

Testimony before the
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
Wednesday, August 2, 2023 (9:00 am)

Development Permit KAK 23-037 & KAK 23-038 Victoria Ward, Limited – modification hearing

Chair Ishii and Members of the Authority:

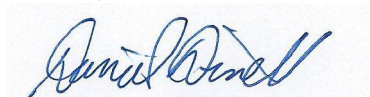
I served as HCDA’s Executive Director from 2004 to 2007. During that period, we approved approximately \$1 billion of private development activity as well as invested millions of dollars in infrastructure upgrades to further the vision of Kaka’ako as a “live, work, play” community. (Incidentally, I’m fully supportive of HCDA expanding this vision to include “visit” and “learn” as even more inclusive and in sync with the legislative intent of HCDA’s mission.) While no longer having any official HCDA responsibilities, I still care about, and follow, developments in the district.

Today, you have two requested modifications for Blocks D&E. They are not only reasonable – a higher podium height coupled with accessory/equipment plus a view corridor setback along Ala Moana Boulevard – they are in line with past modification approvals and furthermore result in developments that better support the objectives of HCDA’s Mauka Area Plan than without having such modifications. During my time as ED, staff and Authority Members carefully evaluated each modification request through the lens of the applicable master plan, prior approvals, and the HCDA’s plans and rules, and I expect this practice has not changed.

Another practice embedded in the DNA of the Authority is to be future minded. Issues such as sea level rise were considered in approving permits – e.g. lobbies higher than street grade as well as placing emergency generators on upper floors – long before administratively required. I note that Act 221 from this past legislative session requires HCDA to consider the impacts of climate change, sea level rise, and climate-resilient development in the design and siting of buildings in the Kakaako and Kalaeloa community development districts. Through the application, infrastructure availability reports in the application appendices, and information provided in these hearings the Applicant as well as HCDA staff have clearly met this standard. I strongly encourage the Authority to approve these projects, inclusive of their proposed modifications. Consistent with Act 221 and best practices, both projects consider climate-related matters in their design and siting, and will bring substantial benefits to Ward Village and Kaka’ako.

It is gratifying to see the work by my predecessors and successors come to life in Kaka’ako. The Development Permit applications and modifications before you are part of this continuing march forward in creating what legislators envisioned in 1976 through the establishment of HRS Chapter 206E, and now Act 221 (2023), in forging a better community for tomorrow. I urge your approval of the Applicant’s request for modification, and the accompanying Development Permits.

Mahalo,





HAWAII LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST

650 Iwilei Road, Suite 285 · Honolulu, HI 96817 · Phone: 808-845-3238 · Fax: 808-845-8300

July 28, 2023

To: **The Hawaii Community Development Authority (HCDA)**

Re: **Testimony in Support of Block D Ward Village (KAK 23-037) & Block E (KAK 23-038)
Ward Village Projects, Victoria Ward, Limited**

For HCDA Public Hearing on Wed., August 2, 2023 at 9:00 am (Modification Hearing)

Aloha Chair Ishii, HCDA Board Members, Director Nakamoto, and HCDA Staff,

The **Hawaii Laborers & Employers Cooperation and Education Trust** (Hawaii LECET) is a labor + management partnership established in 1992 between the 5,000 statewide members of the Hawaii Laborers Union and over 250 construction companies from the *General Contractors Association* and the *Building Industry Association*. The Laborers International is the largest construction trade union in North America, and Hawaii LECET is part of a network of 38 labor-management LECET Funds across the country.

Hawaii LECET strongly supports the Block D and Block E Ward Village Projects. Renewing the aging Ward Centre area property will provide nearly 400 homes, a very community-centered and thoughtfully-oriented one-acre Diamond Head Plaza park with over 35,000 square feet of public open space, commercial opportunities, retail storefronts, and many public amenities. This Ward Centre project creates over US \$1.3 billion in up-front economic impact, over \$395 million in direct workers' earnings, \$71 million in state tax receipts, and 800 jobs yearly through completion in 2028. Over the next 30 years, annual property tax receipts alone will contribute over \$330 million in additional government tax revenue for the City & County of Honolulu.

As part of its commitment to affordable housing, before even submitting this application to HCDA to renovate Blocks D & E, the Howard Hughes Corp. (HHC) has already front-loaded construction on all of its over 1,200 below-market-priced housing requirements far ahead of schedule, creating \$162 million in new shared equity value for the people of the State of Hawaii.

Thank you for this opportunity to offer our strong support for KAK 23-037 & KAK 23-038.

