

TODD APO DIRECT TESTIMONY

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

A Todd Apo, Senior Vice President, Community Development for The Howard Hughes Corporation (“HHC”) and Ward Village.

Q Please describe the background for this Project, and how it fits into the Ward Village Master Plan.

A Since assuming stewardship of the Ward Neighborhood Master Plan in 2010, we’ve focused on outreach and involvement with the cultural descendants of the area to better understand the rich history of Kaka’ako, and how that history can guide and inform us as we move forward in the next steps of implementing the Ward Master Plan.

In naming this latest addition to Ward Village, we pay tribute to Victoria Robinson Ward, whose leadership and foresight were instrumental in laying the foundation for transforming Kaka’ako into the productive and vibrant community it is today. When Victoria was born in 1846, the area from Honolulu Harbor to the countryside of Nu’uanu was considered far outside the few dusty city blocks that comprised downtown Honolulu. In 1882, Victoria’s family opted to buy land on the outskirts of the city to build their home, and through a series of entrepreneurial and savvy business deals, eventually acquired up to 100 acres, stretching from Thomas Square to the sea, and encompassing much of the area we know as Kaka’ako today.

The Ward family’s lands made their home completely sustainable and self-sufficient, with pastures for their horses, fresh water from wells, fish ponds, and taro fields. After her husband died, Victoria continued to ably guide the estate’s business operations while raising her seven daughters. Under her stewardship, Victoria solidified her family’s land acquisitions, and she ensured that the estate’s abundance not only provided for her own family, but also sustainably produced fish, salt, coconuts, taro and numerous other products for local vendors, merchants and members of the community. In her final years, Victoria, with her daughters, helped to create Victoria Ward Ltd. as a means to continue the management and development of the family holdings.

In our continuing efforts to implement the Ward Master Plan, we’ve been guided and inspired by Victoria Ward’s foresight, entrepreneurial spirit and passion for stewardship and sustainability of her beloved lands, and we decided to honor Victoria Ward in this Project as our next milestone in our commitment to redevelop and revitalize Kaka’ako.

As you recall, in 2014, HCDA approved a planned development permit for Gateway, consisting of two residential towers. We announced May of last year that we were going to redesign the project. We were able to take the 15 months to reimagine the area based on the “Ward Village of Today” – including what we have learned over the

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past 5 years, with a renewed focus on the community being created at the ground level of the Master Plan.

The result of that effort is Victoria Place. Seamlessly integrated on the Ewa side of Victoria Place will be the Victoria Ward Park Makai, which, together with Victoria Ward Park on the Mauka side of Auahi Street (previously called the “Central Plaza”), will provide Ward Village with a connective view plane that visually weaves together the surrounding residences and commercial areas, and provides a cohesive public focal point for the community. All of this will be in approximately the same footprint as Gateway, which we believe better aligns with the needs and desires of Ward Village today.

Q Please provide an update on the Ward Village community and how the continuing evolution of Ward Village has influenced the development of Victoria Place.

I’ll take a quick moment to highlight what’s been happening at Ward Village recently. First, we believe that meaningful partnerships with our non-profit community is critical to fulfilling important needs while fostering lasting bonds that sustain our diverse community. Since entering the Hawaii market in 2010, the Ward Village team has continued to strengthen its corporate citizenship effort in the local community.

The Ward Village Foundation has made significant grants to the non-profit community. Since launching the Ward Village Foundation in January 2014, there has been a funding commitment of \$2 million to local nonprofit organizations. A key example of this impact was Kupu completing the conversion of the former fishing net pavilion at Kewalo Basin, into the Ho’okupu Center, a green jobs training and community center, with both an opening and closing grant from Ward Village Foundation.

Our volunteer efforts have included quarterly blood drives at Ward Village and volunteer visits to the Hawai’i Food Bank. Leaders have donated their time and expertise by serving on non-profit Boards, including Make-a-Wish, Boys & Girls Club, Child & Family Services, YMCA, Trust for Public Lands, Bishop Museum, and The Duke Kahanamoku Foundation, in addition to participating in numerous non-profit fundraisers.

