

**CENTRAL
PACIFIC
BANK**

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2021 MAR -1 AM 11: 59

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

P.O. Box 3590, Honolulu, HI 96811-3590
(808) 544-0500

cpb.bank

March 1, 2021

John Whalen, Chair
and Members of the Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: **March 3, 2021 Hearing – Ulana Ward Village and The Park Ward Village**

Aloha Chair Whalen, Vice Chair Luersen, and members of the Authority:

Mahalo for the opportunity to express my support for the Ulana Ward Village and The Park Ward Village projects.

Like the rest of the Ward Village master plan, the Ulana and Park Ward Village redevelopment projects will transform outdated and underutilized space into a modern neighborhood for the benefit of the up-and-coming and future generations of Hawaii. The Howard Hughes Corporation's commitment to a community that honors the rich cultural history of the area, while paying homage to the mid-century modern architecture of Hawaii's past, has already been proven time and time again.

With the pandemic presently challenging so many aspects of our daily lives, it is even more rewarding to look to the future with hope for what is to come. Putting these plans into motion will promise short and long term economic opportunity for the benefit of Hawaii residents and businesses, and provide the much needed infrastructure to support the activities and events that will soon take place once again in Honolulu's urban core. The economic recovery of Hawaii requires the foresight and investment of these projects now.

At Central Pacific Bank, our primary value is to honor the past while aligning on a vision for the future. As the proposed Ulana and Park Ward Village plans will deliver just that, I respectfully submit my support in favor of their development.

Mahalo,



Arnold Martines
Chief Banking Officer
Central Pacific Bank

Ratcliff, Austin

From: DBEDT HCDA Contact
Sent: Tuesday, March 2, 2021 11:49 AM
To: Ratcliff, Austin; Schultz, Carson J
Cc: Neupane, Deepak; Kidder, Kapilialoha
Subject: FW: Public Testimony Website Submission {Project Name:15}

From: BernycePeplowski <bernycepeplowski@yahoo.com>
Sent: Tuesday, March 2, 2021 11:29 AM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name

Bernyce Peplowski

Organization

Immediate past Chair of Board/Pres Western Occupational and Environmental Medicine Association; Ambassador - Amer Med Assn

Address

1108 Auahi St, Apt 3508
Honolulu, Hawaii 96814
United States
[Map It](#)

Phone

(818) 963-0054

Email

bernycepeplowski@yahoo.com

Project Name

Ulana, The Park

Do you support or oppose?

Support

Comment

Aloha Chair Whalen and HCDA members

As a physician in the above organizations and a full time resident in WV, I am highly supportive of these projects and the accompanying public parks, retail, restaurants and gathering places. The 37000 sq WV public park, walkability/bike-ability, and gathering spaces greatly enhances health and reduces morbidity and mortality. The additional off street parking makes the area accessible for the entire community.

I will provide bullet points of the health benefits. Evidence to support can be found in the text "Nature Based Solutions to Climate Change in Urban Areas", pages 187-207, chapter "Effects of Urban Green Space on Environmental Health, Equity and Resistance", Sept 02, 2017.

Benefits:

Enhanced mental and physical health

Decrease in psychological stress, increase in relaxation

Increased social cohesion

Increased physical activity

Decrease in cardiovascular disease, diabetes, obesity in 68% of participants in WHO study

Improved pregnancy outcomes

Superior immune response to infections as well as cancers

Decreased depression as measured in the prefrontal cortex

Decreased rate of cancers as measured in Japan

Exposure to outdoor air/green space in first year of life decreased subsequent allergies and infections due to positive effects of early exposure to allergens and good microorganisms (more diverse gut microbiomes)

Improved health and decreased depression noted particularly in elderly and those who are economically disadvantaged

Access to green and blue space (ocean) improved work productivity (tracked by GPS)

Decrease in Attention Deficit Disorder (prevalence and severity)

Hence my accolades and thanks to WV for providing this benefit to residents and all members of the community.

One can live/work/play in this area, decreasing commuting and becoming healthier, and next generation can also benefit from learning to dream big.

Do not hesitate to reach out for me to provide clarification or assist in any way that I can

Mahalo nui loa

bernyce

B PEPLOWSKI, DO, MS, FACOEM

Testimony of
Pacific Resource Partnership

Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

Ulana and Park Ward Village Applications

Wednesday, March 3, 2021
11:00 A.M.

Aloha Chair Whalen and Members of the Hawaii Community Development Authority:

The Ulana and Park Ward Village projects will benefit the Kaka’ako community by providing more housing and services for Honolulu residents, economic benefits and job opportunities for local workforce, and more connectivity throughout the neighborhood.

The City and County of Honolulu (the County) needs 22,168 new homes over the next five years (2020-2025) to satisfy its housing demand. Ulana Ward Village will provide approximately 697 reserved housing units for local residents and families with incomes between 100% and 140% of the area median income. This project will also create a public park and light industrial and street-front commercial spaces that will activate the neighborhood and serve as a connection point in bringing together Ward Village and the larger Kaka’ako community. The Park Ward Village will add approximately 546 new homes to Honolulu’s inventory and include a unique and walkable retail destination.

These projects will help to stimulate Hawaii’s economy, delivering economic benefits and jobs when they are most needed. Projects will create \$65 million in new tax revenue to the City and County of Honolulu and to the State of Hawaii and 687 construction and development related jobs per year during construction.

Since Howard Hughes initiated its plan to transform Kakaako into Ward Village, a mixed-use community with residences, public open spaces, pedestrian and bike-friendly streets, retail stores, restaurants and recreational/fitness opportunities, we have seen the Ward Village community come to life with an influx of both residents and the broader Honolulu community. Ulana and Park Ward Village, like Ward Village residential properties before it, will further activate and transform the Kakaako community by connecting people across Oahu.

Given the above, PRP respectfully requests HCDA’s favorable review and approval of Ulana and Park Ward Village projects.



RECEIVED

2021 MAR -1 PM 12: 00

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

March 1, 2021

John Whalen, Chair
and Members of the Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: March 3, 2021 Hearing – Ulana Ward Village and The Park Ward Village

Aloha Chair Whalen, Vice Chair Luersen and members of the Authority;

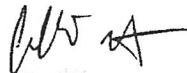
My name is Collin Hoo and I am an owner and resident of Ke Kilohana at Ward Village. I am submitting testimony in support of the Ulana Ward Village and The Park Ward Village redevelopment projects because I believe that they will bring valuable housing opportunities for local residents, and increase the value of our Ward Village neighborhood by providing necessary amenities and infrastructure for the local community.

Ke Kilohana's reserved housing program gave me an opportunity to own my own home. I enjoy the convenience and lifestyle that Ward Village offers, and look forward to the completion of the master-plan and the transition of more local residents to Honolulu's urban core. The Ulana's reserved housing plan will provide 697 local residents and families the same opportunity to achieve the dream of home ownership in a vibrant, up-and-coming community.

The redevelopments will be in the heart of the Ward and Kaka'ako neighborhoods. The proposed plans will add an urban park mixed in with retail, which will transform the existing pavement and warehouses into open green space. I appreciate the inclusion of sufficient off-street parking for residents, guests and shoppers in the plans. The Park Ward Village will also expand Victoria Ward Park and enhance walkability, bikeability and connectivity throughout the neighborhood, for the benefit of all community members.

I respectfully ask that you support these projects.

