

RECEIVED

2021 MAR -9 AM 10: 59

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

February 25, 2021

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

RE: **March 10, 2021 Hearing – Ulana Ward Village and The Park Ward Village
Projects and Platform Modifications**

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

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

Action Rehab is a locally owned physical therapy clinic founded in 1989 and located on Halekauwila Street on the ews side of Ward Village. As the Vice President of Action Rehab, I support the Ulana Ward Village and The Park Ward Village projects as they will provide connectivity throughout the urban core, and offer the necessary parking infrastructure to support both existing and local businesses.

The Ulana and The Park Ward Village developments will bridge the existing gap between Ward Village and Kaka'ako, and create more exposure and opportunity for local businesses. The plans also ensure that the community will be able to support additional traffic by providing the necessary parking infrastructure. Because our clients come to Action Rehab to rehabilitate injury, it is essential for our business to offer safe and convenient parking access in the surrounding area. The Ulana and The Park Ward Village projects will provide approximately 2,195 off-street parking for residential and commercial retail to more than accommodate the increased activity.

I also write in support of the requested modifications for The Ulana and The Park Ward Village to raise platform heights from 45 feet to 75 feet as they will provide a increased visibility and a more cohesive, active and pedestrian-friendly façade. This will make our community safer and more accessible.

Mahalo for your time and consideration.

Sincerely,



Byron Ho
Vice President,
Action Rehab

Kidder, Kapilialoha

From: DBEDT HCDA Contact
Sent: Tuesday, March 9, 2021 11:41 AM
To: Ratcliff, Austin; Kidder, Kapilialoha
Cc: Schultz, Carson J; Neupane, Deepak
Subject: FW: Public Testimony Website Submission {Project Name:15}

From: BrianLee <info@hawaiilecet.org>
Sent: Tuesday, March 9, 2021 11:15 AM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
Brian Lee
Organization
Hawaii LECET
Email
info@hawaiilecet.org
Project Name
Ulana & Park Ward Village projects
Do you support or oppose?
Support
Comment
For Wednesday, March 10, 2021 Modification Hearing at 10:00 am
File Upload
<ul style="list-style-type: none">HCDA-Ulana-Park_Modifications-Testimony_2021-March-10.pdf



HAWAII LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST

650 Iwilei Road, Suite 285 • Honolulu, HI 96817 • Phone: 808-845-3238 • Fax: 808-845-8300

March 9, 2021

To: **The Hawaii Community Development Authority**

Re: **Testimony in Support of Ulana Ward Village & The Park Ward Village**

For Hearing on March 10, 2021 at 10:00 am

Aloha HCDA Kakaako board members, Chair, Director Neupane, and HCDA staff,

The **Hawaii Laborers & Employers Cooperation and Education Trust Fund** (Hawaii LECET) is a labor-management partnership established in 1992 between the 5,000 statewide members of the Hawaii Laborers Union and over 250 unionized contractor members of the General Contractors Association and the Building Industry Association. Hawaii LECET is one of a network of 38 labor-management LECET Funds in North America.

Hawaii LECET strongly supports the Howard Hughes Ulana & Park Ward Village projects.

The combined projects make possible the guaranteed immediate supply of 700 below-market affordable homes during a time of severe housing shortage, that will continue to drive up home prices and force local families to move away from Hawaii. Front-loading these homes will make the most impact on our desperate housing situation, compared to a slower “build-as-you-go” alternative phased approach that will delay by a decade or more.

In addition, the holistic approach guided by the master plan allows for generous community benefits, such as a beautiful four-acre park, not possible through the older vested rules, or by piecemeal development from separate developers. The Howard Hughes plan creates the maximum number of affordable homes that can be built right away to address Hawaii’s dire housing needs of today. The Ulana and Park projects will allow a mix of local families to share the same stores, schools, and exciting community benefits with all of their neighbors, to live, work and play together in a vibrant and desirable new community.

