

WATANABE ING LLP  
A Limited Liability Partnership

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Attorneys for VICTORIA WARD, LIMITED

BEFORE THE HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY  
OF THE STATE OF HAWAI‘I

In re Application of

VICTORIA WARD, LIMITED

For a Planned Development Permit for Land  
Block 5, Project 3 (The Launiu).

Application No. KAK 23-001

VICTORIA WARD, LIMITED’S WITNESS  
LIST; CERTIFICATE OF SERVICE

Presentation Hearing:

Date: April 5, 2023

Time: 9:00 a.m.

Modification Hearing:

Date: April 6, 2023

Time: 9:00 a.m.

**VICTORIA WARD, LIMITED’S WITNESS LIST**

Applicant Victoria Ward, Limited (“VWL”) submits its Witness List for the Presentation  
Hearing and Modification Hearing as follows:

	<b>Witness</b>	<b>Affiliation</b>	<b>Description of Testimony</b>
1.	Ka‘iulani Sodaro	Senior Vice President, Planning and Development, Victoria Ward, Ltd.	Ward Neighborhood Master Plan status, compliance; project description and overview; project advancement of goals, policies and objectives of Ward Neighborhood Master Plan; community outreach; project modification.

	<b>Witness</b>	<b>Affiliation</b>	<b>Description of Testimony</b>
2.	Tom Schnell, AICP	Principal / Planner, PBR Hawaii & Associates, Inc.	Overview of fulfillment of HRS § 206E-5.6 criteria; compliance with Mauka Area Rules; project modification.  Offered as an expert in urban planning.
3.	Joseph Ferraro, FAIA, LEED AP	Founding Principal / Chairman of the Board Ferraro Choi and Associates Ltd.	Peer review of project architecture; compatibility with existing character of area; advancement of desirable neighborhood characteristics; project modification.  Offered as an expert witness in architecture.
4.	Ashley Langworthy	Director, Western Region Biederman Redevelopment Ventures	Project street-level activation and design; project modification.  Offered as an expert witness in park and neighborhood streetscape design.
5.	Glenn Kuwaye, P.E., LEED AP	Vice President and Director of Civil Engineering, Wilson Okamoto Corporation	Project infrastructure availability; responses to agency and utility comments.  Offered as an expert witness in civil engineering.
6.	Cathy Leong, P.E.	Director of Traffic Engineering Wilson Okamoto Corporation	Project traffic impacts and mitigation recommendations.  Offered as an expert witness in traffic engineering.
7.	Paul Brewbaker, Ph.D., CBE	Principal and Economist TZ Economics	Project economic benefits / impacts.  Offered as an expert witness in economics.
8.	Chad Takesue	Realtor, Partner, Locations Hawaii	Kakaako and Ward Village housing market supply and demand; market parking requirements; project modification.  Offered as an expert witness in real estate marketing, supply and demand.

	<b>Witness</b>	<b>Affiliation</b>	<b>Description of Testimony</b>
9.	Matt McDermott, M.A.	Project Manager / Principal Investigator Cultural Surveys Hawaii, Inc.	Project archaeological, historical, and cultural studies.  Offered as an expert witness in archeology.
10.	Malia Kaaihue, Ph.D.	Partner and President of Strategy DTL	Naming / cultural influence within project.  Offered as an expert witness in Hawaiian culture, history, and language.
11.	Doug Johnstone	President, Hawai'i Victoria Ward, Ltd.	Testimony as may be necessary during the hearing regarding the Ward Master Plan; project; modification; and other relevant matters.
12.	Cord Anderson	Vice President, Development Victoria Ward, Ltd.	Testimony as may be necessary during the hearing regarding the project; modification; and other relevant matters.

VWL reserves the right to amend this Witness List and call additional witnesses for good cause. VWL reserves the right to call rebuttal witnesses.

DATED: Honolulu, Hawai'i, March 28, 2023.

WATANABE ING LLP

/s/ Brian A. Kang  
BRIAN A. KANG  
SUMMER H. KAIWE  
Attorneys for Applicant  
VICTORIA WARD, LIMITED

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CERTIFICATE OF SERVICE

**CERTIFICATE OF SERVICE**

The undersigned hereby certifies that a true and correct copy of the foregoing  
document will be served on the parties below by hand delivery.

HAWAI'I COMMUNITY DEVELOPMENT AUTHORITY  
547 Queen Street  
Honolulu, HI 96813

DATED: Honolulu, Hawai'i, March 28, 2023.

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/s/ Brian A. Kang  
BRIAN A. KANG  
SUMMER H. KAIWE  
Attorneys for Applicant  
VICTORIA WARD, LIMITED