

## KIMI YUEN DIRECT TESTIMONY

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

A Kimi Yuen, PBR HAWAII & Associates, Inc., Principal

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

A I have been a principal of PBR HAWAII for 4 years. Before becoming a principal, I was a Senior Associate for 4 years, an Associate for 7 years, and a Planner for 4 years. In total, I have 20 years of experience as a professional planner.

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

A Please see my resume, which has been marked as an exhibit in this proceeding. Among other professional affiliations, I am a member of the American Planning Association Hawaii Chapter, and served as the Chapter President from 2015 – 2017, and the Vice President from 2011 – 2015. I am also currently serving on the Hawaii Tourism Authority Board of Directors through 2023.

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

A PBR HAWAII & Associates, Inc., based in Hawai'i for over 49 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 Victoria Place (Land Block 2, Project 3), 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; the landscape design of the 'A'ali'i recreation deck; the planned development permit application for Kō'ula; and provided landscape architectural design services for the Central Plaza, now known as Victoria Ward Park.

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

A Victoria Place will consist of one residential community seamlessly integrated into the Victoria Ward Park makai area on the 'Ewa side of the building. Victoria Place and the adjacent Victoria Ward Park makai area will be within the approximate footprint of the Gateway development previously approved by HCDA in 2014, which permitted two buildings on the site. The planned development permit for Gateway (KAK 14-066) will be withdrawn upon the approval of this application for Victoria Place.

Victoria Place will be on Land Block 2 within in the Auahi neighborhood, Mauka Area of the Kaka'ako Community Development District (KCDD), Honolulu, Hawai'i. The project will be located between Auahi Street and Ala Moana Boulevard, and 'Ewa of Waiea (KAK 13-036). Victoria Place will provide approximately 556,305 square feet of new floor area, which is currently planned to include:

- 350 homes;
- 15,590 square feet of ground-level open space;
- 64,105 square feet of indoor and outdoor recreational areas; and
- A projected height of 400 feet, plus 18 feet maximum of rooftop elements.

The design of Victoria Place is consistent with the 2005 Mauka Area Rules (the "Vested Rules"), which are applicable to the Ward Neighborhood Master Plan ("Ward MP") and the proposed development is informed by several principles 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.

The building location and orientation were carefully considered to preserve and enhance mauka-makai views, address known cultural sites within Land Block 2, and integrate Victoria Place with the pattern of a connected and walkable community coming to life at Ward Village.

Victoria Place will be situated pursuant to the guidelines in the Vested Rules to achieve the recommended separation between Waiea on the Diamond Head side, and Kō'ula on the Mauka / 'Ewa side, thus maximizing the Mauka-Makai view corridors. The street level experience will be enhanced through implementing a pedestrian-friendly sense of scale. The 'Ewa side of the podium edge will step down to a lobby structure flanked by a series of single-story amenity spaces and courtyards that will seamlessly transition into the Victoria Ward Park Makai area. Lush landscaping along Auahi Street will further

implement the plan to convert Auahi Street into a great pedestrian promenade and lead pedestrians into Victoria Ward Park.

The Victoria Ward Park makai area introduces an additional Mauka-Makai view corridor between Ward Avenue and Kamakee Street, and serves as a window from the heart of Ward Village into Ala Moana Boulevard and the waterfront beyond. While the Victoria Ward Park makai area is designed to be a more relaxed, tranquil area than its mauka counterpart (which is designed and planned for more active use), the landscaping and other elements of both areas will complement each other and Victoria Ward Park (both mauka and makai) will be a cohesive and central part of the Ward Village community.

Victoria Place's architecture embraces and enhances the building's unique position within the fabric of Ward Village. The tower is oriented mauka-makai and the pedestrian level is seamlessly integrated into the Victoria Ward Park makai area on the 'Ewa side of the building. The outdoor areas of the building are designed to discretely transition into the entrance and lobby areas of the building, which will feature lounge areas and gathering places for residents. The comfortable homes will feature a Hawaiian sense of place, with strong connections to the outdoors and amenities that focus on health and wellness.

In the Planned Development Permit ("PDP") Application for Victoria Place, which is included as **EXHIBIT A** in this proceeding, Figure 4-1 shows the plan view of Victoria Place.

**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 ("HRS") Chapter 206E, as amended, and the Vested Rules, in effect on January 14, 2009.

Subsequent to the Ward MP, HCDA and VWL entered into a Master Plan Development Agreement 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.