Mahalo,
**Hawaii Laborers & Employers Cooperation
and Education Trust Fund**

Testimony of
Pacific Resource Partnership

Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

Ulana and Park Ward Village Applications

Wednesday, March 10, 2021
10:00 A.M.

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

Victoria Ward's request for modifications for Ulana and Park Ward Village consisting of a 75-foot platform is key to creating street-level open space and pedestrian/community activation integral to Ward Village and the desired urban neighborhood. The requested modifications benefit the community by providing more green space that is not required, but greatly desired; opportunities for local businesses to become part of the Ward Village community with the increased amount of retail and light industrial spaces; and additional public off-street parking for the community to enjoy all that the Ward Village community has to offer, including parks, retail, and restaurants.

Moreover, we commend Victoria Ward, Ltd. for offering to front load the build of six times the required reserved housing today, versus delivering it piecemeal over time. The City and County of Honolulu needs new homes built in the near future rather than later 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.

Furthermore, 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.

Given the above, Pacific Resource Partnership respectfully requests HCDA's favorable decision on Victoria Ward's Development Permit Applications for the Ulana and Park Ward Village projects.



Kidder, Kapilialoha

From: DBEDT HCDA Contact
Sent: Tuesday, March 9, 2021 12:08 PM
To: Ratcliff, Austin
Cc: Schultz, Carson J; Kidder, Kapilialoha
Subject: FW: Public Testimony Website Submission {Project Name:15}

From: DwayneArelliano <darelliano@dc50.org>
Sent: Tuesday, March 9, 2021 11:45 AM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
Dwayne Arelliano
Organization
Glaziers Union LU1889 / DC50
Address
2240 Young St. Honolulu, string:US 96826 United States Map It
Phone
(808) 554-1275
Email
darelliano@dc50.org
Project Name
The Park on Ward and Ulana Ward Village
Do you support or oppose?
Support
Comment
<p>Good afternoon Mr. Chair & Board members.</p> <p>My name is Dwayne Arelliano, I am the Bus Rep for the Glaziers Union and with DC50 and we represent over 2,000 members. At this time, I would like to thank you for this opportunity to submit written testimony in favor for the Ulana Ward Village and The Park Ward Village projects.</p> <p>First off, I just want to say that we feel that Howard Hughes is a great responsible developer, having achieved LEED Platinum certification for its entire 60-acre master planned area, promoting sustainability and conservation of Hawaii's resources. Howard Hughes is the only developer to garner this achievement in Hawaii.</p> <p>Howard Hughes Corp. has invested a lot of resources and continue invest in our community, but it cannot do so without support from the HCDA Board.</p> <p>It is not a secret that there is a shortage of housing here on Oahu.</p> <p>These projects will provide about 1,200 housing units and for our 2000 plus members these projects will not only provide jobs for them, but they could also possibly own one of these units too.</p> <p>This 75-foot podium that we are asking for approval on is consistent with numerous other projects that have already been approved for in the area and will not adversely impact any surrounding uses. This podium height will allow for these projects to be able to increase the amount of retail spaces, in turn providing additional work for our members, becoming visual more</p>

appealing, attracting more pedestrian and community interaction.

A vote in favor of these Projects is a vote in favor of the entire Ward Master Plan, which will provide:

- Investment by Howard Hughes of more than \$300 million in street, infrastructure, and utilities upgrades and improvements
- New pedestrian-friendly street networks, with open spaces and landscaping

Again, I would like to thank you for the opportunity to testify on behalf the Ulana Ward Village and The Park Ward Village projects.

Sincerely,
Dwayne Arelliano



**LAZIER, ARCHITECTURAL METAL AND
GLASSWORKERS**

Local Union 1889 - AFL-CIO, 2240 Young Street, Honolulu, Hawaii 96826

Good afternoon Mr. Chair & Board members,

My name is Dwayne Arelliano, I am the Bus Rep for the Glaziers Union and with DC50 and we represent over 2,000 members. At this time, I would like to thank you for this opportunity to submit written testimony in favor for the Ulana Ward Village and The Park Ward Village projects.

