

DAVID AKINAKA DIRECT TESTIMONY RE: MODIFICATION

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

A David Akinaka, Ferraro Choi And Associates Ltd., Principal.

Q Please describe the modification requested for this Project.

A The modification involves increasing the maximum podium height from 45 ft to 75 ft in order to accommodate mixed uses, provide additional open space, and create street-level retail space, which will enhance the walkability and vitality of the neighborhood.

Q HAR §15-22-22 states that modifications are permitted if the applicant can demonstrate that: (1) the modification would provide flexibility and result in a development that is practically and aesthetically superior to that which could be accomplished with the rigid enforcement of this chapter; (2) the modification would not adversely affect adjacent developments or uses; and (3) the resulting development will be consistent with the intent of the mauka area plan.

In your professional opinion, does this modification provide flexibility and result in a development that is practically and aesthetically superior to that which could be accomplished with the rigid enforcement of the rules?

A Yes. The increase in podium height to 75 ft will allow the volume of the parking podium along the Central Plaza and Auahi St. to be pulled up and away from these pedestrian thoroughfares. By doing so, the bulk of the ground floor frontage can be reprogrammed for commercial use, and more open space can be allocated. By having shopping and dining directly accessible from the Central Plaza and sidewalks along Auahi Street and nearby Halekauwila Street, the neighborhood will benefit in function and in feel because it will be more humanly-scaled and walkable. The modification will also allow much better visual and spatial separation between the pedestrians at street level and the garage because the parking levels will be offset from the allowable setback.

Q In your professional opinion, does this modification adversely affect adjacent developments or uses?

A No. The 75 ft podium height would be consistent with the Ward Master Plan and other projects permitted and constructed within Ward Village. Adequate off-street parking for the commercial and residential spaces contained within the podium are accommodated within the project. The modification does not impact Mauka-Makai view corridors, the nearby proposed HART guideway, nor archaeological resources. Shadows from the 75 ft podium height will not have an adverse effect on the neighboring uses.

Q In your professional opinion, does this modification result in a development that is consistent with the intent of the Mauka Area Plan?

EXHIBIT I

A Yes. The Mauka Area Rules specifically encourage the development of mixed-uses, pedestrian-friendly streetscapes, open space, recreational space, and additional reserved housing units.

Q In your professional opinion, is this modification necessary to implement the live, work, play vision of the Mauka Area Rules and the Ward MP?

A Yes. The modification is integral to creating a neighborhood where residential, commercial, and retail uses are incorporated to be mutually beneficial to each other.

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