

KATHLEEN IRIARTE DIRECT TESTIMONY

VARIANCE 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 requested variances from the strict application of the Kalaeloa Community Development District (“KCDD”) Rules for Parcel 10.

A Because the project includes eight foot tall security chain link fencing on portions of the property, Hunt is requesting a variance from the strict application of the KCDD Rules as follows:

- **HAR § 15-215-43(c), Architectural Standards**: A variance from the strict application of this rule will allow Hunt to keep an eight foot (8’-0”) tall security chain link fence and gate installed along Randolph Street and Enterprise Street, which is taller than the prescribed three foot (3’-0”) maximum height. The fence was installed in 2021 via the Department of Planning and Permitting’s (“DPP”) special assignment inspection (“SAI”) program. The existing eight foot security chain link fence is consistent with neighboring and nearby properties that have fences that are either eight or nine feet tall that include a barbed wire header.
- **HAR § 15-215-43(c)(1), Architectural Standards**: A variance from the strict application of this rule will permit Hunt to maintain security chain link security fencing material, and black or tan mesh fabric on the section of the fence facing Randolph Street. This is a clarification of the permit application, which originally noted that black mesh material would be used on all of the fences.

Although the Application also requested a variance for a six foot tall chain link fence to replace an existing fence on a lot to the East of the Quonset hut on Parcel 10, Hunt is withdrawing that variance request.

Q Why is Hunt requesting these variances to the strict application of these rules?

A Hunt is respectfully requesting a variance of these rules to ensure that Parcel 10 will meet the security needs of present and future commercial and industrial tenants on property. It is common for commercial and industrial companies to install chain link security fences of at least eight feet in height to protect their properties from unauthorized access.

The extra height of an eight-foot fence acts as a deterrent to intruders or unauthorized visitors, making it more difficult to climb over compared to a shorter fence. This prevents theft of industrial / commercial equipment and stored materials.

An eight foot fence also provides greater privacy, and provides an improved boundary definition, especially along a major airport thoroughfare like Enterprise Street.

Parcel 10 also presents certain unique and special conditions that warrants the requested variances. In particular, Parcel 10 is exposed to a multi-street intersection facing Yorktown Street, Enterprise Street, and Monterey Street, which exposes the property to additional traffic and multiple points of entry. The new fence was constructed to replace a deteriorating fence and match the height of an existing (approximately 300 foot long) fence located on Randolph Street.

Given the exposure to the surrounding streets, low fencing prohibits light industrial tenants from protecting expensive and valuable equipment. Privacy concerns from existing tenants are a problem for loitering in the area, especially after business hours. Hunt currently spends an average of approximately \$45,000 annually for security for the site.

Recently, the homeless population has grown in the area and there have been incidents where unwanted visitors enter the site at night to stay overnight and access utilities such as water and electricity. The property damage and waste left on the property by loiterers add stress and financial burden to the businesses struggling to keep up with the higher expenses.

Hunt has limited options to tailor security features to meet the unique physical conditions of the property. Given the historic nature of the structure, for example, Hunt is limited in its ability to alter the structure to accommodate other types of security measures.

Accordingly, Hunt is requesting these variances to the strict application of the architectural standard rules in order to ensure that Parcel 10 includes the appropriate security and safety features that are common for industrial and commercial facilities.

The requested fence height and material are also consistent with existing fences on neighboring properties. Existing fencing on the makai side of Randolph Street, West of Enterprise Street, and on Yorktown Street have chain link fencing that ranges between eight and nine feet with a barbed wire header.

Q Please briefly summarize the effects to Parcel 10 if the architectural standards were to be strictly enforced.

A The strict enforcement of the KCDD rules relating to the architectural standards would expose Parcel 10 to undue security and safety concerns, and would not meet the reasonable needs of prospective tenants. Less secure, easily scalable fencing allows unauthorized access to the property, which in turn hinders maximum commercial activity. In addition, tenants would be limited in the types of materials and equipment that could be stored outside of the Quonset hut building. In turn, potential commercial and industrial tenants may be reluctant to enter into a long-term lease with Hunt to occupy the property.

Since the eight foot fence along Enterprise Street and Randolph Street is also consistent with existing fences on adjacent and nearby properties, the use of a fence below eight feet in height in this area would be particularly obvious, and would serve to highlight the security vulnerability of a lower fence height.

Q Do you believe that granting these variances is in the best interest of the Kalaeloa Community Development District?

A Yes. Granting the variance will enable maximum and viable mixed commercial and industrial use of Parcel 10 with proper security features, which in turn, advances the vision of the Kalaeloa Master Plan to foster a sustainable urban environment where a community can work, learn, and play. The proposed improvements to Parcel 10, once completed, will be in the best interest of the Kalaeloa Community Development District.

Q Will these requested variances of the strict application of the KCDD Rules endanger the health, safety, or welfare of the Kalaeloa Community Development District?

A No. Based on the foregoing, and all of the information in the record of this proceeding, none of the requested variances to the KCDD Rules (both individually and collectively) will endanger the health, safety or welfare of the KCDD. Instead, the requested variances to the strict application of the KCDD Rules as discussed above will enhance the health, safety and welfare of the Kalaeloa Community Development District by facilitating a robust and secured property that can serve multiple commercial and industrial tenants, which in turn, will attract employment opportunities to the Kalaeloa district.

Security is a major consideration for prospective commercial and industrial entities that may be interested in leasing Parcel 10. In turn, Hunt seeks to meet common security expectations for Parcel 10 to enable maximum commercial use of the property.

All of these factors will advance the vision of the Kalaeloa Master Plan to create a sustainable urban environment where people can live, work, and play, in this area.