

ASHLEY LANGWORTHY DIRECT TESTIMONY

PRESENTATION HEARING

Land Block 5, Project 3 (The Launiu) (KAK 23-001)

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

A Ashley Langworthy, Director, Western Region, Biederman Redevelopment Ventures (BRV).

Q How long have you been in this position?

A I have been with BRV for approximately 8 years, and have been involved in urban planning for approximately 20 years.

Q Please describe your background and experience.

A Please see my resume, which is marked as an exhibit in this proceeding. I am a licensed landscape architect in Hawaii and an AICP Certified Planner. I am also a member of the American Planning Institute, the ULI Sustainable Development Council, and LAI - Land Economics Society. I have a B.A. in economics from Tufts University and a Master of Urban Planning from Harvard University. I am currently based in Seattle as the Director of BRV's Western Region, which includes my home state, Hawai'i.

Q Please describe your firm's experience.

A Biederman Redevelopment Ventures is a placemaking consulting firm with over twenty-five years of experience in the art and science of creating, redeveloping and operating parks, public spaces, neighborhood streetscapes, and the public realms of mixed-use projects across the United States. We work with real estate developers, foundations, government agencies, and professional sports teams in revitalizing urban space and creating clean, safe, and active places that add value and stimulate economic development.

BRV has extensive experience in park planning and design, as well as park programming, management, operations, governance, and financing strategies. The public spaces we operate are financially self-sustaining and generally don't rely on government funds for operations.

Among the urban parks and public spaces we have worked on or consulted on include Bryant Park in New York City; Salesforce Park in San Francisco; Klyde Warren Park in Dallas; Mission Rock in San Francisco; Ala Moana Park among others.

Q What has BRV been retained to do for this Project?

A With respect to The Launiu, BRV is advising on street-level activation and design, and modifications requested in connection with the Project. BRV is also a consultant to VWL on activation opportunities throughout Ward Village.

Q Please provide an overview of the Project based on its relationship to public spaces, including the planned Auahi Street Promenade.

A The Launiu will be located at the Ewa-Mauka corner of Ward Avenue and Ala Moana Boulevard. Along with Kalae (Land Block 2, Project 4), Ulana Ward Village (Land Block 5, Project 2), and The Park Ward Village (Land Block 1, Project 5), The Launiu will complete the Ward Avenue gateway to the Ward Neighborhood Master Plan area, energizing the Ewa end of Ward Village.

Consistent with the Ward MP design strategy of preserving mauka-makai view corridors, The Launiu's tower is oriented in a mauka-makai direction, and the substantial setback for the tower along Ward Avenue preserves this important view corridor from the mountains to the sea.

The Launiu include approximately 486 homes; over 21,000 square feet of ground floor commercial space; nearly 16,000 square feet of on- and off-site ground level new publicly-accessible green space; and over 78,000 square feet of indoor and outdoor recreational areas, which will integrate with the adjacent, redeveloped Auahi Street, and the nearby Ka La'i o Kukuluāe'o Park mauka of The Launiu site.

The Launiu features ground floor commercial space along the entire Ward Avenue frontage, which gradually wraps around the corners facing Ala Moana Boulevard and the former Auahi Street. These commercial spaces will draw pedestrians to and from The Launiu and activate this key intersection with Ala Moana Boulevard. The Launiu's commercial spaces will also complement the commercial and open space at Kalae across Ward Avenue.

The ground floor commercial space will also facilitate and encourage access to the area created by the realignment of Auahi Street into a pedestrian promenade featuring extensive landscaping, tree-lined sidewalks, walking and bicycle paths, ample seating areas, public art, retail kiosks, and green space. These elements are intentionally designed to significantly enhance pedestrian engagement, activation and connectivity to and from Ward Avenue and beyond, including the Auahi Street pedestrian promenade, the nearby Ka La'i o Kukuluāe'o Park, the Victoria Ward Park, and areas beyond Ward Village in Kaka'ako.

Q Are the public spaces planned in connection with The Launiu consistent with and advance the Ward Master Plan’s vision of ground level pedestrian activation and providing appropriate placemaking and opportunities for pedestrian experiences?

A Yes. The Launiu brings together many of placemaking and pedestrian activation strategies contemplated in the Ward Master Plan, and the designs of the public-facing areas of The Launiu collectively constitute an effective approach to activating this key gateway to Ward Village. The Ward Master Plan envisioned various flexible approaches to encourage pedestrian interaction / activation, including the use of aesthetically-pleasing facades, active ground floor uses, commercial and retail spaces, the creation of public spaces, shaded sidewalks, landscaping and sculptural hardscape elements, generous sidewalks, limited curb cuts, public art, aesthetically interesting building materials, and other architectural features.

The Launiu achieves the envisioned “placemaking” and pedestrian activation using many of the various approaches contemplated by the Ward Master Plan and currently employed in and around the other projects in Ward Village approved by the HCDA. These approaches encourage pedestrian activation, create an appropriate sense of place, and provide opportunities for pedestrians to have varied experiences within the neighborhood.

The over 21,000 square feet of ground floor commercial space will line the podium along the entire Ward Avenue frontage, and gradually wrap around the corners of Ala Moana Boulevard and Auahi Street. The ground floor commercial space transitions into broad, meandering sidewalk along the boulevard on the makai side of The Launiu, which also features extensive landscaping, sculptural hardscape elements, seating areas, public art and liner facades, aesthetically interesting building materials, and provides a pleasant, shaded pedestrian experience screened from both the parking podium and the traffic along Ala Moana Boulevard.

The Ala Moana podium façade will feature architectural elements reminiscent of a series of waves that will mirror the movement and dynamism of the neighboring ocean, providing an aesthetically interesting three-dimensional effect along the portion of the façade most visible to pedestrians and vehicles.

On the mauka side of The Launiu, the commercial area will transition into nearly 16,000 square feet of new publicly-accessible green space in the repurposed portion of Auahi Street. This area will be integrated into the overall design of The Launiu with pedestrian-oriented landscaped space for pedestrians and bicycles, shade trees, native plantings and other landscaping, sculptural benches, movable seating, and other seating areas, public art, and movable kiosks. This active, landscaped green space will complement the keiki playground and recreational lawn area at the 30,000 square foot Ka La’i o Kukuluāe’o Park, which is less than 150 feet away and under construction with Ulana Ward Village, and the planned green space mauka of the recently-approved Kalae.

The Launiu's ground floor design prioritizes pedestrian access, and minimizes potential conflicts, by providing a pickup / drop-off area that is fully integrated into the Mauka side of the podium.

#