

From: Nicole Ogata <naogata87@gmail.com>

Sent: Thursday, April 28, 2022 1:14 PM

To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>

Subject: Public Testimony Website Submission {Project Name:15}

Name

Nicole Ogata

Address

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#902
Honolulu, Hi 96814
United States
[Map It](#)

Email

naogata87@gmail.com

Project Name

Victoria Ward Limited - Kalae

Do you support or oppose?

Oppose

Comment

Victoria Ward Limited and the Howard Hughes Corporation have proven themselves to be irresponsible with their buildings and business dealings. It has been made very public that the residents of a few of their towers are unhappy with the upkeep and cost associated with the units they have purchased. Given all the economic problems Hawai'i has, adding more condominiums to be sold at prices higher than the average local can afford will only further perpetuate the growing concerns. VWL and HHC focus more on their own gains, rather than that of the community. The buildings on their property are mostly sold to people of financial affluence and as well international buyers. Again, adding to the struggles of locals.

In addition, I can testify that VWL and HHC are irresponsible, unempathetic, and selfish in their business dealings. I currently live in 909 Kapiolani, across the street from one of their properties, where an F45 gym is currently renting out warehouse space. Despite many pleas, from residents in our building, Speaker Saiki's words, and general public decency. VWL and HHC has allowed a business that disturbs residents beginning at 5 am on weekday mornings and 6 am on weekend mornings. Since the block where they are located is zoned for business, regardless that the business causes an echoing disruption to the sanity of its neighbors, they refuse to enforce any rules with F45.

While Victoria Ward Limited and the Howard Hughes Corporation continue to try to insist they care about community interests, by establishing small green spaces among their giant concrete monstrosities and having expensive farmer's markets. When it comes down to the bottom line, they are really only about their own financial gain regardless of the detriment it does to the overall community.

Victoria Ward Limited and the Howard Hughes Corporation should not be allowed to build another building in Kaka'ako.



CATHOLIC CHARITIES HAWAII

May 20, 2022

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2022 MAY 20 PM 2:35
HAWAII COMMUNITY
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AUTHORITY

Susan Todani, Chair and Members of the
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: June 1, 2022 Presentation Hearing – Kalae Ward Village

Dear Chair Todani, Vice Chair Ishii, and Members of the HCDA:

Thank you for this opportunity to offer testimony in support of the Kalae Ward Village project. Catholic Charities Hawaii (CCH) is a tax exempt, non-profit agency that has been providing social services in Hawai'i for 75 years. CCH has programs serving elders, children, families, homeless, and immigrants. Our mission is to provide services and advocacy for the most vulnerable in Hawaii.

Catholic Charities Hawaii has a long history of working in the areas of affordable housing and homelessness. While our focus is usually on low-income housing, we recognize that housing is needed at all levels of income. Kalae will add 330 units to Hawaii's housing inventory.

Ward Village has a track record of giving back to the community. We appreciate their long standing 25-year partnership with our annual holiday Senior Giving Tree program. Year after year, they have made it possible to provide gifts for physically and socially isolated clients of our agency. The Senior Giving Tree program is a collaborative effort between Catholic Charities Hawaii and Ward Village, including its retailers and residents, to make the holiday season special for our island's kupuna.

Mahalo for your consideration of my testimony in support of the Kalae Ward Village project.

Sincerely,

Rob Van Tassell
President & Chief Executive Officer



May 15, 2022

Susan Todani, Chair
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

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RE: June 1, 2022 Presentation Hearing – Kalae Ward Village

Aloha Chair Todani, Vice Chair Ishii, and Members of the Authority:

Mahalo for the opportunity to express my support of the Kalae Ward Village project.

Like the rest of the Ward Village master plan, the Kalae project at the corner of Ward Avenue and Ala Moana Boulevard will transform outdated and underutilized space into a modern neighborhood for the benefit of future generations in Hawaii. The Howard Hughes Corporation's commitment to a community that honors the rich cultural history of the area, while paying homage to the architecture of Hawaii's past, has shown a consistent commitment to improving urban Honolulu.

With the on-going economic challenges, it is even more rewarding to look at the future with hope and optimism. Putting these plans into motion, which have taken many years, will promise short and long-term economic opportunity for the benefit of Hawaii residents and businesses, and provide the much-needed infrastructure to support the activities and events in Honolulu's urban core. The economic recovery of Hawaii requires the foresight and investment of this project now.

At Central Pacific Bank, our primary value is to honor the past while making investments in future generations for the benefit of all concerned. As the proposed Kalae Ward Village plan will deliver just that, I respectfully submit my support in favor of their development.

Mahalo,



Arnold Martines
President and COO



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AUTHORITY

May 19, 2022

Susan Todani, Chair
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: Kalae Ward Village

Dear Chair Todani, Vice Chair Ishii, and Members of the Authority:

We sincerely appreciate the opportunity to submit this testimony in support of the **Kalae Ward Village** project.

We were excited to preview the initial design concepts for **Kalae**, and we were very impressed with the thoughtful and beautiful design of the project on this important and prominent corner of Ala Moana Boulevard and Ward Avenue. In addition to the 330 new homes and retail, **Kalae** will bring new pedestrian and street improvements on Auahi, and the completion of the Victoria Ward Park Makai.

First Hawaiian Bank is proud to support **Howard Hughes** and their continued mindful development of Ward Village. The HCDA should be very proud of Ward Village and Kaka'ako, as it has become the premier urban residential community in Hawaii.

Please let me know if you have any questions.

With Aloha,

FIRST HAWAIIIAN BANK

A handwritten signature in blue ink, appearing to read "Daniel A. Nishikawa", written over a horizontal line.

Daniel A. Nishikawa
Executive Vice President
Commercial Real Estate Division

Aloha Members of the Hawaii Community Development Authority,

I strongly support Ward Village's plans for Kalae, its newest residence in Kaka'ako. Walking around the neighborhood, it's hard to imagine it was an industrial and pavement-filled area only a decade ago. Now, you'll find an influx of homes for island residents, an eclectic collection of eateries and retail shops, open and green space and enhanced connectivity and pedestrian experiences. It's undeniable that Ward Village has transformed this neighborhood for the better, in part thanks to the HCDA's thoughtful efforts to empower developments that support the community.

Today, you can again support a project that will enhance Kaka'ako and create an influx of opportunities for the community. To paint you a picture, every few months, the Honolulu Maker's Market holds the Bloom Garden & Art Festival at Ward Village. Stretching from South Shore Market across Ward Centre, local makers and artisans line the property offering local plant nurseries, handmade items, packaged goods, plant displays, free workshops and more. Community members come to shop, learn and connect at these events, and it would not be possible without the opportunity created by Ward Village and its intention to serve as a gathering place for our community.

I ask that you support Kalae and Ward Village's efforts to continue stewarding the Kaka'ako area. Ten years from now, I hope that we can reflect on the additional opportunities and progress driven by the master plan for potential homeowners, business owners, and those looking to come together in the spirit of community.

Mahalo,



Kent Dumlao
Founder
Honolulu Maker's Market

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CÁCERES 'OHANA

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May 18, 2022

Susan Todani, Chair

and Members of the Hawaii Community Development Authority

Hawaii Community Development Authority

547 Queen Street

Honolulu, Hawaii 96813

RE: June 1, 2022 Presentation Hearing - Kalae Ward Village

Aloha Chair Todani, Vice Chair Ishii and Members of the Authority:

Mahalo nui for the opportunity to express my support of the Kalae Ward Village Project.

Like the rest of the Ward Village Master Plan, the Kalae project at the corner of Ward Avenue and Ala Moana Boulevard will continue to transform the neighborhood for the benefit of our future generations in Hawai'i. The Howard Hughes Corporation has constantly demonstrated their commitment to our community by acknowledging and honoring the long and rich cultural history of this place, while also providing for vibrant and active open spaces and parks for our community, our 'ohana and residents to enjoy.

Although we ourselves don't live in the area, Kaka'ako will always be our home. Our Great Grandfather, William Huihui, was a famous boxer who lived on Queen Street. After he retired, he trained other boxers at the Kewalo Athletic Association on Ilaniwai Street. Another Great Grandfather of ours was a poi merchant near Ward Avenue when he wasn't working at the Poi Factory a few blocks away. Our 'ohana is grateful for the life that the Howard Hughes Corporation is breathing into the Kaka'ako community with their Master Plan as a whole and now specifically with The Kalae Ward Village project. Mahalo for supporting the Kalae Ward Village project.

me ka mahalo,



Caceres 'Ohana

Support for development of Block B

I wanted to provide a brief statement in support of Howard Hughes Corporation's proposed development of Block B in Ward Village. My wife and I are owners of a unit in Anaha (one of the first buildings developed in Ward Village), which has been our home since the building first opened, and also own a unit in Ae'o. We have had the opportunity to see the neighborhood flourish as a result of the careful planning that has clearly gone into the development.

