

**DAVID AKINAKA DIRECT TESTIMONY**

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

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

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

A Please see my resume, marked as an exhibit in this proceeding.

I was born and raised in Hawaii, but spent many years living and working in New York City and came to truly appreciate the walkable neighborhood lifestyle.

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

A FCA provides architectural, planning and interior design services for commercial and institutional projects for federal, state, municipal and private clients. We are a recognized leader in sustainable design in Hawaii and are routinely commissioned for unique projects that conserve resources, use renewable energy, and provide healthy environments for their occupants.

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

A FCA is providing Howard Hughes Corporation (HHC) with peer review assistance relating to its entitlement submissions for this Project.

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

A Victoria Place is a high-rise residential tower providing approximately 350 homes, approximately 15,590 square feet of open space, and approximately 64,105 square feet of indoor and outdoor recreational space located on Auahi Street on Land Block 2 in Ward Village within the Kakaako Mauka district. Victoria Place's proposed height is 400 feet with an additional 18 feet for rooftop elements, and will provide approximately 593 off-street parking spaces.

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

A The Project's vision will help to fulfill the need for housing in our City's urban environment near work, play, and shops, and with schools and entertainment nearby. The Project's design adds to the City's "Complete Streets" concept for the Kakaako neighborhood where streets are people friendly, safe and convenient for all ages, and are multi modal for walking, biking, public transit, and automobiles. The concept of complete streets creates stronger and more livable communities that are aligned with the community's vision and sense of place.

**Q In accordance with Act 61 (HRS § 206E-5.6), please describe specific components of the Project and how each component will protect, preserve, and enhance desirable neighborhood characteristics.**

A Honolulu is the eleventh largest city in the nation. Unlike older and successful cities with larger densities, the HCDA planning guidelines for Kakaako provide for residential towers atop podiums designated for parking to encourage open space and larger view planes. Since the development of the guidelines, and with the focus on higher densities within the urban core, both the City and the HCDA have encouraged the implementation of the “complete streets” development model, which emphasizes the development of safe, multi-modal, and pedestrian-oriented streetscapes and connectivity. By implementing complete street practices as an enhancement to the Mauka Area design guidelines, VWL’s designs provide the public with more habitable and friendlier streetscapes along building frontages. This also activates adjacent areas and encourages community interaction and safer neighborhoods that evoke the qualities of an earlier era in Honolulu.

The grass roots planning of this project builds upon these concepts, as well as on feedback of the local community, recent buyers and applicants for housing, and the comments and recommendations of the HCDA and the City and County of Honolulu.

Howard Hughes considered and applied the foregoing in designing Victoria Place. The Project will border, and is designed to complement, the Makai segment of Victoria Ward Park, which will be on the ‘Ewa side of Victoria Place. Victoria Place’s design seamlessly integrates with the adjacent Victoria Ward Park on the ‘Ewa side of the development. Landscaping and other elements will help to activate the park, and Victoria Place employs an appropriate sense of scale to further transition this residential community with the park. The Victoria Place podium edge will step down to a double height lobby structure flanked by single-story amenity spaces and courtyards that blend the indoor and outdoor areas and will encourage residents to use the outdoor spaces.

Generous landscaping along Auahi Street will also create an inviting public pathway to and from Victoria Ward Park and beyond, and is another step in transforming Auahi Street into a pedestrian promenade to connect the various communities, shops and restaurants in Ward Village. These design concepts encourage residents to interact with other residents and visitors, participate in community events, and makes for a friendlier community and healthier residents who can walk, bike and recreate without commuting.

Victoria Place’s tower is oriented in a mauka-makai direction preserving and enhancing city wide views and maintaining a view corridor to the ocean. The adjacent Victoria Ward Park creates an additional view corridor from the interior of Ward Village to the waterfront. The entire Victoria Ward Park (the Mauka and Makai areas) will be a central gathering place for the community and will serve to connect the various communities, restaurants and shops throughout Ward Villages.

All of these design strategies will protect, preserve and enhance the desirable neighborhood characteristics of the Ward Villages community.

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