Mahalo,

**Hawaii Laborers & Employers
Cooperation and Education Trust**

July 25, 2023

Chason Ishii, Chair
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RECEIVED

2023 JUL 28 PM 1:59

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

**RE: KAK 23-037/ Block D Ward Village
KAK 23-038/ Block E Ward Village
August 2nd, 2023 Modification Hearing
SUPPORT TESTIMONY**

Dear Chair Ishii:

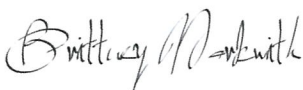
As a resident of Ward Village, I offer my support to the proposed Block D & Block E Ward Village residences as well as the Diamond Head Park Plaza. In addition to the convenience and amenities provided by Ward Village, I am delighted at the continued evolution of the community, providing more housing options, restaurants, shops and enhanced streetscapes.

I appreciate the consideration to build more homes in Kaka'ako so our city has more ownership opportunities and housing supply for families. Both residences will deliver new public benefits and community amenities, including a combined total of over 15,000 square feet of commercial ground floor shops and restaurants with outdoor seating along Auahi Street, broad sidewalks, public art, native landscaping and cultural wayfinding signage. My husband and I currently reside in the Koula building. It's been an amazing experience as a young couple and look forward to seeing the growth of Ward Village. To see the current transformation of what Ward used to be to where it is now and where it is headed is very encouraging and a sight to see.

Ward Village will also be creating a new one-acre community park which will feature a pavilion, park-side restaurant seating, natural play elements with native planting and wayfinding signage. Of all Honolulu benefits from more parks and maintained open spaces. The Ward area

Thank you for your consideration and I respectfully ask that you approve these projects and further enhance and continue to positively transform our community.

Sincerely,
Brittney Markwith
Resident



July 27, 2023

Chason Ishii, Chair
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RECEIVED
2023 JUL 28 PM 2:00
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

**RE: KAK 23-037/ Block D Ward Village
KAK 23-038/ Block E Ward Village
August 2nd, 2023 Modification Hearing
SUPPORT TESTIMONY**

Dear Chair Ishii:

As an entrepreneur and tenant of Ward Village, I appreciate the many community events and activations that Ward Village hosts for our community as it supports small business like mine. I know first hand how important neighborhood services like mine thrive with more residents and a growing community.

Given Ward Village's community vision in creating meaningful experiences for my customers, I am submitting testimony in support of the proposed Block D & Block E Ward Village projects and the requested modifications so they can continue to improve the streetscape and public realm shopping experience.

In addition to the additional housing supply and 15,000+ sf of commercial street lined shops and restaurants, the proposed Block D & Block E projects will bring additional residents and a new one-acre community park for us all to benefit from.

Allowing for future projects is critical for small businesses like mine to have confidence in our businesses.

In summary, the Block D & Block E proposed projects will support our economy, community and local businesses and non-profits. Thank you for your consideration and I respectfully ask that you approve the requested modifications needed for these projects as they further enhance and positively transform our community.

Sincerely,

Dorian Takahashi

Aloha Card Shop

July 22, 2023

Chason Ishii, Chair
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RECEIVED
2023 JUL 28 PM 2:00
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

**RE: KAK 23-037/ Block D Ward Village
KAK 23-038/ Block E Ward Village
August 2nd, 2023 Modification Hearing
SUPPORT TESTIMONY**

Dear Chair Ishii:


I am a local born and raised on Oahu, and currently live on the north shore with my fiancé and four-year-old daughter. We enjoy driving into town on the weekends to shop, eat and attend the various activations at Ward Village. I offer my support to the proposed Block D & Block E Ward Village residences as well as the Diamond Head Park Plaza. In addition to the convenience and amenities provided by Ward Village, I am delighted at the continued evolution of the community, providing more housing options, restaurants, shops and enhanced streetscapes.

I appreciate the consideration to build more homes in Kaka'ako so our city has more ownership opportunities and housing supply for families. Both residences will deliver new public benefits and community amenities, including a combined total of over 15,000 square feet of commercial ground floor shops and restaurants with outdoor seating along Auahi Street, broad sidewalks, public art, native landscaping and cultural wayfinding signage.

Ward Village will also be creating a new one-acre community park which will feature a pavilion, park-side restaurant seating, natural play elements with native planting and wayfinding signage. Of all Honolulu benefits from more parks and maintained open spaces.

Thank you for your consideration and I respectfully ask that you approve these projects and further enhance and continue to positively transform our community.

Sincerely,



Megan Kashimoto

July 27, 2023

Chason Ishii, Chair
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RECEIVED

2023 JUL 28 PM 2:00

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

**RE: KAK 23-037/ Block D Ward Village
KAK 23-038/ Block E Ward Village
August 2nd, 2023 Modification Hearing
SUPPORT TESTIMONY**

Dear Chair Ishii:

As an entrepreneur and freelance photographer, I appreciate the many community events and activations that Ward Village hosts for our community at South Shore Market and Victoria Ward Park. I personally have participated in these community events and have seen firsthand how much the community enjoys them.

