



gerdel.studio LLC
2102 Milo Place
Wailuku, HI 96793

808.214.2119
morgan@gerdel.studio

March 29, 2019

Aloha Chair and Committee Members,

My name is Morgan Gerdel, I am an architect and a homeowner and business owner both within close proximity to the Wailuku Civic Complex site. I am here to testify today because Wailuku is in need of investment, we are a community with a lot of potential but we struggle with inadequate infrastructure and our existing buildings need improvements to attract businesses and customers. My office at the MDG Building on Market and Main has a number of long term vacant spaces at street level, the storefronts are too much of a risk for business owners to take on without parking and access for customers. Near my home at the corner of Vineyard and Church Street, there are a number of large vacant buildings in need of repair and reinvestment.

As an architect, I have worked on literally hundreds of projects over the past 20 years, and the common element they all share is that it is a leap of faith for the owner to build. The design effort is an attempt to address that risk, finding the best solution for all of the concerns and the future use of the project. The Wailuku Civic Complex may not be able to meet everyone's expectations for Wailuku's future - and I wouldn't expect it to, since that is an impossible task. What it can do is improve safety and access around the site, provide much needed parking to businesses and properties that have no means of developing their own, and give property owners confidence to invest in revitalizing Wailuku. Years of planning and public input have gone into the current design, and while I welcome comments and constructive criticism of the plan, it would be a mistake to delete the project at this stage.

I understand that there is a criticism of the project cost of the Wailuku Civic Complex, but it is important to understand that we indirectly pay these costs every time we drive to a business. A surface level parking spot costs about \$20,000 to build, which the owner will recoup through their customers. The intent for this civic center project would be an investment and support of Wailuku's businesses, that can be recouped through additional property tax base and a revitalized town that Maui's residents and visitors can enjoy.

Sincerely,

J Morgan Gerdel AIA
Principal

RECEIVED AT EDB MEETING ON 3/29/19