

**MATT McDERMOTT DIRECT TESTIMONY**

**PRESENTATION HEARING**

**Block E (Land Block 4, Project 2) (KAK 23-038)**

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

A Matt McDermott, Principal Investigator, Cultural Surveys Hawai‘i, Inc.

**Q How long have you held this position?**

A I started with Cultural Surveys Hawai‘i in 1988. With some interruptions for research and graduate school I worked with Cultural Surveys Hawai‘i until I moved to Arizona in 2002. Upon return to Hawai‘i in 2004 I rejoined Cultural Surveys Hawai‘i. My total time with Cultural Surveys Hawai‘i is approximately 30 years, but my career in this area spans 35 years.

**Q Please describe your educational background and experience.**

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

**Q How have you been involved in this project, Block E?**

A In 2012, the Howard Hughes Corporation (HHC) retained Cultural Surveys Hawai‘i (CSH) to conduct an archaeological literature review and predictive model (O’Hare et al. 2012) and cultural impact assessment (Cruz et al. 2012) for the entire 60-acre Ward Neighborhood Master Plan area. Block E is a discrete project within the Ward Neighborhood Master Plan, following guidelines set forth in the Mauka Area Plan of the Hawaii Community Development Authority (HCDA).

CSH’s archaeological work and related consultation for the Block E project include preparing an archaeological inventory survey plan (AISP) (Farley and McDermott 2021) and conducting combined archaeological inventory survey (AIS) fieldwork for the Blocks D, E, and Diamond Head Plaza projects.

**Q Please describe the archeological inventory survey (AIS) fieldwork, methods, and results.**

A The subsurface testing for the Block E project’s AIS was a combined effort for the Blocks D, E, and Diamond Head Plaza projects (Bennicas et al. 2022 *draft*) (Figure 1). A 100%-coverage pedestrian inspection confirmed no surface archaeological historic properties were present and the project area was occupied by the Ward Centre building and an associated parking structure. Within the Block E parcel, subsurface investigations focused on a program of 26 test excavations distributed throughout the project area to locate subsurface archaeological deposits (Figure 2).

Eight test excavations were located in the existing parking structure or exterior vehicular areas (T-39, T-47, T-48, T-52–T-54, T-65, and T-66), nine were within exterior spaces on the periphery of the existing building (T-42, T-43, T-49, T-50, and T-56–T-60)), and nine were within active tenant retail spaces (T-44–T-46, T-51, T-55, and T-61–T-64). All test excavations were machine excavated to the depth of natural sand deposits and natural deposits were excavated by hand using shovels and trowels. Completed test excavation dimensions varied greatly due to the presence of unforeseen subsurface utilities, impenetrable subsurface structural foundations, and the limitations associated with interior excavations. Eight test excavations measured 5.0–6.3 m (16.4–20.7 ft) by 0.7 m (2.3 ft) (T-39, T-42, T-43, T-49, T-52, T-57, T-59, and T-60), sixteen measured 3.1–4.8 m (10.1–15.7 ft) by 0.7 m (T-44–T-48, T-50, T-53, T-54, T-56, T-58, and T-61–T-66), and two measured 2.3–2.7 m (7.5–8.9 ft) by 0.7 m (T-51 and T-55). Test excavations were dug to the level of the water table or coral shelf unless a subsurface obstacle was encountered, preventing excavation to the intended depth. Excavation depths typically ranged from 120–181 centimeters (3.9–5.9 ft) below ground surface.

One Previously identified and one newly identified historic properties were documented during the Block E AIS:

1. State Inventory of Historic Places (SIHP) # 50-80-14-06855, pre- and post-Contact cultural deposits with associated features, including human burials (identified within adjacent project areas)
2. SIHP # 50-80-14-09160, subsurface historical buried surfaces and structural remnants

