

August 1, 2023

To: Chair Chason Ishii  
HCDA Members

From: Painting Industry of Hawaii Labor Management Cooperation Trust Fund  
Hawaii Tapers Market Recovery Trust Fund  
Hawaii Glaziers Stabilization Trust Fund  
Carpet, Linoleum and Soft Tile Market Recovery Trust Fund

Re: Development Permit Application of Victoria Ward, Ltd (Blocks "D" and "E")  
Permit Numbers KAK 23-037 and KAK 23-038

Chair Ishii and Members of the Authority:

Thank you for this opportunity to submit testimony on behalf of the Painting Industry of Hawaii Labor Management Cooperation Trust Fund; Hawaii Tapers Market Recovery Trust Fund; Hawaii Glaziers, Architectural Metal Glassworkers Local Union 1889 AFL-CIO Stabilization Trust Fund; and the Carpet, Linoleum and Soft Tile Local Union 1926 Market Recovery Trust Fund in **strong support** of Victoria Ward Limited's modification requests for the projects known as Block "D" and Block "E" in Kakaako. The foregoing organizations are labor management cooperation funds between the Painters Union, Tapers Union, Glaziers Union, and Carpet and Soft Tile Layers Union and their signatory contractors.

Together, the Block "D" and "E" projects will create almost 400 much needed new homes. These new homes will replace an aged parking and commercial center with housing, pedestrian friendly open spaces including multiple parks, and commercial and industrial spaces. All of this will help rejuvenate and improve the urban core of Honolulu.

The Howard Hughes Corporation has an excellent track record of using our members in their past projects. During the recent pandemic, these projects were critical to keeping our members at work and our State's economy alive. Approval of these permits will ensure continuous steady work for our members into the future.

The design modifications requested, which are consistent with the projects already built in the area, will significantly enhance the look and feel of the area. The A'eo; Anaha; Waiea; Ke Kilohana; A'ali'i Kō'ula; Park Ward Village; Ulana Ward Village; Launiu; and Alia projects in the district all sought and received similar podium and setback exemptions to the ones being requested here, and there is no reason why this project should not receive similar exemptions.

We therefore ask again for your support in approving the requested modifications of Mauka Area Rules for Block "D" and "E." Thank you again for this opportunity to testify in **strong support** of these applications.



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

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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

**From:** Kiersten Faulkner <[Kiersten@historichawaii.org](mailto:Kiersten@historichawaii.org)>  
**Sent:** Friday, September 22, 2023 5:04 PM  
**To:** DBEDT HCDA Contact <[dbedt.hcda.contact@hawaii.gov](mailto:dbedt.hcda.contact@hawaii.gov)>  
**Cc:** Nakamoto, Craig K <[craig.k.nakamoto@hawaii.gov](mailto:craig.k.nakamoto@hawaii.gov)>  
**Subject:** [EXTERNAL] HHF Testimony re Development Permit KAK 23-038

Aloha,

On behalf of Historic Hawai'i Foundation, please see attached testimony for the October 4 decision-making meeting in support for Development Permit KAK 23-038 on Block E, which includes preservation and rehabilitation of the historically significant IBM Building, 1240 Ala Moana Blvd.

Please let me know if you have any questions.

Mahalo,  
Kiersten

Kiersten Faulkner, FAICP  
Executive Director  
Historic Hawai'i Foundation  
680 Iwilei Rd. Ste. 690  
Honolulu, HI 96817  
808-523-2900  
[kiersten@historichawaii.org](mailto:kiersten@historichawaii.org)  
[www.historichawaii.org](http://www.historichawaii.org)

# HISTORIC HAWAI'I FOUNDATION

680 Iwilei Road Suite 690 • Honolulu, HI 96817 • (808) 523-2900 • www.historichawaii.org • preservation@historichawaii.org