First off, I just want to say that we feel that Howard Hughes is a great responsible developer, having achieved LEED Platinum certification for its entire 60-acre master planned area, promoting sustainability and conservation of Hawaii's resources. Howard Hughes is the only developer to garner this achievement in Hawaii.

Howard Hughes Corp. has invested a lot of resources and continue invest in our community, but it cannot do so without support from the HCDA Board. It is not a secret that there is a shortage of housing here on Oahu. These projects will provide about 1,200 housing units and for our 2000 plus members these projects will not only provide jobs for them, but they could also possibly own one of these units too.

This 75-foot podium that we are asking for approval on is consistent with numerous other projects that have already been approved for in the area and will not adversely impact any surrounding uses. This podium height will allow for these projects to be able to increase the amount of retail spaces, in turn providing additional work for our members, becoming visual more appealing, attracting more pedestrian and community interaction. A vote in favor of these Projects is a vote in favor of the entire Ward Master Plan, which will provide:

- Investment by Howard Hughes of more than \$300 million in street, infrastructure, and utilities upgrades and improvements
- New pedestrian-friendly street networks, with open spaces and landscaping

Again, I would like to thank you for the opportunity to testify on behalf the Ulana Ward Village and The Park Ward Village projects.

Sincerely,

Dwayne Arelliano
Glaziers Bus Rep LU 1889
District Council 50

March 8, 2021

Hawaii Community Development Authority
547 Queen St
Honolulu, Hawaii 96813

RE: KAK21-001 and KAK21-002 (Modification Request Hearing March 10, 2021)

Chair Whalen and Authority Members:

You have before you two requests for permit modifications that are reasonable and consistent with approvals given past projects. Both will improve the human experience at the ground level by increasing the podium height and activating the street. The requested modifications are consistent with the Kaka'ako Mauka Area Plan and the execution of a "*work, live, visit, learn and play*" community.

While not germane to the modification request, the way the Ulena project frontloads delivery of the Reserved Housing Units is also desirable and in the public interest. I can think of another project, in this case a rental offering, Kamake'e Vista, where this was done. The economic challenge for purchasers of Reserved Housing Units isn't only qualifying for a mortgage, but the total cost of ownership through AOA fees. As such, embedding units in a project that has more expensive common elements/services, makes the dream of home ownership less attainable, and in some cases, impossible.

While the Mauka Area Plan states a preference for inclusionary housing, my review of Ulena leads me to conclude that it is in a desirable area within the Kaka'ako community development district and will have amenities/finishes like other standalone reserved housing in district that avoid obvious segregation. I'm confident that highly desirable social mixing will occur throughout the district in the public realm and achieve the goals of the Authority for a community that offers people choices. It will also deliver more reserved housing sooner, which given the "hot" local real estate market is beneficial to local residents who heretofore been shut out of homeownership.

The fact that these developments are in the urban core adds to the attractiveness of the projects. I urge approval of both Modification Request applications as submitted. Thank you for the opportunity to provide this testimony.

Sincerely,



Daniel Dinell
Managing Member



March 2, 2021

Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

Re: Applications for Ulana Ward Village and Park Ward Village Projects

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

My name is Gino Soquena, Executive Director of the Hawaii Building & Construction Trades Council (HBCTC) which is comprised of 16 of the 19 construction trade unions here in the State of Hawaii. I would like to offer written testimony in **SUPPORT** of Victoria Ward, Limited's applications for Ulana Ward Village and Park Ward Village projects.

HBCTC's mission is to promote the interests of the Hawaii Building and Construction Trades Council, its members and affiliates, with the underlying goal of creating job opportunities and a healthy and vibrant construction industry throughout Hawaii. We are committed to providing Hawaii's working men and women with hope for a better tomorrow through support of smart growth techniques while maintaining our valuable natural resources.

