

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

STATE OF HAWAII

In re:)
)
 The Application of)
)
 VICTORIA WARD, LIMITED,)
 a wholly owned subsidiary)
 of HOWARD HUGHES)
 CORPORATION,)
)
 Applicant,)
)
 To request a development)
 permit, Permit Number)
 KAK 18-038, with)
 modifications, to develop)
 a mixed-use project at)
 1020 Auahi Street,)
 TMK Nos. (1)2-3-002: 109,)
 110 (portion), aka)
 "Ko'ula Project.")
 _____)

PRESENTATION HEARING

TRANSCRIPT OF PROCEEDINGS

Wednesday, June 13, 2018

Taken at 547 Queen Street, Second Floor

Honolulu, Hawaii 96813

commencing at 11:03 a.m.

Reported by: LAURA SAVO, CSR No. 347

A P P E A R A N C E S

John Whalen, Chairperson

Mary Pat Waterhouse, Vice Chairperson

Garett Kamemoto, Interim Executive Director

Deepak Neupane, Director of Planning and Development

Lori Sunakoda, Deputy Attorney General

Max Levins, Deputy Attorney General

BOARD MEMBERS:

Beau Bassett

Wei Fang

Jason Okuhama

Phillip Hasha

ALSO PRESENT:

For the Applicant:

J. DOUGLAS ING, ESQ.
BRIAN A. KANG, ESQ.
Watanabe Ing LLP
999 Bishop Street, 23rd Floor
Honolulu, Hawaii 96813

For HART:

ROZELLE A. AGAG, ESQ.
Department of the Corporation Counsel
City and County of Honolulu
530 South King Street, Room 110
Honolulu, Hawaii 96813

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Examination by: Chair Whalen 14, 32, 35, 46

Examination by: Member Bassett 15, 19, 28, 49

Examination by: Vice Chair Waterhouse 17, 22, 28, 34, 37, 47, 50

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Examination by: Member Fang 21, 31

PUBLIC TESTIMONY BY:

(None offered.)

1 Wednesday, June 13, 2018, 11:03 a.m.

2 -o0o-

3 CHAIR WHALEN: Okay. I'd like to call to
4 order the June 13th, 2018, public hearing of the
5 Hawaii Community Development Authority. The time is
6 now 11:03 a.m. Thank you for your interest and
7 attendance today. My name's John Whalen, Chair of
8 the Authority.

9 Let the record reflect that the following
10 Kaka'ako members are present: Phillip Hasha, Jason
11 Okuhama, Wei Fang, Mary Pat Waterhouse, Beau Bassett
12 and John Whalen.

13 So would counsels for the applicant and
14 the intervenor, Honolulu Authority for Rapid Transit,
15 make their appearances at this time, starting with
16 the applicant?

17 MR. ING: Thank you, Mr. Chairman.

18 CHAIR WHALEN: You have a commanding
19 voice.

20 MR. ING: Douglas Ing and Brian Kang
21 appearing for Howard Hughes Corporation and Victoria
22 Ward, Limited.

23 CHAIR WHALEN: For the intervenor, HART?

24 MS. AGAG: Good morning. Rozelle Agag,
25 deputy corporation counsel representing the Honolulu

1 Authority for Rapid Transit.

2 CHAIR WHALEN: Thank you. So the purpose
3 of this hearing, actually, is twofold. First, the
4 applicant's requested that the presentation hearing
5 be reopened to allow the applicant to address
6 questions posed by the board at the previous hearing
7 called last week, and there will be a witness, I
8 think, responding to those questions. After which,
9 we will open the modification hearing. So let's
10 start with that, and then I'll open the modification
11 hearing.

12 MR. ING: So we did prepare additional
13 exhibits to address some of the questions that had
14 been raised by members of the board. So we had those
15 circulated earlier this morning. And the new
16 exhibits include -- if you refer to page 2 of the
17 witness list, we've separately identified in that
18 lower section the exhibits that we're asking to be
19 admitted into evidence today. So these include
20 Exhibit W, which is a wind-study diagram -- I'm
21 sorry -- Exhibit V, as in Victor, a wind-study
22 diagram; Exhibit W, which is a correction to table
23 5-5 of the Ward Village open space table that is
24 included in the application; Exhibit X, which is a
25 rendering of Halekauwila Street, and Exhibit X-1,

1 also a rendering of the service drive. This is in
2 response to questions regarding the appearance of
3 Halekauwila Street with the modification. And so we
4 will take those two exhibits up during the
5 modification hearing.

6 In addition, Exhibit Y, which is a
7 supplemental slide presentation, which will be
8 utilized by Mr. Randle in his continuation of the
9 presentation hearing. And, finally, Exhibit Z, which
10 is a modification presentation, which will be
11 utilized by Tom Witten during the modification
12 hearing.

13 So with that, I would request that these
14 be admitted into evidence.

15 CHAIR WHALEN: Board members, do you have
16 any objections to the exhibits being offered by the
17 applicant?

18 So does HCDA staff have any objections to
19 these exhibits being offered by the applicant?

20 INTERIM EXECUTIVE DIRECTOR: No.

21 CHAIR WHALEN: Intervenor?

22 MS. AGAG: No objection.

23 CHAIR WHALEN: No objections. Okay. So
24 hearing no objections, the applicant's additional
25 exhibits, let's see, V for velocity, through Z are

1 admitted into evidence.

2 (Applicant's Exhibits V through Z
3 are admitted into evidence.)

4 MR. ING: Thank you. We will call as our
5 only witness during the continuation of the
6 modification (sic) hearing, Mr. Race Randle.

7 CHAIR WHALEN: Okay. Oh, raise your
8 right hand, yes, and swear to tell the truth.

9 THE WITNESS: I swear to tell the truth.
10 My name is Race Randle with Howard Hughes
11 representing Ward Village.

12

13 RACE RANDLE,

14 having been recalled as a witness and
15 being first duly sworn to tell the truth, the whole
16 truth and nothing but the truth, was examined and
17 testified further as follows:

18 EXAMINATION

19 BY MR. ING:

20 Q Can you state your name and place of
21 employment and position for the record?

22 A Race Randle with Howard Hughes
23 Corporation, senior vice president of development.

24 Q So during the June 6 hearing, Authority
25 Member Fang asked about the wind study and whether or

1 not that had been completed. Do you have additional
2 information that can be provided to the authority
3 with regard to the wind study?

4 A Yes. So included in the exhibits that
5 were distributed is a page that represents the
6 initial draft of the wind study. I think in the
7 initial application, it included a letter from the
8 consultant identifying that the wind study would be
9 completed. As these typically go, this image that
10 you have is a first draft of a wind study. It
11 basically provides the information about where there
12 are areas that may need additional landscaping to be
13 planted or other improvements to mitigate wind
14 conditions.

