

**From:** Sen. Kurt Fevella <[senfevella@capitol.hawaii.gov](mailto:senfevella@capitol.hawaii.gov)>  
**Sent:** Monday, March 20, 2023 2:24 PM  
**To:** DBEDT HCDA Contact <[dbedt.hcda.contact@hawaii.gov](mailto:dbedt.hcda.contact@hawaii.gov)>  
**Subject:** Planned Development Permit Application for the Launiu in Kaka'ako

March 17, 2023

[Dbedt.hcda.contact@hawaii.gov](mailto:Dbedt.hcda.contact@hawaii.gov)

Chason Ishii, Chairperson  
and Members Hawaii Community Development Authority  
547 Queen Street  
Honolulu, Hawaii 96813

Dear Chair Ishii and Members of the Hawaii Community Development Authority:

Subject: Planned Development Permit Application for the Launiu in Kaka'ako  
HCDA Public Hearings on April 5, 2023 (Presentation Hearing), April 6, 2023  
(Modification Hearing) and June 7, 2023 (Decision-Making Hearing)

I am writing to voice my opposition to a request for modifications submitted by applicant Victoria Ward, Limited and its developer Howard Hughes Corporation for its 11<sup>th</sup> residential condo tower called the "Launiu" in Kaka'ako. The Launiu is being developed at the corner of Ala Moana Boulevard and Ward Avenue and is projected to stand a maximum of 400 feet, plus 18 feet for rooftop elements.

The specific modifications being sought by Howard Hughes is to: (1) increase the height of the parking and building podium from 45 feet to 65 feet; (2) increase of 12 feet for accessory use structures; (3) add 18 feet for elevator machinery on the podium roof; (4) modify the view corridor setback on Ala Moana Boulevard; and (5) modify the view corridor setback to occupy the entirety of the Ward Avenue frontage. Howard Hughes points out the modifications it is seeking are to enhance mauka-makai views for its 400-foot condo tower.

It would be improper and inconsistent for HCDA to grant these requested modifications. HCDA has submitted written testimony to the State Senate regarding master plans that established maximum height limits and density requirements for Kaka'ako Mauka and Makai areas. The modifications being requested by Howard Hughes would exceed established view corridor setbacks previously established through community planning efforts.

Projects like the Office of Hawaiian Affairs' Hakuone Kaka'ako Makai residential development of its nine parcels continues to be restricted to a 150-200 feet maximum building height along Ala Moana Boulevard, despite requests to raise the height limit to 400 feet just as it is permitted across the boulevard on the mauka side. Holding the line and denying Howard Hughes' request for modifications is a matter of fairness for landowners on both sides of Ala Moana Boulevard.

For the reasons stated above, I ask HCDA to deny Victoria Ward, Limited and Howard Hughes' development permit application for its Launiu project in Kaka'ako.

Sincerely,



Senator Kurt Fevella  
State of Hawai'i, District 20

-----  
State Capitol, Room 231  
415 S. Beretania Street  
Honolulu, HI 96813  
Phone: (808) 586-6360  
Fax: (808) 586-6361  
[senfevella@capitol.hawaii.gov](mailto:senfevella@capitol.hawaii.gov)

**From:** ChristopherDelaunay <[cdelaunay@prp-hawaii.com](mailto:cdelaunay@prp-hawaii.com)>  
**Sent:** Wednesday, March 22, 2023 3:10 PM  
**To:** DBEDT HCDA Contact <[dbedt.hcda.contact@hawaii.gov](mailto:dbedt.hcda.contact@hawaii.gov)>  
**Subject:** Public Testimony Website Submission {Project Name:15}

<b>Name</b>
Christopher Delaunay
<b>Organization</b>
Pacific Resource Partnership
<b>Email</b>
<a href="mailto:cdelaunay@prp-hawaii.com">cdelaunay@prp-hawaii.com</a>
<b>Project Name</b>
Launiu Ward Village Project
<b>Do you support or oppose?</b>
Support
<b>File Upload</b>
<ul style="list-style-type: none"><li>• <a href="#">PRP-Testimony_The-Launiu-WV_HCDA_5-April-2023.pdf</a></li></ul>

Testimony of  
Pacific Resource Partnership

Hawaii Community Development Authority  
547 Queen Street, 2<sup>nd</sup> Floor  
Honolulu, Hawaii 96813

**Launiu Victoria Ward, Limited (KAK 23-001)**  
Wednesday, April 5, 2023

Aloha HCDA Board Members:

Pacific Resource Partnership (PRP) writes in **strong support** of the applicant's Launiu Ward Village Project.

The Launiu Ward Village Project will help to stimulate Hawaii's economy, delivering economic benefits and job opportunities for our residents. The Project is projected to contribute \$691 million in economic impact, \$233 million in workers' earnings, and \$42 million in state tax revenue. An average of over 565 jobs will be sustained yearly for three years during the duration of the Project and estimated to generate \$123 million in real property tax over 30 years.

Since the applicant initiated its plan to transform Kakaako into Ward Village, a mixed-use community with residences, public open spaces, pedestrian and bike-friendly streets, retail stores, restaurants, and recreational/fitness opportunities, we have seen the Ward Village community come to life with an influx of both residents and the broader Honolulu community. The Launiu Ward Village Project, like Ward Village residential properties before it, will further activate and transform the Kakaako community with 486 new homes, ground-floor retail and outdoor gathering spaces along Ward Avenue, including approximately 16,000 square feet of open public and green space, with meandering bike paths and sidewalks connecting Ka La'i o Kukuluāe'o park adjacent to Ulana Ward Village.