**Q Please describe archaeological historic properties documented in the Project area.**

**A** The two archaeological historic properties documented for the Block E project AIS were as follows:

1. SIHP # 50-80-14-06855 consists of subsurface cultural deposits. Identified components are related to both historical and traditional Hawaiian land use and consist of culturally enriched A horizons with associated features including human burials (identified in adjacent project areas). SIHP # -06855 was previously assessed by Bell et al. (2006); Sroat and McDermott (2012); Sroat, Inglis, and McDermott (2014); Belluomini et al. (2016); and Yucha et al. (2016) as significant under Hawai‘i State historic property significance Criterion c (embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value), Criterion d (have yielded, or is likely to yield, information important for research on prehistory or history), and Criterion e (have an important value to the native Hawaiian people or to another ethnic group of the state due to associations with cultural practice once carried out, or still carried out, at the property or due to associations with traditional beliefs, events or oral accounts—these associations

being important to the group's history and cultural identity), pursuant to HAR §13-284-6. The Block E AIS findings support this assessment for Criteria c and d. SIHP # -06855 retains integrity of location, design, material, and workmanship, and feeling, it has potential to yield important information on traditional Hawaiian and historical land use spanning the pre-Contact period in Hawai'i through the early twentieth century.

2. SIHP # 50-80-14-09160 consists of historical buried surfaces and structural remnants associated with early to mid-twentieth century commercial and residential development. Components identified include buried asphalt, oil-rolled, and compacted surfaces, pit features, and structural remnants. SIHP # -09160 is assessed as significant under Hawai'i State historic property significance Criterion d (have yielded, or is likely to yield, information important for research on prehistory or history), pursuant to HAR §13-284-6. SIHP # -09160 retains integrity of location, design, material, and workmanship, and it has potential to yield important information on the urban expansion of Honolulu during the twentieth century. These buried historical surfaces, pit features, and associated cultural material can provide data on urban habitation and land use associated with this time period.

**Q In your professional opinion, what impacts will the Project have on archaeological historic properties?**

A The Block E project will consist of the construction of a high-rise residential tower with commercial space located on the ground floor. Ground disturbance associated with project construction includes demolition and removal of existing buildings and structures in the Ward Centre, borings related to foundation pile installation, and excavation related to the project area's development, including structural footings, utility installation, roadway and parking area installation, and landscaping.

The proposed Block E project has the potential to affect all archaeological historic properties identified within the project area. The recommended effect determination is "effect, with agreed upon mitigation commitments."

**Q What mitigation measures have been developed for those historic properties?**

A The mitigation measure developed for historic properties in the Block E project area consists of archaeological monitoring. This mitigation measure is detailed in the Block E AIS report (Bennicas et al. 2022 *draft*), which is currently under review of the SHPD. The archaeological monitoring program will include the collection and detailed provenience documentation of features and cultural material identified in association with SIHP # -06855 and -09160.

**Q: Please describe the current status of the SHPD process in this case.**

A CSH prepared an archaeological inventory survey plan (AISP) for the combined Blocks D, E, and Diamond Head Plaza project areas (Farley and McDermott 2021) which was accepted by the SHPD via HICRIS (Project No. 2021PR00032) on 28 July 2021.

A draft of the AIS report (Bennicas et al. 2022 *draft*) documenting the results of fieldwork for the Block E project area, was submitted to the SHPD on 28 October 2022 via HICRIS (Project No. 2021PR00032). This draft document remains under SHPD review.

A draft archaeological monitoring plan (AMP) (Bennicas and McDermott 2022 *draft*) was submitted to the SHPD on 19 December 2022 (Project No. 2021PR00032). This draft document remains under SHPD review and will be reviewed by the agency subsequent to acceptance of the draft AIS report (Bennicas et al. 2022 *draft*).

On 24 April 2023, SHPD provided a letter (Project NO.: 2021PR00032, DOC NO.: 2304SCH07) to HCDA and the Department of Planning and Permitting (DPP), City and County of Honolulu, acknowledging that SHPD had no objection to the HCDA proceeding with the permitting process for the Block E Project, with three stipulations:

1. Hawai'i Revised Statutes (HRS) §6E-42 Historic Preservation Review Steps 1 through 5, as outlined in Hawai'i Administrative Rules (HAR) §13-284-3(b), shall be completed and SHPD shall provide a letter documenting said completion to HCDA, DPP, and Victoria Ward, Ltd. (VWL)/HCC indicating that the DPP permit process may continue;
2. DPP commits to stipulate as a permit condition on all project DPP permits involving ground disturbing work that project initiation may not proceed prior to receipt by HCDA, DPP, and VWL/HCC of SHPD's letter documenting completion of Steps 1 through 5; and
3. VWL/HCC commits to no initiation of project ground disturbing work requiring a DPP permit prior to receipt of SHPD's letter documenting completion of Steps 1 through 5.

