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HAWAII COMMUNITY DEVELOPMENT AUTHORITY  
STATE OF HAWAII

In re: )  
)  
The Application of )  
)  
VICTORIA WARD, LIMITED, )  
a wholly owned subsidiary )  
of HOWARD HUGHES )  
CORPORATION, )  
)  
Applicant, )  
)  
To request development )  
permits with modifications )  
to develop residential )  
projects, Permit Number )  
KAK 21-001, aka )  
**"Ulana Ward Village,"** at )  
820 Auahi Street; 831, )  
841, 851 Pohukaina Street, )  
Honolulu, Hawaii 96814, )  
TMK Number (1)2-1-053:001 )  
(portion); and Permit )  
Number KAK 21-002, aka )  
**"The Park Ward Village,"** )  
at 333 Ward Avenue; 940 )  
Auahi Street, Honolulu, )  
Hawaii 96814, TMK Number )  
(1)2-3-002:002 & 059 )  
(portion). )  
----- )

PRESENTATION HEARING  
TRANSCRIPT OF PROCEEDINGS  
WEDNESDAY, MARCH 3, 2021

Taken remotely via Zoom, commencing at 11:10 a.m.,  
before LAURA SAVO, Certified Shorthand Reporter for  
the State of Hawaii.

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A P P E A R A N C E S

John Whalen, Chairperson  
Deepak Neupane, Executive Director  
Carson Schultz, Director of Planning and Development  
Craig Nakamoto, Compliance Assurance & Community Outreach Officer  
Francine Murray, Program Specialist  
Tommilyn Soares, Secretary to the Executive Director  
Kelly Suzuka, Deputy Attorney General

BOARD MEMBERS:

Wei Fang  
Chason Ishii  
Daniel Ikaika Ito  
Phillip Hasha  
Craig Hirai, B&F (Ex Officio)  
Jason Okuhama  
David Rodriguez, DOT (Ex Officio)  
Kevin Sakoda  
Dean Uchida, DPP

ALSO PRESENT:

For the Applicant:

J. DOUGLAS ING, ESQ.  
BRIAN A. KANG, ESQ.  
SUMMER H. KAIawe, ESQ.  
Watanabe Ing LLP  
999 Bishop Street, 23rd Floor  
Honolulu, Hawaii 96813

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1 Wednesday, March 3, 2021, 11:10 a.m.

2 -o0o-

3 CHAIR WHALEN: Okay. Aloha. My name's  
4 John Whalen, Chair of the Authority. In accordance  
5 with social distancing guidelines and directives  
6 provided by the governor's emergency proclamation due  
7 to the COVID-19 pandemic, we are holding today's  
8 public hearing virtually on Zoom. The Zoom link  
9 details were included in the public hearing notice.  
10 Therefore, members of the public are welcome to join  
11 us on Zoom.

12 (Brief interruption.)

13 CHAIR WHALEN: I'm sorry. Please,  
14 whoever you are, mute your microphone.

15 This meeting is also being live streamed  
16 on HCDA's YouTube page. The HCDA communication staff  
17 is hosting this Zoom meeting, and once this public  
18 meeting/hearing begins, everyone will be muted for  
19 clear audio. Board members, if you have any comments  
20 or questions, please unmute yourselves to speak.

21 This is the virtual hearing, open to the  
22 public. So to prevent any distractions, if you are  
23 not a board member, staff member or HCDA's attorney  
24 general, please turn off your video during the  
25 meeting. If you are providing verbal, public

1 testimony, your name will be called accordingly.  
2 If -- so please turn off -- your video on, please  
3 state your name and, affiliation, and proceed with  
4 your testimony. When you have finished, please turn  
5 off your video. Thank you for your cooperation.

6 I'd like to call to order the March 3,  
7 2021, public hearing of the Hawaii Community  
8 Development Authority. The time is now 11:12 a.m.

9 Let the record reflect that the following  
10 Kaka'ako board members are present: Daniel Ikaika  
11 Ito, Craig Hirai, David Rodriguez, Wei Fang, Jason  
12 Ishii, Phillip Hasha and John Whalen.

13 Board members, if I do not -- did not  
14 call your name, please let me know that you're  
15 present. I don't see your --

16 MEMBER SAKODA: John, I'm not sure if you  
17 called my name, Kevin Sakoda.

18 CHAIR WHALEN: Kevin, no. Yeah, but you  
19 were on a different page. We have a lot of people  
20 present at this hearing.

21 MEMBER OKUHAMA: I'm here, John.

22 CHAIR WHALEN: And Jason Okuhama. Yes.  
23 Okay. Thank you.

24 Individuals from the public who want to  
25 provide verbal, public testimony will be permitted to

1 provide testimony following the applicant's  
2 presentation. If you have not already signed up to  
3 testify, please submit your name and affiliation to  
4 the host, using the chat function in Zoom.

5 Would counsel for the applicant make your  
6 appearances at this time.

7 MR. KANG: Good morning, Chair Whalen,  
8 members of the Authority and the HCDA staff. Brian  
9 Kang, Douglas Ing and Summer Kaiawe, appearing on  
10 behalf of Victoria Ward, Limited on both  
11 applications, KAK 21-001, Ulana Ward Village, and KAK  
12 21-002, The Park Ward Village.

13 CHAIR WHALEN: Okay. Thank you. Good  
14 morning. So today's hearing on development permit  
15 numbers KAK 21-001 and -002 are -- is being held in  
16 accordance with Hawaii Revised Statutes, section  
17 206E-5.6, Administrative Rules, Chapter 15-219, and  
18 the vested Hawaii Administrative Rules, Chapter  
19 15-22.

20 The nature of today's public hearing is  
21 to allow the applicant to present the proposed  
22 project and to provide the general public with the  
23 opportunity to present oral and written testimony.  
24 The applicant is Ward -- Victoria Ward, Limited, a  
25 wholly-owned subsidiary of the Howard Hughes



1 Corporation.

2 The development -- there are two  
3 development permits, as we mentioned. The first is  
4 KAK 21-001, Ulana Ward Village. The tax map key is  
5 2-1-53, portion of parcel 1. The project location is  
6 at 520 [sic] Auahi Street, 81 -- 831, 841, 851  
7 Pohukaina Street, Honolulu, Hawaii. And the request  
8 is for a development permit application for a  
9 proposed residential project located at those  
10 addresses, consisting of approximately a 400-foot  
11 tower with approximately 697 residential units  
12 qualifying as reserved housing units, and a 75-foot  
13 parking and mixed-use podium consisting of 1,235  
14 parking stalls, approximately 6,916 feet of  
15 commercial area, and approximately 34,501 square feet  
16 of light industrial area.

17 The Ulana Ward Village project also  
18 includes approximately 26,597 square feet of open  
19 space, approximately 40,708 square feet of recreation  
20 space, and a 30,000-square-foot neighborhood park.

21 The application is requesting a  
22 modification from the requirements of the applicable  
23 vested Mauka Area Rules, HAR Chapter 15-22, in order  
24 to increase the height of the podium, meaning the  
25 structure located at the base of the proposed tower

1 that will house parking stalls, commercial spaces and  
2 a portion of the residential units, from 45 feet to  
3 75 feet, with an additional 12 feet of height for  
4 accessory uses, with a total area less than 15  
5 percent of the parking and mixed use of podium roof  
6 area and 15 -- 18 feet of height for structures  
7 housing elevator machinery on the parking and  
8 mixed-use podium roof.

9 The application was filed on -- or  
10 accepted on December 20, 2020.

11 The second permit is for The Park, which  
12 is KAK 21-002, which was The Park Ward Village. The  
13 tax map key is 2-3-2, parcels 2 and a portion of  
14 parcel 59. The project location is at 333 Ward  
15 Avenue and 940 Auahi Street, Honolulu.

16 The development permit application is for  
17 a proposed residential project located at those  
18 addresses, consisting of approximately a 400-foot  
19 tower with approximately 546 residential units, and a  
20 75-foot parking podium consisting of 960 parking  
21 stalls and approximately 37,236 square feet of retail  
22 area. The Park Ward Village project also includes  
23 approximately 22,198 square feet of open space and  
24 approximately 75,659 square feet of recreation space.

25 The applicant is requesting a

1 modification from the requirements of the applicable  
2 vested Mauka Area Rules, Chapter 15-22, in order to  
3 increase the height of the podium, which would house  
4 the parking stalls, parking -- the commercial spaces  
5 and a portion of the residential units, increase the  
6 height from 45 feet to 75 feet, with an additional 12  
7 feet of height for accessory use structures, with a  
8 total area of less than 15 percent of the parking and  
9 mixed-use podium roof area and 18 feet of height for  
10 structures housing elevator machinery on the parking  
11 and mixed-use podium roof.

12 The application date for that was the  
13 December 20, 2020.

14 The public hearing notice was published  
15 in the Honolulu Star-Advertiser, Maui News, Garden  
16 Isle, Hawaii Tribune-Herald and West Hawaii Today on  
17 Friday, January 15, 2021.

18 Let me briefly explain our procedures for  
19 today's public hearing. HCDA staff will present its  
20 report summarizing the development permit  
21 applications. Following the presentation, we will  
22 receive the presentation of the applicant, then  
23 testimony from the public. Only members of the HCDA  
24 Authority and the executive director will be  
25 permitted to ask questions of the staff, applicant or

1 individuals providing testimony. I will be acting as  
2 the presiding officer for this hearing.

3 Since the two planned development permit  
4 applications are part of the Ward Village  
5 Neighborhood Master Plan, and Ward Village, Limited  
6 is the applicant for both, as provided by HCDA's  
7 rules of practice and procedures, Hawaii  
8 Administrative Rule 15-219-30, this public hearing is  
9 conducted as a consolidated hearing for the two  
10 applications.

11 Are there any questions about these  
12 procedures? Okay.

13 First thing, in accordance with Hawaii  
14 Administrative Rule 15-219-49, interested parties  
15 were provided an opportunity to intervene to  
16 participate as a party in this hearing by submitting  
17 a written request to HCDA by 4:30 p.m., Thursday,  
18 February 4, 2021. For the record, there were no such  
19 motions to intervene received by HCDA for both  
20 applications. We will now begin your proceedings.  
21 I'll proceed with the HCDA staff report, which will  
22 summarize the development permit application. I  
23 believe is it Deepak or Carson who will be --

24 MR. NEUPANE: Chair, I'm asking the  
25 director of planning and development, Carson Schultz,

1 to provide the staff report.

2 CHAIR WHALEN: Okay.

3 MR. NEUPANE: Carson, you are on.

4 MR. SCHULTZ: All right. Aloha, HCDA  
5 Chair and Kaka'ako members. You were previously  
6 provided the full written HCDA staff report, and in  
7 the interest of time, I'll provide a summary of the  
8 staff report for both projects.

9 Aside from the individual project  
10 details, the information provided up-front in both  
11 staff reports are consistent between the two  
12 projects. Both projects went through a completeness  
13 review and are indeed complete. The applicant was  
14 notified of the automatic approval date and the  
15 required filing fees.

16 Referencing section 3 of the staff  
17 report, the public hearing notice was published on  
18 January 15, 2021. A copy of the hearing notice and a  
19 link to the project application documents were  
20 provided to the president of the Senate and the  
21 Speaker of the House of Representatives, surrounding  
22 landowners and businesses, and they included -- were  
23 provided to the individuals and organizations that  
24 show an interest in development in the district.

25 As of yesterday's submittal deadline, we

1 received the following written, public testimony.  
2 Testimony received in support was -- testimony in  
3 support from Albert C. Kobayashi, Inc.; Bernyce  
4 Peplowski, a Ward Village resident; Bank of Hawaii;  
5 Chamber of Commerce Hawaii; Colby Takeda, a Ke  
6 Kilohana resident; Central Pacific Bank; First  
7 Hawaiian Bank; Hawaii Construction Alliance; Hawaii  
8 HomeOwnership Center; Hawaiian Dredging Construction  
9 Company; Collin Hoo, a Ke Kilohana resident;  
10 Interstate Restoration Hawaii; J. Kadowaki, Inc.;  
11 KCAA Preschools of Hawaii; IBEW 1186; Merriman's;  
12 Pacific Resource Partnership; Plumbers and Fitters UA  
13 Local 675; Retail Merchants of Hawaii; UFC Gym;  
14 Vernco Properties, Inc.; Yun Kim, area resident; and  
15 Ohana Kupono Consulting.

16 So we received all 23 of those in support  
17 for both projects. And in addition to the written  
18 testimony received for both projects, we received the  
19 following from Dana Morita, a Kaka'ako resident, in  
20 support specific to Ulana, and D. Kobayashi, a former  
21 area resident, in support specific to The Park Ward  
22 Village project.

23 In addition, we received two written  
24 testimony in opposition; one from Martin and  
25 MacArthur and one from Ron Iwami, opposing

1 modification. And so for both projects, we received  
2 a total of 24 testimonies in support and two in  
3 opposition. Please note that any testimony that we  
4 received after yesterday's deadline will be collected  
5 and distributed prior to the next public hearing. So  
6 you will get it.

7 Referencing section 4 of the staff report  
8 in regard to the Ward Neighborhood Master Plan, the  
9 applicant proposes both projects under and to be  
10 consistent with the Ward Neighborhood Master Plan.

11 Referencing section 5 of the staff  
12 report, HCDA staff reached out to government agencies  
13 and utility companies that service the area for  
14 comment on infrastructure capacity as it relates to  
15 the project. For both projects, HCDA staff received  
16 comments from City and County of Honolulu, Department  
17 of Transportation services; the Honolulu Fire  
18 Department; the Honolulu Police Department; Honolulu  
19 Board of Water Supply; Honolulu Authority for Rapid  
20 Transportation; Hawaii State Department of  
21 Transportation; and Hawaiian Electric Company, Inc.,  
22 HECO. And in addition to the comments we received  
23 from agencies and utility companies for both  
24 projects, we did receive comments specific to The  
25 Park project from the City and County of Honolulu,

1 Department of Planning and Permitting and Hawaii Gas.

2 Referencing section 6 of the staff  
3 report, both projects have completed the necessary  
4 historic property review from the State Historic  
5 Preservation Division, SHPD, and HCDA received  
6 written documentation from SHPD confirming that the  
7 applicant has complied with the requirements of  
8 Hawaii Revised Statute section 6E-42 and HAR Chapter  
9 13-284, and that the permit issuance process may  
10 proceed.

11 And then the remainder of the -- both  
12 staff reports provide a detailed project description  
13 and a review of the project compliance with  
14 applicable vested rules for both projects. And since  
15 the applicant will be providing a thorough project  
16 description and in the interest of time, I'll stand  
17 on the information provided in the written HCDA staff  
18 report, but I will note that aside from the rule  
19 modifications being requested, the applicant proposes  
20 to comply with all other vested rule requirements.  
21 And so, Chair and board members, then I complete my  
22 summary. Thank you.

23 CHAIR WHALEN: Thank you, Carson.

24 Members, do you have any questions for  
25 the staff on the report and presentation?



1           Okay. We can now proceed by asking the  
2 applicant to describe the exhibits that they wish to  
3 have admitted to the record.

4           MR. KANG: Good morning again, Chair  
5 Whalen. Victoria Ward, Limited moves into evidence  
6 for Ulana Village its exhibits in its first amended  
7 exhibit list filed February 26, 2021, and that would  
8 be exhibits U, as in Ulana, dash 1 through U dash 40.

9           And for The Park Ward Village, again, for  
10 the first amended exhibit list filed February 26,  
11 2021, Exhibits P, as in park, dash 1 through Exhibit  
12 P dash 36.

13           CHAIR WHALEN: Members, do you have any  
14 objections to the exhibits being offered by the  
15 applicant? Hearing no objections, the applicant  
16 Howard Hughes Corporation's Exhibits U-1 through U-40  
17 for Ulana Ward Village project and P-1 through P-36  
18 for The Park Ward Village project are admitted to the  
19 record.

20                           (Applicant's Exhibits U-1 through  
21                           U-40 and P-1 through P-36 are  
22                           admitted for the record.)

23           CHAIR WHALEN: Will you be establishing  
24 any of your witnesses as experts in a subject area,  
25 and if so, if you'd please make your presentations at

1 this time?

2 MR. KANG: Yes. Thank you, Mr. Chairman.  
3 We request to qualify certain witnesses as expert  
4 witnesses in their respective fields of expertise, as  
5 stated in Victoria Ward, Limited's witness list for  
6 Ulana Ward Village and The Park Ward Village. In  
7 order to save some time, we incorporate by reference  
8 the areas of expertise for each of our expert  
9 witnesses as stated in our witness list, and unless  
10 the board has any questions, we request that those  
11 witnesses be so qualified as experts in their  
12 respective areas.

13 CHAIR WHALEN: Members, do you have any  
14 objections to the qualifications of expert witnesses  
15 offered by the applicant?

16 Does staff have any objections to the  
17 expert witnesses offered by the applicant?

18 MR. NEUPANE: Chair, staff has no  
19 objection.

20 CHAIR WHALEN: Okay. Hearing no  
21 objections, the list of experts offered by the  
22 applicant is hereby accepted and qualified in their  
23 various subject areas.

24 With receipt of all exhibits and list of  
25 experts being entered into the record, let us proceed

1 with the hearing. So thank you.

2 Applicant, you may call your first  
3 witness.

4 MR. KANG: Thank you, Mr. Chairman,  
5 Victoria Ward calls Mr. Race Randle as our first  
6 witness.

7 THE WITNESS: Aloha, Chair Whalen, HCDA  
8 board and staff for the opportunity. Thank you for  
9 this, to present both projects today, Ulana and The  
10 Park Ward Village.

11 CHAIR WHALEN: Race, would you affirm  
12 that you will tell the truth on your presentation.

13 THE WITNESS: I do.

14 CHAIR WHALEN: Confirmed. Thank you.

15 MR. KANG: All right. Thank you,  
16 Mr. Chairman.

17 CHAIR WHALEN: You didn't raise your  
18 hand, but that's fine. All right.

19 MR. KANG: Thank you, Mr. Chairman.

20

21 RACE RANDLE,  
22 having been called as a witness  
23 by the Applicant, affirmed to tell the truth  
24 and was examined as follows:

25

## 1 DIRECT EXAMINATION

2 BY MR. KANG:

3 Q Mr. Randle, please state your name, place  
4 of employment and position, please.5 A Yes. My name's Race Randle, senior vice  
6 president of planning and development for Howard  
7 Hughes, here operating under the entity Victoria  
8 Ward, Limited.9 Q Let's start by discussing Ulana Ward  
10 Village. Please briefly summarize the proposed Ulana  
11 Ward Village development, please.12 A If possible, I prepared a short slideshow  
13 presentation containing excerpts of the PDP  
14 application that I think would be best in helping  
15 efficiently walk through the key components of the  
16 project for the board.17 MR. KANG: Mr. Chairman, is it acceptable  
18 for Mr. Randle to share his screen for the  
19 presentation?

20 CHAIR WHALEN: Yes, it is.

21 MR. KANG: Thank you.

22 THE WITNESS: Okay. Can I just confirm  
23 that my screen is visible for the Ulana Ward Village  
24 project?

25 CHAIR WHALEN: Yes, it is visible. Thank

1 you.

2 THE WITNESS: Thank you. And again,  
3 thank you again. In addition to the application  
4 documents that were submitted for both projects, we  
5 prepared a short presentation containing mostly  
6 excerpts from those applications, to quickly walk the  
7 board through those key components that make up each  
8 of them.

9 We'll start today with the Ulana Ward  
10 Village project. And I'll start by noting today  
11 we're 11 years into the development of Ward Village.  
12 We've completed key neighborhood commercial spaces,  
13 such as a grocery store, drugstore. We've completed  
14 two district parking garages, a new public park at  
15 Victoria Ward Park, along with four mixed-use  
16 residential projects, which represent approximately  
17 1,400 homes there today. Over 27 percent of them are  
18 workforce housing under the HCDA's reserved housing  
19 guidelines.

20 We have three more projects in the center  
21 portion of Ward Village that are under construction  
22 at this time, which represent over 1,600 homes, along  
23 with the completion of Victoria Ward Park on the  
24 mauka side between Auahi Street and Ala Moana  
25 Boulevard.

1           The two projects that we'll be talking  
2 about today, Ulana and The Park Ward Village,  
3 represent our eighth and ninth high-rise developments  
4 in the neighborhood, and they bring with them not  
5 only homes, but commercial spaces, industrial spaces,  
6 more district parking for the area, and a significant  
7 increase in open space and public space. They're  
8 really keystone projects for Kaka'ako, as has been  
9 discussed, as bringing forth elements that help to  
10 create a desirable neighborhood for people to live,  
11 work and play in Honolulu.

12           Starting with Ulana and the location,  
13 it's in a prime central location, and the name  
14 itself, Ulana, means to weave. And the idea here is  
15 that the project will contribute to weaving together  
16 the neighborhoods, the east and the west sides of  
17 Kaka'ako, into a cohesive, larger community. It's  
18 within a half mile from, and walking distance from,  
19 most of the neighborhood amenities that have been  
20 developed under HCDA's guidance within Kaka'ako,  
21 including Salt, Ward Entertainment Center and the  
22 grocery and pharmacies that I mentioned before, in  
23 addition to playgrounds and the beach.

24           What's important about Ulana is it not  
25 only satisfies the reserved housing requirements for

1 the projects that have already been completed and are  
2 under construction in Ward Village, but it also  
3 satisfies the needs for future market rate projects  
4 and homes that will be developed at Ward Village  
5 through the complete buildout of the neighborhood.

6 And this is at a time when there's very  
7 strong demand for housing in the urban core. So  
8 Ulana, with 697 homes, is an ideal opportunity to  
9 bring those homes in the center of Kaka'ako for local  
10 families and our workforce, and pricing them at  
11 prices below market rate under the reserved housing  
12 program.

13 What this image does -- and this is,  
14 again, an excerpt from the application -- is it  
15 really helps to articulate how the site is being  
16 planned. The parcel that we have to work with is  
17 bounded by three streets on three sides, Auahi  
18 Street, Kamani Street and Pohukaina, and really you  
19 can break down the project into four key elements.

20 The first is approximately 30,000 square  
21 feet that will be created as the new public park. In  
22 the master plan, there is a goal of creating the Ewa  
23 Plaza. In this case, the name that we've chosen for  
24 it in working with our cultural consultants and  
25 cultural descendants is Ka La'i o Kukulua'eo Park,

1 and that name brings back the memories of the  
2 stillness, the calmness and kukulua'eo in this area  
3 decades and decades ago. And the goal there is  
4 through landscaping and trees to create a new  
5 opportunity for calm and stillness in Kaka'ako.

6 In addition to that space, about 40,000  
7 square feet of the site is used to create a mixed-use  
8 platform, with commercial space, industrial space and  
9 district parking for both residents and the public.

10 About 15,000 square feet of the site will  
11 be used for the residential tower component, which is  
12 adjoined to the parking garage and the ground floor  
13 by a covered walkway.

14 And the remaining part of the site, about  
15 31,000 square feet, will provide outdoor recreation  
16 space for the residents living in the residential  
17 tower, including barbecue areas and cabanas, along  
18 with a community garden.

19 As the site plan that's in the documents  
20 articulates really well, that careful planning and  
21 efficient land use have allowed this particular site  
22 to have the majority of it be either open space, park  
23 space or improved pedestrian-friendly environment,  
24 including new sidewalks and street tree areas that  
25 I'll walk you through.



1           And it's important to note, because today  
2 the site -- as the landscape plan shows, in the  
3 future, it will be a lush planted area with lots of  
4 shade and shade trees. This was a plan that was done  
5 with our local design team at PBR Hawaii. Today it's  
6 predominantly asphalt and concrete on all three acres  
7 of this site. So a big transformation from what's  
8 there today to what will be in the future.

9           The circulation plan is also included in  
10 the documents, and one thing to note on this, as you  
11 review, is we've identified the circulation paths for  
12 both vehicles, bicycles and pedestrians in this  
13 mixed-use project. A lot of effort by the design  
14 team goes into ensuring that it's both accessible,  
15 but also it's able to be secured for the user groups,  
16 including residents, who will be living in this area.

17           I'll walk you through the project itself.  
18 I'll start with the ground floor, and we'll go up  
19 quickly, like a -- we call it a layer cake. We'll  
20 start with the base. And on this level in the  
21 documents, we use a color coding to really help to  
22 delineate between the different uses that are  
23 happening on each floor.

24           On the ground floor here are those key  
25 components that I mentioned previously. This blue

1 area here with two different colors, this is the  
2 residential tower. And on the ground level in light  
3 blue are residential indoor recreation space, rooms  
4 that can be reserved by residents to entertain and  
5 have guests over, also fitness areas that will be  
6 programmed for residents to maintain a healthy  
7 lifestyle.

8 In the darker shade of blue are the  
9 backup house components for residential use. Those  
10 are the offices for staff, the mailroom, and other  
11 facilities used by the building staff to support the  
12 building's operation.