Given the above, PRP respectfully requests HCDA's favorable review and approval of the applicant's Launiu Victoria Ward Project. Thank you for this opportunity to submit written testimony.





# INPEACE

INSTITUTE FOR  
NATIVE PACIFIC  
EDUCATION  
AND CULTURE

March 24, 2023

Chason Ishii, Chair  
Hawaii Community Development Authority  
547 Queen Street  
Honolulu, Hawaii 96813

RECEIVED  
2023 MAR 28 PM 1:30  
HAWAII COMMUNITY  
DEVELOPMENT  
AUTHORITY

RE: KAK 23-001/ The Launiu Ward Village  
April 5 & 6th, 2023 Presentation & Modification Hearing

Aloha e Chair Ishii and Members of the Authority:

INPEACE offers strong support for Ward Village's plans for The Launiu Ward Village. Last year we partnered with Ward Village in hosting an educational art exhibit called The Science of Kapa at the South Shore Market.

Over the course of 3 weeks, this example of community partnering provided cultural awareness and hands on experience in learning about the process of kapa making, included a self-guided exhibit for community residents and visitors to explore informational panels and participate in over 6 interactive components and activities within these panel boards. It was such a success that we are planning another exhibit for this year at Ward Village. We appreciate Ward Village providing a meaningful opportunity to educate our community on Native Hawaiian practices and for allowing INPEACE to share our mission with others.

INPEACE has experienced the far-reaching positive impact of Ward Village's community involvement and support of our non-profit providers. We believe they have our community's best interest at heart and the Launiu Ward Village will further support our economy, community and local businesses. We ask for your favorable approval for this project in support of our community.

Mahalo nui,

  
Chief Executive Officer  
INPEACE

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2023 MAR 28 PM 1:30  
COMMUNITY DEVELOPMENT  
HONOLULU

March 27, 2023

Chason Ishii, Chair  
Hawaii Community Development Authority  
547 Queen Street  
Honolulu, Hawaii 96813

**RE: KAK 23-001/ The Launiu Ward Village  
April 5 & 6<sup>th</sup>, 2023 Presentation & Modification Hearing**

Aloha Chair Ishii and Members of the Authority:

Thank you for the opportunity to submit testimony in support of The Launiu Ward Village project. The Launiu Ward Village will provide needed market housing supply in Honolulu’s urban core. The proposed development site at the intersection of Ward Avenue and Ala Moana Boulevard is prime real estate for both residential and commercial purposes, and will bring the Kaka’ako and Ward Village neighbors together.

The Launiu Ward Village will provide 486 market homes, 22,000 SF of ground retail and commercial space, as well as offer the community an additional 16,000 SF open space amenities and greenspace allowing families to thrive in much needed recreational space in the urban core.

The project will also create the needed jobs that will have a trickle-down effect throughout the economy to support local businesses and our construction industry. The Launiu Ward Village is designed by award-winning architecture firm Arquitectonica and interior designer ODADA and VITA Planning & Landscape Architecture. The project is projected to have nearly \$700 million economic impact and add \$233 million in workers’ earnings as well as provide \$42 million in state tax revenue.

As we look for the best path forward towards Hawaii’s future, thoughtful planning and design are key. The Launiu Ward Village project provides for next generation’s cultural, material, and economic needs and I favorably support their development plan.

Mahalo for your time and careful consideration.

Sincerely,



Guy Churchill  
Senior Executive Vice President  
Bank of Hawaii

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HAWAII COMMUNITY  
DEVELOPMENT  
AUTHORITY

March 24, 2023

The Honorable Chason Ishii, Chairperson  
Hawaii Community Development Authority  
HCDA Board Meeting Room  
547 Queen Street, 2<sup>nd</sup> Floor  
Honolulu, HI 96813

Re: April 5 & 6, 2023 – Presentation & Modification Hearing

Subject: PDP Application KAK 23-001, The Launiu Ward Village

Dear Chairperson Ishii,

Layton Construction Company, Inc. would like to support The Launiu Ward Village (Permit # KAK 23-001) application for Victoria Ward, Limited.

Victoria Ward, Limited has the vision and resources to re-vitalize Kaka'ako. The Launiu Ward Village will create 486 homes, experiential public plaza, commercial spaces and retail activations, as well as an experiential public plaza on Auahi Street. This will ease the burden on commute times for those who work in downtown Honolulu, wear and tear on infrastructure as many may turn to other modes of transportation i.e. bicycles, share rides, walking, jogging, etc. as well as adding quality of living to their lives with more time to spend at home instead of in traffic. In addition, the planned communities incorporate light industrial and commercial spaces to diversify the opportunities for those living there. They have also created open, recreation and park spaces to enable residents to live, work and play within their communities as their families grow. This project is offering the community an additional 16,000 SF open space amenities and greenspace allowing families to thrive with their children and pets.

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When communities thrive the demand for more services grow and it will become a magnet for growth and stability. As the community flourishes, the City & County and State Government will flourish and stabilize our economy so that people have steady work, start spending money and revenue will flow in. An average of over 565 jobs will be sustained yearly for three years to construct the building. In real property tax revenue

The Honorable Chason Ishii, Chairperson  
March 24, 2023  
Page 2

over 30 years, the project is estimated to generate \$123 million for the City and County of Honolulu.

Victoria Ward, Limited is a leader in environmental stewardship and continues to find ways to improve its' green strategy and planning which we as well as generations to come will all benefit from. They incorporate these practices in their land use planning to provide the best communities for people to live in.

As the State looks to diversify our work force and economic independence, what a better way than to provide communities that are central to our business core, eco-friendly, family-friendly and can be used as a hub to work from home if needed. These communities provide work from home as a viable option for those who have found that there needs to be a change in the normal work life.