Victoria Place represents the next step in the growing Ward Village neighborhood and the revitalization of Kaka'ako. From a street level neighborhood activity perspective, Victoria Place will be a key part of Victoria Ward Park as well as an important element of Auahi Street. Victoria Place emphasizes connectivity with Victoria Park, with seamless integration with the park and pedestrian-friendly scale and amenities. These features create synergy and activate public engagement in this central Ward Village location. Victoria Place will also unify connections with Victoria Ward Park (both mauka and makai) and the surrounding developments, including Kō'ula, 'A'ali'i and Waiea.

From the housing perspective, Victoria Place will meet a demand in the Ward Village and urban Honolulu housing spectrum that is not being addressed, as other Ala Moana Boulevard fronting residences have been built and are now sold and occupied. VWL has provided previously approved communities in accordance with market demand and pricing structures, strong buyer preferences, sales feedback, and community input. To date, Waiea, Anaha, and most recently Kō'ula have been able to provide sensible home sizes and generous recreational space. Home offerings at Ke Kilohana, Ae'o, and 'A'ali'i have focused on attainable, convenient mixed-use housing for Honolulu's young professionals and active urban residents. Victoria Place offers comfortable homes in a Hawaiian garden setting. With thousands of people turning out for sales events, there is strong demand for homes in Ward Village in various price ranges and appealing to those

seeking quality homes and amenities with the convenience of living near work, shops, services, and recreation areas.

With Victoria Place, 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, and proximity to parks, community events, and the ocean. Location, neighborhood, and amenities are important to prospective residents, and Victoria Place has been designed accordingly.

At the June 25, 2019 Ala Moana – Kaka'ako Neighborhood Board meeting, HHC provided information specifically regarding Victoria Place, including location plans and area renderings, and also addressed questions from Board and community members.

**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. Victoria Place 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.

Victoria Place will be located on Land Block 2, which is bound by Auahi Street to the north (Mauka), Kamakee Street to the east (Diamond Head), Ala Moana Boulevard to the south (Makai) and Ward Avenue to the west ('Ewa). Land Block 2 totals approximately 8.2 acres (355,130 square feet) and consists of one development lot, bound by an existing joint development agreement. Exhibit 1 of the Application shows the Victoria Place site. Exhibit 2 of the Application shows the land blocks within the Ward MP area, including Land Block 2.

Within Land Block 2, the Victoria Place site is bound by Auahi Street to the north (Mauka) and Ala Moana Boulevard to the south (Makai). The site is immediately to the west ('Ewa) of the completed Waiea development (KAK 13-036). The Victoria Ward Park Makai area will be immediately to the west ('Ewa) of Victoria Place. The Victoria Place site is on tax map key (TMK) (1) 2-3-001:131 (the location of the previously-approved Gateway Diamond Head building known as the "Cylinder") and a portion of TMK (1) 2-3-001:130.

Re-subdivision of four TMKs within Land Block 2 (TMK (1) 2-3-001: 131, TMK (1) 2-3-001: 130, TMK (1) 2-3-001: 129, and TMK (1) 2-3-001: 128) will be completed to create: 1) a separate TMK parcel of approximately 102,427 square feet for the Victoria Place site; 2) a larger Victoria Ward Park makai area parcel (i.e., larger than the existing TMK (1) 2-3-001:130) ; and 3) a parcel for a future development between the west ('Ewa) side of the Victoria Ward Park Makai area and Ward Avenue. Exhibit 3 of the Application shows the existing TMKs and the proposed parcels within Land Block 2, including the Victoria Place site and the Victoria Ward Park Makai site.

The Victoria Place site is currently being used for temporary parking, which is not assigned to or required by any development.

The design, orientation, and features of the Victoria Place 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 Victoria Place include:

- **North: Kō'ula (KAK 18-038) and Ward Entertainment Center (MUZ 16-00):** The Kō'ula mixed-use community was approved in 2018 (and is expected to begin construction later this year), and the Ward Entertainment Center was approved in 2000 and completed in 2002. In addition, the Auahi Street pedestrian promenade, which is between Land Block 1 from Land Block 2, will ensure neighborhood walkability for Victoria Place residents and the greater Ward Village community, as well as ocean access.
- **East: Waiea (KAK 13-036):** The completed Waiea mixed use community is directly east of the Victoria Place site. A second vehicle entrance for the Victoria Place loading area will share the same access point off Auahi Street as the Waiea loading area.
- **South: Ala Moana Boulevard:** Ala Moana Boulevard is the south (Makai) boundary. Across Ala Moana Boulevard is Kewalo Basin Harbor, which houses boat slips and multiple ocean commercial and recreation businesses.
- **West: Victoria Ward Park (makai area):** The makai area of Victoria Ward Park is directly to the west of Victoria Place. The design of Victoria Place will enhance the public Victoria Ward Park makai area with lush landscaping designed to seamlessly integrate Victoria Place with the park. Victoria Ward Park (mauka and makai) provides Ward Village with an additional connective (non-required) view plane and weaves together the surrounding residences and commercial areas.

