

## Kidder, Kapilialoha

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**From:** DBEDT HCDA Contact  
**Sent:** Tuesday, March 9, 2021 12:31 PM  
**To:** Ratcliff, Austin; Kidder, Kapilialoha  
**Cc:** Schultz, Carson J  
**Subject:** FW: Public Testimony Website Submission {Project Name:15}

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**From:** CharlieManagan <charcharmanagan@yahoo.com>  
**Sent:** Tuesday, March 9, 2021 12:15 PM  
**To:** DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>  
**Subject:** Public Testimony Website Submission {Project Name:15}

<b>Name</b>
Charlie Managan
<b>Email</b>
<a href="mailto:charcharmanagan@yahoo.com">charcharmanagan@yahoo.com</a>
<b>Project Name</b>
Howard Hughes Ulana & Park
<b>Do you support or oppose?</b>
Support
<b>Comment</b>
<p>I just wanted to write in support for the two proposed projects being considered by HCDA that Howard Hughes wants to add to Ward Village. I live at Kauhale Kakaako and feel that more housing in the area will not only let others have a place to live in the Ward area, but also hopefully make it feel like a safer community on the Ewa side of Ward Ave. Where I live, I have often walked or rode my bike at all hours of the day and often times I have felt unsafe or encountered very uncomfortable situations that made me fearful for my own safety. Having more people around with newer buildings will provide a safer environment and a better sense of community for everyone who like me calls this place home. Hopefully there can be more security and better lighting in the area. I can't wait to see more people living down here and all of us looking out for each other. Thank you for hearing my concerns. I support and welcome more people in the area.</p>



Written Testimony before the

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

March 10, 2021

**RE: KAK21-001 and KAK21-002**

Chair Whalen and Members of the Authority:

Trees for Honolulu's Future is a non-profit organization with a vision for a tree-filled island that preserves and enhances our quality of life, especially in the face of climate change. We are focused on urban areas in particular.

We support the above-referenced projects and the request for modification. Trees create multiple benefits well documented by research. Trees create shade and use evapotranspiration to lower temperature. Trees also recharge groundwater and decrease surface runoff protecting our reefs. Trees trap pollutants and store CO<sub>2</sub>.

Trees can also increase property values, promote the creation of jobs, and improve business performance. Several studies have shown that the presence of trees on residential parcels can increase property values from 2% to as much as 15%.<sup>1</sup> In fact, urban trees in residential areas have been reported to increase property values at the plot, parcel, and neighborhood scales.<sup>2</sup>

In particular, we note the inclusion of a 30,000 square foot tree-filled park as part of the Ulana Ward Village project and the Applicant's desire to enhance the walkability and attractiveness of Auahi Street through installation of shade canopy trees as both extremely positive actions.

Thank you for the opportunity to provide this written testimony,

Daniel Dinell, President

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<sup>1</sup> Wolf, Kathleen L. "City trees and property values." Arborist News 16.4 (2007): 34-36. Web.  
<http://www.naturewithin.info/Policy/Hedonics.pdf>

<sup>2</sup> Escobedo, Francisco J., Damian C. Adams, and Nilesch Timilsina. "Urban forest structure effects on property value." Ecosystem Services 12 (2015): 209-217. Web.  
<https://www.sciencedirect.com/science/article/pii/S2212041614000394>

**HONOLULU is HOT TREES are COOL**

Visit us: [www.TreesForHonolulu.org](http://www.TreesForHonolulu.org) Contact us: [info@TreesForHonolulu.org](mailto:info@TreesForHonolulu.org) Voice/Fax/Text: 808-707-6353

P.O. Box 12051, Honolulu, Hawaii 96828

## Kidder, Kapilialoha

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**From:** DBEDT HCDA Contact  
**Sent:** Tuesday, March 9, 2021 3:39 PM  
**To:** Kidder, Kapilialoha  
**Cc:** Ratcliff, Austin; Schultz, Carson J  
**Subject:** FW: Public Testimony Website Submission {Project Name:15}