Thank you,



Collin Hoo
Resident, Ke Kilohana, Ward Village

MERRIMAN'S

HOME OF
HAWAII REGIONAL CUISINE

RECEIVED

2021 MAR -1 AM 11:59

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

March 1, 2021

John Whalen, Chair
and Members of the Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: March 3, 2021 Hearing – Ulana Ward Village and The Park Ward Village

Aloha Chair Whalen, Vice Chair Luersen and members of the Authority;

Mahalo for considering our testimony in support of Ulana Ward Village and The Park Ward Village projects.

As a restaurant that built its reputation around the “Farm to Table” movement in Hawaii, Merriman’s values have always been rooted in land use sustainability and supporting the local community. Over the past year and through the pandemic, Merriman’s, with the support of Victoria Ward Limited, focused its efforts on catering to open-air dining requests and the needs of local residents and families. The community values and support have kept Merriman’s, and its supply chain of Hawaii farmers and producers, going through even the most challenging times.

As Hawaii looks to heal from the impacts of COVID-19, it is clear that investment in the local community should be the focus of Hawaii’s economic recovery. The Ulana Ward Village and The Park Ward Village projects will help fulfill the success of Honolulu’s urban core by providing much needed housing, open space, walking paths and parks for working-class, local families, and prioritizing investment in energy-efficient technology and sustainable land-use planning.

I respectfully ask for your support of these projects. Mahalo for your time and consideration.

Sincerely,



Cristina Schenk
CEO, Merriman’s Restaurants

Kidder, Kapilialoha

From: DBEDT HCDA Contact
Sent: Monday, March 1, 2021 12:58 PM
To: ColbyTakeda
Subject: RE: Public Testimony Website Submission {Project Name:15}

Aloha Colby,

This is to confirm your email request to provide verbal testimony at HCDA's Public Hearing on March 3, 2021, has been received.

Please join the public hearing via the Zoom link provided on the public hearing notice:
<https://dbedt.hawaii.gov/hcda/files/2021/01/HCDA-HHC-20210115-Public-Hearing-Notice-Final.pdf>

During the Public Testimony portion of the hearing the Chairperson will call upon you to provide your comments. Please unmute yourself, turn on your video, clearly state your name and organization for the record and proceed to provide your testimony.

If you have any questions, please let us know by responding to this email or you may call 594-0300.

Mahalo!

Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813
Phone: (808) 594-0300

From: ColbyTakeda <colbytakeda@gmail.com>
Sent: Saturday, February 27, 2021 10:24 PM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
Colby Takeda
Organization
N/A
Address
988 Halekauwila Street #3302 Honolulu, HI 96814 United States Map It
Phone
(808) 497-6647
Email
colbytakeda@gmail.com
Project Name

Ulana Ward Village and The Park Ward Village

Do you support or oppose?

Support

File Upload

- [Colby-Takeda-Ulana-Ward-Village-The-Park-Ward-Village.pdf](#)

February 27, 2021

Hawaii Community Development Authority
547 Queen Street
Honolulu, HI 96813

RE: March 3, 2021 Hearing – Ulana Ward Village and The Park Ward Village

Aloha Chair Whalen and members of the Hawaii Community Development Authority:

Thank you for your dedication to our community and for this opportunity to testify in support of the Ulana Ward Village and The Park Ward Village planned redevelopments. My name is Colby Takeda and I am an owner and resident of Ke Kilohana at Ward Village. I strongly support these two developments as they will bring valuable housing opportunities for local residents and enhance our community by bringing parks, local retailers, restaurants, and entertainment to support a high quality, intergenerational lifestyle in Honolulu's urban core.

Ke Kilohana's reserved housing program gave me an opportunity to become a first-time homebuyer in a central location—as a single, young professional with college debt, I would have been able to afford living in this area otherwise. Here, I am able to walk to my place of employment, local coffee shops, the beach, and other amenities. I can also bike to Downtown Honolulu, Ala Moana Center, and nearby medical facilities. Conscious of my carbon footprint, being able to live in this walkable community and not drive everywhere has been great.

Many of my classmates, friends, and colleagues have also been able to purchase reserved housing units in Ke Kilohana and Ward Village's 'A'ali'i, adding to the enjoyment of the area. Having more local residents of all ages move to Ward Village will help to create a local-community feeling, and The Ulana's reserved housing plan will provide that same opportunity for homeownership that Ke Kilohana gave me and nearly 700 local residents.

As a public health professional, I am a strong advocate for the built environment and communities that support healthier, happier lifestyles. The Ulana and The Park Ward Village plans include tree-lined promenades, wide sidewalks, places for recreation, and sustainable architecture. I look forward to the expansion of the Victoria Ward park, and the addition of a new urban park mixed with retail that will replace the aged buildings that currently exists at the intersection of Ward and Auahi. I support these and similar green infrastructure projects as they welcome both residents and non-residents to enjoy all that Ward Village has to offer.

Thank you for this opportunity to testify in support of these two Ward Village Projects.

Sincerely,

A handwritten signature in black ink, appearing to read 'Colby Takeda', written in a cursive style.

Colby Takeda
Resident, Ke Kilohana, Ward Village

Kidder, Kapilialoha

From: DBEDT HCDA Contact
Sent: Tuesday, March 2, 2021 11:47 AM
To: Schultz, Carson J; Ratcliff, Austin
Cc: Kidder, Kapilialoha; Neupane, Deepak
Subject: FW: Public Testimony Website Submission {Project Name:15}car

From: DanaMorita <danaem@hawaii.edu>
Sent: Tuesday, March 2, 2021 11:02 AM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
Dana Morita
Email
danaem@hawaii.edu
Project Name
Ulana Ward Village Project
Do you support or oppose?
Support
File Upload
<ul style="list-style-type: none">Testimony-for-Ulana-Ward-Village-Project.030221.pdf

DANA E. MORITA

801 South Street, Apt. 3811, Honolulu, Hawai'i 96813 | danaem@hawaii.edu

March 2, 2021

Hawai'i Community Development Authority
547 Queen Street
Honolulu, Hawai'i 96813

Re: Development Permit Application for Ulana Ward Village

To Whom It May Concern:

My name is Dana and I am a resident of Kaka'ako. I am writing in support of the Planned Development Permit application ("Application") for the Ulana Ward Village Project ("Project").

The Hawai'i State Legislature has expressly recognized that there exists within our State "vast, unmet **community development needs**" including a "a lack of suitable affordable housing; insufficient commercial and industrial facilities for rent; residential areas which do not have facilities necessary for basic liveability [sic], such as parks and open space; and areas which are planned for extensive land allocation to one, rather than mixed uses." Haw. Rev. Stat. § 206E-1 (emphasis added).

With respect to the Kaka'ako district, the Legislature has acknowledged the centrality of the district based on its "close proximity to the central business district, the government center, commercial, industrial and market facilities, major existing and contemplated transportation routes and recreational and service areas[.]" Haw. Rev. Stat. § 206E-31. Given this close proximity to the urban core, our Legislature has found strong potential for increased growth and development which may alleviate community needs such as low-income housing, parks and open space, and commercial and industrial facilities in the Kaka'ako district. *Id.* As such, the Legislature has required that "[i]n coordinating community development in the [Kaka'ako] district, the [Hawai'i Community Development Authority] shall plan a **mixed-use district whereby industrial, commercial, residential, and public uses may coexist compatibly within the same area.**" *Id.* (emphasis added). Further, the Hawai'i Community Development Authority ("HCDA") shall "respect and support the present function of [Kaka'ako] as a major economic center, providing significant employment in such areas as light industrial, wholesaling, service, and commercial activity." *Id.*

In the Application, it is provided that the Project will include approximately 697 reserved housing homes in addition to commercial and light industrial space. Specifically, of the total 622,679 square feet design, approximately 34,501 square feet is planned for light industrial space and approximately 6,916 square feet is planned for commercial space. This mixed-use design satisfies the intent of the legislature with respect to the development of the Kaka'ako district. In addition, the Project design also abides by the Mauka Area Rules, which establishes "long-term land use policy, consistent with [HRS Chapter 206E], that directs the implementation of smart growth principles within a portion of the [Kaka'ako] community development district." Haw. Code R. § 15-217-2(a).

