

KA'IULANI SODARO 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 Ka'iulani Sodaro, Senior Vice President, Planning and Development, Victoria Ward, Limited ("VWL").

Q Please briefly summarize the modification requested for Mahana Ward Village.

A Consistent with the Mauka Area Plan, the Ward Neighborhood Master Plan ("Ward MP") and previously-approved developments both in Ward Village and in the Kaka'ako Mauka Area, VWL is requesting one modification to the Vested Rules for Mahana Ward Village's podium to increase the Mahana Ward Village's platform height from forty-five (45) feet to seventy-five (75) feet.

The modification, among other benefits, facilitates the provision of pedestrian access and activation, nearly 17,000 square feet of ground floor commercial space, additional open space, and podium-level homes that increase buyer options and diversification.

The modification is contemplated by the Mauka Area Plan, the Ward MP, and the Vested Rules, and is also consistent with other developments in Ward Village and Kaka'ako.

Q What are the public benefits from the requested modification?

A The modification is essential to implementing the mixed-use live, work, play vision of the Mauka Area Plan. The height modification creates additional volume within the platform, which allows the bulk of the parking structure to be pulled up and away from the street, thereby facilitating the vertical mixing of uses throughout the building, including residential units in the podium, nearly 17,000 square feet of ground level commercial space, a colonnade for pedestrian access and outdoor seating, and additional open space in the Mahana Ward Village site, including the plaza facing Ward Avenue.

A helpful illustration of how the modification transfers the volume within the platform to facilitate these mixed uses at ground level (and the podium level homes) is shown on Exhibit 27 of the application (Exhibit 1 in this proceeding). The left illustration on Exhibit 27 depicts Mahana Ward Village without the modifications (and as permitted by right under the Vested Rules). The middle illustration shows the massing based on commitments in the Ward MP, and the right illustration shows Mahana Ward Village's proposed design with the modification. The modification permits the additional residential, retail, and open space in and around the podium, as well as the ability to

incorporate various ground floor design features, including the colonnade along Halekauwila.

Exhibits 29 through 32 of the application provide street-level depictions of Mahana Ward Village, comparing the platform as permitted by the Vested Rules and as proposed with the modification. As these depictions illustrate, the modification results in an efficient, compact platform with substantially more open space and pedestrian activation at ground level as contemplated by the Mauka Area Plan and the Ward MP.

Another benefit of increasing the volume within the platform is that space becomes available for the residential units within the platform, providing additional buyer options and diversity within the project. Finally, increasing the platform height avoids the need for subsurface excavation associated with underground parking structures in an area with known subsurface sensitivities, including proximity to the water table.

VWL is not requesting any modifications to Mahana Ward Village's tower and platform setbacks, and both the tower and platform have greater setbacks from Ward Avenue than required under the Vested Rules. This design, (along with the mauka-makai orientation of the long side of the slender building tower) will preserve and enhance the view corridors through Ward Avenue and Victoria Ward Park (which VWL is implementing as an additional view corridor between the view corridors originally proposed in the Ward MP through Ward Avenue and Kamake'e Street).

The platform height modification request is consistent with previous HCDA platform height modification approvals granted for 'A'ali'i and Ae'o which are also along the HART guiderail route. In short, the platform height modification provides significant community and public benefits, including facilitating ground floor pedestrian activation, commercial and residential uses within the podium, substantial publicly-accessible space in and around the development, and a strong and interesting streetscape that preserves important view corridors at this key gateway to Ward Village.

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