Thank you for your time and attention in allowing me to provide this public testimony in support of The Launiu Ward Village (Permit # KAK 23-001).

Very truly yours,

A handwritten signature in black ink, appearing to read "Mike Parker". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mike Parker  
Senior Preconstruction Manager



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2023 MAR 28 PM 1:30  
HAWAII COMMUNITY  
DEVELOPMENT  
AUTHORITY

March 24, 2023

The Honorable Chason Ishii, Chairperson  
Hawaii Community Development Authority  
HCDA Board Meeting Room  
547 Queen Street, 2<sup>nd</sup> Floor  
Honolulu, HI 96813

Re: April 5 & 6, 2023 – Presentation & Modification Hearing

Subject: PDP Application KAK 23-001, The Launiu Ward Village

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The Honorable Chason Ishii, Chairperson  
March 24, 2023  
Page 2

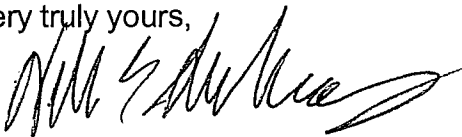
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As the State looks to diversify our work force and economic independence, what a better way than to provide communities that are central to our business core, eco-friendly, family-friendly and can be used as a hub to work from home if needed. These communities provide work from home as a viable option for those who have found that there needs to be a change in the normal work life.

Thank you for your time and attention in allowing me to provide this public testimony in support of The Launiu Ward Village (Permit # KAK 23-001).

Very truly yours,

A handwritten signature in black ink, appearing to read "Will Summerhays", with a stylized flourish at the end.

Will Summerhays  
Executive Vice President



Date: March 27, 2023

RE: Letter in Support of Ward Village's plans for The Launiu Ward Village

Aloha Members of the Hawaii Community Development Authority,

I support Ward Village's plans for The Launiu Ward Village. The neighborhood's evolution from an industrial landscape to a vibrant community of small and local businesses, restaurants and neighborhood services has been good for Hawai'i. And I know The Launiu Ward Village will bring many added benefits to the community, most notably being 16,000 square feet of open public and green space.

Opportunity is what makes Ward Village such a wonderful venue for pop-ups and events. The local team is supportive of community event organizers like myself provide opportunities for those who do not have a set physical location in the neighborhood but often benefit from setting up shop for days at a time to connect with people in person. With an ideal location in the heart of Honolulu, Ward Village sees ample foot traffic and high attendance. Simply put, it's a perfect venue for any pop-up shops or events.

I ask that you please support The Launiu Ward Village. In addition to the many infrastructure benefits the project will support, The Launiu Ward Village will also do much to fuel our economy, add to Hawai'i's housing inventory and create opportunities for businesses looking to grow or expand.

Your support of this project is critical, and I appreciate your consideration.

Mahalo,

David A Parish  
President  
Parish Corp. dba Family Expositions  
350 Ward Ave Ste 310  
Honolulu, HI. 96814

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2023 MAR 28 PM 1:31  
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March 23, 2023

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AUTHORITY

Chason Ishii, Chair  
and Members of the Hawaii Community Development Authority  
547 Queen Street  
Honolulu, Hawaii 96813

**RE: April 5, 2023 Hearing - The Launiu Ward Village**

Aloha Chair Ishii, Vice Chair Apo and Members of the Authority:

The Retail Merchants of Hawaii appreciates the opportunity to submit testimony in support of The Launiu Ward Village.

The Retail Merchants of Hawaii is a statewide not-for-profit trade organization committed to supporting the retail industry and businesses in Hawaii. The retail industry is one of the largest employers in the state, with 27% of the jobs in Hawaii supported by the retail industry.

Local brick and mortar stores are the economic backbone of our community, providing significant employment opportunities as well as tax revenue for the State. The Retail Merchants of Hawaii supports the Launiu project as it will help provide a stable economic future for Hawaii's local businesses.

Ward Village is committed to providing opportunities for small local businesses to grow and thrive. The mix of national and local retailers provides a unique experience for residents and visitors.

The 486 housing units will help to provide much needed homes for many including our retail employees who are seeking to purchase a home. We also appreciate that this plan has commercial retail as we are seeing more and more locals looking for space to sell their made in Hawaii products. In addition, we are in strong support of the vast open green spaces that is included in this proposal. These types of planned communities is where the community can live, work, shop, eat, thrive and grow.

We humbly ask for your favorable consideration of this project. Mahalo.

If you have any questions or concerns on this matter, please feel free to contact me at (808) 592-4200 or [tyamaki@rmhawaii.org](mailto:tyamaki@rmhawaii.org)

A Hui Hou Kakou

A handwritten signature in black ink that reads 'Tina Yamaki'.

TINA YAMAKI  
President

Retail Merchants of Hawaii



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HAWAIIAN COMMUNITY  
DEVELOPMENT  
AUTHORITY

March 23, 2023

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

Aloha Members of the Hawai'i Community Development Authority,

I strongly support Ward Village's plans for The Launiu Ward Village. When we needed it most, Ward Village provided Friends of the Library of Hawai'i with the opportunity to return to the Kaka'ako neighborhood and to continue making a difference in our community. The organization was housed on Pohukaina Street for over 20 years until 2015 and we've witnessed the progressive transformation taking place at Ward and throughout Kaka'ako. In addition to transforming the landscape into one that welcomes pedestrians, bicyclists and is home to many shade trees and native plants, as I understand it, The Launiu Ward Village will also have significant economic impact, contributing almost \$700M.