The Mauka Area Rules were established to “protect and promote the public health, safety, and general welfare of the community and to protect and preserve places and areas of historical, cultural, architectural, or environmental importance and significance, as set forth in the mauka area plan and [HRS Chapter 206E].” *Id.* With respect to the community, the Mauka Area Rules essentially require that the development is pedestrian-oriented, mixed-use, and designed to reduce the length and need for automobile trips. *Id.* By having such mixed-use design, the Project accomplishes the requirements under the Mauka Area Rules through a more compact transit-oriented development. In other words, by having compacted commercial, industrial, and residential space, the Project decreases the need for its residents to venture out of the neighborhood and thereby reduces the need for residents to employ the usage of automobiles. Through such reduction, the Project benefits the entirety of the State, by reducing the carbon footprint of its residents and also reducing overall traffic in the urban core—two very big issues in our automobile-dependent State.

Beyond fulfillment of our Legislature’s intent and the abovementioned environmental considerations, I believe there are other reasons why the Project may be beneficial to the State. The most important of these is that the Project will help to address the shortage in affordable housing by providing exclusively Reserved Housing. As a student and prospective first-time home buyer, I am personally aware of the shortage of affordable housing in the urban core and also across the island. And as a current resident of Kaka’ako, I have been exposed to the convenience of living in town and living close to work and play. Ultimately, like many other young professionals, owning a home in Kaka’ako would be a dream. However, with such low supply, coupled with high demand, this dream can sometimes appear to be financially impossible. Nonetheless, the Project helps to make that dream a reality for a substantial group of people in providing approximately 697 Reserved Housing units.

I would also like to mention that I, and many others that I know, frequently visit the businesses currently existing at Pohukaina Center, a unique mixed-use retail and industrial building complex located in the heart of Kaka’ako and in the very lot planned for the Project. I was pleased to see from the Application that VWL is currently in the process of notifying and working with the affected tenants and will provide “relocation assistance” to help the currently existing businesses in locating alternative space. With this in mind, I kindly ask that VWL treat these businesses with aloha throughout the relocation process, given the obvious difficulties in moving generally, and also in finding alternative space that suits each business’s unique needs, physically and financially.

To reiterate, I support the approval of the Planned Development Permit application for the Ulana Ward Village Project. Thank you for allowing me this opportunity to testify on the Application.

Mahalo,

/s/ Dana E. Morita

Dana E. Morita



HONOLULU AUTHORITY for RAPID TRANSPORTATION

IN REPLY REFER TO:

HART-COR-00729

March 2, 2021

Lori M. K. Kahikina, P.E.
INTERIM EXECUTIVE DIRECTOR AND CEO

Rick Keene
DEPUTY EXECUTIVE DIRECTOR AND COO

BOARD OF DIRECTORS

Tobias Martyn
CHAIR

Hoyt H. Zia
VICE CHAIR

Mr. Deepak Neupane, Executive Director
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

Michele Chun Brunngraber
Kika G. Bukoski
Jade Butay
Jeffrey S. Cudiamat
Dean Hazama
Natalie Iwasa
Lynn McCrory
J. Roger Morton
Glenn M. Nohara
Joseph V. O'Donnell
Dean Uchida
Joseph P. Uno

Dear Mr. Neupane:

Subject: Planned Development Permit Application for Ulana Ward Village
Block F (Land Block-5, Project 2) Within the Ward Neighborhood Master
Plan Area at 820 Auahi Street; 831, 841, and 851 Pohukaina Street
Tax Map Key 2-1-053:001 (Portion)

The Honolulu Authority for Rapid Transportation (HART) has reviewed the above-referenced project, which is planned to be located on Land Block 5, within the area that will be served by the planned Kūkuluāe'o (Kaka'ako) Rail Station. When completed, the future Kūkuluāe'o (Kaka'ako) Rail Station will have sufficient capacity to accommodate passengers using the rail system to travel to and from the proposed development and Ward Village, generally.

HART respectfully requests that the Hawaii Community Development Authority require Howard Hughes to continue to communicate and coordinate with HART on any issues related to the proposed development that may affect HART's use of the HART easements (which are currently the subject of a pending eminent domain action) or plans for the Kūkuluāe'o Station and fixed guideway system on Land Blocks 1 and 5 (e.g., without limitation, construction scheduling and sequencing issues, new subdivisions or TMK changes, utilities work, temporary street or sidewalk closures, and other access/traffic issues).

In addition, HART notes that it has conducted extensive technical research on the historic resources and themes in the area as well as Native Hawaiian Pre- and Post-Contact history of the ahupua'a. While these resources are readily available to the public, HART is willing to identify appropriate materials to support the development of educational and interpretive signage and media to help facilitate a greater awareness of the community history.

Mr. Deepak Neupane, Executive Director
Page 2
March 2, 2021

If you have any questions, please do not hesitate to contact Mr. Ryan Tam, Director of Planning, Environmental Compliance, and Sustainable Mobility, at 768-6189 or rtam1@honolulu.gov.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Lori', with a stylized flourish at the end.

Lori M. K. Kahikina, P. E.
Interim Executive Director and CEO

From: Liu, Rouen <rouen.liu@hawaiianelectric.com>
Sent: Monday, February 22, 2021 2:40 PM
To: Tamura, Susan J <susan.j.tamura@hawaii.gov>
Cc: Kuwaye, Kristen <kristen.kuwaye@hawaiianelectric.com>
Subject: [EXTERNAL] HCDA Planned Development Permit Application for Park Ward Village Block H and Ulana Ward Village Block F. Public Hearings for March 3, 10 and May 5

Dear Ms. Tamura,

Thank you for the opportunity to comment on the subject projects. Hawaiian Electric Company has no objection to the projects. Should Hawaiian Electric have existing easements and facilities on the subject property, we will need continued access for maintenance of our facilities. We appreciate your efforts to keep us apprised of the subject project in the planning process. Hawaiian Electric has been meeting monthly with the Howard Hughes team regarding their on-going Ward Village master-planned community and has already provided guidance to them for these two upcoming developments. Please continue to keep us informed.

Should there be any questions, welcome to contact me at 543-7245

Rouen Liu
Permit Engineer
Hawaiian Electric Company

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February 25, 2021

Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

**Subject: Notice of Public Hearing on March 3, 2021
Ulana Ward Village
Planned Development Permit Application**

To Whom It May Concern:

I am writing this letter in support of the Ulana Ward Village development (the "Project") and believe that approval of its Planned Development Permit Application will increase the appeal of Ward Village as a community where residents can work, live and play.

The Project will boost the availability of affordable housing options in the area, which continue to be outstripped by overwhelming demand. Additionally, the Project's proposed 30,000 square feet Ka La'i o Kukuluae'o Park will provide Kaka'ako's residents with additional green space for recreation and gathering. Those amenities in combination with Ward Village's planned future realignment of Auahi and Pohukaina Streets, will certainly enhance the suitability of the area for young families.