During this difficult time of record-high unemployment and an unstable and uncertain economy, it's rare to be presented with a brand-new project that will create over 600 construction jobs for Hawaii's workers. The construction of Ulana Ward Village and Park Ward Village projects will generate over \$65 million in new tax revenue to the City & County of Honolulu and the State of Hawaii from construction and ongoing operations.

Thank you for the opportunity to provide written testimony in **SUPPORT** of Victoria Ward, Limited's development which will contribute to a stronger and more resilient Hawaii.

Mahalo Nui Loa,

A handwritten signature in blue ink, appearing to read "Gino Soquena", is written over a faint, light blue grid background.

Gino Soquena
Executive Director
Hawaii Building & Construction Trades Council

Kidder, Kapilialoha

From: DBEDT HCDA Contact
Sent: Tuesday, March 9, 2021 11:00 AM
To: Ratcliff, Austin; Kidder, Kapilialoha
Cc: Schultz, Carson J; Neupane, Deepak
Subject: FW: Public Testimony Website Submission {Project Name:15}

From: KikaBukoski <kika@hilocal675.com>
Sent: Tuesday, March 9, 2021 8:22 AM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
Kika Bukoski
Organization
PLUMBERS AND FITTERS UA LOCAL 675
Address
1109 Bethel St. Honolulu, HI 96813 United States Map It
Phone
(808) 536-5454
Email
kika@hilocal675.com
Project Name
ULANA WARD VILLAGE/ THE PARK WARD VILLAGE
Do you support or oppose?
Support
Comment
Please see attached testimony for Application 1 Ulana Ward Village (KAK-001) and Application 2 The Park Ward Village (KAK-002). Mahalo!
File Upload
<ul style="list-style-type: none">HCDA.HH_Ulana_KAK001.Park_KAK002.Ward-Village.Testimony.03.10.21.pdf



PLUMBERS AND FITTERS LOCAL 675 UNITED ASSOCIATION



March 9, 2021

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

Re: **Modification Request Hearing:** Application 1 (KAK-001) Ulana Ward Village, and
Application 2 (KAK-002) The Park Ward Village, Wednesday, March 10, 2021 at 10:00 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.

Local 675 strongly supports the request for modification(s) of 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 is requesting an increase in the platform height from forty-five (45) to seventy-five (75) feet; and Application 2 (KAK-002) The Park Ward Village which provides an additional 546 studio, one, two, and three bedroom market level units and is requesting an increase in the platform height from forty-five (45) to seventy-five (75) feet, and a modification of the setback requirement to allow for a continuous facade along Ward Avenue.

Local 675 believes the request(s) for modification(s) respectively, are consistent with the intent of the Mauka Area Plan and will provide the flexibility needed to apply enhanced uses at street level that will improve the overall pedestrian experience and provide additional community benefits that include but are not limited to, additional off-street parking and green space.

Local 675 also appreciates the Applicants commitment to providing the reserved units up front as opposed to spreading them out over the course of the master planned development. Recent reports¹ emphasize Hawaii's severe housing shortage. Projects like Ulana Ward Village and The Park Ward Village will provide an immediate injection of housing opportunities at both affordable and market levels, as well as create an estimated 65 million in tax revenues and approximately 687 construction jobs per year during construction.

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)

Kidder, Kapilialoha

From: DBEDT HCDA Contact
Sent: Tuesday, March 9, 2021 11:06 AM
To: Ratcliff, Austin; Kidder, Kapilialoha
Cc: Schultz, Carson J
Subject: FW: Public Testimony Website Submission {Project Name:15}

From: MelSilva <msilva@masonsunion.com>
Sent: Tuesday, March 9, 2021 9:31 AM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
Mel Silva
Organization
Bricklayers Union, Local 1
Address
2251 N School St Honolulu, HI 96813 Map It
Phone
(808) 841-8822
Email
msilva@masonsunion.com
Project Name
Applications 1 and 2: Ulana & Park
Do you support or oppose?
Support
File Upload
<ul style="list-style-type: none">Local-1-HCDA-Testimony-Howard-Hughes-Ulana-Park.pdf