Over the recent years, as more buildings have been completed in Ward Village, the energy and diversity of the neighborhood has increased dramatically. Restaurants like Istanbul, Merrimann's, Rinka, Piggy Smalls, and Han No Daidokoro have brought a culinary diversity that has become a draw for people from across Honolulu. Neighborhood coffee shops like Island Brew and Ali'I Coffee are always busy with local residents and students busy studying. As Victoria Ward Park begins to take shape, it is also becoming a wonderful location for people to gather and relax.

With the future development of The Park Ward Village and the proposed development of Block B, the central hub of the community will have the opportunity to fulfill its promise as a vibrant home and destination for shopping, events, and activities. The diversity of buildings and residents is a large part of why this community has become so successful, especially with the addition of A'ali'i and continuing development of Koula and Victoria Place. The economic and cultural promise of the Ward Village community is already beginning to emerge and the fulfillment of this broader plan will provide a model for future developments globally. This is why we chose Ward Village as our home and are excited to see the vision come to life.

Mark Pitchford
1108 Auahi St, Apt 2001, Honolulu, HI 96814
himarkpitchford@gmail.com

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May 20, 2022

Susan Todani, Chair

and Members of the Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: Kalae Ward Village - June 1 hearing

Aloha Chair Todani, Vice Chair Ishii, and Members of the Authority:

My name is Rick Beall and I am submitting testimony in support of the Kalae project.

I am a resident of Ae'o and President of the Ae'o AOUO Board of Directors. I enjoy the convenience and lifestyle provided by Ward Village. More than that, I am delighted at the continued evolution of the community, providing more housing options, restaurants, shops and enhanced streetscapes.

I also welcome Ward Village's continued improvements to infrastructure in the neighborhood as part of each project, including sewer and water utilities and transportation for pedestrians, bikes and cars.

As a Consulting Engineer and Hawaii's first LEED Certified professional, sustainability is very important to me. Projects at Ward Village are designed to the highest standards for energy and water efficiency. Also, Ward Village is the only LEED-ND Platinum neighborhood in Hawaii.

The Kalae project continues and even improves on these achievements. In addition, I find the design of the project to be exceptional and will significantly enhance our skyline.

I respectfully ask that you approve the Kalae Ward Village project along with all of the above features, providing further positive transformation of our community.

Mahalo!



R. L. Beall, PE

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May 16, 2022

Susan Todani, Chair
and Members of the Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: June 1 hearing on Kalae Ward Village

Aloha Chair Todani, Vice Chair Ishii, and Members of the Authority:

My name is Scott Ashlock and I'm writing in strong support of Kalae Ward Village.

I never thought homeownership in Hawaii – let alone in Honolulu – would be possible for me before I found 'A'ali'i. I purchased a reserved housing unit at 'A'ali'i and am connecting with my neighbors and enjoying all of the urban amenities – in walking distance – that Ward Village provides, including new restaurants and shops.

With Kalae's 330 homes will be the expansion of Victoria Ward Park Makai and a new Auahi and Pohukaina Street connection, which will allow for safe multi-modal and pedestrian streetscapes. Kalae will provide an opportunity for others to own homes in a prime location within a thriving community.

I appreciate Ward Village's thoughtful and environmentally sustainable development. The open green space and enhanced sidewalks are welcomed community benefits.

I ask for your favorable consideration in approving Kalae so others may enjoy the quality of life that I'm experiencing.

Thank you,



Scott Ashlock

Aloha Members of the Hawaii Community Development Authority,

I strongly support Ward Village's plans for its newest residence, Kalae. My business – Mori by Art & Flea – has always been about helping other independent artists and Ward Village shares these same values of empowering others and building a supportive community. They have gone above and beyond to create a vibrant and thriving neighborhood, and Kalae will only continue to catalyze positive change that extends beyond the master planned community.

The reason why I established a location at Ward Village was simple – I knew it would provide us with more opportunities. I never planned to open a store so early in my business, but I cannot stress enough how many doors opened for me because of this location and the exposure my business has received. You truly cannot beat Ward Village's location in the middle of downtown and Waikīkī, appealing to both tourists and locals alike. Although it started as a humble hobby, Mori by Art & Flea was always a passion of mine, and Ward Village has enabled that passion for a side project to turn into a thriving business. I've also witnessed – with admiration – their ability to bring communities together and create a welcoming destination for shoppers, foodies and residents and visitors to enjoy.

As members of the HCDA, you have the power to create a better future for Hawai'i. And I believe that the future will be bright for our community if Ward Village can continue to advance its master plan. I hope you will approve Kalae and the many wonderful opportunities it will bring for local residents, the economic stimulus it will provide our state and the further safety and connectivity it will create for those walking, running and biking through Kaka'ako.

Mahalo,



Aly Ishikuni-Sasaki
Owner
Mori by Art + Flea

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MERRIMAN'S

HOME OF
HAWAII REGIONAL CUISINE

Aloha Members of the Hawaii Community Development Authority:

I am in strong support of Kalae, Ward Village's newest residence. Ward Village is a first-class developer who has paid attention to the culture of this special place – in large part due to their local team on the ground here – and is creating a thriving community in urban Honolulu. They are the kind of developers we should empower to continue bringing smart growth to Hawai'i.

Merriman's always wanted to expand to O'ahu, but for years, we never found the right location or a developer we trusted. Eventually, we had the opportunity to join the Ward Village 'ohana, and it was the perfect fit. I can sincerely say that we joined a community, not just a mixed-use development, and, over the years, Ward Village has been more than a landlord but a supporter dedicated to our success. One example is their effort throughout the pandemic to implement smart solutions that would help us remain in business safely.

In my role overseeing four restaurants across Hawai'i, I know what it means to be a thoughtful steward and to create opportunities for the community, which is exactly what Ward Village does every day. Simply put, they've already done so much to transform Kaka'ako over the last ten years, and I look forward to seeing their master planned community evolve.

With your support, Ward Village can continue to positively impact the community and create opportunities for other small and local businesses to expand and succeed. I ask that you please empower them to advance their vision for the benefit of our entire community.

Mahalo,



Cristina Schenk
CEO, Merriman's Restaurants

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Aloha Members of the Hawaii Community Development Authority,

I strongly support Ward Village's plans for Kalae, its newest residence in Kaka'ako. As the owner of Scratch Kitchen, I've found great benefit in being part of the Ward Village master planned community and am confident their plans for the future will only continue to bring positive growth to the neighborhood.

Scratch Kitchen has been part of the Ward Village family for a few years now, and we've always benefited from the foot traffic the location provides, from families shopping or enjoying Ward Village's numerous community activations to residents who want to grab a bite to eat out, rather than dine at home. Nestled in South Shore Market, we've become a community favorite, serving customers from all over O'ahu who come down to Ward Village for its eclectic shops and exceptional dining offerings. In the months ahead, I'll open another restaurant in Ward Village, Lemon Supply, which will also be located in South Shore Market. Owning two businesses in the same retail space is a testament to how deeply I believe in what Ward Village is doing to transform Kaka'ako.

I implore you to advance Kalae. As members of the HCDA, I know you have only the community's best interests at heart, and Kalae is rooted in improving this neighborhood for the benefit of our local community. I ask that you support this project and all it will do to further economic development, create homes and cultivate safe and open spaces in urban Honolulu.

Mahalo,



Gary Chen
Owner

Scratch Kitchen, Lemon Supply



Aloha Members of the Hawaii Community Development Authority,

I'm writing to share my strong support for Ward Village's newest residence, Kalae. I know you take your responsibility seriously to approve projects that benefit the community, and I am confident this next phase of Ward Village will do just that.

At The Social Honolulu we love to bring people together over a meal and to share time spent with one another. Through its developments, community activations, open and green spaces, and vibrant restaurant and retail offerings, Ward Village is a master example of bringing the community together and creating a space where everyone can thrive. Our business benefits daily from the foot traffic Ward Village provides as a must-visit spot for locals and visitors to our islands. I've seen how so many entrepreneurs and small and local businesses have grown, expanded and gained significant exposure, all by joining this carefully curated community. Additionally, looking beyond community and economic benefits, there are countless opportunities Ward Village creates for its tenants and they have been strong supporters of us all throughout the pandemic.

Your support for Kalae is what Honolulu needs to continue evolving into a thoughtfully designed neighborhood curated to meet community needs. No other developer on O'ahu is taking the time, care and dedication to create a community like Ward Village. I implore you to support their efforts and the continued advancement of their master plan. I humbly ask that you advance Kalae.