On 20 June 2023, VWL/HCC provided a response letter to SHPD acknowledging and committing to these three stipulations. VWL/HCC's letter is attached.

**Q Please describe the cultural consultation that has occurred to date.**

A **Consultation for the overall Ward Neighborhood Master Plan**

Consultation has been ongoing since 2012 as part of the Ward Neighborhood Master Plan consultation effort. Consultation has involved meetings and/or correspondence with recognized Kaka'ako cultural descendants, the OIBC, the Office of Hawaiian Affairs (OHA), Hui Mālama I Nā Kūpuna O Hawai'i Nei, Ku'iwalu, the SHPD, and project proponents. Cultural consultation occurred in the following timeline:

As part of the Ward Neighborhood Master Plan consultation effort, HHC coordinated an informational meeting with recognized cultural descendants for the Ward Village Shops project on 10 July 2012 in order to introduce the Ward Neighborhood Master Plan, as well as present results of the recent supplemental AIS for the Ward Village Shops Phase II project (Sroat and McDermott 2012). Attendees included Kaka'ako cultural descendants (Ka'anohi Kaleikini, Keala Norman, Kepo'o Keli'ipa'akaua, and Kahili Norman), OIBC representative Hinaleimoana Wong-Kalu, HHC representatives (John Simon, David Striph, and Nick Vanderboom), CSH principal investigator Matt McDermott, and Ku'iwalu cultural consultant Dawn Chang. Prior to this meeting, all cultural descendants were mailed a hard copy of the archaeological literature review and predictive model study (O'Hare et al. 2012) completed for the Ward Neighborhood Master Plan as part of its historic preservation review process and as a cultural and historical resource document. Cultural descendants were also mailed a copy of CSH's cultural impact assessment for the subject project (Cruz et al. 2012). A summary of the Ward Neighborhood Master Plan was provided by HHC Vice President of Development, Nick Vanderboom, focusing on the upcoming initial portions of the project and development of AISP's for Blocks C, K, and O. Mr. Vanderboom also communicated HHC's desire to coordinate with the Office of Hawaiian Affairs (OHA) and Kamehameha Schools (KS), given their ownership of large tracts of land within Kaka'ako, and to develop cultural guidelines for the project. The cultural descendants were very supportive of the idea of incorporating *mo'olelo* (stories) of the area into the Hawaiian architecture and the use of native plants within the landscaping designs. They further suggested resource gardens where Native Hawaiians could gather native plants could be established. In terms of the project's archaeological investigations, the cultural descendants were assured that AISP and AIS investigations would be prepared and conducted for each phase of the development and that the descendants would be kept informed of Master Plan developments and archaeological investigations.

Also invited to the 10 July 2012 meeting was Mr. Manny Kuloloio, a cultural descendant of the Honolulu and Kaka'ako area. Mr. Kuloloio called Ms. Chang the following day to express his regret at being unable to attend the meeting. As a follow-up, Mr. McDermott of CSH called Mr. Kuloloio to discuss any input he might have regarding development of the Ward Neighborhood Master Plan and component AIS plans. Mr. Kuloloio acknowledged receipt of the archaeological literature review and predictive model document, but did not have any specific comments at that time.

Following extensive consultation with SHPD in 2012, Matt McDermott contacted Edward Halealoha Ayau and Kihei Nahalea of Hui Mālama I Nā Kūpuna O Hawai'i Nei in order to provide notification of the upcoming projects and a scheduled consultation meeting as well as to inquire whether a representative of Hui Mālama would be interested in participating in upcoming consultation meetings. On 5 November 2013, Mr. Ayau responded that attendance at the consultation meetings would not be necessary and that alternative forms of communication would be sufficient (e.g., email, telephone, mail, Skype). On 15 November 2013, Mr. Nahalea confirmed that Mr. Ayau should continue to be the point of contact for Hui Mālama. Consultation letters concerning the AISP's and

proposed testing strategies continued to be sent to Hui Mālama up until 2015 when the organization was understood to have dissolved, in accordance with the completion of its mission.

