

ASHLEY LANGWORTHY DIRECT TESTIMONY

MODIFICATION 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 describe the modifications requested for this Project.

A Consistent with the Ward Neighborhood Master Plan (“Ward MP”) and previously-approved projects in Ward Village and in the Mauka Area, Victoria Ward, Limited (“VWL”) is requesting two modifications to the applicable provisions of the HCDA’s 2005 Mauka Area Rules (the “Vested Rules”) for The Launiu.

The first request is to increase The Launiu’s mixed-use platform height from forty-five (45) feet to sixty-five (65) feet (with additional permitted height for accessory use structures), which will, among other benefits, facilitate the provision of additional commercial, public, and green space in and around The Launiu.

The second request is to permit a continuous building façade on the platform above twenty (20) feet (instead of the 1:1 setback) on the Ala Moana Boulevard and Ward Avenue view corridors to facilitate additional ground level space and pedestrian activation, better define the edge of the street, and allow a more interesting articulation of the building façade, including at the corners and mid-block along the streets.

Q Please describe how the modifications are necessary to advance the Ward Master Plan’s vision of ground level pedestrian activation and providing appropriate placemaking and opportunities for pedestrian experiences.

A Based on my experience and focus on urban placemaking, and specifically on public space and park development and design, both modifications, among other benefits, facilitate the provision of ground floor pedestrian activation, and additional commercial, public, and green space in and around The Launiu.

Both modifications to the platform allow additional volume, and allow the bulk of the parking structure to be pulled up and away from the street, therefore facilitating the vertical mixing of uses throughout The Launiu, including residential units in the podium and tower, over 21,000 square feet of ground floor commercial space, and nearly 16,000 square feet of new public and green space in and near The Launiu.

In addition, the second requested modification, *i.e.*, permitting the view corridor setback modification, in particular, better defines the edge of the street, and allows a more interesting articulation of the building façade, including at the corners and mid-block along both Ala Moana Boulevard and Ward Avenue.

Together, these modifications, illustrated by Exhibits 24-27 of the project application (Exhibit 1 in this proceeding), will allow a podium design that is essential to creating the

street-level pedestrian and community activation integral to The Launiu and the desired urban neighborhood, which embraces a walkable neighborhood of mixed-use living, recreation, and green space.

Appendix B of the project application (Exhibit 1 in this proceeding) illustrates inspirational landscaping and public realm programming on each accessible side of The Launiu made possible primarily through the modifications. With the modifications:

- The ground floor commercial space of The Launiu fronting Ward Avenue which will wrap around the corners facing Ala Moana Boulevard and the former Auahi Street, will feature wide elevated sidewalks, mature shade trees, and outdoor dining areas to enhance the pedestrian experience.
- On the makai side of The Launiu facing Ala Moana Boulevard, the ground floor will feature prominent steps leading to an elevated pedestrian pathway that will define this key gateway into Ward Village, extensive landscaping, seating areas, sculptural hardscape elements, facades that screen the podium and parking garage, and a drinking water station.
- The west (Ewa) end of the podium facing Ala Moana Boulevard (and closest to the adjacent Kamehameha Schools' owned land) will also feature architectural elements on the façade, such as a green wall, which will add visual interest.
- 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, movable kiosks, and other public realm programming. 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.

#