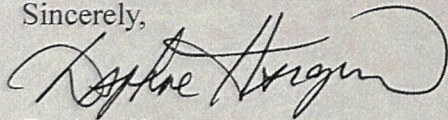
Given Ward Village's community vision in creating meaningful experiences for our local residents, I am submitting testimony in support of the proposed Block D & Block E Ward Village projects.

In addition to the additional housing supply and 15,000+ sf of commercial street lined shops and restaurants, the proposed Block D & Block E projects will bring additional residents and a new one-acre community park.

This new park will feature a pavilion, park-side restaurant seating, natural play elements with native planting and wayfinding signage. These public spaces make for a positive experience and demonstrate Ward Villages community involvement and support of small local entrepreneurs like myself to attend and service community events.

In summary, the Block D & Block E proposed projects will support our economy, community and local businesses and non-profits. Thank you for your consideration and I respectfully ask that you approve these projects and further enhance and positively transform our community.

Sincerely,



Daphne Hargrove

Chason Ishii, Chair
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RECEIVED

2023 JUL 28 PM 2: 00

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

RE: KAK 23-037/ Block D Ward Village
KAK 23-038/ Block E Ward Village
August 2nd, 2023 Modification Hearing
SUPPORT TESTIMONY

Dear Chair Ishii:

As a small business owner that is present at the Saturday Kaka'ako farmers market, I count on the residents of Ward Village for continued business growth. I offer my support to the proposed Block D & Block E Ward Village residences as well as the Diamond Head Park Plaza. In addition to the convenience and amenities provided by Ward Village, I am delighted at the continued evolution of the community, providing more housing options, restaurants, shops and enhanced streetscapes.

I appreciate the consideration to build more homes in Kaka'ako so our city has more ownership opportunities and housing supply for families. Both residences will deliver new public benefits and community amenities, including a combined total of over 15,000 square feet of commercial ground floor shops and restaurants with outdoor seating along Auahi Street, broad sidewalks, public art, native landscaping and cultural wayfinding signage.

Ward Village will also be creating a new one-acre community park which will feature a pavilion, park-side restaurant seating, natural play elements with native planting and wayfinding signage. Of all Honolulu benefits from more parks and maintained open spaces.

Thank you for your consideration and I respectfully ask that you approve these projects and further enhance and continue to positively transform our community.

Sincerely,



Amanda Cordes
Small Business Owner

July 17, 2023

Chason Ishii, Chair
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RECEIVED

2023 JUL 28 PM 2: 00

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

**RE: KAK 23-037/ Block D Ward Village
KAK 23-038/ Block E Ward Village
August 2nd, 2023 Modification Hearing
SUPPORT TESTIMONY**

Dear Chair Ishii:

As a local who enjoys coming to Ward Village, I offer my support to the proposed Block D & Block E Ward Village residences as well as the Diamond Head Park Plaza. The continued evolution of this area provides increased housing options, exciting restaurants and shops, and enhanced streetscapes, thereby making Ward Village an increasingly vibrant hub for the community.

Building more homes in Kaka'ako increases ownership opportunities and adds to the housing supply for families. As both residences will deliver new public benefits and community amenities – including a combined total of over 15,000 square feet of commercial ground floor shops and restaurants with outdoor seating along Auahi Street, broad sidewalks, public art, native landscaping and cultural wayfinding signage – I strongly believe that these projects will further enhance and continue to positively transform our community

I also understand that Ward Village will be creating a new one-acre community park which will feature a pavilion, park-side restaurant seating, natural play elements with native planting and wayfinding signage. All of Honolulu benefits from more parks and maintained open spaces, and I am especially appreciative of those designed with our keiki in mind.

Thank you for your consideration and I respectfully ask that you approve these projects.

Sincerely,



Kimi Ide-Foster

RECEIVED

2023 JUL 28 PM 2: 00

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

**RE: KAK 23-037/ Block D Ward Village
KAK 23-038/ Block E Ward Village
July 20th, 2023 Presentation Hearing
SUPPORT TESTIMONY**

Dear Chair Ishii:

As local small business owners of Ambient Rentals, we appreciate the continued development and community investment by Ward Village. We would like to offer our support to their proposed Block D & Block E projects which will bring more residences, community activations and events to Kaka'ako.

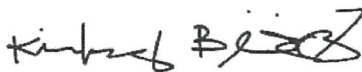
Ambient Rentals was established in 2017 to offer unique special rentals and custom event equipment and staging supplies to Hawai'i events. Our business thrives when our community thrives. Ward Village continues to place community engagement and activations at the forefront of their community and retail events.

