

**THOMAS S. WITTEN DIRECT TESTIMONY**

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

A Thomas Witten, PBR HAWAII & Associates, Inc., Chairman

**Q How long have you been in this position?**

A I have been the Chairman of PBR HAWAII for 3 years. Before my role as Chairman, I was PBR HAWAII's president for 15 years, the managing partner for 10 years. In total, I have over 40 years of experience as a professional planner and landscape architect.

**Q Please describe your educational background and experience.**

A Please see my resume, attached as **Exhibit G-2** to this testimony.

**Q Please describe your firm's experience.**

A PBR HAWAII & Associates, Inc., based in Hawai'i for over 45 years, is active in all aspects of Land Planning, Environmental Studies, Landscape Architecture, and Graphic Design. PBR HAWAII engages in a variety of projects ranging from specific site designs to regional and community plans, urban design studies, environmental assessments and impact statements, and large-scale resource inventory and land management projects. Our multi-disciplined expertise and overall experience allows us to provide clients and end users with successful plans that are functional, sustainable, cost effective, and at the same time be culturally relevant and have aesthetic value.

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

A For Kō'ula (Land Block 1, Project 4), Howard Hughes Corporation (HHC) retained PBR HAWAII to prepare and process a Planned Development Permit application. In the context of the greater Ward Village community, PBR HAWAII prepared the Ward Village Street Tree Masterplan. In addition, PBR HAWAII prepared the Planned Development Permit application for 'A'ali'i and the landscape design of the 'A'ali'i recreation deck, and is also providing landscape architectural design services for the current phase of the Central Plaza.

**Q Please provide a description of the Project.**

A Kō'ula will be a mixed-use, high-rise community, makai of Queen Street on Land Block 1 within in the Auahi neighborhood, Mauka Area of the Kaka'ako Community Development District (KCDD), Honolulu, Hawai'i. Kō'ula will provide approximately 697,570 square feet of new floor area which will include:

- 570 homes;

**EXHIBIT G**

- 58,300 square feet of commercial space;
- 10,800 square feet of ground-level open space;
- 58,496 square feet of recreational area; and
- Maximum building height of 400 feet, plus 18 feet maximum rooftop elements.

The design of Kō'ula is consistent with the Vested Rules, which are applicable under the Ward Neighborhood Master Plan (Ward MP).

The building location and orientation were carefully considered to preserve mauka-makai views, address known cultural sites within Land Block 1, and integrate Kō'ula with the pattern of a connected and walkable community coming to life at Ward Village.

The Kō'ula design is consistent with the 2005 Mauka Area Rules, and is informed by several principles defined in the Ward MP:

- Encourage improvements in the street-level experience for residents and visitors,
- Promote the development of exceptional public spaces,
- Provide distinctive retail and public-realm experiences, and
- Optimize ocean views.

To implement these principles, the design situates Kō'ula within a network of public spaces, enhancing the public realm with shops, community amenities, landscaped areas, and water features, with the adjacent Central Plaza at its heart. These features line Private Drive 2 (de facto Halekauwila Street extension), the Central Plaza, and Auahi Street, resulting in the vibrant streetscape envisioned by the Ward MP and the connected, walkable environment desired by the community.

The design provides an interior courtyard that creates a new civic hub adjacent to the Central Plaza. This courtyard provides access to the residential building, a convenient, off-street drop-off area for anyone visiting the neighborhood, and a significant amount of added public space. Open to the sky, the courtyard bridges the tower and the Central Plaza and allows direct visual connections to and from Kō'ula homes, the recreation deck, and 2nd level restaurants. The courtyard will serve the entire neighborhood with a visitor drop off/pick up area .

Kō'ula's architecture embraces and enhances the building's unique position within the fabric of Ward Village. The tower is oriented mauka-makai and is carefully integrated with the Central Plaza to the west. Its design amplifies views to the ocean, connection to the Central Plaza, and supports seamless indoor/outdoor living, creating strong connections to the natural world. To maximize ocean views, the homes within the building bend toward the ocean. This also creates a subtle but functional differentiation of space within the homes into "wet" zones and "dry" zones. The wet zones contain kitchens, bathrooms, plumbing and mechanical shafts, while the dry zones feature open

living spaces and bedrooms. The design also provides generous lanais for each home and ensures that homes are comfortable, adequately shaded, and can take advantage of natural ventilation from trade winds. The lanais are deep, accessible, and designed to enhance a sense of privacy by virtue of the structural “wallumns” which are pushed to the exterior of the building, thereby freeing up interior space.

In the Planned Development Permit (PDP) Application for Kō’ula, which is included as **EXHIBIT A** in this proceeding, Figure 4-2 shows the Plan view of Kō’ula.

**Q Please describe the vision and inspiration for this Project.**

**A** Following years of community engagement and public meetings, on January 14, 2009, the Hawaii Community Development Authority (HCDA) approved the Ward MP pursuant to Hawaii Administrative Rules (HAR) Title 15, Chapter 22, Subchapter 8 (the “Master Plan Rules”). The Ward MP governs the development of certain lands in Kaka’ako under the authority of Hawaii Revised Statutes, Chapter 206E, as amended, and Chapter 22, Title 15, HAR (the “2005 Mauka Area Rules”), in effect on January 14, 2009.