Mahalo,



Huck Kim
Owner
The Social Honolulu

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From: DanielDinell <ddinell@treesforhonolulu.org>
Sent: Monday, May 23, 2022 2:21 PM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
Daniel Dinell
Organization
Trees for Honolulu's Future
Address
PO Box 12051 Honolulu, HI 96828 United States Map It
Phone
(808) 707-6353
Email
ddinell@treesforhonolulu.org
Project Name
Kalae (Development Permit KAK 22-024)
Do you support or oppose?
Support
File Upload
<ul style="list-style-type: none">trees-for-honolulu-future-testimony-before-hcda-on-kalae-development.pdf



Written Testimony before the
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
Wednesday, June 1, 2022 (9:00 am)

RE: Development Permit KAK 22-024 Victoria Ward, Limited

Chair Todani and Members of the Authority:

Trees for Honolulu's Future (TFHF) is a non-profit organization with a vision for a tree-filled island that preserves and enhances our quality of life, especially in the face of climate change.

We support the above-referenced development known as Kalae, which is located at the Diamond Head corner of Ward Avenue and Ala Moana Boulevard. While trees are our focus, TFHF realizes trees, essential green infrastructure of our city, don't exist in isolation. The interplay between trees and people contribute to sense of place. Trees not only cool and help ameliorate the urban heat island effect, but the shade also provided invites people – parents pushing strollers with infants, residents walking dogs, shoppers, even bicycle riders – to pause to enjoy rather simply to pass through as quickly as one can. Trees also provide myriad other benefits. (See: <https://www.treesforhonolulu.org/benefits-of-trees/>)

The Kalae landscape plan indicates 16 large canopy trees along with 8 small/medium canopy trees are joined by 80+ palms at the ground level. One need only look down Auahi Street to the commercial development across the IBM Building to see what mature, large canopy shade trees can, and will do.

We like that Victoria Ward Makai Park will be 70% larger than originally planned due to a redesign of the Kalae land block. We also like the programming for success being undertaken. As the late Jane Jacobs noted in her seminal book, *"The Death and Life of Great American Cities"*, a successful park attracts different kinds of people, with as many different schedules, interests, and purposes as possible. She also notes tall buildings are part of a city and help provide definition with residents providing eyes on the street. The development team at Victoria Ward, Ltd. understands this and will incorporate public art, meandering sidewalks and activations that are appropriate and necessary to encourage and welcome community.

Mahalo for the opportunity to testify,

Daniel Dinell, President

HONOLULU is HOT TREES are COOL

Visit us: www.TreesForHonolulu.org Contact us: info@TreesForHonolulu.org Voice/Fax/Text: 808-707-6353
P.O. Box 12051, Honolulu, Hawaii 96828

From: Christopher Delaunay <cdelaunay@prp-hawaii.com>

Sent: Monday, May 23, 2022 2:37 PM

To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>

Subject: [EXTERNAL] PRP Testimony regarding Victoria Ward Kalae Project (KAK 22-024)

Importance: High

Aloha,

Attached please find PRP's written testimony for the June 1, 2022 public hearing in support of the Kalae Project. Please also include me on the list of individuals who will testify at the hearing.

Thank you,
Chris Delaunay

Christopher Delaunay

Government Relations Manager

DIRECT 808.380.8838

EMAIL cdelaunay@prp-hawaii.com



Pacific Resource Partnership

1100 Alakea Street, 4th Floor

Honolulu, HI 96813

www.prp-hawaii.com

Testimony of
Pacific Resource Partnership

Hawaii Community Development Authority
547 Queen Street, 2nd Floor
Honolulu, Hawaii 96813

Victoria Ward, Limited Kalae Project (KAK 22-024)
Wednesday, June 1, 2022

Aloha HCDA Board Members:

Pacific Resource Partnership (PRP) writes in **strong support** of the applicant's Kalae Project.

The Kalae Project will benefit the Kaka'ako community by creating 330 homes, experimental public art, retail activations, and the expansion of Victoria Ward Park Makai.

Moreover, Kalae will help to stimulate Hawaii's economy, delivering economic benefits and job opportunities for our residents. Kalae is projected to contribute \$606 million in economic impact, \$198 million in workers' earnings, and \$37 million in state tax revenue. An average of 850 jobs will be sustained yearly for three years to construct the building. The project is estimated to generate \$127 million in real property tax over 30 years.

The Ward Neighborhood Master Plan establishes a Reserved Housing requirement of 20% of the total number of residential units within the Ward Neighborhood Master Plan area. The applicant will significantly exceed the current requirement of approximately 926 Reserved Housing units arising from Kalae, plus buildings approved to date, by about 296 units—Ke Kilohana provides 375 Reserved Housing units, A'ali'i is providing 150 Reserved Housing units, and Ulana Ward Village will provide approximately 697 Reserved Housing units totaling to approximately 1,222 units.

Since the applicant initiated its plan to transform Kakaako into Ward Village, a mixed-use community with residences, public open spaces, pedestrian and bike-friendly streets, retail stores, restaurants, and recreational/fitness opportunities, we have seen the Ward Village community come to life with an influx of both residents and the broader Honolulu community. Kalae, like Ward Village residential properties before it, will further activate and transform the Kakaako community with the new Auahi and Pohukaina Street connection allowing for safe multi-modal and pedestrian streetscapes stretching from Kolowalu Park to Mother Waldron Park.

Given the above, PRP respectfully requests HCDA's favorable review and approval of the applicant's Kalae Project.





May 15, 2022

Susan Todani, Chair
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: June 1, 2022 Presentation Hearing – Kalae Ward Village

Aloha Chair Todani, Vice Chair Ishii, and Members of the Authority:

Thank you for the opportunity to submit testimony in support of the Kalae Ward Village project.

Kalae Ward Village will fill a critical housing need in Honolulu's urban core. The proposed development site at the intersection of Ward Avenue and Ala Moana Boulevard is prime real estate for both residential and commercial purposes, and will bring the Kaka'ako and Ward Village neighbors together.

Kalae's commitment to provide 330 homes, experiential public art, retail activations, and the expansion of Victoria Ward Park Makai will bring the necessary balance of traditional urban development with island living. A result of the Kalae land block being redesigned from the previously approved project, allowed for Victoria Ward Makai Park to expand by 70%.

As we look for the best path forward towards Hawaii's future, thoughtful planning and design are key. The Kalae Ward Village project provides for next generation's cultural, material, and economic needs and I favorably support their development plan.

Mahalo for your time and careful consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Guy Churchill'.

Guy Churchill
Senior Executive Vice President
Bank of Hawaii

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HAWAII COMMUNITY
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Chamber of Commerce HAWAII

The Voice of Business

Testimony to the Hawaii Community Development Authority Wednesday, June 1, 2022, at 10:30 A.M.

RE: Kalae Ward Village

Chair Todani, Vice Chair Ishii, and Members of the Authority:

The lives and livelihoods of our families, friends, and neighbors in Hawaii depend on a thriving business community that keeps up with the times. The Ward Village master development plan continues to raise the economic productivity of the Ward and Auahi area by bringing forth high profile retail spaces and opportunities for local and small businesses in a vibrant neighborhood.

Ward Village incorporates a mix of national and local retailers and restaurants, resulting in a premier shopping and dining destination reflective of Hawaii's unique melting-pot culture. Howard Hughes' support for small businesses encourages entrepreneurial growth for current and up-and-coming generations, which will prove to be even more vital as our economy recovers from the pandemic but fostering business growth opportunities.

The Chamber of Commerce Hawaii respectfully request your support of this worthy project to bring the Ward Village master development plan to completion.

Thank you for the opportunity to testify.

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Aloha Members of the Hawaii Community Development Authority,

I strongly support Ward Village's plans for its newest residence, Kalae. For years, I've witnessed the smart growth and community Ward Village is bringing to Kaka'ako. Our family-founded business, Holey Grail Donuts, is a prime example of the opportunities Ward Village is willing to provide for small, local shops like ours.

As you may know, our business was started as a weekend pop-up out of a burger trailer in Hanalei strictly catering to the community. During COVID shutdowns, we decided to expand to Oahu with the same community-focused philosophy. We strategically chose Ward Village to launch our first food truck in Oahu, as we believed it to be the best location for gaining the attraction of the community before tourism, while as an organization having the understanding and support to hear creative ideas from their tenants.

After gaining quick traction and respect within the community, Ward Village supported our endeavors to lease our recently launched flagship storefront, truly laying out our playbook of earning the admiration of a community through creative methods (food truck) before committing to a storefront a block away from where our truck was parked. As we now focus on greater expansion, we are learning that most landlords are unable to appreciate or understand the value of this type of creative strategy and do not have as positive of intentions within their community. I trust Ward Village understands these values and will continue to provide opportunities for small businesses like us in creative ways that respect all parties.