15 So when you look at the plan which is
16 Exhibit V, I believe, in your packet, you'll see dots
17 or circles with different colors on them ranging from
18 the color blue to the color orange. Areas that are
19 identified specifically, such as in orange, are areas
20 that we then go back and refine some of the
21 landscaping plans and other mitigation techniques in
22 order to ensure that all of those areas on the plan
23 meet the wind requirements for different uses. So if
24 an area is identified for sitting, you know, we try
25 to ensure that the wind levels meet that use and so

1 on and so forth with standing and walking. So as we
2 proceed with design, we use this as a tool to
3 continue to refine our designs to ensure that the
4 wind mitigation is met as necessary.

5 Q So in response to other questions, with
6 regard to the Central Plaza, do you have additional
7 information to provide to the Authority regarding the
8 Central Plaza?

9 A I do, and I have created -- the
10 presentation is also included as Exhibit Y. I'll run
11 through that. It's a few slides, but it does help to
12 have some explanation. So with approval, I'll jump
13 into that presentation.

14 The questions that we received, I think,
15 were really in regards to what makes up The Commons
16 of the Central Plaza area and then kind of a
17 comparison of where we are today to the original Ward
18 Village master plan that was approved in 2009. The
19 best way to start with that is to look at the
20 decision and order that was approved back in January
21 of 2009. Decision and order No. 8 that's on the
22 screens and included in the exhibit outlines the
23 requirements for this area called The Commons. And
24 I've highlighted the key terms, but basically, The
25 Commons are made up of three types of areas: public

1 plazas, pedestrian walkways and open space. So those
2 three different types of areas that, under the rules,
3 have different requirements to become considered open
4 space or become considered a plaza or walkway.

5 Further, the decision and order points to
6 two pages in the master plan in the actual
7 supplemental addendum that was submitted in September
8 of 2008, which I'll walk through in a moment. And
9 then it further goes on to state that at least
10 150,000 square feet of these areas on Land Blocks 1
11 and 2 would be dedicated via perpetual easement for
12 public use and gathering. In other words,
13 encouraging that the open spaces that would be
14 provided would not just be private open spaces, but
15 there would be easements placed across them to allow
16 for public use.

17 What we've done, I think, to help
18 simplify that is we've taken that information and
19 we've created imagery that shows what was represented
20 in the 2000- -- this is the 2008 plan submitted in
21 2008 of the three different area types -- public
22 pedestrian walkways, plazas and open space -- and
23 then comparing those to where we are today with that
24 overall requirement that The Commons be at least
25 150,000 square feet dedicated with a perpetual

1 easement over them.

2 So if you look at what was presented back
3 in 2008 and you take pages 18 and 19, which I'll walk
4 through in a moment, and kind of superimpose them on
5 top of each other, you get the image on the left of
6 your screen that's showing Land Block 1 and Land
7 Block 2 and the three different types of areas that
8 are all taken off of the tables that were created in
9 that master plan at the time. It totals 186,000
10 square feet approximately. And keep in mind these
11 numbers, and I'll refer back to them as we move
12 forward. What you can see is really our change in
13 response to community feedback and board feedback as
14 well as we've modified and updated the plan so that a
15 lot of the Central Plaza and Ward Neighborhood
16 Commons areas, rather than being walkways and plaza
17 space, are now more of an own space type of use. In
18 other words, the GGP master plan that was done
19 included a lot of hardscape in the plaza, a lot of
20 hard surfaces, roads and walkways. As we've refined
21 it based on feedback, we've been able to enlarge the
22 area that's actually planted with grass and
23 landscaping and can be deemed as open spaces.

24 So maybe just refer to the actual pages
25 so you can see where this number comes from. This is

1 from the September 2008 addendum, page 18, that was
2 referred to. Remember, it said that the area can be
3 made up of pedestrian walkways and public plazas on
4 Land Blocks 1 and 2. So in order to figure out what
5 that area equates to, if you look at this table,
6 we've actually highlighted the relevant rows and
7 columns that make up all of the public facilities
8 that were presented for the 60-acre project. So the
9 Ward Neighborhood Commons is made up of specifically
10 just the walkways and the plazas that are on Land
11 Blocks 1 and 2. You see that 51,000, roughly, square
12 feet of walkways and 36,944 of public plazas.

13 Going back to the previous image, you can
14 see where the numbers come from with the 51,000 of
15 walkways and 36,000 of plazas that were in the
16 general growth plan.

17 Going to page 19 of the supplemental
18 addendum that was provided, similarly, this is --
19 this is a table and an image showing where all of the
20 open space was intended to be delivered across the 60
21 acres. But as it relates to the Ward Neighborhood
22 Commons, specifically, it's the amount of open space
23 that's on Land Blocks 1 and Land Blocks 2 that are
24 able to be included in this Ward Neighborhood
25 Commons. And if you total those two numbers between

1 Land Block 1 and Land Block 2, it equates to about
2 98,000 square feet.

3 Again, referring to the image I'm
4 providing of comparing 2008 to today, you see the
5 98,000 square feet of open space and where those
6 areas were presented in the original master plan to
7 be included.

8 So, again, this really shows where the
9 representations were of the areas and the types of
10 areas that would be dedicated under perpetual
11 easement for public use that make up The Commons and
12 really where we are today. As I mentioned, it's
13 based on feedback and I think the desire to focus on
14 the street level and create a more natural
15 environment. We've adopted a lot of the areas that
16 were hardscape to softscape with landscaping in the
17 Central Plaza.

18 So I hope this, in response to the
19 question, provides additional information to clarify
20 the 150,000-square-foot requirement and then the
21 different types of spaces that were approved and
22 required to make up that space across the Land Blocks
23 1 and 2.

24 CHAIR WHALEN: Just as a matter of
25 procedure, I think after your presentation, you're

1 covering different topics, I think, of different
2 questions that have arisen, I think, from the
3 previous hearing. So perhaps just continue your
4 presentation and your responses essentially, and then
5 at the end, we can -- board members can ask questions
6 for either clarification or some of the other things.

7 MR. ING: Actually, this concludes
8 Mr. Randle's testimony with regard to the
9 continuation of the presentation hearing.

10 CHAIR WHALEN: Oh, you're done then.
11 Okay. All right. Well, there might be other board
12 members that have questions.

13 EXAMINATION

14 BY CHAIR WHALEN:

15 Q I'd just like to ask about this Exhibit
16 V, the wind study. There were two areas identified
17 as potentially uncomfortable, and those are
18 essentially the areas where space is kind of squeezed
19 out along the sidewalk area. So you mentioned
20 mitigation as a possibility. Could that -- part of
21 that mitigation be the type of planting along those
22 streets? Because I believe the plan had showed all
23 vertical-form trees, which are not going to be too
24 effective for providing some kind of wind mitigation
25 to break up the wind pattern. Is that a possibility

1 then that canopy-form trees --

2 A Yes. And that's typically a mitigation
3 recommendation of the consultant. So if you notice
4 on the amenity deck, which is on that exhibit, you'll
5 see rows of trees are provided specifically to help
6 mitigate the wind. So, yes, there are different tree
7 types that are often recommended for that.