13 In the platform on the left here -- on  
14 the left-hand side, you see the colors that help to  
15 delineate between the commercial use and the  
16 industrial use. We designed a strip of commercial  
17 space along Pohukaina Street, and we've additionally  
18 added an overhang of the parking structure to help  
19 provide a covered walking area, and for potential use  
20 by the commercial tenants as outdoor dining.

21 Behind that, shown in a light purple, is  
22 the industrial space. And that obviously is a new  
23 one for us, to build new industrial space, and we see  
24 it as a key component to creating that live-work-play  
25 environment in Kaka'ako.

1           And then as I mentioned before, one thing  
2           again to note is between the two structures, both the  
3           platform and the tower, is a connecting element of a  
4           covered walkway that will provide weather protection  
5           for residents coming from the parking structure to  
6           their homes.

7           Moving up now to the second floor, homes  
8           in the tower start on the second floor and go up from  
9           there.

10           In the platform structure, the light  
11           industrial space is actually designed to include a  
12           mezzanine level, either for tenants that may need  
13           additional height like fitness users with climbing  
14           walls and those sorts of tenants, or perhaps for  
15           other industrial tenants that may see the opportunity  
16           to build out an additional mezzanine level in their  
17           space.

18           District parking continues from that  
19           level, level 2 and level 3. And then beginning on  
20           levels 4 up through 8 are residential parking levels  
21           that continue in the efficient parking structure, up  
22           to the top of the building, which is at 75 feet, for  
23           the parking structure on level 10.

24           Additionally, we've included the required  
25           element of the trellis that's required under the HCDA

1 rules on this top level of the parking. And as noted  
2 in the application, we will be exploring the  
3 opportunity as well for potential kiwi installation  
4 on this roof here.

5 From there, continuing to move up, the  
6 tower goes up from that level up to level 42 of the  
7 residential tower. And in the application there's a  
8 series of architectural elevations that help  
9 understand the finishes and the look and feel of the  
10 tower.

11 A couple of key things to note is as --  
12 as mentioned under the master plan, a big focus of  
13 ours is on orienting the towers in the mauka and  
14 makai direction. And you can see the thin nature of  
15 the towers for the views from both mauka and makai  
16 looking across Ward Village.

17 Also, I mentioned the platform itself  
18 will be 75 feet tall, plus rooftop elements that we  
19 mentioned, including the trellis and elevator  
20 overruns.

21 The tower itself is actually less than  
22 400 feet. While we know there's a 400 foot limit,  
23 we've been able to design this particular tower to be  
24 approximately 371 feet, plus mechanical equipment and  
25 elevator overruns.

1           And another last key thing to note is  
2 very unique for this site. Because of the gracious  
3 setbacks of the site between property lines and the  
4 building, we've been able to install and fit what  
5 they call the root balls and the canopies of large  
6 shade trees on most sides of the property.

7           The architects, to really help visualize  
8 the ground-level experience, have created these great  
9 series of before and afters of kind of what it looks  
10 like today, so you can georeference or geolocate  
11 yourself. And then an image or a rendering on the  
12 right of what it will look like when the project is  
13 built out.

14           So starting with Auahi Street, if you go  
15 down today to the dead end of Auahi Street, you'll  
16 see how that transformation predominantly has changed  
17 from the asphalt and concrete to a larger shaded,  
18 grassed area. This is the recreational space for the  
19 residents with the mixed-use platform behind it.

20           The thing to note is currently this is a  
21 dead-end street on Auahi, and we continue to work  
22 with Kamehameha Schools and others to support its  
23 opening. When it's open, the efficient land use here  
24 is a prime reason we're able to fit these large  
25 canopy trees, which will allow for a nice, shaded

1 connection point down Auahi to the outer Kaka'ako and  
2 Salt component within the Kamehameha Schools master  
3 plan area.

4 Turning around in that same location and  
5 looking in the Diamond Head direction, similarly,  
6 we've provided an image to help visualize that  
7 transformation from the current condition, which from  
8 a structural standpoint is a series of three  
9 one-story industrial buildings, to in the future,  
10 that recreation space behind it being the mixed-use  
11 platform.

12 Also as well, we provided this image to  
13 visualize that look and feel along Pohukaina Street.  
14 And you know, it's a good one for us as a reminder of  
15 that transformation and streetscape, right? Today  
16 you walk down the street on a sidewalk with overhead  
17 power lines and no barrier between really the  
18 sidewalk and the vehicles. You know, as we look into  
19 the future, a big transformation, right?

20 As we plant landscaping between the  
21 vehicles and the pedestrians, we'll be adding bike  
22 lanes behind Pohukaina Street as part of the  
23 improvement. And as required under the flood  
24 elevations, we'll be raising the grade of the  
25 buildings themselves. And as support, the footfall

1 and the retail use along this street-front commercial  
2 space, we'll also be elevating the sidewalk and  
3 providing a covered area as pedestrians walk down in  
4 front of that component.

5 And then last, we'll go over to the other  
6 corner. This is on the mauka/Diamond Head corner of  
7 the property at Kamani Street shown here, and  
8 Pohukaina. Today it's that industrial space with a  
9 service parking lot. In the future, this will become  
10 the public park. So it might be the biggest  
11 transformation kind of from current to future, where  
12 we're literally peeling back 30,000 square feet of  
13 asphalt and concrete to create that green space  
14 shaded by monkey pod trees.

15 And as you'll notice in here, one key  
16 point was this idea of having residences looking down  
17 on the park, providing visibility and activation of  
18 the park space, which will have a playground as one  
19 of its key components to help welcome family not just  
20 from Ulana, but also from the area to enjoy.

21 You know, at the end of the day, Ulana,  
22 the 697 homes that are in it, are really based on the  
23 feedback that we've received from the HCDA as well as  
24 elected officials and stakeholders. And that  
25 feedback has been, you know, we need more workforce

1 housing and we need it sooner.

2 Today, to give you a frame of reference,  
3 the projects in Ward Village that are completed and  
4 under construction require that we provide 108  
5 reserved homes to meet the demand or the requirements  
6 of what we've already been approved for. Instead, we  
7 found an ideal site and created an opportunity to  
8 construct almost 700 new homes for qualified local  
9 residents.

10 So it's a big opportunity. We take a lot  
11 of pride in having this opportunity to provide over  
12 six times as many homes today as is required, and  
13 really to front-load those at a time when there's  
14 such a critical need for housing, and to do it in the  
15 urban core in an extremely livable and beautiful  
16 environment for those residents.

17 At the same time, we've talked about it a  
18 few times, but you know, it's a huge opportunity to  
19 replace a parking lot with a public park and a  
20 playground for Honolulu to enjoy.

21 And you know, last but not least, the  
22 economic impacts, I know they're noted in the  
23 package, but you know, this is a big opportunity for  
24 stimulus coming out of the COVID pandemic, and the  
25 effects it's had on our economy. We're talking about



1 over 500 construction jobs in this building alone at  
2 its peak; a capital investment of over \$400 million  
3 to construct all the elements.

4 And the timing of that is also looking to  
5 come online as we complete construction on other  
6 projects that I mentioned, like A'ali'i and Ko'ula.  
7 Construction is intended to begin on Ulana around  
8 late 2022, which would bring the homes online just a  
9 few years after that and well in advance of the  
10 delivery of the remaining projects at Ward Village.

11 And then the last thing I'll note -- you  
12 know, thank you again for the time on this -- is you  
13 know, as part of the reserved housing program and  
14 delivery of these, we've experienced with HCDA a  
15 profound opportunity to generate ongoing revenue for  
16 HCDA in the form of shared equity that comes from the  
17 sales of these homes that the HCDA is proactively  
18 using to help develop additional reserved and  
19 affordable housing in Kaka'ako.

20 As a kind of estimate, this project alone  
21 may generate over \$50 million to the HCDA in the form  
22 of shared equity as those homes are priced in working  
23 with HCDA to price those and bring them to market.  
24 And that's in addition to over \$30 million of shared  
25 equity from Ke Kilohana and over 20 million that will

1       come from the A'ali'i project's reserved housing.

2               So while it's an opportunity to bring a  
3       large amount of reserved housing to Kaka'ako, it's  
4       just as important to note that it also sets up that  
5       ongoing cash flow stream to support HCDA's other  
6       efforts to bring affordable housing into the region.

7               So thank you for that. I'll defer to  
8       counsel and Chair on next steps with moving into a  
9       presentation of The Park Ward Village.

10              MR. KANG: Thank you very much,  
11       Mr. Randle.

12              And for the record, Mr. Chairman,  
13       Mr. Randle was showing and referring to Exhibit U-35.

14              Q       (By Mr. Kang) Mr. Randle, let's move on  
15       then to The Park at Ward Village. And my  
16       understanding is that for the record, you'll be  
17       referring to Exhibit P-31. If you can please  
18       describe The Park at Ward Village.

19              A       Sure. And please bear with me a moment  
20       as I switch screens to make this work. Okay. I'm  
21       hoping that works now.

22              Great. Well, thank you again. So to  
23       move forward and appreciate the consolidation of the  
24       two projects, I'll note that from a timing  
25       standpoint, Ulana project, as the reserved housing

1 component, is the leading project. There is a  
2 requirement that we have as part of the Victoria  
3 Place approvals, that we move forward with the Ulana  
4 Ward Village project to provide reserved housing to  
5 get that project under construction, prior to  
6 approvals to start construction.

7 The Park Ward Village, as I mentioned  
8 before, represents the ninth residential project to  
9 be developed under the Ward Master Plan. What's very  
10 notable about it, and we'll go through, is it also  
11 represents a significant completion of the major  
12 public elements of the Ward Village Master Plan  
13 overall. It not only brings homes and commercial use  
14 and off-street district parking, but as this image  
15 shows that's in your application package, it also  
16 completes a lot of the key infrastructure elements  
17 and transportation connectivity through the area.

18 On the mauka side of the project, it will  
19 bring the Halekauwila Street connection, which will  
20 connect through from its current terminus in front of  
21 A'ali'i, all the way through to Ward Avenue.

22 On the makai side of the project, this  
23 will also effectuate the realignment of Auahi Street.  
24 If you look at this image here as it's shown today,  
25 where it crosses Ward Avenue and dead ends just past

1 Kamani, when we build out The Park Ward Village, we  
2 will trigger the realignment of Auahi Street, the  
3 shift of its intersection at Ward Avenue and its  
4 connection to Pohukaina.

5 And this is a key element that was  
6 envisioned not only under the Mauka Area Plan and the  
7 master plan, but it's been in coordination with the  
8 city agencies as we've reviewed not just the  
9 alignment, but also the width and the elements that  
10 are contained within the street sections that it  
11 serves, both vehicles, pedestrians and bicyclists.

12 Another key element that we'll talk about  
13 in this project is by virtue of its efficient  
14 footprint we're able to increase the size of the  
15 Victoria Ward Park on the mauka side, so much so that  
16 we will actually be going back and refinishing the  
17 landscaping through the entire park. Because the  
18 increase is over 65 percent of additional area that  
19 will be added to the park.

20 Like Ulana, I think it's easiest to start  
21 with the site itself to talk about the how the land  
22 has been planned, and then we'll move up through the  
23 project like a layer cake, starting on the ground  
24 level.

25 The project's name, The Park Ward

1 Village, is because we've effectively found a way to  
2 wrap the project with landscaping, to make it feel  
3 like a park surrounds the project site. When we  
4 started, we had -- after taking away land for the  
5 realignment of Auahi Street and the extension of  
6 Halekauwila, we were left with about four acres of  
7 land in addition to the current park.

8 As we worked through the planning for the  
9 podium, the tower elements and all the components of  
10 the district parking and so forth, we were able to  
11 squeeze down to a 72,000 square foot, approximately,  
12 footprint site. So if you start with four acres,  
13 which is about 160,000 square feet, we're left with  
14 about 72,000 square feet of footprint. Effectively  
15 less than half of the site is taken up by the  
16 footprint, leaving the majority of the site to become  
17 this expanded park space, a much wider Auahi Street  
18 promenade than, you know, initially intended, a much  
19 more gracious space for pedestrians, and as I  
20 mentioned, the ability to actually plant shade trees  
21 and canopy trees around most of the project area.

22 Starting on the ground floor, the  
23 efficiency is easy to see through its shared uses.  
24 In blue is the residential use. In this case the  
25 lobby area, it's tucked back and away from the

1 street. And what you predominantly see shown in kind  
2 of a salmon color surrounding the project, is a  
3 commercial component. This project site is highly  
4 visible. It's surrounded by key streets on three  
5 sides. And it's going to be surrounded by the active  
6 use of Victoria Ward Park on the mauka side. So to  
7 complement that and to complement the neighborhood,  
8 this has become the keystone commercial element,  
9 really, on all four sides.

10 So we have created these four quadrants  
11 that surround the project of commercial space, that  
12 are sized and the depths designed to be very flexible  
13 for a variety of users long term, whether it's a  
14 large commercial tenant to take a larger space or if  
15 they're to be divided up in order to support a series  
16 of smaller tenants.

17 One thing I'll note in here is that  
18 there's a diagonal line that shows a hatching area to  
19 allow for future flexibility, in the event that some  
20 of these commercial tenants need to build out  
21 mezzanine space to support storage or other uses  
22 within the space.

23 And a big element of this project, as  
24 we've learned most recently due to the COVID impact,  
25 is the need for protected outdoor space so that

1 businesses can function outdoors. So if you'll see  
2 very slightly on this image -- and in your packet,  
3 it's probably a little clearer -- is a dash line that  
4 indicates the covered area outside of that ground  
5 floor commercial space on all four sides of the  
6 building, to allow weather protection and  
7 functionality, especially for food and beverage  
8 retail tenants that need the ability to function  
9 outdoors, as we've seen during COVID.

10 Similar to Ulana, the package includes a  
11 detailed map of the circulation plan for a variety of  
12 the mix of users that will be visiting this building.  
13 Because it's -- it's adjacent to the public park, a  
14 big focus of ours has been on how the building can be  
15 porous and accessible by the public who will be  
16 coming here to shop, to dine, to park, to take  
17 advantage of the play areas next door in the park  
18 space.

19 Residents at the building will  
20 predominantly access from the Auahi Street side, both  
21 by vehicle, by bike and also on foot. Members of the  
22 public and customers will access predominantly from  
23 the Halekauwila Street side if they're coming by  
24 vehicle or, as I mentioned, from any of the four  
25 sides if they're walking or biking.

1           And as we move up on the second floor,  
2 I'll just note -- and again, this is in your  
3 package -- we have approximately 128 district parking  
4 stalls on this entire level that have been designed  
5 to serve the public as they come into Ward Village,  
6 so they have easy access to the park and the  
7 commercial spaces on the ground floor.

8           One really key thing we did as we laid  
9 this out is, because of the size of the parking deck,  
10 we actually added elevators for the public on both  
11 sides. So there's an elevator here and here. So if  
12 someone's coming with their family just to play in  
13 the park, they can drop down to the park on this  
14 side. If they're coming to see a tenant on Ward  
15 Avenue, they can drop down on this side. Just making  
16 it very convenient for members of the public that are  
17 coming in to visit the project.

18           Homes start on level 2 and are  
19 predominantly located along the park facing side  
20 heading up from there.

21           Starting on level 3 is residential  
22 parking, including guest parking, to ensure that we  
23 have spaces available for guests that are visiting  
24 families living in the building. And we've also  
25 added a protected dog run on the third floor that's



1 on the leeward side of the platform. We've seen, as  
2 I'm sure you have as well, a large number of pet  
3 owners who are moving into the urban core, and we  
4 want to make sure we have allowances for those  
5 late-night journeys to take the dogs out.

6 The building continues up similarly, up  
7 to the eighth floor, where it transitions to a roof  
8 deck on top of the podium structure. And that allows  
9 for outdoor recreation space for the residents along  
10 with indoor recreation space. That includes the  
11 fitness centers, communal areas and also outdoor  
12 exercise and recreation spaces on the deck itself.

13 And similar to Ulana, there's a series of  
14 architectural elevations to help visualize all four  
15 sides of the building. Also like Ulana, the building  
16 is oriented in the mauka-makai direction, so that the  
17 skinny side of the building is facing both the  
18 mountains and ocean and helping to provide wider view  
19 corridors from the mountain to sea.

20 In this case, on the image on the upper  
21 left, this is the elevation looking mauka from Auahi  
22 Street. Ward Avenue is on the left. The park is on  
23 the right. And a key thing to note is this blue line  
24 here is actually the required setback of the view  
25 corridor along Ward Avenue, which is 75 feet. We're

1 actually able to -- in the design of the building, to  
2 shift it over and achieve a setback of about 180  
3 feet, more than double what's required. And this  
4 image is -- actually all of them, also helps to  
5 articulate that ability to create a canopy tree space  
6 on all four sides of the building.

7 On Auahi Street -- this image here on the  
8 right-hand side here is Auahi Street. We're looking  
9 at the building, looking towards Diamond Head.  
10 Another thing to note is the setbacks we've been able  
11 to achieve to create that Auahi promenade. We're  
12 averaging over 38 feet of setback, much greater than  
13 the required 15, in order to create that wide  
14 pedestrian experience.

15 So last I want to walk you through, you  
16 know, ground level, which is where most people will  
17 interact with this building in Ward Village, and some  
18 before and after images to help visualize how it's  
19 going to transform when it's constructed.

20 We'll start with the image the architects  
21 have created. This is looking in the makai direction  
22 on the back side of the old Sports Authority  
23 building. On the left here is a construction  
24 barricade, and just beyond it are the trees within  
25 Victoria Ward Park as it stands today. And if you

1 could -- if you were a few feet taller, you'd see  
2 Kewalo Harbor in the distance.

3           And what this image helps to articulate  
4 well, I think, is that transformation. This is an  
5 area where the park will get wider. The pedestrian  
6 experience will be complemented not only by shade  
7 trees from the park, but this shaded structure that  
8 we're adding on all four sides, over the commercial  
9 space around the building, to make it be a truly  
10 walkable 360-degree block.

11           The retail here is also designed to  
12 complement the matching retail across on the other  
13 side of the park at Ko'ula that's now under  
14 construction, and is intended to open in late 2022.

15           One other thing we added, and you'll see  
16 it in the plans as you go through it as well, is  
17 we've added public restrooms for members of the  
18 public that are coming here primarily to use the park  
19 and visit the commercial spaces. Just off this image  
20 on the right-hand side will be a series of public  
21 restrooms that are along the pathway from the parking  
22 structure down to the park and back, to make it very  
23 convenient.

24           This is an image looking in the Ewa  
25 direction, from the back of the current Victoria Ward

1 Park. You can see Ke Kilohana in the distance here,  
2 in the back side of the former Sports Authority. On  
3 Halekauwila Street today, it's just on the makai side  
4 of Ke Kilohana, that runs along that path. So in  
5 order for us to connect through and build this  
6 project, we will need to connect the road through the  
7 existing building as shown here, and make that  
8 connecting point work. As I mentioned, the  
9 residential homes will begin on the second level.  
10 You can see that covered walkway space that will  
11 surround the ground floor commercial within The Park  
12 Ward Village.

13 One other element that's unique here, and  
14 we appreciate working with the city on this, is we've  
15 added vehicular drop-off zones on both the mauka side  
16 of the park and on the makai side. So on Auahi  
17 Street and Halekauwila, we've added these little  
18 bump-outs that will allow for people that are riding  
19 in the park for the retail, either by taxi or car  
20 share or a friend dropping them off, just so it's  
21 really convenient to get in and out of cars, whether  
22 they're riding, on foot, or in the case of car share.

23 And then last I'll show you an image here  
24 that articulates that transition from the current  
25 Auahi Street experience to the future. So today I

1 actually took this image myself, walking on Auahi  
2 Street. You know, it's that same feeling I showed  
3 you before at Ulana, where you have a sidewalk  
4 adjacent to the street, you know, no barriers, not  
5 much shade, overhead power lines. And so a great  
6 opportunity to make it much, much better.

7 As we deal with the increase in the flood  
8 heights, we'll be raising the grade of this building  
9 as well and also bringing the sidewalks up away from  
10 the street, to help bring pedestrians and footfall in  
11 front of those commercial spaces. A lot of  
12 opportunity here because of setbacks, to provide  
13 those large tree canopies and a very similar  
14 experience to what you see today that we built down  
15 in front of the South Shore Market on the Diamond  
16 Head end of Auahi Street.

17 These two images also help to articulate  
18 the look and feel of the building both from afar and  
19 up close. The Park Ward Village project is  
20 specifically designed to meet the demand that we've  
21 seen for market rate homes, and as evidenced most  
22 recently by the release of our sales levels at Ko'ula  
23 and A'ali'i, where we're 77 percent sold at Ko'ula  
24 and over 85 percent sold already at A'ali'i, on both  
25 projects, which aren't even yet completed, and still

1 have months if not a few more quarters to go before  
2 they're completed and moved into. And they present a  
3 huge economic impact, positive economic impact in the  
4 community, during this COVID time.

5 In The Park Ward Village, we anticipate  
6 it to develop and generate almost 800 jobs, about  
7 789, and over \$600 million of economic output. In  
8 addition, as I think we've talked about, a lot of  
9 public infrastructures is going to come from this  
10 project, with new streets and new park spaces that  
11 create an outdoor experience that really is unlike  
12 what's there today.

13 A big part of this project is really  
14 about completing the master plan and completing those  
15 key elements, as we've had to do it piecemeal in  
16 order to deal with leases and other constraints that  
17 we've had to work through to build out and effectuate  
18 Ward Village and to fulfill HCDA's vision for  
19 Kaka'ako's vision.

20 These really demonstrate our efforts,  
21 being now the eighth and ninth project in 11 years to  
22 bring forth that master plan, and complete it, as  
23 indicated by the original approval within its  
24 timeline. We're seeing the neighborhood come to  
25 life, and we see these as key elements to build upon

1 that momentum and really activate Ward Village and  
2 Kaka'ako.

3 So thank you so much for the opportunity  
4 to walk through these. I'll turn it back to Brian at  
5 this time.

6 MR. KANG: Thank you very much,  
7 Mr. Randle.

8 Again, for the record, Mr. Chairman,  
9 Mr. Randle was referring to Exhibit P-31. At this  
10 time, Mr. Chairman, we have no further questions for  
11 Mr. Randle, and he is available for any questions  
12 from the board.

13 CHAIR WHALEN: Questions?

14 MEMBER HASHA: Hey Race, I have a  
15 question for you.

16 (Reporter clarification.)

17 CHAIR WHALEN: This is Phillip Hasha.

18 CROSS-EXAMINATION

19 BY MEMBER HASHA:

20 Q My understanding is the rail line is  
21 coming along Halekauwila, and it's going to be coming  
22 right next to this project. How are you guys  
23 factoring in the rail and how that's going to impact  
24 this project?

25 A Yeah, good question. Easiest for me, if

1 I'm permitted to, I can show one of the slides on the  
2 screen earlier. Is that possible?

3 CHAIR WHALEN: Yes, certainly. It helps  
4 explain.

5 THE WITNESS: Yeah. Let me -- let me  
6 give that a shot. Okay. So -- and I'll try to  
7 annotate it a bit here. So this -- this is the  
8 master plan area, showing full build-out of Ward  
9 Village. And the rail alignment and guideway and  
10 station actually do come down Halekauwila Street, as  
11 we understand it, and then it transitions up Queen  
12 Street along this alignment, if you can follow my  
13 cursor.

14 MR. KANG: I'm sorry to interrupt,  
15 Mr. Randle. Just for the record, you are referring  
16 to Exhibit P-31. Thanks very much.

17 THE WITNESS: Thanks. This is, yeah,  
18 page 15 of the plan development application. And I  
19 can't see my own mouse. Bear with me for a moment.

20 Okay. So the project, The Park Ward  
21 Village, effectively is on the makai side of this  
22 Halekauwila Street alignment that we'll build out.  
23 The rail guideway and the rail station, the future  
24 eventual rail station, will be built on the mauka  
25 side of another project that we've yet to design and



1 permit. So effectively, you know, the rail is mauka  
2 of what we're doing with this project, and it does  
3 not abut it on its property.

4 MEMBER HASHA: Thank you.

5 CROSS-EXAMINATION

6 BY CHAIR WHALEN:

7 Q I have some questions related to the 2005  
8 rules that are part of the vested master plan.  
9 Specifically, starting with the reserved housing or  
10 affordable housing rules, section 15-22-115 requires  
11 a mixing of reserved housing units and market rate  
12 units in the same building. It does say that the  
13 Authority -- if the Authority so determines, it may  
14 use -- may allow certain alternatives.

15 And you might require -- you might recall  
16 when we were reviewing the A'ali'i project, it  
17 initially started as an entirely market rate  
18 building, and as part of the board's decision, we  
19 required 50 units to be included in the A'ali'i  
20 building.