As you may know, for many years our organization hosted an annual book sale at McKinley High School. Due to the pandemic, we were unable to continue holding our event at the high school, leaving us with robust inventory and no vehicle for distribution. In 2021, we held our first-ever pop-up book shop at Ward Village for three months, allowing us to sell an extensive collection of roughly 100,000 books, 50,000 records and 25,000 CDs and DVDs for the benefit of the state's 51 public libraries. Our time at Ward Village was so successful that we were extended beyond our initial three months and eventually moved into a brick-and-mortar storefront in Ward Centre. Ward Village continues to support us and advance our mission and ultimately support readers and lifelong learners throughout the state.

I've seen the far-reaching positive impact of Ward Village's master plan first hand, and I believe they have our community's best interest at heart. The Launiu Ward Village will do so much to support our economy, community and local businesses. I ask that you please approve this project so to support our community.

Sincerely,

Nainoa Mau  
Executive Director

March 27, 2023

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2023 MAR 28 PM 1:32  
HAWAIIAN COMMUNITY DEVELOPMENT AUTHORITY

Aloha Members of the Hawaii Community Development Authority,

I Russell Won, strongly support Ward Village's plans for The Launiu Ward Village. As a Keolu Kilohana resident and restaurant owner, I see the positive change that has taken place and experience Ward Village's commitment and desire to put the community first as they advance their master plan every day.

When I ride my bike to work from the Ewa side of Ward Village to Ginza Sushi, my restaurant in Ward Centre, I am amazed to see how the neighborhood has transformed from what it was even just a few years ago.

The streetscapes – wide sidewalks, bike lanes, crosswalks and greenery – have created a much better experience for the community. Residents and visitors can explore the neighborhood with ease and visit our restaurant, and the connectivity enhancements within Ward Village and to the surrounding areas make walking, biking or driving to your destination enjoyable. I understand the neighborhood's connectivity will only improve with The Launiu Ward Village.

I appreciated how Ward Village swiftly adapted and supported tenants and residents through the pandemic as a business owner. The creative solutions, including expanding open-air and outdoor dining, supporting curbside pickup and reimagining in-person activations, are just some of the ways the Ward Village team helped ensure tenants could remain open while protecting everyone's health and safety.

I've experienced many concepts in my 30 years in the restaurant business, and I firmly believe Ward Village's master plan is bringing smart growth to Honolulu. Simply put, The Launiu Ward Village is good for the community, economy and local businesses. I humbly ask that you please continue to support projects that benefit Hawai'i's residents.

Mahalo,



Russell Won  
Owner of Ginza Sushi  
Ward Village Resident

Aloha Members of the Hawaii Community Development Authority,

I strongly support Ward Village's plans for its newest residence, The Launiu Ward Village. At Happy Lemon, our mission is to create an impact through modern tea-drinking culture and to spread happiness. From our time at Ward Village, it's clear the local team is also driven by a mission to spread happiness and create a positive impact by delivering housing opportunities in Honolulu, hosting events that encourage community members to come together and supporting businesses looking to grow and connect with new customers.

Happy Lemon opened its doors at Ward Village in October 2022. The Ward Centre cafe is our first Hawai'i location, and we could not have picked a better spot. Being in the heart of Honolulu, Ward Village has been a prime location to introduce our concept to the Hawai'i market. We have the opportunity to connect with residents from across the islands, as well as the visitors who come to the neighborhood for its many shopping and dining experiences. When we first opened and had lines wrapped around our storefront, and we continue to receive ample foot traffic.

For all of these reasons, I ask that you please support The Launiu Ward Village. In your role, you have the opportunity to create a meaningful positive impact, and you can do so by approving this project. I hope you will consider the tremendous opportunity you have here and what it could mean for so many community members.

Mahalo,



Jasmine Chin  
Managing Member  
Happy Lemon

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HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Aloha Members of the Hawaii Community Development Authority,

I'm writing in strong support of The Launiu Ward Village. Our business, Kids City Adventure, opened at the height of the pandemic. We did so with confidence, knowing we were joining a supportive community with a landlord dedicated to ensuring the success of its tenants throughout the pandemic.

Everyone at Kids City Adventure prides themselves on creating a safe space for keiki and their families to create, learn and play. The Launiu Ward Village will deliver nearly 500 homes, bringing even more families to the neighborhood who can enjoy the Kids City experience.

Ward Village is our second Kids City location. It was truly a leap of faith to expand our business during a pandemic and do so at such a large scale, taking over a 30,000-square-foot space. I cannot stress enough how much that risk paid off. At Ward Village, we benefit from being right in the heart of Honolulu. Our convenient location enables families living in and beyond Ward Village to have an easily accessible environment for their children to have fun.

Your approval of this project will significantly support the many small and local businesses that call Ward Village home. Not only will the project bring new residents to the neighborhood, but it will increase foot traffic as a result of the significant pedestrian and infrastructure improvements the project supports. I hope you will approve The Launiu Ward Village and the positive impacts it will have on our community.

Mahalo,

*Minko Cabuyao*

Minko Goeun Cabuyao  
Owner  
Kids City Adventure

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HAWAIIAN COMMUNITY  
DEVELOPMENT  
AUTHORITY



March 27, 2023

Chason Ishii, Chair  
Hawaii Community Development Authority  
547 Queen Street  
Honolulu, Hawaii 96813

RECEIVED  
2023 MAR 28 PM 1:32  
HAWAII COMMUNITY  
DEVELOPMENT  
AUTHORITY

RE: KAK 23-001/ The Launiu Ward Village  
April 5 & 6<sup>th</sup>, 2023 Presentation & Modification Hearing

My name is Rick Beall and I am submitting testimony in support of The Launiu Ward Village project. I am a resident of Ae'o and President of the Ae'o AOQU Board of Directors. I enjoy the convenience and lifestyle provided by Ward Village. More than that, I am delighted at the continued evolution of the community, providing more housing options, restaurants, shops and enhanced streetscapes.