8 Q Okay. And then on --

9 MEMBER BASSETT: Can we just stay with
10 the wind issue first and then, you know --

11 CHAIR WHALEN: Yeah. Are there other
12 questions?

13 EXAMINATION

14 BY MEMBER BASSETT:

15 Q So what's the difference between the
16 draft and the final that you expect to get as far as
17 the wind study goes?

18 A It's -- basically, it's an evolution. So
19 they do an initial study, and then we go ahead and
20 make the recommended changes, including tree species.
21 We make those, and then they evaluate those and
22 provide back, you know, confirmation of whether or
23 not that will meet the requirements. It really
24 depends on the level of what we ask for detail. As
25 it typically is done, they'll give us this and make

1 recommendations, and we'll just implement them.

2 There won't be, like, another study that they do and
3 says whether or not they believe it will ultimately,
4 they'll say, "Based on information, add some
5 additional buffer mitigations in areas," and that's
6 really it.

7 Q So what do you provide them in order for
8 them to come up with this diagram?

9 A We provide -- it's basically a 3D model
10 of the building. So they create a 3D model of the
11 tower and the neighborhood around it and place it in
12 a wind tunnel and blow wind over it, and they see
13 where areas with sensors are placed that generate
14 basically this information, and then they give their
15 feedback. So they end up having the plans of
16 everything that's going to happen on the property in
17 CAD, and then they use that to build a 3D model.

18 Q And besides landscaping, what are some
19 other things that can be done to mitigate these
20 undesirable wind impacts?

21 A It depends on the wind direction. So,
22 typically, it would be landscaping. You know, for
23 wind that's coming from the side, it would typically
24 be landscaping of different heights and types. And
25 then a lot of times in the urban areas, there's

1 downdraft wind, and for those areas, they'll
2 recommend, like, trellises or areas over walkways or,
3 in general, like on amenity decks that are near a
4 tower. When you exit a tower, oftentimes they'll
5 recommend a small amount of trellis because the wind
6 might be coming down an application.

7 Q And then because there are certain levels
8 that are identified as uncomfortable, is it your -- I
9 guess in your final, will you ensure that there is no
10 orange area? Is that what your guarantee is? Or are
11 you allowing for certain areas to remain orange?

12 A As I -- I mean, I hope it's clear. So
13 they -- typically, they do this study and they make
14 recommendations for those orange areas. They say,
15 "Wherever it's orange, we recommend you do X, Y and
16 Z." We then give that information to our either
17 landscape designers or the architects that implement
18 those changes, and then we build the project.

19 EXAMINATION

20 BY VICE CHAIR WATERHOUSE:

21 Q And the yellow, it says "walking." Is
22 there a level of uncomfortableness when people are
23 walking? Is that what the yellow represents?

24 A The yellow represents, I think, different
25 types of use. So blue would be -- you'd want the

1 lowest wind speeds in areas that are blue because
2 people would be sitting. They may have napkins on
3 the table while they're eating, that sort of thing.
4 And then where people are walking, the studies
5 basically permit a higher wind speed because it could
6 be comfortable for people to walk with higher level
7 of wind than it might be when they're sitting where
8 they would require a lower level of wind.

9 So, in other words, the way it works is
10 they're saying -- they're using those colors to say,
11 like, for instance on the corner of Auahi Street
12 that's in yellow, maybe No. 22 if you can see that,
13 that's an area that would be comfortable for walking.
14 So if it's not a designated walking area, then the
15 instructions to our designers would be to add
16 mitigation there. But since it is a designated
17 walking area, it fits the use.

18 CHAIR WHALEN: Yes.

19 EXAMINATION

20 BY MEMBER OKUHAMA:

21 Q When you do these wind studies, how far
22 in buildings are you taking into consideration?
23 Like, how many of these buildings surrounding it also
24 are taken into consideration with the overall wind
25 effect? Do you take what you know you're building,

1 or are you taking some of the other ones around this
2 general area? Is A'ali'i part of that? Is it, you
3 know, part of the other ones, you know? I'm just
4 kind of curious what's taken into consideration with
5 the wind when you're going to build possibly all
6 around this whole area?

7 A I mean, it's similar to what we've done
8 in all the projects to date. They take all of the
9 surrounding areas that are in their immediate
10 vicinity that would have an impact on the wind,
11 including maybe an existing building, like in this
12 case, the theater which was built already, and then
13 any projects that we have designed enough for them to
14 build a 3D model. So Ae'o and A'ali'i on the mauka
15 side, they're able to use those in order to ensure
16 the wind study reflects the built condition.

17 EXAMINATION

18 BY MEMBER BASSETT:

19 Q So the "uncomfortable" in orange means
20 strong wind, essentially, and then the blue is like
21 as least wind?

22 A Correct.

23 Q Okay. So if there's no wind, that's a
24 desirable thing for these studies?

25 A If there's -- excuse me -- no wind?

1 Q No wind.

2 A So they -- I think to clarify is they --
3 every area on here is where they've placed a sensor.
4 So what they try to do is they spread out the sensor
5 locations from the first-floor podium levels and
6 throughout the tower in order to ensure a good sample
7 of wind conditions throughout the entire project. So
8 they don't -- they don't have a wind speed at, like,
9 every specific location. For instance, No. 3, that
10 shows an uncomfortable condition on Halekauwila.
11 It's not that that specific exact spot on the street
12 is uncomfortable. It's saying that along Halekauwila
13 on that side, there's a representative area based on
14 this sensor that is uncomfortable. So their
15 recommendation would typically be along Halekauwila
16 Street to do certain things.

17 Q I guess my question was more like to me,
18 if there's stagnant air, that's an undesirable thing.
19 But it doesn't seem to be something that's accounted
20 for in this study because the only thing they're
21 identifying as a negative is too much wind. So too
22 little wind seems to be a nonissue for this study,
23 and I was expecting to see something where it's more
24 like a sliding scale of wind being 1 to 10, least to
25 strong, and we could see, okay, where is getting no

1 wind, where is getting a lot of wind, and that's just
2 what I was expecting. So I wanted to be clear that
3 this study does not -- when it's talking about
4 undesirable effects, it's only talking about too much
5 wind; right?