Community events have been a highlight for Ward Village in 2019, especially with the opening of Victoria Ward Park. With the opening of more residences, stores and amenities, including Ke Kilohana, Whole Foods Market, and new restaurants, including Merriman’s, we’ve seen a stronger mix of attendees at our community events, many of which were moved from the IBM Courtyard to Victoria Ward Park. When added with other recently held public events like the Noodle Fest, Korean Festival, and Mana Mele’s launch of their latest video completed with Hawaiian Immersion Schools, the events and the Park are being enjoyed by a variety of island residents, Ward Village residents, and many visitors.

A key element that makes these events special is the opportunity to gather, connect, and rejuvenate with others in these public open spaces, which are safe, inviting and convenient, yet still within the heart of our urban community. Once the adjoining developments, 'A'ali'i and Kō'ula, are completed, these open spaces will be further utilized and activated, and will connect people from throughout our island.

It's with those thoughts in mind that we developed Victoria Place next to the adjacent Victoria Ward Park on the Makai side of Auahi Street. This Makai side of Victoria Ward Park, while designed to be more of a tranquil and relaxing area than its more active counterpart on the Mauka side, will have views of both the ocean and the mountains, and will be visually and thematically connected to the mauka side of Victoria Ward Park across Auahi Street. Collectively, Victoria Ward Park will provide a refreshing and open space for the public to use and enjoy, just steps away from the waterfront, residences, restaurants, shops and amenities, and serve as a focal point for Ward Villages.

That sets the foundation to talk about Victoria Place. Victoria Place will be seamlessly integrated with Victoria Ward Park, offering comfortable island homes in this inviting setting. As you may have read, demand continues to be very strong for our homes in Ward Village. Waiea, Anaha, Ae'o and Ke Kilohana are, combined, virtually sold out. 'A'ali'i, which is currently under construction, is over 80 percent pre-sold, and Kō'ula, which HCDA approved just last year and which is also now under construction, is already over 63 percent pre-sold. With that, Victoria Place will:

- Bring 350 homes to our local market and increase the supply of housing;
- Continue the community development of Ward Village as a complete masterplanned community by continuing to add housing options in Ward Village;
- Build to the demand we have seen in the market from our projects like Ke Kilohana, Ae'o, Waiea, Anaha, 'A'ali'i and Kō'ula;
- Build to the community input we have received on price, amenities, lifestyle; and
- Fulfill the "live, work, play" vision of the Ward MP and HCDA in the development of Kaka'ako.

We set out to accomplish these goals by:

- Continuing to proactively engage with and listen to the community;
- Designing homes to meet market demand for size/type and price;
- Providing building amenities requested in community feedback;
- Providing street level/complete street amenities requested in community feedback;

- Continuing to add community services, and retail and dining establishments based on community needs and desires, including the new Straub Medical Center Ward Village Clinic and Urgent Care, which provides convenient, high-quality and personalized health care in the heart of Ward Village; a variety of innovative restaurants, including Merriman's; and our exciting partnership with Chef Chris Kajioka as the head of the Ward Village culinary program, which is part of our effort to establish Ward Village as a world-class dining destination;
- Continuing to increase both passive and active open spaces within the community;
- Engaging in long term planning to fit long term/future development of the Ward MP area; and
- Providing at least 108 reserved housing units within Ward Village arising from the developments of Kō'ula and Victoria Place.

Q Please describe some of the important components of the Project that were developed in conjunction with community input and what this Project is intended to benefit.

A When compared to the currently approved Gateway project, the largest community benefit comes from the elimination of a tower footprint and the resulting increase in the size of the makai section of Victoria Ward Park. This change both coincides with input we have continued to receive throughout the year, since the opening of Victoria Ward Park in December, and is the highlighted community benefit of this project.

Additionally, the plans to make the makai section of the park a passive experience, while focusing the activities on the mauka section of the park, will provide the community with choices in outdoor landscaped experiences. You will see this distinction when comparing the transition of park to building between Kō'ula and Victoria Place. In contrast to Kō'ula's retail connection, Victoria Place will have a terraced landscaped transition, helping to establish the passive, peaceful park experience. Focusing retail opportunities mauka of Auahi St, and not in Victoria Place, also creates a better overall retail experience – for shoppers and business owners – throughout Ward Village. Finally, we all continue to see the effects of the shortage of housing at all price points. Victoria Place will add to the supply of homes overall, and increases the number of reserved homes that will be built.

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