

FREDERICK HONG DIRECT TESTIMONY

PRESENTATION HEARING

Land Block 5, Project 2 (Ulana Ward Village) (KAK 21-001)

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

A Frederick Hong, AIA, NCARB, LEED AP, Associate and Project Architect, Architects Hawaii Limited (AHL).

Q Please describe your educational background and experience.

A Please see my resume, marked as an exhibit in this proceeding. I've been involved in architecture for nearly fifteen years, including over eight years with AHL. I specialize in mixed use, residential, commercial and hospitality projects, and I design, develop and manage architectural projects through all phases of design and construction. With respect to Ward Village, I was previously involved as a project architect for A'eo. I have a Doctor of Architecture degree from the University of Hawaii at Manoa and a Bachelor of Science degree in Computer Science from Stanford University.

Q Please describe your firm's experience.

A AHL is a multi-disciplinary architectural firm with international experience in architecture, planning and interior design. For seventy-five years, AHL has provided award winning services for all market sectors, including hospitality, retail, residential, commercial, educational, industrial, institutional, healthcare, and the military.

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

A AHL is the designer and architect of record for Ulana Ward Village.

Q Please provide a description of the Project.

A Ulana Ward Village will include approximately 697 reserved housing homes, as well as commercial and light industrial space adjacent to the planned 30,000 square foot public use Ka La'i o Kukuluae'o Park. The development will provide approximately 622,679 square feet of new floor area, including approximately:

- 26,597 square feet of ground-level open space;
- 40,708 square feet of indoor and outdoor recreational areas;
- 34,501 square feet of light industrial space;
- 6,916 square feet of commercial space; and

- A projected maximum height of approximately 375 feet, plus 18 feet maximum for rooftop elements.

Q Please describe the vision and inspiration for this Project.

A Ulana Ward Village will help to provide much-needed reserved housing in Honolulu’s urban core, and contributes towards the intent and vision of the Ward Master Plan to provide quality mixed-use developments with street-level pedestrian activation, open green spaces, and convenient access to employment, recreation, retail and community amenities.

The Project’s design adds to the City’s “complete streets” concept for the Kakaako neighborhood, where streets are pedestrian-friendly and convenient for all ages, and are multi modal for walking, biking, public transit, and automobiles. The concept of complete streets creates stronger and more livable communities that are aligned with the community’s vision and sense of place.

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

A The Ward Master Plan has four principal design strategies: connected public spaces; the Auahi Street Pedestrian Promenade; mauka-makai view corridors; and enhanced streetscape design. In addition, the HCDA planning guidelines for Kakaako provide for residential towers with platforms designated for parking to encourage open space and larger view planes.

Since the development of the guidelines, and with the focus on higher densities within the urban core, both the City and the HCDA have also encouraged the implementation of the “complete streets” development model, which emphasizes the development of safe, multi-modal, and pedestrian-oriented streetscapes and connectivity. By implementing complete street practices as an enhancement to the Mauka Area design guidelines, VWL’s designs provide the public with more habitable and friendlier streetscapes along building frontages. This also promotes pedestrian activity in the neighborhood.

The location and design of Ulana Ward Village enhances, promotes and preserves these desirable neighborhood characteristics.

Ulana Ward Village will be in central Kakaako, in close proximity to services and amenities throughout the area, including Ward Village. It is adjacent to two key elements of the Ward Master Plan. The Auahi Street Pedestrian Promenade will extend ‘Ewa of Ward Avenue through the realignment of Auahi Street with Pohukaina Street. The planned promenade will be just mauka of the development, and the 30,000 square foot Ka La’i o Kukuluāe’o Park, the former Ewa Plaza envisioned in the Ward Master

Plan, will be on the Diamond Head side of the residential tower. Both the Auahi Street pedestrian promenade and the park will encourage pedestrian activation and interaction in and around Ulana Ward Village, and the promenade will provide a convenient, landscaped and shaded pedestrian-oriented streetscape and connectivity to the open spaces, services and amenities throughout Ward Village and beyond.

The design of the development enhances the neighborhood and the larger Ward Village community. The development's tower is oriented in a mauka-makai direction, which preserves city-wide views while maintaining a view corridor to the ocean. The platform design (including the modification of the platform height) permits the inclusion of significant additional open and recreation space in and around Ulana Ward Village. The development, for example, features a ground floor, landscaped recreation area exclusively for Ulana Ward Village residents, which complements the public use Ka La'ī o Kukuluāe'ō Park, and adds additional green open space to the urban landscape.

The development's platform is also carefully designed to enhance pedestrian and community activation. The platform (with the height modification) is designed to accommodate nearly 7,000 square feet of street-level commercial space, and over 34,500 square feet of light industrial space. These spaces will be accessible to Ulana Ward Village residents and visitors to Ka La'ī o Kukuluāe'ō Park. Importantly, the commercial spaces will also face the Auahi Street pedestrian promenade, thus further increasing and enhancing pedestrian access and activation along this major corridor connecting the open spaces, retail services and amenities throughout Ward Village.

Given its central location in Kakaako, Ulana Ward Village also includes approximately 147 off-street public parking spaces to collectively serve the commercial and light industrial space patrons, residential guests, and the larger Ward Village and Kakaako community. Placing these off-street parking spaces in a central location allows visitors who utilize the unassigned stalls at Ulana Ward Village to walk or bicycle to other areas within the community, thus helping to alleviate the congestion of the limited on-street parking within Kakaako and encouraging pedestrians to explore the multi-modal and pedestrian-oriented neighborhood.

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

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