6 A Uh-huh, yes. That's been consistent with
7 all of the projects to date, yeah.

8 Q That's just one -- I'm picking up on
9 these things now.

10 EXAMINATION

11 BY MEMBER FANG:

12 Q What's been the feedback on the
13 effectiveness of the wind studies for mitigating
14 undesirable effects on the existing buildings that
15 you folks have already finished?

16 A You know, the good thing here is we know
17 where the trade winds come from. So it's relatively
18 easy to design around it. I think, you know, the
19 feedback we've received is, obviously, on strong,
20 stormy kind of Kona wind days. It's hard to plan for
21 those types because they're so rare. But for the
22 trade wind days and the general wind directions, it's
23 been very successful in helping us to plan and make
24 comfortable space specifically at the retail levels
25 where most of the pedestrians and public members are

1 gathering. This building benefits greatly because it
2 will have buildings that are blocking the wind on the
3 mauka side, and also by angling the building in its
4 current configuration, it actually blocks the wind a
5 lot from the plaza to slow that down. So when you're
6 in the plaza, there will be a lot of nice covered
7 area that also protects residents and visitors and
8 public as they're in the space from the general trade
9 wind direction.

10 CHAIR WHALEN: Any other questions,
11 members?

12 VICE CHAIR WATERHOUSE: I have a
13 question.

14 CHAIR WHALEN: On wind or --

15 VICE CHAIR WATERHOUSE: No.

16 CHAIR WHALEN: Okay. Shall we move to
17 the next topic then, which is on the central -- the
18 neighborhood Commons, I should call it. We call it
19 the Central Plaza. There's a confusion of terms, I
20 think, or conflation of different terms.

21 EXAMINATION

22 BY VICE CHAIR WATERHOUSE:

23 Q So on this diagram you have for 2018, if
24 we just look at the area that was the focus of the
25 2008 Central Plaza, which is that middle section by

1 Block 1, and then between the Gateway Towers and Land
2 Block 2 --

3 A Uh-huh, yes.

4 Q -- so, you know, it doesn't make sense to
5 count the pedestrian walkways outside of those. Did
6 you calculate what the square footage is for the open
7 space as well as the walkways around the open space?

8 A I may not be following you 100 percent,
9 but the image does show the square footage that was
10 calculated for those three different types.

11 Q It's for those whole blocks; right? It's
12 for the entire block.

13 A It's for -- yes, for Land Blocks 1 and 2.
14 Yes.

15 Q So, you know, the common definition in
16 my -- for Central Plaza or Neighborhood Commons and
17 which was diagram master plan, page 31, as -- on page
18 31 of the master plan where it's, you know, more one
19 area and, in fact, it highlighted it in yellow,
20 "Central Plaza." So just focusing on that area
21 rather than, you know, counting all the walkways, you
22 know, in the whole Land Block 1 and counting the
23 whole open space in all of Land Block 2, I'm just
24 looking at that little area.

25 A Let me -- if possible, I may get back --

1 MR. ING: Can we get a clarification on
2 the question? I am confused as to which area you're
3 referring to. I'm sorry.

4 VICE CHAIR WATERHOUSE: Okay. Let me
5 show it to you.

6 CHAIR WHALEN: Let the record reflect
7 that Mary Pat Waterhouse --

8 BY VICE CHAIR WATERHOUSE:

9 Q Okay. This is in the original plan, the
10 master plan. So, here, this is designated as the
11 Central Plaza, and this is -- it shows a little bit
12 more detail, the trees and the plazas. That's
13 correct. But in your diagram that you've shown where
14 you count up the square footage, it shows the
15 walkways all around here and here. I just want to
16 know, you know, based on your counting instead of
17 188, basically what area covers this? How much
18 square footage of open space and walkways is in this
19 area? I don't know if you have that. And you can
20 get that; right?

21 A So --

22 MR. ING: I just want to look at -- so
23 this is the initial -- final version of the master
24 plan dated April 2, 2008. It says "Final." So this
25 is the original that had been submitted to the staff,

1 which was later modified?

2 VICE CHAIR WATERHOUSE: Well, you mean
3 the addendum? Are you talking about the addendum?

4 MR. ING: Yes.

5 VICE CHAIR WATERHOUSE: But the addendum
6 is not that much different. The addendum -- because
7 the addendum -- here's the addendum on page 60. So,
8 basically, it's the same. The only thing, you know,
9 this is because they took out the parcel. That
10 wasn't counted.

11 MR. ING: So you're at page 60 of that
12 addendum?

13 VICE CHAIR WATERHOUSE: Yes. Yes.

14 MR. ING: So is the question does it
15 include the areas that are designated for plazas?

16 VICE CHAIR WATERHOUSE: So the question
17 is in the diagram that you just presented today, that
18 it includes a broader area. It includes the sidewalk
19 that goes in the whole Land Block 1 -- sidewalks that
20 are in the whole Land Block 1 and Land Block 2. What
21 I'm looking for is just in that area that's
22 designated as Central Plaza on page 31 of the master
23 plan and then it is repeated again on page 60 of the
24 addendum, but just in that area, how much is -- you
25 know, what's the square footage of the open space and

1 the sidewalks in that area?

2 MEMBER BASSETT: And the plazas.

3 VICE CHAIR WATERHOUSE: And the plazas.

4 MEMBER BASSETT: If any.

5 VICE CHAIR WATERHOUSE: Yeah. And, yeah,
6 it looks like you're adding a plaza that is going to
7 be like an L shape, and I'm fine if you include that.
8 But I do have concerns that you're counting up open
9 space as well as sidewalks for the whole land block,
10 not just around the Central Plaza.

11 MEMBER BASSETT: So, basically, you want
12 to know what is the square footage of the Central
13 Plaza in 2018?

14 VICE CHAIR WATERHOUSE: Yes.

15 MEMBER BASSETT: That plan, and then you
16 want to break up -- I mean, you want a breakdown of
17 how much of that is open space, Central Plaza and
18 sidewalks?

19 VICE CHAIR WATERHOUSE: Sidewalks.

20 MEMBER BASSETT: I agree that would be
21 helpful.

22 BY VICE CHAIR WATERHOUSE:

23 Q And it looks like -- you know, based on
24 your square footage, it looks like you probably have
25 it, but what, you know, I would like to do is don't

1 count all these sidewalks that are, you know, in the
2 open space that's here and here. Oh, sorry. The
3 open space that is outside of the Central Plaza area
4 and the sidewalks that are outside of the Central
5 Plaza area. And I'm not too sure if -- if this
6 should really be considered Central Plaza because
7 it's so far removed from -- you know, this area here
8 is so far removed from this Central Plaza area.