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**From:** DavidMiyashiro <david.miyashiro@gmail.com>  
**Sent:** Tuesday, March 9, 2021 2:58 PM  
**To:** DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>  
**Subject:** Public Testimony Website Submission {Project Name:15}

<b>Name</b>
David Miyashiro
<b>Address</b>
988 Halekauwila St. Apt 3108 Honolulu, Hawaii 96814 United States <a href="#">Map It</a>
<b>Email</b>
<a href="mailto:david.miyashiro@gmail.com">david.miyashiro@gmail.com</a>
<b>Project Name</b>
Ulana Ward Village and The Park Ward Village Requested Modifications
<b>Do you support or oppose?</b>
Support
<b>File Upload</b>
<ul style="list-style-type: none"><li><a href="#">Testimony-HCDA.pdf</a></li></ul>

March 9, 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**

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

My name is David Miyashiro and I am an owner and resident of Ke Kilohana at Ward Village, as well as the founding executive director of HawaiiKidsCAN, an organization focused on providing Hawaii's keiki access to a quality education. I am testifying in support of the Ulana Ward Village and The Park Ward Village's requested modifications as both a community member and education and nonprofit professional.

I'm privileged that four generations of my family have lived in Windward Oahu, and yet the opportunity to move into urban Honolulu and the Ward Village community was game changing. With my wife and I planning on becoming first-time parents, I couldn't ask my parents to continue letting us live with them in the house where I was raised in Kailua. We so much wanted to chase the American Dream of becoming homeowners and achieving independence, and it was clear to us that our friends and peers were moving to communities such as Kapolei and Honolulu due to the great increase in affordable and attractive options in these locations.

Ward Village has been an incredible place to live both before we were parents and now that my son is here. There is a special walkable vibrancy that is unique amongst local neighborhoods. As millennials, we've found the Ward Village amenities to be highly attractive to younger working professionals, including movies and festivals in the park, breweries and restaurants, and ample coworking spaces. Although COVID-19 has disrupted many of these offerings at this time, Ward Village has continued to be a safe place to walk as a family and enjoy new businesses like Holey Grail Donuts.

Working in education also requires an understanding that the actions of today will lead to the successes of tomorrow. Living in Ke Kilohana has granted me a front row seat to Ward Village's development, and it is clear that Howard Hughes understands that they are infusing the fabric of our community for the success of the next generation. I chose to make Ward Village my home because the values and vision integrated into the master plan look to the future in terms of community, design, and long-term sustainability.

I support the modifications because they seek to bring uniformity in design development and better highlight our neighborhood's public amenities. The additional open space will integrate

the Ewa side of Ward Village into the rest of the neighborhood through implementation of the same design and promote the sense of a cohesive community. The extended setback and raised platform heights will increase accessibility to the parks, walkways, retail and restaurants, as well as the nearby beach for recreational and educational purposes.

Because the modifications will enhance the aesthetic of the neighborhood, increase access to public amenities, and provide a more welcoming space for generations to come, I support the requests.

Mahalo,

David Miyashiro  
Resident, Ke Kilohana, Ward Village  
Executive Director, HawaiiKidsCAN







## HAWAII REGIONAL COUNCIL OF CARPENTERS

March 10, 2021

Hawaii Community Development Authority  
John Whalen, Chairperson  
547 Queen Street, 5<sup>th</sup> Floor  
Honolulu, Hawaii 96813

### **Statement of the Hawaii Regional Council of Carpenters in Support of Applications 1 and 2, for Permits KAK 21-001 and KAK 21-002**

The Hawaii Regional Council of Carpenters **strongly supports Applications 1 and 2 before you today, for Permits KAK 21-001 and KAK 21-002.** Application 1 is for a proposed residential project called "Ulana Ward Village" on Auahi and Pohukaina Streets with 697 residential units qualifying as Reserved Housing Units, and includes approximately 40,708 square-feet of recreation space, and a 30,000 square-foot neighborhood park. Application 2 is for a proposed residential project called "The Park Ward Village" on Ward and Auahi Streets with 546 residential units. Both projects are requesting modifications relating to podium height, and in the case of Application 2, a requested modification also relates to the view corridor setback.