Subsequent to the Ward MP, a Master Plan Development Agreement by and between HCDA and VWL was approved and entered into, effective December 30, 2010 (the “Development Agreement”).

As set forth in the Master Plan Rules, a master plan is intended to “encourage timely development, reduce the economic cost of development, allow for the orderly planning and implementation of public and private development projects, and provide a reasonable degree of certainty in the development approval process.” A master plan “provide[s] assurances to landowners, developers and investors that projects proposed within a master planned area that are in accordance with the applicable mauka area rules in effect at the time the master plan is approved will not be restricted or prohibited at the permit stage by subsequent changes to those rules.” A master plan provides certain development rights, and necessarily relies upon development permits for its implementation.

The Ward MP is a long-range master plan (covering a period of 15+ years) that encourages orderly planning and development for HHC’s large land holdings and provides: (1) greater flexibility than would otherwise be allowed under lot-by-lot development; and (2) a vesting of rules in exchange for certain public amenities and benefits that government would otherwise be responsible for providing. The Ward MP covers an area of approximately 60 acres in the Kaka’ako Mauka area owned by HHC. The Master Plan proposes a pedestrian-friendly, smart-growth community where its residents can live, work, and play.

The Ward MP also puts forth four main design strategies that provide for:

- Connected Public Spaces;

- Auahi Street as a Pedestrian Promenade;
- Mauka-Makai View Corridors; and
- Streetscape Design.

As the Ward MP intended, planning for Ward Village has evolved to respond to community desires, market demand, and the needs of new area residents, businesses, and visitors.

Kō'ula represents the next step in the growing Ward Village neighborhood and the revitalization of Kaka'ako. From a street level, neighborhood activity perspective, Kō'ula will be a key part of the Central Plaza as well as an important element of Auahi Street. Kō'ula emphasizes connectivity with the Central Plaza with ground-level shops, restaurants, and a courtyard and public drop-off area opening to the plaza. These features create synergy and activate public engagement in this central Ward Village location. Kō'ula will also unify connections with the Central Plaza, the Ward Entertainment Center, and Whole Foods.

From the housing perspective, Kō'ula will provide sensible home sizes and generous recreational space, and will offer a housing and amenity mix in accordance market demand and buyer preferences as demonstrated to HHC through sales feedback and community input. Additionally, the design of Kō'ula is supported by current sales trends in surrounding Ward Village mixed-use communities. With thousands of local singles, couples, and families turning out for sales events, there is strong demand for homes in Ward Village designed and priced to appeal to those seeking quality homes and amenities with the convenience of living near work, shops, services, and recreation areas.

With Kō'ula, HHC continues to respond to prospective residents' desires, and community feedback regarding the implementation of the Ward MP, and market demand. Stakeholders have demonstrated a strong interest in living in Ward Village, with a desire to be part of a walkable, social, "live, work, play" community near jobs, restaurants, shops, farmer's markets, services, and recreation. In line with the goals of the Ward MP, highly-prized neighborhood amenities include restaurants and retail, dining with outdoor seating, and proximity to parks and the ocean. Location, neighborhood, and price are important to prospective residents, and Kō'ula has been designed accordingly.

At the April 24, 2018 Ala Moana – Kaka'ako Neighborhood Board meeting, HHC provided information specifically regarding Kō'ula, including plans and renderings, and also addressed questions from Board and community members. Issues ranged from infrastructure questions, to positive comments about progress in Ward Village, to a concern about swimming pool water disposal.

Kō'ula is the Hawaiian name for red sugar cane. Separately, Kō references sugar cane, and 'ula the color red. Kō'ula is also the name of the 'ili on the Kou side of the loko'ia that used to exist in the area. The name carries connotations of sweetness, sacredness, and fulfillment as red was a color reserved for ali'i.

**Q In accordance with Act 61 (HRS 206E-5.6), please describe specific components of the Project and how each component will address the criteria of HRS 206E-5.6.**

**A** Consistent with the Master Plan Rules, the Ward MP, and the Development Agreement between HCDA and VWL, development within the Ward MP area shall proceed in phases initiated by development permit applications, and phasing will occur by and within the various Land Blocks. Kō'ula represents the next stage in accomplishing the Ward MP and delivering on HHC's goal to provide connected public spaces, mauka-makai view corridors, and smart streetscape design.

Kō'ula will be located on Land Block 1, which is bound by Queen Street to the north (mauka), Kamake'e Street to the east (Diamond Head), Auahi Street to the south (makai) and Ward Avenue to the west (Ewa). Land Block 1 totals 20.93 acres (911,887 square feet) and consists of one development lot, bound by an existing joint development agreement. Exhibit 1 of the Application (**EXHIBIT A**) shows the Kō'ula site. Exhibit 2 of the Application (**EXHIBIT A**) shows the Land Blocks within the Ward MP area, including Land Block 1.

Within Land Block 1, the Kō'ula site is mauka of Auahi Street between the Ward Entertainment Center and Central Plaza. The Kō'ula site is on Tax Map Key (TMK) parcel (1) 2-3-002:109 and a portion of (1) 2-3-002:110, roughly in the mauka center of the overall Ward MP area owned by HHC. A re-subdivision of the existing parcels has been submitted for approval to create a lot of approximately 82,049 square feet entirely within TMK (1) 2-3-002:109, which will completely encompass the Kō'ula site. Exhibit 3 of the Application (**EXHIBIT A**) shows existing TMKs within Land Block 1 and the proposed Kō'ula site.