Section 5.1 of the Application shows Victoria Place's conformance with the Vested Rules and the Ward MP. The following exhibits in the Application show detailed Victoria Place plans:

- Exhibit 4: Detailed Site Plan;
- Exhibit 5: Landscape Plan;
- Exhibit 6: Circulation Plan;
- Exhibit 7: Floor Plan, Ground Level;
- Exhibit 8: Floor Plan, Floor 2;
- Exhibit 9: Floor Plan, Floor 3
- Exhibit 10: Floor Plan, Floor 4
- Exhibit 11: Floor Plan, Floor 5;
- Exhibit 12: Floor Plan, Floors 6 to 40;
- Exhibit 13: Roof Plan;
- Exhibit 14: Summary Sheet;
- Exhibits 15-19: Elevations;
- Exhibits 20-22: Buildings and Podium Sections;
- Exhibits 23-24: Street Sections;
- Exhibit 25: Ala Moana Boulevard View Corridor; and
- Exhibit 26: Victoria Place Orientation and Tower Spacing.

### **Open & Recreation Space**

The ground level of Victoria Place will contribute approximately 15,590 square feet of open space, which exceeds the requirement of 10,243 square feet by 52 percent.

Victoria Place will provide approximately 64,105 square feet of recreation space, including approximately 48,055 square feet of multi-purpose outdoor recreation space and approximately 16,050 square feet of indoor recreation space.

The recreation deck above the parking area (Level 5) will provide both outdoor (approximately 40,415 square feet) and indoor (approximately 12,900 square feet) recreation space, including a lap pool, a recreational pool, a fitness facility, lawns, and gathering and entertaining spaces.

Ground level recreation space will include both outdoor (approximately 7,640 square feet) and indoor (approximately 3,150 square feet) areas, including gardens, lounge areas, clubrooms, and casual meeting spaces.

The recreational amenities are based on market research and potential buyer feedback and are aimed toward promoting wellness and a sense of community among residents and guests.

### **Parking & Loading**

Victoria Place will include approximately 593 off-street parking spaces. All stalls within Victoria Place will be for residential and guest use. Under the Vested Rules, 465 parking spaces would be required; however, under typical market demands, approximately 674 parking spaces would be needed. Victoria Place achieves a balance between the minimum number of parking spaces required under the Vested Rules and typical market demand, given Victoria's Place's proximity to amenities, transit and areas of employment.

A convenient ground-level drop off area will be within the podium, and Victoria Place will include three off-street loading spaces to serve the building. Exhibits 7, 8, 9 and 10 of the Application show the proposed layout of parking and loading areas.

### **Bicycle Facility Plans**

Victoria Place will include bicycle parking at the street level in both public areas and within the parking structure. Public short-term bicycle parking will be provided at the street level along Auahi Street. Resident long-term bicycle parking will be provided within the parking structure. Victoria Place will provide bicycle parking using Revised Ordinances of Honolulu ("ROH") Section 21-6.150, as a general recommendation. Exhibit 6 of the Application shows the location of public short-term public bicycle racks. Exhibits 6 and 7 of the Application show the location of resident long-term bicycle parking. Bikeshare stations are also situated at various convenient locations throughout Ward Village.

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

Vehicle, bicycle, and primary pedestrian access to Victoria Place will be from Auahi Street. A secondary pedestrian access will be provided from Ala Moana Boulevard. Exhibit 6 of the Application shows vehicle, bicycle, and pedestrian, and access and 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 Victoria Place, plus buildings approved to date (Waiea, Anaha, Ke Kilohana, Gateway, Ae'o, 'A'ali'i and Kō'ula, but excluding Gateway), a total of 3,056 residential units will be built. Ke Kilohana includes 375 reserved housing units and 'A'ali'i will provide 150 reserved housing units. Consistent with the Ward MP, and to meet remaining reserved housing requirements for Kō'ula and Victoria Place, at least 108 new reserved housing units are planned for Ward Village Block F. See Table 4-2 of the Application.