21 And I hear you saying that the sales have  
22 gone very well in A'ali'i, and it doesn't seem like  
23 there's any sort of market reason necessarily to  
24 preclude reserved housing units in a building that is  
25 primarily market rate, and in some cases I would even

1 call luxury housing. Victoria Place, I think the  
2 board, at least in my view on the board, was not  
3 required to include -- physically include reserved  
4 housing units, because it was a reconfiguration of  
5 previous projects that had been approved by the  
6 board, and the units -- reserved housing units were  
7 designated for Ke Kilohana project.

8 So it's really good to see Ulana being  
9 proposed for reserved housing, but I'm wondering if  
10 you have considered including reserved housing units  
11 in The Park project, Ward Village?

12 A Yeah. I mean, it's a great question.  
13 The approvals for the master plan of Ward Village,  
14 and specifically the development agreement that  
15 followed it, outlined a number of options that  
16 Victoria Ward, Limited has to meet the reserved  
17 housing requirements under the 2005 Mauka Area Rules.  
18 And in addition to the ability to build it onsite  
19 within the community, it also lays out options for  
20 the developer to build those homes off-site. It also  
21 lays out an option to satisfy that via in lieu fees  
22 or the contribution of fees.

23 You know, as we looked at those options  
24 and what ultimately we think is best for the  
25 community, we've come up with this great opportunity

1 at Ulana to front load and build onsite and construct  
2 in a low interest rate environment what's likely to  
3 be all of the reserved housing that's required under  
4 the Ward Master Plan.

5 And what's also unique in the master plan  
6 too is we made that additional commitment to provide  
7 homes at and below 100 percent of the area median  
8 income, in addition to the HCDA requirement that  
9 they're priced under 140. And so that's the key  
10 component of Ulana, where we'll see at least 10  
11 percent of those homes not only below 140 percent of  
12 the area median income, but at or below 100 percent.

13 I note today we have experts on our  
14 expert witness list that will talk through kind of  
15 the variables at play with understanding the benefits  
16 of designing homes that have the amenities and the  
17 infrastructure to support workforce housing and  
18 potentially to support a longer-term price of those  
19 homes remaining a workforce level.

20 And they're including Ann Bouslog who's  
21 looked at this and really trying to understand the  
22 long-term likelihood of homes remaining affordable  
23 and the difference at which that happens when homes  
24 are in buildings that may have more market rate or  
25 luxury amenity spaces or maintenance fees, versus in

1 buildings where they have amenities and services that  
2 are more aligned to a lower income level that is  
3 needed in order to afford those long term.

4 MEMBER FANG: May I interject with a  
5 question, if that's okay?

6 CHAIR WHALEN: Yes, certainly.

7 CROSS-EXAMINATION

8 BY MEMBER FANG:

9 Q Approximately what's the ballpark that  
10 you're estimating the monthly maintenance fees would  
11 be? I know it's different depending on the size of  
12 the unit or whatever, but can you just give us a real  
13 ballpark range?

14 A Yeah. I mean, the bottom line is the  
15 maintenance fees have yet to be -- budgets for these  
16 buildings that generate the maintenance fees will be  
17 created by an expert, a property management group.  
18 So -- and we haven't yet gotten to the stage where  
19 they can do the takeoffs. Those are typically done  
20 by a later set of architectural drawings and the  
21 condominium maps that are done effectively, you know,  
22 a few months from now in the process, as we get  
23 closer to sales. That estimate is done --

24 In the past, we've worked predominantly  
25 with Hawaiiana Management Group, that's done those

1 estimates for each project, and they certify the  
2 budget. For the A'ali'i example, is -- you know,  
3 we're targeting there an estimate of maintenance fees  
4 of approximately one dollar per square foot for  
5 maintenance fees for that building. And you know,  
6 that's comparable to other buildings. It's higher in  
7 some and lower than others.

8 And I know our experts, including Ann,  
9 have looked in that in depth as it relates to  
10 reserved housing and workforce housing in the  
11 buildings and the amenities that come from those and  
12 more -- and buildings that have additional amenities,  
13 which often have a much higher staffing rate and  
14 maintenance fees that may be well over a dollar per  
15 square foot.

16 MEMBER FANG: Thank you.

17 MEMBER SAKODA: Chair, it's Kevin Sakoda.

18 CHAIR WHALEN: Yes.

19 MEMBER SAKODA: I have a couple of  
20 questions for you in regard to maintenance fees.

21 (Reporter clarification.)

22 CROSS-EXAMINATION

23 BY MEMBER SAKODA:

24 Q So with regards to the buildings, the new  
25 buildings that are coming up, one of the issues that,

1 you know, we're faced with at Anaha is sort of the  
2 mix of residential and commercial spaces and the  
3 payment of the maintenance fees associated with that.  
4 When I look at Ulana, I get a little nervous for the  
5 affordable housing folks when I see light industrial  
6 space and commercial space mixed together.

7 So are you doing anything -- are you  
8 planning anything different in terms of separating  
9 the cost of maintaining those spaces? Because it  
10 seems like the residents will ultimately bear a  
11 heavier weight of those shared common spaces  
12 expenses, you know, down the path. So are you  
13 looking at those things any differently or trying to  
14 separate them or delineate those spaces separately,  
15 so the costs are sort of commensurate with the  
16 ownership?

17 A Yeah, we are. Great question.  
18 Obviously, technology has been a big help in helping  
19 to bifurcate the operating costs of mixed-use  
20 buildings. As most of our completed buildings are  
21 looking at, you know, some metering, it's one key  
22 thing that we're planning for up-front in all of our  
23 projects, so that, you know, say, for instance, on a  
24 given level where there's different users, they're  
25 clearly metered so that the industrial use and the

1 lights that support it and the utilities that support  
2 it are on one set of meters, and the areas that are  
3 shared are on a different set of meters, so that can  
4 be shared.

5 I think just for Ulana specifically and  
6 the parking platform, that supports all those  
7 different uses. It's one key reason that, you know,  
8 we kind of separate where the residential parking  
9 occurs where that can be easily, you know,  
10 attributed -- the costs attributed to just the  
11 residential component. You know, the dedicated  
12 parking areas of that building, the elevators that  
13 serve them, the lighting and controls for those  
14 levels, will be billed to the residential component  
15 of the project.

16 And on the lower levels, where you have  
17 the industrial components, commercial, and the  
18 parking that they share, we have the ability to  
19 separately meter those spaces so that the costs  
20 attributed to those spaces can be billed towards  
21 those user groups.

22 The one unique thing at Ulana that we've  
23 done -- and this is based on lessons learned from  
24 other projects in Kaka'ako -- is also with trash  
25 service. I mean, it's an intricate one, but as you

1 know, it's where, you know, mixed-use buildings, you  
2 know, all the trash goes to one area, and it's picked  
3 up, and that's where there's often conflicts.

4 We actually design an area where the  
5 trash trucks can drive through the site on Ulana  
6 between the parking structure and the tower. And our  
7 hope is that they will effectively be able to utilize  
8 the larger trucks to unload the trash, without having  
9 to be moving them in and around the site and out to  
10 the area streets for pickup by those vehicles.

11 MEMBER SAKODA: Great. Thank you, Race.

12 CHAIR WHALEN: Members, any other  
13 questions of Race Randle?

14 MR. NEUPANE: I have a question. I have  
15 a few questions.

16 CHAIR WHALEN: Yes, Deepak. Go ahead.

17 MR. NEUPANE: Thank you, Chair.

18 CROSS-EXAMINATION

19 BY MR. NEUPANE:

20 Q Mr. Randle, could you give a little bit  
21 more insight into the reserved housing project, the  
22 Ulana project? Have you given some thought to, say,  
23 the average AMI that we are targeting? If I heard  
24 you correctly, you said that, you know, 10 percent of  
25 the units will be priced at 100 percent or below; is



1       that correct?

2               A       That's correct.  And that's -- I think  
3       that's continuing with the commitment that was made  
4       years ago in the master plan, that 10 percent of all  
5       the reserved housing that we do onsite would be  
6       priced for incomes below -- at or below 100 percent  
7       AMI, which we've done already to date at Ke Kilohana  
8       and with A'ali'i.

9               We still have to work through the pricing  
10       of the homes, and as I think as recently reflected in  
11       the press as well, ultimately the prices of the  
12       reserved homes will be at prices well below the  
13       market price of the same home, and that's because  
14       these homes come with significant constraints on  
15       resale, right?

16              Buyers buying these, you know, have  
17       owner-occupant requirements, and they need to own  
18       them between two to five years, right, under the HCDA  
19       rules.  Plus, there's the shared equity requirement.  
20       Those constraints -- in order for us to feel  
21       confident in the ability to sell the homes and to  
22       attract buyers with those constraints, we work with  
23       our sales teams to price those homes well below  
24       market prices.  And then, as often works out, you  
25       calculate the AMI levels as we work with you, on what

1 those prices really mean.

2 At Ke Kilohana, if my memory serves me,  
3 the average price was in the 120 percent range or 125  
4 percent. And going through that same methodology  
5 based on the formula that HCDA uses -- I can't recall  
6 A'ali'i's off the top of my head, but I recall it was  
7 also much lower than 140 percent -- when you go  
8 through that analysis of making sure that the homes  
9 that have those reserved restrictions are priced at a  
10 significant discount to the market price to attract  
11 those first-time buyers.

12 Q Thank you. And just following up on  
13 Member Fang's question on the maintenance fee and  
14 all, you said that you will be doing a reserved study  
15 by Hawaiiana Management or some professional entity,  
16 right? Would it be fair to ask that you share that  
17 study with HCDA?

18 A I don't see any reason not to. I mean,  
19 it's a public document that we do in preparation of  
20 the condominium documents for the certified budget.  
21 For Ulana, we will be working with, I believe, an  
22 associate for that project, and I see no reason not  
23 to share that. Again, these are experts that are  
24 managing dozens of buildings and bringing that  
25 information in, looking at the specific layouts and

1 the staffing needs of these buildings, in order to  
2 come up with the budget.

3 And as I mentioned, I think, previously  
4 with Director Sakoda's question, we're also looking  
5 at opportunities for some metering, you know, to  
6 ensure that owners are really paying for the  
7 utilities that they need and they use, and to help  
8 with overall efficiency in the building and  
9 consumption of less, you know, electricity and water  
10 usage.

11 Q I have one more question of Ulana, just  
12 one. Looking at the parking garage from the  
13 elevations in the application and your presentation,  
14 I couldn't quite tell whether the parking garage was  
15 screened from outside. Do you have plans to screen  
16 the parking garage, or is it going to be basically  
17 open?

18 A Yeah. So Ulana garage is unique for us,  
19 because the Ewa side of the garage faces Kamehameha  
20 Schools property, and as a requirement under the  
21 rules, it must be completely, you know, enclosed on  
22 the side that faces that property. So it's -- it's  
23 basically concrete CMU block to finish that face.

24 Q Is that because of the fire code?

25 A I would defer that question to the

1 architects. I believe it has something to do with  
2 that; that there cannot be any openings of structures  
3 that are along the property line.

4 Similarly, on the side of the building,  
5 the parking structure that faces the residential  
6 tower, there are obvious acoustical and light  
7 protrusion concerns about headlights and the sound of  
8 cars coming from the parking garage to the tower. So  
9 along that side, you know, of the structure,  
10 similarly, we're looking to enclose it.

11 What that leaves us with is a design  
12 challenge, because we want to ensure that the main  
13 parts of the garage remain low and we are allowed to  
14 use fresh air to go through the garage. And so on  
15 both the mauka and the makai side of the garage,  
16 we're leaving them as open as possible, to allow that  
17 flow of area through those sides, so that we don't  
18 need to trigger the need for mechanical ventilation  
19 or the fans that you often see in some of the garages  
20 that are fully enclosed.

21 MR. NEUPANE: Chair, if I may, one last  
22 question to --

23 CHAIR WHALEN: Certainly.

24 MR. NEUPANE: -- Mr. Randle on Ulana.

25 Q (By Mr. Neupane) I notice that the

1 parking garage, you know, because it's independent of  
2 the tower, looking at the plan, looks like everyone  
3 in the building will have to take the elevator in the  
4 parking garage and come down to the ground floor, and  
5 then from there, transition over to the tower. And  
6 given that there are close to 700 units, I would like  
7 to make a suggestion that, you know, the project  
8 create connections at more than just one level, so  
9 that people are not just stuck, so to speak, in  
10 traffic, you know, off the elevator and just waiting  
11 for them to get down and go over and then, you know,  
12 people are carrying groceries and things like that.

13 So I would like to make a suggestion that  
14 you really think about creating a few more  
15 connections between the residential tower and the  
16 parking, understanding that even the floor level of  
17 the parking and the residences are going to be at  
18 different levels, so you may not be able to create a  
19 link at every single floor. But maybe there should  
20 be more than just one entry from the parking to the  
21 tower.

22 So thank you, Chair. That was my last  
23 thought.

24 CHAIR WHALEN: Actually, now that you  
25 brought up parking, Deepak, I have one more question.

## 1 CROSS-EXAMINATION

2 BY CHAIR WHALEN:

3 Q As you're aware, there were controversies  
4 over parking at Ke Kilohana, because while the rules  
5 allow 50 percent of the parking spaces to be compact  
6 stalls, the people buying the units are not  
7 necessarily aware of, you know, what the parking  
8 stall dimension is going to be, and the bit of  
9 compact space that doesn't meet the needs of whatever  
10 vehicle they own.

11 So has there consideration been given to  
12 matching parking -- a standard size parking stall  
13 with each unit -- with each reserved housing unit;  
14 say, they have at least one standard stall? And  
15 that's actually all the rules require, is one  
16 standard stall per unit or one parking space per  
17 unit. So it seems like that might be possible to do.  
18 Because the complaints came to HCDA staff, probably.  
19 They even showed a video about the difficulty of  
20 accessing the vehicle with the very constrained size  
21 of the compact parking stall, given columns and other  
22 incursions into the parking stall.

23 A Yeah. I mean, I'll say on that one, you  
24 know, if any of you have lived in a building that's  
25 been built with a tower around a podium, whenever you

1 have the structural supports of the tower coming  
2 through the parking structure, you have much larger  
3 columns coming through a parking structure than are  
4 otherwise required that simply hold up the parking  
5 structure.

6 Ulana is a great example of where when  
7 we're able to bifurcate the tower structure from the  
8 parking structure, we're able to have much smaller  
9 structural elements in the parking garage that permit  
10 for, you know, ultimately less structural  
11 obstructions coming into the parking spaces.

12 We can't do that on every site, because  
13 of the intricacies of how the site is laid out. But  
14 at Ulana, we are able to do that, and as you go  
15 through the plans, you'll see the parking stall  
16 dimensions are noted kind of on every level of the  
17 parking garage. And for Ulana in particular, we have  
18 a unique ability to design stalls that have very few  
19 structural elements interfacing with, them, except  
20 for in the front of the stall where the car pulls  
21 into, which is more typical as you would see in other  
22 structures around town that are built separate from  
23 the tower elements.

24 So yes, there is a much greater  
25 opportunity for us to have stalls that not only are

1 more standard size, but have less structural  
2 interface happening within the stalls themselves or  
3 within the aisles.

4 CHAIR WHALEN: Board members, are there  
5 any more questions for Race Randle?

6 MEMBER OKAMURA: John.

7 CHAIR WHALEN: Yes.

8 MEMBER OKAMURA: Jason.

9 CHAIR WHALEN: Oh, Jason, hi, yeah.

10 CROSS-EXAMINATION

11 BY MEMBER OKAMURA:

12 Q Just to kind of continue on with what  
13 John brought up and what you said, Race, and living  
14 in a condo, I agree with you that parking structure  
15 and parking spaces is -- it can be pretty  
16 interesting, especially when you have smaller stalls  
17 like that. But I just wanted to ask, when you sell  
18 these units, especially on the first-time sales like  
19 you folks, a developer, do the -- this might be  
20 really minor, but do the buyers understand the  
21 spaces -- the parking spaces they're acquiring? Do  
22 they sign off on it? Or do they --

23 Because that's -- you know, surprisingly,  
24 even resales, like even where I live, sometimes  
25 people don't even look at the parking stalls when



1 they buy a unit. So I mean -- as crazy as that  
2 sounds, because it's existing too. So you can see  
3 exactly what you're buying, but some people  
4 actually -- they're not actually even going down  
5 there and taking a look at what they're buying. And  
6 then later on, you know, once they get the unit and  
7 then they see what they got, you know, then they  
8 grumble that the space in that stall --

9 I was just kind of curious if that was  
10 brought up. Do the buyers understand what they're  
11 buying, especially when it comes to spaces?

12 A You know, I can't speak for every buyer.  
13 But you know, our process is pretty robust, in which  
14 buyers often will pick their home based on the stalls  
15 that come with it, that are pertinent to it. So  
16 there is a lot of that where buyers are looking at,  
17 if they have an option between multiple homes that  
18 they have afford, at picking one that has the right  
19 parking that supports their lifestyle.

20 When they look at the condo map as an  
21 example and they sit down with one of our sales  
22 executives, right, they're clearly shown kind of the  
23 unit that they're looking at, you know, the floor its  
24 on, how far it is to the elevator, the trash room,  
25 and they make those decisions. And then also they

1 have the ability to look at the parking stall plans,  
2 see the stalls in the condo map view, and understand  
3 kind of what -- the same thing. How far it is to the  
4 elevator, whether it's on the ramp or a flat surface,  
5 if there's any structural elements within that area;  
6 as much information we can provide in the condo maps  
7 when the condo goes to market.

8 I think what you both pointed out and  
9 something we'll definitely take into account to make  
10 sure that continues to be part of our process as we  
11 walk buyers through, especially first-time home  
12 buyers, so it clearly articulated, kind of what they  
13 should expect. But that is yes, part of that  
14 process, when we walk them through the condo map that  
15 shows them what they're buying and where the parking  
16 is that's pertinent to that home.

17 CHAIR WHALEN: Any other questions for  
18 Race Randle?

19 Okay. Brian, I guess you can move to  
20 your next witness.

21 MEMBER KANG: Thank you, Mr. Chairman.

22 MR. NEUPANE: Chair, sorry for  
23 interrupting, but maybe the court reporter needs a  
24 break.

25 Laura, you need a break?

1 THE REPORTER: Just a five-minute break  
2 would be great.

3 MR. NEUPANE: Okay.

4 CHAIR WHALEN: Great. Probably for all  
5 of us. Thank you.

6 (A recess was taken from 12:40 p.m.  
7 until 12:48 p.m.)

8 CHAIR WHALEN: Okay. We're back on. I  
9 think -- I don't know if all the board members have  
10 rejoined, but it looks like they're checking in for  
11 the most part. Thank you.

12 MR. NEUPANE: Chair, it looks like we  
13 still have a quorum.

14 CHAIR WHALEN: We still have a quorum.  
15 Okay. Brian, you can bring on your next  
16 witness.

17 MR. KANG: Thank you, Mr. Chairman.  
18 Victoria Ward's next witness is Kimi Yuen.

19 THE WITNESS: Aloha Kakou.

20 CHAIR WHALEN: Aloha. Kimi, would you  
21 please raise your right hand and affirm that you  
22 will -- your testimony will be telling the truth?

23 THE WITNESS: Yes, I do, Chair.

24 CHAIR WHALEN: Thank you.

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KIMI YUEN,

having been called as a witness  
by the Applicant, affirmed to tell the truth  
and was examined as follows:

DIRECT EXAMINATION

BY MR. KANG:

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

A Aloha. My name is Kimi Yuen. I'm a  
principal and planner with PBR Hawaii.

Q And Ms. Yuen, what was PBR's role with  
respect to both Ulana Ward Village and The Park Ward  
Village?

A PBR Hawaii was retained by Victoria Ward  
to prepare and process the plan development permits  
for both Ulana and The Park.

Q We're going to go through just some  
highlights, and just to summarize your written  
testimony, can you please describe the requirements  
of HRS section 206E-5.6 and how these projects meet  
those requirements?

A Sure. HRS or Hawaii Revised Statutes  
206E-5.6 are basically the rules that set up public  
hearings and the approval, either by the Authority or  
the board, for development projects. Subsection J

1 goes into the criteria which the Authority or the  
2 board uses to determine whether they will approve a  
3 development proposal within the district.

4 Q And my understanding is that the statute  
5 essentially groups these criteria into three major  
6 groups. What groups are those?

7 A Yes, that's correct. The three major  
8 groups involve the consideration of the extent that  
9 the project advances the applicable district plan and  
10 important state policies; the impact the project --  
11 the impact of the project on aspects of urban design;  
12 and the impact of the project on various areas of  
13 state concern.

14 Q And briefly, what are the major ways that  
15 these projects advance the goals of the Mauka Area  
16 Plan and the important state policies?

17 A Just for some background within this  
18 first set of criteria, they cover whether or not the  
19 project fulfills the district plan goals and policies  
20 and objectives; whether it provides desirable  
21 desirable neighborhood characteristics that are in  
22 compliance with the rules and standards of the  
23 district; whether the proposed project will be  
24 compatible with the existing planned character of the  
25 community; and the housing opportunities provided for

1 all income groups.

2 And so first starting with Ulana Ward  
3 Village, from the housing perspective, Ulana Ward  
4 Village will add and prioritize nearly 700 reserved  
5 housing homes to a severely supply-constrained market  
6 in the urban core. It will also provide extensive  
7 open space and recreation space both in the adjacent  
8 Ka La'i o Kukulua'eo Park -- that's about 30,000  
9 square feet -- as well as in the private, residential  
10 indoor and outdoor recreational spaces.

11 Ulana Ward Village also is highly  
12 compatible with the surrounding areas in Kaka'ako,  
13 including the Ward neighborhood that's being built  
14 out and that is planned within the master plan, as  
15 well as areas further Ewa, where Kamehameha Schools  
16 is also building out their vision for Kaka'ako and  
17 connecting to areas downtown, and then in the broader  
18 areas Diamond Head towards Ala Moana and Waikiki.

19 Ward Village is really coming together  
20 and fulfilling the vision of the Ward Neighborhood  
21 Master Plan in creating a mixed-use community in a  
22 key infra area of urban Honolulu.

23 So in going to The Park Ward Village  
24 project, similarly, The Park Ward Village will  
25 include an expanded portion of the existing Victoria

1 Ward Park mauka, adding over 37,000 square feet to  
2 the existing 55,000 square feet of Victoria Ward  
3 Park. It has extensive open and recreational space  
4 onsite, including over 22,000 square feet of ground  
5 floor open space and over 75,000 square feet of  
6 indoor and outdoor recreation space.

7 The Park Ward Village is also highly  
8 compatible with the surrounding areas in Kaka'ako,  
9 again within the existing Ward neighborhood areas as  
10 well as other areas of Kaka'ako and broader to  
11 Honolulu -- downtown Honolulu and Ala Moana. And  
12 similarly, this portion of the Ward Village property  
13 is really coming together in that it's connecting  
14 both the east and west sides of the Ward Neighborhood  
15 Master Plan.

16 Q Thank you. With respect to the second  
17 group of criteria in subsection J, what are the major  
18 impacts of these projects on the designated areas of  
19 urban design?

20 A Okay. In this section of the criteria,  
21 it covers pedestrian-oriented, transit-oriented  
22 development, as well as providing community  
23 amenities. So for both at Ulana and Ward Village  
24 projects, they are both within walking distance of  
25 the proposed rail station, as well as existing bus

1 transit stops along Ward. It is also providing  
2 extensive open and recreational spaces and convenient  
3 access to both an expanded Ward Village -- I mean,  
4 sorry -- Victoria Ward Park and Ka La'i o Kukulua'eo  
5 Park that will be adjacent to Ulana.

6 Q Thank you. And with respect to the third  
7 group of criteria, if you can please summarize the  
8 impact of these projects on the areas of state  
9 concern identified in this third group.

10 A Okay. So we'll start with Ulana Ward  
11 Village first, and the criteria include six different  
12 groups of criteria, the first being preservation of  
13 important natural habitats and systems, and actually  
14 for both the Ulana Ward Village site as well as The  
15 Park Ward Village site. Right now there isn't much  
16 of any natural habitat existing.

17 As Mr. Randle mentioned, they're  
18 converting a lot of areas that are covered by asphalt  
19 and concrete into, you know, landscape, like, with  
20 trees and plants rooted in the ground, landscaping at  
21 the street level to really create these places of  
22 calm and green within this area of the neighborhood.

23 Let's see. The second criteria includes  
24 protection of cultural and historic resources. And  
25 for both Ulana Ward Village and for The Park Ward



1 Village, the projects are designed to avoid a  
2 substantially adverse effect on the area's  
3 archaeological and cultural resources. All the  
4 spaces will be at grade or above, avoiding the need  
5 to go subsurface except for structural elements. And  
6 as mentioned earlier, SHPD has reviewed both the AIS  
7 or archaeological inventory surveys as well as the  
8 archaeological monitoring plans that will be  
9 implemented for construction for both projects.