By approving the development of Kalae, you're giving other small and locally owned businesses a chance to join a neighborhood that will truly set them up for success. You'll help fuel Hawai'i's economy, create open spaces and improve connectivity throughout the neighborhood making it even easier to walk, bike, ride or drive through Honolulu.

I hope our experience and story can validate the belief that stronger communities are often built by providing unique opportunities from within. I believe Ward Village has the resources and understanding to provide the safe, flexible environment with community-awareness and opportunities to continue making this a reality for Kaka'ako. Because of this belief, we intend to stay as long as possible. It is my sincere hope that you'll approve this project, allowing so many others to benefit from this thriving community as we have.

Mahalo,



Nile Dreiling
Co-Founder
Holey Grail Donuts

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Testimony In Support of Kalae Ward Village for the June 1, 2022 Public Meeting before HCDA

Aloha HCDA Board Members,

My name is Anya Lizares and I am writing to you today to express my *strong support* of the development of the Kalae Ward Village project because it will further enhance the neighborhood and connect the Kaka'ako and Ward Village areas for all.

I testify today from the perspective of someone that spent a lot of time as a child in the area because my dad operated his business down the street from the proposed project in a warehouse space on Ilaniwai Street. I also testify now from the additional unique perspective of someone that is a young working resident in the area now, living at Ke Kilohana.

I never thought I would be living on the same street where I spent a lot of time at my dad's warehouse. To be honest, I didn't ever think of the area as a neighborhood, let alone one that I would want to live in when I was growing up. However, now, I find myself very often spending most of my time in the Ward Village area while I live, work, and play in and around the area I now call home. I can honestly say that the area has drastically changed for the better based on my personal experiences, from a warehouse industrial area into a true neighborhood.

I support the development of the new Kalae project because it is going to help to further solidify the area as a neighborhood. I welcome the new designs of each building in the area, the new retail stores and amenities being added to the area, and the new landscaping and open spaces that are always being added to the area with each new project from what I have seen. Overall, I like the way my neighborhood is growing and I believe this new project will just add to the area and the experiences for residents and non-residents alike.

As someone who has a unique perspective of the area, I wanted my opinion to be taken into consideration as a sign of support for the project. Ultimately, I want my community to be the best that it can be and I think this project will help do that for all the other reasons I already mentioned but I wanted to add that I think it will also make the area safer and more walkable for someone like me that is looking for more connectivity from Ke Kilohana to other parts of Ward Village and Kaka'ako. That is also why I support not only this project but also the other previously approved ones near Ke Kilohana too.

Thank you for taking my opinion into consideration.

Aloha,

Anya Lizares

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HAWAII COMMUNITY
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AUTHORITY

John Koga
2938 Loi St.
Honolulu, HI 96822

May 20, 2022

Susan Todani, Chair and Members of the Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: June 1, 2022 Presentation Hearing – Kalae Ward Village

Aloha Chair Todani, Vice Chair Ishii, and Members of the Authority:

Mahalo for the opportunity to offer testimony in strong support of the Kalae project.

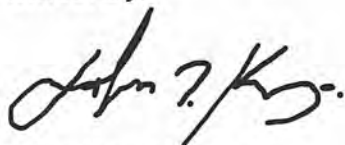
The Ward Village neighborhood is reflective of the history and culture of the former Ward Estate, which has inspired its transformation. The proposed Kalae project is at the heart of Ala Moana Boulevard and the entrance of Ward Village.

I'm greatly pleased that public art will be incorporated into the ground floor of the project, and I'm excited to have my work featured within Ward Village. A key component of its streetscape is planned to be an interactive public sculptural artwork on the Ward Avenue frontage, which will activate and significantly enhance this gateway to the neighborhood and add much-needed artwork to urban Honolulu's public realm.

Kalae's streetscape is enhanced by the open green space provided by the adjacent Victoria Ward Park and improvements near Auahi Street. Victoria Ward is delivering on its commitment to create a live, work and play community with open spaces, attractive and interactive streetscapes, and green urban parks in the heart of Kaka'ako.

I respectfully ask for your support of this project. Thank you.

Sincerely,



John Koga

To: Hawaii Community Development Authority Board

From: Keolu Ramos

Re: Testimony **in support of the development permit application** being discussed at the 6/1/22 public hearing meeting before the Hawaii Community Development Authority Board

Aloha HCDA Board Members:

My name is Keolu Ramos, I'm 25 years old, and I attended Mililani High School and went on to play baseball in college at Arizona State University and UNLV, before returning home to begin working in a sales position in the Iwilei area for a locally owned freight forwarding company.

Initially I was commuting from Mililani every day for work and battling the traffic that would take me anywhere from 1.5-2 hours sitting in traffic to and from work on a daily basis. In addition to my other driving around for work, I found myself in my car most of the time and decided I needed a change to get some sort of quality of life back.

I decided to look for an affordable place to live near work that was attractive to me as a young professional starting his career back home. I was able to find that in the Ke Kilohana building on Ward Avenue, and I love it. I like that it's affordable for me, but I am currently planning on potentially relocating to the new A'ali'i building because it is closer to Whole Foods and the other retail shops and restaurants in the area and now having worked for a couple of years now, I feel that A'ali'i will suit my needs a little better, but I am happy that I was able to even join the neighborhood through Ke Kilohana.

I support the development of the proposed Kalae Ward Village project on the corner of Ward Ave. and Ala Moana Blvd., because according to what I read on Kakaako.com, it is going to be a more upscale project in the area with amazing amenities and views. I know it's going to take a several years before it's completed, but I have always been one to set out on a game plan and achieve what I planned for. I envision myself working hard over the next several years while living at A'ali'i and hopefully being able to complete the purchase of a unit at Kalae at some point in the future, even if it's not immediate because I have decided that I'd like to remain a resident in the Ward Village area for the long-term and as I grow and change, I know that my housing needs and wants will change along with my ability to afford different price points. I support this new building because it's another option for other young professionals like myself to choose from in the future as our careers grow and our lives change.

Mahalo for the opportunity to testify.



ALBERT C.
KOBAYASHI INC.
GENERAL CONTRACTOR

May 15, 2022

Susan Todani, Chair
and members of the Hawaii Community Development Authority
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: June 1, 2022 Presentation Hearing – Kalae Ward Village

Aloha Chair Todani, Vice Chair Ishii and members of the Authority:

Thank you for the opportunity to submit testimony in support of the Kalae Ward Village project, located at the corner of Ward Ave. and Ala Moana Blvd.

Kalae will create 330 homes and an average of over 850 construction and development related jobs per year during the construction, which translates to food on the table for 850 local families. The project is estimated to generate \$198 million in workers' earnings and \$37 million in state tax revenue.

Also, it is projected to contribute \$127 million in real property tax over 30 years.

Apart from these benefits, the long-term investment in the local community will support a resilient future by providing much needed housing, and retail and commercial opportunities for small businesses and employees.

I respectfully ask that you approve the Kalae project, as it will contribute to Hawaii's economy and benefit the local community.

Sincerely,

Michael Young
President
Albert C. Kobayashi, Inc.

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May 23, 2022

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AUTHORITY

Susan Todani, Chair
and Members of the Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: June 1 Hearing - Kalae Ward Village

Aloha Chair Todani, Vice Chair Ishii and Members of the Authority:

The Retail Merchants of Hawaii appreciates the opportunity to submit testimony in support of Kalae Ward Village.

The Retail Merchants of Hawaii is a statewide not-for-profit trade organization committed to supporting the retail industry and businesses in Hawaii. The retail industry is one of the largest employers in the state, with 27% of the jobs in Hawaii supported by the retail industry.

Local brick and mortar stores are the economic backbone of our community, providing significant employment opportunities as well as tax revenue for the State. The Retail Merchants of Hawaii supports the Kalae project as it will help provide a stable economic future for Hawaii's local businesses.

Ward Village is committed to providing opportunities for small local businesses to grow and thrive. The mix of national and local retailers provides a unique experience for residents and visitors.

We humbly ask for your favorable consideration of this project. Mahalo.

If you have any questions or concerns on this matter, please feel free to contact me at (808) 592-4200 or tyamaki@rmhawaii.org

A Hui Hou Kakou

TINA YAMAKI
President
Retail Merchants of Hawaii

From: Pane Meatoga, III <pane@hoeisf.com>
Sent: Thursday, May 26, 2022 8:44 AM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: [EXTERNAL] Testimony Typo

Aloha,

I submitted testimony yesterday for the June 1st meeting regarding the Ward Village Kalae Project, permit #KAK 22-024, the referenced a different HCDA project in Kalaeloa. I'd like to replace previously sent testimony with the one attached to this email. Please let me know if this can be done and if you have any questions or concerns.