I also welcome Ward Village's continued improvements to infrastructure in the neighborhood as part of each project, including sewer and water utilities and transportation for pedestrians, bikes and cars.

As a Consulting Engineer and Hawaii's first LEED Certified professional, sustainability is very important to me. Projects at Ward Village are designed to the highest standards for energy and water efficiency. Also, Ward Village is the only LEED-ND Platinum neighborhood in Hawaii.

The Launiu Ward Village project continues and even improves on these achievements. In addition, I find the design of the project to be exceptional and will significantly enhance our skyline.

I respectfully ask that you approve The Launiu Ward Village project along with all the above features, providing further positive transformation of our community.

Mahalo nui,



Rick Beall, PE  
1001 Queen Street, #3704  
Honolulu, Hawaii 96814

March 28, 2023

Chason Ishii, Chair  
Hawaii Community Development Authority  
547 Queen Street  
Honolulu, Hawaii 96813



RE: KAK 23-001/ The Launiu Ward Village  
April 5 & 6<sup>th</sup>, 2023 Presentation & Modification Hearing

My name is Scott Ashlock and I'm both a reserved housing resident owner and the 'A'ali'i AOUO Board President and am in support of The Launiu Ward Village.

Living in Ward Village, and homeownership in Hawaii – let alone in Honolulu – has been amazing as daily I am able to connect with my neighbors and enjoy all of the thoughtful and well planned urban amenities that Ward Village provides, including new restaurants and shops.

The Launiu Ward Village will offer 486 homes, have over 20,000 SF of new commercial and retail space, as well as create a new 16,000 SF green space urban plaza extending the outdoor opportunities for area residents, which will allow for safer multi-modal and pedestrian streetscapes. This project will provide an opportunity for others to own homes in a prime location within a thriving community. I appreciate Ward Village's thoughtful and environmentally sustainable development. The new open green space, enhanced sidewalks and dedicated bike lanes under construction on Auahi Street are welcomed community benefits.

I ask for your favorable consideration in approving The Launiu Ward Village so others may enjoy the quality of life that I'm experiencing. The Launiu Ward Village will do so much to support our economy, community and local businesses. Mahalo for your support!

Mahalo nui loa,

A handwritten signature in black ink that reads 'Scott Ashlock'. The signature is written in a cursive, flowing style.

Scott Ashlock

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2023 MAR 28

PO 1:28

Aloha Members of the Hawaii Community Development Authority,

I am writing in strong support of Ward Village's newest residence, The Launiu Ward Village. Our collaboration with Ward Village helps us achieve our mission to find the best gardening resources possible for the betterment of humanity. We're both deeply invested in sustainability and admire Ward Village's leadership in this field as the first-ever approved LEED-ND Platinum Certified project in the U.S. and the only one in Hawai'i.

The Launiu Ward Village will bring back the best elements of the area as a gathering place, creating nearly 500 homes, public parks and walkable, bikeable streets. Importantly, Ward Village is developing a neighborhood that makes it possible to sustain the joys of life, including having the space and time to connect with one another and nature. They promote community partnerships and unique learning events for our community, where I'm able to share my mission and passion.

Ward Village is thoughtfully delivering its master planned community in a way that benefits businesses, residents and all of Honolulu. Your support of The Launiu Ward Village will have lasting positive impacts on the future of our community. I humbly ask you to advance this project.

Mahalo,



Heidi Frattalone  
Sustainable Farm and Brew

**From:** JavisonCaires <[javison808@gmail.com](mailto:javison808@gmail.com)>

**Sent:** Wednesday, March 29, 2023 8:05 AM

**To:** DBEDT HCDA Contact <[dbedt.hcda.contact@hawaii.gov](mailto:dbedt.hcda.contact@hawaii.gov)>

**Subject:** Public Testimony Website Submission {Project Name:15}

<b>Name</b>
Javison Caires
<b>Address</b>
987 Queen Street Apt #505 Honolulu, Hawaii 96814 United States <a href="#">Map It</a>
<b>Phone</b>
(808) 636-5815
<b>Email</b>
<a href="mailto:javison808@gmail.com">javison808@gmail.com</a>
<b>Project Name</b>
The Launiu
<b>Do you support or oppose?</b>
Support
<b>File Upload</b>
<ul style="list-style-type: none"><li>• <a href="#">Javison-Caires-The-Launiu.pdf</a></li></ul>

## Testimony by Javison Caires

March 29, 2023

Chason Ishii, Chair  
Hawaii Community Development Authority  
547 Queen Street  
Honolulu, Hawaii 96813

### **The Launiu Presentation on April 5 before the Hawaii Community Development Authority**

Dear Chair Ishii and Members of the Authority:

My name is Javison Caires and thank you for the opportunity to submit testimony in support of The Launiu project.

I am a resident of 'A'ali'i and my time here provides me with the opportunity to continue along the path to building equity. As a young professional and business owner, I am fortunate to serve on the board and network with fellow homeowners.

More than that, I am delighted at the continued evolution of the community, providing more housing options, restaurants, and shops in a pet-friendly community.

More housing is needed in the urban core and The Launiu project will give more people the opportunity to enjoy all the family amenities that Kakaako has to offer.

We ask for your favorable consideration in approving this project.