**TO:**            **Hawai'i Community Development Authority**  
The Honorable Chason Ishii, Chairperson

**FROM:**       **Kiersten Faulkner, FAICP**  
Executive Director, Historic Hawai'i Foundation

**HEARING:**   **October 4, 2023**  
**9:00 a.m.**  
**HCDA Office, 547 Queen Street, 2<sup>nd</sup> Floor, Honolulu, HI 96813**

**RE:**           **Support for Development Permit at Block E/Preservation of IBM Building**  
1200 Ala Moana Blvd, Honolulu, HI 96814  
TMK: (1) 2-3-005: 006 (portion)  
Permit Number: KAK 23-038

On behalf of Historic Hawai'i Foundation, I am writing in **support for Development Permit KAK 23-038** on Block E, which includes preservation and rehabilitation of the historically significant IBM Building, 1240 Ala Moana Blvd.

## **INTERESTS OF HISTORIC HAWAI'I FOUNDATION**

Historic Hawai'i Foundation (HHF) is a statewide nonprofit organization established in 1974 to encourage the preservation of sites, buildings, structures, objects and districts that are significant to the history of Hawai'i. HHF is an organization with a demonstrated interest in the action and a concern for the effects on historic properties. HHF works to preserve Hawaii's unique architectural and cultural heritage and believes that historic preservation is an important element in the present and future quality of life, economic viability and environmental sustainability of the state.

## **IBM BUILDING**

The historic IBM Building was designed by Vladimir Ossipoff and completed in 1962. The building's iconic precast concrete brise-soleil referenced the IBM computer punch cards of the time and help shade the building interiors from sun.

The building was celebrated from the start, demonstrated in 1966 when the *Honolulu Advertiser*, in an effort "to stimulate wider public interest in the appearance of Honolulu," ran a series of articles on buildings which the Hawai'i Chapter of the AIA selected as "representative of good contemporary architecture." The AIA

selected nine Honolulu buildings presenting a broad spectrum of situations: the University of Hawaii's East-West Center, Queen Emma Gardens, Chinese Consulate General, **IBM Building**, 320 Ward, Outrigger Canoe Club, McInerney Building, Arizona Memorial, and Kahala Hilton. All followed modern lines and were discussed in terms of the appropriate manner they fulfilled their functions.

In Historic Hawai'i Foundation's "Hawai'i Modernism Context Study" (Fung Associates, Inc., 2011), IBM Building was identified as being eligible for listing in the Hawai'i and National Registers of Historic Places and having "high preservation value" due to its design features that embody the distinctive characteristics of a type, period, or method of construction, and that represent the work of a master and possesses high artistic values.

### **FROM ENDANGERED TO AWARD-WINNING**

In 2008, previous property owner GGP Properties developed a master plan that called for the building to be demolished for redevelopment. At the time, HCDA noted that the IBM Building was not included on HCDA's list of important buildings to save and that, "If the landowner wants to designate or get a building nominated as a historic building, the HCDA will do everything it can to support that. But any initiative to do that would have to come from [the owner]." This action and strong concern about the threat to the property led Historic Hawai'i Foundation to list IBM Building as one of Hawai'i's Most Endangered Historic Places in 2008.

Upon acquiring the property, Victoria Ward Ltd (VWL) engaged in community consultation and stakeholder discussions on its master plan for its Kaka'ako properties. VWL met with Historic Hawai'i Foundation specifically on identifying historic and cultural properties and using appropriate preservation treatments for the preservation, use and celebration of those resources. HHF had been particularly concerned with the proposed development or treatment of the IBM Building and its long-term preservation and appropriate rehabilitation and reuse.

By 2013, VWL abandoned the demolition scheme in favor of a new purpose for the IBM Building as an information center and sales gallery for the Ward Village as well as their Honolulu headquarters.

The rehabilitation consisted of the first floor information center with interactive displays to educate the public about the past, present, and future of Ward Village; and extensive upgrades to the mechanical, electrical, plumbing, and roofing systems. Care was taken to preserve major character-defining features, including the bris soleil, the overall form and massing, the ground-level fenestration, and the iconic IBM sign. Adaptations included changes to the setting by modifying a parking lot to provide handicapped accessibility and serve as a courtyard. The new program determined that exterior building additions were necessary at the existing first and seventh floors to accommodate the needs of the sales and marketing operations. The folded, curved surfaces of the ground and roof level additions allude to the undulating concrete forms of the brise-soleil but are still clearly differentiated from the existing construction, and were designed to be reversible.