Consultation for 14 project areas of the Ward Neighborhood Master Plan was held with the SHPD, recognized cultural descendants, the OIBC, OHA, and Hui Mālama I Nā Kūpuna O Hawai'i Nei between 2013 and 2016. The project areas consisted of Blocks A (Launiu), B East (Ward Village Gateway project), B West, C (Anahā residential tower project), C West (Ward Village Gateway project), F, G, H, I, K (Waiea residential tower), M (Ae'ō residential tower), N East ('A'ali'i), N West (Mahana Ward Village), and O (Ke Kilohana residential tower). Consultation included AISP-proposed testing strategies (consultation meetings and consultation letters), updates on AIS fieldwork and/or construction monitoring, notice of and consultation for any human burial finds (Blocks A, B West, I, K, and N East), proposed mitigation measures for historic properties identified, and the status of AIS reports submitted to the SHPD.

### **Consultation for the Block E project area**

The subsurface Block E AIS investigation was conducted between 22 March 2021 and 8 February 2022. Cultural monitors from Moehonua Cultural Monitoring Services (MCMS) were present during the excavation of all Block E AIS test excavations.

On 21 October 2020, combined consultation letters for the Blocks D, E, and Diamond Head Plaza projects were sent to OHA, SHPD, and the OIBC. The letters introduced the proposed projects and project area, discussed prior archaeological studies in the vicinity, and presented the proposed testing strategy for the project's AIS. The letters invited questions and/or comments relating to the proposed project and AIS testing strategy.

On 26 October 2020, the current project was presented to recognized cultural descendants of VWL's Ward Neighborhood Master Plan projects during a Zoom meeting. Ena Sroat of CSH provided a PowerPoint presentation covering historical background research of the project area, the results of previous archaeological studies in the surrounding area, and the proposed combined AIS testing strategy for the Blocks D, E, and Diamond Head Plaza projects. The cultural descendants expressed satisfaction with the robust testing strategy of 66 test excavations throughout the three contiguous project parcels.

On 18 November 2020, Ena Sroat of CSH introduced the combined projects to the OIBC at their monthly meeting. The presentation consisted of a Zoom PowerPoint depicting the land use history of the project, findings of previous archaeological studies in the immediate surrounding area, and the proposed AIS testing strategy. At the time of the presentation the OIBC was not in quorum, thus the presentation was for informational purposes only.

On 29 March 2022, Mr. McDermott of CSH presented the Blocks D, E, and Diamond Head Plaza AIS results to recognized cultural descendants of VWL's Ward Neighborhood Master Plan during a Zoom meeting. Mr. McDermott provided a PowerPoint presentation including a brief overview of previously identified historic

properties in the vicinity of the AIS project area, AIS testing strategy, and the results of AIS fieldwork. The cultural descendants had no questions or comments regarding the AIS test results.

On 13 April 2023, Mr. McDermott presented the Blocks D, E, and Diamond Head Plaza AIS results to the OIBC at their monthly meeting. Mr. McDermott provided a PowerPoint presentation summarizing the subsurface testing strategy and results of fieldwork. The council had no questions or comments.