Ward Village is important to small businesses like ours as they create a place people want to come and visit as well as providing diverse housing supply for families. In addition to these residences delivering new public benefits and community amenities, with a combined total of over 15,000 square feet of commercial ground floor shops and restaurants with outdoor seating along Auahi Street, there will be a new one-acre community park, Diamond Head Plaza Park. No one else is creating parks in Kaka'ako for our community to hold events, and we are appreciative of more events and celebrations for our community.

Thank you for your consideration and we respectfully ask that you support small local businesses by supporting and approving these projects to further enhance and continue to positively transform Kaka'ako.

Sincerely,

Ambient Rentals





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2023 JUL 28 PM 2:01
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

July 27, 2023

Chason Ishii, Chair
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

**RE: KAK 23-037/ Block D Ward Village
KAK 23-038/ Block E Ward Village
August 2nd, 2023 Modification Hearing
SUPPORT TESTIMONY**

Dear Chair Ishii:

NAIOP Hawaii Developing Leaders offers our support to the proposed Block D & Block E Ward Village residences as well as the Diamond Head Park Plaza. NAIOP Hawaii Developing Leaders is a group of young professionals working in the commercial real estate industry in Honolulu. Our members comprise of investors, developers, lenders, lawyers, architects, and many other young professionals. Our mission is to support the growth of our peers in the industry both inside and outside of work.

In addition to the convenience and amenities provided by Ward Village, we are delighted at the continued evolution of the community, providing more housing options, restaurants, shops and enhanced streetscapes.

We appreciate the consideration to build more homes in Kaka'ako so our city has more ownership opportunities and housing supply for families. Both residences will deliver new public benefits and community amenities, including a combined total of over 15,000 square feet of commercial ground floor shops and restaurants with outdoor seating along Auahi Street, broad sidewalks, public art, native landscaping and cultural wayfinding signage.

Ward Village will also be creating a new one-acre community park which will feature a pavilion, park-side restaurant seating, natural play elements with native planting and wayfinding signage. Of all Honolulu benefits from more parks and maintained open spaces.

Thank you for your consideration and we respectfully ask that you approve these projects and further enhance and continue to positively transform our community.

Sincerely,

A handwritten signature in cursive script that reads "Chris Fong".

Chris Fong

Co-chair, NAIOP Hawaii Developing Leaders

July 27, 2023

RECEIVED

2023 JUL 28 PM 2: 01

The Honorable Chason Ishii, Chairperson
Hawaii Community Development Authority
HCDA Board Meeting Room
547 Queen Street, 2nd Floor
Honolulu, HI 96813

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

RE: KAK 23-037 Block D
KAK 23-038 Block E
August 2nd Modification Hearing
SUPPORT TESTIMONY

Aloha Chair Ishii and Members of the Authority:

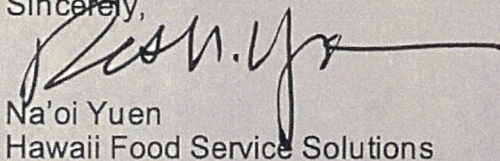
Thank you for the opportunity to submit testimony in support of Victoria Ward Ltd.'s request for modifications for proposed projects Block D, Block E and the Diamond Head Plaza Park. In addition to creating and sustaining workforce employment and earnings with the projects, Ward Village is also creating a one acre community park will feature a pavilion, park-side restaurant seating, natural play elements for our community.

Block D's residence will deliver 242 one-, two-, three- and four-bedroom homes. Construction of the residence is estimated to have a significant economic output impact of \$672 million, including \$226 million in workers' earnings and \$41 million in state tax revenue. From 2022 to 2028, this new residence will create an average of 450 jobs annually.

Block E's residence will create 148 two-, three-, four- and five-bedroom homes. Its construction will deliver additional economic output of \$692 million, including an estimated \$174 million in workers' earnings and \$32 million in state tax revenue. This residence will create over 350 jobs annually from 2022 to 2028.

There is no denying the importance and significance of these impactful projects on our local economy and their contribution to ensuring the next generation's financial and economic needs. Planning and approving for future development now lends to the future of my employees and the community we build.

Sincerely,


Na'oi Yuen
Hawaii Food Service Solutions

July 27 , 2023

RECEIVED

2023 JUL 28 PM 2: 01

The Honorable Chason Ishii, Chairperson
Hawaii Community Development Authority
HCDA Board Meeting Room
547 Queen Street, 2nd Floor
Honolulu, HI 96813

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

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KAK 23-038 Block E
August 2nd Modification Hearing
SUPPORT TESTIMONY

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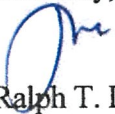
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Block E's residence will create 148 two-, three-, four- and five-bedroom homes. Its construction will deliver additional economic output of \$692 million, including an estimated \$174 million in workers' earnings and \$32 million in state tax revenue. This residence will create over 350 jobs annually from 2022 to 2028.