Last but not least, I welcome private investment in our community at a time when we will need both the private sector and government working together to get our economy back to full employment. The Project should help to boost the economy in the short-term with construction activity and in the long-term with permanent retail and industrial activity.

As a long-time commercial tenant of Kaka'ako and someone who surfs daily at Kewalo, I strongly support approval of the Planned Development Permit Application for the Ulana Ward Village development.

Thank you very much for your time and consideration of my written testimony.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay Kadowaki".

Jay Kadowaki
President and Owner
J. Kadowaki, Inc.

Kidder, Kapilialoha

From: DBEDT HCDA Contact
Sent: Tuesday, March 2, 2021 7:35 AM
To: Schultz, Carson J; Ratcliff, Austin
Cc: Kidder, Kapilialoha; Neupane, Deepak
Subject: FW: Public Testimony Website Submission {Project Name:15}

From: J. GerryMajkut <gmajkut@hdcc.com>
Sent: Monday, March 1, 2021 5:19 PM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
J. Gerry Majkut
Organization
Hawaiian Dredging Construction Company, Inc.
Address
605 Kapiolani Blvd Honolulu, HI 96813 United States Map It
Phone
(808) 735-3211
Email
gmajkut@hdcc.com
Project Name
Ulana Ward Village Project
Do you support or oppose?
Support
File Upload
<ul style="list-style-type: none">HCDA-Public-Testimony-Block-F-Ulana-Ward-Village-and-The-Park-Ward-Village-for-3.3.2021-Public-Hearing.pdf



HAWAIIAN DREDGING
CONSTRUCTION COMPANY, INC.

March 1, 2021

The Honorable John Whalen, Chairperson
Hawaii Community Development Authority
HCDA Board Meeting Room
547 Queen Street, 2nd Floor
Honolulu, HI 96813

Re: March 3, 2021 - Presentation Hearing 11:00 am
Written comments due March 2, 2021 12:00 pm

Subject: Application 1: KAK 21-001, Ulana Ward Village
Application 1: KAK 21-002, The Park Ward Village

Dear Chairperson Whalen & Members of the Authority:

Hawaiian Dredging Construction Company, Inc. would like to support the Ulana Ward Village (Permit #KAK 21-001) and The Park Ward Village (Permit #KAK 21-002) application for Victoria Ward, Limited.

Victoria Ward, Limited has the vision and resources to re-vitalize Kaka'ako and provide much needed Reserved Housing Units for local residents. The Ulana Ward Village will provide this housing. This will ease the burden on commute times for those who work in downtown Honolulu, wear and tear on infrastructure as many may turn to other modes of transportation i.e., bicycles, share rides, walking, jogging, etc. as well as adding quality of living to their lives with more time to spend at home instead of in traffic. In addition, the planned communities incorporate light industrial and commercial spaces to diversify the opportunities for those living there. They have also created open, recreation and park spaces to enable residents to live, work and play within their communities as their families grow.

The projects also create the needed jobs that will have a trickle-down effect throughout the economy to support local businesses and our construction industry. When communities thrive the demand for more services grow and it will become a magnet for growth and stability. As the community flourishes, the City & County and State Government will flourish as people go back to work, start spending money and revenue flows in.

The Honorable John Whalen, Chairperson
Hawaii Community Development Authority
March 1, 2021
Page 2

Victoria Ward, Limited is a leader in environmental stewardship and continues to find ways to improve its' green strategy and planning which we as well as generations to come will all benefit from. They incorporate these practices in their land use planning to provide the best communities for people to live in.

As the State looks to diversify our work force and economic independence, what a better way than to provide communities that are central to our business core, eco-friendly, family-friendly and can also be used as a hub to work from home if needed. These communities can be used by those who have found that there needs to be a change in the normal work life and work from home can be a viable option.

Thank you for your time and attention in allowing me to provide this public testimony in support of the Ulana Ward Village (Permit #KAK 21-001) and The Park Ward Village (Permit #KAK 21-002) application for Victoria Ward, Limited.

Very truly yours,



J. Majkut
President



Kidder, Kapilialoha

From: DBEDT HCDA Contact
Sent: Friday, February 26, 2021 10:20 AM
To: Kidder, Kapilialoha
Subject: FW: Public Testimony Website Submission {Project Name:15}

From: KIKI G.BUKOSKI <kika@hilocal675.com>
Sent: Friday, February 26, 2021 9:30 AM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
KIKA G. BUKOSKI
Organization
PLUMBERS AND FITTERS UA LOCAL 675
Address
1109 Bethel St. Honolulu, HI 96813 United States Map It
Phone
(808) 441-1033
Email
kika@hilocal675.com
Project Name
ULANA WARD VILLAGE/ THE PARK WARD VILLAGE
Do you support or oppose?
Support
Comment
In support of Ulana Ward Village (KAK-001) and The Park Ward Village (KAK-002) scheduled for hearing on March 3 at 11:00am. Please confirm receipt of this email via reply to kika@hilocal675.com . Mahalo!
File Upload
<ul style="list-style-type: none">HCDA.HH_Ulana_KAK001.Park_KAK002.Ward-Village.Testimony.WAM_03.03.21.pdf



Founded 1889

PLUMBERS AND FITTERS LOCAL 675 UNITED ASSOCIATION



February 26, 2021

Hawaii Community Development Authority
HCDA Board Meeting Room
547 Queen Street, 2nd Floor
Honolulu, Hawaii 96813

Re: Application 1 (KAK-001) Ulana Ward Village, and
Application 2 (KAK-002) The Park Ward Village
Wednesday, March 3, 2021 at 11:00 am

Aloha Chair, Vice-Chair, and Authority Members;

Chartered in 1919, the Plumbers and Fitters UA, Local 675 is one of the oldest organized labor unions in Hawai'i and one of three 'licensed' skilled-construction trades, steeped in a rich history as one of Hawai'i's construction-industry pioneers.

The Plumbers and Fitters UA Local 675 strongly supports both Application 1 (KAK-001) Ulana Ward Village which provides approximately 697 reserved units for local residents and families with incomes between 100 and 140 percent of the area median income, and Application 2 (KAK-002) The Park Ward Village which provides an additional 546 studio, one, two, and three bedroom market level units.

Recent reports¹ indicate a severe housing shortage and such projects as being proposed will not only inject much needed inventory into Honolulu's housing market, but help offset the economic impacts of COVID 19 by continuing to stoke the flames of the local economy and construction industry by providing much needed local jobs producing and estimated 65 million in tax revenues and approximately 687 construction jobs per year during construction.

In addition, Ulana Ward Village and The Park Ward Village will provide improved connectivity and multi-modal options for cars, bikes and pedestrians as well as strive to incorporate the highest and most innovative standards of energy and water efficiency.

For these reasons we stand in strong support of Application 1 (KAK-001) Ulana Ward Village, and Application 2 (KAK-002) The Park Ward Village and respectfully ask for your approval. Mahalo.