The Kō'ula site is vacant. The site formerly included portions of three warehouse buildings (Ward Industrial), which were vacated of tenants during the permitting process for the adjacent Central Plaza and have since been demolished.

The design, orientation, and features of the Kō'ula and its facilities are primarily constrained by the growing neighborhood fabric of Ward Village and its existing and approved roadways, mixed-use communities, and public facilities. Constraints around Kō'ula include:

- **North: 'A'ali'i (Land Block 1, Project 3) and Private Drive 2:** The 'A'ali'i mixed-use community was approved in 2016. Private Drive 2 (*de facto* Halekauwila Street extension) will provide key access and connectivity through Land Block 1, including to

‘A‘ali‘i and Kō‘ula. Both ‘A‘ali‘i and Private Drive 2 (de facto Halekauwila Street extension) are located to avoid known iwi kupuna within Land Block 1.

- **East: Ward Entertainment Center, Service Drive, and existing utilities:** Ward Entertainment Center is located directly east of Kō‘ula and is accessed by Service Drive, which will also provide access to Kō‘ula. An existing electrical utilities easement constrains the building footprint to the east.
- **South: Auahi Street:** The Auahi Street pedestrian promenade ensures neighborhood walkability for Kō‘ula residents and the greater Ward Village community, as well as ocean access.
- **West: Central Plaza and Archeological Resources:** The Central Plaza is under construction directly to the west. The Kō‘ula design enhances the Central Plaza by providing space for ground-level shops and restaurants along the west side of the building to fully activate the Central Plaza public realm. While there are no known iwi kupuna within the Kō‘ula site, iwi kupuna have been discovered in the Central Plaza area, and a burial treatment plan has been prepared in consultation with the O‘ahu Island Burial Council (OIBC), recognized Native Hawaiian cultural descendants, and the State Historic Preservation Division (SHPD). As a result, the iwi kupuna will remain preserved in the Central Plaza, a vital public amenity for the neighborhood. The Central Plaza will provide a connective (non-required) view plane and connect Kō‘ula to several surrounding mixed-use communities as well as the proposed HART elevated rail line.

The Kō‘ula design is consistent with the Vested Rules, which are applicable under the Ward MP. (Section 5.1 of the Application (**EXHIBIT A**) shows Kō‘ula’s conformance with the Vested Rules and Ward MP.)

The building location and orientation were carefully considered to preserve mauka-makai views, address known cultural sites within Land Block 1, and integrate Kō‘ula with the pattern of a connected and walkable community coming to life at Ward Village.

The design provides an interior courtyard that creates a new civic hub adjacent to the Central Plaza and will serve the entire neighborhood. This courtyard provides access to the residential building, a convenient, off-street drop-off area for anyone visiting the neighborhood, and a significant amount of added public space. Open to the sky, the courtyard bridges the tower and the Central Plaza and allows direct visual connections to and from Kō‘ula homes, the recreation deck, 2nd level restaurants.

In line with the Ward MP, the Kō‘ula design includes:

- Courtyard and public drop-off area opening to the adjacent Central Plaza;
- Parking structure parking along Service Drive;
- Residential units to create a vibrant streetscape and desired urban form;
- One residential tower at the 400-foot height limit, plus rooftop elements;
- Shared parking, storage, and amenity spaces for the residents; and
- Building management and support spaces.

**Building & Site**

Kō'ula will include approximately 697,570 square feet of new floor area that will generally coincide with the following design parameters:

- Ground Level Open Space: Approximately 10,800 square feet;
- Commercial Space: Approximately 58,300 square feet;
- Outdoor & Indoor Recreational Area: Approximately 58,496 square feet;
- Projected maximum building height: Maximum height of 400 feet, plus 18 feet maximum rooftop elements; and
- Homes (Units): 570 homes proposed.

The following exhibits in the Application (**EXHIBIT A**) show detailed Kō'ula plans:

- Exhibit 4: Detailed Site Plan;
- Exhibit 5: Landscape Plan, Ground Level;
- Exhibit 6: Recreation Areas, Podium Level;
- Exhibit 7: Circulation Plan;
- Exhibit 8: Floor Plan, Ground Floor;
- Exhibit 9: Floor Plan, Floor 1 Mezzanine;
- Exhibit 10: Floor Plan, Floor 2;
- Exhibit 11: Floor Plan, Floor 3;
- Exhibit 12: Floor Plan, Floors 4 to 6;
- Exhibit 13: Floor Plan, Floor 7;
- Exhibit 14: Floor Plan, Floor 8;
- Exhibits 15A-15C: Floor Plans, Floors 9 to 41;
- Exhibit 16: Roof Plan;
- Exhibit 17: Summary Sheet (Open Space, Recreation Space, Loading, Parking Floor Area by Level);
- Exhibits 18A-18D: Elevations;
- Exhibits 19A-19C: Sections;
- Exhibits 20A-20F: Tower Massing and Platform Height; and
- Exhibit 21: Kō'ula Tower Spacing.

**Open & Recreation Space**

The ground level of Kō'ula will contribute approximately 10,800 square feet of open space, which exceeds the requirement of 8,205 square feet by 32 percent.