Mahalo,



Javison Caires  
987 Queen Street, Unit 505  
Honolulu, HI 96814



94-535 UKEE STREET, WAIPAHU, HI 96797 | PHONE: 808.671.6460 | FAX: 808.676.5832 | LICENSE #ABC-07819

March 30, 2023

The Honorable Chairperson Chason Ishii  
Hawaii Community Development Authority  
547 Queen Street  
Honolulu, HI 96813

Subject: PDP Application KAK 23-001, The Launiu Ward Village – Presentation & Modification Hearing

Dear Chairperson Ishii,

Albert C. Kobayashi, Inc. would like to support The Launiu Ward Village application for Victoria Ward, Limited.

Victoria Ward, Limited has the vision and resources to revitalize Kakaako. The Launiu Ward Village will create 486 homes, public plazas along Ward Avenue and Auahi Street, and commercial and retail spaces. The planned community incorporates light industrial and commercial spaces to diversify the opportunities for those living there. It also includes 16,000 square feet of open, recreational and park spaces. The project fulfills the need for housing in urban Honolulu that enables residents to live, work and play within the community as their families grow.

The Launiu Ward Village is projected to have an economic impact of nearly \$700 million, including \$233 million in workers' earnings and \$42 million in state tax revenue. It's expected to create an average of more than 565 jobs that will be sustained yearly for the three years of its development and construction.

The creation of these much-needed jobs can be expected to have a trickle-down effect on the local economy as workers then support local businesses. In real property tax revenue over 30 years, the project is estimated to generate \$123 million for the City and County of Honolulu.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Michael Young', is written over a light blue circular stamp.

Michael Young  
President  
Albert C. Kobayashi, Inc.

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# Chamber of Commerce HAWAII

*The Voice of Business*

## Testimony to the Hawaii Community Development Authority Wednesday, April 5, 2023, at 9:00 A.M.

### RE: Development Permit Application – The Launiu Ward Village Project

Aloha Chair, Vice Chair, and Members of the Authority:

The Chamber of Commerce Hawaii ("The Chamber") **supports** The Launia Ward Village Project.

The Launiu is projected to contribute \$691 million in economic impact, \$233 million in workers' earnings and \$42 million in state tax revenue. An average of over 565 jobs will be sustained yearly for three years during the duration of the project and estimated to generate \$123 million in real property tax over 30 years. This project would be a huge step in growing our economy in the state and creating new jobs.

This project will also solve one of our biggest issues in the state, housing availability. The proposed development will create 486 homes, including podium homes level 2 through 6, ground-floor retail and outdoor gathering spaces along Ward Avenue, including approximately 16,000 square feet of open public and green space, with meandering bike paths and sidewalks connecting to Ka La'i o Kukuluāe'o park adjacent to Ulana Ward Village.

We ask the Authority to approve this project to continue to grow our economy and provide a solution to our lack of housing in the state.

The Chamber is Hawaii's leading statewide business advocacy organization, representing about 2,000+ businesses. Approximately 80% of our members are small businesses with less than 20 employees. As the "Voice of Business" in Hawaii, the organization works on behalf of members and the entire business community to improve the state's economic climate and to foster positive action on issues of common concern.

Thank you for the opportunity to testify.

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Garett Kajiwara  
987 Queen Street, Unit 312  
Honolulu, Hawaii 96814

March 30, 2023

Chason Ishii, Chair  
Hawaii Community Development Authority  
547 Queen Street  
Honolulu, Hawaii 96813

**RE: April 5, 2023 Presentation on The Launiu Ward Village**

Dear Chair Ishii and Members of the Authority:

I am writing in support of The Launiu Ward Village project.

I believe that higher density housing is the only way for Oahu to grow in a sustainable manner and I feel, Howard Hughes has done a respectable job of doing this in a way that builds a great and lasting community.

The opportunity to bike regularly to work and around town is a convenience. But more importantly, it's the livability aspect of Kakaako that I enjoy. This neighborhood is my home and I ask for your support of The Launiu Ward Village which will be another fabric of the growing Kakaako community.

Thank you,

Garett Kajiwara  
'A'ali'i Owner and Resident



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**Ross Miyasato**  
**987 Queen Street, Unit 1316**  
**Honolulu, HI 96814**

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3/30/2023

Chason Ishii, Chair  
Hawaii Community Development Authority  
547 Queen Street  
Honolulu, Hawaii 96813

**April 5, 2023 Presentation Hearing – The Launiu**

Dear Chair Ishii and Members of the Authority:

Thank you for opportunity to express my support of The Launiu Ward Village. The neighborhood and future consideration of Kakaako are tremendous benefits to me, my neighborhood, the state, and future generations.

I appreciate the commitment by Howard Hughes and their vision to execute a true live, work, and play community in the urban core. Whether it's visiting the South Shore Market Courtyard for the Aloha Friday Music Series or visiting one of many great restaurants, there's always something to do in this developing community.

More housing is needed in the urban core and the The Launiu project will give more people the opportunity to enjoy all the family amenities that Kakaako has to offer.

I ask for your favorable consideration in approving this project.

Mahalo,



Ross Miyasato Jr.  
'A'ali'i Owner

Aloha Members of the HCDA,

My name is Craig Fuentes, and I am a 27-year-old resident of this beautiful city, not yet a resident of Kaka'ako or Ward Village, but hopefully in the future I will move down here. I am here today to express my strong support for The Launiu Ward Village. The plans look incredible and I am hoping to be able to spend more time in the Ward area once more of these buildings and shops are built.