There is no denying the importance and significance of these impactful projects on our local economy and their contribution to ensuring the next generation's financial and economic needs. Planning and approving for future development now lends to the future of my employees and the community we build.

Sincerely,



Ralph T. Inouye

William F. Anonsen
1000 Auahi Street, Apt. # 3104
Honolulu, Hawaii, 96814

July 27, 2023

Chason Ishii, Chair
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

RECEIVED
2023 JUL 28 PM 2:01
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

Re: KAK 23-037 / Block D Ward Village
KAK 23-038 /Block E Ward Village

Aloha Chair Ishii and HCDA Board Members:

Thank you for the opportunity to offer testimony in staunch support of the proposed modification requests for Block D & E Ward Village residences, complemented by the proposed Diamond Head Park Plaza. As a longtime resident of Ward Village, initially as a commercial tenant, I continue to be impressed with the continued mindful development and sensible master planning converting Kaka'ako to an enchanting sense of place and unique community.

I view this phase of the Ward Village development to be well-aligned with HCDA objectives to establish community plans that create the ideal mix of urban and island living, which has contributed to making Ward Village the premier urban residential community that I am proud to call home for our family. The envisioned and proposed development will help to realize its commitment as a vibrant neighborhood and destination for premier shopping and dining options which are reflective of Hawaii's diverse population and community-cultural events. These are some of the reasons why our family chose Ward Village as our home, and we are excited to see that vision come to fruition. HCDA and Howard Hughes has and continues to deliver to its residents and valued guests the benefits of a well-planned master community.

The Authority and Howard Hughes are to be commended for their commitment and collective efforts with its community partners transforming Kaka'ako into a wonderful place that is becoming a sustainable, vibrant community. This provides economic and social opportunities that aim to meet the highest needs and aspirations of Hawaii's people. This envisioned and proposed development of Block D and E by Howard Hughes and the contiguous park will help to realize its commitment.

Mahalo for your consideration to approve the modification requests to include this new neighborhood park that further enhance the positive transformation of outdated and underutilized space into a modern dynamic neighborhood that benefits future generations in Honolulu's urban core.

Sincerely,



William F. Anonsen

Ward Village Resident

2023 JUL 28 PM 2: 01

July 27, 2023

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

The Honorable Chason Ishii, Chairperson
Hawaii Community Development Authority
HCDA Board Meeting Room
547 Queen Street, 2nd Floor
Honolulu, HI 96813

RE: KAK 23-037 Block D
KAK 23-038 Block E
August 2nd Modification Hearing
SUPPORT TESTIMONY

Aloha Chair Ishii and Members of the Authority:

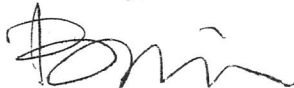
Thank you for the opportunity to submit testimony in support of Victoria Ward Ltd.'s request for modifications for proposed projects Block D, Block E and the Diamond Head Plaza Park. In addition to creating and sustaining workforce employment and earnings with the projects, Ward Village is also creating a one-acre community park that will feature a pavilion, park-side restaurant seating, and natural play elements for our community.

Block D's residence will deliver 242 one-, two-, three- and four-bedroom homes. Construction of the residence is estimated to have a significant economic output impact of \$672 million, including \$226 million in workers' earnings and \$41 million in state tax revenue. From 2022 to 2028, this new residence will create an average of 450 jobs annually.

Block E's residence will create 148 two-, three-, four- and five-bedroom homes. Its construction will deliver additional economic output of \$692 million, including an estimated \$174 million in workers' earnings and \$32 million in state tax revenue. This residence will create over 350 jobs annually from 2022 to 2028.

There is no denying the importance and significance of these impactful projects on our local economy and their contribution to ensuring the next generation's financial and economic needs. Planning and approving for future development now lends to the future of my local business firm, my employees and the community that we serve.

Sincerely,



Brian K. Fujiwara, AIA
BKF & Associates

July 27 , 2023

RECEIVED

2023 JUL 28 PM 2: 01

The Honorable Chason Ishii, Chairperson
Hawaii Community Development Authority
HCDA Board Meeting Room
547 Queen Street, 2nd Floor
Honolulu, HI 96813

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

RE: KAK 23-037 Block D
KAK 23-038 Block E
August 2nd Modification Hearing
SUPPORT TESTIMONY

Aloha Chair Ishii and Members of the Authority:

Thank you for the opportunity to submit testimony in support of Victoria Ward Ltd.'s request for modifications for proposed projects Block D, Block E and the Diamond Head Plaza Park. In addition to creating and sustaining workforce employment and earnings with the projects, Ward Village is also creating a one acre community park will feature a pavilion, park-side restaurant seating, natural play elements for our community.