¹ 2019 Hawaii Housing and Planning Study, SMS Research and Marketing, December 2019 (Released 2/10/2020)



KCAA
PRESCHOOLS OF HAWAII

*For over 100 years,
preparing children for success*

2707 South King Street
Honolulu, Hawaii 96826
Phone: (808) 941-9414
Fax: (808) 946-1468
www.kcaapreschools.org

ATHERTON - KAILUA
KUAPA - HAWAII KAI
MOTHER RICE - MOILIILI
MURIEL - KAKA'AKO
NA LEI - KALIHI
WAI-KAHALA - KAHALA



RECEIVED

February 28, 2021 2021 MAR -2 AM 10: 53

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

The Honorable John Whalen, Chair
and Members of the Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: March 3, 2021 Hearing – Ulana Ward Village and The Park Ward Village

Aloha Chair Whalen, Vice Chair Luersen and members of the Authority:

Thank you for the opportunity to provide testimony in support of the *Ulana Ward Village* and *The Park Ward Village* projects.

KCAA Muriel Preschool is located on the ground floor of the Kamake'e Vista building on the corner of South and Queen Street. KCAA's mission is to build a solid foundation for Hawaii's children through excellent early childhood education programs. KCAA has operated Muriel Preschool, one of our 6 preschools on Oahu, in this location since 1992, serving an average of 100 *keiki* annually, ages 2-5. We serve working parents and offer year-round care from 7 a.m.-5 p.m.

We are in strong support of both the *Ulana Ward Village* and *The Park Ward Village* redevelopments as they will provide housing in urban Honolulu for local families and will also include open green spaces and a much-needed play area for our community.

Ward Village and Kaka'ako are primarily known for their industrial warehouses and urban developments. *Ulana* and *The Park Ward Village* plans will help transform the nature of Ward Village by adding significant open space and play area that is accessible to the public. *Ulana* plans to add an adjacent park, which will provide 30,000 square feet of open recreation space. Likewise, *The Park Ward Village*'s design allows Victoria Ward Park to expand by over 37,000 square feet. These expansions will give residents, visitors and our *keiki* more open green space to run, play, and connect with nature.

Knowing that these additions will enhance our neighborhood and the quality of life for our children and their families, I respectfully ask that you support these developments.

Sincerely,

President
KCAA Preschools of Hawaii
Muriel Preschool

RECEIVED

2021 MAR -1 PM 12: 00

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

February 25, 2021

John Whalen, Chair
and Members of the Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: March 3, 2021 Hearing – Ulana Ward Village and The Park Ward Village

Aloha Chair Whalen, Vice Chair Luersen and members of the Authority;

Thank you for the opportunity to submit comments in support of the Ulana Ward Village and The Park Ward Village projects.

My name is Mana Kaleilani Cáceres and I am the Principal Consultant for 'Ohana Kūpono Consulting Inc. My family and I, as well as other state-recognized cultural descendants, have provided cultural oversight for the Howard Hughes Corporation in the development of Ward Village, and appreciate the efforts by Howard Hughes regarding the thoughtful design, planning, and naming of the Ulana and The Park Ward Village developments.

Development is a necessary component of living in an urban, modern world, and developers have a responsibility to utilize the land for the future generations while honoring and respecting the past history of a place. Howard Hughes is one of the very few developers in Hawai'i that recognize that responsibility and put in an effort to fulfill it.

The Ulana and The Park Ward Village will bring forth and preserve open, green space in the urban core. The Park Ward Village will expand Victoria Ward Park. Ulana will add Ka La'i o Kūkuluāe'o, an urban park mixed with retail, to the Ewa side of Ward Village. Ka La'i o Kūkuluāe'o, meaning the calm of of Kūkuluāe'o, reflects the traditional place name for the area where Ulana Ward Village will stand.

One of the meanings of Ulana is "to weave". Ulana and The Park Ward Village will weave together the space between Kaka'ako and Ward Village by enhancing physical continuity. They will also seamlessly transition the past to the present by incorporating traditional elements and intentions into modern function and design.

Because I appreciate the thoughtful design and planning behind these plans, I support these projects.

Mahalo,


Mana Kaleilani Cáceres

'Ohana Kūpono Consulting Inc.



RECEIVED

2021 MAR -1 AM 11: 59

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

March 1, 2021

John Whalen, Chair
Hawaii Community Development Authority
547 Queen St.
Honolulu, HI 96813

RE: March 3, 2021 Hearing – Ulana Ward Village and The Park Ward Village

Dear Chair Whalen, Vice Chair Luersen, and members of the Authority:

Thank you for the opportunity to testify in support of Ulana Ward Village and The Park Ward Village redevelopment projects.

The Ulana Ward Village and The Park Ward Village projects will bring life and activity to currently underutilized spaces in the urban core of Honolulu. Along with the new park and homes, the addition of light industrial and street-front commercial spaces will activate the neighborhood and serve as a much needed connection point in bringing together Ward Village and Kaka‘ako.

The Ulana and The Park Ward Village plans also address a critical need in our neighborhood to include approximately 2,195 off-street parking for residential and commercial retail. This will ensure that the community has the capacity to support the additional traffic to the area and will provide the necessary infrastructure to support local businesses.

As the Regional Director of the UFC Gym, I have had first hand experience of the severity of the pandemic’s negative economic effects. Due to the restrictions against gathering, the UFC Gym has experienced drops in membership and low attendance, and the Kaka‘ako UFC gym location is no exception. However, hearing about about thoughtfully planned redevelopment and investment into our local neighborhood provides a much needed light at the end of this long dark tunnel.

These redevelopment projects offer existing Kaka‘ako local businesses not only hope, but an actual plan for economic recovery and vibrant growth of community. They are deserving of support. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Mike Kelleher".

Mike Kelleher
Regional Director
UFC Gym

Kidder, Kapilialoha

From: DBEDT HCDA Contact
Sent: Tuesday, March 2, 2021 11:46 AM
To: Schultz, Carson J; Ratcliff, Austin
Cc: Kidder, Kapilialoha; Neupane, Deepak
Subject: FW: Public Testimony Website Submission {Project Name:15}

From: MichaelPacheco <michael@ibew1186.org>
Sent: Tuesday, March 2, 2021 10:58 AM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
Michael Pacheco
Organization
IBEW LU 1186
Address
1552 Alencastre St. honolulu, Hawaii 96816 United States Map It
Phone
(808) 342-5069
Email
michael@ibew1186.org
Project Name
Ulana Ward Village & The Park Ward Village Project
Do you support or oppose?
Support
Comment
TO: HAWAII COMMUNITY DEVELOPMENT AUTHORITY Hearing on Wednesday, March 3, 2021, at 11:00 a.m., Via Videoconference RE: TESTIMONY IN SUPPORT OF APPLICATION 1 – ULANA WARD VILLAGE, and APPLICATION 2 – THE PARK WARD VILLAGE PROJECT, by VICTORIA WARD, LIMITED Honorable Chairperson John Whalen, Vice Chair Amy Luersen, and Authority Members: The International Brotherhood of Electrical Workers Local Union 1186 (IBEW 1186) represents over 3,400 members working in electrical construction, telecommunications, Spectrum, civil service employees, and educator and faculty associations are in strong support of these projects. My name is Michael Pacheco, a 14-year member of IBEW 1186, on behalf of Damien Kim our Business Manager/ Financial Secretary and our membership, we thank you for hearing our testimony. We believe while looking at development opportunities, it is incumbent of us weigh out these opportunities. Case in point, Yes, this projects will definitely benefit our economy. 2 points are listed below, but I would like to bring your attention to the improvements on infrastructure. Re-building our foundation is vital to our future. Ulana Ward Village and the Park Ward Village will help jumpstart Hawaii's economy, delivering economic benefits and jobs when they are most needed. The investments in Ulana and The Park Ward Village will create:

- \$65 M in new tax revenue to the City and County of Honolulu and to the State of Hawaii from construction and ongoing operations
- 687 construction and development related jobs per year created during construction

Ward Village continues to make improvements to infrastructure in the neighborhood as part of the work on each project. This includes:

- Enhancing the streetscape and connectivity for cars, bikes and pedestrians by building new roads, sidewalks and bike lanes
- Improvements to sewer lines
- Meeting the highest standards for energy efficiency and water efficiency
- Reduction of urban "heat-island" effect

In closing thank you for your time and attention to this matter. We are confident, the board will do what is needed.

