

Testimony of  
Pacific Resource Partnership

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

**Mahana Ward Village (KAK 23-027)**  
Wednesday, September 6, 2023

Aloha HCDA Board Members:

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

The Project will help to stimulate Hawai'i's economy, delivering economic benefits and job opportunities for our residents. The Project is projected to contribute \$433+ million in economic impact, \$146+ million in workers' earnings, and \$27 million in state tax revenue. An average of almost 500 jobs will be sustained yearly for three years during the duration of the Project and estimated to generate \$73 million in real property tax over 30 years.

Since the applicant initiated its plan to transform Kaka'ako 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 Mahana Ward Village Project, like Ward Village residential properties before it, will further activate and transform the Kaka'ako community with 340 new homes, including podium homes on level 2 through 7, 17,000 SF of ground-floor commercial along the new Halekauwila Extension and an outdoor plaza on the gateway corner of Ward Avenue.

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



RECEIVED

2023 SEP -1 AM 10: 53

HAWAII COMMUNITY  
DEVELOPMENT  
AUTHORITY

September 1, 2023

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

Subject : KAK 23-027 – Mahana Ward Village  
September 6, 2023 – Decision Hearing  
SUPPORT TESTIMONY

Aloha Members of the Hawaii Community Development Authority,

My name is Sylvia Foures, and I am the owner of SF.Fleur, a special events floral studio. I would like to offer my support of the Mahana Ward Village, Ward Village's newest proposed residence. This project will bring many positive impacts associated with the project, including nearly 340 new homes, an additional 17,000 square feet of ground-floor retail and outdoor gathering spaces to further connect the master planned community and prioritize the pedestrian experience around green spaces. The Ward Village I've experienced is vibrant and thriving, and I believe the Mahana Ward Village will continue to enhance our Kaka'ako community.

Whether at the Victoria Ward Park, Ward Village Shops or South Shore Market, opportunity is what makes Ward Village such a wonderful venue for pop-ups and community events. Their local team is supportive of small local business and event vendors like myself who make the ordinary extraordinary.

I ask that you please support the Mahana Ward Village, as more people desire to benefit from community open spaces, urban living and new opportunities to engage as community. Thank you for your consideration.

Mahalo,

*Sylvia Foures*

Sylvia Foures, Owner

SF.Fleur



RECEIVED

2023 SEP -1 AM 10: 53

HAWAII COMMUNITY  
DEVELOPMENT  
AUTHORITY

September 1, 2023

Mr. Chason Ishii, Chairperson  
Hawaii Community Development Authority  
HCDA Board Meeting Room  
547 Queen Street, 2 nd Floor  
Honolulu, HI 96813

Subject : KAK 23-027

September 6, 2023 – Decision Making Hearing

SUPPORT TESTIMONY

Aloha Members of the Hawaii Community Development Authority,

I am in strong support of the Mahana Ward Village, Ward Village's newest proposed residence. I understand there will be many positive impacts associated with the project, including nearly 340 new homes, an additional 17,000 square feet of ground-floor retail and outdoor gathering spaces to further connect the master planned community and prioritize the pedestrian experience around green spaces. The Ward Village I've experienced is vibrant and thriving, and I believe the Mahana Ward Village will continue to enhance Kaka'ako.

Whether at the Victoria Ward Park, Ward Village Shops or South Shore Market, 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 Mahana Ward Village. In addition to the many infrastructure benefits the project will support, the project 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

RECEIVED

2023 SEP -1 AM 10: 53

HAWAII COMMUNITY  
DEVELOPMENT  
AUTHORITY

August 29, 2023

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

Subject: KAK 23-027  
September 6, 2023 – Decision Hearing  
SUPPORT TESTIMONY

Aloha Members of the Hawaii Community Development Authority,

As the President of the Eco Rotary Club of Kaka'ako, I offer this letter of support for Ward Village's commitment as a meaningful and contributing community partner. The mission of the Eco-Rotary Club of Kaka'ako club is driven by the idea of increasing environmental and sustainability awareness and to mitigate climate change in Hawai'i. Our club members are dedicated people who share a passion for community service, friendship, and the environment. As a community partner and a prior event participant, Ward Village is enabling us to deliver our mission.