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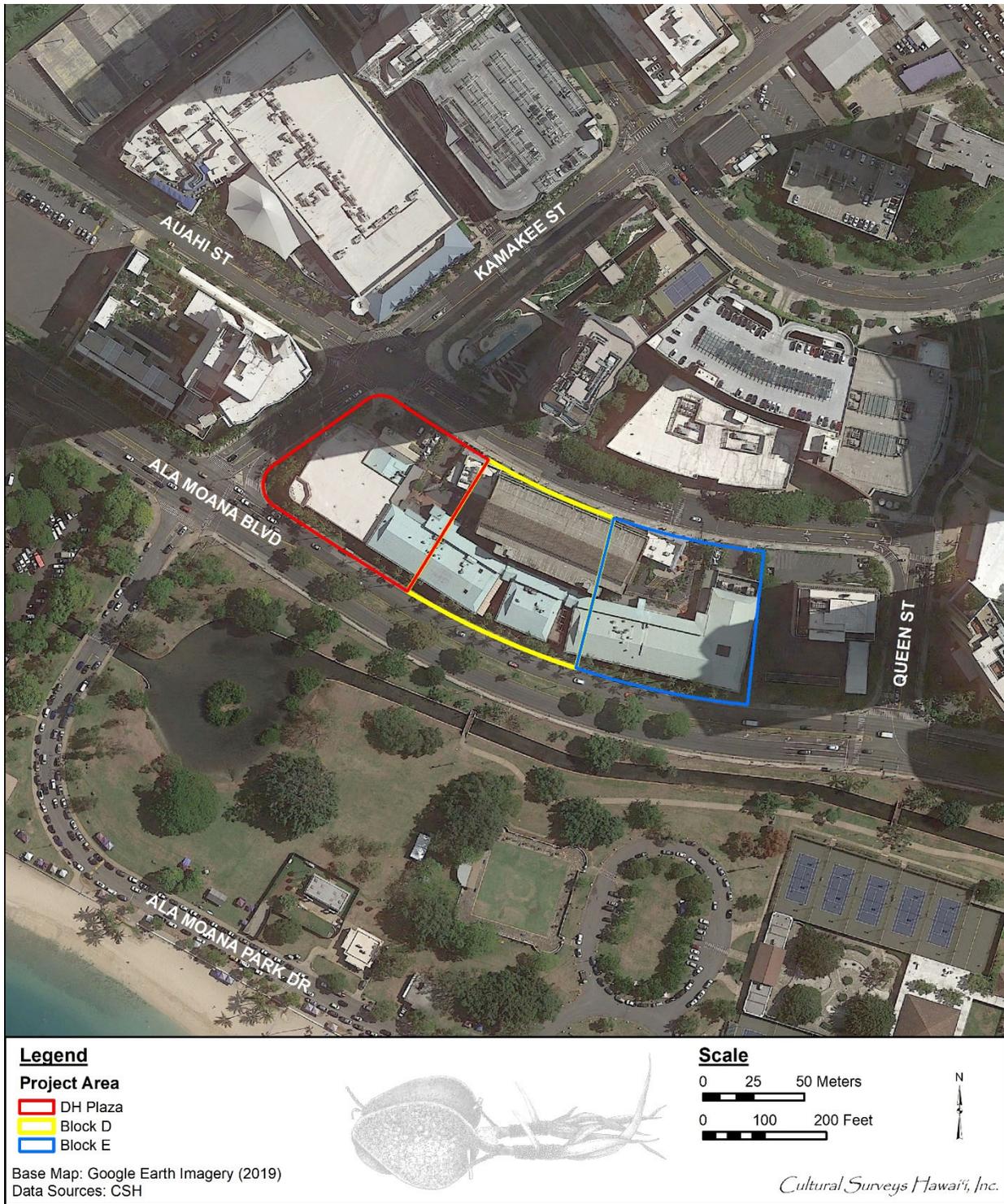


Figure 1. Aerial photograph of the Block E project area (blue) (Google Earth 2019)