As someone who appreciates the natural beauty of our city, I am impressed by the thought and effort that has gone into the landscaping of this development. The attention to detail in creating open spaces and greenery is impressive and will provide a welcome respite from the hustle and bustle of city life.

Additionally, as someone who enjoys the walkability and accessibility of our city, I am excited about the location of this development. Its central location will provide easy access to nearby businesses and amenities, reducing the need for a car and promoting a more sustainable lifestyle.

The availability of open spaces within the development is also important to me. It will provide a place for residents to relax and unwind, creating a sense of community and promoting a healthy and active lifestyle. I also am looking forward to the wider sidewalks and connected pathways from where Launiu Ward Village will be to the existing Diamond Head side of Ward Avenue as the plans for connecting the community look much safer with wider sidewalks and an enjoyable place to walk from place to place.

In conclusion, I strongly urge you to support this project as it is helping to build the type of areas that me and my friends enjoy hanging out in and spending quality time around since it truly is a unique place on our island that we find comfortable. It will also enhance the natural beauty of our city, promote sustainability, and create a sense of community for its residents while welcoming us non-residents as well.

Thank you for your time to listen to my input.

Mahalo,

Craig Fuentes



Aloha Members of the Hawaii Community Development Authority,

I am writing today to express my strong support of Launiu Ward Village, which proposes the construction of a high-rise building in our community. My name is Jin Hong and I am a McKinley High School alum and I am now a resident of Ward Village in one of the recent developments, Ko'ula, and I also am a business owner with one of my restaurants located in Ward Village as well, Pizza Dadi. I have thoroughly enjoyed living and working in Ward Village and for those reasons I support growing the community with the addition of the Launiu Ward Village project.

As a resident and business owner in this neighborhood, I believe that the Launiu project will bring significant benefits to our community. Firstly, it will create much-needed housing options in our growing city. With a shortage of available housing and rising prices, we need projects like Launiu that will increase the supply of housing in our area. Moreover, the Launiu project will provide a range of housing options, from studios to larger units, ensuring that there are options for people with varying lifestyles and needs. This will allow for a more diverse and inclusive community, attracting a range of individuals and families.

In addition to providing housing, the Launiu project will also bring economic benefits to our community. The construction of the building will provide jobs for local workers, boosting the local economy. As a business owner, we are also hoping that as more people move to the area there will be more people able to work within the village at any of the businesses, like ours, and decrease the need for unnecessary commuting and adding to the workforce in the neighborhood. I have noticed that when families move into the area in one of the buildings nearby, often times young adults find work right here in the growing community since there is an increasingly wider array of work options now being provided by businesses. Once completed, the Launiu building will provide additional revenue to local businesses, as new residents move into the area and become customers.

Furthermore, the Launiu project has been designed with sustainability in mind. The building will utilize green technologies and incorporate sustainable features, reducing its carbon footprint and making it a model for future development projects in our city and I am in full support of that.

Finally, I believe that the Launiu project will be a beautiful addition to our community. The modern design of the building, with its sleek lines and elegant architecture, will enhance the aesthetic appeal of our neighborhood.

In summary, I have thoroughly enjoyed living and working in Ward Village and for those reasons I support growing the community with the addition of the Launiu Ward Village project.

Sincerely,

Jin Hong  
Ward Village resident and Ward Village business owner

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Aloha Honorable Members of the Hawaii Community Development Authority,

My name is Kellan Briones, and I am a proud Native Hawaiian and small business owner, I am here today to express my strong support for the modern high-rise condo development proposed in the submittal for The Launiu Ward Village.

As someone who has grown up and lived in Honolulu for most of my life, I understand the importance of preserving the beauty and culture of our city while also promoting growth and development. This new high-rise will not only provide much-needed housing options for our residents, but it will also bring new opportunities for community engagement and social interaction.

Living in a close-knit community like Honolulu, I have come to appreciate the importance of social connections and interactions. This new development will provide residents with access to modern amenities and communal spaces where they can come together, share experiences, and build meaningful relationships with one another. It will enhance the social fabric of our city and foster a sense of community pride and belonging. I have watched Ward Village promise and deliver benefits not only for their residents and businesses but also for the broader community and for those reasons of follow through, my support of their projects continues.

Moreover, this development will also boost our local economy by creating new jobs and opportunities for businesses in the area. It will contribute to the city's tax revenue and help support the growth of small businesses like mine.

In conclusion, I urge you to support this development for the benefit of our community, our economy, and our future. Let us embrace progress and growth while maintaining our cultural heritage and promoting social connectivity in our beloved city.

Thank you for your time and consideration.

Kellan Briones



Aloha Members of the Hawaii Community Development Authority,

I am writing today to express my strong support of Ward Village's plans for its newest residence, The Launiu Ward Village. I am a future resident of this thriving neighborhood because I purchased a unit in one of Ward Village's other most recent developments, the neighboring project to this one, Ulana, and I am so excited to see my neighborhood continue to grow. Launiu will be a direct neighbor to my residence and I am in full support to further build out the community on the 'Ewa side of Ward Avenue.

I am from Honolulu, Hawaii and went to school here until football took me to college with an athletic scholarship. After my playing days were over I went into coaching and raised my family on the mainland while I coached football for over 20 plus years. It was always my hope to come back home and I recently did several years ago. When I saw what Ward Village was doing to this community I had to be a part of it and was lucky enough to buy a unit in the Ulana project and one of the things that I am so looking forward to is enjoying the community of Ward Village full-time as a resident.

I support the Launiu Ward Village project because it looks like an amazing next-door neighbor with an added boost of fellow community members and an additional space for those that don't yet call the area their home to enjoy. I look forward to enjoying the benefits that Launiu's publicly accessible spaces will bring and building friendships with other happy homeowners and residents in the future.