Mahalo,

Pane Meatoga III

Community Liaison
Hawaii Operating Engineer Industry Stabilization Fund
2181 Lauwiliwili Street, Kapolei, Hawaii 96707
PH: 808-845-6221 | FAX: 808-682-5787



HAWAII OPERATING ENGINEERS INDUSTRY STABILIZATION FUND



*Uniting our strengths and working together
for a better tomorrow.*

Affiliated AFL-CIO
OPEIU - 3 - AFL-CIO (3)

May 23, 2022

To: **The Hawaii Community Development Authority**

Re: **Testimony in Strong Support of Kalae Ward Village Project, Permit Application #KAK 22-024.**

Aloha HCDA Chair Todani, Board Members, Director Nakamoto, and HCDA staff,

The Hawaii Operating Engineers Industry Stabilization Fund (HOEISF) is a labor management organization representing 3000 unionized members in heavy engineering site work and 500 general contractors specializing in heavy site work and vertical construction. The Hawaii Operating Engineers Industry Stabilization Fund submits this letter of support for the Kalae Ward Village Project. (Development permit application #KAK 22-024.)

The proposed development is a 330-unit residential, mixed-use condominium and is part of the Ward Village Master Plan. This proposed project consists of a single condominium tower located on a 45-foot-high parking podium and ground floor commercial/retail space, located on the northeast corner of Ala Moana Boulevard and Ward Avenue. On the ground level, the Project will include approximately 19,282 square feet of open space, and approximately 71,689 square feet of recreational space with amenities.

The Kalae project is projected to contribute \$606 million in economic impact, \$198 million in workers' earnings and 437 million in state tax revenue. An average of over 850 jobs will be sustained yearly for three years to construct the building. The project is estimated to generate \$127 million in real property tax over 30 years.

The Kalaet is another step in Ward Villages Master Plan to create a mixed income community. The benefits of this type of community will help middle-class families receive access to higher quality services, better schools, safer neighborhoods, and, most importantly, a home of their own. Creating this type of community will have positive economic outcomes for the younger generations of all socioeconomic levels that have the opportunity to live in this community.

Mahalo,

A handwritten signature in black ink, reading "Pane Meatoga III". The signature is fluid and cursive, with a horizontal line extending from the end of the name.

Pane Meatoga III
Community Liaison
Hawaii Operating Engineers Industry Stabilization Fund

Aloha Members of the Hawaii Community Development Authority,

I'm writing to share my strong support for Ward Village's newest residence, Kalae. Throughout these last few years of great uncertainty, we've witnessed Ward Village skillfully and creatively navigate the pandemic's challenges, all while empowering tenants and fostering community. Thankfully, we are being part of the Ward Village family.

Opening our restaurant during the pandemic did not come without its issues. However, with the support of Ward Village, we were able to succeed, even amid shutdowns and changes in state and county regulations. Ward Village assisted and empowered us to deploy creative solutions, including purifying air conditioners, disposable menus and QR codes, temperature checks and outdoor seating to ensure we could continue to share our love of Turkish-inspired dishes with Hawai'i. It's incredible to see how far we've come from our days in tents, sharing our recipes with farmer's market attendees in Kailua and Kaka'ako.

Your approval of this project will benefit community members who will enjoy an enhanced pedestrian experience and additional open space, Hawai'i's homebuyers, locals looking to expand their businesses and kama'āina, who – in some way – benefit from the economic boost their projects provide. I hope you will approve Kalae and the positive impacts it will have on our community.

Mahalo,

Ahu Hettima, CHEF & CEO
Istanbul Hawai'i

DocuSigned by:
Ahu Hettima
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5/26/2022

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2022 MAY 27 PM 2:09
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

ADDRESS
3442 Wai'ālae Ave., Suite 1
Honolulu, HI 96816

PHONE
808-735-5756



FAX
808-735-7989

EMAIL
bicycle@HBL.org

RECEIVED
2022 MAY 27 PM 2:09
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

May 25, 2022

Susan Todani, Chair
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: June 1, 2022 – Kalae Ward Village

Aloha Chair Todani, Vice Chair Ishii, and Members of the Authority:

Hawaii Bicycling League (HBL) is a 501(c)3 non-profit organization founded in 1975. As Hawai'i's oldest and largest cycling organization, HBL advocates for positive changes that will help make Hawai'i a cycling paradise and encourage more people to ride bicycles.

HBL strongly supports the Kalae Ward Village project and the Ward Village master development plan as they continue to seek to bring improvements in road and sidewalk safety. HBL appreciates Ward Village's commitment to safe multi-modal and pedestrian streetscapes – from the dedicated bike lanes, Biki and bikesharing, and expanded sidewalks for pedestrians.

Additionally, Ward Village has partnered with HBL on biking events and activities, and we look forward to their continued support as the master development process continues.

HBL is aligned with the vision of the Ward Village master planned community and respectfully requests your approval of the Kalae project.

Mahalo,

Travis Counsell
Executive Director
Hawaii Bicycling League

From: KlausRadtke <klaus.wh.radtke@gmail.com>

Sent: Monday, May 30, 2022 4:11 PM

To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>

Subject: Public Testimony Website Submission {Project Name:15}

Name

Klaus Radtke

Address

41-1135 Waikupanaha St.
Waimanalo, HI 96795
United States
[Map It](#)

Email

klaus.wh.radtke@gmail.com

Project Name

Permit # KAK 22-044 60 acre Ward Village

Do you support or oppose?

Oppose

Comment

Opposition to Permit # KAK 22-044 (Victoria Ward)

File Upload

- [2022-5-30-HCDA-Opposition-to-KAK-22 424-Victoria-Ward-Combined.pdf](#)



Coalition to Mitigate the Impacts of Sea Level Rise

www.CMISLR.org

Tel: (808) 200-3414

Email: info@CMISLR.org

May 30, 2022

Susan Todani, Chairperson
Chason Ishii, Vice Chairperson
Hawaii Community Development Authority (HCDA)
547 Queen Street
Honolulu Hawaii 96813

Re: Opposition to Permit #: KAK 22-024; Applicant: Victoria Ward, Limited (local Howard Hughes subsidiary); Tax Map Key: (1) 2-3-001:133. Project Location: 1000 Ala Moana Boulevard, Honolulu, HI 96814 (June 1, HCDA 2022 Presentation Hearing).

Description: The Applicant is proposing to build a single, 330-unit residential, mixed-use condominium tower (“Project”) located on a 45-foot-high parking podium and ground floor commercial/retail space, located on a 113,705-square-foot lot on the northeast corner of Ala Moana Boulevard and Ward Avenue.

As a follow-up to our letter of May 23, 2022 in which we requested that HCDA stop pursuing development within the makai (ocean) and mauka (mountain) areas under its jurisdiction that are located within the four-foot sea level rise zone as indicated on the NOAA (National Oceanic and Atmospheric Administration) sea level rise (SLR) map, we are herewith also asking to shelve Permit # KAK 22-024 before you for review.

Please, again take time to refer to the attached handout from the *Coalition to Mitigate the Impacts of Sea-Level-Rise* (attachment 1), as it provides a much-needed wake-up call for ‘vitally needed actions’ about impending sea level rise due to climate change. An update has been added to indicate the location of the Howard Hughes Ward Village complex located within the NOAA four-foot sea level rise zone and its new KAK 22-024 permit application for another high rise at 1000 Ala Moana Blvd. that lies at the edge of the three-foot sea level rise zone.

So, let us repeat what we have stated previously to HCDA and other agencies as it will affect everyone. Active managed retreat due to sea level rise along Oahu’s coast will need to start within the next 30 years or by about 2050. This will also include or affect the many high-rises that have been built or are still being built, permitted or proposed within the NOAA four-foot sea level rise zone. Such coastal retreat, while unavoidable, is contrary to the present buzz word of “resiliency” used by so many government agencies. It is expected that perhaps up to 15 million people in the U.S. will need to be relocated by 2100, and that our military has contingency plans to assist with such relocation efforts wherever feasible.

While proposals by academic institutions pertaining to “resiliency” such as for Waikiki are perhaps political rays of hope, are they realistic? With global warming now expected to be unstoppable, as it will readily exceed the 1.5° C threshold, we must accept that retreat in most cases is the only meaningful long-term planning option to mitigate major climate change disasters inclusive of accelerated sea level rise.

We are aware of the well-researched coastal zone policies that presently still guide the permitting process. However, these coastal zone policies were initially prepared more than five years ago and were to act as future planning guidelines, as there was still the belief that the looming Climate Change crisis—and with it sea level rise— could still be managed if our country would step up and assume a leadership role in reducing greenhouse gas emissions. But we all must acknowledge now that our country instead took steps backward and that

droughts, food scarcity, unstoppable wildfires, hurricanes, subsidence, and overall unpredictable weather changes are just the precursors of accelerating sea level rise.