Kō'ula will provide approximately 58,496 square feet of recreation space, including approximately 43,401 square feet of multi-purpose outdoor recreation space and approximately 15,095 square feet of indoor recreation space.

The recreation deck above the parking area will provide both outdoor (approximately 41,164 square feet) and indoor (approximately 15,095 square feet) recreation space, including a swimming pool, playground, outdoor dining/BBQ areas, and interior rooms

for resident gatherings. A second-level terrace will provide an additional 2,237 square feet of outdoor recreation space.

Ground-level amenities will include the central courtyard and public valet and/or drop off area with public restrooms and ample outdoor seating for patrons.

The recreational amenities follow community and potential buyer feedback and are aimed toward promoting a healthy lifestyle and sense of community among residents and guests.

### **Parking & Loading**

Kō'ula will include approximately 732 off-street parking spaces. All stalls within Kō'ula will be for residential use. Approximately 147 commercial stalls will be provided within the nearby district parking garage at 1001 Queen Street (Ae'o/Whole Foods parking garage). Exhibits 8, 10, 11, 12, and 13 of the Application (**EXHIBIT A**) show the proposed layout of parking and loading areas.

### **Bicycle Facility Plans**

Kō'ula will include bicycle parking on the ground-level near retail areas. Resident bicycle parking will be provided on some upper parking floors. Public bicycle parking will be provided on the ground level near the retail spaces along Private Drive 2 (de facto Halekauwila Street extension). Exhibit 7 of the Application (**EXHIBIT A**) shows the proposed location of public bicycle racks and a bicycle sharing station near the ground-level retail spaces. Exhibits 10 and 11 show the location of the resident bicycle parking areas.

### **Vehicular, Pedestrian, Bicycle Circulation**

Primary vehicular access to Kō'ula will be from Service Drive which extends from Auahi Street to Private Drive 2 (de facto Halekauwila Street extension). Exhibit 7 of the Application (**EXHIBIT A**) shows vehicular, pedestrian, and bicycle circulation.

**Reserved Housing:** The Ward MP establishes a Reserved Housing requirement of 20 percent of the total number of residential units within the Ward MP area. With Kō'ula, plus buildings approved to date (Waiea, Anaha, Ke Kilohana, Gateway, Ae'o, and 'A'ali'i), a total of 2,942 residential units will be built. The total amount of Reserved Housing required is 589 homes (units). Ke Kilohana (which is under construction) will include 375 Reserved Housing units, that are already under contract to Reserved Housing buyers. 'A'ali'i will include 150 Reserved Housing homes (units). Therefore, consistent with the Ward MP, and to meet remaining Reserved Housing requirements, at least 64 new Reserved Housing units will be provided either within Kō'ula or off-site within Ward Village. (See Table 4-2 of the Application (**EXHIBIT A**).)

**Sustainability Strategy:** Consistent with the Sustainability Framework set out in the Ward MP, Ward Village holds Leadership in Energy and Environmental Design-



Neighborhood Development (LEED-ND) Platinum certification, the highest rating provided. According to the U.S. Green Building Council, Leadership in Energy and Environmental Design (LEED) developments are designed to deliver the following benefits:

- Lower operating costs and increased value;
- Reduced waste;
- Energy and water conservation;
- More healthful and productive environments; and
- Reductions in greenhouse gas emissions

LEED-ND prioritizes the above issues at the neighborhood scale, ensuring the sustainability and well-being of entire communities.

HHC will pursue LEED certification for new construction (LEED-NC) for Kō'ula. Appendix A of the Application (**Exhibit A**) contains the LEED-NC checklist.

**Kō'ula complies with Act 61 (HRS 206E-5.6) in the following ways:**

***HRS 206E-5.6(i)(1)(A): Advances the goals, policies, and objectives of the applicable district plan:***

Kō'ula is located in the core of Honolulu, in close proximity to the central business district, the government center, and commercial, and industrial facilities, along with recreational areas such as Ala Moana Beach Park and Kewalo Basin Harbor. In addition, there is great access to mass transit throughout Ward Village and Kō'ula has been coordinated with major existing and contemplated transportation routes, recreational and service areas, and is consistent with transit oriented development principles. In short, Kō'ula is located near jobs, recreational areas, retail, dining, and transportation services. This is the smart place for growth on our island.

From the housing perspective, Kō'ula will add much needed new housing inventory to a supply constrained market in the urban core.

The design of Kō'ula is supported by current sales trends in surrounding Ward Village mixed-use communities. With thousands of local singles, couples, and families turning out for sales events and buying homes, there is strong demand for homes in Ward Village designed and priced to appeal to those seeking quality homes and amenities with the convenience of living near work, shops, services, and recreation areas.

Demand for commercial space at Ward Village is anticipated to be strong, due to a general increase in resident and visitor populations, increased expenditures, and the closure of some of Kaka'ako's former commercial space.

While many areas of the state are experiencing major expansion, none compare to Kaka’ako regarding scale, number of under-construction and proposed projects, level of capital investment, and transformative impact. The resident population of Kaka’ako is expected to nearly triple by 2035 (relative to 2015 levels), and visitors to Oahu are projected to increase by 20 percent by 2025. Retail sales and visitor expenditures have expanded as well.

