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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 2 (Block E).

Application No. KAK 23-038

DECLARATION OF ASHLEY  
LANGWORTHY RE: MODIFICATION  
HEARING [**BLOCK E** (LAND BLOCK 4,  
PROJECT 2) (KAK 23-038)]

Modification Hearing:

Date: August 2, 2023

Time: 9:00 a.m.

**DECLARATION OF ASHLEY LANGWORTHY RE: MODIFICATION HEARING  
[BLOCK E (LAND BLOCK 4, PROJECT 2) (KAK 23-038)]**

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 E-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

**EXHIBIT E-13**

Council, and LAI - Land Economics Society. I have a B.A. in economics from Tufts University 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 E, BRV is advising 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 Victoria Ward, Ltd. (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 E.

10. Block E, located between Block D and the IBM Building, will provide a welcoming pedestrian environment through the gracious shaded retail colonnade along Auahi Street, along with outdoor spaces with landscaping, walkways, and architectural elements. These elements are all integrated into the overall the design of Block E, which will provide convenient, welcoming, and active pedestrian access to and from the Auahi Street Promenade, Ala Moana Boulevard, the IBM Building, and beyond.

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

12. 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.

13. 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.

14. 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 E.

15. The 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 E through the Block E retail colonnade, better defining the edge of the street, and allowing a more interesting articulation of the building façade, including along Auahi Street and Ala Moana Boulevard.

16. The Block E retail colonnade facilitated by the modifications will encourage access to the area created by the realignment of Auahi Street into a pedestrian promenade featuring extensive landscaping, tree-lined sidewalks, walking and bicycle paths, ample seating areas, and retail, food and beverage, and other offerings. These elements are intentionally designed to significantly enhance pedestrian engagement, activation and connectivity.

17. Block E, as designed with the modifications, is key to achieving the Auahi Street promenade envisioned in the Ward Neighborhood Master Plan as a great pedestrian-oriented urban promenade and shopping street – a landscaped spine full of activity and character.

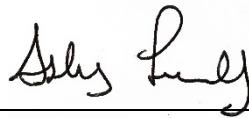
18. In addition, the podium height modification provides the height and vertical surface necessary to better connect the architectural elements of the tower to the podium's façade, providing a continuous and cohesive canvas that is more aesthetically pleasing and allows for a seamless transition of Block E from the street-level podium to the vertical tower.

19. Together, these modifications, illustrated by Exhibits 33 - 36 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 E 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.

20. 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.

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

DATED: Seattle, Washington, June 27, 2023.

A handwritten signature in black ink, appearing to read "Ashley Langworthy", is written over a horizontal line.

ASHLEY LANGWORTHY