

TOM SCHNELL DIRECT TESTIMONY

PRESENTATION HEARING

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

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

A Tom Schnell, PBR HAWAII & Associates, Inc., Principal / Planner

Q How long have you been in this position?

A I have been a principal of PBR HAWAII for 10 years. Before becoming a principal, I was a Senior Associate for 7 years, an Associate for 5 years, and a Planner for 2 years. In total, I have over 24 years of experience as a professional planner with PBR HAWAII.

Q Please describe your educational background and experience.

A Please see my resume, which is marked as an exhibit in this proceeding. Among other professional affiliations, I am accredited by the American Institute of Certified Planners, and I am a member of the American Planning Association, Hawai'i Chapter, Lambda Alpha International, Aloha Chapter, and the Urban Land Institute.

Q Please describe your firm's experience.

A PBR HAWAII & Associates, Inc., based in Hawai'i for over 50 years, is active in all aspects of land planning, environmental studies, landscape architecture, and graphic design. PBR engages in a variety of projects ranging from specific site designs to regional and community plans, urban design studies, environmental assessments and impact statements, and large-scale resource inventory and land management projects. Our multi-disciplined expertise and overall experience allows us to provide clients and end users with successful plans that are functional, sustainable, cost effective, and at the same time, culturally and aesthetically relevant.

Q What has PBR HAWAII been retained to do for this Project?

A Victoria Ward, Ltd. ("VWL") retained PBR to prepare and process a planned development permit application for Mahana Ward Village, Land Block 1, Project 6 of the Ward Neighborhood Master Plan ("Ward MP"). In the context of the greater Ward Village community, PBR has also prepared planned development permits for 'A'ali'i, Kō'ula, Victoria Place, The Park Ward Village, Ulana Ward Village, Kalae, and The Launiu. In addition, PBR prepared the Ward Village Street Tree Masterplan and provided landscape architectural design services for the Central Plaza (now known as Victoria Ward Park), the 'A'ali'i recreation deck, the Ulana Ward Village grounds and recreation area, and Ka La'i o Kukuluāe'o Park.

Q Please provide a summary of the Project.

A Mahana Ward Village will include approximately 340 homes, and ground floor commercial, open and recreation space, which will integrate with the retail corridor along Halekauwila (a private driveway extension of Halekauwila Street from Ward Avenue to Kamake'e Street) and the nearby Victoria Ward Park. Mahana Ward Village also includes a plaza designed to accommodate access to the proposed Honolulu Authority for Rapid Transit (HART) rail station and guideway (located immediately mauka of Mahana Ward Village), which will provide a comfortable transition to and from the station and the greater Ward Village area.

The development will be on Land Block 1 within the Auahi neighborhood, Mauka Area of the Kaka'ako Community Development District (KCDD), Honolulu, Hawai'i. The project will be at the Mauka gateway to Ward Village near the corner of Ward Avenue and Halekauwila. Mahana Ward Village will provide approximately 423,218 square feet of new floor area, and is currently planned to include approximately:

- 10,905 square feet of open space;
- 47,900 square feet of indoor and outdoor recreational areas;
- 406,292 square feet of residential floor area;
- 16,926 square feet of commercial space; and
- A projected maximum height of approximately 348 feet, plus 18 feet for rooftop elements.

The design of Mahana Ward Village is consistent with the Vested Rules, which are applicable to the Ward MP, and the proposed development is informed by several principles in the Ward MP:

- Encourage improvements in the street-level experience for residents and visitors;
- Promote the development of exceptional public spaces;
- Provide distinctive retail and public-realm experiences; and
- Optimize ocean views.

The building location and orientation were carefully considered to preserve and enhance mauka-makai views and integrate Mahana Ward Village with the pattern of a connected, walkable, and active community at Ward Village.

The street level experience will be enhanced for residents and visitors through a variety of approaches previously approved and employed throughout Ward Village. Nearly 17,000 square feet of indoor and outdoor ground floor commercial space will line the podium along Halekauwila and the plaza facing Ward Avenue to activate and add visual interest at this Mauka entrance to Ward Village. Outdoor seating areas for restaurant and café patrons under the podium’s triple-height colonnade and within the plaza are also integrated into the project’s design, further enlivening the ground floor, providing convenient access to Victoria Ward Park, and complementing the retail areas along the Halekauwila retail corridor.