10 The third set of criteria -- and there  
11 are three of them -- involve maintenance of state  
12 economic resources, the use of state funds, and  
13 employment opportunities. And for both projects,  
14 there are no state funds that will be required for  
15 the projects. Again, as mentioned, both projects are  
16 coming at a time where under COVID, the state is  
17 experiencing severe economic distress and will  
18 support the construction industry in rolling into two  
19 new projects.

20 In terms of employment opportunities,  
21 Mr. Randle summarized some of the economic benefits  
22 from both projects, and I'll restate them here.

23 In summary for Ulana, the project will  
24 include over 400 million in development and  
25 construction output, over 25 million in state taxes

1 during construction, and will create an average of  
2 246 jobs annually during construction, with  
3 approximately 512 jobs during the peak of  
4 construction in approximately 2023.

5 There are also long-term economic  
6 benefits for Ulana, including over \$337 million in  
7 economic input for operation and maintenance of the  
8 building, \$5.5 million in retail and industrial uses,  
9 20.8 million in state taxes, 41 jobs for building  
10 and -- for building maintenance and operations, 35  
11 jobs in light industrial and retail.

12 For The Park Ward Village, the estimated  
13 economic stimulus includes 620 million in development  
14 and construction output and nearly 42 million in  
15 state taxes during construction. The development  
16 will create an average of 441 jobs annually during  
17 construction, with approximately 789 jobs during the  
18 peak of construction in approximately 2023.

19 Long-term benefits include 33.7 million  
20 in operation and maintenance output, 15 million in  
21 annual retail operations, 30.8 million in state  
22 taxes, 49 jobs in building operation and maintenance  
23 and an estimated 127 retail jobs.

24 The last criteria has to do with  
25 maintenance or improvement of education, and the both

1 projects are within the State Department of  
2 Education's Kalihi to Ala Moana state school impact  
3 fee district, and both projects will be paying their  
4 share of those fees.

5 So in summary, both projects meet all of  
6 the criterias required in HRS 206E-5.6, subsection J.

7 MR. KANG: All right. Thank you very  
8 much, Ms. Yuen.

9 Mr. Chairman, we have no further  
10 questions of Ms. Yuen at this time, and she is  
11 available for questions from the board.

12 CHAIR WHALEN: Board members, are there  
13 any questions you have for Kimi Yuen? I guess not.

14 THE WITNESS: Thank you, Chair. Thank  
15 you, board members.

16 CHAIR WHALEN: Thank you.

17 Brian, you can call your next witness.

18 MR. KANG: Mr. Chairman, our next witness  
19 is Sumner La Croix, and Ms. Kaiawe will be handling  
20 his direct examination.

21 CHAIR WHALEN: Okay.

22 MS. KAIawe: Good afternoon, Chair Whalen  
23 and board members. My name is Summer Kaiawe, and I'm  
24 co-counsel for Victoria Ward.

25 Victoria Ward calls as its next witness

1 for KAK 21-001, Ulana Ward Village, Dr. Sumner  
2 La Croix.

3 CHAIR WHALEN: Okay. Dr. La Croix, would  
4 you raise your right hand and affirm to tell the  
5 truth in your testimony?

6 THE WITNESS: Yes.

7  
8 SUMNER LA CROIX, PH.D.,  
9 having been called as a witness  
10 by the Applicant, affirmed to tell the truth  
11 and was examined as follows:

12 DIRECT EXAMINATION

13 BY MS. KAIawe:

14 A All right. Thank you.

15 Q Dr. La Croix, for the record, would you  
16 please state your name, place of employment and  
17 position?

18 A My name is Sumner La Croix. I'm an  
19 emeritus professor of economics at the University of  
20 Hawaii Manoa, and I'm also a research fellow with the  
21 University of Hawaii Economic Research Organization.

22 Q Thank you, Dr. La Croix.

23 Dr. La Croix, can you describe for us  
24 what you've been retained to do for this project, the  
25 Ulana Ward Village project?

1           A       Okay.  So I've been retained to provide  
2           an analysis and conclusions regarding the Ulana Ward  
3           Village project and whether it's likely to contribute  
4           to short- and long-term benefits of Hawaii's economy.

5           Q       And today can you share with us your  
6           analysis and conclusions with regard to the Ulana  
7           Ward Village project?

8           A       Sure.  The Ulana Ward Village project,  
9           which includes 697 reserved housing homes as well as  
10          41,000 square feet of commercial and light industrial  
11          space, it's going to generate substantial short-term  
12          benefits for the Hawaii economy by bolstering the  
13          economy during this time when the economy is in a  
14          deep recession.  We would almost call it a  
15          depression, except for the fact that it's not  
16          expected to -- we're expected -- they're already in  
17          the process of recovery.  But we're in a deep  
18          recession, and this project will contribute to  
19          recovery from that recession during its construction  
20          phase.  And then in the longer run --

21                   I'm just calling the longer run the  
22          period after the construction is over and people have  
23          moved into the project.

24                   -- that it will increase the Honolulu  
25          stock of housing.  It will increase Honolulu income

1 and employment, state tax revenues, city and county  
2 tax revenues.

3 So why is it that the economy is having  
4 problems? We all know the answer to that. The main  
5 reason why it's having problems is the COVID pandemic  
6 has cut off the flow of tourists from the U.S.  
7 mainland and from international destinations. It's  
8 also caused some people in Hawaii to restrict their  
9 economic activities.

10 As case counts -- as case counts both  
11 domestically and internationally have started to  
12 fall -- at least in some places have started to fall,  
13 here in Hawaii, we've seen a revival of the local  
14 economy as more Hawaii residents have resumed  
15 economic -- have resumed economic activity. But the  
16 tourism industry and specifically the tourism  
17 industry on Oahu, it's been recovering slowly since  
18 its sharp decline in spring -- almost a year ago, in  
19 spring of 2020. During the month of March, tourism  
20 declined by approximately 90 percent. I mean, we  
21 went from almost full in February to almost empty in  
22 April.

23 Today we've seen a significant recovery,  
24 but we're still far from a full recovery. If we look  
25 at -- if you look at tourism numbers over the last

1 week for Honolulu, there's just a few hundred  
2 international tourists coming here per week, and  
3 that's down from 7,000 per day that we would  
4 typically have for this period. If we go back to  
5 2019 and we look at -- or even 2020, we look at how  
6 many people were coming in during this period, you  
7 know, we had 7- or 8,000 people. That's a lot, and a  
8 move down from 7- to 8,000, down to just a couple  
9 hundred, is, very significant. International  
10 tourists are high spenders. Honolulu is lucky that  
11 it attracts a large proportion of the international  
12 visitors that want to come to Hawaii.

13 Domestic tourism has recovered a bit  
14 more. Domestic tourism now, we're back to -- we're  
15 back to over 40 percent of previous levels.  
16 Somewhere around 55 percent, depending on the day --  
17 on the day that you happen to look at. It's -- it's  
18 gone up a bit during the month of February and early  
19 March, really, since President's Day weekend. It's  
20 stagnated a bit since then.

21 We're really not sure where it's going to  
22 head, but certainly an optimistic scenario where  
23 we'll see large numbers of people on the U.S.  
24 mainland and in Hawaii receive the vaccine.  
25 President Biden has announced that he expects every

1 U.S. adult to be able to get the vaccine by -- for at  
2 least there be to a stock of vaccine for everybody to  
3 get a shot by the end of May. If that happens, we  
4 could see an unexpectedly good revival of tourism,  
5 and we might see a spurt of activity in the second  
6 half of 2021.

7 On the other hand, as we all know,  
8 there's variants out there of the COVID-19 virus, and  
9 those variants have been causing havoc in other parts  
10 of the world. It's unclear whether the vaccine will  
11 be protective against them, how this will affect  
12 people's propensities to travel. You know, we're  
13 still in a very uncertain situation.

14 The last UHERO forecast, basically in its  
15 optimistic scenario, didn't have us getting back to  
16 2017 levels of tourism on Oahu until 2026. I think  
17 since then, the prognosis has improved slightly, and  
18 that maybe we get back to that somewhere late in 2024  
19 or 2025. We're still talking several years, though,  
20 in which tourism levels are well below normal. And  
21 tourism -- tourism in the state is a little less than  
22 a quarter of the state economy. It's a little bit  
23 less than that on Oahu. It's the biggest -- it's the  
24 biggest driver of our economy.

25 One may ask then, okay, if tourism is



1 going to be a little bit slow in recovery -- and  
2 again, we've lost so many Japanese tourists.  
3 Japanese tourists, after a crisis, tend to come back  
4 slowly. You know, they tend to wait and see what's  
5 happening with the market, what's been the experience  
6 of the first round of Japanese tourists to come. I  
7 expect even if the mainland has a fast recovery, the  
8 recovery from Japan might be much slower.

9           So are there other industries that could  
10 fill the gap? I think it's very hard to have other  
11 industries fill the gap at this point. I mean,  
12 there's other industries, certainly, that have the  
13 potential in Hawaii to expand. I've written recently  
14 on the potential of the state to revive its  
15 agriculture industry, but that's a small number of  
16 jobs, and it's going to take -- it's going to take  
17 numerous years to do that. We're not going to see  
18 any impact from that soon.

19           The technology industry is another one we  
20 could be doing better. We certainly can have jobs in  
21 the technology industry, but it's going to happen  
22 slowly over time. You can't just create new  
23 industries out of thin air overnight.

24           One place where there is a potential,  
25 though, is to have more jobs in the residential

1 construction industry, and it stands out as about the  
2 only industry that I see to be really elastic in this  
3 potential to respond immediately to Honolulu's  
4 economic downturn. This is particularly the case  
5 here in late winter 2021, given the record low  
6 interest rates that we see, which are allowing for  
7 low-cost builder financing and cheaper mortgage  
8 financing for potential home buyers.

9           You know, Honolulu labor markets are far  
10 from full employment. This would help to facilitate  
11 rapid expansion of new projects, you know, if all  
12 parties can act to ensure the appropriate government  
13 approvals, and permits are processed and obtained in  
14 a timely manner. That just means that we're working  
15 hard to make sure projects get approved following all  
16 the conditions that they have to satisfy, and we're  
17 trying to do it in as expeditious a manner as  
18 possible.

19           The additional construction spending in  
20 Honolulu could generate additional output income of  
21 state and county taxes when it's most needed over the  
22 next -- over the next several years.

23           So let me just continue on with -- let me  
24 continue on with the analysis. So I had five -- five  
25 points to make about the -- about the short-run from

1 the projects.

2           Okay. The first note is that spending on  
3 the Ulana Ward project would offset some but not all  
4 of the decline in spending on public projects that we  
5 expect to see in fiscal year 2022 and 2023 and  
6 further down the road. The state -- the decline in  
7 state spending on public construction projects would  
8 in and of itself, if not offset by something else, it  
9 would lead to a decline of Hawaii's gross domestic  
10 product and a decline in construction industry jobs.

11           The State of Hawaii's capital improvement  
12 budget has fluctuated substantially during the 2010  
13 decade, and it recently declined from a little over  
14 \$2 billion in fiscal year 2020 to 1.48 billion in  
15 fiscal year 2021, which ends at the end of June this  
16 year. That's a large decline right there. That's  
17 about \$500 million of decline. There's already --  
18 there's already a deflationary tendency built into  
19 the decline over this fiscal year.

20           When I looked at the budgets that the  
21 state administration had submitted to the legislature  
22 -- and again, these are just budgets. So we don't  
23 know what's going to come out of the legislature, but  
24 there would be a further decline from 1.48 billion in  
25 spending this year to 1.24 billion in fiscal year of

1 2022. The year starts on July 1, 2022 and goes  
2 through to June 30, 2023. And then further down to  
3 -- down to 1.12 billion in fiscal year 2023. That's  
4 down \$240 million the upcoming fiscal year and down  
5 another \$120 million in fiscal year 2023. That's a  
6 significant deflationary tendency. It's coming from  
7 the state trying to -- trying to figure out ways to  
8 balance its various budgets. State construction has  
9 taken a hit.

10 Okay. Honolulu City construction, just  
11 yesterday, the city came out with its budget. For  
12 fiscal year 2021, this current fiscal year, the city  
13 had \$1.27 billion in spending. Fiscal year 2022, the  
14 mayor, Rick Blangiardi, is recommending just \$1  
15 billion. So that's down \$270 million. So we're  
16 talking about -- we're talking about quite large --  
17 between the city and the county alone, just the  
18 upcoming fiscal year, we're talking about declines in  
19 spending of almost \$510 million.

20 Again, we have an economy that roughly --  
21 roughly -- roughly, if you go back to the 2019  
22 levels, is a little below \$100 billion. Still we're  
23 talking about one half of 1 percent of GDP. It's  
24 quite a bit.

25 With the city, we would note, too, that

1 the \$770 million plus to remodel the Blaisdell  
2 district has been shelved for now. That's additional  
3 construction spending the industry might have  
4 expected because the plans are so far along, but it  
5 doesn't seem likely to happen anytime soon.

6 Potential changes coming to HART  
7 construction that could reduce the scope or the scale  
8 of the HART project or maybe not. It's really an  
9 area of uncertainty. It's an area of uncertainty  
10 with Honolulu city -- city and county construction.

11 When we look at the whole point, though,  
12 from the perspective of government, we're seeing that  
13 -- we're seeing there's likely to be large falls in  
14 government construction spending over the next few  
15 years, and just given the slow recovery of the Hawaii  
16 economy, we may well see a muted recovery from those  
17 falls over the next few fiscal years to 2024 and  
18 2025.

19 The second point here is that the value  
20 of Honolulu residential building permits has been --

21 So I guess my point about the state and  
22 city construction is this project could help to fill  
23 that gap. The money being spent on this project,  
24 which is considerable -- it's a hundred -- 198.2  
25 million in direct spending over the next -- that's

1       been budgeted for 2018 to 2025 and another 177  
2       million from 2021 to 2025.  When you're adding all  
3       the indirect spending and multiplier effects, it's a  
4       substantial amount of spending that could help --  
5       that could fulfill the gap by declined state  
6       construction.

7               Q     I --

8               A     The second point is that in general --  
9               Sorry.

10              Q     Dr. La Croix, would it be fair to say in  
11       a nutshell that the Ulana Ward Village project  
12       provides significant economic benefit, particularly  
13       at a time where Hawaii's economy and its people need  
14       it?

15              A     Yes.  Yes, it does.

16              Q     Thank you.  And Dr. La Croix, to confirm,  
17       you have submitted written testimony and a written  
18       report that details your findings?

19              A     I have.

20              Q     And those documents have been received  
21       into evidence?

22              A     Yes.

23              Q     Thank you, Dr. La Croix.  Let's go ahead  
24       and move on to discuss -- because it's so important,  
25       let's go ahead and also discuss KAK 21-002, The Park

1 Ward Village. And similarly, Dr. La Croix, would you  
2 share with us what have you been retained to do with  
3 respect to that project, The Park Ward Village?

4 A The same thing as with the Ulana project.  
5 I've been retained to provide an analysis and  
6 conclusions regarding whether The Park Ward Village  
7 is likely to contribute short- and long-term benefits  
8 to Hawaii's economy.

9 Q Thank you, Dr. La Croix. And could you  
10 highlight for us some of the key economic benefits  
11 that The Park Ward Village will deliver to our  
12 economy and people? Just a few of the highlights.

13 A Okay. So I think that in the whole,  
14 we're talking -- the scenario is very similar to that  
15 for the -- for the Ulana Ward Village project, in the  
16 sense that The Park Ward Village project will help to  
17 fill the gap in state construction spending. At the  
18 same time, the last three years we've seen a decline  
19 in res- -- we've seen a decline in residential  
20 building benefit permits in the state, and this will  
21 potentially help to -- help to stem that decline.

22 We've seen -- we've seen Honolulu  
23 construction jobs stagnate over the last five years.  
24 They peaked in 2016, and even though they went up  
25 again in 2020 --

1           Last year was not a terrible year for  
2 construction, despite the fall in the economy. But  
3 they basically stagnated over the last five years,  
4 and this will help -- this will help essentially to  
5 provide more work for workers in the construction  
6 industry.

7           When we take into account all of the --  
8 all of the jobs that would come out via direct,  
9 indirect and multiplier spending would be 400 -- an  
10 average of 441 new jobs per year over the next five  
11 years, which is a considerable -- a considerable -- a  
12 considerable increase.

13           The multiplier spending, too, it's not  
14 just workers in the construction sector or in the  
15 construction spending sector -- in the planning  
16 sector that's helping with the project, but it would  
17 also be other workers that will benefit, because  
18 people who benefits from direct and indirect  
19 spending, they go out and they spend money, and those  
20 people have additional income in their pockets, and  
21 that's the multiplier effect.

22           And so the multiplier effect is not  
23 trivial on The Park project. This is a bigger  
24 project than the -- this is a bigger project than the  
25 Ulana project. You know, there's \$302.6 million in



1 direct spending over the 2018-2025 period on  
2 \$620 million indirect output. So it's a bigger  
3 output that yields more jobs -- that yields more jobs  
4 both from direct and indirect spending and from the  
5 multiplier effect.

6 Q Thank you, Dr. La Croix, for your  
7 testimony here today. And may I also confirm that  
8 you've submitted a written report and written  
9 testimony as well for this project, The Park Ward  
10 Village?

11 A I did, yes.

12 MS. KAIawe: And Chair Whalen and board  
13 members, for your ease of reference, Dr. La Croix's  
14 written testimonies and reports can be found as  
15 Exhibits P-9 and P-10. With regard to the Ulana  
16 project, those exhibits will be U-9 and U-10, all of  
17 which have been received into evidence.

18 At this time those are all the questions  
19 that we have for this witness, Dr. La Croix, who I  
20 will now open for questions to the board.

21 CHAIR WHALEN: Thank you. I apologize  
22 for the wood chipper in the background. One of the  
23 limitations of having a meeting by Zoom.

24 THE WITNESS: It is.

25 CHAIR WHALEN: In any case, so do board

1 members -- I'll mute myself after I ask board members  
2 if they have any questions.

3 MEMBER RODRIGUEZ: Yes, Chair. David  
4 Rodriguez with a question.

5 THE WITNESS: Sure.

6 CROSS-EXAMINATION

7 BY MEMBER RODRIGUEZ:

8 Q Dr. La Croix, thank you for your  
9 presentation on the benefits of the construction  
10 statements that's provided to the state. My question  
11 is regards to, you know, with the pandemic, it's  
12 brought about a smart workforce and telework has been  
13 part of that. I know the tourism industry has  
14 brought about marketing telework to their hotel for  
15 those kinds of people, and there are people from the  
16 mainland here that are coming here to telework.

17 I think one of the disadvantages -- I  
18 mean, one of the advantages at the hotels is at least  
19 they have a business center.

20 A Right.

21 Q I'm not sure in the Ward Village complex,  
22 whether a business center would be, you know -- would  
23 aid in teleworking and whether the broadband  
24 infrastructure in the area.

25 MS. KAIawe: If I may --

1 THE WITNESS: Yes.

2 MS. KAIawe: Board Member Rodriguez,  
3 thank you very much for your question. We do have  
4 other witnesses available that can speak to aspects  
5 of the project, such as community spaces as well.

6 MEMBER RODRIGUEZ: Thank you.

7 CHAIR WHALEN: Any other questions, board  
8 members?

9 Okay. I think that --

10 MS. KAIawe: Those are all the questions  
11 that we have for this witness, Chair Whalen. May we  
12 excuse this witness, Dr. La Croix?

13 CHAIR WHALEN: Okay. Yes.

14 THE WITNESS: Thank you.

15 CHAIR WHALEN: You can call another --  
16 your next question. I'm not sure if it's you,  
17 Summer, or Brian who --

18 MS. KAIawe: Yes, that will be me. Thank  
19 you.

20 Victoria Ward will call as its next  
21 witness for KAK 21-001, Ulana Ward Village, Dr. Paul  
22 Brewbaker.

23 And Dr. Brewbaker is --

24 THE WITNESS: Yes.

25 MS. KAIawe: -- present.

1 THE WITNESS: Good afternoon, Summer --  
2 Summer and Dr. Whalen and the board.

3 CHAIR WHALEN: Hi, Paul. Raise your  
4 right hand and affirm to tell the truth in your  
5 testimony.

6 THE WITNESS: I do affirm to tell the  
7 truth in my testimony.

8 CHAIR WHALEN: Okay. Thank you.

9

10

PAUL BREWBAKER,

11

having been called as a witness

12

by the Applicant, affirmed to tell the truth

13

and was examined as follows:

14

DIRECT EXAMINATION

15

BY MS. KAIawe:

16

Q For the record, Dr. Brewbaker, will you

17

please state your name, place of employment and

18

position?

19

A My name is Paul Brewbaker. My place of

20

employment is right here in my office as a

21

consultant, private consultant, dba TZ Economics.

22

Q And Dr. Brewbaker, to confirm, you've

23

provided written testimony, a report and a copy of

24

your CV in connection with the application for this

25

project; is that correct?

1           A       That is correct.  And it's been cited  
2 three times.  So I'm out of here.

3           Q       Thank you, Dr. Brewbaker.

4                    We'll go ahead and rest on this witness's  
5 written testimony that has been received into  
6 evidence, and we'll go ahead and move on to The Park  
7 Ward Village, KAK 21-002.

8                    Dr. Brewbaker, may I also confirm that  
9 you have provided written testimony, a report and a  
10 copy of your CV in connection with the application  
11 for this project, The Park Ward Village, as well?

12           A       Yes, I have.

13                    MS. KAIawe:  Chair Whalen, board members,  
14 that's all the questions that we have for this  
15 witness.  We'd be glad to make Dr. Brewbaker  
16 available for any questions at this time, if any.

17                    CHAIR WHALEN:  Okay.  Thank you, Summer.

18                    Board members, do you have any questions  
19 for Dr. Brewbaker?

20                    MEMBER SAKODA:  It's Kevin Sakoda.  I  
21 have questions.

22                                    CROSS-EXAMINATION

23                    BY MEMBER SAKODA:

24           Q       Hi, Dr. Brewbaker.  So my question, you  
25 know, in all this testimony, we're hearing a lot

1 about sort of the economic power of developing these  
2 condos in the Kaka'ako area, a lot of numbers, a lot  
3 of numbers coming from models, UH models, estimates,  
4 graphs, everywhere.

5 One of the things that I've been trying  
6 to look at or trying to figure out is how to measure  
7 is sort of what's the true impact -- the impact  
8 that's coming through. You can look at construction  
9 spending. You can do all that. But one of the other  
10 issues I would like your wisdom on is sort of how to  
11 measure sort of the overall economic impact of Ward  
12 Village, the concept of Ward Village, and when it's  
13 really coming to life and when it's really driving  
14 economic -- the economy of the Kaka'ako area and  
15 economy of, you know, Honolulu and the district.

16 So do you have any advice or ideas on how  
17 to measure that?

18 A Yeah. I'll take a shot at it. I do  
19 limit my own quantitative analysis to the tools that  
20 are commonly used, in particular, the state's  
21 published input-output model. It's calibrated to the  
22 census of industry every five years for Hawaii. And  
23 so the parameterization affects the Hawaii economy's  
24 structure as Sumner points out. Dependence on  
25 tourism is our principal export and so on.

1           It was recently updated, the model, the  
2 state's model, published one month after I wrote my  
3 report. So next time I'll use the new model. And in  
4 fact, I've used the evolved form of the same model  
5 twice already. But as you point out, it allows us to  
6 quantify fairly conventional impacts with respect to  
7 output and employment, earnings, tax revenues.

8           We try to go a step beyond and think  
9 about the present values of the future benefits of  
10 the capital formation represented by the delivery of  
11 these -- of these structures and the development of  
12 the -- redevelopment of the urban area as a whole.  
13 Those are -- those are outside the model. And so  
14 you've heard a lot about, for example, operations and  
15 maintenance outlays, which literally use the repair  
16 and maintenance multipliers that in are in the  
17 state's model, to think about that.

18           You've heard a lot about commercial space  
19 being created, light industrial or retail space of  
20 which I have incorporated in the analytics.  
21 Although, this time partly because of the nature of  
22 the creative destruction unfolding as either  
23 accelerated by the pandemic or as a consequence of  
24 the destructions attributable to the pandemic, I  
25 chose to limit statement of the retail and commercial

1 activities' quantitative economic impacts in initial  
2 year terms, rather than thinking about as I did with  
3 property tax revenues or with operations and  
4 maintenance associated with the buildings. You know,  
5 a 30-year path.