International Union of Bricklayers and Allied Craftworkers Local #1 of Hawai'i

2251 North School Street, Honolulu, HI 96819

Phone: (808) 841-8822 • Fax: (808) 777-3456

March 10, 2021

Hawai'i Community Development Authority
John Whalen, Chairperson
547 Queen Street, 5th Floor
Honolulu, Hawai'i 96813

Support for Applications 1 and 2 for Permits KAK 21-001 and KAK 21-002

The International Union of Bricklayers and Allied Craftworkers, Local #1 of Hawai'i writes to support Applications 1 and 2, which would approve the "Ulana Ward Village" project at 820 Auahi Street and the "The Park Ward Village" project at 333 Ward Avenue.

"Ulana Ward Village" would contain 697 residential units qualifying as Reserved Housing Units, and would include approximately 40,708 square-feet of recreation space, and a 30,000 square-foot neighborhood park. The "Park Ward Village" would contain 546 residential units, and extensive retail and parking space. Both projects are requesting modifications relating to podium height, and in the case of "The Park Ward Village," a requested modification relating to its view corridor setback. **We support these projects and their requested modifications.**

The "Ulana Ward Village" project would at once provide 697 Reserved Housing Units, which will help us to meet critical demand for attainable, attractive housing within the urban core. Too many local families have been waiting for housing opportunities – including our members, many of whom fall within the target range for reserved housing. We note that providing these units as part of one tower, approved today, will better help to address our ever-present and ever-growing housing shortage, instead of waiting for these units to be brought online in smaller batches within future towers.

Like the "Ulana Ward Village" project, the "Park Ward Village" project will also help to increase local housing inventory by adding 546 residential units in the urban core. Increased housing production at all levels helps to relieve housing demand downmarket.

Additionally, both proposed towers will provide our members with work opportunities to earn a living for themselves and their families. Our members, who work with concrete, brick, tile, stone, marble, terrazzo, cement, and plaster, will have the opportunity to work on the concrete parking structures, the tiles and counters in kitchens, the tiles and counters in bathrooms, and on the high-finish stone, marble, terrazzo, and tile that may be found in the commercial and common spaces of the projects.

In closing, we request your support for these projects and their requested modifications. Mahalo.

Kidder, Kapilialoha

From: DBEDT HCDA Contact
Sent: Wednesday, March 3, 2021 9:24 AM
To: Schultz, Carson J; Neupane, Deepak
Cc: Ratcliff, Austin; Kidder, Kapilialoha
Subject: FW: Public Testimony Website Submission {Project Name:15}

From: PaneMeatoga III <pane@hoeisf.com>
Sent: Wednesday, March 3, 2021 9:08 AM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
Pane Meatoga III
Organization
Hawaii Operating Engineers Industry Stabilization Fund
Address
2181 Lauwiliwili St. Kapolei, Hawaii 96707 United States Map It
Email
pane@hoeisf.com
Project Name
Ulana Ward Village Project, The Park Ward Village Project
Do you support or oppose?
Support
File Upload
<ul style="list-style-type: none">2021-03-03-HCDA-Hearing-Ulana-Ward-and-The-Park-Village-Project-Support.pdf

HAWAII OPERATING ENGINEERS INDUSTRY STABILIZATION FUND



Affiliated AFL-CIO
OPEIU - 3 - AFL-CIO (3)

*Uniting our strengths and working together
for a better tomorrow.*

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Regular Meeting

Wednesday, March 3, 2021

9:00 a.m.

Aloha Hawaii Community Development Authority Board Members,

The Hawaii Operating Engineers Industry Stabilization Fund (HOEISF) is a labor management fund representing 3000 unionized members in heavy engineering site work and 500 general contractors specializing in heavy site work and vertical construction. The Hawaii Operating Engineers Industry Stabilization Fund submits this letter of support for the following two project applications:

Ulana Ward Village Project

Permit Number: KAK 21-001

Applicant: Victoria Ward, Limited Tax Map Key(s) (TMK): (1) 2-1-053:001(portion)

The Park Ward Village Project

Permit Number: KAK 21-002

Applicant: Victoria Ward, Limited Tax Map Key(s) (TMK): (1) 2-3-002:002 and 059 (portion)

According to the 2019 Hawaii Housing Planning Study, it is estimated that about 50,000 housing units are needed to serve Hawaii residents over the next five years. These two projects, Ulana Ward Villages will help the city and state keep pace with reaching this goal.