Furthermore, does the recently enacted “Buyer Beware Law” not actually protect the Real Estate industry and condone further high-rise development in high-risk flood hazard zones? The law requires the Real Estate industry to disclose to buyers if land lies in areas susceptible to impacts from a projected 3.2-foot sea level increase as indicated on the *Hawaii 2017 Sea Level Rise and Vulnerability and Adaptation Report and its Sea Level Rise Viewer*. Have not these excellent documents been largely ignored in the development of the Howard Hughes Ward Village complex over the last five years? While the 2017 report estimated just 12.9 billion dollars in structural losses due to sea level rise, these figures may increase by quite a few billion dollars and by more than the estimated 13,300 residents displaced if the more recent construction at the Howard Hughes Ward Village complex is taken into account.

Dr. C.H. Fletcher of the School of Ocean and Earth Science and Technology at UH, in his May 6, 2022 interview as published in the *Honolulu Star Advertiser* (attachment 2), provides factual answers to our questions. He stated that global sea level rise has become irreversible even if we stop greenhouse emissions today, and that moving away from shorelines is irreversible. He further states that sea level rise is such a game change that it is probably worth a total rethink of the local, state, and national coastal zone policies.

He further points out that groundwater inundation and storm drain backflow are often ignored (in the permitting process?) but are crucial to consider, as many of our coastal areas are going to become wetlands as the water table rises in parallel to sea level rise. In certain urban areas, as already pointed out in much of the research conducted by UH scientists (and also listed on our CMISLR website), storm drain systems designed to carry away runoff using gravity, instead act as sources of salt water flooding/infiltration during high tides.

As to the question of reducing carbon emissions in the hope of warding off serious coastal damage, Dr. Fletcher clearly states that this is too late. For this to happen, greenhouse gas emissions would need to peak by 2025, decline by 40-50% by the end of the decade, and reach net zero by 2050. However, instead of declining and in step with global energy policies, greenhouse gas emissions are projected to increase by 7-15% by the end of the decade.

As to hope for solutions, Dr. Fletcher points out that hope is (and has been) our biggest enemy, but that one must be optimistic, and optimism must be imbedded in action. While the five immediate action items he recommended to ward off global climate disaster is largely beyond the control of HCDA except for perhaps requiring zero emissions by 2030 for new structures (and also stopping the permitting process in the 4-foot NOAA sea level rise zone), further immediate action can and must be taken in this direction by everyone such as supporting an agricultural revolution with sustainable food production. His final comments “Every part of society must be experience transformational change. Nobody, no sector can sit this out.” But do we really care? Most of us have shown with our actions that we are either ignorant or are apparently not willing to change our present “cocoon” life styles and are willing to kick the problems we created “down the road” for future generations to sort them out and suffer.

As we understand, HCDA also reviews the NOAA SLR Viewer which shows projected SLR up to 6.0 feet by the year 2100. Could this really happen? Yes, it could! Specifically, NOAA’s 2022 Sea Level Rise Technical Report, representing the first update since 2017, clearly states: “*Failing to curb future emissions could cause an additional 1.5-6 feet (0.5-1.8 meters) of rise for a total of 3.5-7 feet (1.1-2.1 meters) by the end of the century. If so, Honolulu, Hawaii, the US, and much of the world as we know it, would cease to function.*” Add to this the monthly “nuisance” new moon and full moon high tides, the predictable summer and winter King Tides and the occasional Kona storm flood surges that could add at least another 7-8 inches of sea level rise to a King Tide’s predicted sea level rise as was witnessed on December 5, 2021. Where do we go from here?

In light of these uncertainties—and setting hope aside—we must not only rethink local, state, and national coastal zone policies as stated by Dr. Fletcher, but must almost immediately implement “boots-on-the-ground” changes that reflect these realities. This must also include truly affordable housing and food self-sufficiency in these planning processes, or there will be little left for future generations.

Honolulu City and County staff responsible for infrastructure maintenance and improvement have stated that adequate infrastructure support cannot be provided thirty years from now for development within the NOAA four-foot sea level rise zone. While out-of-state investment fuels such construction and provides well-paying jobs, it has not created ‘vitally needed affordable housing’ while being largely responsible for the ever-accelerating Real Estate prices and creation of further liability to the State when “Managed Retreat” becomes inevitable. **GIVEN JUST THESE FACTS, why are permits still being issued for construction everywhere, inclusive of high-rises, as if climate change and sea level rise were a myth?**

For the future of our country, Hawaii, and our children and grandchildren, we are therefore requesting that all public agencies work together in ceasing permitting of new construction in the NOAA four-foot sea level rise zone now, and planning efforts instead are focused on more effective infrastructure maintenance and improvement, truly affordable housing, accelerated replacement of cesspools, as well as effectively increasing food self-sufficiency.



Klaus Radtke, Ph.D.
Environmental Scientist
Coalition Member

Coalition to Mitigate the Impact of Sea Level Rise

www.CMISLR.org

info@CMISLR.org (808) 200-3414

Development in the 4-foot sea level rise zones is continuing as if Climate Change and Sea Level Rise are a myth.



Immediate Action Required:

City and County of Honolulu agencies shall pause all permitting of construction in the 4-foot sea level inundation zone as indicated on the NOAA 4-foot sea level rise (SLR) map for Oahu, immediately focusing on the most affected low-lying areas from Waikiki to Honolulu (map).

Any development proposed in the 4-foot SLR zone and beyond shall include a truly focused environmental assessment that also evaluates the risks associated with Climate Change and SLR and includes evaluation of structural stability of foundations and expected infrastructure support (water, electricity, sewer, storm drain runoff, etc.) for the approximately 50-75 year expected lifespans. “No build” or “No rebuild” zones could then be further refined, even extended.

Sea level rise adaptation solutions must include all shareholders. Corporations (hotels, etc.) shall share with public agencies their internal information on sea level rise impacts and resiliency requirements.

County, State and Federal agencies shall immediately identify and develop land for truly affordable rental housing and also possible future relocation of the most vulnerable population. Food Security must also be greatly accelerated through supporting small scale farming and “backyard” food production.

Condominium Associations shall include in their reserve studies maintenance and possible “resiliency” cost requirements pertaining to expected sea level rise.



Continued on back page

Property owners selling within the present NOAA 4-foot SLR zone shall provide buyers with a factual waiver that discloses the present and future risks, costs such as Condominium assessments, and responsibilities that come with living in the area (Senate Bill 474, approved by the legislature on the last day of the 2021 session, requires anyone selling property to disclose if it is in an area exposed to the likely effects of a predicted 3.2-foot [1 meter] sea level rise over the next thirty years [unrealistic in most areas] in reference to the State of Hawaii Sea Level Rise Viewer).

Facts Matter:

While sea level rise resiliency planning in Hawaii is largely still based on no more than 3 feet of sea level rise, extensive research indicates that sea level rise may greatly exceed this threshold if global warming keeps increasing unchecked as it is now.



The February 15, 2022 NOAA Interagency Sea Level Rise and Flood Hazard Report, updated after five years and based on emission of greenhouse gases to date of 1.1 degree Celsius (or 2 degree Fahrenheit) beyond pre-industrial levels that drive global warming, unsurprisingly predicts up to 12" sea level rise by 2050 and 24" by 2100 for low lying Honolulu. Other States of the US more affected by sea level rise than Hawaii such as parts of Texas and Louisiana could see an increase in excess of 18" (0.45 meters) by mid-century. By 2050, "moderate" (typically damaging) flooding is already expected to occur, on average, more than 10 times as often as it does today. The report also succinctly states Failing to curb future emissions could cause an additional 1.5 - 5 feet (0.5 - 1.5 meters) of rise for a total of 3.5 - 7 feet (1.1 - 2.1 meters) by the end of this century.

The most recent 2-28-2022 UN report on climate change rang the alarm bells even more loudly by stating that the dangers of climate change are mounting so rapidly that they could soon overwhelm the ability of both nature and humanity to adapt unless greenhouse gas emissions are quickly reduced. Adaptation may be just an illusionary approach unless global warming can be stopped at 1.5 degree Celsius as it is feared that catastrophic, irreversible climate changes may be triggered past this point. This would require countries to largely eliminate all fossil fuel emissions by 2050 which looks more unlikely day-by-day as the world is currently on a path of warming between 2 and 3 degree Celsius by 2100.

A 3-foot sea level rise, while heavily impacting Waikiki, would also greatly affect coastal Honolulu. With a 4-foot sea level rise, most of Waikiki as well as more than half of Kaka`ako would be under water. At a 6-foot sea level rise, much of Honolulu, Kaka`ako, Waikiki, and the shoreline extending easterly would largely cease to exist.