9 A I understand the question.

10 Q Okay.

11 A So I think this -- it might be helpful,
12 and bear with me for a moment if I put this back up
13 on the screen, but I think the initial response -- I
14 wanted to make sure the collective board understood
15 that the response is we wanted to provide a
16 definition of Ward Neighborhood Commons, first off,
17 which was the area that was measured in the previous
18 master plan, and we included the imagery. It must be
19 150,000 square feet, and those areas are -- can be
20 made up of walkways, specifically outlined that it
21 would be made up of walkways on Land Blocks 1 and 2.
22 I mean, that's what this image does is it kind of
23 outlines the three different types of public areas
24 that make up The Commons across both Land Block 1 and
25 Land Block 2. And, yes, they are across all the land

1 blocks, not specifically in the center.

2 EXAMINATION

3 BY MEMBER BASSETT:

4 Q So maybe that's part of the confusion is
5 that what Mary Pat is talking about is when she's
6 referencing the master plan, she's seeing an area
7 that's clearly identified as Central Plaza, and now
8 we're using different terminology that's not the
9 Central Plaza. We're calling it a different name,
10 which is the Neighborhood Commons?

11 A And the reason for that, if I may, is I'm
12 trying to use the terminology that was in the D & O.
13 So we're referring directly to the requirements that
14 are placed on us.

15 EXAMINATION

16 BY VICE CHAIR WATERHOUSE:

17 Q Although, in the D & O, it does have a
18 section in the findings of fact area that those terms
19 can be used interchangeably, the Neighborhood Commons
20 and the Central Plaza. So there is -- yeah, there is
21 a little bit of confusion. And I know what you're
22 saying is that, you know, there is an area that says,
23 you know, we want to talk about public plazas,
24 pedestrian walkways and open space in Blocks 1 and 2,
25 but, yet, in that diagram I showed you where it says

1 Central Plaza on -- what page was it?

2 A Page 60 of the addendum.

3 Q And page 31 where, you know, it
4 highlights in yellow, you know, Central Plaza and
5 there's a red line around it, but that's the Central
6 Plaza and that is what is being referred to in the
7 D & O No. 8 --

8 A So --

9 Q -- and then excludes, you know, all the
10 other walkways and stuff like that.

11 A So the -- the high-level response is --
12 and this image does -- I mean, because they're both
13 to the same scale. It shows that the areas are, in
14 fact, larger by comparison from 2008 to 2018. What
15 we do not have and we would have to do by scaling off
16 of the image, we don't have the information to
17 calculate the exact areas from 2008 that are just
18 within that particular center portion because as you
19 look through the master plan, the tables and the
20 decision and order, refer to all of those three types
21 of areas on Land Blocks 1 and 2. It doesn't -- it
22 isn't broken down specifically in the documentation
23 that was provided in 2008, 2009. We can do it today
24 and say, you know, within -- if you draw a boundary
25 wherever, you know, on the plan, that the planners

1 and architects can take off different areas within
2 there. But what we can't do is look at the 2008
3 plan, you know, in a PDF and, with any degree of
4 accuracy, give the exact square footage. That's --
5 we can do -- and the numbers that are in here are
6 provided directly from the table that was provided in
7 the approved master plan from 2009.

8 So that's where I -- I understand the
9 question, but we're not able to specifically do a
10 side by side of a smaller section of area because we
11 can't look at 2008 and calculate that area unless
12 it's literally a scale off of what was in the master
13 plan.

14 Q So how about providing me the square
15 footage for -- in your 2008 diagram of that central
16 area that includes pedestrian walkways around the
17 open space and the public plaza, just the central
18 area of where, you know, it was where the 2008
19 master -- I mean, Central Plaza was located. What if
20 you provide me -- and I know it doesn't have to be
21 exact, but what if you provide that square footage?
22 Because, I mean, in my reading of the -- of the D & O
23 from 2009, at least 150,000 square feet is required
24 in the master plan. So -- so if you could provide
25 that. And you know, like I said, it looks you might

1 not have an issue of coming up with the 150,000
2 square feet if I, you know, just eyeball it here
3 because you're coming up with -- you've got 194,000.

4 A Correct. Again, I think what we can
5 provide is for the 2018 plan, and I think we've
6 already done --

7 I hear the question, and it's easy to
8 even eyeball. The space is longer. It's wider in
9 the center portion than it was previously.

10 Q Well, can you provide -- can you -- I
11 mean, would you be able to give us the square footage
12 on that?

13 A Of the 2018?

14 EXAMINATION

15 BY MEMBER FANG:

16 Q Because you must have the square footages
17 already for Central Plaza, which you guys have
18 already started construction on. So --

19 A Yes, we have a portion of it. So the way
20 it works is each time -- in order to calculate
21 certain of the areas, we have to subdivide property.
22 So when we create the easements on a subdivision map,
23 that's when we know the specific areas and we include
24 those. But the entire -- even in 2018, the western
25 side of the Central Plaza, we haven't designed those

1 projects yet. So that boundary is an estimate today.

2 Q Okay.

3 A And that's what's in the table of that
4 area of that portion. But as we design what we call
5 Block H that's on the west side, that will be where
6 we actually end up refining the space of the Central
7 Plaza. We -- and I think that's reflected in the
8 decision and order that the exact area will be
9 determined as we design the buildings around it.
10 Right now, we only have an estimate based off our --
11 this master plan. And we know it needs to be at
12 least 150,000 square feet in the definition of
13 Commons across Land Blocks 1 and 2. But the image
14 shows our desire; right? It's to make that space as
15 grand as it can be and as green as it can be, which
16 is a stark comparison to where it was previously.

17 EXAMINATION

18 BY CHAIR WHALEN:

19 Q May I suggest one thing that might be
20 helpful to look at the larger context. It's on page
21 6 on the application. And I don't want to take this
22 too literally or precisely as far as the layout, but
23 it shows the interconnectedness of public spaces and
24 puts -- it shows kind of the intent of that public
25 plaza that connects the Central Plaza that would be

1 across Ward Avenue at some point and provide a
2 connection to a future Ewa plaza according to master
3 plan so that each of these spaces are not necessarily
4 being isolated. They're meant to be interconnected
5 except for the Diamond Head plaza, which is some
6 distance. And the public plaza is, as I would see
7 it, is kind of a mid-block passageway; right?

8 Again, I don't want to take it too
9 literally, but it looks like there's going to be some
10 future intent as to have some future building above
11 it. So it would be a passageway through the ground
12 level of the building for a portion of that
13 passageway?

14 A Correct. That's the intent now, yes.

15 Q Okay.

16 A So it would be a "pedestrian only,
17 basically, no vehicles allowed" space between those
18 two buildings.

19 Q Okay. For the time being, what's called
20 here the Central Plaza, that term comes up mainly
21 because of its location, really at the center of the
22 master plan area, that this would be the -- this is
23 the area we're talking about right now in terms of
24 where -- it's like the hub of this open space
25 network.