The two proposed plans will create public park space, bring more housing for local residents, and enhance walkability, bikeability and connectivity throughout the neighborhood.

Ulana Ward Village will create homes for local residents, a public park, and industrial space for businesses. 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. 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 connection point in bringing together Ward Village and the larger Kakaako community.

The Park Ward Village will expand Victoria Ward Park by over 37,000 square feet and enhance connectivity throughout the neighborhood. Situated next to the expanded Victoria Ward Park, The Park Ward Village's residential tower will consist of approximately 546 studio, one-, two-, and three-bedroom homes with open floor plans and island and ocean views. The Park Ward Village will include a unique and walkable retail destination accessible from all four sides of the building.



**PBR HAWAII
& ASSOCIATES, INC.**

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

CATIE CULLISON, AICP
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

RAYMOND T. HIGA, ASLA
Associate Principal

MARC SHIMATSU, ASLA
Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUMI
Cultural Sustainability Planner

MICAH McMILLEN, ASLA, LEED® AP
Senior Associate

NATHALIE RAZO
Senior Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Senior Associate

BRIAN WOLF, ASLA, LEED® AP
Senior Associate

BLAINE ONISHI, ASLA
Associate

ETSUYO KILA
Associate

GREG NAKAI
Associate

SELENA PANG
Associate

1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: syshimung@pbrhawaii.com

printed on recycled paper

March 9, 2021

John Whalen, Chair and Members
Hawai'i Community Development Authority
547 Queen Street
Honolulu, Hawai'i 96813

RECEIVED

2021 MAR -9 AM 11:00

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

**SUBJECT: MARCH 10, 2021 HEARING – ULANA WARD VILLAGE AND
THE PARK WARD VILLAGE REQUESTED MODIFICATIONS**

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

Thank you for the opportunity to write in support of The Ulana Ward Village and The Park Ward Village's requested modifications to increase the respective platform heights from 45 feet to 75 feet, and The Park Ward Village's requested platform setback modification along the Ward Avenue view corridor.

As a professional landscape architect with 40 years of experience, it is my opinion that the proposed modifications contribute significantly to the design and execution of an attractive, vibrant and walkable streetscape in Ward Village. The Ward Village vision seeks to integrate modern architecture and technology with traditional elements of the natural environment. This requires thoughtful planning in terms of view preservation in all directions, and integration of green space and urban landscaping.

The requested modifications for the raised platform height and increased setback allow for a substantial increase in landscaped space, including street/shade trees. These additions will provide shade, neighborhood character, and noise and wind shelter for retail, dining areas, and pedestrians along the main promenade. Generous landscaping has become characteristic of the neighborhood, and should remain consistent throughout Ward Village.

The requested modifications will allow the applicant to provide an optimal amount of open space, thus delivering the landscaping characteristic of the Ward Village neighborhood. The resulting creation of over 26,500 square feet of open space at Ulana (over 16,000 square feet more than required), and over 22,000 square feet of new open space at The Park Ward Village (approximately 9,000 square feet more than required), will help to integrate these communities with their adjacent parks. Together, these expanded landscaped spaces will energize the community, providing convenient and ample opportunities for outdoor leisure and activity.

In light of the reasons above, I respectfully submit my support.

Sincerely,

PBR HAWAII & Associates, Inc.