The sleek residential tower, which is designed to preserve the view corridor through Victoria Ward Park, is composed of two interlocking structures -- the simple, taller front volume intersects with a serrated lower volume that features floor to ceiling windows, and residential units that wrap around the podium facing the park, adding a greater street level presence and residential feel.

A sewer easement bisecting the mauka-makai axis of the site adds complexity to the development, requiring a 24-foot vertical clearance and a 25-foot horizontal clearance. The void created by this clearance requirement is reflected in Mahana Ward Village’s unique triple-height porte cochere that provides a grand entrance to a window-wrapped lobby space, creating a stunning entranceway for street-level activation and interest. Matching the height of the porte cochere and lobby, the triple-height colonnade, in addition to providing shade and protection for food and beverage offerings, also provides convenient pedestrian access between the parking, retail, and residences.

Vehicle and bicycle access to Mahana Ward Village will be from Halekauwila. Mahana Ward Village features a residential drop-off and pick up area within the porte cochere that is thoughtfully integrated into the ground floor of the building, minimizing pedestrian conflict while enabling more active, open space at ground level. Resident long-term bicycle parking will also be on the ground level off of the porte cochere, avoiding the need for bicyclists to enter the upper parking structure, and further minimizing potential bicycle, vehicle, and pedestrian conflicts.

Mahana Ward Village will have approximately 503 off-street parking spaces for resident and guest use, and three off-street loading spaces. As part of an area-wide parking strategy, approximately 42 commercial parking spaces for Mahana Ward Village will be fulfilled off-site at the adjacent ‘A’ali‘i development, and at The Park Ward Village across Halekauwila.

Q Please describe how the components of the Project will fulfill the provisions of Hawai‘i Revised Statutes (“HRS”) 206E-5.6(j).

A In considering a proposed development, Hawai‘i Revised Statutes § 206E-5.6 requires HCDA to determine that the proposed project is reasonable, is consistent with the

development rules and policies of the relevant development district, and complies with the criteria listed in HRS § 206E-5.6(j).

Table 5-2 of the Application summarizes Mahana Ward Village's conformance with the Vested Rules and the Ward MP. The following exhibits in the Application show plans for Mahana Ward Village:

- Exhibit 3 – Proposed Subdivisions and Site Constraints;
- Exhibit 4 – Detailed site plan;
- Exhibit 5 - Landscape plan;
- Exhibit 6 – Circulation plan;
- Exhibits 7 to 17 – Floor level plans;
- Exhibit 18 – Summary sheet of planned open space, recreation space, off-street parking and loading, residential unit matrix, and floor area;
- Exhibits 19 to 26 – Project elevations and sections;
- Exhibit 27 – Tower massing summary; and
- Exhibit 28 – Orientation and tower spacing.

Mahana Ward Village also fulfills the specific criteria of HRS § 206E-5.6(j) as follows:

HRS § 206E-5.6(j)(1)(A): Advances the goals, policies, and objectives of the applicable district plan:

The applicable district plan is the Mauka Area Plan adopted by HCDA in June 2005. The Mauka Area Plan provides a framework for public-private sector cooperation to develop the Mauka Area into a vibrant, mixed-use community with a variety of housing types in Honolulu's urban core.

Mahana Ward Village is in the core of Honolulu and Kaka'ako, in close proximity to the central business district, the government center, and commercial, and industrial facilities, along with recreational areas such as Victoria Ward Park, Ala Moana Beach Park, and Kewalo Basin Harbor. Its central location provides convenient access to the services and amenities throughout Kaka'ako and Ward Village, including through the Auahi Street pedestrian promenade.

A key aspect of the Mauka Area Plan is its open space and recreation plan, which prioritizes the creation of open space systems, as well as on-site recreation and open

spaces. This “systems” approach recognizes that residents benefit from community-wide as well as site-specific open space and recreational spaces.

