

DEAN AGCAOILI DIRECT TESTIMONY

PRESENTATION HEARING

HUNT PARCEL 10 PDP

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

A Dean Agcaoili, Principal and Owner, DRA Architecture LLC.

Q How long have you been in this position?

A I started DRA Architecture LLC in 2009 as Principal and Owner. Previously, I worked as Project Architect for Sueda & Associates, Inc. I have been a licensed architect since 2010.

Q Please describe your educational background and experience.

A Please see my resume, which is marked as an exhibit in this proceeding.

Q Please describe your firm's experience.

A I founded DRA Architecture in 2009, and prior to that, I worked at Sueda & Associates, Inc. for approximately 22 years, except for two years when I worked on Kauai. In an over thirty-year career, I've been involved in numerous projects across the state, including industrial and commercial buildings, shopping centers, and retail and residential projects.

Q What has your firm been retained to do for this Project?

A Hunt Communities Hawaii, LLC ("Hunt") retained DRA Architecture LLC as the architect for the renovations and site improvements to Parcel 10 in the Kalaeloa Community Development District (the "Parcel 10").

Q Please provide a summary of the Project.

A The project involves various renovations and site improvements to Parcel 10 (TMK (1) 9-1-013-097) (the "Project"). The Project includes multi-phase interior and exterior improvements to an existing historical Quonset hut warehouse and retail building and electrical and security improvements to the exterior of the Parcel 10, some of which have been implemented, upon receiving a special assignment inspection from DPP. The original Quonset hut building was constructed before the 1950s and the property is in need of multiple updates in order to continue as a viable property for future commercial and industrial tenants.

Interior improvements to the Quonset hut and warehouse buildings include: 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; removing nonstructural interior walls to allow for clear-span space; rehabilitation of the common area restroom; adding a common area corridor; and providing new doors for access.

Exterior improvements to Parcel 10 include security chain-link fencing along a portion of Enterprise Street and Randolph Street that replaced portions of a deteriorating fence of the same height; 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.

In addition to these improvements, Hunt also plans to complete exterior improvements to the adjacent back lot, including various electrical upgrades and new exterior lighting fixtures.

Finally, Hunt plans to complete underground electrical work to improve the electrical connection between the Project buildings and HECO's grid.

While the historic nature of the building precludes major structural and siting modifications for climate resiliency, the project design includes energy and resource efficient fixtures and features to materially reduce climate impacts. In addition, Hunt's efforts to modernize and renovate an existing, historic structure (versus the construction of an entirely new industrial / commercial building), promotes sustainability.

Completion of these improvements will support Hunt's vision to promote a sustainable urban environment for the Kalaeloa district.

Q In your professional opinion, does the proposed Project comply with the provisions of HRS § 206E-5.6(j)(1) (B) and (C), and HAR § 15-215-78(e)(3), which provide that the Authority is required to consider: 1) how the project protects, preserves, or enhances desirable neighborhood characteristics through compliance with the standards and guidelines of the applicable district rules; and 2) how the project avoids a substantially adverse effect on surrounding land uses through compatibility with the existing and planned land use character of the surrounding area?

Yes. In my opinion, the proposed renovation and site improvement work for Parcel 10 protects, preserves and enhances desirable neighborhood characteristics through compliance with the standards and guidelines of the Kalaeloa Community Design District ("KCDD") Rules. The Project aligns with surrounding land uses through compatibility with the existing and planned land use character of the surrounding area.

In its current state, Parcel 10 is not being utilized to the fullest commercial potential due to antiquated infrastructure and aging features. In particular, Parcel 10 has experienced multiple electric outages as reported by the previous tenant.

The overall goal for the Project is to update the existing property to current building codes, make various life and fire safety-related improvements, and enable Parcel 10 to attract and serve future commercial and industrial tenants, which will increase employment opportunities to the Kalaeloa district. The Project will provide much needed building updates as well as new security and safety features that commercial and industrial entities would expect for their operations on the premises.

Section 3.1 of HCDA’s current Kalaeloa Master Plan encourages the “creation of a sustainable urban environment where a community can work, learn and play.” The Project aligns with this master vision because Hunt hopes to enter into new leases with commercial and/or industrial entities to occupy Parcel 10. Since being repurposed as a commercial site by Hunt in 2010, Parcel 10 been occupied by various commercial enterprises in the last decade. Notably, Tamura’s Market occupied Parcel 10 as a retail and warehouse space until vacating the property during the pandemic. Accordingly, continued commercial and industrial warehouse use has always been and will continue to remain consistent with the character of Parcel 10 in connection with the surrounding area.

As noted in Exhibit A of the Application, the Project materially complies with the provisions of the KCDD Rules. Section 7 of the Application summarizes Hunt’s request for waivers to the KCDD Rules in connection with the chain link security fencing along portions of Randolph Street and Enterprise Street. As will be discussed in the waiver hearing, my opinion is that granting those waivers are in the best interests of the KCDD and will not endanger the health, safety or welfare of the district.

The parcel location and the adjacent parcels are designated transect zone T3 - General Urban Zone. The siting of commercial and industrial entities as their base of operations are permitted by right in the T3 General Urban Zone as it is characterized by mixed use projects, with a commercial emphasis.

Therefore, given the material compliance with the KCDD Rules and the design elements noted above (among others), the Project work to Parcel 10 will protect, preserve and enhance desirable neighborhood characteristics, and is compatible with, and will not have an adverse effect on, existing surrounding land uses.

#