HHF was consulted on the design and modification plans throughout the process and agreed that they followed national standards for the appropriate treatment of historic properties. In 2014, HHF presented a Preservation Honor Award to VWL and its design and construction teams for the exemplary preservation outcome.

### **DEVELOPMENT PROPOSAL**

Despite the immense progress and achievements over the past 15 years, the entitlements for the IBM block would still allow for demolition and redevelopment. The current proposal for Block E will institutionalize the preservation commitments and remove ambiguity about future plans that could include loss of the historic structure.

HHF has consistently advocated that redevelopment plans should be located on non-historic parcels within the master planned district. Surface parking lots and non-historic parcels are the most appropriate locations for denser uses and redevelopment.

HHF notes that the concept of “transfer of development rights” is a tested and approved strategy for providing economic support for preservation. By shifting density, height and floor area off of historic properties and onto non-historic parcels for more intense new development, some of the development pressure is alleviated from the historic buildings.

### **PLANNING AND URBAN DESIGN**

The proposal to retain an important historic building will have long-term benefits for the Kaka‘ako District overall.

To achieve a district with a high quality of life, desirable to both residents and visitors, it is imperative to preserve buildings that provide human scale and historic value. These resources add to the richness of the urban environment. The vibrant mix that results from retaining historic districts and structures while adding contemporary, well-designed buildings is evident in cities around the globe.

A vibrant and renewed Kaka‘ako must include a neighborhood in which historic buildings are preserved, rehabilitated and used for a variety of community services. Buildings of human scale are part of a mix that creates walkable community with a tapestry of the history, culture, design, and values that are embodied in the buildings that currently exist, and where well-designed contemporary buildings add to the urban landscape in a harmonious and compatible way. The mix of uses in a variety of scales supports a diverse community where residents of all income levels have access to well-built and solid structures that house amenities and services, with lively gathering spaces punctuating the area. Ultimately, preservation of this and other historic buildings will ensure a community that is still recognizable as Kaka‘ako as a district that is economically robust, environmentally sustainable, and affordable to working families.

**Therefore, Historic Hawai‘i Foundation supports the requested Development Permit.** Thank you for the opportunity to comment.

September 28, 2023

Mr. Chason Ishii, Chair

Hawaii Community  
Development Authority 547  
Queen Street  
Honolulu, Hawaii 96813

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HAWAII COMMUNITY  
DEVELOPMENT  
AUTHORITY

**RE: KAK 23-037/ lock D Ward Village  
KAK 23-038/ Block E Ward Village  
October 4<sup>th</sup>, 2023 Decision Making Hearing - SUPPORT TESTIMONY**

Dear Mr. Ishii:

My name is Lynn Hirano and I am submitting testimony in support of the proposed Block D and Block E Ward Village Projects. I am a resident and owner of a Reserved Housing Unit in Ward Village.

In addition to the convenience and lifestyle provided by Ward Village, I am very delighted at the continued evolution of the community, providing more housing options, restaurants, shops and enhanced streetscapes. I consider myself to be very fortunate to have had the opportunity to be an owner in this community.

As a local resident, I appreciate the consideration to build more homes in Kaka'ako so our city has more ownership opportunities and housing supply. Both Block Projects will enhance new public benefits and community amenities, including a combined total of over 20,000 square feet of commercial ground floor shops and restaurants with outdoor seating along Auahi Street, wider sidewalks, public art, native landscaping and cultural signage.

Ward Village will also be creating a new one-acre community park which will feature a pavilion, park-side restaurant seating, natural play elements with native planting and appropriate signage.

Thank you for your consideration and I humbly ask that you approve these projects and further enhance and transform our ever-growing community.