6           And that's because in those areas, in the  
7 commercial space areas for reasons other people have  
8 brought up as a result of from remote work and, you  
9 know, the changing nature of the way many kinds of  
10 businesses are now being conducted, we're not -- you  
11 know, we're in a period of uncertainty and it's not  
12 entirely clear how these commercial spaces ultimately  
13 will be used. Although, it's gratifying that they're  
14 being created because to get to your question, part  
15 of the vision of the urban redevelopment in this area  
16 is to integrate commercial and residential,  
17 activities, so that the, you know, live-work-play  
18 aspiration can be achieved.

19           In addition, there are changes, many of  
20 which I've heard for the first time. I work on this  
21 project in the abstract. So a lot of what Race was  
22 describing in his slides today, I have never seen. I  
23 have never seen what the buildings look like and so  
24 on. It was all abstract to me. So that part was  
25 really cool for me. But for example, I have made no



1 calculation regarding the value to the community, not  
2 just in the urban area we're talking about, but more  
3 broadly of additional park space that's being created  
4 this --

5 Hey, I live on the windward side, and we  
6 go down there, you know, to enjoy some of those  
7 amenities.

8 The setbacks that Race described in some  
9 detail, the conceptual integration of the master plan  
10 itself with the long-term objective of delivering  
11 urban rail transit through that area set aside and  
12 planning around the expectation that that corridor --  
13 transit corridor ultimately will be delivered.

14 Ans so I think -- as I say, I have not  
15 incorporated those aspects of the economic impact  
16 into the calculation. And that does get us into  
17 nuances. And if I thought we were even going to have  
18 a discussion about this, I might have suggested to my  
19 client that I spend more billable hours doing the  
20 analysis on things like the value of agglomeration  
21 externalities that arise -- positive agglomeration  
22 externalities that arise from having -- from locating  
23 workers in proximity to one another, where they're --

24 So for example, I'm thinking maybe some  
25 of that commercial space ultimately will evolve from

1 retail and light industrial use into  
2 collaboration-type spaces which take advantage of --

3           You know, there's a vintage thing going  
4 on here. There's going to be the best technology,  
5 the fastest and broadest bandwidth that's available  
6 in a place where the latest infrastructure is being  
7 put in place here.

8           So those kinds of things that we're  
9 thinking about, maybe you mentioned remote work. But  
10 there is -- there's a spatial redistribution or  
11 dispersion of economic activity occurring as a  
12 consequence of the pandemic, but probably persisting  
13 after we return to the new normal, which may  
14 de-emphasize somewhat conventional downtown spaces or  
15 campuses, corporate and academic campuses.

16           And so given the choice of, you know,  
17 where one could live if one is also working in their  
18 home some of the time in a hybrid arrangement, let's  
19 say, the amenities that are a part of the vision of  
20 the Ward Village redevelopment will make it a very  
21 attractive place to live as opposed to the place  
22 where we already live and suddenly find or discover  
23 that we're going to also be working from there,  
24 except that there's no plate lunch place around the  
25 corner, which means we have to make lunch every day.

1                   So it's not just the fact that the  
2 economy has changed suddenly, and as I say, a mix of  
3 acceleration of things that were already occurring --  
4 you know, we all discovered Zoom, for example, but it  
5 was already there -- and bona fide disruption.

6           Q       Can I stop you there? I'm looking for --

7           A       Yeah, sure.

8           Q       I'm looking for, like, really tangible  
9 metrics --

10          A       That's what I'm saying.

11          Q       -- like a common person likes, you know,  
12 vacant -- commercial vacancies in the space in the  
13 area, you know, all of those things.

14          A       Sure. But what I'm saying is we can  
15 actually hang values off of some of these, right, the  
16 transformative aspects of the urban redevelopment  
17 if --

18                   They are more nuanced because they're --  
19 you know, people, politicians maybe, want to hear  
20 about the jobs and so on. But what we're talking  
21 about is a reconfiguration of the use of urban space  
22 in the urban core of Honolulu, to make it not just  
23 more productive as an urban space, but to, you know,  
24 make it more integrative.

25                   So little things like the -- just the

1 idea that Auahi Street will wrap into Pohukaina and  
2 provide a continuous, you know, corridor for  
3 vehicular and bicycle and pedestrian mobility. I  
4 mean, think about that for a second. What's the  
5 value of that? The fact that they're -- there's --  
6 if you think about the design parameters, there's  
7 elevation to build in resilience to the potential  
8 future effects of climate change and sea rises also.  
9 You know, there's probably a lot of stuff we can get  
10 into and --

11 Q Right. Let's leave it at that before we  
12 go on.

13 MS. KAIawe: And Board Member -- Board  
14 Member Sakoda, if I may.

15 MEMBER SAKODA: Yes.

16 MS. KAIawe: -- thank you very much for  
17 your very good questions. Dr. Brewbaker's, for your  
18 ease of reference, can be found at Exhibits P-13 as  
19 well as U-13, and there he has handily described  
20 direct economic benefits --

21 MEMBER SAKODA: Yes.

22 MS. KAIawe: -- including jobs and  
23 others.

24 MEMBER SAKODA: Yes. Summer, I read  
25 that. I read that. That generated my question,

1 actually.

2 MS. KAIawe: Thank you.

3 MEMBER SAKODA: Thank you.

4 CHAIR WHALEN: Can I assume, then, that  
5 was all the board's questions of Dr. Brewbaker at  
6 this point? Okay.

7 So Summer, we can move to the next  
8 witness that you'd like to call.

9 MS. KAIawe: Thank you, Chair Whalen and  
10 board members.

11 CHAIR WHALEN: I'm not sure who's calling  
12 the witnesses.

13 MR. KANG: Thank you, Chair Whalen. Our  
14 next witness is Ann Bouslog.

15 THE WITNESS: Good afternoon. You  
16 know --

17 CHAIR WHALEN: Good afternoon. Sorry. I  
18 was muted, because there's this noise -- background  
19 noise.

20 THE WITNESS: Okay.

21 CHAIR WHALEN: Ann, would you raise your  
22 right hand and affirm to tell the truth in your  
23 testimony?

24 THE WITNESS: I do.

25 CHAIR WHALEN: Thank you.

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THE WITNESS: Thank you.

ANN BOUSLOG,

having been called as a witness  
by the Applicant, affirmed to tell the truth  
and was examined as follows:

DIRECT EXAMINATION

BY MR. KANG:

Q Good afternoon, Ms. Bouslog. Can you  
please restate your name for the record, your place  
of employment and position, please?

A My name is Ann Mikiko Bouslog. I am  
project director, and I work at PBR Hawaii.

Q Can you please briefly describe your  
educational background and experience?

A Sure. I believe my resumé is marked as  
an exhibit. I have over 30 years of experience in  
market and economic assessment as well as land use  
entitlement and strategic planning for large or  
complex developments and landholdings throughout  
Hawaii and the Pacific. I have a Ph.D. in demography  
sociology and an MA in sociology with a minor in city  
and regional planning from Cornell University. And I  
also earned a BA in urban studies from Stanford.

I've been associated with various

1 community and professional groups over the years,  
2 including serving on the boards of the Community  
3 Housing Fund at the Hawaii Community Foundation, the  
4 Urban Land Institute, Kamehameha Schools, many  
5 for-profit entities and the East-West Center  
6 Foundation. Currently, I'm serving on the City and  
7 County of Honolulu's Rates Commission.

8 Q And what has PBR been retained to do for  
9 the Ulana Ward Village project?

10 A So my work, in contrast to what Kimi  
11 described earlier, was focused entirely on Ulana  
12 Village. And I was asked two questions. One is, is  
13 this an appropriate location for Ulana? Should it  
14 have been in the western half of Ward Village? And  
15 secondly, what are the pros and cons of Victoria  
16 Ward's meeting its reserved housing requirements,  
17 both present and future, in a dedicated reserved  
18 housing building such as being proposed at Ulana.  
19 And I'm calling that today a dedicated housing model.

20 The alternative would be to develop their  
21 reserved housing requirements or to satisfy their  
22 requirements incrementally, constructing and  
23 spreading those reserved housing units under multiple  
24 market-oriented buildings over time, and I'll call  
25 that the distributed model today.

1           Q       Ms. Bouslog, you prepared a report and  
2 written testimony with respect to Ulana Ward Village,  
3 correct?

4           A       Yes.

5           Q       And that is marked for the record -- your  
6 written testimony is marked Exhibit U-15. And your  
7 report is marked as Exhibit U-16.

8                   I did want to ask you a couple of  
9 questions. Chair Whalen asked Mr. Randle about  
10 having reserved housing within Park Ward Village,  
11 which is the other development being considered by  
12 the board. Chair Whalen did cite HAR 15-22-11 --  
13 15-22-115, subsection C, with respect to the  
14 placement of reserved housing, and our position is  
15 that Victoria Ward does have a right to place  
16 reserved housing off-site, based on the master plan  
17 approval and other provisions. But to address his  
18 specific question on placing reserved housing units  
19 within Park Ward Village, can you please summarize  
20 the considerations that would be relevant to the  
21 issue of reserved housing within a market development  
22 such as Park Ward Village?

23           A       Sure. And this is a good question. I  
24 appreciate it, because it gives me a chance to kind  
25 of recap my study, and it goes to the heart of what I



1 looked at. And as noted in my report, there are many  
2 successful examples in Hawaii of what I call the  
3 distributed affordable housing. And that is where  
4 affordable housing or reserved housing is mixed in  
5 with market housing.

6 I did a number of interviews in our study  
7 of developers of both market and affordable housing  
8 as well as bankers, finance people, attorneys,  
9 operators of projects and brokers selling projects,  
10 and they all agree that that model is great. Many  
11 people actually prefer to develop in that way, but  
12 they say it becomes very strained and difficult to  
13 implement when the income range is at more  
14 variations.

15 So in other words, Ke Kilohana itself is  
16 an example of a mixed income project. It has some  
17 market housing in it. But when you try to mix the  
18 reserved housing with a higher-end project, you get  
19 into a number of other issues. And many of these  
20 issues will hold with any mixture.

21 So first of all, a key finding that all  
22 my contacts and my training will tell me is the most  
23 efficient and cost effective way you can develop in a  
24 multi-floor development -- multi-story development is  
25 to have standardized floor plates. Once you have

1 floor plates that differ, so different types of units  
2 on different floors, some different sizes, some  
3 smaller, some bigger, you get into load transfers,  
4 different finishes. You need to move the plumbing  
5 runs. All of these things are very expensive from a  
6 construction standpoint and would drive up the cost  
7 of the reserved housing units.

8           You know, also when you look at a  
9 high-end market housing project such as Park at Ward,  
10 it needs to have some substantial amenities in order  
11 to compete in its marketplace. And it's an important  
12 marketplace that it's competing in. It's important  
13 to the state of Hawaii that we have products such as  
14 Park on Ward.

15           But in order to compete in that  
16 marketplace, they need some substantial amenities.  
17 You were looking at the plans that Mr. Randle shared.  
18 They've got tennis courts. They've got pickleball  
19 courts. They have two pools, cabanas, a spa, a  
20 fitness center. All these are wonderful, but they  
21 lead to much higher HOA charges per square foot.

22           And all those costs of operating those  
23 wonderful amenities, together with the higher cost of  
24 developing the reserved housing, will directly reduce  
25 the amount of budget that a reserved housing buyer

1 can put towards paying their mortgage, and that's  
2 defined by state rules.

3 So in other words, if you have a certain  
4 income and a certain amount is already allocated to  
5 HOA costs, there's less for you to spend on paying  
6 down your mortgage. So those buyers then would get  
7 less housing for the same income.

8 Another issue I learned is there's  
9 concerns about governance and equity. In a project  
10 that is all or mostly reserved housing, those owners  
11 get a strong say in how these costs, such as managing  
12 your operating costs, will get managed. And  
13 sometimes they'll be difficult decisions -- an  
14 improvement or maintenance or an upgrade that you  
15 want to put off or desire to finance rather pay  
16 outright. If those reserved housing owners represent  
17 only 20 percent of the whole, they'll have a very  
18 difficult time making their interests heard and  
19 considered at the board.

20 And then as Race raised, though, at the  
21 end, when you have a lot of amenities in a project,  
22 as soon as the shared appreciation period expires for  
23 those reserved housing units, it really raises the  
24 likelihood that they go to straight market-type units  
25 and that their values go up considerably.

1           So I think, you know, all together you've  
2 got some serious cost issues. You've got some  
3 governance equity issues. And you've got the public  
4 concern about the supply of affordable housing going  
5 forward. And it's my view that a model such as Ulana  
6 best represents the interests of those reserved  
7 housing buyers.

8           MR. KANG: All right. Thank you,  
9 Ms. Bouslog.

10           Mr. Chairman, that's all the questions we  
11 have for Ms. Bouslog at this time. She's available  
12 for any questions from the board.

13           MEMBER HASHA: I have a question.

14           CHAIR WHALEN: Okay. Who's that? Oh,  
15 Kevin.

16           MEMBER HASHA: It's me.

17           CHAIR WHALEN: Oh, no, Phil. Okay.

18                           CROSS-EXAMINATION

19 BY MEMBER HASHA:

20           Q       So I recognize your statements about why  
21 it's your belief that -- kind of the point you made  
22 out of the centerization, high amenities, governance,  
23 equity, the market types, such as that. But my  
24 question is are you familiar with the original intent  
25 of why the 20 percent was supposed to be in the

1 original buildings versus being separated out and  
2 kind of put into one of their own towers?

3 A I don't know the history of that policy,  
4 no.

5 Q Yeah. So my understanding is that while,  
6 yes, it's better for the developer to kind of  
7 separate them out, for a lot of the reasons that you  
8 mentioned, the intent is really for the betterment of  
9 the community by putting those that are in  
10 socioeconomic disadvantage with other people in the  
11 same building. So they're at the pool together.  
12 They're having barbecues together. They're doing  
13 certain things together that's allowing them to  
14 interact with other people of different socioeconomic  
15 backgrounds, to help lift up the whole community, not  
16 just put them in their own building just to  
17 communicate with those that are their same  
18 socioeconomic class.

19 I just want to make it at that point that  
20 it really was about preserving the impact for the  
21 community, not just for the betterment of the  
22 developer, right, as far as why the original intent  
23 was to put them in the same building and not put them  
24 in their own building of like economy?

25 A Yeah. I could respond to that. First,

1 the point I was trying to make is not that keeping a  
2 dedicated housing model benefits the developer.  
3 Developers are happy to build anything that can sell,  
4 you know, and that's interesting. I really felt what  
5 I was trying to explain is I think it benefits the  
6 reserved-housing buyers.

7 But more specifically to your question  
8 about maybe social equity, you could describe it as.  
9 I did do quite a bit of review of national literature  
10 on that issue, and there's been quite a bit of  
11 discussion about that lately. Generally, the types  
12 of issues that are raised have to do with whole  
13 neighborhoods being segregated.

14 Certainly, when you get into red-lining,  
15 they talk about asset-rich neighborhoods versus  
16 non-asset-rich neighborhoods. They go to different  
17 schools. The kids play in different parks. They  
18 don't have access to the same quality of food or  
19 jobs. That's a significant issue. And certainly,  
20 there's a social equity issue there when this is  
21 occurring by neighborhood.

22 In this case, though, we're all in one  
23 neighborhood. The Park, the Ka La'i o Kukulua'eo  
24 Park, is a park that's common to everybody in Ward.  
25 The other parks in Ward will be available to the

1 owners at Ulana. Of course, we all go to the same  
2 schools. It's all one school district. But anybody  
3 in Ward would be at the same school as anybody who  
4 lived in Ko'ula or anybody else in the area.

5 So there's still mixing in the  
6 neighborhood, plenty of opportunities to do so. And  
7 maybe even better ones, because they get organized by  
8 special interest. Are you at the dog park because  
9 you like dogs? Are you at the farmer's market  
10 because you like to cook and so on. So -- so I think  
11 that happens anyway.

12 One other thing that the developer, who I  
13 don't think wants to be named, but he developed,  
14 managed and actually owns a unit in a project that is  
15 20 percent affordable and 20 percent market, a rather  
16 higher-end market. And he said, you know, the truth  
17 is that during the shared appreciation period, these  
18 two groups of buyers, they do get to know one  
19 another. They get to be friends. But you have to  
20 appreciate that they're operating under -- literally  
21 operating under different sets of rules. They are  
22 different -- they are different universes in how they  
23 can occupy that place. One has rules about how many  
24 people can live in their unit, what will happen when  
25 they resell, who they can resell to. And the other

1 doesn't. So he said it really helped him to  
 2 appreciate that there are those divisions created by  
 3 our affordable housing rules. And when you have a  
 4 project where everybody's kind of in the same boat,  
 5 there's a lot -- there's sort of a camaraderie there.  
 6 And you know, the excitement is everybody being, you  
 7 know, in most cases, first-time home buyers.

8 And that makes it -- he did say that, you  
 9 know, once you're living there and you're at the pool  
 10 or wherever, nobody knows who the person is living in  
 11 the reserved housing unit versus someone else. As  
 12 you said, they make friends. I think in the case of  
 13 Ward, that can all happen organically throughout the  
 14 community. A good concern, though.

15 CROSS-EXAMINATION

16 BY CHAIR WHALEN:

17 Q Ann, you mentioned in your testimony that  
 18 the -- the idea of mixing units is more of an  
 19 issue -- you have people of different socioeconomic  
 20 circumstances is a bigger issue when there's a lot of  
 21 disparity in income. And I think that's come up in  
 22 some -- some projects, you know, other places. But  
 23 in this instance, the reserved housing rules apply to  
 24 people who's household incomes are up to 140 percent  
 25 of AMI. There isn't as much of a disparity in income



1       between market rate (sic), unless it's really a  
2       luxury building, and market rate buyers. So I'm not  
3       sure it's really comparable to some of the situations  
4       that have been encountered in other places. I mean,  
5       that might have been analyzed in national  
6       circumstances.

7               A       Yeah, that's a good point, and I also  
8       think that, you know, we tend to talk about  
9       affordable housing sometimes like it's them, and  
10      really when you get up to 140 percent, that's better  
11      than the average one of us. So it is us. If it's  
12      not you yourself, and if it's not me, it's your kid's  
13      teachers, your friends and so on, or your own kids  
14      when they're starting out.

15               So I think we are all connected already,  
16      but if you just look, for instance, at Park on Ward,  
17      as I mentioned, the types of amenities it has there.  
18      Those, I believe, are there because that is what  
19      developers, the marketing people, those experts have  
20      determined they need to put in that building in order  
21      to make it competitive. And the folks at Victoria  
22      Ward told me that, you know, they often get shopped  
23      against luxury resorts for the types of amenities  
24      that they have.

25               So you know, you do have the pickleball

1 court. You do have the tennis courts. You do have a  
2 lap pool as well as a dipping pool. You've got a  
3 spa. All those things are very expensive to support.  
4 And, you know, it speaks to a buyer who can afford  
5 those luxuries, who wants those luxuries. And one  
6 who is struggling to buy your first unit, even if you  
7 might be above median income for Honolulu, it's not a  
8 good use of your funds to be supporting that.

9           What we're finding in some of the other  
10 reserved housing projects in Honolulu now is they're  
11 forgoing even a pool. The residents at Kapiolani did  
12 that. Several other projects are looking at that.  
13 That used to be considered kind of normal, but people  
14 are starting to recognize the development costs and  
15 the operating costs and the long-term maintenance  
16 costs of a pool are considerable. And some of the  
17 buyers, I think smartly, would rather use those funds  
18 to build equity for their future and go to the beach,  
19 rather than have a pool in their building.

20           Q       Well, there's also -- I don't know  
21 whether you looked into these situations where there  
22 might be an opt in or opt out of some of the  
23 amenities in the building, especially because they're  
24 usually located in a particular place that is, you  
25 know, with limited access. You know, there's a

1 doorway in or out.

2 A Uh-huh.

3 Q So that people who do not want -- they're  
4 not interested in those amenities, don't opt into  
5 those, and those costs aren't attributed to them.

6 A I can't say I'm an expert on the rules  
7 here. And, you know, maybe Brian or Summer could  
8 chime in as well. But my reading of the rules for  
9 that, you cannot have different amenities for  
10 reserved housing owners and the market housing  
11 owners, nor do I think that Victoria Ward wants to do  
12 that. And that is the sort of thing I think people  
13 are concerned about, start to -- start to erode the  
14 sense of community between residents, if some can use  
15 the pool or the spa and some not.

16 EXAMINATION

17 BY MEMBER HASHA:

18 Q Ann, isn't that essentially what we are  
19 doing when we're putting them in their own building  
20 with no amenities?

21 A I don't think people are unhappy to be in  
22 a building. I mean, from what I understand, for  
23 instance, I was told that Ke Kilohana, even before it  
24 opened, there was communication between the people  
25 who have been approved to buy. They started getting

1 together over social media. People started meeting  
2 each other's kids, started going to farmer's markets  
3 together, and friendships were formed. There was a  
4 great bond in the fact that they all knew they were  
5 going on a -- embarking on a similar adventure, you  
6 know, the excitement of the purchase and having  
7 people of similar age and demographics of yourself.

8 Q So the challenge we had with Ke Kilohana  
9 was, to your point earlier, where it's going to be a  
10 building with no amenities. We're going to keep the  
11 HOA fees down to a minimal. So it would help them,  
12 right? The problem is once these people moved in,  
13 inside of a year, the HOA fees doubled. So it was  
14 hard, because their expenses more than doubled in  
15 what was the reserved housing unit. So that's the  
16 challenge we have in this other building. Is there  
17 going to -- is that going to be the same situation  
18 where you have no amenities or no access to that,  
19 right?

20 A You know, maybe that's something you want  
21 Victoria Ward to speak more to. But I think probably  
22 Ke Kilohana was underestimated, initially. You know,  
23 what Victoria Ward has done in Hawaii was mostly --  
24 before that were higher-end projects. But I think  
25 their rates have now stabilized in the range of what

1 we're seeing for other affordable housing projects.  
2 And they have a pool, and, you know, this project may  
3 not have a pool.

4           So I think these are kind of lessons  
5 learned as you build affordable housing. And you  
6 know, it's being learned not just Victoria Ward.  
7 It's being learned across the whole development  
8 community in Honolulu; that you really can pare down  
9 these amenities, and the buyers are happy.

10           I talked to the developer of residents --  
11 Kapiolani residents, and they're thrilled to be  
12 there, and you know, without a pool. They're happy  
13 because they are building equity, and that's more  
14 important to them than certain amenities.

15           Q       But the point earlier, where you said  
16 that the challenge would be after the affordable  
17 regulations go up, that there would be a huge market  
18 increase for those units, right? And that was one of  
19 the challenges, is that you were saying in a negative  
20 way that it wouldn't stay market rate. It wouldn't  
21 stay affordable. It would be moving to a market  
22 rate. The unit which would provide these tenants  
23 that ended up paying a higher rate over the course of  
24 30 years, a drastic increase in their equity,  
25 correct?

1           A       I'm sorry.  Could you repeat the  
2 question?

3           Q       Well, you were listing out your benefits,  
4 right, that were going on?  One of the things you  
5 said was -- one of the challenges that -- with it  
6 being an affordable rate unit and keeping the price  
7 at an affordable rate.  And then once it goes away,  
8 if it's in a market rate building, that those units  
9 would then move to a market rate valuation, right?  
10 And there would be a huge equity jump for those  
11 owners in that unit; is that correct?

12          A       Well, yeah.  Any unit, once you remove  
13 all the various restrictions, will migrate to market  
14 price.  I think my point was just if you've got a  
15 unit that has a pool and a pickleball court and the  
16 cabana and all of that, it's going to start  
17 collecting value associated with that.  Whereas a  
18 unit in a building that has fewer amenities is less  
19 likely to get picked up as somebody's second home in  
20 a very high-end unit.

21          Q       Those will stay at a market rate -- I  
22 mean at a reduced -- affordable rate for a longer  
23 period of time?

24          A       Well, I mean, they'll be market, but it  
25 will be a much more affordable market.  It will be

1 market meaning what the market bears, and  
2 unrestricted by HCDA rules.

3 Q I guess my point being is that I agree  
4 that their monthly fees may be higher, and I think  
5 there are certain different ways you can offset that.  
6 But there is a big jump for those that would win in  
7 the building that was in, say, this project at the  
8 park. If they were in reserved housing, after 30  
9 years, their equity would build much higher, right?

10 A If you stayed in the building, you mean?

11 Q Correct.

12 A Yes, in theory you could accumulate more  
13 equity.

14 MEMBER HASHA: That's all I have.

15 CHAIR WHALEN: Are there any other  
16 questions for Ann Bouslog?

17 MEMBER SAKODA: I have one, John. It's  
18 Kevin Sakoda.

19 CHAIR WHALEN: Ann Bouslog, I should say.

20 CROSS-EXAMINATION

21 BY MEMBER SAKODA:

22 Q Hi, Ann. This is Kevin Sakoda. You  
23 know, just based upon all the interviews and all the  
24 research you've done, I'm more concerned about the  
25 first-time home buyers in the sort of reserved

1 housing market. Is there anything that we should be  
2 looking at, really, to help or to protect those  
3 buyers, in terms of, like, we just went through? We  
4 don't want a shock to the maintenance fees, you know,  
5 but is there anything that I'm sort of missing or  
6 we're missing as far as policy-wise that we can do to  
7 support that first-time buyer?