**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 Victoria Place. Appendix A of the Application contains the LEED-NC checklist.

**Q Please describe how the components of the Project will fulfill the provisions of HRS 206E-5.6(j).**

**A** Victoria Place complies with the criteria in HRS § 206E-5.6(j) in the following ways.

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

Victoria Place 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 access to mass transit throughout Ward Village and Victoria Place has been coordinated with major existing and contemplated transportation routes, recreational and service areas, and is consistent with HCDA's transit oriented development principles. In short, Victoria Place will provide excellent connectivity for residents and visitors, and 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, Victoria Place will add much needed new housing inventory to a supply constrained market in the urban core, and the design of Victoria Place is supported by current sales trends in surrounding Ward Village communities.

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 goals of Victoria Place include creating a livable, walkable environment envisioned for the district decades ago. Victoria Place, 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.

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

Section 5.1 and Table 5-2 of the Application shows Victoria Place’s conformance with the Vested Rules and Ward MP. Specific rules with which Victoria Place 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, dedication of public facilities, utilities required to be underground, performance standards, joint development, flood hazard district, reserved housing, FAR and FAR transfers, building height, tower footprint, view corridor setback, streetscapes, building orientation, tower spacing, and landscape.

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

***HRS 206E-5.6(j)(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 Victoria Place. Development permits approved under the Ward MP for Waiea, Anaha, Ae’o, Ke Kilohana, ‘A’ali’i and Kō’ula have brought mixed-use residential buildings, commercial frontage, shopping destinations, and sizeable plazas with outdoor seating along Kamake’e Street and Auahi Street. Victoria Place integrates with these existing and planned conditions by, among other design strategies, seamlessly transitioning to the ground level open space at the Victoria Ward Park makai area, and employing appropriate landscaping to create a vibrant streetscape and desired urban form.

The decision to replace the Gateway development, which included two residential communities, with the single Victoria Park community is also compatible with the existing and planned land use character of the surrounding area. The reduced site area and floor area for Victoria Place (as compared to the two communities for Gateway) creates an opportunity for additional public open space. The Victoria Ward Park makai area adds a significant component to the public open space available at Ward Village and provides a connective view plane from the interior of Ward Village to the

waterfront, while also visually and thematically weaving together the surrounding residences and commercial areas. Table 5-3 of the Application is a comparison between Victoria Place and the Gateway development. Figure 5-1 of the Application shows a graphic comparison.

Victoria Place is also highly compatible with surrounding areas in downtown Honolulu, Kakaako and Ala Moana. The addition of residences from Victoria Place and other existing nearby projects, within a few minutes of the central business district and existing transportation options, creates the opportunity to significantly shorten one's daily commute, alleviating traffic in urban Honolulu.

***HRS 206E-5.6(j)(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 Victoria Place, plus buildings approved to date (Waiea, Anaha, Ke Kilohana, Ae'o, 'A'ali'i and Kō'ula, but excluding Gateway), a total of 3,056 residential units will be built. The total amount of Reserved housing required is 633 homes (units). Ke Kilohana includes 375 reserved housing homes, and 'A'ali'i will include 150 reserved housing homes. Therefore, consistent with the Ward MP, and to meet remaining reserved housing requirements for both Kō'ula and Victoria Place, at least 108 new reserved housing units will be provided in Ward Village Block F. See Table 4-2 of the Application.

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

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

The Victoria Place design provides an outstanding pedestrian environment by creating and transitioning to street-level public open spaces. All totaled, the Victoria Place ground level will provide approximately 15,590 square feet of open space, which exceeds the requirement of 10,243 square feet by 52 percent.

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

Victoria Place is designed in consideration of major existing and contemplated transportation routes, recreational and service areas. Consistent with HCDA's transit-oriented development principles, Victoria Place 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(j)(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:***

Victoria Place offers easily-accessible amenities and social gathering space to encourage interaction within its community of residents and visitors, and within the greater communities of Ward Village, Kaka’ako, and Honolulu.

According to the Vested Rules, HAR § 15-22-73, Victoria Place triggers a dedication of public facilities amounting to 4% of the total residential floor area. Victoria Place’s required public facilities are therefore approximately 22,252 square feet. Including Victoria Place (but excluding Gateway), the total dedication of public facilities required is 145,064 square feet. The total public facilities provided to date in Ward Village through pre-Ward MP projects and through Ward MP projects is 180,570 square feet, leaving a credit of 35,506 square feet. See the Victoria Ward, Limited Public Facilities Agreement for Land Block 2, Project 3 (**Exhibit C**) and Table 5-5 of the Application.