Specifically, to the Mahana Ward Village, Ward Village's newest proposed residence, there will be many positive impacts associated with the project, including nearly 340 new homes, an additional 17,000 square feet of ground-floor retail and outdoor gathering spaces to further connect the master planned community and prioritize the pedestrian experience around green spaces. It's inherently valuable and necessary in Honolulu to introduce more mixed use zoning and beautification through art, greenery, and variability to create a more walkable and engaging urban environment. Ward Village has proven their dedication to enhancing the vibrancy of Honolulu by introducing intentionality to their design choices for the area.

Ward Village has aligned their residential projects to directly benefit our community through their partnership and support of community driven initiatives, like our Kaka'ako Ocean Friendly Garden and other community educational awareness events. We are appreciative of their inclusive and forward-thinking approach to partnering with community and striving to create a better urban Honolulu.

Sincerely,

Jacob Roberts  
President  
Eco-Rotary Club of Kaka'ako

A handwritten signature in black ink, appearing to read 'J.R. Roberts', written in a cursive style.



RECEIVED

2023 SEP -1 AM 10: 54

HAWAII COMMUNITY  
DEVELOPMENT  
AUTHORITY

August 28, 2023

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

RE: KAK 23-027/ Mahana Ward Village  
September 6th, 2023 – Decision Making Hearing

Dear Chair Ishii:

My name is Myo-yeon Kim, as a resident of Ward Village, I am in support of the proposed Mahana Ward Village project. In addition to the convenience and lifestyle provided by Ward Village, I am delighted at the continued evolution of the community, providing more housing options, restaurants, shops and enhanced streetscapes.

Mahana Ward Village will provide 340 market homes, 17,000 SF of ground retail and commercial space, and create sustained future employment that will have a trickle-down effect throughout our local economy. The project is projected to have nearly \$430+ million economic impact and add \$146+ million in workers' earnings as well as provide \$27 million in state tax revenue.

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. Residents and visitors all benefit from Ward Village's master plan community.

Mahana Ward Village will bring more homeownership opportunities for families and create more residents. We are looking forward to all the new park-side retail and outdoor dining and seating areas surrounding the Victoria Ward Park. All these improvements serve to make Kaka'ako fun, safe, and vibrant.

I respectfully ask that you approve the Mahana Ward Village and continue to transform our community further positively.

Sincerely,



Myo-yeon Kim



September 5, 2023

Executive Director Craig K. Nakamoto  
Hawaii Community Development Authority  
547 Queen Street, Honolulu, Hawaii 96813

RE: **Victoria Ward, limited (“Applicant”): Opposition to Further Development until Public Safety Issues Addressed.**

#1 **KAK 23-027 Project Name: Mahana (340-unit, residential mixed-use condominium high-rise tower).** Tax Map Key: (1) 2-3-002:116 (portion) Project Location: 423 Ward Avenue, Honolulu.

#2 **KAK 23-037 Project Name: Block D Ward Village (242-unit, residential mixed-use condominium high-rise tower).** Tax Map Key: (1) 2-3-005:006 (portion) Project Location: 1200 Ala Moana Boulevard.

#3 **KAK 23-038 Project Name: Block E Ward Village (148-unit, residential mixed-use condominium high-rise tower).** Tax Map Key Nos. (1) 2-3-005: 006 (portion)] Project Location: 1200 Ala Moana Boulevard.

During HCDA’s 6-8pm virtual hearing on August 8<sup>th</sup> conducted in response to further high-rise development requested by OHA (Office of Hawaiian Affairs) largely within its ocean-side land fill, we were ignorant of the largely avoidable tragedy that transpired in Maui. During this short time period, the reignited Lahaina fire completed obliterating a town with the tragic loss of many lives when the lifestyles of an unprepared community in a tropical setting clashed with a changing natural environmental. Should such an avoidable tragedy not be a wake-up call for agencies to be proactive and work together for the common good and create truly sustainable environments for future generations?

Based on the history of prior approval processes, the above-listed high-rise development applications will again be unanimously approved By HCDA as part of planned, vested development. Continuous public support has indicated that they provide job security for the construction industry as well as tax revenues at the local and state level. Developer expert testimony was largely based on the background support provided by State and local agencies.<sup>1</sup> The many safety concerns pertaining to the fact that projects are located adjacent to or close to what used to be the shoreline at present Ala Moana Blvd. before the ocean was filled in to this point have not been factually addressed, even ignored.

We therefore urge you to pause permitting of any further high-rise proposals by the developer until potential cumulative impacts from now unstoppable Sea Level Rise along with unpredictable, severe weather patterns, regular nuisance flooding by the 2030’s, drainage failures and groundwater inundation ahead of accelerating sea level rise are addressed now and on a community-wide basis! Concerns that had already been voiced years ago about potential coastal subsidence due to cumulative impacts of densely-packed high-rises along with potential damage to community-wide underground and infrastructure stability must not only be acknowledged but understood and also fully addressed!