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Block E's residence will create 148 two-, three-, four- and five-bedroom homes. Its construction will deliver additional economic output of \$692 million, including an estimated \$174 million in workers' earnings and \$32 million in state tax revenue. This residence will create over 350 jobs annually from 2022 to 2028.

There is no denying the importance and significance of these impactful projects on our local economy and their contribution to ensuring the next generation's financial and economic needs. Planning and approving for future development now lends to the future of my employees and the community we build.

Sincerely,



Aida N Alcantra

July 27 , 2023

The Honorable Chason Ishii, Chairperson
Hawaii Community Development Authority
HCDA Board Meeting Room
547 Queen Street, 2nd Floor
Honolulu, HI 96813

RECEIVED
2023 JUL 28 PM 2:01
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

RE: KAK 23-037 Block D
KAK 23-038 Block E
August 2nd Modification Hearing
SUPPORT TESTIMONY

Aloha Chair Ishii and Members of the Authority:

Thank you for the opportunity to submit testimony in support of Victoria Ward Ltd.'s request for modifications for proposed projects Block D, Block E and the Diamond Head Plaza Park. In addition to creating and sustaining workforce employment and earnings with the projects, Ward Village is also creating a one acre community park will feature a pavilion, park-side restaurant seating, natural play elements for our community.

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Block E's residence will create 148 two-, three-, four- and five-bedroom homes. Its construction will deliver additional economic output of \$692 million, including an estimated \$174 million in workers' earnings and \$32 million in state tax revenue. This residence will create over 350 jobs annually from 2022 to 2028.

There is no denying the importance and significance of these impactful projects on our local economy and their contribution to ensuring the next generation's financial and economic needs. Planning and approving for future development now leads to the future of my employees and the community we build.

Sincerely,



Bernadette Alcantara

July 27 , 2023

RECEIVED

2023 JUL 28 PM 2: 02

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

The Honorable Chason Ishii, Chairperson
Hawaii Community Development Authority
HCDA Board Meeting Room
547 Queen Street, 2nd Floor
Honolulu, HI 96813

RE: KAK 23-037 Block D
KAK 23-038 Block E
August 2nd Modification Hearing
SUPPORT TESTIMONY

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Sincerely,



AMADO J. SANCHEZ

July 27 , 2023

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

The Honorable Chason Ishii, Chairperson
Hawaii Community Development Authority
HCDA Board Meeting Room
547 Queen Street, 2nd Floor
Honolulu, HI 96813

RE: KAK 23-037 Block D
KAK 23-038 Block E
August 2nd Modification Hearing
SUPPORT TESTIMONY

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Sincerely,


Bernard Savilla

July 27 , 2023

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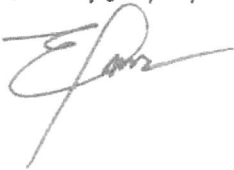
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ERNESTO T. PONCE



July 27 , 2023

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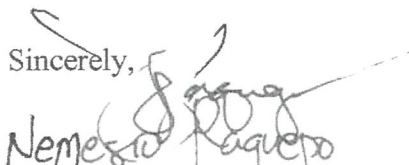
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Sincerely,

Nemesio Raquel
Group Builders

July 27 , 2023

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Hawaii Community Development Authority
HCDA Board Meeting Room
547 Queen Street, 2nd Floor
Honolulu, HI 96813

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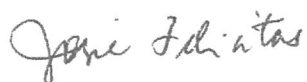
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Sincerely,



JOSIE FELICITAS

July 27 , 2023

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Hawaii Community Development Authority
HCDA Board Meeting Room
547 Queen Street, 2nd Floor
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Sincerely,

Alcantara
Joley Boy Alcantara

July 27 , 2023

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HCDA Board Meeting Room
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EMIL G. PETE

July 27 , 2023

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Sincerely,



RUTH R. RAMOS

July 27, 2023

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Hawaii Community Development Authority
HCDA Board Meeting Room
547 Queen Street, 2nd Floor
Honolulu, HI 96813

HAWAII COMMUNITY
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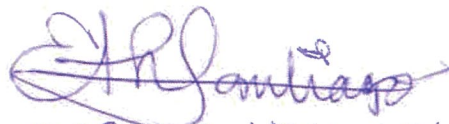
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Sincerely,