Mahana Ward Village will include nearly 11,000 square feet of open space, and nearly 48,000 square feet of recreation space on site (both exceeding requirements), and will be directly across Halekauwila from the renovated and expanded Victoria Ward Park.

With the open space associated with Mahana Ward Village’s development, and including existing, approved, and planned developments, Ward Village is projected to have a total of 430,750 square feet (nearly ten acres) of open space, which significantly exceeds the 245,638 square feet of open space required under the Ward MP.

From the housing perspective, Mahana Ward Village will add approximately 340 homes in the urban core including a currently planned mix of studio, one bedroom, two bedroom and three bedroom units. The design of Mahana Ward Village is supported by current sales trends in surrounding Ward Village communities.

In addition, Mahana Ward Village has been coordinated with major existing and contemplated transportation routes, recreational and service areas, and is consistent with HCDA’s transit oriented development principles. Mahana Ward Village is designed to accommodate the proposed HART station, guideway, and required setbacks mauka of the site to allow a comfortable transition from HART infrastructure to the plaza area. In short, Mahana Ward Village will provide excellent pedestrian and multi-modal connectivity for residents and visitors, and is located near jobs, recreational areas, retail, dining, and transportation services.

The goals of Mahana Ward Village include significantly advancing the livable, walkable environment envisioned for Kaka’ako.

HRS § 206E-5.6(j)(1)(B): Protects, preserves, or enhances desirable neighborhood characteristics through compliance with the standards and guidelines of the applicable district rules:

The applicable district rules for Mahana Ward Village are the Vested Rules, and Table 5-2 of the Application summarizes Mahana Ward Village’s conformance with the Vested Rules and the Ward MP. VWL is requesting one modification to the Vested Rules for Mahana Ward Village (for the platform height), which was proposed and considered as part of the approval of the Ward MP.

As with all areas of the Ward MP, on completion, the Mahana Ward Village site will be integrated into VWL’s existing operations team that professionally oversees management, maintenance, and security throughout the Ward MP area at no cost to the public.

HRS 206E-5.6(j)(1)(C): Avoids a substantially adverse effect on surrounding land uses through compatibility with the existing and planned land use character of the surrounding area:

The surrounding uses and urban areas were taken into careful consideration during the planning of Mahana Ward Village. In particular, Mahana Ward Village is carefully designed to complement and be compatible with the approved designs for the areas and developments in the vicinity of the project, including the Halekauwila retail corridor, the Park Ward Village, Victoria Ward Park, and Ward Avenue.

Mahana Ward Village integrates with these existing and planned conditions by, among other design strategies, providing ground-floor commercial space and residential units within the podium, thus activating the central area Ward Village; providing landscaping, outdoor seating areas, art, and other pedestrian activation in and near the development; and providing a convenient, shaded, and varied pedestrian experience along Halekauwila.

Mahana Ward Village is also highly compatible with surrounding areas in Kaka'ako, the Ala Moana area, and downtown Honolulu. The addition of residences from Mahana Ward Village and other existing nearby projects, within a close proximity to the central business district and existing transportation options, creates the opportunity to significantly shorten one's daily commute (by car, transit, biking, or walking), alleviating traffic in urban Honolulu.

HRS 206E-5.6(j)(1)(D): Provides housing opportunities for all income groups, particularly low, moderate, and other qualified:

Mahana Ward Village will help to fulfill a continued market demand for residential housing in urban Honolulu close to employment centers, commercial services, entertainment options, and open spaces as envisioned by both the Mauka Area Plan and the Ward MP.

The Ward MP establishes a reserved housing requirement of 20 percent of the total number of residential units within the Ward MP area. The Vested Rules permit the construction of reserved housing incrementally with new developments. With Ulana Ward Village, however, VWL has already committed to satisfy all remaining reserved housing requirements for Ward Village well in advance of the completion of future projects, including Mahana Ward Village.

In total, and including Mahana Ward Village and planned developments, 1,169 reserved housing homes will be required in Ward Village, and VWL will provide 1,222 reserved housing homes. Approximately 53 reserved housing unit credits will remain available to satisfy the requirements of future projects. See Section 4.10 and Table 4-2 of the Application. Upon completion of Ulana Ward Village, VWL will provide nearly 35

percent more reserved housing units in Ward Village for local families than originally envisioned in the Ward MP.