Russell Y. J. Chung, FASLA, LEED AP BD+C
Executive Vice President

Kidder, Kapilialoha

From: DBEDT HCDA Contact
Sent: Tuesday, March 9, 2021 12:08 PM
To: Ratcliff, Austin
Cc: Schultz, Carson J; Kidder, Kapilialoha
Subject: FW: Public Testimony Website Submission {Project Name:15}

From: Robin Schlitzkus <rschlitzkus@dc50.org>
Sent: Tuesday, March 9, 2021 11:46 AM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
Robin Schlitzkus
Organization
Painter Union 1791/ DC50
Address
2240 Young Street Honolulu, HI 96826 Map It
Phone
(180) 855-4771
Email
rschlitzkus@dc50.org
Project Name
Ulana Ward Villiage, ThePark Ward Villiage
Do you support or oppose?
Support
Comment
<p>Dear Mr. Chair and Board Members,</p> <p>My name is Robin Schlitzkus, I am the Business Rep. for Local 1791 Painters Union which comes under District Council 50. First of all, I would like to thank you for allowing me to send in a written testimony for these projects. I am testifying to support the modifications. The modifications would allow the space for businesses at the ground floor which would blend in with the surrounding area and the community likes that type of environment where you can spend your free time to have a meal, shop and get exercise at the same time. I myself go there with my family to have dinner and take in a movie or go shopping. The Community will definitely benefit from these modifications and keep the area more uniform.</p> <p>Thank You again for letting me testify on behalf of this project,</p> <p>Robin Schlitzkus</p>



INTERNATIONAL UNION OF

PAINTERS AND ALLIED TRADES

PAINTERS LOCAL UNION 1791

2240 YOUNG STREET • HONOLULU, HAWAII 96826
TELEPHONE: (808) 941-0991 • FAX: (808) 955-9091

Date: March 9, 2021

Re: Ulana Ward Village and The Park Ward Village Projects

Dear Mr. Chair and Board Members,

My name is Robin Schlitzkus, I am the Business Rep. for Local 1791 Painters Union which comes under District Council 50. First of all, I would like to thank you for allowing me to send in a written testimony for these projects. I am testifying to support the modifications. The modifications would allow the space for businesses at the ground floor which would blend in with the surrounding area and the community likes that type of environment where you can spend your free time to have a meal, shop and get exercise at the same time. I, myself, go there with my family to have dinner and take in a movie or go shopping. The Community will definitely benefit from these modifications and keep the area more uniform.

Thank you again for letting me testify on behalf of this project,

Robin Schlitzkus

Business Representative

Painters Union Local 1791

District Council 50

RECEIVED

2021 MAR -9 AM 10: 59

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

March 8, 2021

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

RE: March 10, 2021 Hearing – Ulana Ward Village and The Park Ward Village Requested Modifications

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

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

Our small, family-owned restaurant in Ward Village typically relies on both local and visiting customers. During the COVID-19 pandemic, Hawaii experienced a significant drop in tourism and the survival of our business was made possible through the support of local residents as well as the cooperation of Howard Hughes' in allowing us to expand outdoor seating and provide open-air dining for our customers.

The building that houses Ginza Sushi was approved for similar modifications that The Ulana and The Park Ward Village developments are now requesting. Our understanding is that increasing the platform height (and for The Park Ward Village allowing the setback modification) help because those modifications provide additional open space, allow off-street parking within the platform to be moved away from the street, and allow a design that permits more pedestrian traffic.

The additional space also allows for the possibility to accommodate outdoor seating and dining, which has proved to be critical for the survival of our business in this challenging time.

The Ulana and Park Ward Village modifications will increase accessibility and flexibility for retail tenants, and we respectfully ask that your support these adjustments to grow the Ward Village community and aid small businesses through their recovery from the impacts of the pandemic.