Water is the key to life. The Honolulu Board of Water Supply (BWS) has already experienced difficulty in repairing water main breaks along Ala Wai Boulevard, Ala Moana Boulevard and Nimitz Highway, having to wait for low tide to complete pipe repairs. What about other underground utilities such as sewer, electricity, etc.? Sea water intrusion into the underground storm drain system has already been documented at Beretania Street.

Infrastructure failure is presently already occurring during periods of high tides through storm-drain backflow (reverse gravity drainage flow through the underground municipal drainage system), traffic slowdowns along submerged roadways, and partial inundation of active cesspools exasperated through groundwater inundation (underground water table pushed to the surface). Almost 90% of the many cesspools still existing in Honolulu's 4-foot sea level rise zone are already largely inundated during present-day King tide events (sea level rise in excess of 1.15 feet or 0.35 meters) and even bi-monthly new and full moon high tides. Know where and when to swim. By the mid-2030s, Honolulu is expected to experience its first year with more than fifty high-tide floods (nuisance or sunny day floods above 1.15 feet or 0.35 meters sea level rise) when the moon's monthly new and full moon cycles will amplify rising sea levels caused by climate change.

While some coastal erosion could be contained by seawalls, they cannot stop flooding because of groundwater inundation during sea level rise and high tides that lift Oahu's caprock aquifer to the surface, which consists of brackish and polluted water that floats on a base of higher-density saltwater connected to the ocean. *Such polluted water will slowly turn into wetlands which will require costly engineering, where feasible, for municipalities to continue to function.*

Given these facts why and for whom are we still building high rises in the 4-foot sea level rise zone?



QUESTIONS WITH ...

CHIP FLETCHER

The UH scientist explains the best strategies for handling rising seas and threats to coastal communities



RUTH FLETCHER

1 How would "managed retreat" — moving structures away from the shoreline — work as state policy?

Recent reports from the Intergovernmental Panel on Climate Change remind us that global sea level rise is irreversible, even if we stop greenhouse gas emissions today. Moving away from shorelines is inevitable. But it is a complicated policy question that involves balancing overall public good, private rights, and the particular factors at play along the state's dynamic coastline.

We have already seen managed retreat in Hawaii. After the repeated tsunamis of 1946 and 1960, folks in Hilo came to better understand the threat of tsunamis and changed their decisions about what to build and where. They essentially mitigated the effects of future tsunamis in their community by relocating away from the coast.

When it comes to sea level rise, the University of Hawaii has a wealth of research that can help guide us into the future. The truth is, sea level rise is such a game-changer that it is probably worth a total rethink of local, state, and national coastal zone policies.

Federal support coupled with state and local government action could put funds toward managed retreat and make a pathway for those dollars to be spent on adaptations to sea level rise. The state and county also could use programs and money to incentivize coastal property owners to voluntarily retreat from the shoreline.

Ideally, we would work with a bundle of economic and policy tools, and they all should emphasize community engagement and public outreach to the affected property owners, but also to the broader community of folks who use and benefit from our public trust beaches.

2 Which coastal areas risk the greatest loss from sea encroachment?

Certainly areas that are chronically eroding, and our research provides a great roadmap on this question. We have a number of online tools and reports that identify these areas and I would combine this analysis with our projections of future erosion as well. The best tools for Hawaii include the NOAA SLR Viewer, NOAA Flood Exposure Mapper, and the Hawaii SLR Viewer.

Groundwater inundation and storm drain backflow are often ignored because they are less visible, but are crucial to consider. In short, many of

THE BIO FILE

>> **Title:** Interim dean, School of Ocean and Earth Science and Technology, University of Hawaii-Manoa.

>> **Professional:** Joined UH-Manoa in 1991, served as professor, department chair, associate dean, interim dean.

>> **Community:** Formerly on Kailua Neighborhood Board, Legacy Land Conservation Commission, currently chair of the Honolulu Climate Change Commission.

>> **Family:** Wife Ruth, president of St. Andrews Schools; three adult children, two sons-in-law, two grandchildren.

>> **One more thing:** Climate change threatens Hawaii supply lines. To thrive, we need to unify the community and accelerate local food production, electricity and fuel independence, and climate-resilient development.

our coastal areas are going to become wetlands as the water table rises in parallel with sea level rise. You can see this in certain urban areas where the storm drain system, designed to carry away runoff using gravity, is instead acting as a source of saltwater flooding during high tide.

3 What is the state's responsibility in responding to private property collapse, as has happened recently on the North Shore?

Under the public trust doctrine the state has a legal responsibility to maintain beaches for citizens of the state and its future generations. Key to this is the recognition that sea level rise is not a threat to beaches because under natural conditions, they respond by migrating landward, driven by a combination of rising water and wave energy.

However, seawalls, revetments, sandbags and other measures prevent this natural response and eventually destroy the beach. Recent amendments to state law preventing shoreline hardening on sandy beaches have sent a strong message that the government intends to conserve Hawaii's beaches.

Beyond that, the state has no responsibility to protect private property from coastal erosion, but should

be using its power and funds to incentivize coastal property owners to move away from the shoreline. Proactive regulation and enforcement of our existing shoreline regulatory regime are necessary to prevent situations like the one at Rocky Point.

4 Is it too late for carbon emission reduction to ward off serious coastal damage?

Yes, it is obviously too late. Look at the threatened homes on Sunset Beach. These homeowners and the state and county would describe this as "serious coastal damage."

Now we need to take action to limit this problem. The most recent IPCC Report tells us that a planetary emergency exists. Greenhouse gas emissions need to peak by 2025, decline 40-50% by the end of the decade, and reach net zero by mid-century. However, instead of declining, on track with global energy policies, emissions are projected to increase 7-15% by the end of the decade.

With continued greenhouse gas emissions we risk pushing large-scale global systems such as permafrost, Arctic sea ice, ocean circulation, tropical and boreal forests, coral reefs, marine ecosystems and massive ice sheets past the point of no return.

5 Are there any advances or innovations that give you hope for solutions?

In some aspects, hope is our biggest enemy. We aren't going to manage this problem with hope. But giving up, or taking a pessimistic approach, won't help either. We must remain optimistic, and optimism is embedded in action.

Here are just five:

1. Building a zero-emissions electric grid.

2. Decommissioning existing fossil-fuel infrastructure and keeping unused oil, gas and coal reserves in the ground.

3. Transportation must become emissions-free.

4. Buildings must be zero emissions. By 2030, one-third to half of all buildings need energy and efficiency retrofits.

5. An agriculture revolution must take place. Producing beef generates 100 times more greenhouse gas than plant-based food, and eating beef is unhealthy. Sustainable food production includes steps to increase soil carbon storage.

Every part of society must experience transformational change — no body, no sector, can sit this one out.

Trumpian DeSantis can beat Biden in 2024

Perhaps the only person who triggers progressives as much as Elon Musk these days is Ron DeSantis. Every week, it seems, Florida's Republican governor takes some new action that enrages the left and delights the right. His poll numbers are rising, which is bad news for Democrats — because DeSantis is showing the way forward for Trumpism without Donald Trump.

MARC A. THIESSEN



Like Trump, DeSantis is a counterpuncher — minus the political baggage and personal vendettas. He punched back against the left-wing education establishment, signing a law banning critical race theory in schools. He punched back against Disney, moving to take away its special tax status after the Burbank, Calif.-based company demagogued his bill to protect the parental rights of Floridians. He punched back against Big Tech, signing a law that prohibits social media companies from censoring or de-platforming political candidates. (Enforcement of the law is on hold because of litigation.) He punched back against race-baiting Democrats who slandered GOP election integrity laws as "Jim Crow 2.0," signing a sweeping voting overhaul bill that strengthens voter identification requirements, prohibits the mass mailing of ballots and bans ballot harvesting.

Most important, DeSantis punched back against the perpetual lockdown establishment and turned Florida into a bastion of freedom during the pandemic. He put seniors at the front of the line for vaccines, banned vaccine passports, restricted vaccine and mask mandates, suspended local emergency orders, and granted full pardons for all nonviolent offenses and remitted all fines related to COVID restrictions by local governments. And in July 2020, his state education department ordered Florida schools to reopen in the fall for full-time in-person learning — limiting the catastrophic learning losses that have plagued children in other parts of the country.

His strategy is working. Americans have been voting for DeSantis with their feet, fleeing high-tax, COVID-restrictive blue states and flocking to freedom in Florida. After languishing in the mid-40s last year, DeSantis's approval rating in the state has risen to 59% in a new Saint Leo University poll, with just 37% disapproving — almost President Joe Biden's approval rating turned upside down.

DeSantis is on track to win reelection this fall by a wider margin than the 3.4 points Trump won two years ago. DeSantis leads his most likely opponent, congressman and former governor Charlie Crist, by almost 9 points in the RealClearPolitics polling average. He's ahead of his next-most-likely opponent, Agriculture Commissioner Nikki Fried, by 13 points.

