

FREDERICK HONG DIRECT TESTIMONY

MODIFICATION 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 describe the modification requested for this Project.

A As contemplated by the Ward Master Plan, and consistent with other developments in Ward Village, the modification involves increasing the maximum platform height from forty-five (45) feet to seventy-five (75) feet in order to move the parking vertically and moving it horizontally away from the Auahi street front, accommodate significantly more open space in and around the development, and create street-level, mixed-use commercial and light industrial space, which will enhance the walkability and vitality of the neighborhood.

Q Hawaii Administrative Rules ("HAR") §15-22-22 provides that modifications are permitted if the applicant can demonstrate that: (1) the modification would provide flexibility and result in a development that is practically and aesthetically superior to that which could be accomplished with the rigid enforcement of this chapter; (2) the

modification would not adversely affect adjacent developments or uses; and (3) the resulting development will be consistent with the intent of the Mauka Area Plan.

In your professional opinion, does this modification provide flexibility and result in a development that is practically and aesthetically superior to that which could be accomplished with the rigid enforcement of the rules?

A Yes. The increase in the platform height to 75 feet will allow a significant volume of the parking within the platform to be moved away from the perimeter of the development, including adjacent to the public use Ka La’i o Kukuluae’o Park. The development will also be in the vicinity of the Auahi Street pedestrian promenade, which will be extended ‘Ewa of Ward Avenue through the realignment of Auahi Street with Pohukaina Street. Through the modification, the bulk of the ground floor frontage can be repurposed for other uses. This is illustrated in Exhibit 20 and Exhibits 21A – 21D of the Application (marked as Exhibit A in this proceeding), which provide conceptual renderings of the significant additional space and alternate uses that result from the modification.

In the case of Ulana Ward Village, the modification permits additional flexibility, and Victoria Ward Limited (VWL) decided to use the space to provide a unique urban ground-level open recreation area exclusively for Ulana Ward Village residents, as well as ground-level commercial space facing the Auahi Street pedestrian promenade. These ground-level spaces, in addition to being convenient and functional, will improve pedestrian activation, and will also significantly improve the streetscape experience for residents and visitors to Ulana Ward Village by providing additional open and landscaped areas in and around the development.

Q In your professional opinion, does this modification adversely affect adjacent developments or uses?

A No. The 75 foot platform height is fully consistent with the Ward Master Plan and other projects permitted and constructed within Ward Village, including A’eo, Anaha, Ke Kilohana, ‘A’ali’i, and Kō’ula.

Off-street parking for the commercial, light industrial and residential spaces is located within the platform and the intent is not to adversely affect other developments. In addition, the modification also permits the Ulana Ward Village platform to accommodate approximately 147 off-street public parking spaces for, collectively, the commercial and light industrial patrons, residential guests, and the community. Given Ulana Ward Village’s central location within Kakaako, the additional off-street public parking will positively affect adjacent developments and uses within Kakaako and Ward Village, because visitors who utilize the unassigned stalls will be able to access off-street public parking and walk or bike to other shops, stores and amenities throughout the community without experiencing and contributing to the congestion arising from limited on-street parking.

In addition, the modification does not impact Mauka-Makai view corridors. The shadow study also confirms that the 75 foot platform height will not have an adverse effect on the neighboring uses.

Q In your professional opinion, does this modification result in a development that is consistent with the intent of the Mauka Area Plan?

A Yes. The Mauka Area Rules specifically encourage the development of mixed-uses, pedestrian-friendly streetscapes, preservation of major view corridors, open space, recreational space, and additional reserved housing units.

The modification provides flexibility for Ulana Ward Village to contribute to all of these design goals for the Mauka Area Plan. As discussed, VWL is using the additional space created by the modified platform height within this major reserved housing development to provide dramatically more open and landscaped green space at ground level; mixed use commercial and light industrial uses within the platform; an active, pedestrian-friendly streetscape; an aesthetically pleasing and functional building form consistent with other developments within Ward Village; and convenient off-street public parking.

Q In your professional opinion, is this modification necessary to implement the live, work, play vision of the Mauka Area Rules and the Ward MP?

A Yes. The modification is integral to creating a neighborhood where residential, commercial, and retail uses are incorporated to be mutually beneficial to each other.

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