Sincerely,

Lynn Hirano



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HAWAII COMMUNITY  
DEVELOPMENT  
AUTHORITY

September 27, 2023

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

RE: **KAK 23-037 & KAK 23-038/ Block D & Block E PDP**  
**October 4<sup>th</sup>, 2023 – Decision Making Hearing**  
**SUPPORT TESTIMONY**

Dear Chair Ishii:

My name is Alex Lee, a soon to be resident of Ward Village, and I am in support of the proposed Block D & Block E Ward Village projects. 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.

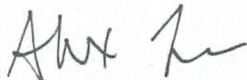
I welcome Ward Village's continued improvements to infrastructure in the neighborhood as part of each project, including sewer and water utilities and transportation for pedestrians, bikes and cars. Residents and visitors all benefit from Ward Village's master plan community and now a revitalized Auahi Street and new 1 acre community park.

Ward Village continues to bring additional homeownership opportunities for families and create more residents which makes Kaka'akao thrive. I am looking forward to all the new park-side retail and outdoor dining and seating areas surrounding the Diamond Head Plaza Park. All these improvements serve to make Kaka'ako fun, safe, and vibrant.

I respectfully ask that you approve the Block D and Block E projects and continue to positively transform our Honolulu neighborhood.

Sincerely,

Alex Lee



September 28, 2023

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

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HAWAII COMMUNITY  
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AUTHORITY

**RE: KAK 23-037/ Block D Ward Village  
KAK 23-038/ Block E Ward Village  
October 4<sup>th</sup>, 2023 Decision Making Hearing - SUPPORT TESTIMONY**

Dear Chair Ishii:

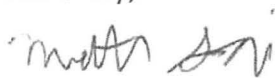
My name is Matthew Sakai, I am submitting testimony in support of the proposed Block D & Block E Ward Village projects. I am a resident and owner of a Reserved Housing Unit in Ward Village. In addition to the convenience and lifestyle provided by Ward Village, I am delighted at the continued evolution of the community, providing more housing options, restaurants, shops and enhanced streetscapes. I consider myself to be very fortunate to have had the opportunity to be an owner in this community.

As a local resident who frequently teleworks from my home, I appreciate the consideration to build more homes in Kaka'ako so our city has more ownership opportunities and housing supply. Both residences will deliver new public benefits and community amenities, including a combined total of over 20,000 square feet of commercial ground floor shops and restaurants with outdoor seating along Auahi Street, broad sidewalks, public art, native landscaping and cultural wayfinding signage.

Ward Village will also be creating a new one-acre community park which will feature a pavilion, park-side restaurant seating, natural play elements with native planting and wayfinding signage.

Thank you for your consideration and I respectfully ask that you approve these projects and further enhance and positively transform our community.

Sincerely,



Matthew Sakai

September 25, 2023

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

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HAWAII COMMUNITY  
DEVELOPMENT  
AUTHORITY

**RE: KAK 23-037/ Block D Ward Village  
KAK 23-038/ Block E Ward Village  
October 4, 2023 Decision Making Hearing  
SUPPORT TESTIMONY**

Dear Chair Ishii:

As current residents of Ward Village, our family offers support to the proposed Block D & Block E Ward Village residences as well as the Diamond Head Park Plaza. In addition to the convenience and lifestyle provided by Ward Village, we are delighted at the continued evolution of the community, the addition of families, restaurants, shops and enhanced streetscapes.

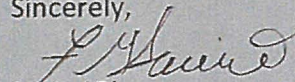
Both proposed residences will deliver new public benefits and community amenities, including a combined total of over 15,000 square feet of commercial ground floor shops and restaurants with outdoor seating along Auahi Street, broad sidewalks, public art, native landscaping and cultural wayfinding signage.

We appreciate the consideration to build more homes in Kaka'ako so our city has more ownership opportunities and housing options for local families. Our children and their families also live in Ward Village and we are so appreciative of the multi-generational housing options that Ward Village brings to our community.