ETHYLENE ROSE O. PALARI-SANTIAGO

July 27 , 2023

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JOHN VISKER

July 27 , 2023

The Honorable Chason Ishii, Chairperson
Hawaii Community Development Authority
HCDA Board Meeting Room
547 Queen Street, 2nd Floor
Honolulu, HI 96813

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HAWAII COMMUNITY
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RANDY CASTOR

July 27 , 2023

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HAWAII COMMUNITY
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HCDA Board Meeting Room
547 Queen Street, 2nd Floor
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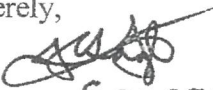
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John Sagsagat

July 27 , 2023

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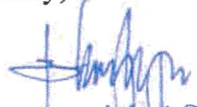
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EDDIE JUADO JR.

July 27 , 2023

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Honolulu, HI 96813

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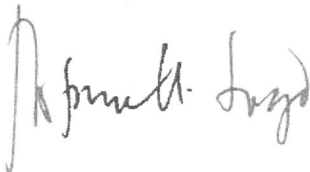
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Sincerely,

DESTOR LAZO



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HAWAII COMMUNITY
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July 27 , 2023

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EMIL COSTO



July 27, 2023

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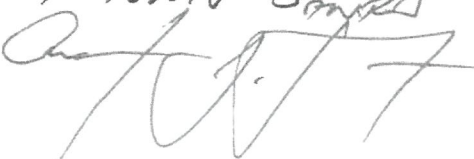
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ANTONIO SANCHEZ


July 27 , 2023

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HAWAII COMMUNITY
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Hawaii Community Development Authority
HCDA Board Meeting Room
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R. L. LARAGAN

July 27 , 2023

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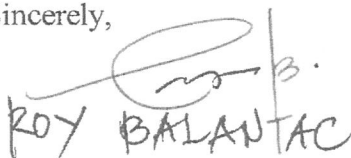
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Block D's residence will deliver 242 one-, two-, three- and four-bedroom homes. Construction of the residence is estimated to have a significant economic output impact of \$672 million, including \$226 million in workers' earnings and \$41 million in state tax revenue. From 2022 to 2028, this new residence will create an average of 450 jobs annually.

Block E's residence will create 148 two-, three-, four- and five-bedroom homes. Its construction will deliver additional economic output of \$692 million, including an estimated \$174 million in workers' earnings and \$32 million in state tax revenue. This residence will create over 350 jobs annually from 2022 to 2028.

There is no denying the importance and significance of these impactful projects on our local economy and their contribution to ensuring the next generation's financial and economic needs. Planning and approving for future development now lends to the future of my employees and the community we build.

Sincerely,


ROY BALANTAC

July 27 , 2023

RECEIVED

2023 JUL 28 PM 2: 04

The Honorable Chason Ishii, Chairperson
Hawaii Community Development Authority
HCDA Board Meeting Room
547 Queen Street, 2nd Floor
Honolulu, HI 96813

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

RE: KAK 23-037 Block D
KAK 23-038 Block E
August 2nd Modification Hearing
SUPPORT TESTIMONY

Aloha Chair Ishii and Members of the Authority:

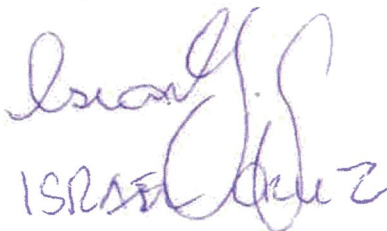
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Sincerely,



Handwritten signature of Chason Ishii in blue ink.

July 27 , 2023

The Honorable Chason Ishii, Chairperson
Hawaii Community Development Authority
HCDA Board Meeting Room
547 Queen Street, 2nd Floor
Honolulu, HI 96813

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

RE: KAK 23-037 Block D
KAK 23-038 Block E
August 2nd Modification Hearing
SUPPORT TESTIMONY

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Sincerely,


PED BRUAN

July 27 , 2023

RECEIVED

2023 JUL 28 PM 2: 04

The Honorable Chason Ishii, Chairperson
Hawaii Community Development Authority
HCDA Board Meeting Room
547 Queen Street, 2nd Floor
Honolulu, HI 96813

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

RE: KAK 23-037 Block D
KAK 23-038 Block E
August 2nd Modification Hearing
SUPPORT TESTIMONY

Aloha Chair Ishii and Members of the Authority:

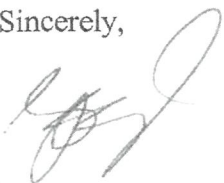
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Sincerely,



MARIE GRACE GANAI

July 27, 2023

RECEIVED

2023 JUL 28 PM 2: 04

The Honorable Chason Ishii, Chairperson
Hawaii Community Development Authority
HCDA Board Meeting Room
547 Queen Street, 2nd Floor
Honolulu, HI 96813