8 A I'm not sure what -- if there's things  
9 that need to be done at HCDA's level. I do know that  
10 the companies such as Associa and Victoria Ward  
11 realize that you need to support these buyers. For  
12 instance, you qualify to buy a unit before it's  
13 built, and then there could be two years between then  
14 and the time you're actually going to close. So you  
15 know, especially if these are first-time buyers, you  
16 need counseling on how to maintain your finances in a  
17 good way, maybe even improve your credit rating and  
18 so on. So that's the sort of thing that developers  
19 and brokerage firms and the maintenance association  
20 firms have learned how to do.

21 Another nice thing I learned from Associa  
22 is during the operations when they have a reserved  
23 housing project, they might have classes, you know,  
24 or offer sessions on how to serve on a board of a  
25 condominium, how to be effective. As Ms. Kacher told



1 me, who's the chief building officer there, that when  
2 these guys are 20 percent of the owners in a  
3 mixed-income, project, and generally, if it's a  
4 high-income project, those other guys, this is not  
5 the first time they've bought a unit. They may have  
6 served on boards before. They're very experienced  
7 owners.

8 So the first-time buyers are intimidated  
9 to serve on a board, whereas what they've done in the  
10 dedicated housing models is to offer classes on, you  
11 know, how boards operate, how governance operates,  
12 how to look at financial statements. And that's the  
13 sort of thing to help coach people become more  
14 knowledgeable and better represent their own interest  
15 going forward. And that wasn't something I'd been  
16 aware of before, but I think it's a really wonderful  
17 way to help these buyers become more functional on  
18 their own and more capable of operating in the open  
19 marketplace.

20 MEMBER SAKODA: All right. Thank you.

21 CROSS-EXAMINATION

22 BY CHAIR WHALEN:

23 Q I have just maybe a question or maybe  
24 even a suggestion from you. Hawaii Homeownership  
25 Center has in fact actually submitted testimony

1 today, but we've talked in the past about what HCDA  
2 might be able to do in terms of preparing buyers of  
3 reserved housing units to give them the kind of  
4 training or background that you just talked about.

5 A Uh-huh.

6 Q That might be a role for HCDA, is to  
7 enter into an agreement with Hawaii Homeownership on  
8 how do that and provide what financial support would  
9 be necessary to do that?

10 A Yeah. There's financial support that can  
11 be provided to those sorts of efforts. I think it  
12 can be very well spent. Anybody who remembers the  
13 first time you bought a home, or maybe you haven't  
14 bought a home yet, it's an intimidating process. So  
15 there's a lot to be learned and can be shared.

16 CHAIR WHALEN: Okay. Members, are there  
17 any other questions for our testifier?

18 Okay. I guess, Brian, you can call your  
19 next witness.

20 MR. KANG: Mr. Chairman, if there's no  
21 other questions from the board, I do have just a  
22 couple of follow-up questions for Dr. Bouslog, based  
23 on the board's questions.

24 CHAIR WHALEN: Oh, okay.

25 ///

## 1 REDIRECT EXAMINATION

2 BY MR. KANG:

3 Q The first question, Dr. Bouslog, is in  
4 analyzing the dedicated model versus the distributed  
5 model as you did in your report, did you find any  
6 other benefit for the dedicated model in terms of the  
7 timing of the delivery of the reserved housing units?

8 A Yeah. Yeah. We didn't get to that, but  
9 yeah, that's a big, obvious benefit. In this case,  
10 you're going to get 700 units even before Park on  
11 Ward, far more than Victoria Ward would have to  
12 produce to do its entire buildout. If they were  
13 distributed, they will come in over time. And the  
14 challenge is not only that they come in over time,  
15 but each market unit, if you know anything about  
16 financing condos -- I'm sure all of you do -- you  
17 need to have presales there. Presales of reserved  
18 units usually go really fast. At Ke Kilohana, I  
19 understand they went in 24 hours. And even the  
20 market units at Ke Kilohana took over two years to  
21 finally close. So you get your presales really fast.  
22 The lenders are happy to work with you. You're off  
23 to development.

24 In a market project, you're subject to  
25 all kinds of things that we don't control in Hawaii.

1 The economies of Japan and other countries and the  
2 mainland, the ability of somebody who might want to  
3 move from a single-family home in Honolulu to move  
4 here, their ability to sell that other home, and so  
5 on. It's much more difficult and slow to finance.  
6 So yes, it's more certain and it will be -- the  
7 provision of the reserved housing would be far  
8 accelerated.

9 Q And to touch a little bit on your  
10 discussion with respect to the resale of the units,  
11 is it your understanding that when a reserved housing  
12 purchaser then decides to sell the unit within, you  
13 know, the permitted time frame, that the HCDA does  
14 get the shared equity from the unit from that resale?

15 A Yes, yes. I think as Race said, that  
16 provides another big -- a tool that HCDA can use for  
17 promoting more affordable housing. Maybe it's  
18 something I overlooked. It's what HCDA can do. As  
19 Race said, maybe \$50 million off this project and  
20 another 50 million off the last two projects in  
21 shared appreciation, as Race cited.

22 So if HCDA has land, it has some capital,  
23 I think there are things that it can do very  
24 productively to promote even more affordable housing  
25 to be developed.

1 MR. KANG: Thank you, Dr. Bouslog.

2 Chair Whalen, that's all the questions we  
3 have.

4 RE-CROSS-EXAMINATION

5 BY CHAIR WHALEN:

6 Q Let me just sort of restate my  
7 understanding of what Ms. Bouslog just described is  
8 that the timing is. The timing of the two projects  
9 is -- are different, you know. In the Ulana project,  
10 they were required actually to build the Ulana  
11 project first in order to satisfy reserved housing  
12 requirements. The Park at Ward Village was going to  
13 be developed later necessarily, because of that  
14 requirement that they have to fulfill. So in other  
15 words, there seems to be enough time to go through  
16 the preparation for the marketing program for The  
17 Park at Ward Village, because the Ulana project will  
18 already be under construction or close to being under  
19 construction; is that right?

20 I mean, it doesn't seem like the time  
21 factor in terms of marketing units is much of an  
22 issue, simply because the decision at Ward Village  
23 has been made for them that they have to proceed with  
24 Ulana first.

25 A I guess what I was trying to compare is

1        what I call the distributed versus the dedicated  
2        models.  Ulana is a dedicated model because Ward has  
3        to put out -- I'm not exactly sure of the rules, but  
4        maybe to satisfy a certain share of its affordable,  
5        reserved housing needs before it breaks ground on the  
6        next project.  In this case, they'll put out all, you  
7        know, nearly 700 units at once.

8                        If alternatively, they were to distribute  
9        those units over four or five projects going forward,  
10       then, you know, maybe they do their first chunk  
11       that's required, but the rest of the units will come  
12       in slowly over time and only as market projects are  
13       able to be financed and sold.  So you wouldn't get  
14       the 700 units.  You'd get something substantially  
15       less.  And I'd defer to someone else to answer you if  
16       that's a question, of how many units that would be.  
17       But that's what I meant.  It would come more slowly  
18       if it were developed in several market projects going  
19       forward, as opposed to all at once in one affordable  
20       or reserved housing project.

21                      Q        Well, maybe I didn't really state it  
22       correctly, because I really meant like Ulana is a  
23       dedicated -- say if Ulana were dedicated to reserved  
24       housing, and you know, The Park at Ward Village were  
25       a distributed model, that the Ulana project could be

1 developed right away because it would be easy to sell  
2 the units -- easier to sell the units. And while  
3 that's taking place, The Park at Ward Village could  
4 be developed by a different schedule?

5 A The question is, should you put more  
6 reserved housing in Park at Ward Village --

7 Q More reserved housing, yeah.

8 A -- even after you build Ulana?

9 Q Right.

10 A I mean, that's theoretically possible. I  
11 don't think it's called for in the rules, and then  
12 let me defer to someone else who understands these  
13 rules better than me.

14 Did I answer your question this time?

15 Q Yeah, as far as you can.

16 A Okay.

17 CHAIR WHALEN: So that -- are there any  
18 other questions for Ann Bouslog?

19 Okay. I guess you can call your next  
20 witness then, Brian.

21 MR. KANG: Thank you, Chair Whalen.

22 MR. NEUPANE: Sorry for interrupting,  
23 Chair, but I think probably Laura needs a five-minute  
24 break.

25 CHAIR WHALEN: Okay. Laura?

1 THE REPORTER: That would be great.

2 Thank you.

3 CHAIR WHALEN: Yeah, okay. We'll take a  
4 five-minute break and come back.

5 (A recess was taken from 2:12 p.m.  
6 until 2:21 p.m.)

7 CHAIR WHALEN: All right. Not everybody  
8 has returned, but I expect Craig will be here  
9 shortly. One, two, three, four --

10 Either Kevin -- oh, yeah, there's Craig.

11 MR. NEUPANE: We have a quorum, Chair.

12 CHAIR WHALEN: Yeah, we do now. Okay.

13 All right, Brian, I think you can call  
14 your next witness.

15 MR. KANG: Thank you, Mr. Chairman. Our  
16 next witness is Frederick Hong.

17 CHAIR WHALEN: Frederick Hong. Okay.  
18 Aloha. Would you please raise your right hand and  
19 affirm to tell the truth in your testimony?

20 THE WITNESS: I do.

21 CHAIR WHALEN: Thank you.

22

23 FREDERICK HONG,

24 having been called as a witness

25 by the Applicant, affirmed to tell the truth



1 and was examined as follows:

2 DIRECT EXAMINATION

3 BY MR. KANG:

4 Q Good afternoon, Mr. Hong. Can you please  
5 restate your full name and place of employment and  
6 position, please?

7 A Yes. My name is Frederick Hong. I'm  
8 employed at Architects Hawaii, Limited, also known as  
9 AHL, and I'm an associate and project architect  
10 there.

11 Q And Mr. Hong, you prepared written  
12 testimony with respect to Ulana Ward Village,  
13 correct?

14 A That is correct.

15 MR. KANG: Mr. Chairman, we rest on  
16 Mr. Hong's written testimony, and Mr. Hong is  
17 available for any questions for the board.

18 CHAIR WHALEN: Members, are there any  
19 questions concerning the architecture for Ulana, I  
20 guess?

21 CROSS-EXAMINATION

22 BY CHAIR WHALEN:

23 Q Well, I just wanted to ask about the  
24 question that was raised earlier by Deepak Neupane  
25 about the parking garage on the Ewa side. The Ewa

1 side wall is a solid wall. Is that because of the  
2 fire code or some other reason?

3 A Yes. Hi, Chair Whalen. Due to the  
4 building code fire rating and also there's no  
5 openings allowed based on the distance from the  
6 property line, that is why we're designing a solid  
7 wall at the Ewa property line facing the other  
8 property.

9 Q Okay. I think that comes up with parking  
10 garages in particular.

11 As far as the ventilation of the parking  
12 garage, we'll have a hearing on the modification  
13 request. I could wait until then to ask that  
14 question, but I might as well now since you're there.  
15 Is the ventilation -- there will be some form of  
16 mechanical ventilation for the garage, I suppose,  
17 because there will also be the solid wall on the  
18 Diamond Head side of the parking garage?

19 A Yeah, that's correct. So the parking  
20 structure is designed as an open parking garage,  
21 which requires a 20 percent open perimeter at each  
22 level of parking. We're not able to achieve that at  
23 levels 1 and 2. So there will be mechanical  
24 ventilation there. At levels 3 and above, we are  
25 able to achieve that.

1           So on the west facade, as we just talked  
2 about, we're adjacent to the neighboring property.  
3 So we have a solid wall there. And then on the east  
4 facade, facing the tower structure, we're providing  
5 mostly a solid wall to provide visual, audio and  
6 nuisance light privacy to the units across the way.  
7 So that leaves the north and south facades as areas  
8 where we have the opportunity to provide the openness  
9 required for it to be considered an open parking  
10 garage at those levels.

11           Q     Okay. So some form of screening would be  
12 possible along the mauka and makai facades, right?

13           A     Yes. We are planning on providing some  
14 architectural screening, and we have to balance that  
15 with maintaining that 20 percent openness.

16           Q     Right.

17           A     So that is currently being designed, yes.

18           Q     Yeah. So similar to -- I think Symphony  
19 has a screen that is able to screen the lights from  
20 vehicles in the parking garage, but still not solid,  
21 right?

22           A     Yeah. That's correct. Where we are able  
23 to apply the architectural screen, we are -- we are  
24 planning on designing something where no direct light  
25 or visibility can go through, but it's designed so

1 that airflow can still go through that portion of the  
2 screen.

3 CHAIR WHALEN: Okay. Thank you. Deepak,  
4 does that kind of address your question and, Carson,  
5 about screening for the parking garage?

6 MR. NEUPANE: It does, Chair.

7 CHAIR WHALEN: Okay. Members, are there  
8 any other questions for Mr. Hong?

9 Okay. That completes the questioning.  
10 Brian, would you like to call your next witness?

11 MR. KANG: Yes. Thank you, Chair Whalen.  
12 Our next witness is Joseph Ferraro.

13 CHAIR WHALEN: Joe, would you raise your  
14 right hand and affirm to tell the truth in your  
15 testimony?

16 THE WITNESS: I do.

17 CHAIR WHALEN: Okay.

18 MR. KANG: Thank you, Chair Whalen.

19

20

JOSEPH FERRARO,

21

having been called as a witness

22

by the Applicant, affirmed to tell the truth

23

and was examined as follows:

24

DIRECT EXAMINATION

25

BY MR. KANG:

1           Q     Mr. Ferraro, please state your full name  
2     again for the record, and place of employment and  
3     position.

4           A     My full name is Joseph Ferraro. I am  
5     part-time employed at Ferraro Choi and, Associates,  
6     where I am chairman of the board.

7           Q     Mr. Ferraro, you prepared written  
8     testimony with respect to The Park Ward Village; is  
9     that correct?

10          A     That's correct.

11                 MR. KANG: All right. Mr. Chairman, we  
12     rest on Mr. Ferraro's written testimony, and he is  
13     available for any questions from the board.

14                 CHAIR WHALEN: Members, are there any  
15     questions you have?

16                 I would say your timing is great. We're  
17     probably worn down.

18                 THE WITNESS: I knew there's a reason to  
19     be last. Thank you, John -- Chair.

20                 CHAIR WHALEN: Okay. Brian, you can call  
21     your next witness then.

22                 MR. KANG: Thank you, Mr. Ferraro. Thank  
23     you, Mr. Chairman.

24                 Our next witness is Lee Cranmer.

25                 THE WITNESS: Aloha, Chair Whalen and

1 board and Deepak.

2 CHAIR WHALEN: Would you please raise  
3 your right hand and affirm to tell the truth in your  
4 testimony? Thank you.

5 THE WITNESS: I do.

6 CHAIR WHALEN: Okay.

7

8 LEE CRANMER,

9 having been called as a witness

10 by the Applicant, affirmed to tell the truth

11 and was examined as follows:

12 DIRECT EXAMINATION

13 BY MR. KANG:

14 Q Good afternoon, Mr. Cranmer. Can you  
15 please state your full name again for the record,  
16 your place of employment and position?

17 A Aloha. My name is Lee Cranmer. I'm  
18 senior director of development with Victoria Ward,  
19 Limited, at Ward Village. I've been with Victoria  
20 Ward, Limited for a little over five years now.

21 Q Mr. Cranmer, let's talk about Ulana Ward  
22 Village first. Did you review the comment letter  
23 from the City Department of Transportation Services  
24 dated February 22, 2021, relating to Ulana Ward  
25 Village?

1           A     Yes, I did.

2           Q     Several of those comments in the letter  
3 relate to parking. What are Victoria Ward's  
4 responses to those comments?

5           A     As new parking counts, Brian, is that the  
6 reference?

7           Q     Yes, that's correct.

8           A     Okay. Thank you.

9                     So I believe as others have testified in  
10 their written testimony and some of their verbal  
11 testimony, parking counts at both projects, Ulana and  
12 The Park Ward Village, are set by market demand;  
13 market demand for residential housing and market  
14 demand for commercial spaces as well. The reality is  
15 we have to sell the units and lease the spaces in  
16 today's reality, not with a potential future that  
17 could include rail.

18           Q     What are Victoria Ward's responses to the  
19 other comments in the DTS letter?

20           A     The DTS comments on The Park Ward Village  
21 included comments specific to The Park Ward Village  
22 about vehicle access and a recommendation to perhaps  
23 eliminate vehicle access to the project from Auahi  
24 Street. We did study that during our early phases of  
25 concept design, and it was detrimonious to try to mix

1 residential traffic with commercial traffic all  
2 coming off of a single access point from the  
3 Halekauwila or the mauka side of the project.

4 So we segregated those two flows, and to  
5 reduce conflicts of potential traffic accidents  
6 within the garage between a mixture of residential  
7 and commercial uses from the same ramps. And in so  
8 doing, on the Auahi frontage with the building being  
9 set so far back, there are very ample sight lines  
10 between -- at the crossing between the pedestrian  
11 crossing and the driveway.

12 There's a change of pavement materials.  
13 There's bollards that are put in place to delineate  
14 the pedestrian versus vehicular zones; a lot of  
15 visual cues about that area of mixing. Again, it's  
16 just a residential driveway at this time, not a  
17 commercial driveway as well, or a driveway that will  
18 be used for a loading dock at that area.

19 Q Let's talk a little bit more about The  
20 Park Ward Village. Did you review the comment letter  
21 from the City Department of Planning and Permitting  
22 for The Park Ward Village? And that letter was dated  
23 February 18, 2021.

24 A Brian, yes, I did.

25 Q And there were several comments relating



1 to The Park Ward Village. If we can go through those  
2 very briefly. The first comment requested the  
3 relationship between The Park Ward Village site and  
4 the planned Kaka'ako rail station be addressed. Do  
5 you have any comments on that?

6 A So there were two aspects of the  
7 question, if I recall it. One had to do with a  
8 wayfinding program. The other had to do with the  
9 connectivity between the planned rail station and the  
10 planned project. I handled those separately. So I  
11 want to let the board know that we have engaged the  
12 design firm of 212 Design, who recently did the  
13 wayfinding master plan for HART, to also provide a  
14 wayfinding strategy and implementation plan for Ward  
15 Village. They'll be working on that this year. So  
16 those designs will get incorporated into The Park at  
17 Ward Village as we progress design.

18 They'll be considering the potential  
19 transit mode. The potential HART transit mode is one  
20 of the ways to access the neighborhood or for  
21 residents of the neighborhood to transit to other  
22 locations. That will just be one of the wayfinding  
23 modes of transit that they'll study.

24 Pedestrian connectivity between The Park  
25 Ward Village and the rail, I think Race Randle showed

1 the relationship between the two projects in the  
2 earlier exhibit. It will be via the ample sidewalks  
3 along Ward Avenue. They're in close proximity to  
4 each other, but they are separated by another  
5 property. So the access will be via the sidewalk  
6 along Ward Avenue.

7 Q Okay. Comment No. 2 related to the  
8 incorporation of more public benches, and comment  
9 No. 4 suggested a more direct path for the dog run in  
10 the building. And is it correct that my  
11 understanding is that those will be studied during  
12 design development?

13 A The comments are appreciated. We're  
14 always open to constructive feedback. We're moving,  
15 you know, from concept design into design  
16 development, and we'll be studying those options as  
17 well.

18 Q And comment No. 5 related to street  
19 trees. Did you have any response to the comment to  
20 submit the street plan -- street tree plan for  
21 review?

22 A I noted that the city reviewer was  
23 perhaps unaware of the fact that we have an approved  
24 street tree master plan that was approved by the HCDA  
25 in 2016, and that the species of trees being selected

1 for the project are consistent with the Ward Village  
2 Street Trees Master Plan of November 2016.

3 Q Okay. Comment No. 6 suggested that  
4 deeper eaves and setback storefronts be constructed  
5 on the Diamond Head side of the building. What is  
6 Victoria Ward's response to that comment?

7 A I do recall that during Race Randle's  
8 testimony, he specifically pointed to an exhibit that  
9 showed the eaves on all four sides of the building,  
10 and it provided very deep overhangs for shading and  
11 weather protection of those commercial frontages on  
12 all four sides of the building.

13 Q Comment No. 7 suggested adding an  
14 additional Bikeshare station on the project's makai  
15 boundary, and is it my understanding that Victoria  
16 Ward just continues to coordinate with Bikeshare  
17 Hawaii on that issue?

18 A That's correct. We have an open dialogue  
19 with Biki Bikes. It's very market driven on where  
20 they place their bike corrals. For instance, we're  
21 under discussions with them about adding a bike  
22 corral as the A'ali'i project opens and those new  
23 residents become a potential market for their users.

24 So open conversation, and again, we're a  
25 very bike friendly neighborhood. Included in the

1 application package is a bike access plan for the  
2 project itself, and incorporated in that are the  
3 current plans for bicycle parking as well as  
4 locations. But we're always open, again, to positive  
5 feedback on that and an increase in that choice of  
6 mode of transportation by our residents and our  
7 patrons.

8 Q And comment No. 8, along similar lines,  
9 requested bicycle parking on all sides, and my  
10 understanding is Victoria Ward will continue to study  
11 that issue, correct?

12 A Correct. Yeah. Basically, the same  
13 response from the last question.

14 Q Okay. Comment No. 10 addressed the  
15 loading zone; that the loading zone should be entered  
16 and exited in a forward manner. Do you have any  
17 comment on that?

18 A The loading zone is actually off of a  
19 private driveway, far removed from the public street.  
20 So we are in compliance with code requirements for  
21 loading zone traffic to enter and exit the public  
22 streets in a forward-moving direction.

23 Q And finally, comment No. 11 relates to  
24 the proposed Auahi Street pullout in front of The  
25 Park Ward Village. What is your response to that?

1           A       It was back in November, prior to the  
2 finalization of the traffic impact report with the  
3 DPP chart rotation management board lead, Lance  
4 Watanabe. We had conversations with DTS's acting  
5 director, Jon Noguchi -- Nouchi, rather, I'm sorry,  
6 and the acting DPP director at the time, Kathy  
7 Sokugawa, to make sure that both DPP and DTS were  
8 onboard with the notion of a pullout that can be used  
9 for the ride-share mode of travel, to encourage,  
10 again, less car ownership by encouraging good access  
11 to retail into the commercial frontages through these  
12 ride-share drop zones.

13                       So we have two of them associated with  
14 The Park Ward Village project; one off of the private  
15 driveway that's on the mauka side of the project, but  
16 also one -- actually, mostly on private property just  
17 off of Auahi Street, near the commercial entry there.

18                       One of the notations that was included in  
19 the TI report is that we would continue to work with  
20 DPP staff, however, on the details of design, to make  
21 sure we accommodate any of their concerns through  
22 design, and that we would actively manage those zones  
23 through either building operations or Ward Village  
24 security forces, to make sure that people didn't stay  
25 in those zones too long or use those zones, like has

1       been the experience on some of the other projects in  
2       town that have been held out as bad examples.

3                   MR. KANG: All right. Thank you,  
4       Mr. Cranmer.

5                   Thank you, Mr. Chairman. We have no  
6       further questions of Mr. Cranmer at this time. He is  
7       available for any questions from the board.

8                   CROSS-EXAMINATION

9       BY CHAIR WHALEN:

10                  Q       I had some questions about the Haleiwa --  
11       Halekauwila Street extension, or is it the private  
12       portion of it that would be adjacent to The Park at  
13       Ward Village site. And even though it is a private  
14       street, I think the connection will likely create  
15       more through-traffic on that street and in those  
16       internal streets or those internal private streets  
17       than are now experiencing.

18                  And even since the development of A'ali'i  
19       and that segment of the street that was extended into  
20       the superblock that's part of the -- where The Park  
21       at Ward Village is located, people will be more  
22       inclined to use those streets. That's what  
23       connectivity is about. So given that -- and I think  
24       probably DPP looked at that or their traffic review  
25       branch, looked at that, and that might have been one

1 of the reasons for recommending that the loading zone  
2 be designed so that it doesn't have trucks backing  
3 out into the street even though it's a private  
4 street, just because of the increased traffic that  
5 might experience. And it's sort of related to those  
6 bump-outs, which is probably a good idea to get  
7 vehicles that are picking up passengers off the  
8 travel lane that's in the private street.

9 So do you have -- does the traffic impact  
10 report -- I think you mentioned a TIR. Is that a  
11 traffic impact report you're referring to?

12 A (Witness nods.)

13 Q Okay. They're looking at that in terms  
14 of the increased, expected additional traffic that  
15 those private streets are going to get?