**We also support the requested modifications for both applications.** Taken together, they will promote a more consistent pedestrian experience throughout the master planned area; allow for additional street-level retail; create more green space than would otherwise be feasible; and increase the amount of off-street parking available for shoppers and visitors.

Most importantly, however, we have worked extensively over the past several years to advocate for more affordable housing, including passing key legislation at the State Capitol. We have been extremely concerned about the chronic deficiency of affordable housing across the state, which is at a crisis level. It has been estimated that between 2015 and 2025, 65,000 new housing units will be needed to meet demand. From 2015 to the present, only a small fraction of those needed units have been produced and made available to residents, thus compounding our present plight.

The proposed projects will provide 1,243 residential units, of which 697 will qualify as Reserved Housing Units. The increased housing inventory provided by both projects will undoubtedly have a positive effect on housing availability for local residents at a time when housing prices have shot up dramatically.

**Most importantly, if approved, the 697 Reserved Housing Units proposed for the Ulana Ward Village Project will be able to immediately and all-at-once provide income-restricted units to local families who qualify,** rather than forcing these families to wait to scramble for units that become available in small chunks within other non-income restricted towers further down the line.

It is clear from all available data that housing, particularly reserved housing, is needed now in our urban core. We urge HCDA to approve these projects and their requested modifications, so that the 1,243 total units, of which 697 qualify as Reserved Housing Units, will be available to local residents soon. Mahalo for the opportunity to provide these comments in support of the applications before you today.

#### **STATE HEADQUARTERS & BUSINESS OFFICES**

OAHU: 1311 Houghtailing Street, Honolulu Hawaii 96817-2712 • Ph. (808) 847-5761 Fax (808) 440-9188  
HILO OFFICE: 525 Kilauea Avenue, Room 205, Hilo, Hawaii 96720-3050 • Ph. (808) 935-8575 Fax (808) 935-8576  
KONA OFFICE: 75-126 Lunapule Road, Kailua-Kona, Hawaii 96740-2106 • Ph. (808) 329-7355 Fax (808) 326-9376  
MAUI OFFICE: 330 Hookahi Street, Wailuku, Maui 96793-1449 • Ph. (808) 242-6891 Fax (808) 242-5961  
KAUAI OFFICE: Kuhio Medical Ctr Bldg., 3-3295 Kuhio Hwy, Suite 201, Lihue, Kauai 96766-1040 • Ph. (808) 245-8511 Fax (808) 245-8911

## Kidder, Kapilialoha

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**From:** DBEDT HCDA Contact  
**Sent:** Tuesday, March 9, 2021 2:29 PM  
**To:** Kidder, Kapilialoha  
**Cc:** Ratcliff, Austin; Schultz, Carson J  
**Subject:** FW: Public Testimony Website Submission {Project Name:15}

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**From:** JeffreyMasatsugu <jmas808@gmail.com>  
**Sent:** Tuesday, March 9, 2021 1:45 PM  
**To:** DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>  
**Subject:** Public Testimony Website Submission {Project Name:15}

<b>Name</b>
Jeffrey Masatsugu
<b>Organization</b>
Painters LMCF; Tapers MRF; Glaziers Stab Fund; Carpet Layers MEF
<b>Address</b>
P.O. Box 22534 Honolulu, HI 96823 United States <a href="#">Map It</a>
<b>Phone</b>
(808) 554-3406
<b>Email</b>
<a href="mailto:jmas808@gmail.com">jmas808@gmail.com</a>
<b>Project Name</b>
ULana Ward Village and The Park Ward Village Projects
<b>Do you support or oppose?</b>
Support
<b>File Upload</b>
<ul style="list-style-type: none"><li><a href="#">Ulana-and-Park-Ward-Village.pdf</a></li></ul>

March 9, 2021

TO: Chair John Whalen and HCDA Members

FROM: Painting Industry of Hawaii Labor Management Cooperation Trust Fund  
Hawaii Tapers Market Recovery Trust Fund  
Hawaii Glaziers Stabilization Trust Fund  
Carpet, Linoleum and Soft Tile Market Recovery Trust Fund