Of particular importance for Kaka'ako is the addition of a new one-acre community park which will feature a pavilion, park-side restaurant seating, natural play elements with native planting and wayfinding signage.

Thank you for your consideration and we respectfully ask that you approve this new park and proposed projects and further enhance and continue the positive transformation of our home.

Sincerely,

  
Savio 'Ohana



2849 Kaihikapu Street • Honolulu, Hawaii 96819

Phone (808) 839-2771 • Fax (808) 839-7828

September 15, 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: KAK 23-037 Block D  
KAK 23-038 Block E  
October 4<sup>th</sup> Decision Making Hearing

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HAWAII COMMUNITY  
DEVELOPMENT  
AUTHORITY

Aloha Chair Ishii and Members of the Authority:

I am the president of A-1 A-lectrician, Inc, an electrical contractor blessed to be lighting up Hawaii's homes for over 50 years. Thank you for the opportunity to submit testimony in support of Victoria Ward Ltd.'s proposed projects Block D, Block E and the Diamond Head Plaza Park. The nearly one acre, new community park will feature a pavilion, park-side restaurant seating, natural play elements with native planting and wayfinding signage.

Block D's residence will deliver 242 one-, two-, three- and four-bedroom homes. Construction of the residence is estimated to have a significant economic output impact of \$672 million, including \$226 million in workers' earnings and \$41 million in state tax revenue. From 2022 to 2028, this new residence will create an average of 450 jobs annually.

Block E's residence will create 148 two-, three-, four- and five-bedroom homes. Its construction will deliver additional economic output of \$692 million, including an estimated \$174 million in workers' earnings and \$32 million in state tax revenue. This residence will create over 350 jobs annually from 2022 to 2028.

There is no denying the significance of these impactful projects on our local economy and their contribution to ensuring the next generation's financial and economic needs. Planning and approving for future development now leads to the future my workforce and the community we build for relies on. Thank you very much for your continued commitment to support local hard working families with the steady construction jobs we need.

Sincerely,

Jason Yamada  
President

A-1 A-lectrician, Inc.

September 28, 2023

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HAWAII COMMUNITY  
DEVELOPMENT  
AUTHORITY

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

**RE: KAK 23-037/ Block D Ward Village  
KAK 23-038/ Block E Ward Village  
October 4<sup>th</sup>, 2023 Decision Making Hearing  
SUPPORT TESTIMONY**

Dear Chair Ishii:

As a current resident of Ward Village, I offer my support to the proposed Block D & Block E Ward Village residences as well as support for the Diamond Head Park Plaza. In addition to the convenience and lifestyle provided by Ward Village, I'm delighted at the continued evolution of the community, the addition of families, restaurants, shops and enhanced streetscapes.

These new residences will allow for exciting new public benefits and community amenities, including over 15,000 square feet of commercial ground floor shops and restaurants with outdoor seating along Auahi Street, broad sidewalks, public art, native landscaping, and cultural wayfinding signage.

It's a joy for me to see so many families regularly enjoying and using the Victoria Ward Park, I look forward to what the new one-acre community park with these new projects will bring with a pavilion, park-side restaurant seating, natural play elements with native planting and wayfinding signage.

I appreciate the Board's consideration to support additional homes in Kaka'ako so our city has more ownership opportunities and housing options for new families. Thank you for your time and consideration in approving these projects which will make for an enhanced and thriving community.

Sincerely,



Nick LeClercq

September 27, 2023

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

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HAWAII COMMUNITY  
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AUTHORITY

**RE: KAK 23-037/ Block D Ward Village  
KAK 23-038/ Block E Ward Village  
October 4<sup>th</sup>, 2023 Decision Making Hearing  
SUPPORT TESTIMONY**

Dear Chair Ishii:

As a current resident of Koula in Ward Village, I offer my support to the proposed Block D & Block E Ward Village residences as well as support for the Diamond Head Park Plaza. In addition to the convenience and lifestyle provided by Ward Village, I'm delighted at the continued evolution of the community, the addition of families, restaurants, shops and enhanced streetscapes.