If DeSantis secures a decisive victory in November, he could prove a formidable challenger to Biden — and an attractive alternative to Trump. While Biden continues to reach new lows in approval, polls also show most Americans still don't wish Trump were back in the Oval Office. A Harvard CAPS-Harris Poll survey finds that majorities do not want either Trump (55%) or Biden (63%) to run in 2024, with almost 6 in 10 saying they would be open to supporting a third-party candidate if faced with a rematch between the two. If they do both run again, Trump holds a mere 2-point edge over Biden — a statistical tie.

The fact that Trump is deadlocked with Biden — whose approval has plummeted further and faster than any modern president — should be a red flag for Republicans. Right now, 69% of Republicans say they want Trump to run again, according to a CBS News-YouGov poll. But after seeing the disastrous policies Biden has implemented — the worst inflation in 40 years, the worst crime wave since the 1990s, the worst border crisis in American history — they also know that the 2024 election is one Republicans absolutely have to win. If Republican primary voters are convinced that Trump cannot prevail, they might back someone else.

DeSantis is putting himself in a strong position to be that someone else. He understands that Republicans don't want a nominee like Mitt Romney, who let Democrats walk all over him without fighting back. They want a counterpuncher. DeSantis is building a record in office that will send a powerful message to Republican primary voters: I'll give you everything you liked about Trump — except I will win.

Marc A. Thiessen writes for The Washington Post.

Asked by Vicki Viotti, Star-Advertiser



NOAA 4ft Sea Level Rise Inundation

Howard Hughes
Ward Village

KAK 22-024

Ala Moana Blvd

Kewalo
Basin
Harbor

From: HawaiiLECET <info@hawaiilecet.org>

Sent: Tuesday, May 31, 2022 9:45 AM

To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>

Subject: Public Testimony Website Submission {Project Name:15}

Name

Hawaii LECET

Organization

Hawaii LECET

Address

650 Iwilei Road, Suite 285
Honolulu, HI 96817
United States
[Map It](#)

Email

info@hawaiilecet.org

Project Name

Kalae victoria Ward, Ward Village Project

Do you support or oppose?

Support

Comment

Please see attached testimony in support of Kalae Ward Village, Permit Number KAK 22-024, for June 1, 2022 HCDA meeting.

File Upload

- [HCDA-Kalae-Testimony 2022-June-1.pdf](#)



HAWAII LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST

650 Iwilei Road, Suite 285 • Honolulu, HI 96817 • Phone: 808-845-3238 • Fax: 808-845-8300

May 31, 2022

To: **The Hawaii Community Development Authority**

Re: **Testimony in Support of Kalae Ward Village, Victoria Ward Limited, KAK 22-024**

For Hearing on June 1, 2022 at 9:00 am

Aloha Chair Todani, HCDA Kakaako board members, Director Nakamoto, and HCDA staff,

The **Hawaii Laborers & Employers Cooperation and Education Trust Fund** (Hawaii LECET) is a labor + management partnership established in 1992 between the 5,000 statewide members of the Hawaii Laborers Union and over 250 construction contractor members of the General Contractors Association and the Building Industry Association. The Laborers International is the largest construction trade union in the country, and Hawaii LECET is part of a network of 38 labor-management LECET Funds in North America.

Hawaii LECET strongly supports the Kalae Ward Village Project. Howard Hughes Corp. (HHC) has started development on all of its total 1,200-plus below-market priced housing requirements ahead of schedule, which will create \$162 million in new shared equity value for the state, even prior to submitting its development application for Kalae. Furthermore, Kalae is seeking no modifications or variances for the project to its already approved Kaka`ako master plan, which will be sited to enhance mauka-makai corridor ocean views.

The Kalae project is key to the complete fulfillment of HHC's commitment to provide roughly eight acres of green open space available to the general public, but maintained by HHC, at no cost to taxpayers. Instead, the project will generate over \$600 million in economic impact, including \$35 million in tax receipts, and \$127 million in property tax revenue over the next 30 years. Thank you for this opportunity to offer our support for the Kalae Ward Village project.

Mahalo,

**Hawaii Laborers & Employers Cooperation
and Education Trust Fund**

From: brian@hfbf.org <brian@hfbf.org>
Sent: Tuesday, May 31, 2022 10:14 AM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: [EXTERNAL] Kalae Ward Village Testimony

Aloha Chair Todani, Vice-Chair Ishii, and Members of the Authority.

Attached is the Hawaii Farm Bureau's testimony in support of Kalae Ward Village.

Mahalo,
Brian Miyamoto
Executive Director
Hawaii Farm Bureau Federation
P.O.Box 253
Kunia, Hawaii 96759
(808) 848-2074
www.hfbf.org

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P.O. Box 253, Kunia, Hawai'i 96759
Phone: (808) 848-2074; Fax: (808) 848-1921
e-mail info@hfbf.org; www.hfbf.org

May 31, 2022

Susan Todani, Chair
Members of the Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: June 1, 2022 – Kalae Ward Village

Aloha Chair Todani, Vice Chair Ishii, and Members of the Authority:

I am Brian Miyamoto, Executive Director of the Hawai'i Farm Bureau (HFB). Organized since 1948, the HFB is comprised of 1,800 farm family members statewide and serves as Hawai'i's voice of agriculture to protect, advocate and advance the social, economic, and educational interests of our diverse agricultural community.

Mahalo for the opportunity to testify in strong support of Kalae Ward Village on behalf of the Hawai'i Farm Bureau.

Hawaii Farm Bureau and local farmers have been fortunate to showcase Hawai'i grown products to residents and visitors in urban core Honolulu and throughout the state. Our members already face unique challenges, but great opportunities help transform startup businesses and producers to have direct contact with their customers.

Small farmers typically do not have access to facilities and infrastructure, and the ability for them to showcase goods and products through the homegrown supply chain will ultimately support all local farmers. Whether it is networking with farmers markets, food hubs, restaurants, suppliers, or manufacturers – they all play out in the farm to table theatre.

We appreciate the continued support of local farmers and entrepreneurs by Howard Hughes and this project will serve to compliment the education, awareness, and appreciation of local farmers.

Mahalo for your consideration of my testimony in support of the Kalae Ward Village.

Sincerely,

Brian Miyamoto
Executive Director
Hawai'i Farm Bureau

From: Shingayi Masiya <smasiya@local368.org>

Sent: Tuesday, May 31, 2022 11:40 AM

To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>

Subject: Public Testimony Website Submission {Project Name:15}

Name

Shingayi Masiya

Organization

Hawaii Laborers' Union - Local 368

Address

1617 Palama Street
Honolulu, HI 96817
United States
[Map It](#)

Phone

(808) 285-7630

Email

smasiya@local368.org

Project Name

Kalae by Victoria Ward Limited

Do you support or oppose?

Support

File Upload

- [LiUNA-Kalae-Victoria-Ward-Limited-Testimony-In-Support.pdf](#)



LiUNA!

May 27, 2022

PETER A. GANABAN
*Business Manager/
Secretary-Treasurer*

TESTIMONY OF THE HAWAII LABORERS' UNION LOCAL 368

ALFONSO OLIVER
President

MEETING: THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY

DATE: June 1, 2022

TIME: 9:00 a.m.

JOBY NORTH II
Vice President

RE: TESTIMONY IN SUPPORT OF KALAE BY VICTORIA WARD LIMITED.

TONI FIGUEROA
Recording Secretary

Aloha HCDA Chair, Board Members, Director Nakamoto, and HCDA staff,

JAMES DRUMGOLD JR.
Executive Board

The Hawaii Laborers' Union Local 368 and its 5,000 working and retired men and women across the state of Hawaii **supports Kalae by Victoria Ward Limited**. The proposed development will create 330 new residential homes, retail activations and the expansion of Victoria Ward Park Makai.

ORLANDO PAESTE
Executive Board

JOSEPH YAW
Executive Board

The implementation of the Ward Village Master Plan has provided steady work for the construction industry for years. This project will continue to contribute to Hawaii's economic recovery and sustain post-recovery growth.

ESTHER AILA
Auditor

During the construction of Kalae:

RUSSELL NAPIHAA
Auditor

- an average of over 850 jobs will be sustained annually
- \$198 million in workers' earnings
- \$37 million in state tax revenue
- \$127 million in real property tax over a 30-year period

MARK TRAVALINO
Auditor

Therefore, the Hawaii Laborers' Union Local 368 **supports Kalae by Victoria Ward Limited**, and respectfully requests your favorable action on this project.

MARTIN ARANAYDO
Sergeant-At-Arms

Thank you for the opportunity to offer our testimony in support.

LiUNA Local 368
1617 Palama Street
Honolulu, HI 96817
Phone: (808) 841-5877
Fax: (808) 847-7829
www.local368.org

Feel the Power