The design of Kō’ula recognizes the strong potential for increased growth and development in this area. Its design has been accomplished in light of major existing and contemplated transportation routes, recreational and service areas. Consistent with HCDA’s transit-oriented development principles, Kō’ula is located within walking distance of the proposed rail station (near Ward Avenue and Queen Street) and adjacent to bus and trolley routes, providing excellent connectivity for residents and visitors. Like other neighboring projects, Kō’ula residents will also enjoy excellent access to downtown Honolulu, the Capitol district, Waikiki, and other nearby retail and community activities.

The goals of Kō’ula include creating a dynamic mixed-use environment envisioned for the district decades ago. Kō’ula, along with other phases of the Ward MP, will bring housing, parks, open space, retail and commercial facilities to the urban core in a compatibly planned, smart growth way, creating a new economic center.

Section 5.1 of the Application (**EXHIBIT A**) shows Kō’ula’s conformance with the Vested Rules and Ward MP.

Consistent with the Ward MP vision, Kō’ula includes a podium platform height of 75 feet to accommodate mixed uses, provide additional open space, and create street-level commercial space that will enhance the walkability of the neighborhood. As discussed in Section 5.2 of the Application (**EXHIBIT A**), this proposed modification is consistent with the purpose and intent of the Mauka Area Plan, particularly:

- Development of a community which permits an appropriate mix of uses;
- Location of uses and activities which support public transportation and pedestrian facilities for internal circulation;
- Preservation of major view planes and corridors, and other environmental elements, including natural light and prevailing winds;
- Development of land use activities that are mixed horizontally and vertically; and
- Residential development which gives all residents access to community facilities such as open space, parks, community meeting places, and other services.

All of the modifications set forth in the Ward MP, and the singular modification requested for Kō’ula, are intended to facilitate a better urban design solution, preserve and enhance the mauka – makai view corridors and improve the pedestrian experience at the street level in this unique urban neighborhood.

In addition, consistent with the Mauka Area Plan, the proposed modification for this project avoids subsurface excavation activities associated with an underground parking structure. Keeping the parking structure above ground for Kō'ula, where there are potential cultural subsurface sensitivities and proximity to the water table, is a benefit that accrues from the modification requested herein.

The modification is also consistent with modifications previously approved by HCDA: Ae'ō (Land Block 1, Project 2), Anaha (Land Block 3, Project 1), Ke Kilohana (Land Block 5, Project 1), and 'A'ali'i (Land Block 1, Project 3). This modification would provide for a uniform urban design throughout Ward Village.

Figure 5-1 of the Application (**EXHIBIT A**) shows renderings of the Kō'ula building envelope and streetscape, as allowed under the Vested Rules and as proposed.

***HRS 206E-5.6(i)(1)(B): Protects, preserves, or enhances desirable neighborhood characteristics through compliance with the standards and guidelines of the applicable district rules:***

As with all areas of the Ward MP, on completion, the Kō'ula site will be integrated into VWL's existing operations team that professionally oversees management, maintenance and security throughout the Ward MP area.

Section 5.1 of the Application (**EXHIBIT A**) shows Kō'ula's conformance with the Vested Rules and Ward MP. Specific rules with which Kō'ula complies include: method of development, land use zone, density, heights, bicycle parking, front yard, side yard, open space, recreation space, view corridors, off street parking and loading, architectural criteria, lanai enclosures, dedication of public facilities, prohibition of structures within a mapped street, utilities required to be underground, performance standards, joint development, flood hazard district, floor area for commercial use, reserved housing, FAR and FAR transfers, building height, tower footprint, view corridor setback, streetscapes, building orientation, tower spacing, and landscape.

***HRS 206E-5.6(i)(1)(C): Avoids a substantially adverse effect on surrounding land uses through compatibility with the existing and planned land use character of the surrounding area:***

The surrounding uses and urban areas were taken into careful consideration during the planning of Kō'ula. Development permits approved under the Ward MP for Waiea, Anaha, and Ae'ō have brought mixed-use residential buildings, commercial frontage, shopping destinations, and sizeable plazas with outdoor seating along Kamake'e Street and Auahi Street. Kō'ula integrates with these existing and planned conditions by seamlessly providing ground level commercial space and open space, a public drop-off area, and residential units to create a vibrant streetscape and desired urban form.

Kō'ula is highly compatible with surrounding areas in downtown Honolulu, Kaka'ako and Ala Moana. The addition of residences from Kō'ula and other existing nearby projects, within a few minutes of the central business district and near the proposed transit station and other transportation options creates the opportunity to significantly shorten one's daily commute, alleviating traffic in urban Honolulu.

Conformance with urban design/planning principles. The attributes and related public benefits achieved on Land Block 1 and specifically at Kō'ula, include:

1. **Mauka-Makai Views.** In addition to the existing view corridors of Ward Avenue and Kamake'e Street, the Ward MP introduces additional mauka-makai views to "serve as a visual window into the project from Ala Moana Boulevard and out to Kewalo basin and the ocean." As illustrated in illustrations and a photograph on page 8 of the Kō'ula PDP application the additional view utilizes the Central Plaza as the primary open space creating the visual connections mauka to makai that were previously blocked by buildings.