Sincerely,
Michael Pacheco
Organizer IBEW 1186
RENEW Facilitator & Contact for Political Affairs

Kidder, Kapilialoha

From: DBEDT HCDA Contact
Sent: Friday, February 26, 2021 3:19 PM
To: Kidder, Kapilialoha
Subject: FW: Public Testimony Website Submission {Project Name:15}

From: MichaelTam <Michael@martinandmacarthur.com>
Sent: Friday, February 26, 2021 12:57 PM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
Michael Tam
Organization
Martin & MacArthur
Address
1815 Kahai St. Honolulu, HI 96819 United States Map It
Phone
(808) 224-1408
Email
Michael@martinandmacarthur.com
Project Name
Proposed Kaiaulu o Kakaako Master Plan Amendments
Do you support or oppose?
Oppose
Comment
<p>Howard Hughes is not acting as a good faith partner to small businesses of Hawaii. During the challenging COVID crisis in the past year, Howard Hughes has provided NO rent remediation to any of its tenants. The VP of Operations for Ward Village, Francis Cofran, has said: "Howard Hughes will NOT agree to any rent abatements or remediation. Howard Hughes refuses any consideration for rent relief."</p> <p>Howard Hughes attorney, Yuri Sugimura, stated unequivocally, "Howard Hughes wants full payment of rent during the course of the COVID closure."</p> <p>When Yuri was asked for an opportunity to negotiate with on rent remediation, Yuri said: "No negotiations. Howard Hughes wants to take control of any property for which the tenants have not paid in full."</p> <p>Howard Hughes is asking for major concessions and considerations from the City and County of Honolulu for its building plan. Yet Howard Hughes is acting like a bully to small businesses in Hawaii. Unlike Howard Hughes, all major commercial retail landlords in Hawaii have worked out rent remediation agreements with their small business tenants. Howard Hughes is the only landlord that has gone on record in court refusing to negotiate.</p> <p>Howard Hughes flatly refuses any rent remediation and refuses any negotiation, to date.</p>

That's how a bully acts. I ask that the HCDA be wary of giving into the requests for favors from a bully that fails to help small businesses in Hawaii.

Kidder, Kapilialoha

From: DBEDT HCDA Contact
Sent: Monday, March 1, 2021 1:04 PM
To: Ratcliff, Austin; Schultz, Carson J
Subject: FW: Public Testimony Website Submission {Project Name:15}

From: NathanielKinney <execdir@hawaiiconstructionalliance.org>
Sent: Monday, March 1, 2021 11:06 AM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
Nathaniel Kinney
Organization
Hawaii Construction Alliance
Address
PO Box 179441 Honolulu, HI 96817 United States Map It
Phone
(808) 220-8892
Email
execdir@hawaiiconstructionalliance.org
Project Name
Ulana Ward Village and The Park Ward Village
Do you support or oppose?
Support
File Upload
<ul style="list-style-type: none">030321-HCDA-Howard-Hughes-Ulana-and-The-Park-Village-Testimony.pdf

Hawai'i Construction Alliance

P.O. Box 179441
Honolulu, HI 96817
(808) 220-8892

March 3, 2021

John Whalen, Chair
and Members of the Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: March 3, 2021 Hearing – Ulana Ward Village and The Park Ward Village

Dear Chair Whalen, Vice Chair Larsen, and members:

The Hawai'i Construction Alliance is comprised of the Hawai'i Regional Council of Carpenters; the Laborers' International Union of North America, Local 368; the Operative Plasterers' and Cement Masons' Union, Local 630; International Union of Bricklayers & Allied Craftworkers, Local 1; and the Operating Engineers, Local Union No. 3. Together, the member unions of the Hawai'i Construction Alliance represent 15,000 working men and women in the basic crafts of Hawai'i's construction industry.

Thank you for the opportunity to provide testimony in support of the Ulana Ward Village and The Park Ward Village projects.

The Ulana Ward Village and The Park Ward Village redevelopments are key opportunities that come at a critical time in Hawaii. As a state that relies heavily on tourism dollars, the Coronavirus pandemic has resulted in Hawai'i having one of the highest unemployment rates in the country. The Ulana and The Park Ward Village projects stand to create 687 construction and development related jobs per year, and will provide the local construction industry experience in the latest technologies in energy efficiency and environmental design.

Ward Village is the largest LEED-ND Platinum project certified in the United States and the only project of its kind in Hawai'i. The local construction industry gains a cutting-edge advantage by playing a role in this development. Supporting these builds also provides a prime opportunity for workers displaced from other industries by layoffs and furloughs to find jobs within the construction fields and learn new skills that will become more valuable in the future.

Finally, the Ulana Ward Village and The Park Ward Village projects will help ease the current housing shortage, since the demand for housing continues to increase every year, especially within Honolulu's urban core. Together, the Ulana and The Park Ward Village projects will introduce approximately 1,243 housing units into the market supply.

I respectfully ask for your support of these redevelopment plans as they provide both a path forward for Hawai'i's economic recovery as well as a vision for an enhanced future.

Mahalo,

A handwritten signature in dark ink, appearing to read "Nathaniel Kinney". The signature is fluid and cursive, with the first name "Nathaniel" written in a larger, more prominent script than the last name "Kinney".

Nathaniel Kinney
Executive Director
Hawai'i Construction Alliance
execdir@hawaiiconstructionalliance.org

RECEIVED

2021 MAR -1 PM 12:00

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

February 25, 2021

John Whalen, Chair
and Members of the Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: **March 3, 2021 Hearing – Ulana Ward Village**

Dear Chair Whalen, Vice Chair Luersen, and members of the Authority:

Thank you for the opportunity to submit comments in support of the Ulana Ward Village project.

I support The Ulana Ward Village project because there is an imminent need for reserved and workforce housing in the downtown and urban areas of Honolulu. The lack of supply and the high cost of housing drives local residents out further and further away from their communities and jobs. The Ulana will deliver a much-needed supply of approximately 697 new workforce housing units for local residents and families that fall between a 100% and 140% of the area median income. This opportunity to find housing in a prime location within an up-and-coming neighborhood is invaluable to our local community. The Ulana will also provide the necessary amenities and infrastructure for a quality life, including safe off-street parking, outdoor space and play areas, and convenient retail and restaurants. Workforce housing allows the critical community workers and emergency responders such as the police, fire and medical personal, to live in the same communities in which they work.

I support The Howard Hughes Corporation for addressing the need for more workforce housing and it helps breakdown barriers to having homeownership.

