's goal and policy of balancing development within the district between residential, commercial and public facilities uses. As a mixed-use site with capability to accommodate industrial and retail services, Parcel 10 will help to provide the balance and mix of uses necessary for a thriving community in Kalaeloa as intended in HCDA's master plan.

As a multi-purpose commercial / industrial site, Parcel 10 is compatible with the planned land use character of the surrounding area and will not have a substantial adverse effect on surrounding planned land uses, as diverse commercial and industrial activity is permitted by right in the T3 general urban zone of the district, which also permits, among other land uses, residential and public uses.

Q Please summarize Hunt’s efforts to provide notice of this hearing and obtain community input on the improvements on Parcel 10.

A Hunt made a presentation regarding the project to the Makakilo / Kapolei Neighborhood Board No. 34 on April 24, 2024. The board unanimously voted to provide a letter of support for the project and no concerns were raised by the community-at-large. In addition, in accordance with HRS § 206E-5.5, Hunt provided the HCDA notice of this hearing (which included a summary of the improvements to Parcel 10) to the owners and lessees of record within a 300-foot radius of the proposed project.

Q What is Hunt’s development timetable for Parcel 10?

A Once all required permits, including the PDP, have been obtained, Hunt anticipates that the proposed work for Parcel 10 will take approximately a year to complete.

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