Kō'ula's architecture embraces and enhances the building's unique position within the fabric of Ward Village. The tower is oriented mauka-makai and is carefully integrated with the Central Plaza to the west. Its design amplifies views to the ocean, connection to the Central Plaza, and supports seamless indoor/outdoor living, creating strong connections to the natural world. To maximize ocean views, the homes within the building bend toward the ocean. This also creates a subtle but functional differentiation of space within the homes into "wet" zones and "dry" zones. The wet zones contain kitchens, bathrooms, plumbing and mechanical shafts, while the dry zones feature open living spaces and bedrooms. The design also provides generous lanais for each home and ensures that homes are comfortable, adequately shaded, and can take advantage of natural ventilation from trade winds. The lanais are deep, accessible, and designed to enhance a sense of privacy by virtue of the structural "wallumns" which are pushed to the exterior of the building, thereby freeing up interior space.

2. **Connected Public Spaces and Plazas.** The Ward Village Central Plaza will originate with Land Block 1, extend makai to Land Block 2, and terminate at Ala Moana Boulevard. Creating this new public open space is a key component of the Ward MP, but also places constraints on utilization of the remaining Land Block areas.
3. **Auahi Street as a Pedestrian Promenade.** As the primary access (vehicular and pedestrian) through Ward Village, the Ward MP transforms Auahi Street into a "great pedestrian-oriented urban promenade and shopping street, a landscaped spine full of activity and character." Near Ward Avenue, Auahi Street is realigned to provide a direct connection to Pohukaina Street that is planned to be extended to Ward Avenue.

4. Streetscape Design. The Kō'ula design provides an outstanding pedestrian environment by creating street-level commercial and public open spaces. All totaled the Kō'ula ground level will provide approximately 10,800 square feet of open space (both public and private), which exceeds the required 8,205 square feet of open space.
5. Fewer Towers. The Ward MP provided for approximately 22 towers within the 60-acre master plan area. The current development plan reduces the number of residential towers within the Ward MP area from approximately 22 to 16. With the reduction in the number of towers approved under the Ward MP, floor plates for planned towers ensure a sufficient number of residential units to fully realize the community benefits of a live-work-play neighborhood, including housing near transit.

Figure 4-1 of the Application (**EXHIBIT A**) shows the site constraints for Kō'ula.

***HRS 206E-5.6(i)(1)(D): Provides housing opportunities for all income groups, particularly low, moderate, and other qualified:***

The Ward MP establishes a Reserved Housing requirement of 20 percent of the total number of residential units within the Ward MP area. With Kō'ula, plus buildings approved to date (Waiea, Anaha, Ke Kilohana, Gateway, Ae'o, and 'A'ali'i), a total of 2,942 residential units will be built. The total amount of Reserved Housing required is 589 homes (units). Ke Kilohana (which is under construction) will include 375 Reserved Housing units, that are already under contract to Reserved Housing buyers. 'A'ali'i will include 150 Reserved Housing homes (units). Therefore, consistent with the Ward MP, and to meet remaining Reserved Housing requirements, at least 64 new Reserved Housing units will be provided either within Kō'ula or off-site within Ward Village. (See Table 4-2 of the Application (**EXHIBIT A**).

***HRS 206E-5.6(i)(2)(A): Positively impacts pedestrian oriented development, including complete streets design:***

The building location and orientation were carefully chosen to accommodate the pattern of a connected and walkable community coming to life at Ward Village, among other considerations.

Streetscape Design. The Kō'ula design provides an outstanding pedestrian environment by creating street-level commercial and public open spaces. All totaled, the Kō'ula ground level will provide approximately 10,800 square feet of open space (both public and private), which exceeds the required 8,205 square feet of open space.

***HRS 206E-5.6(i)(2)(B): Positively impacts transit oriented development, including rail, bus, and other modes of rapid transit:***

Kō'ula's design has been accomplished in light of major existing and contemplated transportation routes, recreational and service areas. Consistent with HCDA's transit-oriented development principles, Kō'ula is located within walking distance of the proposed rail station (near Ward Avenue and Queen Street) and adjacent to bus and trolley routes, all of which could provide increased synergy with existing and future transportation systems.

***HRS 206E-5.6(i)(2)(C): Positively impacts community amenities such as gathering places, community centers, culture and arts facilities, and the full array of public facilities normally provided by the public sector:***

Kō'ula offers easily-accessible amenities and social gathering space to encourage interaction within its community of residents, business tenants, and visitors, and within the greater communities of Ward Village, Kaka'ako, and Honolulu.

According to the Vested Rules, HAR 15-22-73, Kō'ula triggers a dedication of public facilities amounting to 3% of the total commercial and community service floor area and 4% of the total residential floor area. Kō'ula's required public facilities are approximately 27,320 square feet. Pursuant to the Ward MP, public facilities and open space will be provided within the Ward MP area. Approximately 10,800 square feet of open space will be provided in the Kō'ula site. HHC has designated 95,751 square feet of public facilities within Land Block 1, bringing the total public facilities dedication of Ward Village to 211,452 square feet, which is more than required. Refer to the attached Victoria Ward, Limited Public Facilities Agreement for Land Block 1, Project 4 (**Exhibit C**).