VWL's commitment to prioritize the construction of reserved housing homes in Ward Village prior to the construction of future developments helps to meet a present, critical need to provide timely housing opportunities for local reserved housing purchasers in urban Honolulu.

HRS 206E-5.6(j)(2)(A): Positively impacts pedestrian oriented development, including complete streets design:

Mahana Ward Village's location, orientation, and design were carefully chosen to advance the pattern of a connected, active and walkable community at Ward Village.

Mahana Ward Village, located at the mauka gateway to Ward Village, will provide a welcoming pedestrian environment through extensive retail space along Halekauwila, along with generous shaded outdoor seating, a plaza, and other outdoor spaces with landscaping, walkways, public art, and architectural elements. These elements are all integrated into the overall the design of the project, which will provide convenient, welcoming, and active pedestrian access to and from Halekauwila, Victoria Ward Park, and areas 'Ewa of Ward Avenue, including the Ka La'i o Kukuluāe'o Park.

Mahana Ward Village also facilitates the complete streets design features of Ward Village by accommodating bicycle parking in both public areas and within the parking structure. Public short-term bicycle parking will be provided at street level along Halekauwila near Ward Avenue, and resident long-term bicycle parking will be provided within the ground floor of the parking structure, thus minimizing potential bicycle / vehicle conflicts. Exhibit 6 of the Application illustrates the short- and long-term bicycle parking areas, as well as the pedestrian and vehicle access points and circulation plan. Bikeshare stations are also situated at various convenient locations throughout Ward Village. In addition, Mahana Ward Village's ground floor design prioritizes pedestrian access, and minimizes potential conflicts, by providing a pickup / drop-off area that is integrated into the makai side of the podium.

HRS 206E-5.6(j)(2)(B): Positively impacts transit oriented development, including rail, bus, and other modes of rapid transit:

Mahana Ward Village is designed in consideration of major existing and contemplated transportation routes, recreational and service areas. Consistent with HCDA's transit-oriented development principles, Mahana Ward Village accommodates, and is located next to, the proposed rail station and is also within walking distance of bus stops and routes.

HRS 206E-5.6(j)(2)(C): Positively impacts community amenities such as gathering places, community centers, culture and arts facilities, and the full array of public facilities normally provided by the public sector:

Mahana Ward Village offers easily-accessible amenities and social gathering spaces to encourage interaction within its community of residents and visitors, and with the greater communities of Ward Village, Kaka’ako, and urban Honolulu.

As noted, Mahana Ward Village is designed to integrate with, and complement, the Halekauwila retail corridor and Victoria Ward Park. Mahana Ward Village will also provide convenient access to the Auahi Street promenade; entertainment, shopping, and dining venues in and around Ward Entertainment Center and Ward Village Shops; Ka La’i o Kukuluāe’o Park adjacent to Ulana Ward Village, and areas of Kaka’ako Ewa of Ward Village and beyond.

Mahana Ward Village is also designed as a visual gateway to the mauka area of Ward Village, and will complement The Park Ward Village across Halekauwila, including The Park Ward Village’s extensive ground floor, wrap around retail space.

These improvements, among others, realize the vision of the Mauka Area Plan to encourage public-private sector cooperation to develop the Mauka Area into an active, mixed-use community with a full array of public and community amenities in Honolulu’s urban core, all without cost to the community.

HRS 206E-5.6(j)(3)(A): Positively impacts preservation of important natural systems or habitats:

Consistent with the Sustainability Framework set out in the Ward MP, Ward Village holds Leadership in Energy and Environmental Design-Neighborhood Development (LEED-ND) Platinum certification, the highest rating provided. Ward Village is the largest community in the United States (and the only community in Hawai’i) with this designation.

According to the U.S. Green Building Council, Leadership in Energy and Environmental Design (LEED) developments are designed to deliver the following benefits:

- Lower operating costs and increased value;
- Reduced waste;
- Energy and water conservation;
- More healthful and productive environments; and
- Reductions in greenhouse gas emissions.

