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BEFORE THE HAWAI'I COMMUNITY DEVELOPMENT AUTHORITY  
OF THE STATE OF HAWAI'I

In re Application of

VICTORIA WARD, LIMITED

For a Planned Development Permit for Land  
Block 4, Project 1 (Block D).

Application No. KAK 23-037

DECLARATION OF ASHLEY  
LANGWORTHY RE: MODIFICATION  
HEARING [**BLOCK D** (LAND BLOCK 4,  
PROJECT 1) (KAK 23-037)]

Modification Hearing:

Date: August 2, 2023

Time: 9:00 a.m.

**DECLARATION OF ASHLEY LANGWORTHY RE: MODIFICATION HEARING**  
**[BLOCK D (LAND BLOCK 4, PROJECT 1) (KAK 23-037)]**

1. I am the Vice President of Biederman Redevelopment Ventures (BRV).
2. I have been with BRV for approximately 8 years, and have been involved in urban planning for approximately 20 years.
3. For additional information regarding my qualifications and experience, please see my resume, which is marked as Exhibit D-14 in this proceeding.
4. I am a licensed landscape architect in Hawaii and an AICP Certified Planner. I am also a member of the American Planning Institute, the ULI Sustainable Development Council, and LAI - Land Economics Society. I have a B.A. in economics from Tufts University

**EXHIBIT D-13**

and a Master of Urban Planning from Harvard University. I am currently based in Seattle as the Vice President of BRV. Prior to serving as Vice President, I served as the Director of BRV's Western Region, which includes my home state, Hawai'i.

5. Biederman Redevelopment Ventures (previously defined as "BRV") is a placemaking consulting firm with over twenty-five years of experience in the art and science of creating, redeveloping and operating parks, public spaces, neighborhood streetscapes, and the public realms of mixed-use projects across the United States. We work with real estate developers, foundations, government agencies, and professional sports teams in revitalizing urban space and creating clean, safe, and active places that add value and stimulate economic development.

6. BRV has extensive experience in park planning and design, as well as park programming, management, operations, governance, and financing strategies. The public spaces we operate are financially self-sustaining and generally do not rely on government funds for operations.

7. Among the urban parks and public spaces we have worked on or consulted on include Bryant Park in New York City; Salesforce Park in San Francisco; Klyde Warren Park in Dallas; Mission Rock in San Francisco; Ala Moana Park among others.

8. With respect to Block D, BRV is advising Victoria Ward, Ltd. ("VWL") on pedestrian activation, streetscape, and sense of place for the Project and related areas, and the modifications requested for the Project. BRV is also a consultant to VWL on activation opportunities throughout Ward Village.

9. Consistent with the Ward Neighborhood Master Plan (Ward MP) and previously-approved projects in Ward Village and in the Mauka Area, VWL is requesting two modifications

to the applicable provisions of the HCDA's 2005 Mauka Area Rules (the Vested Rules) for Block D.

10. The first request is to increase Block D's mixed-use platform height from forty-five (45) feet to sixty-five (65) feet.

11. The second request is to permit a continuous building façade on the platform above twenty (20) feet (instead of the 1:1 setback) on the Ala Moana Boulevard view corridor.

12. The requested modifications are necessary to advance the Ward MP's vision of ground level pedestrian activation and providing appropriate placemaking and opportunities for pedestrian experiences.

13. Based on my experience and focus on urban placemaking, and specifically on public space and park development and design, both modifications, among other benefits, facilitate the provision of ground floor pedestrian activation, and additional commercial and public spaces in and around Block D.

14. Both modifications to the platform allow additional volume, and allow the bulk of the parking structure to be pulled up and away from the street, therefore facilitating the vertical mixing of uses throughout Block D, which provides additional volume facilitating the ground-level retail, food and beverage, and commercial space along the most viable and accessible locations along Auahi Street and facing the Diamond Head Plaza Park, better defines the edge of the street, allows a more interesting articulation of the building façade, including along Auahi Street and Ala Moana Boulevard. The modifications will enhance the walkability of the neighborhood .

15. In addition, the podium height modification provides the height and vertical surface necessary to better connect the architectural elements of the tower to the podium's

façade, providing a continuous and cohesive canvas that is more aesthetically pleasing and allows for a seamless transition of Block D from the street-level podium to the vertical tower.

16. Together, these modifications, illustrated by Exhibits 34 - 37 of the Application (Exhibit 1 in this proceeding), will allow a podium design that is essential to creating the street-level pedestrian and community activation integral to Block D and the desired urban neighborhood, which embraces a walkable neighborhood of mixed-use living, recreation, and green space. The additional ground-floor open space and architectural features made possible by the modifications also provide community benefits by encouraging pedestrian activation, and allowing the delivery of retail and other uses that meet market demands.

17. Block D's ground-level landscaping is thoughtfully designed to create an attractive and inviting public interface with Diamond Head Plaza Park and the pedestrian-oriented streetscapes of Auahi Street, Kamake'e Street, and Queen Street, and will greatly improve the pedestrian experience along Ala Moana Boulevard and encourage pedestrian activation through an interesting and varied podium façade, wide elevated sidewalks, lush landscaping including native plants, planted berms, pocket parks, and sidewalk seating. The ground floor of Block D is designed to complement and act as a visual extension of Ala Moana Regional Park across the street.

18. Appendix A of the Application (Exhibit 1 in this proceeding) illustrates inspirational landscaping and public realm programming along Ala Moana Boulevard facilitated by the modifications, which may include elements such as lush native landscaping, shade and canopy trees, ample shaded public seating, dining terrace for food and beverage options, and pet amenities such as a water fountain and waste disposal bin.

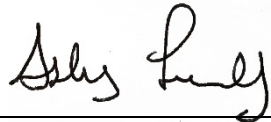
19. Block D faces the Diamond Head Plaza Park, which will serve as a community gathering place with opportunities for both passive and active uses among lush landscaping, shade and flowering trees, a keiki play area, water feature, dining terrace, and ample lawn and bench seating.

20. The placement of the Diamond Head Plaza Park at the far 'Ewa end of Land Block 4 (instead of mid-block) enhances the Kamake'e Street view corridor, as it ensures that the views through this corridor, which include the views from the entrance to Ala Moana Beach Park across Ala Moana Boulevard, will include this expansive, green park space near Honolulu's waterfront.

21. Appendix B of the Application (Exhibit 1 in this proceeding) illustrates inspirational landscaping and public realm programming for the Diamond Head Plaza Park facilitated by the modifications, which will allow the park to serve as a community gathering place with opportunities for both passive and active uses among lush landscaping, shade and flowering trees, a keiki play area, water feature, dining terrace, and ample lawn and bench seating.

I DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.

DATED: Seattle, Washington, June 27, 2023.



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ASHLEY LANGWORTHY