Sincerely,



Russell Won
Owner, Ginza Sushi

Kidder, Kapilialoha

From: DBEDT HCDA Contact
Sent: Thursday, March 4, 2021 10:07 AM
To: Kidder, Kapilialoha
Cc: Schultz, Carson J
Subject: FW: Public Testimony Website Submission {Project Name:15}

From: ConcernedResident <ejts808@gmail.com>
Sent: Tuesday, March 2, 2021 2:48 PM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
Concerned Resident
Email
ejts808@gmail.com
Project Name
Ulana Ward Village
Do you support or oppose?
Oppose
Comment
<p>Sales Practices</p> <p>1) Ke Kilohana, a reserved housing building, parkings description is a percentage ownership in the condo docs, unlike all other Howard Hughes buildings which give actual dimensions. Will Ulana state actual dimensions or a percentage?</p> <p>2) Why was Ke Kilohana's parking described as a percentage not actual dimensions?</p> <p>3) Why is Howard Hughes choosing between the old Mauka rules for parking, (small non functional/non family friendly) stalls and larger stalls for the luxury units? They should have to choose either one, not skim just because it is a reserved housing unit.</p> <p>4) If the developer is allowed to build Ulana with the old mauka rules, 700+. units, it will be more dangerous for a "skinny" mother to leave her child outside so she can park her compact civic and hopefully get out without denting the car next to her. It's unfortunate the developer has chosen to build parking stalls where you are lucky to be able to get out of one side of your compact car. I am hoping the developer chooses to do the right thing and not endanger our keiki. Please have clarity with your buyers as these events have already deteriorated the reputation of Howard Hughes and their future buyers. Thank you for your time.</p>

Kidder, Kapilialoha

From: DBEDT HCDA Contact
Sent: Tuesday, March 9, 2021 12:00 PM
To: Ratcliff, Austin; Kidder, Kapilialoha
Cc: Schultz, Carson J
Subject: FW: Public Testimony Website Submission {Project Name:15}

From: TinaYamaki <tyamaki@rmhawaii.org>
Sent: Tuesday, March 9, 2021 11:33 AM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
Tina Yamaki
Organization
Retail Merchants of Hawaii
Address
3610 Waialae Ave Honolulu, Hawaii 96816 Map It
Phone
(808) 592-4200
Email
tyamaki@rmhawaii.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">HH-Ulana-Ward-Village-and-The-Park-Ward-Village-2021-March-09.pdf



**TESTIMONY OF TINA YAMAKI, PRESIDENT
RETAIL MERCHANTS OF HAWAII
March 10, 2021**

RE: Ulana Ward Village and The Park Ward Village Requested Modifications

Good morning Chairperson Whalen and members of the Hawaii Community Development Authority. I am Tina Yamaki, President of the Retail Merchants of Hawaii and I appreciate this opportunity to testify.

The Retail Merchants of Hawaii was founded in 1901, RMH is a statewide, not for profit trade organization committed to the growth and development of the retail industry in Hawaii. The retail industry is one of the largest employers in the state, employing 25% of the labor force.

The Retail Merchants of Hawaii is in SUPPORT of The Ulana Ward Village and The Park Ward Village's requested modifications to increase platform heights from 45 feet to 75 feet, and The Park Ward Village's requested platform setback along Ward Avenue.

Local brick and mortar stores are the economic backbone of our community because they provide significant employment opportunities as well as tax revenue for the State. The Retail Merchants of Hawaii support the Ulana Ward Village and The Park Ward Village's requested modifications because the modifications will open up the streetscape both in terms of height and width, as well as provide a more open and vibrant atmosphere around the ground-floor, street-front retail shops. These changes will be significant in their impact as pedestrian traffic will be activated in response to the functional and aesthetic design of the walkways, and retail merchants can more easily invite and attract customers into their shops.

The modifications will also ensure that Ward Village maintains its reputation as a premier shopping destination for both residents and visitors alike. As Hawaii looks to recover from the impacts of the pandemic, making these necessary changes will secure the highest rates of success for Ward Village's retail merchants. This will be key in providing a stable economic future for Hawaii's retail economy as a whole.

We humbly ask for your favorable consideration as to the requested modifications. If you have any questions or concerns, please feel free to contact me at (808) 592-4200 or at tyamaki@rmhawaii.org.



3610 Waiialae Ave • Honolulu, HI 96816



(808) 592-4200



tyamaki@rmhawaii.org