The project team for Mahana Ward Village is using an integrative design process to identify and use opportunities to employ sustainable strategies across disciplines and building systems. VWL plans to employ the following sustainable practices at Mahana Ward Village:

Location and Transportation: There are community services within walking distance of the property, and multiple opportunities for public transit. Bike facilities will be provided on site. Mahana Ward Village is on Halekauwila, which will provide an additional east-west corridor through Ward Village, and will significantly enhance the pedestrian experience through accompanying landscaping and shaded walkways.

Sustainable Sites: To foster a healthy outdoor environment, VWL is committed to minimizing erosion and sedimentation during construction. Landscaping will encourage time spent outdoors and cool outdoor spaces. Mahana Ward Village will feature indigenous and/or ethnic plantings to embrace Hawaiian ecosystems and avoid contributing to invasive plant populations.

Water Efficiency: A number of water-conserving measures will be employed at Mahana Ward Village, with the goal of at least a 50 percent reduction in potable water use for landscaping irrigation and a 20 percent savings in indoor water through the use of low-flow fixtures.

Energy and Atmosphere, Indoor Environmental Quality: Mahana Ward Village will optimize energy performance and air filtration equipment will exceed performance standards. Outdoor airflow will be monitored, and mechanical systems will be kept clean.

Materials and Resources: Mahana Ward Village will responsibly manage construction waste, recycling at least as much waste as possible at the construction site. The building itself will have recycling facilities and recycling will be encouraged.

Indoor Environmental Quality: Mahana Ward Village will create sensitive indoor environments with adjustable lighting and cooling systems and will provide substantial outdoor views. The building will use materials that meet requirements for indoor environmental air quality and will be designed for acoustic performance.

Innovation: Mahana Ward Village is considering a range of sustainability measures that fit the LEED Innovation criteria, which are intended to support creative approaches to green building.

Regional Priority: Mahana Ward Village will pursue sustainability opportunities that specifically address local priorities with regard to environment, social equity, and/or public health. Mahana Ward Village will address LEED-designated Regional Priority issues, including responsible waste management and strategies for energy performance.

The Application at Appendix A contains the LEED-NCv4 checklist.

HRS 206E-5.6(j)(3)(B): Positively impacts maintenance of valued cultural, historical, or natural resources:

Mahana Ward Village will avoid a substantially adverse effect on the area's archeological and cultural resources. The letter from the State Historic Preservation Division (SHPD) dated May 9, 2023 confirms that SHPD has no objections to HCDA proceeding with permitting for Mahana Ward Village subject to the stipulations detailed in the letter, which VWL will comply with.

HRS 206E-5.6(j)(3)(C): Positively impacts maintenance of other resources relevant to the State's economy:

The design of Mahana Ward Village facilitates access for residents, locals, and visitors alike, by providing connection to critical centers of commerce, industry, employment, and tourism.

Mahana Ward Village is in the core of Honolulu, in close proximity to the central business district, the government center, commercial and industrial facilities, and recreational areas.

The design of Mahana Ward Village recognizes the strong potential for increased growth redevelopment, and revitalization in this area. There is convenient access to mass transit throughout Ward Village, and Mahana Ward Village has been coordinated with major existing and contemplated transportation routes, recreational and service areas, and is consistent with transit-oriented development principles. In short, Mahana Ward Village is located near jobs, recreational areas, retail, dining, and transportation services, which are all critical to the State's economy.

HRS 206E-5.6(j)(3)(D): Positively impacts commitment of state funds and resources:

Mahana Ward Village does not require State funds, and the substantial amenities and public facilities developed near the project, including the renovation and expansion of Victoria Ward Park, and the development of the Halekauwila retail corridor, will be constructed, maintained, and secured without government funding and at no cost to the public. Existing and planned infrastructure is adequate to support the project, and Mahana Ward Village will not consume additional State resources.

Wilson Okamoto Corporation (WOC) prepared a Traffic Impact Report (TIR) for Mahana Ward Village dated March, 2023. Appendix E of the Application contains: (1) the TIR; and (2) an email from the City and County of Honolulu Department of Planning and Permitting Traffic Review Branch accepting the TIR.