RE: Ulana Ward Village and The Park Ward Village  
Planned Development Permit Applications

Chair Whalen and Members of the Authority:

Thank you for this opportunity to submit testimony on behalf of the Painting Industry of Hawaii Labor Management Cooperation Trust Fund; Hawaii Tapers Market Recovery Trust Fund; Hawaii Glaziers, Architectural Metal Glassworkers Local Union 1889 AFL-CIO Stabilization Trust Fund; and the Carpet, Linoleum and Soft Tile Local Union 1926 Market Recovery Trust Fund in **strong support** of Victoria Ward Limited's Planned Development Permit Applications and modification requests for the Ulana Ward Village and The Park Ward Village projects. The foregoing organizations are labor management cooperation funds between the Painters Union, Tapers Union, Glaziers Union, and Carpet and Soft Tile Layers Union and their signatory contractors.

The projects proposed by Victoria Ward will rejuvenate the urban core of Honolulu, an area that is currently underutilized. Over 1200 homes will be created by this project and parking lots and warehouses will be replaced with much needed housing for local residents, pedestrian friendly open spaces including a park, and commercial and industrial spaces, all in one convenient location.

The modifications requested by Victoria Ward will allow for more open spaces on street level, provide additional off-street parking and enable a uniformity in the area that will significantly enhance its visual appeal.

The Howard Hughes Corporation has an excellent track record of using local labor in the construction of projects like this one, and a project of this magnitude will mean the continuation of much needed jobs both now and in the future for Hawaii's painters, tapers, glaziers and floor layers. At a time when Hawaii's economy most needs employment opportunities, these projects will result in the creation of approximately 700 construction jobs each year. The inclusion of retail spaces on the ground level of the projects is also significant to our members because they represent future job opportunities as new businesses move in and out in the coming years.

We therefore ask for your support in approving the permit applications and the modification requests. Thank you again for this opportunity to testify in **strong support** of these measures.



## Kidder, Kapilialoha

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**From:** DBEDT HCDA Contact  
**Sent:** Wednesday, March 10, 2021 9:20 AM  
**To:** Kidder, Kapilialoha  
**Cc:** Schultz, Carson J; Ratcliff, Austin  
**Subject:** FW: Public Testimony Website Submission {Project Name:15}

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**From:** KeolaNaka'ahiki Rapozo <ola@fittedhawaii.com>  
**Sent:** Tuesday, March 9, 2021 11:31 PM  
**To:** DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>  
**Subject:** Public Testimony Website Submission {Project Name:15}

<b>Name</b>
Keola Naka'ahiki Rapozo
<b>Organization</b>
FITTED Hawaii
<b>Address</b>
Pohukaina Street Honolulu, HI 96813 <a href="#">Map It</a>
<b>Email</b>
<a href="mailto:ola@fittedhawaii.com">ola@fittedhawaii.com</a>
<b>Project Name</b>
ULANA WARD VILLAGE; THE PARK WARD VILLAGE
<b>Do you support or oppose?</b>
Support
<b>Comment</b>
<p>As a Native Hawaiian, I support a project that ensures 'ike Hawaii is not just a feature, but it becomes the guiding principle in all development phases. Upgrades to the infrastructure of the area is sorely imperative. Including things that would benefit small business owners such as more accessible and affordable public parking, accessibility to business spaces, walkability on sidewalks, enhanced green spaces, improved road conditions, clear wayfinding to give a sense of place and direction, and an overall enhancement to the current condition of the community. If the new projects can deliver housing and those benefits mentioned above, I am in support of that because doing nothing now is not an option.</p> <p>For the record, I am a Creative Director, Designer, and one of the owners of a small business with warehouse operations based on Pohukaina Street.</p> <p>Mahalo.</p> <p>Keola Naka'ahiki Rapozo</p>