Sincerely yours,

Klaus W. Radtke, Ph.D.  
Environmental Scientist  
Member CMISLR

**<sup>i</sup> Overview of Developer Expert Testimony**

**Location:** The Project site is located in the Federal Emergency Management Agency Flood Insurance Rate Map as Zone AE (EL 9-foot) and AE (EL 10-foot). Zone AE is characterized as a special flood hazard area, where the annual chance of flooding (a 100 year flood) is determined as one percent (1%). Block E will be designed to comply with the Base Flood Elevation of 10-feet, which will be above the projected sea level rise exposure.

**Sewer service** is available from the municipal sewer system owned by the City and County of Honolulu (City), and maintained by its Department of Environmental Services. Block E will connect to an 18-inch sewer main, which is to be constructed within Auahi

---

Street and will connect to the existing 36-inch main sewer within Kamake'e Street. A sewer connection application (SCA) was submitted on July 29, 2022 to the City Department of Planning and Permitting (DPP), Wastewater Branch (WWB) to confirm the existing sanitary sewer system can accommodate Block E. Approved 2023/SCA-0162

**Potable water** service for Block E will be provided by the City Board of Water Supply (BWS). Block E proposes to connect to an existing 8-inch water main in Auahi Street to accommodate both the residential tower and the commercial space. The size and location of the laterals will be confirmed during the final design phase. See Figure 2-2 of the IAR, which identifies the existing water system. BWS confirmed in its letter dated January 20, 2023 that the existing water system is **currently** adequate to accommodate Block E (and Block D), and there is no moratorium on the issuance of new and additional water services. (Appendix A to IAR).

**Fire Safety**-Block E will be protected by public fire hydrants. Water supply from a fire hydrant must be within 400 feet from any point of the Block E building. A fire sprinkler system will also be installed in the Block E building. The size and location of the fire line that will supply for the sprinkler system will be confirmed during the final design phase.

**Site Drainage and Low Impact Development** Runoff from Block E will be collected via building drains and conveyed underground for connection to existing City owned drainage structures along Auahi Street and Ala Moana Boulevard. Drainage runoff from Block E will not increase the peak flow rate and volume. For this reason, Block E will not adversely impact the existing performance of the City drainage system. The majority of Block E will be treated by alternative compliance, utilizing a manufactured treatment device. Remaining site areas will utilize appropriate site design strategies.

**Storm water treatment** The City and County of Honolulu DPP Civil Engineering Branch confirmed the general acceptability of the storm water treatment concept by email dated January 24, 2023, with the actual confirmation of the concept and compliance with the storm water quality rules to be made at the time of formal plan review.

**Electrical** Hawaiian Electric, in a February 18, 2023 will-serve letter, confirmed its intent to work with VWL to provide service to Block E. Existing distribution circuits Auahi Street could potentially be used to serve Block E. Upgrades to these circuits may be needed depending on the ultimate size of Block E's load.

**Communication, Cable, and Gas** Hawaiian Telecom and Oceanic Time Warner Cable LLC aka Spectrum confirmed that their existing systems have capacity to serve Block E (and Block D). (Appendix A to IAR). Hawaii Gas confirmed that the existing gas system from Kamake'e Street or Auahi Street can serve Block E (and Block D). (Appendix A to IAR).

**Impact of sea level rise** The Pacific Islands Ocean Observing System Hawaii Sea Level Rise Viewer shows that portions of the Project site will be within the 3.2-foot sea level rise Exposure Area due to combined passive flooding and annual high wave flooding at the northern side of the Project site (see Figure 1-5 of the IAR). The proposed finish floor of Block E is above the property's Flood Base Elevation, which is higher than the projected sea level rise; therefore, Block E will not be impacted by the 3.2-foot sea level rise. In addition, project resiliency is a part of Block E's design. There are design solutions and best practices in place. For example: **A.** Site level planning – as previously noted, the proposed finish floor of Block E is above the property's Flood Base Elevation, which is higher than the projected sea level rise; therefore, the Project will not be impacted by the 3.2-foot sea level rise. **B.** Block E complies with FEMA flood elevation requirements. **C.** Through design solutions and best practices, the project weather proofs utility elements, e.g., location of utility elements above FEMA flood elevation, water