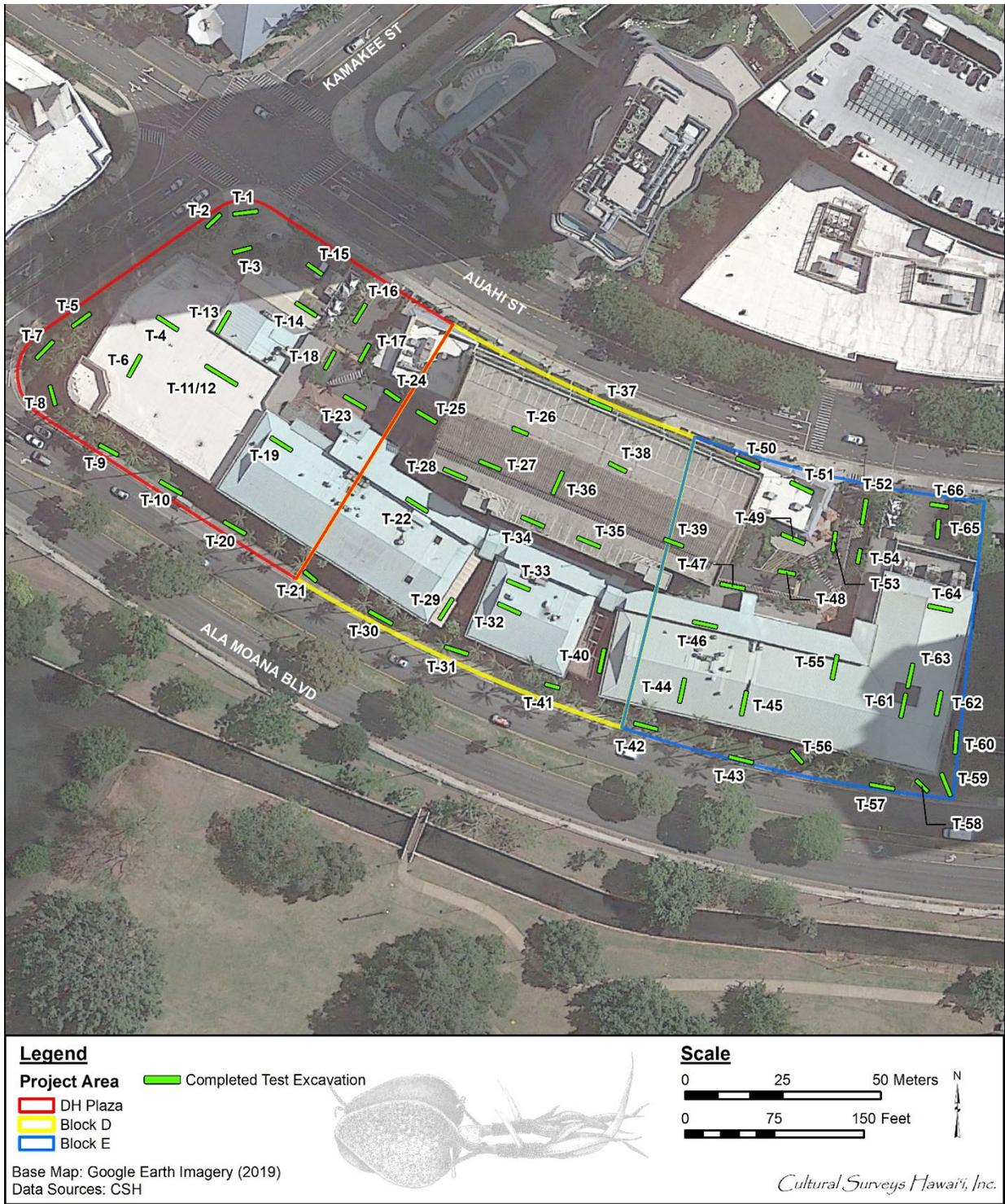


Figure 2. Aerial photograph (Google Earth 2019) showing test excavations completed during the combined Blocks E (blue), D, and Diamond Head Plaza AIS

## **REFERENCES CITED**

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### **Bennicas, Alexandra, Laura Krupke, and Matt McDermott**

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### **Farley, Gina and Matt McDermott**

2021 *Archaeological Inventory Survey Plan for the Howard Hughes Corporation Blocks D and E and Diamond Head Plaza Project, Kaka’ako, Honolulu Ahupua’a, Honolulu (Kona) District, O’ahu TMKs: [1] 2-3-005:006.* Cultural surveys Hawai’i, Inc., Kailua, Hawai’i.

### **O’Hare, Constance R., Douglas F. Borthwick, and Hallett H. Hammatt**

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### **Sroat, Ena, Doug Inglis, and Matt McDermott**

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# WARD VILLAGE®

HONOLULU, HI

June 20, 2023

Dr. Alan S. Downer  
Administrator  
State Historic Preservation Division  
Deputy State Historic Preservation Officer  
601 Kamokila Blvd. STE 555  
Kapolei, HI 96707

**Subject: Project No. 2021PR00032/ Doc. No. 2304SCH07**  
**Archaeology**  
**TMK: (1) 2-3-005:006**

Dear Dr. Downer:

In response to referenced Project No. 2021PR00032/ Doc. No. 2304SCH07 dated April 24, 2023 providing the State Historic Preservation Division's (SHPD's) review regarding the Hawaii Community Development Authority's (HCDA's) planned development permitting process for the Victoria Ward, Ltd. (VWL) and The Howard Hughes Corporation (HHC) project titled Victoria Ward Limited (VWL) Blocks D, E, and Diamond Head Plaza Project (Land Block 4, Project 1 & Project 2), VWL respectfully acknowledges and commits to all stated stipulations requested by SHPD.

Sincerely,

**Victoria Ward, Ltd.**

By:   
\_\_\_\_\_  
Ka'iulani K. Sodaro, AICP  
Vice President

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