1 A And, you know, since you brought it up,
2 if I may, the name "Plaza," you know, was something
3 that was in the original master plan. I think it
4 aligns well the uses, the mix of uses and the intent
5 of more hardscape being provided. As we've refined
6 the design, we've continued to use the name, but it
7 does -- it probably doesn't do the best job of
8 reflecting the green -- the change to grass and
9 landscaping from what it originally was, which was
10 more hardscape.

11 Q Right. So I'm not sure we can settle all
12 the number issues at this point, but, you know, it's
13 something that needs to be submitted as part of the
14 evidentiary hearing. Is there any way we can do it
15 that we can keep it open for more evidence? But it
16 seems to me we've gotten what we're going to get at
17 this point.

18 EXAMINATION

19 BY VICE CHAIR WATERHOUSE:

20 Q So would you be able to provide a little
21 bit -- you know, more specifics just on that central
22 area?

23 A In the -- you're referring to the image
24 on the right-hand side of the screen?

25 Q Yeah, yeah, yeah, as far as the square

1 footage in those different categories. And, you
2 know, it doesn't have to be exact, but just --

3 MEMBER FANG: Like a qualitative
4 description or --

5 VICE CHAIR WATERHOUSE: No, no. I would
6 like to see square footage, but, you know, it doesn't
7 have to be, you know, down to the one. It could be
8 in the hundreds.

9 CHAIR WHALEN: Not a precise digit?

10 VICE CHAIR WATERHOUSE: Yeah.

11 THE WITNESS: You know, what is provided,
12 and I can pull those numbers up very quickly, is the
13 two primary areas that are in the dark green on the
14 right-hand side reflect what is in the -- the open
15 space table for -- in Table 5.5. So the 53,000
16 square feet number, if you turn to Table 5.5, I can
17 walk through that to get some additional level
18 information. That's probably the easiest way to do
19 it.

20 EXAMINATION

21 BY CHAIR WHALEN:

22 Q This is the area between Halekauwila
23 Street that extends to Auahi Street all by the green
24 area in between those two streets?

25 A Correct. And that area -- and, again,

1 this is based on a current subdivision map. So it's
2 also reflected in the exhibits on the subdivision.
3 We've made an estimate for what will exist on the
4 Block H side, and we've created that space on the
5 subdivision map which equates to 53,251 square feet
6 of just the actual kind of green space that's
7 currently under construction as the Central Plaza.

8 And then if you look at that same table
9 in the amended version which is --

10 INTERIM EXECUTIVE DIRECTOR: Is that
11 Exhibit W?

12 THE WITNESS: -- Exhibit W, you'll see
13 under the column of Land Block 2 in the Gateway
14 Towers.

15 VICE CHAIR WATERHOUSE: Yeah.

16 THE WITNESS: You see the 42,000 square
17 feet?

18 VICE CHAIR WATERHOUSE: Yep.

19 THE WITNESS: So that is representative
20 primarily of that darker green area between Auahi --

21 VICE CHAIR WATERHOUSE: In the center?

22 THE WITNESS: -- and Ala Moana.

23 VICE CHAIR WATERHOUSE: In between the
24 two towers?

25 THE WITNESS: Correct. So those -- those

1 are the two numbers that we have that I can give you
2 now that represent -- and those equate to -- you
3 know, the quick math would be --

4 VICE CHAIR WATERHOUSE: Okay.

5 THE WITNESS: -- over 90,000 square feet.

6 MEMBER BASSETT: What exhibit?

7 INTERIM EXECUTIVE DIRECTOR: That would
8 be Exhibit W that she just --

9 VICE CHAIR WATERHOUSE: 35.

10 EXAMINATION

11 BY VICE CHAIR WATERHOUSE:

12 Q And then as far as -- it looks like the
13 sidewalks would be around those areas or at least
14 around the central -- the upper portion of the
15 Central Plaza; is that right?

16 MEMBER FANG: Pedestrian walkways.

17 THE WITNESS: Yes, yes. And those are
18 not reflected in the table, but, you know, those are
19 generally 8 to 15 feet wide, and that's where, you
20 know, it required additional work. And, quite
21 honestly, it's for projects that haven't yet been
22 designed. So it would not be accurate. The most
23 accurate numbers we have are those two I provided
24 which are from the table, 53,000 plus 42,000 in the
25 open space table which are already identified and

1 have -- we've been allowed to define those by the
2 projects as we've designed them.

3 BY VICE CHAIR WATERHOUSE:

4 Q You know on that same page under "Public
5 Facility Dedication," you have "Gateway Plaza" like
6 right in the middle?

7 A Yes.

8 Q That 34,000, what does that represent?

9 A So that -- that specifically represents
10 the area that was dedicated under the public
11 facilities agreement and was able to be defined by
12 the easement for public use and gathering of that
13 portion of open space on the Gateway projects.

14 Q So that's not walkways? That's not
15 necessarily walkways?

16 A It's not necessarily all walkways. It's
17 primarily the green open space between those two
18 buildings. In the original plans, it included a
19 large water feature as well.

20 Q And then that -- then I guess the only
21 other piece that could be missing is that green
22 space. So the open space that is on Land Block 1 in
23 the center, that's 53,000; is that right?

24 A Correct. Yes.

25 Q And then the green space right above

1 that?

2 CHAIR WHALEN: Mauka side?

3 VICE CHAIR WATERHOUSE: Yeah, on the
4 mauka side.

5 THE WITNESS: That one, a portion of it
6 is actually included in the A'ali'i projects PDP
7 application. It hasn't yet been, I believe,
8 subdivided and included in the public facilities
9 dedication. It would be reflected as a portion -- if
10 you look at Table 5.5, if you look at Land Block 1
11 under the A'ali'i project --

12 Can I get the updated version?

13 BY VICE CHAIR WATERHOUSE:

14 Q Okay. 17,000?

15 A Correct. So it's a portion of that
16 17,000 number.

17 Q Okay.

18 A It's the larger portion of open space
19 that's provided by the A'ali'i project.

20 Q Oh, that's right because part of it is
21 private. Okay.

22 A Yes. There is a cultural preserve within
23 that area.

24 VICE CHAIR WATERHOUSE: Okay. Well, this
25 is very helpful, but I would like to request possible

1 follow-up questions to this.

2 CHAIR WHALEN: Okay. Then we would have
3 to continue the presentation hearing.

4 DEPUTY AG SUNAKODA: If we're going to
5 provide -- if the applicant is going to be providing
6 additional exhibits in response to the board members'
7 questions relating to the presentation hearing, then
8 what we could do is the Chair could adjourn that, and
9 then we'll come back to it when -- when you're able
10 to provide that at some time today, I guess, and then
11 we can then move to the modification hearing and open
12 that. But that's on the adjournment and then
13 reopening would only be necessary if the applicant is
14 going to be providing additional exhibits in response
15 to the board member's question, and I'm not sure if
16 that's the case. But if there's --

17 VICE CHAIR WATERHOUSE: I don't know if
18 you can provide that today, but if not, can we have
19 them send it to us within the next week?