***HRS 206E-5.6(i)(3)(A): Positively impacts preservation of important natural systems or habitats:***

Kō'ula will avoid an adverse impact to the surrounding environment in general through LEED ND. Consistent with the Sustainability Framework set out in the Ward MP, Ward Village holds Leadership in Energy and Environmental Design-Neighborhood Development (LEED-ND) Platinum certification, the highest rating provided.

According to the U.S. Green Building Council, Leadership in Energy and Environmental Design (LEED) developments are designed to deliver the following benefits:

- Lower operating costs and increased value;
- Reduced waste;
- Energy and water conservation;

- More healthful and productive environments; and
- Reductions in greenhouse gas emissions.

LEED-ND prioritizes the above issues at the neighborhood scale, ensuring the sustainability and well-being of entire communities. HHC will pursue, at a minimum, LEED certification for new construction (LEED-NC) for Kō'ula. To achieve this, the following sustainable practices will be employed:

- **Sustainable Sites:** To foster a healthy outdoor environment, HHC is committed to minimizing erosion and sedimentation during construction. Landscaping will capture rainwater, encourage time spent outdoors, and cool outdoor spaces. Kō'ula will feature indigenous and/or ethnic plantings to embrace Hawaiian ecosystems and avoid contributing to invasive plant populations. HHC is exploring the feasibility of recycling rainwater from Kō'ula to irrigate the adjacent Central Plaza.
- **Location and Transportation:** There are community services within walking distance of the property, and multiple opportunities for public transit. Bike facilities will be provided on site. Kō'ula is directly tied into the planned Auahi Street promenade, and will contribute to the pedestrian network of Ward Village.
- **Water Efficiency:** A number of water-conserving measures will be employed at Kō'ula, with the goal of 50-75% reduction in potable water use for landscaping irrigation, and 30% savings in indoor water through the use of low-flow fixtures.
- **Energy and Atmosphere, Indoor Environmental Quality:** Kō'ula will optimize energy performance and air filtration equipment will exceed performance standards. Outdoor airflow will be monitored, and mechanical systems will be kept clean.
- **Materials and Resources:** Kō'ula will responsibly manage construction waste, recycling at least as much waste as possible at the construction site. The building itself will have recycling facilities and recycling will be encouraged.
- **Indoor Environmental Quality:** Kō'ula will create sensitive indoor environments with adjustable lighting and cooling systems, and will provide substantial outdoor views. The building will use materials that do not emit harmful vapors.
- **Social Sustainability:** Kō'ula offers easily-accessible amenities and social gathering space to encourage interaction within its community of residents, business tenants, and visitors, and within the greater communities of Ward Village, Kaka'ako, and Honolulu.

Appendix A of the Application (**Exhibit A**) contains the LEED-NC checklist.

***HRS 206E-5.6(i)(3)(B): Positively impacts maintenance of valued cultural, historical, or natural resources:***

Kō'ula will avoid a substantially adverse effect on the area's archeological and cultural resources. While there are no known iwi kupuna within the Kō'ula site, iwi kupuna have been discovered in Central Plaza area, and a burial treatment plan has been prepared in consultation with the O'ahu Island Burial Council (OIBC), recognized Native Hawaiian cultural descendants, and the State Historic Preservation Division (SHPD). As a result, the iwi kupuna will remain preserved in the Central Plaza, a vital public amenity for the neighborhood. Central Plaza will provide a connective (non-required) view plane and connect Kō'ula to several surrounding mixed-use communities as well as the proposed HART elevated rail line.

***HRS 206E-5.6(i)(3)(C): Positively impacts maintenance of other resources relevant to the State's economy:***

The design of Kō'ula facilitates access for residents, locals, and visitors alike, by providing connection to critical centers of commerce, industry, employment, and tourism.

Kō'ula is located in the core of Honolulu, in close proximity to the central business district, the government center, and commercial, and industrial facilities, along with recreational areas such as Ala Moana Beach Park and Kewalo Basin Harbor. In addition, there is great access to mass transit throughout Ward Village and Kō'ula has been coordinated with major existing and contemplated transportation routes, recreational and service areas, and is consistent with transit oriented development principles. In short, Kō'ula is located near jobs, recreational areas, retail, dining, and transportation services. This is the smart place for growth on our island.

The design of Kō'ula recognizes the strong potential for increased growth and development in this area. Its design has been coordinated with major existing and contemplated transportation routes, recreational and service areas. Consistent with HCDA's transit-oriented development principles, Kō'ula is located within walking distance of the proposed rail station (near Ward Avenue and Queen Street) and adjacent to bus and trolley routes, providing transportation system synergy for residents and visitors. Kō'ula residents will also enjoy excellent access to downtown Honolulu, the Capitol district, Waikiki, and other nearby retail and community activities.

***HRS 206E-5.6(i)(3)(D):HRS 206E-5.6(i)(2)(D): Positively impacts commitment of state funds and resources:***

Kō'ula does not require State funds. Existing and planned infrastructure is adequate to support the Project, and will not consume additional State resources.



Wilson Okamoto Corporation (WOC) prepared a Traffic Impact Report (TIR) for Kō'ula in March 2017. Appendix C of the Application (**Exhibit A**) contains: (1) the TIR; and (2) a letter from the City and County of Honolulu Department of Planning and Permitting (DPP) Traffic Review Branch (TRB) concurring with the results and conclusions contained in the TIR.