These residences will allow for meaningful new public benefits and community amenities, including a combined total of over 15,000 square feet of commercial ground floor shops and restaurants with outdoor seating along Auahi Street, broad sidewalks, public art, native landscaping and cultural wayfinding signage.

I appreciate the Board's consideration to support additional homes in Kaka'ako so our city has more ownership opportunities and housing supply for other families. I couldn't be more excited for the addition of a new one-acre community park which will feature a pavilion, park-side restaurant seating, natural play elements with native planting and wayfinding signage.

Thank you for your consideration and I respectfully ask that you approve these projects and make for an enhanced and continued positive transformation of Kaka'ako.

Sincerely,



Daniel Smith

September 28, 2023

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HAWAII COMMUNITY  
DEVELOPMENT  
AUTHORITY

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

**RE: KAK 23-037/ Block D Ward Village  
KAK 23-038/ Block E Ward Village  
October 4<sup>th</sup>, 2023 Decision Making Hearing  
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Dear Chair Ishii:

As a current resident of Koula in Ward Village, I offer my support to the proposed Block D & Block E Ward Village residences as well as support for the Diamond Head Park Plaza. In addition to the convenience and lifestyle provided by Ward Village, I'm delighted at the continued evolution of the community, the addition of families, restaurants, shops and enhanced streetscapes.

These residences will allow for meaningful new public benefits and community amenities, including a combined total of over 15,000 square feet of commercial ground floor shops and restaurants with outdoor seating along Auahi Street, broad sidewalks, public art, native landscaping and cultural wayfinding signage.

I appreciate the Board's consideration to support additional homes in Kaka'ako so our city has more ownership opportunities and housing supply for other families. I couldn't be more excited for the addition of a new one-acre community park which will feature a pavilion, park-side restaurant seating, natural play elements with native planting and wayfinding signage.

Mahalo for your time and consideration in approving these projects which will make for an enhanced and continued positive transformation of my community.

Sincerely,

*Emma Hanohano*

Emma Hanohano

September 28, 2023

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HAWAII COMMUNITY  
DEVELOPMENT  
AUTHORITY

Chason Ishii, Chair  
Hawaii Community Development Authority  
547 Queen Street  
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**RE: KAK 23-037/ Block D Ward Village  
KAK 23-038/ Block E Ward Village  
October 4<sup>th</sup>, 2023 Decision Making Hearing  
SUPPORT TESTIMONY**

Dear Chair Ishii:

As a current resident of Koula in Ward Village, I offer my support to the proposed Block D & Block E Ward Village residences as well as support for the Diamond Head Park Plaza. In addition to the convenience and lifestyle provided by Ward Village, I'm delighted at the continued evolution of the community, the addition of families, restaurants, shops and enhanced streetscapes.

These new residences will allow for exciting new public benefits and community amenities, including over 15,000 square feet of commercial ground floor shops and restaurants with outdoor seating along Auahi Street, broad sidewalks, public art, native landscaping and cultural wayfinding signage.

I appreciate the Board's consideration to support additional homes in Kaka'ako so our city has more ownership opportunities and housing supply for other families. I'm really more excited for the addition of a new one-acre community park which will feature a pavilion, park-side restaurant seating, natural play elements with native planting and wayfinding signage.

Mahalo for your time and consideration in approving these projects which will make for an enhanced and continued positive transformation of my community.

Sincerely,

*Silvia Chang*

September 26, 2023





## HAWAII LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST

650 Iwilei Road, Suite 285 · Honolulu, HI 96817 · Phone: 808-845-3238 · Fax: 808-845-8300

September 30, 2023

To: **The Hawaii Community Development Authority (HCDA)**

Re: **Testimony in Support of Block D Ward Village (KAK 23-037) & Block E Ward Village (KAK 23-038) Projects, Victoria Ward, Limited**

For HCDA Public Hearing on Wed., October 4, 2023 at 9:00 am (Decision-Making Hearing)

Aloha Chair Ishii, HCDA Board Members, Director Nakamoto, and HCDA Staff,

The **Hawaii Laborers & Employers Cooperation and Education Trust** (Hawaii LECET) is a labor + management partnership established in 1992 between the 5,000 statewide members of the Hawaii Laborers Union and over 250 construction companies from the *General Contractors Association* and the *Building Industry Association*. The Laborers International is the largest construction trade union in North America, and Hawaii LECET is part of a network of 38 labor-management LECET Funds across the country.