20 DEPUTY AG SUNAKODA: Would it take that
21 long to prepare? I'm not sure -- it would be -- it
22 would be -- to streamline the process, it would be
23 ideal if they could provide it --

24 VICE CHAIR WATERHOUSE: Today?

25 DEPUTY AG SUNAKODA: -- sometime today.

1 MR. ING: So the request is for the areas
2 beyond what Mr. Randle has already explained?

3 VICE CHAIR WATERHOUSE: Yeah. Just to
4 make -- you know, it looks like we're good with -- it
5 looks like, you know, I'm fine with the 53,000 and
6 the 42,000, but then there's that 17,000 that needs
7 to be split up so we know, you know, how much is that
8 going to be for public use and how much is going to
9 be not open to the public. Is that --

10 I think that 17,000 -- yeah, okay.
11 That's for the A'ali'i. So I mean, if you can
12 provide, yeah, those -- that one number, then we can
13 add it up.

14 CHAIR WHALEN: You'd have to estimate it,
15 right, because it hasn't been defined by metes and
16 bounds?

17 THE WITNESS: It hasn't yet because a
18 portion of it is on a future project. So I'm going
19 to have to try to explain it. So like I said, if
20 you're referring to -- as you can see my --

21 BY VICE CHAIR WATERHOUSE:

22 Q Yeah.

23 A You're referring to this area?

24 Q Correct.

25 A So the portion of this is in the 17,000

1 number for A'ali'i's open space, but another portion
2 of it is part of the future Block N west tower that
3 will be delivered here. So it actually is a straight
4 line down the middle that's with A'ali'i. So I
5 can't, unfortunately, break down that 17,000 number.
6 It wouldn't reflect the area that you're asking for
7 us to measure. It will be --

8 I think at the end of the day, we know it
9 needs to hit 150,000 across it. It's the direction
10 we give our designers. At the end of the day, that
11 exact area will be defined as we design this building
12 next at the ground level. It's not -- I can tell you
13 an estimate of what that space is today in total, but
14 I can't, again, with a varied -- with great accuracy
15 tell you exactly what it is.

16 Q I don't expect you to do great accuracy,
17 but, yeah, just an estimate is good.

18 And then also that pedestrian walkway
19 there, in the 2018, so that's 29,000. Okay. So,
20 yeah, if you can give us an estimate, and it just can
21 be a rough estimate on how much would be included in
22 the Central Plaza.

23 A So we've provided, I think, this number.

24 Q Yes.

25 A We've provided this number.

1 Q Yeah.

2 A We can get an estimate on this, and I'll
3 do that before the testimony in the modification
4 hearing today. So we can do that.

5 Q That would be good. Thank you.

6 CHAIR WHALEN: Total open space, there
7 must be some way to calculate that.

8 THE WITNESS: Yes. It's just where you
9 draw the line. So we'll try to get that again today
10 as part of that so we can close it today.

11 CHAIR WHALEN: Thank you.

12 VICE CHAIR WATERHOUSE: Thank you.

13 THE WITNESS: You're welcome.

14 CHAIR WHALEN: All right. Does HCDA
15 staff have any questions of the applicant's
16 witnesses -- witness?

17 INTERIM EXECUTIVE DIRECTOR: Nothing
18 additional.

19 CHAIR WHALEN: No?

20 INTERIM EXECUTIVE DIRECTOR: No.

21 CHAIR WHALEN: And does HART have any
22 questions of this witness?

23 MS. AGAG: Not with regards to what this
24 applies to. Thank you.

25 CHAIR WHALEN: All right. So is there

1 any public testimony?

2 Okay. All right. So that closes the --
3 it adjourns -- I'm sorry. Not closed. It's
4 adjourned until, I guess, that additional information
5 is received. We can proceed now with the
6 modification hearing, and this is a hearing on
7 Development Permit No. KAK 18-038 held in accordance
8 with Hawaii Revised Statutes --

9 THE REPORTER: I'm sorry. When we end,
10 we need to close out and start again, if you don't
11 mind repeating all that.

12 CHAIR WHALEN: Yeah, why don't we take a
13 five-minute break to make other adjustments as
14 needed.

15 (Off-the-record discussion from
16 12:03 p.m. until 12:13 p.m.)

17 CHAIR WHALEN: Okay. The hearing is
18 resumed at 12:13. There's a little procedural
19 correction. I had adjourned the presentation
20 hearing, but to complete that, the applicant will be
21 providing the requested information later today on
22 the area -- areas involved in the Central Plaza. So
23 we are closing the presentation hearing and will
24 reopen that hearing for receipt of the additional
25 information after we've finished the modification

1 request hearing. So we'll proceed now with the
2 opening of the modification hearing.

3 (Hearing adjourned at 12:14 p.m. and
4 resumed at 2:15 p.m.)

5 CHAIR WHALEN: I'll note it is 2:15.
6 We're reopening the presentation hearing.

7 THE WITNESS: Yeah. So as per the
8 request, I put on the screen, again, the images that
9 show the comparison of the Neighborhood Commons from
10 2008 to 2018. The request was for an estimate of the
11 screen, the dark green area here that's shown as open
12 space on that portion. And forgive me for having to
13 pull up another email from someone working on it.
14 That area is 12,400 square feet. That's of the open
15 space. However, approximately 800 square feet of
16 that, just 800, will need to be in a protected
17 preserve of a cultural area. So it comes out to
18 about 12,000 square feet that would be dedicated for
19 public easement.

20 And I think that -- you know, I hope that
21 this does a good job of at least explaining this
22 master plan requirement and how it's being met as we
23 build out all of the projects. We'll, of course,
24 continue to look at areas that we can maximize the
25 functionality and the scale of the open spaces to the

1 extent we can fit them within the master plan.

2 And I think as -- I hope we get a chance
3 to come back and actually present the updates because
4 you -- you know, you probably saw on the news in the
5 updated renderings that we presented, that's really
6 our focus is looking at the streetscape and finding
7 ways to make it feel like a more natural environment.
8 So, you know, hopeful that as we advance the projects
9 on the west side of the Central Plaza spaces, that we
10 can be coming back in soon and showing how those are
11 shaping up and what that will look and feel like at
12 the street level and at the park level in the coming
13 want months.

14 EXAMINATION

15 BY CHAIR WHALEN:

16 Q Is the intent to reopen the master plan
17 permit?

18 A Not at this time unless it's necessary.
19 I can't say.

20 Q Okay.

21 A I mean, the master plan does allow for
22 the flexibility to do many of the things envisioned.
23 I think the goal would just be where there may be
24 requirements for that, we would obviously present
25 them, but at this time, we don't anticipate any

1 changes that would warrant that.