## Kidder, Kapilialoha

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**From:** DBEDT HCDA Contact  
**Sent:** Wednesday, March 10, 2021 9:21 AM  
**To:** Kidder, Kapilialoha  
**Cc:** Schultz, Carson J; Ratcliff, Austin  
**Subject:** FW: Public Testimony Website Submission {Project Name:15}

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**From:** KarenSakamoto <anakama@wik.com>  
**Sent:** Wednesday, March 10, 2021 8:32 AM  
**To:** DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>  
**Subject:** Public Testimony Website Submission {Project Name:15}

<b>Name</b>
Karen Sakamoto
<b>Organization</b>
Next Design LLC
<b>Email</b>
<a href="mailto:anakama@wik.com">anakama@wik.com</a>
<b>Do you support or oppose?</b>
Support
<b>File Upload</b>
<ul style="list-style-type: none"><li><a href="#">Next-Design-testimony.pdf</a></li></ul>

March 10, 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 Platform Modifications**

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

Thank you for the opportunity to express my support for Ulana Ward Village and The Park Ward Village's requested modification to increase the respective platform heights from 45 feet to 75 feet, and The Park Ward Village's requested platform setback modification along Ward Avenue. I am in support of these modifications as they will allow for improved open space design, larger view corridor, and flexibility in design for ground floor commercial space to wrap around all 4-sides of platform. These modifications improve pedestrian access, support building forms to activate open spaces in and around the platform as well as improve overall aesthetics of the developments as envisioned by the Ward Master Plan for the community.

The requested modifications will also facilitate the provision of public off-street parking within the platforms, and provide convenient public parking for the community in central locations. The modification is consistent with other platforms within Ward Village. Importantly, the planned tower of The Park Ward Village above the platform will remain set back along Ward Avenue, thus preserving this important view corridor.

I, Karen Sakamoto, AIA, respectfully submit my support in favor of the Ulana Ward Village and The Park Ward Village Platform Modifications.

Sincerely,



Karen M. Sakamoto, AIA  
Principal/Manager  
**NEXT DESIGN LLC**

RECEIVED

2021 MAR 10 PM 12:19

HAWAII COMMUNITY  
DEVELOPMENT  
AUTHORITY

Lorraine Minatoishi  
988 Halekauwila Street, Unit 2406  
Honolulu, HI 96814

March 8, 2021

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

**RE: APPLICATION 2 – THE PARK WARD VILLAGE**

Dear Executive Director Deepak Neupane and Chair John Whalen,

Thank you for the opportunity to present my comments as it relates to The Park Ward Village. I attended the hearing on March 3, 2021 and also reviewed the project files.

I am a satisfied resident of Ke Kilohana having purchased a reserved housing unit in 2017 and then moved into the unit May of 2019. I am interested in these two developments because they are a part of my neighborhood and I also have direct experience being a part of a reserved housing project developed by Howard Hughes. I hope that these comments help to better the community and ensure that all residents feel included as part of the community of Ward Village.

- I. Public Sidewalk
  - a. Where is the location of the public sidewalk? Does it rise to an 8' high elevation and pass along the commercial frontage and then ramp down? Where do those who want to take a more direct route walk?
  - b. I recommend a minimum of 6' wide sidewalk due to pedestrian traffic coming from nearby rail station.
- II. HCDA Rule 15-22: 77 – No building shall contain a reflective surface for more than 30% of that wall's surface area
  - a. There seems to be lots of glazing on the building. How will this building meet HCDA Rule 15-22:77?
- III. Restrooms
  - a. Public restrooms should be made available in the commercial space and the adjacent park area.
- IV. Commercial space off of Ward Avenue
  - a. Recommend pushing back retail along the Ward Avenue to allow for more outdoor dining like Merriman's
- V. LEED
  - a. LEED Certification should be required as this development is suggesting it qualifies as LEED platinum.

VI. Park area adjacent to The Park Ward Village

- a. Who will be handling the maintenance of the park?
- b. Water from the natural spring from the Blaisdell (there is a culvert easement running alongside the Park Ward Village) should be diverted and used in a water feature of the park

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Minatoishi', with a stylized, flowing script.

Lorraine Minatoishi, Ph.D., AIA