Sincerely,



Nicole Nakano
Vice President, Regional Account Executive,
Interstate Restoration Hawaii

Kidder, Kapilialoha

From: DBEDT HCDA Contact
Sent: Tuesday, March 2, 2021 7:37 AM
To: Schultz, Carson J; Ratcliff, Austin
Cc: Neupane, Deepak; Kidder, Kapilialoha
Subject: FW: Public Testimony Website Submission {Project Name:15}

From: RonaldIwami <ronald@kewalo.org>
Sent: Monday, March 1, 2021 10:02 PM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
Ronald Iwami
Organization
self
Address
3353 Oahu Ave none Honolulu, HI 96822 United States Map It
Phone
(808) 222-6645
Email
ronald@kewalo.org
Project Name
Ulana Ward Village
Do you support or oppose?
Oppose
File Upload
<ul style="list-style-type: none">Ulana-Ward-Village-project.pdf

Testimony in opposition to Ulana Ward Village Project

Aloha,

I oppose all modifications to the Vested Mauka Area rules for this project. The rules are there for a reason, to regulate control of the development. I know it is allowed but it must be approved by the HCDA board to happen.

As the towers rise, I see modification after modification, or exception after exception being approved by HCDA. It seems out of control.

I do not see many **truly affordable** units for the local people. Majority are for the wealthy starting at a million dollars and up and up. How many of these condos are full time local residences? How many are part time, second home investments?

We are in a housing crisis and HCDA continues to approve Tower after Tower with no end in sight, forever changing the landscape of Honolulu. I can no longer see the mountains while I surf at Kewalos. We have too many already and I can say with all honesty this is the sentiment of a lot of people.

You, the HCDA board and Howard Hughes, have a huge responsibility as stewards of Kaka'ako to steer the development towards serving the needs of the local People. What I see is disappointing.

Is this the Kaka'ako you want to leave to your grand children. Where will they live?

I know one person's view is like a grain of sand. But I feel better now that I expressed myself. At least I can say I tried.

Mahalo for the opportunity to share my mana'o.

With much aloha,

Ron Iwami

Surfer in the area for 50 years and still going.

My home is in Manoa Valley.

Ua Mau Ke Ea O Ka'aina I Ka Pono

The Life of the Land is Perpetuated in Righteousness

Kidder, Kapilialoha

From: DBEDT HCDA Contact
Sent: Friday, February 26, 2021 10:20 AM
To: Kidder, Kapilialoha
Subject: FW: Public Testimony Website Submission {Project Name:15}

From: ReinaMiyamoto <reina@hihomeownership.org>
Sent: Thursday, February 25, 2021 7:10 PM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
Reina Miyamoto
Organization
Hawaii HomeOwnership Center
Address
1259 Aala Street, #201 Honolulu, HI 96817 United States Map It
Email
reina@hihomeownership.org
Project Name
Ulana Ward Village & The Park Ward Village
Do you support or oppose?
Support
File Upload
<ul style="list-style-type: none">Ulana-Ward-Village-The-Park-Ward-Village_support-letter.pdf



1259 Aala Street, Suite 201
Honolulu, Hawai'i 96817
Phone: (808) 523-9500
Fax: (808) 523-9502
www.hihomeownership.org

February 23, 2021

John Whalen, Chair and Members of the Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: March 3, 2021 Hearing – Ulana Ward Village and The Park Ward Village

Dear Chair Whalen, Vice Chair Luersen, and members of the Authority:

Hawaii HomeOwnership Center's mission is to support sustainable homeownership through providing education and support to first-time home buyers in Hawaii. By increasing rates of home ownership, the Hawaii HomeOwnership Center aims to build stronger families and local communities.

Hawaii HomeOwnership Center writes in support of The Ulana Ward Village project as it will deliver a much-needed supply of housing in the prime location of Honolulu's urban core. The Ulana plans provide approximately 697 new workforce housing units for local residents and families between 100% and 140% of the area median income. Residents will benefit from a variety of available floor plans, including studio, one-, two- and three-bedroom residences, all of which feature ocean, city, or mountain views. The Ulana will also deliver necessary amenities and space for families to thrive in an urban setting by transforming existing aging warehouses and pavement along Ward Avenue into 60,000 square feet of open green space and a safe kids play area.

Finally, consistent with all Ward Village buildings, The Ulana incorporates the latest technologies to provide the most energy-efficient and sustainable design. This allows energy costs and corresponding HOA fees to stay low for long-term affordability.

Hawaii HomeOwnership Center supports the Ulana Ward Village development plan and commends the Hawaii Community Development Authority and The Howard Hughes Corporation for working together to provide more workforce housing within the urban core.

Sincerely,

A handwritten signature in black ink, appearing to be "Reina Miyamoto".

Reina Miyamoto
Executive Director

Kidder, Kapilialoha

From: DBEDT HCDA Contact
Sent: Tuesday, March 2, 2021 7:38 AM
To: Schultz, Carson J; Ratcliff, Austin
Cc: Kidder, Kapilialoha; Neupane, Deepak
Subject: FW: Public Testimony Website Submission {Project Name:15}

From: YunKim <yunk@hawaii.edu>
Sent: Tuesday, March 2, 2021 12:45 AM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
Yun Kim
Address
801 South St Apt 3811 Honolulu, Hawai'i 96813 United States Map It
Email
yunk@hawaii.edu
Project Name
Ulana Ward Village
Do you support or oppose?
Support
File Upload
<ul style="list-style-type: none">2021-03-02-Written-Testimony-for-Ulana.pdf

Yun W. Kim

801 South Street, Apt 3811, Honolulu, Hawai'i 96813
yunk@hawaii.edu

March 2, 2021

Hawai'i Community Development Authority
547 Queen Street
Honolulu, Hawai'i 96813

Re: Development Permit Application for Ulana Ward Village

Date of Hearing: March 3, 2021 at 11:00 AM

To whom it may concern,

My name is Yun Kim and I am a resident living nearby the planned site for Ulana Ward in Kaka'ako. I am writing to provide my support for the Ulana Ward Village ("Ulana") building plan and application.

As recognized by the legislature under Hawai'i Revised Statutes ("HRS") § 206E-31, "Kaka'ako district is centrally located in Honolulu proper, in close proximity to the central business district, the government center, commercial industrial and market facilities, major existing and contemplated transportation routes and recreational and service areas." HRS § 206E-31 (2020). Approval of this building would build upon this recognition and is consistent with the purpose of the Mauka Area Rules pursuant to HAR 15-217-2, which in short looks to capitalize on Kaka'ako's prime location in creating a mixed-use community that is pedestrian-oriented, within close proximity of transit lines, and will help to reduce automobile trips. See HAR 15-217-2(c)(1); 15-217-38; 15-217-39. This helps to improve "primary reliance on public transportation and pedestrian facilities for internal circulation within the district or designated subareas." HRS § 206E-33(3) (2020).

HRS 206E also states that "[l]and use activities within the district, where compatible, shall to the greatest possible extent be mixed horizontally, that is, within blocks or other land areas, and vertically, as integral units of multi-purpose structures." HRS § 206E-33(7). Approval of Ulana and the subsequent redevelopment of this block provides for plans for a large commercial space (pursuant to the pending modification) but will also create additional affordable housing units above by building vertically. This allows for a more efficient use of the same space while following the spirit and intent of HRS 206E to create a mixed-use community for both residential and commercial facilities. See HRS § 206E-33(8); 206E-31.

The integration of residential and commercial spaces in the urban core has some environmental benefits. Personally, I live in Kaka'ako for its location. It is in the heart of the urban core and in walking distance to my downtown office. I drive only a couple times a week which has greatly

reduced my carbon footprint. Similarly, building more housing in the urban core may help to reduce commutes, and thus reduce an individual's carbon footprint.