Mahalo for allowing me to provide my testimony in support of the project.

Mahalo,

Mark Campbell  
Future Resident of Ulana Ward Village

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# MERRIMAN'S

HOME OF  
HAWAII REGIONAL CUISINE

March 30, 2023

Aloha Members of the Hawaii Community Development Authority,

I am in strong support of The Launiu Ward Village, Ward Village's newest residence. Ward Village is a first-class developer who has paid attention to the culture of this special place – in large part due to their local team on the ground here – and is creating a thriving community in urban Honolulu. They are the kind of developers we should empower to continue bringing smart growth to Hawai'i.

In my role overseeing five restaurants across Hawai'i, I know what it means to be a thoughtful steward and to create opportunities for the community, which is exactly what Ward Village does every day. Residents and visitors enjoy what Ward Village has to offer the community. Simply put, they've already done so much to transform Kaka'ako over the last ten years, and it's evident when you visit the neighborhood today.

With your support, Ward Village can continue to positively impact the community and create opportunities for other small and local businesses to expand and succeed. I ask that you approve The Launiu Ward Village for the benefit of our entire community.

Mahalo,



Cristina Schenk

CEO

Merriman's Hawai'i

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**From:** JMajkut <[gmajkut@hdcc.com](mailto:gmajkut@hdcc.com)>  
**Sent:** Friday, March 31, 2023 8:30 PM  
**To:** DBEDT HCDA Contact <[dbedt.hcda.contact@hawaii.gov](mailto:dbedt.hcda.contact@hawaii.gov)>  
**Subject:** Public Testimony Website Submission {Project Name:15}

<b>Name</b>
J Majkut
<b>Organization</b>
Hawaiian Dredging Construction Company, Inc.
<b>Address</b>
P. O. Box 4088 Honolulu, Hawaii 96812-4088 United States <a href="#">Map It</a>
<b>Phone</b>
(808) 735-3211
<b>Email</b>
<a href="mailto:gmajkut@hdcc.com">gmajkut@hdcc.com</a>
<b>Project Name</b>
PDP Application KAK 23-001, The Launiu Ward Village
<b>Do you support or oppose?</b>
Support
<b>Comment</b>
Aloha,  I would like to support the PDP Application KAK 23-001 for the The Launiu Ward Village for the April 5 & 6, 2023 Presentation and Modification Hearing. Please find uploaded my written public testimony for your use.  Mahalo, J. Majkut
<b>File Upload</b>
<ul style="list-style-type: none"><li><a href="#">Public-Testimony-PDP-Application-KAK-23-001-The-Launiu-Ward-Village-Hawaiian-Dredging-Construction-Company-Inc.pdf</a></li></ul>



HAWAIIAN DREDGING  
CONSTRUCTION COMPANY, INC.

March 31, 2023

The Honorable Chason Ishii, Chairperson  
Hawaii Community Development Authority  
HCDA Board Meeting Room  
547 Queen Street, 2<sup>nd</sup> Floor  
Honolulu, HI 96813

Re: April 5 & 6, 2023 – Presentation & Modification Hearing

Subject: PDP Application KAK 23-001, The Launiu Ward Village

Dear Chairperson Ishii,

Hawaiian Dredging Construction Company, Inc. would like to support The Launiu Ward Village (Permit # KAK 23-001) application for Victoria Ward, Limited.

Victoria Ward, Limited has the vision and resources to re-vitalize Kaka'ako. The Launiu Ward Village will create 486 homes, commercial spaces and retail activations, as well as having an experiential public plaza on Auahi Street. This will ease the burden on commute times for those who work in downtown Honolulu, wear and tear on infrastructure as many may turn to other modes of transportation i.e. bicycles, share rides, walking, jogging, etc. as well as adding quality of living to their lives with more time to spend at home instead of in traffic. In addition, the planned communities incorporate light industrial and commercial spaces to diversify the opportunities for those living there. They have also created open, recreation and park spaces to enable residents to live, work and play within their communities as their families grow. This project is offering the community an additional 16,000 SF open space amenities and greenspace allowing families to thrive with their children and pets.

The project will also create the needed jobs that will have a trickle-down effect throughout the economy to support local businesses and our construction industry. The Launiu Ward Village is designed by award-winning architecture from Arquitectonica and interior designer ODADA and VITA Planning & Landscape Architecture. The project is projected to have nearly \$700 million economic impact and add \$233 million in workers' earnings as well as \$42 million in state tax revenue.



The Honorable Chason Ishii, Chairperson  
March 31, 2023  
Page 2

When communities thrive the demand for more services grow and it will become a magnet for growth and stability on Oahu. As the community flourishes, the City & County and State Government will flourish and stabilize our economy so that people have steady work, start spending money and revenue will flow in. An average of over 565 jobs will be sustained yearly for three years to construct the building. In real property tax revenue over 30 years, the project is estimated to generate \$123 million for the City and County of Honolulu.

Victoria Ward, Limited is a leader in environmental stewardship and continues to find ways to improve its' green strategy and planning which we as well as generations to come will all benefit from. They incorporate these practices in their land use planning to provide the best communities for people to live in.

As the State looks to diversify our work force and economic independence, what a better way than to provide communities that are central to our business core, eco-friendly, family-friendly and can be used as a hub to work from home if needed. These communities provide work from home as a viable option for those who have found that there needs to be a change in the normal work life.

Thank you very much for your time and attention in allowing me to provide this public testimony in support of The Launiu Ward Village (Permit # KAK 23-001).

Very truly yours,



J. Majkut  
President