16 A Yes. The traffic impact report for The  
17 Park at Ward Village specifically models localized  
18 traffic movements using and taking advantage of the  
19 private driveway that links up with Halekauwila  
20 Street at Ward Avenue as one of the ways to  
21 distribute traffic within the neighborhood and to  
22 open up and improve traffic conditions at  
23 intersections within the neighborhood. That's  
24 correct.

25 Q Okay. And this would be like the

1 intersections in other places where those private  
2 lanes or driveways occurred. You won't be able to --  
3 like, the driver won't be able to distinguish when  
4 they're leaving a public street and then onto a  
5 private street?

6 A Chair Whalen, actually, if you'll notice,  
7 there's a public -- there's a private driveway that  
8 exits out onto Queen Street right now, adjacent to  
9 the Whole Foods building. When that was designed,  
10 TRB actually had us put in a curb ramp there, to  
11 clearly signal that that was not a street but a  
12 private driveway. The street design for the  
13 extension or the east-west private drive has not been  
14 finalized yet. So we're not sure at this point in  
15 time if the City is going to require us to use a curb  
16 ramp at that location or it will be a flush  
17 intersection.

18 CHAIR WHALEN: Okay. All right. Thank  
19 you.

20 Any other questions?

21 Okay. Thank you.

22 THE WITNESS: Thank you, all.

23 MR. KANG: Thank you, Mr. Cranmer.

24 Mr. Chairman, our next witness is Kevin  
25 Goto.



1 CHAIR WHALEN: Okay. Kevin, would you  
2 please raise your right hand --

3 THE WITNESS: Hi.

4 CHAIR WHALEN: Hi. Your turn. Raise  
5 your right hand and affirm to tell the truth in your  
6 testimony.

7 THE WITNESS: I do.

8 CHAIR WHALEN: All right. Thank you.

9  
10 KEVIN GOTO, P.E.,  
11 having been called as a witness  
12 by the Applicant, affirmed to tell the truth  
13 and was examined as follows:

14 DIRECT EXAMINATION

15 BY MR. KANG:

16 Q Mr. Goto, can you please state your name,  
17 place of employment and position, please?

18 A My name is Kevin Goto. My place of  
19 employment is Wilson Okamoto Corporation, and my  
20 position is director of civil engineering.

21 Q Mr. Goto, how are you involved in the  
22 Ulana Ward Village project?

23 A I am the civil engineer of record on the  
24 project.

25 Q Did you review the comment letter from

1 the Honolulu Fire Department for Ulana Ward Village  
2 dated February 10, 2021?

3 A I did.

4 Q And what is Wilson Okamoto Corporation's  
5 response to the Honolulu Fire Department's comments?

6 A So when we received the comments, we did  
7 reach out back to them again. And the fire  
8 department did confirm that we are in compliance with  
9 their requirements, the comments for standard  
10 language, and that we are in compliance with the  
11 requirements as stated.

12 Q All right. And that correspondence with  
13 the Honolulu Fire Department is marked for the record  
14 as U-37, Exhibit U-37.

15 All right. Thank you, Mr. Goto.

16 Mr. Chairman, we have no further  
17 questions of Mr. Goto at this time, and he is  
18 available to answer any questions from the board.

19 CHAIR WHALEN: Staff and board members,  
20 do you have any questions of Mr. Goto? Okay.

21 THE WITNESS: Thank you.

22 CHAIR WHALEN: Thank you.

23 MR. KANG: Mr. Chairman, our next witness  
24 is Brett Kuamoo.

25 CHAIR WHALEN: Okay. Brett, would you

1 please raise your right hand and affirm to tell the  
2 truth in your testimony?

3 THE WITNESS: I do.

4 CHAIR WHALEN: All right. Thank you.

5

6 BRETT KUAMOO, P.E.,  
7 having been called as a witness  
8 by the Applicant, affirmed to tell the truth  
9 and was examined as follows:

10 DIRECT EXAMINATION

11 BY MR. KANG:

12 Q Mr. Kuamoo, can you please state your  
13 name again for the record, your place of employment  
14 and your position?

15 A Sure. My name is Brett Kuamoo. I work  
16 at Wilson Okamoto Corporation.

17 (Reporter clarification.)

18 THE WITNESS: Sorry. My name is Brett  
19 Kuamoo. I work at Wilson Okamoto Corporation. I'm a  
20 private manager in the civil engineering department.

21 BY MR. KANG:

22 Q And Mr. Kuamoo, how are you involved in  
23 The Park Ward Village project?

24 A I am the engineer of record for that  
25 project.

1           Q     And similar to Mr. Goto, did you review  
2 the Honolulu Fire Department letter regarding The  
3 Park Ward Village dated February 10, 2021?

4           A     Yes, I did.

5           Q     And what is Wilson Okamoto's response to  
6 the Honolulu Fire Department letter for The Park at  
7 Ward Village?

8           A     As mentioned by Kevin in his testimony,  
9 he reached out to HFD to confirm the status of that  
10 comment letter and to determine that the comments  
11 were standard language and that his project was still  
12 in compliance. The Park at Ward Village would fall  
13 under that same circumstance. So we determined that  
14 The Park at Ward Village is also still in compliance.

15           MR. KANG: And for the record, that  
16 correspondence is marked for The Park Ward Village as  
17 Exhibit P-33.

18                     All right. Thank you, Mr. Kuamoo. We  
19 have no further questions.

20                     Mr. Chairman, Mr. Kuamoo is available for  
21 any questions from the board.

22           CHAIR WHALEN: Board members or staff, do  
23 you have any questions?

24                     Okay. Thank you, Brett Kuamoo.

25           THE WITNESS: Thank you.

1                   MR. KANG: Mr. Chairman, our next witness  
2 is Pete Pascua.

3                   CHAIR WHALEN: Would you please raise  
4 your right hand and affirm to tell the truth?

5                   THE WITNESS: I do.

6                   CHAIR WHALEN: All right. Thank you.  
7 Brian.

8  
9                   PETE PASCUA, P.E.,  
10                   having been called as a witness  
11                   by the Applicant, affirmed to tell the truth  
12                   and was examined as follows:

13                   DIRECT EXAMINATION

14 BY MR. KANG:

15                   Q     Good afternoon, Mr. Pascua. Can you  
16 please restate your name for the record, your place  
17 of employment and position, please?

18                   A     My name is Pete Pascua. I am senior vice  
19 president and director of traffic engineering at  
20 Wilson Okamoto Corporation.

21                   Q     Mr. Pascua, let's talk about the Ulana  
22 Ward Village project first. How are you involved in  
23 the Ulana project?

24                   A     We were retained by Victoria Ward,  
25 Limited to prepare a traffic impact report. I

1       oversaw the preparation of the TIR or traffic impact  
2       report.

3               Q       Let's talk about the agency comments with  
4       the traffic issues. Did you review the comment  
5       letter from the State Department of Transportation  
6       for Ulana Victoria Ward dated February 11, 2021?

7               A       Yes, I did.

8               Q       And with respect to that letter and the  
9       DOT's comments, let's discuss Wilson Okamoto's  
10      responses to those briefly. Comment No. 1 requests a  
11      copy of the update to the Ward Village transportation  
12      master plan, and is my understanding correct that  
13      that has been provided by Wilson Okamoto?

14              A       Yes, correct.

15              Q       And comment No. 2 discusses -- it notes  
16      that the project would not directly impact traffic  
17      conditions on Ala Moana Boulevard, and is it my  
18      understanding that Wilson Okamoto has noted this  
19      comment for its records?

20              A       Yes. We acknowledge DOT's concurrence  
21      with that analysis.

22              Q       Comment No. 3 requests the TIAR study  
23      area to include Cooke Street and Coral Street  
24      intersections with Ala Moana Boulevard. What is  
25      Wilson Okamoto's response to that comment?

1           A       Well, the intersection of Ala Moana  
2 Boulevard and Cooke Street was included in the  
3 overall field investigations for the TIAR, but it was  
4 for the purpose of identifying traffic distribution  
5 in the region. Certainly the analysis -- the level  
6 of service analysis associated with that intersection  
7 is included in the overall TMP, which now -- which  
8 DOT has now, because that TMP, the transportation  
9 master plan, looks at the overall regional roadway  
10 network and not specifically the impacts associated  
11 with a specific project like the Ulana project in  
12 this case.

13                       So the Cooke Street as well as Coral  
14 Street intersections along Ala Moana Boulevard was  
15 not considered as part of the primary distribution  
16 route associated with the project. Yes, vehicles may  
17 use it, but it's -- its level of influence to change  
18 the level of service is minimal, such that it was not  
19 documented as part of the primary intersections that  
20 is studied as part of the Ulana project as well as  
21 The Park Ward Village project.

22           Q       And similarly, comment No. 4 requests  
23 revisions to the TIR to analyze certain Ala Moana  
24 Boulevard intersections. Is your response and  
25 analysis similar with respect to comment No. 4?

1           A       Yeah, absolutely. The analysis that we  
2 included in the traffic studies are based on the  
3 level of influence such project would have on the  
4 surrounding roadways. To put it in perspective, Ala  
5 Moana Boulevard traffic, while it handles quite a bit  
6 of traffic, this project -- the amount of traffic  
7 this project, the Ulana project, as well as The Park  
8 project, cumulatively will be less than the daily  
9 fluctuations that will occur in traffic demands along  
10 Ala Moana Boulevard. So from a day-to-day basis, the  
11 influence wouldn't even show up in terms of a  
12 differing level of service, if that makes sense.

13           Q       It does. Thank you.

14                    Comment No. 5 requests that the TIR be  
15 prepared in a way that would include peak-hour trips  
16 generated by both projects. What is Wilson Okamoto's  
17 response to that?

18           A       They are. One project's traffic  
19 generation is incorporated on the other's -- other  
20 project's TIAR. So both studies looked at the  
21 cumulative effects of both projects. They're  
22 obviously prepared as separate documents, but the  
23 reason for that is because the City had requested  
24 that each block prepare its separate document, so we  
25 could identify specific mitigation measures that



1 would be site-specific to that specific project.

2 Q And comment No. 6 discusses the number of  
3 off-street parking spaces at Ulana Ward Village. Do  
4 you have any comments on that?

5 A Yeah. Well, from a traffic impact  
6 standpoint, parking is really a supporting amenity  
7 and really doesn't generate traffic. But I can tell  
8 you that, you know, Ward Village has an area-wide  
9 parking strategy -- Ward Village as a district has an  
10 area-wide parking strategy based upon specific land  
11 uses. Parking for residential uses are provided by  
12 each development block with parking for commercial  
13 provided within not only the localized block, but  
14 also regional district parking areas. So what that  
15 does is really you have parking support -- supporting  
16 complementary uses as the need arises.

17 So really, to put this in perspective,  
18 right now the Ward Village district has approximately  
19 4,100-some units -- -some parking spaces. After the  
20 completion of Ulana Ward Village as well as The Park  
21 Ward Village, there will be a total district parking  
22 reduction by several hundred spaces. If you look at  
23 the entire build-out from a regional perspective of  
24 the Ward Village district, the ultimate -- the  
25 ultimate build-out -- at ultimate build-out, the

1 parking numbers would even decrease even further down  
2 to about 2,700-plus parking spaces.

3 So you know, the whole point is try and  
4 foster multimodal travel by utilizing the concept of  
5 park once -- you know, the park-once concept. You  
6 park, you go shopping, you go have dinner, go to  
7 lunch, you go to the movies, or whatever. Just park  
8 once and use various different modes of travel,  
9 whether it be the enhanced Biki bike system, the  
10 enhanced bike lanes around the area, enhanced  
11 pedestrian walkways to get from one use to another  
12 use.

13 You know, obviously, not everybody is  
14 going to park once. Those that didn't want to  
15 walk -- I mean, those that don't want to walk may  
16 park elsewhere. But at least it captures some of the  
17 users to park once and utilize multiple uses within  
18 the district.

19 Q All right. Thank you. Let's continue  
20 with the Ulana Ward Village project. Did you review  
21 the comment letter from the City and County of  
22 Honolulu Department of Transportation Services dated  
23 February 22, 2021 for Ulana Ward Village?

24 A Yes, I did.

25 Q And that letter also had several comments

1 relating to traffic. First, DTS commented on a  
2 statute requiring parking stalls and electric parking  
3 charging stations, and is it my understanding that  
4 Wilson Okamoto is aware of that requirement?

5 A Yes, that's correct.

6 Q And DTS also supported the traffic impact  
7 report, but had several comments. First, it stated  
8 that the TIR should identify an appropriate speed  
9 limit for Ward Village. Do you have any comment on  
10 that?

11 A Yeah. I think the comment is really to  
12 provide a safe speed study in the region, but you  
13 know, speed is really -- speed really shouldn't be  
14 looked at just based on an isolated roadway. It  
15 should be looked at -- looked at from a regional  
16 perspective within a roadway network. It's supposed  
17 to be complementary -- speeds will be complementary  
18 between different roadway types, different roadway  
19 hierarchy or levels.

20 So -- but nevertheless, in response to  
21 DTS's question or request, we'll be conducting a  
22 speed study anyway of the region, and included in an  
23 updated transportation master plan, where it should  
24 be within the region as opposed to an isolated  
25 roadway.

1           Q       DTS also requested that the plan show the  
2 location and approximate storage capacity for  
3 proposed bike storage areas and racks, and is it  
4 correct that Wilson Okamoto will be updating those  
5 figures?

6           A       Yes, that's correct. We'll be working  
7 with the architect to identify those locations and  
8 provide recommendations to enhance the system.

9           Q       And DTS had a comment on the loading  
10 zones, and that they should be actively managed and  
11 monitored, and is it my understanding that Wilson  
12 Okamoto will consider that comment in the planning?

13          A       Yes, absolutely. It's actually a  
14 recommendation already. So it's already covered.  
15 The reviewer must have missed it.

16          Q       A couple of other comments. DTS  
17 requested a street usage permit as required, and is  
18 it my understanding that Wilson Okamoto is aware of  
19 that and will comply as required?

20          A       Yes. As typically required, yes.

21          Q       And DTS also requested that the area  
22 representatives, the neighborhood board and other  
23 constituents be informed, and is it Wilson Okamoto's  
24 regular practice to do so?

25          A       Yes, absolutely.

1           Q       And DTS also requested that the plans be  
2 approved by the Disability and Communication and  
3 Access Board, and is it my understanding that Wilson  
4 Okamoto will do so?

5           A       Yes, that's correct. DCAB review is  
6 covered under HRS 103-50. So it's a typical  
7 requirement.

8           Q       Let's move on to The Park Ward Village.  
9 Did you review the comment letter from State DOT for  
10 The Park Ward Village dated February 11, 2021?

11          A       Yes, I did.

12          Q       And with respect to the comments from  
13 State DOT relating to the TIR for Park Ward Village,  
14 what are Wilson Okamoto's responses to those?

15          A       Well, the comments are identical to the  
16 Ulana Ward Village comments. So those responses  
17 would apply to this project's response as well, or  
18 comments as well.

19          Q       And did you review the comment letter  
20 from the City and County of Honolulu Department of  
21 Transportation Services for The Park Ward Village  
22 dated February 22, 2021?

23          A       Yes, I have.

24          Q       And with respect to the comments from the  
25 City DTS on The Park project, what are Wilson

1 Okamoto's responses to those?

2 A Likewise, comments are similar to the  
3 Ulana Ward Village project. So responses would be  
4 the same for The Park project as well, The Park Ward  
5 Village project.

6 Q And finally, did you review the City  
7 Department of Planning and Permitting comment letter  
8 for The Park Ward Village dated February 18, 2021?

9 A Yes, I did.

10 Q In comment 3 of the DPP letter, it  
11 requested the incorporation of multimodal design,  
12 particularly in the northwest and southeast corners  
13 of The Park Ward Village. What is Wilson Okamoto's  
14 response to that comment?

15 A Yes. I believe the design would  
16 incorporate these multimodal facilities, and you  
17 know, they include integration with bike lanes that  
18 are being proposed along Ward Avenue, pedestrian  
19 facilities -- cuing -- pedestrian cuing areas,  
20 connectivity to future rail stations or at least the  
21 ability to connect, and other types of multimodal  
22 improvements. I think we talked about it earlier.  
23 Bike share or Biki type of stations or enhancements  
24 in the area that can be incorporated to facilitate  
25 these types of multimodal transportation systems.

1 MR. KANG: All right. Thank you,  
2 Mr. Pascua.

3 Thank you, Mr. Chairman. We have no  
4 further questions of Mr. Pascua. He is available for  
5 questions from the board.

6 CHAIR WHALEN: Okay. Are there any  
7 questions from the board or staff?

8 Okay. I think you can -- I thank you,  
9 Mr. Pascua.

10 We can call the next witness, Brian.

11 MR. KANG: Thank you, Mr. Chairman. Our  
12 next witness is Robin Markle.

13 THE WITNESS: Hello.

14 CHAIR WHALEN: Hi. Robin Markle, will  
15 you raise your right hand please and affirm to tell  
16 the truth in your testimony?

17 THE WITNESS: I do.

18 CHAIR WHALEN: All right. Thank you. Go  
19 ahead.

20  
21 ROBIN MARKLE,  
22 having been called as a witness  
23 by the Applicant, affirmed to tell the truth  
24 and was examined as follows:

25 DIRECT EXAMINATION

1 BY MR. KANG:

2 Q Ms. Markle, can you please state your  
3 name again for the record, your place of employment  
4 and your current position?

5 A My name is Robin Markle. I work for  
6 Locations, and I am the senior vice president of  
7 development.

8 Q And Ms. Markle, you prepared written  
9 testimony with respect to Ulana Ward Village; is that  
10 correct?

11 A Yes, I did.

12 Q And you also prepared written testimony  
13 with respect to The Park Ward Village; is that  
14 correct?

15 A Yes, I did.

16 MR. KANG: Mr. Chairman, we rest on  
17 Ms. Markle's witness testimony for both the Ulana  
18 Ward Village project and The Park Ward Village  
19 project, and she is available for questions from the  
20 board.

21 CHAIR WHALEN: Okay. Thank you.

22 Board members or staff, do you have any  
23 questions of Ms. Markle?

24 Okay. Thank you --

25 THE WITNESS: Thank you.



1 CHAIR WHALEN: -- for appearing.

2 MR. KANG: Thank you, Ms. Markle.

3 THE WITNESS: Happy to. Thank you.

4 MR. KANG: All right. Mr. Chairman, our  
5 next witness is Mike Hamasu.

6 CHAIR WHALEN: Okay. Mike, would you  
7 please raise your right hand and affirm to tell the  
8 truth in your testimony?

9 THE WITNESS: I do.

10 CHAIR WHALEN: Okay. Thank you.

11 Brian, go ahead.

12

13 MIKE HAMASU,

14 having been called as a witness

15 by the Applicant, affirmed to tell the truth

16 and was examined as follows:

17 DIRECT EXAMINATION

18 BY MR. KANG:

19 Q Mr. Hamasu, can you please restate your  
20 full name for the record, your place of employment  
21 and position?

22 A Sure. My name is Mike Hamasu. I work  
23 for Colliers International as their consulting and  
24 research director.

25 Q Mr. Hamasu, you prepared written

1 testimony with respect to both the Ulana Ward Village  
2 project and The Park Ward Village project; is that  
3 correct?

4 A That is correct.

5 MR. KANG: All right. Mr. Chairman, at  
6 this time we rest on Mr. Hamasu's written testimony,  
7 and he is available for any questions from the board.

8 CHAIR WHALEN: Board members or staff, do  
9 you have any questions of Mr. Hamasu?

10 Okay. That was easy, Mike.

11 MR. KANG: Mr. Chairman, I'm sorry. I do  
12 have one quick question for Mr. Hamasu, as it turns  
13 out.

14 CHAIR WHALEN: Okay.

15 BY MR. KANG:

16 Q Mr. Hamasu, can we just talk a little bit  
17 about the public parking within Ward Village. You  
18 know, I know Mr. Pascua kind of mentioned -- I'm not  
19 sure if you were aware of his testimony, but he did  
20 mention about the public district parking within the  
21 development. Can you just summarize your testimony  
22 with respect to the benefits of public parking within  
23 Ward Village?

24 A Absolutely. In fact, I did overhear  
25 Mr. Pascua's discussion about how the parking spaces

1 were reduced from 4,100 to, I believe he said, 20- --  
2 2,700. That is detrimental specifically for  
3 retailers and businesses in the area that rely on  
4 available parking spaces for their clients and their  
5 customers. We view it primarily as a necessity as  
6 opposed to an amenity, because without the parking  
7 spaces to draw people from other parts of the island  
8 as well as tourists, it proves to be very  
9 difficult -- I mean, it poses an inconvenience for  
10 the customer, but also reduces the likelihood of  
11 repeat business for the retailers and the industrial  
12 businesses in the area.

13 In addition to that, I believe, you know,  
14 from a recreational perspective, we view -- retailers  
15 view the Ward Village location as a destination. In  
16 addition to retail, the recreational amenities such  
17 as the parks located in the area should have  
18 available parking as well, because otherwise, if I  
19 took my little kids to play in the sun at the park  
20 and wanted to go get ice cream later on and there's  
21 no parking, you know, that retailer now loses my sale  
22 and I come back with a bad flavor in my mouth,  
23 thinking that I'm not going to go visit there because  
24 there's no parking.

25 MR. KANG: All right. Thank you,

1 Mr. Hamasu.

2 Mr. Chairman, thank you. No further  
3 questions for Mr. Hamasu.

4 MEMBER SAKODA: John, I have a follow-up  
5 question.

6 CHAIR WHALEN: Yes.

7 CROSS-EXAMINATION

8 BY MEMBER SAKODA:

9 Q So Mike, it's Kevin Sakoda. You know,  
10 one of the things that came up just with your  
11 conversation there was that, you know, Ward Village  
12 has the Ward Village Owners Association, which is a  
13 bigger entity kind of taking care of the public  
14 spaces. One of my concerns is that each resident  
15 within Ward Village is paying a monthly fee to really  
16 support the security and the maintenance of all the  
17 park areas and everything. From looking at sort of  
18 the economics of it, do you see that as a concern for  
19 buyers, residents in the area that --

20 It seems in the big picture of things  
21 like, "Hey, I'm paying to keep this park nice so some  
22 guy from Kaneohe can come with his kids and have a  
23 picnic in my park," right? Do you have any thoughts  
24 on how to approach that or how to --

25 It's almost like the residents are

1 funding public -- not -- well, public park space,  
2 right, which is essentially within Ward Village. Do  
3 you have any thoughts on that?

4 A I think the perspective should be  
5 adjusted to the point that the recreational  
6 activities are an amenity to the overall  
7 neighborhood. So what you also have is in addition  
8 to recreational activities that are retail, and you  
9 have all these businesses located there that by  
10 having all of those together, there's a synergy in  
11 regards to what makes the Ward Village such a vital  
12 and dynamic neighborhood.

13 Now, to answer your question whether or  
14 not if I had a unit there and my homeowner's  
15 association fees are going to pay to upkeep the park,  
16 I think it would be such a small portion of the  
17 overall homeowner's fees that would be allocated to  
18 that park. It would be more allocated to things like  
19 the swimming pool, the pickleball courts and all  
20 these other things, that the park maintenance is  
21 probably a very small portion of the overall budget  
22 allocated into the homeowner's association. I think  
23 it's more viewed as a positive that you have those  
24 recreational activities, such as the park versus not  
25 having a park there. So it benefits the resident in

1 that perspective.

2 Q Okay. Do you have any idea what the  
3 monthly fee per unit is?

4 A I don't know the answer to that.

5 Q All right. Thank you, Mike.

6 CHAIR WHALEN: Any other questions of  
7 Mike Hamasu? We can move on to --

8 Thank you, Mike.

9 THE WITNESS: All right.

10 CHAIR WHALEN: And then Brian, you can  
11 call your next question.

12 MR. KANG: Thank you, Mr. Hamasu.

13 Our next witness will be directed by  
14 Ms. Kaiawe.

15 MS. KAIawe: Thank you. Victoria Ward  
16 calls as its next witness Mr. Matt McDermott, who is  
17 here today.

18 CHAIR WHALEN: Okay. Matt would you --

19 THE WITNESS: Good afternoon.

20 CHAIR WHALEN: Good afternoon. Would you  
21 please raise your right hand and affirm to tell the  
22 truth in your testimony?

23 THE WITNESS: I so affirm.

24 CHAIR WHALEN: Okay. Thank you.

25 MS. KAIawe: Thank you.

1 CHAIR WHALEN: Go ahead.

2 MS. KAIawe: Excuse me. Thank you.

3

4 MATT McDermOTT, M.A.,

5 having been called as a witness

6 by the Applicant, affirmed to tell the truth

7 and was examined as follows:

8 DIRECT EXAMINATION

9 BY MS. KAIawe:

10 Q Mr. McDermott, please state your name,  
11 place of employment and position.

12 A My name is Matt McDermott. I work for  
13 Cultural Surveys Hawaii, where I serve as a project  
14 director and principal investigator.