**Hawaii LECET strongly supports the Block D and Block E Ward Village Projects.** Replacing the aging Ward Centre property will provide nearly 400 new homes, a community-centered and thoughtfully-oriented one-acre Diamond Head Plaza park with over 35,000 square feet of public open space, commercial establishments, retail storefronts, and lots of public amenities. This renewal project creates over \$1.3 billion in up-front economic impact, over \$395 million in direct workers' earnings, \$71 million in state tax receipts, and 800 jobs yearly through completion in 2028. Over the next 30 years, annual property tax receipts alone will contribute over \$330 million in additional government tax revenue for the City & County of Honolulu.

Before even submitting this application for Blocks D & E, and as proof of their solid commitment to affordable housing, Howard Hughes Corp. (HHC) has already front-loaded construction on ALL of its 1,200-plus affordable housing quota many years ahead of HCDA's requirements, and quickly creating \$162 million in new shared equity value for the people of the State of Hawaii.

Thank you for this opportunity to offer our strong support for KAK 23-037 & KAK 23-038.

Mahalo,

**Hawaii Laborers & Employers  
Cooperation and Education Trust**



Hawaii Operating Engineers  
Industry Stabilization Fund  
2181 Lauwiliwili Street  
Kapolei, HI 96707  
Phone: (808) 845-6221  
Website: [www.hoeisf.com](http://www.hoeisf.com)

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October 2, 2023

**To: The Hawaii Community Development Authority (HCDA)**

**Re: Testimony in Support of the Planned Development Permit Application for Victoria Ward, Limited- Block D, Permit Number: KAK-23-037, Block E, Permit Number: KAK-23-038**

Aloha HCDA Chair Ishii, Authority Members, Director Nakamoto, and HCDA staff,

The Hawaii Operating Engineers Industry Stabilization Fund (HOEISF) is a labor management organization representing 3000 unionized members in heavy engineering site work and 500 general contractors specializing in heavy site work and vertical construction. The Hawaii Operating Engineers Industry Stabilization Fund submits this letter of support for the Victoria Ward, Limited- Block D, Permit Number: KAK-23-037 and Block E, Permit Number: KAK-23-038 and the requested modifications.

Block D's residence will deliver 242 one-, two-, three- and four-bedroom homes. Construction of the residence is estimated to have a significant economic impact, including \$225 million in workers' earnings and \$40 million in state tax revenue. From 2022 to 2028, this new residence will create an average of 450 jobs annually.

Block E's residence will create 148 two-, three-, four- and five-bedroom homes. Its construction will deliver additional economic stimulus, including an estimated \$170 million in workers' earnings and \$31 million in state tax revenue. This residence will create over 350 jobs annually from 2022 to 2028.

Both residences will deliver new public benefits and community amenities, including a combined total of over 20,000 square feet of commercial ground floor shops and restaurants with outdoor seating along Auahi Street, broad sidewalks, public art, native landscaping and cultural wayfinding signage.

In this application there are two modifications being sought by Victoria Ward, Limited, 1) to increase the platform of street front element from 45' to 65' tall podium and is consistent with the 2005 HCDA Mauka Area Rules and already approved buildings in Ward Village. 2) encroach upon the Ala Moana Blvd. view corridor setback so accommodate a continuous building façade as well as façade articulation improving the streetscape & pedestrian experience.

Mahalo,

A handwritten signature in black ink that reads "Pane Meatoga III". The signature is written in a cursive style with a horizontal line extending from the end of the name.

Pane Meatoga III  
Community Liaison  
Hawaii Operating Engineers Industry Stabilization Fund