

CHAD TAKESUE DIRECT TESTIMONY

MODIFICATION HEARING

Land Block 1, Project 6 (Mahana Ward Village) (KAK 23-027)

Q Please state your name, place of employment, and position.

A Chad Takesue, Realtor, Partner, Locations LLC, Chief Operating Officer, RESCO.

Q How long have you been affiliated with Locations?

A I joined Locations in 2005.

Q Please describe your educational background and professional experience.

A Please see my resume, which is attached as an exhibit in this proceeding.

Q Please describe Location's experience.

A Founded in 1969, Locations is a full-service real estate company in Hawaii. Locations provides clients with not only real estate services, but also mortgage, escrow, and property management opportunities. We are the largest locally-owned real estate company in the State of Hawaii. We are well known and respected for our extensive knowledge and research in the residential real estate market, which allows us to provide excellent customer service. In the past five years, we were involved in the sale of over 2,000 new development units in the Honolulu urban core.

Q What has your firm been asked to do for this project, Mahana Ward Village (Land Block 1, Project 6)?

A Victoria Ward, Limited (VWL) requested that we provide an analysis and conclusions regarding the Oahu real estate market, with a focus on the demand for market priced housing and parking in urban Honolulu and Kaka'ako, and modification requested in connection with this project, Mahana Ward Village.

Q Please describe the modification requested for Mahana Ward Village.

A VWL is requesting one modification to the 2005 Mauka Area Rules (the Vested Rules) for Mahana Ward Village to increase the mixed-use platform height from forty-five (45) feet to seventy-five (75) feet.

Q What is your understanding of the effect of the requested modification?

A My understanding is that the modification to increase the platform height allows the bulk of the parking structure to be pulled up and away from the street front, which provides additional volume for street-level retail, restaurant, and mixed-use space, additional ground-floor open space, and residential units in the podium.

The conceptual renderings of the platform and streetscape shown in Exhibits 29 - 32 of the Application illustrate that the additional open space and commercial areas will significantly increase pedestrian access and activation in and around the platform, including through the plaza area facing Ward Avenue, the open colonnade (which also provides shaded pedestrian access and seating for food and beverage options), and the podium residential units facing Halekauwila and Victoria Ward Park.

Q Please describe how the residential units in the platform provide community benefits.

A From my perspective, VWL's inclusion of residential homes on levels 2-7 of the podium provides material community benefits.

As described previously, the modification to increase the platform height allows for, in relevant part, the inclusion of residential units in the podium. The current design of the podium allows for the inclusion of studio and one bedroom homes.

While the addition of condo units in all configurations within Kaka'ako continues to be a welcome relief, especially given the continuing low inventory of housing, the opportunity to provide studio and one bedroom units at Mahana Ward Village provides flexibility and additional options for buyers across several market segments and contributes to a diverse community.

Studio and one bedroom units will be particularly appealing to new condominium purchasers seeking urban conveniences and community services who would not otherwise consider or live in Kaka'ako. This market segment includes, among others, seniors who are seeking to downsize and consider the access to healthcare and service providers as a factor in their homebuying decisions, as well as the increasing population of young, single purchasers who are looking for the first time in Kaka'ako and are seeking smaller, more efficient spaces and flexible housing options. Providing options and opportunities for these and other market segments at Mahana Ward Village, through the current design of the podium, will result in a more diverse buyer demographic and community in Kaka'ako, and enhance neighborhood / street-level awareness within Ward Village.

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