15 Q And Mr. McDermott, you provided written  
16 testimony with both projects, that is the Ulana Ward  
17 Village and The Park Ward Village projects; is that  
18 correct?

19 A That is correct.

20 MS. KAIawe: Chair Whalen and board  
21 members, for your ease of reference, Mr. McDermott's  
22 written testimonies are marked as Exhibits U-30 and  
23 P-27, both of which have been received into evidence.  
24 And with that, Chair Whalen and board members, those  
25 are all the questions that I have for this witness,

1 and he's now available for any of your questions.

2 CHAIR WHALEN: Okay. Thank you.

3 Staff and board members, do you have any  
4 questions for Mr. McDermott?

5 Okay. Thank you for appearing. No other  
6 questions. So Summer, you can --

7 MS. KAIawe: Great. Thank you.

8 CHAIR WHALEN: -- call your next witness.

9 THE WITNESS: Thank you.

10 MS. KAIawe: Victoria Ward calls as its  
11 next witness for KAK 21-001, Ulana Ward Village  
12 project, Dr. Malia Kaaihue.

13 THE WITNESS: Aloha.

14 CHAIR WHALEN: Aloha. And as long as you  
15 have your right hand up, would you please affirm to  
16 tell the truth in your testimony?

17 THE WITNESS: I do. Thank you, Chair.

18 CHAIR WHALEN: Thank you.

19 Summer.

20

21 MALIA KAAIHUE, PH.D.,

22 having been called as a witness

23 by the Applicant, affirmed to tell the truth

24 and was examined as follows:

25 DIRECT EXAMINATION



1 BY MS. KAIawe:

2 Q Aloha, Dr. Kaaihue. For the record,  
3 could you kindly state your name, current place of  
4 employment and position?

5 A (Speaking Hawaiian.)

6 My name is Malia Kaaihue. I'm the po'o  
7 and president of DTL Hawaii, a Hawaiian strategy  
8 studio located on Cooke Street.

9 Q And Dr. Kaaihue, could you please tell us  
10 a little bit about your company, DTL Hawaii, and what  
11 it does?

12 A DTL is a Hawaiian strategy studio  
13 focusing on design, communications and branding. We  
14 do everything through kanaka malinas (phonetic). So  
15 we use culture and community to create frameworks and  
16 approaches in which we see different projects through  
17 and solve critical issues.

18 Q And Dr. Kaaihue, can you share with us a  
19 bit about your involvement with this project, Ulana  
20 Ward Village?

21 A Yes, absolutely. Howard Hughes asked the  
22 DTL Hawaii to provide some naming solutions for the  
23 property. So we were responsible with coming up with  
24 researching and talking and engaging community  
25 members and coming up with the name Ulana, which

1 means plaited, woven, and actually comes from the  
2 makaloa plant that traditionally grew on the Ward  
3 Village property historically. We've also done face  
4 making and cultural integration into the space as  
5 well.

6 Q And Dr. Kaaihue, can you share with us  
7 more about your history and your involvement with the  
8 master plan, going back to the beginning?

9 A Yeah, absolutely. When DTL was founded  
10 about seven years ago, it was similar to the time  
11 frame in which Howard Hughes started their work at  
12 Ward Village. So I spent many days and nights in the  
13 archives of the Bishop Museum, actually, with Nick  
14 Vanderboom who was, you know, of Howard Hughes  
15 Corporation, going through all of the old documents  
16 of Victoria Ward and her estate and coming up with  
17 kind of the foundational, cultural elements that make  
18 up really what the cornerstones are for the property  
19 today. We know that the property ran from mauka to  
20 makai over a hundred acres, and with that all of the  
21 traditional and cultural properties included and the  
22 stories of mo'olelo that were there.

23 So I've had the privilege and honor of  
24 working with Ward Village for the last seven years on  
25 different parts of their projects and touching it in

1 different ways. But in general, I was responsible  
2 for creating the genealogy of yesterday, today and  
3 tomorrow for Ward Village.

4 Q Thank you, Dr. Kaaihue. And can you  
5 share with us about your thoughts on this project's  
6 consideration of culture, specifically with regard to  
7 its connectivity and the benefits therefrom?

8 A Yeah. So the name Ulana, you know, we  
9 believe that names and inoa have mana. They take on  
10 a spiritual power of their own. So the name Ulana  
11 means to weave or woven, plait or plaited. It  
12 actually is a noun or a verb in our language, and we  
13 believe that this property is going to be a piece  
14 that really weaves together different parts of the  
15 Kaka'ako. So it really is a connector and a bridge  
16 for different areas in Kaka'ako.

17 Aside from that, it's connected to Ka  
18 La'i o Kukulua'eo, which we've also been discussing  
19 today, and the -- you know, the housing that we're  
20 talking about is mixed from studios to three  
21 bedrooms. So it takes into account the ohana system  
22 and the different needs of ohana today in the  
23 contemporary living environment, and allows for  
24 interaction indoor and outdoor.

25 And then I would say lastly, you know,

1 the thoughtfulness in and around the mauka to makai  
2 corridors are very relevant, because we look to not  
3 only Kewalo Harbor as a connecting point to the ocean  
4 and the channels and the Pacific Ocean, but also to  
5 the mountains and the connection to Nuuanu and Pali  
6 and mauka. So the mauka to makai corridors are also  
7 something that were very thoughtfully planned around  
8 as well.

9 Q And Dr. Kaaihue, is it fair to say that  
10 your comments regarding maintaining a sense of  
11 culture and connectivity, those comments that apply  
12 to Ulana Ward Village, would you say that those also  
13 apply to The Park Ward Village project as well?

14 A Yep, absolutely. And the park Ka La'i o  
15 Kukulua'eo takes into account the traditional and  
16 circle place name of Kukulua'eo, which we know is  
17 related, you know, to the Ae'o bird, the stilt bird.  
18 And Ward Village has used that reference before in  
19 other properties that they've developed, but also  
20 brings back the mana of that name back into the  
21 space.

22 The names were given with collaboration  
23 with lineal and cultural descendants from the area,  
24 as well as cultural practitioners that specialize in  
25 this type of work. So it was vetted through a very

1 rigorous process culturally. And to have those names  
2 in these places brings mana and brings connectivity  
3 between aina and kanaka. So I would say yes, that  
4 everything that I mentioned for Ulana also applies  
5 for Ka La'i o Kukulua'eo. But the park also brings  
6 in, you know, green space and thoughtful, indigenous  
7 design done by Kim and others at the firm, with  
8 plantings and enlarged, open space area.

9 Q And Dr. Kaaihue, thank you for sharing  
10 your mana'o on these subjects. As a final closing  
11 question, would it also be fair to say that your  
12 comments and what you shared applies equally among  
13 the Ulana Ward Village, the Ka La'i Park as well as  
14 the project, The Park Ward Village, that is also  
15 before the board today?

16 A Yes.

17 MS. KAI AWE: Thank you.

18 Chair Whalen and members of the board,  
19 those are all the questions that I have for this  
20 witness, Dr. -- excuse me -- Dr. Kaaihue, who is now  
21 available for questions.

22 CHAIR WHALEN: Board members or staff, do  
23 you have any questions for Dr. Kaaihue?

24 MEMBER SAKODA: I have a question. It's  
25 Kevin Sakoda.

1 CHAIR WHALEN: Kevin, yes.

2 CROSS-EXAMINATION

3 BY MEMBER SAKODA:

4 Q Hi, Doctor.

5 A Aloha.

6 Q So when I look at the Ward Village  
7 project as a whole, I mean, you've been involved  
8 involved with it for, you said, seven years. What's  
9 your thoughts on the progress of it? I mean reaching  
10 from, you know, the edge of south shore and going Ewa  
11 towards Ulana and what we're talking about now, how  
12 is that progressing from sort of a cultural  
13 standpoint? Are things kind of going according to  
14 what you envisioned, or what could we improve upon?

15 A I would say that, you know, things that  
16 I'm very impressed with with the overall property  
17 area are the inclusions of public spaces. I can tell  
18 you that. Lots of my colleagues -- you know, my firm  
19 is housed in Kaka'ako as well. So I consider it my  
20 second home. Lots of my colleagues as well as myself  
21 use all of the park areas, use the sidewalks, use the  
22 restaurants, use the grocery store. So there's  
23 accessibility that's been opened up to the community  
24 which previously was not available to us. So that's  
25 something that we really appreciate.

1           I've always been impressed by Howard  
2 Hughes' rigorous consultation with lineal and  
3 cultural descendants. I mean, at a time when  
4 Kaka'ako was really opening up, I've had, you know,  
5 three different landowners that are all developing in  
6 Kaka'ako as my clients, and really the most  
7 progressive was Howard Hughes in terms of really  
8 leaning into the lineal and cultural descendants and  
9 the practitioners of the place. And that's why  
10 really in our buildings you can see that really come  
11 to life in -- whether it's Waiea, Ae'o, Ke Kilohana,  
12 so the Hawaiian language implementation I think is  
13 good there.

14           Some things that I'm excited moving  
15 forward to is more integration of educational pieces.  
16 So as people actually walk the space, they start to  
17 begin to learn the history and the discourse of the  
18 area, because I think it's a tremendous opportunity.

19           I think Victoria Ward was such a hero.  
20 We call her Me'e. She was such a hero to the  
21 Hawaiian people, because she refused to fly the  
22 American flag during the time of the overthrow, and  
23 she was a staunch supporter of the monarchy. But she  
24 was able to do that in a way that was very gracious  
25 and still invited everybody into her home and really

1 created a pu'uhonua. So when I think of Ward Village  
2 and the area from mauka to makai, I think of a  
3 pu'uhonua, a place of refuge.

4 My keiki surf at Kewalo's. We go across  
5 the street. We get our food. We -- you know, all of  
6 the things that we need are there. And I think if  
7 Howard Hughes continues to lean into the pu'uhonua  
8 kuleana that they've established by being a landowner  
9 of this place, that this will be a vital place in  
10 Honolulu for local people to gather and to really  
11 just bring back the mana of this aina.

12 MEMBER SAKODA: Great. Thank you.

13 CHAIR WHALEN: Are there any other  
14 questions?

15 I also wanted to make sure we have our  
16 reporter -- give her a break. But are there any  
17 other questions for Dr. Kaaihue before we break?

18 Thank you, Doctor.

19 MS. KAIawe: Thank you, Dr. Kaaihue.

20 THE WITNESS: Mahalo mai kakou. Aloha.

21 CHAIR WHALEN: So Laura, you probably  
22 need a break now, don't you? Or am I just -- how are  
23 you doing?

24 THE REPORTER: I'm okay. Just, you know,  
25 maybe another half hour to a break.



1 CHAIR WHALEN: Okay. How many more  
2 witnesses are you calling? I think, Summer, are you  
3 calling them or is it Brian?

4 MS. KAIawe: I'll go ahead and defer to  
5 my co-counsel, Brian Kang.

6 MR. KANG: Mr. Chairman, we don't have  
7 any further witnesses to call at this time.

8 CHAIR WHALEN: Okay. All right. All  
9 right. So then I guess we would normally ask for  
10 public testimony, but it's sort of --

11 We've received a fair amount of written  
12 testimony, and there was a summary of what we  
13 received before. I don't know if we have anybody  
14 that asked to speak.

15 MR. NEUPANE: Yes, Chair, we have. They  
16 signed up to provide oral testimony, and Francine  
17 will provide the names.

18 Francine, we have the names, right?

19 MS. MURRAY: The first person on our list  
20 is Chris Delauney.

21 CHAIR WHALEN: Okay. How many people are  
22 signed up to speak? I just wanted to see whether  
23 this would be a good time to kind of take a short  
24 break for people.

25 MS. MURRAY: We have five people signed

1 up, and they're allowed three minutes each.

2 CHAIR WHALEN: Oh, okay. Yeah, I think  
3 that would be about -- about right for like a half  
4 hour from now.

5 Okay. All right. So we can call the  
6 first testifier. I'm sorry. I forgot the name  
7 but --

8 MS. MURRAY: Chris Delauney.

9 CHAIR WHALEN: Chris Delauney.

10 MR. DELAUNEY: Aloha, Chair Whalen and  
11 members of the Hawaii Community Development  
12 Authority. My name is Chris Delauney, with Pacific  
13 Resource Partnership.

14 PRP supports the Ulana and Park Ward  
15 Village projects. We think it will benefit the  
16 Kaka'ako community by providing more housing and  
17 services for Honolulu residents, economic benefits  
18 and job opportunities for local workforce and more  
19 connectivity throughout the neighborhood.

20 As we know, the city and county needs  
21 about 22,168 new homes over the next five years to  
22 satisfy its housing demand. Ulana Ward Village will  
23 provide approximately 697 reserved housing units for  
24 local residents and families with incomes between 100  
25 percent and 140 percent of the area median income.

1                   This project will also create a public  
 2 park, light industrial and street-front commercial  
 3 spaces. It will activate the neighborhood and serve  
 4 as a connection point in bringing together Ward  
 5 Village and the larger Kaka'ako community.

6                   The Park Ward Village will add  
 7 approximately 546 new homes to Honolulu's inventory  
 8 and include a unique and walkable retail destination.  
 9 These projects will help to stimulate Hawaii's  
 10 economy, delivering economic benefits and jobs when  
 11 they are needed the most. Projects will create 65  
 12 million new tax revenue to the city and county of  
 13 Honolulu and to the state of Hawaii, and 687  
 14 construction and development-related jobs per year  
 15 during construction.

16                   Since Howard Hughes initiated its plan to  
 17 transform Kaka'ako into Ward Village, a mixed-use  
 18 community with residents, public open spaces,  
 19 pedestrian and bike friendly streets, retail stores,  
 20 restaurants and recreational fitness opportunities,  
 21 we have seen the Ward Village community come to life  
 22 with an influx of both residents and the broader  
 23 Honolulu community. Ulana and Park Ward Village,  
 24 like Ward Village residential properties before it,  
 25 will further activate and transform the Kaka'ako

1 community by connecting people across Oahu.

2 Thank you for this opportunity to speak,  
3 and like I said, we're in strong support of these  
4 projects. Thank you.

5 CHAIR WHALEN: Okay. Thank you,  
6 Christopher.

7 Any questions from the board?

8 Okay. Next person signed up to speak was  
9 Colby Takeda. Colby Takeda?

10 MR. NEUPANE: Chair, I don't see him on  
11 the list here.

12 CHAIR WHALEN: Okay. Nathaniel Kinney.  
13 I see Nathaniel Kinney there.

14 MR. KINNEY: Yes, I'm here, Chair.

15 CHAIR WHALEN: Okay.

16 MR. KINNEY: Thank you. Nathaniel  
17 Kinney, executive director of the Hawaii Construction  
18 Alliance.

19 Chair Whalen and members, the Alliance is  
20 in strong support of both projects, Ulana Ward  
21 Village and The Park. You know, I think there's been  
22 pretty -- a lot of extensive testimony by people that  
23 are far more educated than I about the economic  
24 benefits of this project -- of both projects. I do  
25 want to note, though, and you have my written

1 testimony, but you know, one of the critical things  
2 about this project, I think, is timing.

3 We really do need the jobs right now, and  
4 one of the other things that we've noticed is people  
5 are pulling out of deals. Developers and outside  
6 money are actually unwinding deals, and anything that  
7 wasn't in title and financed before COVID hit in  
8 March of 2020, we're actually seeing people leave and  
9 cancel projects. So we really appreciate the fact  
10 that Howard Hughes and Victoria Ward is stepping  
11 forward and looking to invest in Hawaii right at a  
12 time when people are leaving.

13 And I think one of the things that really  
14 was important from some of the testimony that -- or  
15 some of the witnesses that came before us is the  
16 recovery is uncertain at best. The threats of  
17 variants that are going to be spreading means that we  
18 really don't know. If you had told everybody here a  
19 year ago that the entire economy would shut down,  
20 they wouldn't have believed you, but we are in just  
21 that situation right now. We are starting to open  
22 back up. The cases are starting come back down, but  
23 there's really nothing set in stone saying that the  
24 cases are going to continue to trend downward, and  
25 again, with the variants, things might go right back.

1           So looking at people who are deciding to  
2     leave and then we have Howard Hughes and Victoria  
3     Ward who are looking to invest, I think we should  
4     jump on this chance right now and get these jobs  
5     while we can.

6           And another point that I'd like to make  
7     that is not in my testimony is that Victoria Ward is  
8     basically offering a front-loaded build six times the  
9     required reserved housing today. And I know there's  
10    issues about, you know, why is it all in one building  
11    and, you know. But the reality of it is, is housing  
12    is so tight that even if you -- you know, all of this  
13    reserved housing is a bonus for the community.

14           But even the market rate or so-called  
15    luxury tower, even building that in this low interest  
16    rate, low inventory environment, is going to free up  
17    potential units for other people. And as we all  
18    know, that housing is a ladder, and there's supply  
19    constraints on every point of that ladder even at the  
20    very top, all the way to the very bottom. So any  
21    amount of housing that is introduced at this point  
22    this time is going to ease some of the burden and the  
23    supply constraints that we're suffering under.

24           So we really appreciate that Howard  
25    Hughes and Victoria Ward are moving forward with this

1 project even in this uncertain economic time, and we  
2 sincerely appreciate that. And we also like the fact  
3 that there's so much reserved housing that is being  
4 built all at one time. That's it. Thank you.

5 CHAIR WHALEN: Thank you. Members, any  
6 questions?

7 Thank you, Nathaniel.

8 Let's see. The next person signed up is  
9 Pane Meatoga.

10 MR. MEATOGA: Hi, yes. Aloha, Chair  
11 Whalen and members of the board. My name is Pane  
12 Meatoga III. I'm with the Hawaii Operating Engineers  
13 Industry Stabilization Fund, and our organization  
14 represents the 2,000 unionized members in heavy  
15 engineering site work and the 500 general contractors  
16 that specialize in site work and total construction.

17 Our organization is here to support the  
18 two projects, the Ulana Ward Village and The Park  
19 Ward Village projects. As you know, previous  
20 testifiers have mentioned we are truly grateful that  
21 there are developers out there that will continue to  
22 move forward with their projects, especially now in  
23 the environment that we're in.

24 I think previously some of the questions,  
25 "What is the true economic impact of the projects,"

1 and representing my members, I can tell you that  
2 having them working and providing for their families  
3 and being able to sustain themselves and not have to  
4 go on UI is extremely great economic impact. The  
5 construction is still going. My members can work.  
6 They can provide for their families, and they can  
7 help be part of the economy and keep it stimulated by  
8 having economic activity.

9 I see these types of projects, especially  
10 now, as a way to keep people working, keep the  
11 economy going. In my former life, I was a tourism  
12 executive, and the companies that I worked for, they  
13 laid off a lot of people. A lot of them are on UI.  
14 They came asking me if there are opportunities in  
15 construction. And these are executives. But having  
16 that opportunity to keep this project and the economy  
17 going and moving strong is very important. And these  
18 types of projects need to continue to move forward.

19 I must say, this is my first time at an  
20 HCDA meeting, and you guys are very thorough. I must  
21 say that, very thorough. And I appreciate the  
22 conversations and the specifics that you folks get  
23 into, and from what I see, this is a very well  
24 vetted-out project, and I really look forward to  
25 seeing this project move through. Thank you.



1 CHAIR WHALEN: Thank you.

2 Members, do you have any questions of  
3 Pane Maetoga?

4 Okay. The last person I have on the list  
5 here is Reina Miyamoto. Reina?

6 MS. MIYAMOTO: Hi, I'm here. Can you  
7 hear me?

8 CHAIR WHALEN: Yes. Yes.

9 MS. MIYAMOTO: Thank you. Hi, my name is  
10 Reina Miyamoto. I'm the executive director for the  
11 Hawaii HomeOwnership Center. Thank you very much for  
12 allowing me to testify in favor of the Ulana Ward  
13 Village and The Park Ward Village project.

14 The Hawaii HomeOwnership Center is a  
15 nonprofit organization, and we were founded to  
16 provide support to local families to prepare for  
17 first-time homeownership. The homeownership rate for  
18 Hawaii has always lagged behind the national average  
19 for many, many years. And so the HomeOwnership  
20 Center was created with the thought, "How can we help  
21 more local families become homeowners in the state  
22 that they love so much?"

23 You know, our premise is that we think a  
24 safe and stable home is really important for the  
25 success of Hawaii families. I think the pandemic has

1 probably reflected that or emphasized that quite a  
2 bit, with all of us staying at home so much more than  
3 we ever have probably. And we like -- what we do is  
4 we support first-time home buyers into homeownership  
5 or a stable home through classes about the purchase  
6 process, homeownership coaching, as well as what we  
7 call post-purchase services, because we want folks to  
8 get into homeownership successfully as well as be  
9 able to sustain homeownership for the long term.

10 So in terms of the Ulana Ward Village  
11 project, you know, we're very happy to hear that  
12 there's so many opportunities for new workforce  
13 development units. You know, I'll just echo or just  
14 gonna -- you know, it's already been said today that,  
15 you know, there's a shortage for housing units.  
16 Housing inventory is a challenge in Hawaii. So while  
17 we can prepare a lot of buyers for the purchase  
18 process, get them what we call mortgage ready, it's  
19 important for them to have inventory or opportunities  
20 to be able to purchase in Hawaii as well, too. So I  
21 appreciate this opportunity for more of the local  
22 families.

23 And on a side note, I did hear about the  
24 home buyer education thought by HCDA. If we can be a  
25 partner in that discussion, I'd be happy to hear from

1 you.

2 Thanks again for allowing me to testify  
3 in favor of the Ulana Ward Village project. Thank  
4 you.

5 CHAIR WHALEN: Okay. Your ears must have  
6 been burning, Reina. HomeOwnership Center came up  
7 earlier. And I guess you've been sticking around for  
8 quite a while to testify. So thank you.

9 Board members -- any other board members  
10 have questions for Reina Miyamoto?

11 Okay. I think that actually -- unless  
12 there's -- Francine, unless you have other people who  
13 have signed up, but I don't see any others. So I  
14 have to get back to where --

15 MR. SCHULTZ: Chair?

16 CHAIR WHALEN: -- we are. Yes.

17 MR. SCHULTZ: There is one additional  
18 person, Myoung Oh, from Chamber of Commerce Hawaii,  
19 who'd like to speak.

20 CHAIR WHALEN: Oh, okay.

21 MR. OH: Hi, afternoon. In the essence  
22 of time, you know, just a brief comment. Myoung Oh,  
23 testifying on behalf of the Chamber of Commerce  
24 Hawaii. We absolutely support both applications, the  
25 Ulana and The Park projects. I really appreciate

1 what I've been hearing all day in terms of the  
2 economic revitalization that the state needs, and  
3 given the lack of housing, definitely eye opening for  
4 the Chamber.

5 As far as the Ward Village projects, we  
6 believe that as they continue to execute on the  
7 live-work-play vision, and you know, we've seen since  
8 inception, Ward Village community continue to  
9 catalyze the area into a thriving community,  
10 expanding entrepreneurship and small business.

11 The majority of our members, 80 percent  
12 of them, do represent less than 20 employees. So it  
13 is a substantial community in terms of how much small  
14 business represents Hawaii.

15 With that, you know, I'll just close with  
16 saying that we appreciate and welcome the completion  
17 of the mixed-use community and ask for your favorable  
18 consideration. Thank you.

19 CHAIR WHALEN: Thank you. Board members,  
20 do you have any other -- any questions of Mr. Oh?

21 If there's no further public testimony,  
22 then on behalf of HCDA Authority members and its  
23 staff, I thank you for your attendance and your  
24 endurance. The modification hearing -- there's  
25 modifications requested for both projects related to

1 the podium height primarily, and those -- hearings  
2 for those two projects will be held on Wednesday,  
3 March 10, 2021 at 10:00 a.m. That public hearing has  
4 been scheduled and noticed. And the public hearing  
5 on the applicant's presentation of its projects now  
6 stands adjourned. The time is now 3:40 p.m.

7 (Whereupon, the hearing adjourned  
8 at 3:40 p.m.)

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C E R T I F I C A T E

STATE OF HAWAII )  
 ) ss.  
CITY AND COUNTY OF HONOLULU )

I, LAURA SAVO, a Certified Shorthand Reporter in and for the State of Hawaii, do hereby certify:

That the foregoing proceedings were taken down by me in machine shorthand at the time and place herein stated, and was thereafter reduced to typewriting under my supervision;

That the foregoing is a full, true and correct transcript of said proceedings;

I further certify that I am not of counsel or attorney for any of the parties to this case, nor in any way interested in the outcome hereof, and that I am not related to any of the parties hereto..

Dated this 7th day of March 2021 in Honolulu, Hawaii.

  
LAURA SAVO, RPR, CSR NO. 347