Aside from legislative and environmental considerations, affordable housing is necessary to create housing that is accessible to those with lower incomes, especially when land is highly scarce in Hawai'i which causes the price of real estate to remain high. This scarcity in part due to high amount zoning for conservation and agriculture on the island, but also due to the high demand for property here by out-of-state residents looking for a second home, vacation home, or a stable investment. In order to offset the high cost of housing caused by the high amount of conservation and agricultural zoning, density should be increased in the urban core with projects like Ulana. Setting aside affordable housing will also help to dedicate property for residents as opposed to foreign buyers.

Furthermore, affordable housing is important and still very much necessary. Housing is still a major issue in Honolulu and is self-evident by the many homeless in the city or by the stories of those who struggle to make housing payments due to the high cost of living. Per Section 4.11, the project application states that Ulana exceeds the reserved housing requirement by 362 units (with a total of 860 units). The large number of affordable units being created with Ulana is more reason to support the project.

It is true that some are of the opinion that affordable housing with an equity component to the state may not be the perfect avenue for homeownership, it is certainly better than doing absolutely nothing. Each affordable housing project helps to decrease the demand for housing.

The one reservation I have for this project concerns the various small businesses that utilize the commercial spaces that currently exist on the proposed Ulana site. Although Section 4.15 states that there is a relocation plan which "includes relocation of as many tenants as possible within the Ward MP area", it will be difficult for small business to relocate in the same area due to the subsequent higher leases following redevelopment. The application states that many of the tenants have a dedicated local market and thus relocation could hurt these small businesses. Thus, I would ask that Victoria Ward, Limited, not only make a good faith effort in helping to relocate these businesses but offer leasing spaces at a comparable rate to help keep those businesses in the same area.

Again, I support the project because Honolulu needs more housing and projects like this can help to meet the continuous growth in housing demand. Thank you for allowing me this opportunity to testify on the Ulana application.

Sincerely,

/s/ Yun Kim

Yun Kim



ALBERT C.
KOBAYASHI INC.
GENERAL CONTRACTOR

2021 FEB 23 AM 11:56

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

February 10, 2021

John Whalen, Chair
and Members of the Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: March 3, 2021 Hearing – Ulana Ward Village and The Park Ward Village

Aloha Chair Whalen, Vice Chair Luersen and members of the Authority:

Thank you for the opportunity to submit testimony in support of the Ulana Ward Village and The Park Ward Village projects.

The Ulana Ward Village and The Park Ward Village projects will help restart Hawaii's economy and deliver economic benefits and jobs in a time that they are most needed. Together the projects stand to create 687 construction and development related jobs per year, which translates to food on the table for 687 local families. On a larger scale, the projects will generate \$65M in new tax revenue to the City and County of Honolulu and to the State of Hawaii.

Apart from those short-term benefits, the long-term investment in the local community will support a resilient future by providing 697 reserved housing units for local working-class families and residents, and provide retail and commercial opportunities for small businesses and employees.

I respectfully ask that you support these projects, as these developments will aid in Hawaii's economic recovery and benefit the local community. Mahalo.

Sincerely,

Michael Young
President
Albert C. Kobayashi, Inc.



RECEIVED

2021 FEB 23 AM 11:56

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

February 9, 2021

John Whalen, Chair
and Members of the Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: March 3, 2021 Hearing – Ulana Ward Village and The Park Ward Village

Dear Chair Whalen, Vice Chair Luersen, and members of the Authority:

Thank you for the opportunity to submit testimony in support of the Ulana Ward Village and The Park Ward Village projects.

The Ulana and Park Ward Village projects will fill a critical need in Honolulu's urban core. The proposed redevelopment site at the intersection of Ward Avenue and Auahi street is prime real estate for both residential and commercial purposes, and will also serve as the missing piece to bring the Kaka'ako and Ward Village neighborhoods together.

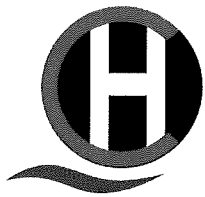
Ulana's commitment to provide approximately 687 reserved housing units and 60,000 square feet of open green space will bring the necessary balance of traditional urban development with island living. The Park Ward Village's development design will expand existing Victoria Ward Park by over 37,000 square feet. The resulting open space will cultivate a community atmosphere and encourage travel throughout the Kaka'ako and Ward Village.

As we look for the best path forward towards Hawaii's future, thoughtful planning and design are key. The Ulana and Park Ward Village projects provides for the next generation's cultural, material and economic needs and I favorably support their development plan.

Mahalo for your time and careful consideration.

Sincerely,

Guy Churchill
Executive Vice President
Bank of Hawaii



Chamber of Commerce HAWAII

The Voice of Business

February 22, 2021

John Whalen, Chair
and Members of the Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: March 3, 2021 Hearing – Ulana Ward Village and The Park Ward Village

Aloha Chair Whalen, Vice Chair Luersen and members of the Authority;

Mahalo for the opportunity to testify in support of the Ulana Ward Village and The Park Ward Village projects.

The lives and livelihoods of our families, friends, and neighbors in Hawai'i depend on a thriving business community that keeps up with the times. The Ulana and Park Ward Village projects will raise the economic productivity of the Ward and Auahi area by bringing forth high profile retail spaces and opportunities for local and small businesses in a vibrant, up-and-coming, master-planned neighborhood.

Ward Village incorporates a mix of national and local retailers and restaurants, resulting in a premier shopping and dining destination reflective of Hawai'i's unique "melting-pot" culture. Further, Howard Hughes' support for small businesses encourages entrepreneurial growth for the current and up-and-coming generations, which will prove to be even more vital as our economy recovers from the challenges it endured through the pandemic.

At completion, Ward Village will have double the retail space it currently has, which will provide the necessary infrastructure to sustain the thriving local economy of the near future. The Ulana and Park Ward Village redevelopments are essential pieces to the finished puzzle.

Mahalo for your consideration of my testimony in support of the Ulana Ward Village and The Park Ward Village projects.

Sincerely,

Sherry Menor-McNamara
President and CEO
Chamber of Commerce Hawaii



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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

February 23, 2021

John Whalen, Chair
and Members of the Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: March 3, 2021 Hearing – Ulana Ward Village and The Park Ward Village

Aloha Chair Whalen, Vice Chair Luersen and members of the Authority;

My name is Vernon K.T. Chock and I am the President and Principal Broker of local real estate firm VERNCO Properties, Inc. I am also a resident of Anaha at Ward Village and am writing in support of the Ulana Ward Village and The Park Ward Village projects. They will help satisfy a growing demand for housing in Honolulu's urban core, and will contribute to the connectivity, completion and aesthetic of the Ward Village community.

The Ulana and The Park Ward Village together will provide approximately 1,243 studio, one-, two-, and three-bedroom homes in a range of price points, all of which have island or ocean views. Ulana and The Park Ward Village will provide environmentally sustainable and thoughtfully designed homes to families with children, multi-generational families, single professionals, couples, and empty nesters. The variety of housing options will translate into a diverse and vibrant community.

The development plans also expand Victoria Ward Park and create a new public park, which will someday soon serve as the backdrop of our neighborhood. The safe and open green space will provide the perfect space for hosting family parties and community events, and raise the energy and feel of the community. As a Ward Village resident, I am proud to be a part of this transformation and look forward to a bright future.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'V. Chock', with a long horizontal line extending to the right.

Vernon K.T. Chock (R) CRB, CRS, CIPS
President/Principal Broker