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

Victoria Place 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 Victoria Place. 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. Victoria Place will feature indigenous and/or ethnic plantings to embrace Hawaiian ecosystems and avoid contributing to invasive plant populations.
- **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. Victoria Place 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 Victoria Place, 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:** Victoria Place 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:** Victoria Place 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:** Victoria Place 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:** Victoria Place 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.

The Application at Appendix A contains the LEED-NC checklist.

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

Victoria Place will avoid a substantially adverse effect on the area’s archeological and cultural resources. The letter from the State Historic Preservation Division dated July 9, 2019 confirming that VWL has completed five of the six historic preservation review procedural steps pursuant to HRS § 6E-42 and HAR § 13-284-3(b)(1-5), is attached to the Application at Appendix B. The letter notes that SHPD concurs with VWL’s proposed

procedure and schedule to complete step 6 (verification of completion) of the historic preservation process pursuant to HAR § 13-284-3(b).

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

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

Victoria Place 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. The design of Victoria Place recognizes the strong potential for increased growth and development in this area. There is convenient access to mass transit throughout Ward Village, and Victoria Place has been coordinated with major existing and contemplated transportation routes, recreational and service areas, and is consistent with transit oriented development principles. In short, Victoria Place is located near jobs, recreational areas, retail, dining, and transportation services, which are all critical to the State's economy.

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

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

Wilson Okamoto Corporation (WOC) prepared a Traffic Impact Report (TIR) for Victoria Place in April, 2019. Appendix C of the Application contains: (1) the TIR; and (2) an email from the City and County of Honolulu Department of Planning and Permitting (DPP) Traffic Review Branch (TRB) stating "the traffic analysis for the subject development is acceptable to the Traffic Review Branch (TRB)."

WOC prepared an Infrastructure Availability Report (IAR) for Victoria Place dated June 2019. WOC anticipates that available infrastructure will be adequate to accommodate Victoria Place, and has taken steps well ahead of the PDP application to confirm availability of utilities. Section 6.3 of the Application shows a list of utility providers that WOC contacted to confirm availability. Appendix D of the Application contains the IAR.

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

Beyond enhancing the lives of its residents and the Ward Village community, Victoria Place 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 construction of Victoria Place is estimated to generate:

- \$772 million in real gross domestic product
  - \$253 million in workers' earnings;
  - \$49 million in state tax revenue;
  - 1,609 jobs in year one of construction; and
  - 1,517 jobs in year two.
  
- Building operations and maintenance over a 30-year period are anticipated to generate:
  - \$296 million in real gross domestic product;
  - \$94 million in workers' earnings;
  - \$18 million in state tax revenue; and
  - Approximately 30 permanent jobs on site.

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

HRS §§ 302A-1601 to 320A-1612, regarding School Impact Fees, establish a structure for assessing school impact fees for residential development. Pursuant to this law, the 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 Victoria Place site. HCC will comply with all applicable laws regarding school impact fees.

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

A In compliance with the Vested Rules and the Ward MP, Victoria Place was designed and sited to preserve Mauka-Makai views and minimize shadow effects on neighboring buildings.

A shadow study is included in the Application as Appendix E. The shadow study indicates that there will be no substantially adverse impacts upon adjacent buildings from Victoria Place.

Rowan Williams Davies & Irwin Inc. ("RWDI") is preparing a detailed wind analysis study for Victoria Place. 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. This 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 Victoria Place.

VWL will review the wind tunnel test results and any suggested mitigation measures for areas where higher-than-desired wind speeds are detected. RWDI's letter describing its study is attached to the Application as Appendix F.

**Q Please describe the noise impact analysis for this Project.**

A Censeo AV+Acoustics conducted a noise impact analysis for Victoria Place. As noted in Censeo AV+Acoustic's letter as revised July 2, 2019 (included in the Application as Appendix G), the noise impact analysis included the following anticipated noise mitigation recommendations:

- 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 Victoria Place's building exterior.
- Construction Noise. Construction noise will be governed by the State Department of Health (HDOH) and other state standards. VWL will comply with all noise permit regulations.
- 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.
- 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 Victoria Place.

Noise mitigation recommendations will be made throughout the design phases of the project, as well as during the construction phase as applicable.

**Q In accordance with 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 of the required notice.

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