2 Q Well, it's early, and I realize that
3 you're still doing your outreach effort.

4 A Correct.

5 Q We'll see what happens.

6 EXAMINATION

7 BY VICE CHAIR WATERHOUSE:

8 Q So based on -- I just did a rough
9 calculation, if I did it correct, and coming up with
10 about 130,000?

11 A Okay.

12 Q Is that what you're coming up with too?

13 A For the areas that were identified?

14 Q Yes. So I got 42 for the Gateway;
15 Central Plaza, 53. The red plaza that was just
16 changed, that's 12 and a half. So I got 13. And
17 then the additional space you just mentioned was 12,
18 and then I just threw in, like, an additional 12 for
19 the walkways around the Central Plaza. I mean, I
20 don't know. I'm just coming out with that because
21 I'm assuming you're going to put walkways in in
22 addition, or are you going to replace the open
23 spaces?

24 A I think they're shown in this mutually
25 exclusive. So walkways outside the open space that's

1 delineated here.

2 Q Okay.

3 A So I think, roughly, that number feels
4 accurate based on the 193,000 in total. You're
5 saying you're coming up with around 130 so far that's
6 within the center area. That feels appropriate.
7 And, again I, mentioned, hopefully, we're able to
8 increase that as we design the buildings that
9 surround the west side, but that seems similar to
10 that, what you would scale off based on the areas you
11 provide.

12 Q Because the nunc pro, you know, it's
13 pretty clear that it's 150, and I would really like
14 to see that for the community, and I think it will
15 benefit you folks too.

16 A Yeah. And, again, I'm hopeful because
17 we're beginning to embark on the re-master planning
18 and design of the new projects on the west side that
19 we can compress the podiums a bit more from what's
20 shown here and open up that open space even more. So
21 I think there's a potential for it. Time will tell,
22 but we're at the phase right now where we're
23 beginning that concept design. So we'll be focusing
24 on that as a priority.

25 VICE CHAIR WATERHOUSE: Deepak -- I was

1 talking to Deepak about this earlier. Do you have
2 anything that you'd like to add or ask?

3 MR. NEUPANE: On the public facility?

4 VICE CHAIR WATERHOUSE: The Central
5 Plaza. About the Central Plaza? No.

6 MR. NEUPANE: I don't have anything.

7 VICE CHAIR WATERHOUSE: Okay.

8 CHAIR WHALEN: Are we pau?

9 EXAMINATION

10 BY MEMBER BASSETT:

11 Q Actually, this is a little bit off from
12 what we continued for, but it's still related to the
13 purpose of the hearing that we're in. We got some
14 testimony from Sharon Moriwaki, and one of the
15 matters that she brought up was some confusion as to
16 the canopy trees. I'm trying to find here, and maybe
17 you can help me to find it, the part of your
18 application that had to do with the trees that were
19 going to be planted. It was one of the exhibits?

20 A Yeah, there is a landscaping plan.

21 Q Yeah, yeah. Where is that? Oh, Exhibit
22 5.

23 A Yeah.

24 Q So she's talking about the part of Ko'ula
25 that is fronting Auahi Street. In Exhibit 5, it

1 shows these canopy trees.

2 A Yes.

3 Q But in her testimony, she recalls hearing
4 at the prior hearing that your witness said that that
5 would be palm trees instead of canopy trees. So I
6 just want to clarify that on the record.

7 A I think, you know, it's our intent and
8 it's in the renderings as well that they're canopy
9 trees along Auahi Street. And right now we're
10 showing species such as kou and milo along Auahi
11 Street.

12 Q Okay. So maybe she got it wrong. Okay.
13 That was the only thing.

14 CHAIR WHALEN: Okay. That's the end of
15 our questions.

16 EXAMINATION

17 BY VICE CHAIR WATERHOUSE:

18 Q You know, speaking of trees, as far as
19 the Central Plaza, will you be putting in trees
20 there?

21 A Yes, yes. So as shown in a few of the
22 images, there's a coconut grove that's going in
23 initially in the Central Plaza. And then as we've
24 represented before, as we define the western boundary
25 of the Central Plaza, we may look at opportunities to

1 come in and in-fill and appropriately space and
2 design the trees throughout the space but --

3 MEMBER BASSETT: It's in Exhibit 5,
4 Mary Pat.

5 THE WITNESS: And there's another one
6 towards the end.

7 MEMBER BASSETT: They show you the trees
8 in that exhibit.

9 VICE CHAIR WATERHOUSE: I was looking
10 more in the Central Plaza. This is just at the edge.

11 MEMBER BASSETT: Yeah. It's just the
12 corner of the Central Plaza.

13 THE WITNESS: There's an image on
14 exhibit -- it's page 20 of the application. There's
15 kind of a view that shows both the Central Plaza and
16 the amenity deck and tower and rooftops.

17 VICE CHAIR WATERHOUSE: Page 20?

18 THE WITNESS: Page 20.

19 VICE CHAIR WATERHOUSE: Okay. Okay. I
20 missed that one. Okay. That's good. Thank you.

21 CHAIR WHALEN: Okay. Since this seems to
22 be -- I'd just like to bring this to closure if we're
23 at that point.

24 HART, do you have any -- any other
25 questions of the witness?

1 MS. AGAG: No questions based on the new
2 testimony.

3 CHAIR WHALEN: All right. Applicant, I
4 believe that the evidentiary portion is closed. This
5 is for the presentation hearing.

6 MR. ING: Yes, it is closed.

7 CHAIR WHALEN: Okay. So the record for
8 the public hearing closes for the presentation
9 hearing. The evidentiary record is closed. So thank
10 you for your attendance. And counsel for the
11 applicant and intervenor shall have until the close
12 of business June 20, 2018, to file any proposed
13 findings of fact, conclusions of law and decision and
14 order with the Authority. The time is now 2:26 p.m.

15 (Hearing adjourned at 2:26 p.m.)
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STATE OF HAWAII)
) ss.
CITY AND COUNTY OF HONOLULU)

I, LAURA SAVO, a Certified Shorthand Reporter in and for the State of Hawaii, do hereby certify:

That the foregoing proceedings were taken down by me in machine shorthand at the time and place herein stated, and was thereafter reduced to typewriting under my supervision;

That the foregoing is a full, true
and correct transcript of said proceedings;

I further certify that I am not of counsel or attorney for any of the parties to this case, nor in any way interested in the outcome hereof, and that I am not related to any of the parties hereto.

Dated this 18th day of June 2018 in Honolulu, Hawaii.

s/s Laura Savo
LAURA SAVO, RPR, CSR NO. 347