WOC prepared an Infrastructure Availability Report (IAR) for Kō'ula. WOC anticipates that available infrastructure will be adequate to accommodate Kō'ula, and has taken steps well ahead of the PDP application to confirm availability of utilities. Section 6.3 of the Application (**EXHIBIT A**) shows a list of utility providers that WOC contacted to confirm availability. Appendix D of the Application (**Exhibit A**) contains the IAR.

***HRS 206E-5.6(i)(3)(E): Positively impacts employment opportunities and economic development:***

Beyond enhancing the lives of its residents and the Ward Village community, Kō'ula will have a direct, positive impact on the state economy. Accounting for additional indirect and induced impacts, in the first two years of construction the creation of Kō'ula is estimated to generate:

- \$954 million in real gross domestic product
  - \$302 million in workers' earnings;
  - \$57 million in state tax revenue;
  - 2,394 jobs in year one of construction; and
  - 1,718 jobs in year two.

Building operations and maintenance over a 30-year period (not including commercial uses) are anticipated to generate:

- \$191 million in real gross domestic product;
- \$64 million in workers' earnings;
- \$11.6 million in state tax revenue; and
- 35 permanent jobs on site.

Commercial and retail uses at Kō'ula will further increase positive economic impact.

***HRS 206E-5.6(i)(3)(F): Positively impacts maintenance and improvement of the quality of educational programs and services provided by schools:***

Sections 302A-1601 to Section 320A-1612, HRS, regarding School Impact Fees, establish a structure for assessing school impact fees for residential development. Pursuant to this law, State of Hawaii Department of Education is currently in the process of implementing a school impact fee district from Kalihi to Ala Moana, an area that

includes the Kō'ula site. HCC will comply with all applicable laws regarding school impact fees.

**Q Please describe the Shadow & Wind Studies and Wind Analysis Study Letter that have been conducted for this Project.**

**A** In compliance with the Vested Rules and the Ward MP, Kō'ula was designed and sited to preserve mauka-makai views and minimize shadow effects on neighboring buildings.

Rowan Williams Davies & Irwin Inc. is preparing a detailed wind analysis study for Kō'ula. The wind study will focus on frequently- used pedestrian areas such as main entrances, sidewalks, and outdoor seating areas at both street and podium level. Wind tunnel measurements for multiple wind directions will be combined with long-term weather data to predict wind speeds and frequencies. These data will then be compared with wind comfort and safety criteria to determine if they are appropriate for the intended use of the pedestrian areas on and around Kō'ula.

**Q Please describe the Environmental Noise Study conducted for this Project.**

**A** Censeo AV+Acoustics is preparing a detailed environmental noise study for Kō'ula. Study findings and recommendations are expected to include the following:

- **Transit Noise.** Transit noise is anticipated from vehicular traffic and the proposed future HART guideway alignment. Insulation from transit noise will be considered in the design of Kō'ula's building exterior.
- **Construction Noise.** Construction noise will be governed by the State Department of Health (HDOH) and other state standards. A noise permit may be warranted.
- **Building Operational and Mechanical Noise.** Mechanical noise may occur throughout the building, due to generators and pumps at the street level and elevators at all levels. Mitigation of building operational noise to meet HDOH rules will be incorporated into the project design. A range of measures to reduce mechanical sound is being considered. Stationary mechanical equipment will be designed to comply with applicable HDOH noise limits.
- **Parking Structure and Loading Area Noise.** Vehicles that utilize the parking structure and loading areas may generate some noise, particularly those under residential and amenity level spaces. To mitigate parking and loading noise, noise mitigation will be considered in the design of the parking area and selection of materials. If needed, weather-resistant acoustical panels or spray-on treatments can be added for sound absorption.
- **Street-level Retail.** Retail uses may generate noise from customer activity, but the level of noise generated is expected to be reasonable and should not generate significant noise complaints from Kō'ula or the surrounding buildings. Demising wall partitions and floor/ceiling assemblies may be upgraded for noise

mitigation. The need for other mitigations will be evaluated during the design process for Kō'ula.

- **Amenity Level Noise.** Noise generated on the amenity level is being considered, particularly for residential units above, below, and/or overlooking outdoor amenity areas. Mitigation measures such as floor/ceiling assemblies and limiting nighttime amenity use will be evaluated during the design process for Kō'ula. Mitigations for noise will be made throughout the design and construction phases for Kō'ula, where applicable.

A preliminary environmental noise study is attached as Appendix G of the Application (**Exhibit A**). The more detailed study will be completed as building plans are finalized and Kō'ula approaches the construction phase.

**Q Please describe the View Analysis conducted for this Project.**

A Appendix H of the Application (**Exhibit A**) shows the view analysis. The building location was carefully chosen with Kō'ula orientated in a mauka-makai direction to preserve views

In total, Land Block 1 is currently envisioned to include multiple residential towers, including Kō'ula, all responsive to the site constraints, and all achieving the buildout of the Ward MP while maintaining a predominantly mauka-makai orientation.

**Q In accordance with Act 61 (HRS 206E-5.6), was notification by mail of this hearing provided to owners and lessees of record within a 300 foot radius?**

A Yes. HHC complied with the notification requirements for all owners and lessees of record within a 300 foot radius. Included as **Exhibit B** in this proceeding is the certification that such notice has been provided.

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