WOC also prepared an Infrastructure Availability Report (IAR) for Mahana Ward Village dated May, 2023. WOC anticipates that available or planned infrastructure will be

adequate to accommodate Mahana Ward Village and has taken steps well ahead of the PDP application to confirm availability of utilities. Section 6.3 and Table 6-1 of the Application shows a list of utility providers that WOC contacted to confirm infrastructure availability. Appendix F of the Application contains the IAR.

HRS 206E-5.6(j)(3)(E): Positively impacts employment opportunities and economic development:

Beyond enhancing the lives of its residents and the Ward Village community, Mahana Ward Village will have a direct, positive impact on the state economy at a time when private investment is needed to help sustain Hawai'i's economy following the Covid-19 pandemic. The substantial project economic stimulus, including approximately \$433.7 million in economic output and an estimated annual average of 396 jobs during construction, is discussed in detail in Paul Brewbaker's report.

HRS 206E-5.6(j)(3)(F): Positively impacts maintenance and improvement of the quality of educational programs and services provided by schools:

HRS §§ 302A-1601 to 320A-1612, regarding School Impact Fees, establish a structure for assessing school impact fees for residential development. Pursuant to this law, the State of Hawai'i Department of Education is administering a school impact fee district from Kalihi to Ala Moana, an area that includes the Mahana Ward Village site. VWL will comply with all applicable laws regarding school impact fees.

Q Please describe the Shadow and Wind Studies for this Project.

A In compliance with the Vested Rules and the Ward MP, Mahana Ward Village is designed and sited to preserve Mauka-Makai views and minimize shadow effects on neighboring buildings.

A shadow study is included in the Application as Appendix G. The shadow study indicates that there will be no substantially adverse impacts upon adjacent buildings from Mahana Ward Village.

As noted in Appendix H of the Application, Rowan Williams Davies & Irwin Inc. ("RWDI") will prepare a detailed wind analysis study for Mahana Ward Village. The wind study will focus on frequently used pedestrian areas such as main entrances, sidewalks, and outdoor seating areas at both street and podium level. Wind tunnel measurements for 36 wind directions will be combined with long-term weather data to predict wind speeds and frequencies. This data will then be compared with wind comfort and safety criteria to evaluate the intended use of the pedestrian areas in and around Mahana Ward Village. Following RWDI's study and analyses, RWDI will recommend any necessary wind control strategies for areas where higher-than-desired wind speeds are predicted. VWL plans to incorporate RWDI's recommendations into the design of Mahana Ward Village as appropriate.

Q Please describe the environmental noise study for this Project.

A Salter, Inc. prepared a noise impact summary for Mahana Ward Village. As noted in Salter's letter dated February 28, 2023 (included in the Application as Appendix I), the study identified various potential noise sources for environmental noise (including transit noise), residences, amenity spaces, and project-related noise. Salter recommended potential mitigation measures for certain noises and will be recommending additional mitigation measures throughout the design and construction phases of Mahana Ward Village. VWL plans to incorporate noise mitigation measures into the project and will comply with HAR § 15-22-77 on project performance standards, including noise control.

Q Does the development comply with the tower spacing guidelines of the Vested Rules?

A Mahana Ward Village complies with HAR § 15-22-143(b), which provides that, to the extent practicable, developments should be at least 300 feet between the long parallel sides of neighboring towers, and at least 200 feet between the short sides of the towers. As shown in Exhibit 28 of the Application, there are no towers within 200 feet of the short side of Mahana Ward Village. To the west, the nearest Ward Village tower, Ke Kilohana, is at least 300 feet from the long side of Mahana Ward Village. To the east, the long side of Mahana Ward Village is, to the extent practicable (given the shape of the project lot caused by various site constraints) separate from the nearest completed tower, 'A'ali'i, by 300 feet, except for a portion of the makai corner of that tower.

Q In accordance with HRS §206E-5.5, was notification by mail of this hearing provided to owners and lessees of record within a 300-foot radius of the proposed project?

A Yes. VWL complied with the notification requirements for all owners and lessees of record within a 300-foot radius of the perimeter of the proposed project. The certification of the required notice is included as an exhibit in this proceeding.

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