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

RE: KAK 23-037 Block D
KAK 23-038 Block E
August 2nd Modification Hearing
SUPPORT TESTIMONY

Aloha Chair Ishii and Members of the Authority:

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Sincerely,

Mary Grace Malapet

Marygrace Malapet

July 27 , 2023

RECEIVED

2023 JUL 28 PM 2: 04

The Honorable Chason Ishii, Chairperson
Hawaii Community Development Authority
HCDA Board Meeting Room
547 Queen Street, 2nd Floor
Honolulu, HI 96813

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

RE: KAK 23-037 Block D
KAK 23-038 Block E
August 2nd Modification Hearing
SUPPORT TESTIMONY

Aloha Chair Ishii and Members of the Authority:

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Sincerely,

Nelia B. Castro
NELIA B. CASTRO

Brian Goldstein
1000 Auahi Street
Honolulu, HI 96814

Hawaii Community Development Authority
547 Queen Street, 2nd Floor
Honolulu, Hawaii 96813

Subject: Testmony for HCDA Hearing scheduled for August 2, 2023 at 9:00 a.m.

Dear HCDA Board of Directors,

My name is Brian Goldstein and I live in Ward Village.

As you know, SB1417 Act 221 was signed into law on July 5, 2023. In the statute, the legislature finds that it is in the State's long-term interest to ensure that development in the Kakaako community development district accounts for and plans for the impacts of climate change, sea level rise, and climate-resilient development.

SB1417 amends Section 206E-33, Hawaii Revised Statutes, by adding Section 10, which states that HCDA "*shall consider the impacts of climate change, sea level rise, and climate-resilient development in the design and siting of buildings.*"

The language is specific and clear. Compliance with the law is mandatory and effective immediately.

In my review of the documents submitted by Victoria Ward in support of the development of Blocks D and E, neither climate change, sea level rise, nor climate resilience appears to have been considered in the design or siting of the proposed towers.

Neither the Master Plan Permit nor the Staff Report consider climate change, sea level rise, or climate resiliency in the design or siting of buildings.

This legislation appears to require that HCDA certify all future development in Kakaako, including Blocks D & E, comply with Act 221.

In his legislative testimony in support of SB1417, Executive Director Nakamoto stated (attached):

"If S.B. 1417 is enacted, HCDA would develop implementation rules that consider the impacts of climate change, sea level rise, and climate resilience development in the design and siting of buildings..."

As promised by Executive Director Nakamoto, HCDA needs to first develop implementation rules that consider climate change, sea level rise, and climate resilience in the design and siting of buildings in Kakaako. Once those rules are established, Victoria Ward will need to demonstrate the design and siting of the towers in Blocks D & E comply with the newly developed rules.

SB1417 Act 221 is effective now and compliance is mandatory.

As I see it, HCDA currently lacks the authority to approve any further development in Kakaako until rules and a certification process for compliance are established.

I trust the Attorney General's office will provide guidance on the steps HCDA must take to comply with this important law.



**HAWAI'I COMMUNITY
DEVELOPMENT AUTHORITY**

547 Queen Street, Honolulu, Hawai'i 96813
Telephone: (808) 594-0300 Fax: (808) 587-0299
Web site: <http://dbedt.hawaii.gov/hcda/>

JOSH GREEN, M.D.
GOVERNOR

CHASON ISHII
CHAIRPERSON

CRAIG K. NAKAMOTO
EXECUTIVE DIRECTOR

Statement of
Craig K. Nakamoto, Executive Director
Hawai'i Community Development Authority

HOUSE COMMITTEE ON WATER & LAND

Tuesday, March 21, 2023
9:15 AM
State Capitol, Conference Room 430 & Videoconference

In consideration of
S.B. 1417, S.D.1
RELATING TO CLIMATE CHANGE.

Chair Ichiyama, Vice Chair Poepoe, and members of the Committee.

The Hawai'i Community Development Authority (HCDA) **supports S.B. 1417**, that requires HCDA to consider the impacts of climate change, sea level rise, and climate resilience development in the design and siting of buildings in the Kaka'ako and Kalaeloa community development districts.

HCDA preferred the language in **S.B.1417 to the changes in S.D.1.**

If S.B.1417 is enacted, HCDA would develop implementation rules that consider the impacts of climate change, sea level rise, and climate resilience development in the design and siting of buildings in the respective community development districts.

The agency rule-making process would likely include stakeholder outreach to identify community tolerances to climate-related hazards, such as flooding or infrastructure disruption. HCDA would also consider ways in which hazard mitigation can be designed into buildings, such as those set forth in the climate adaptation design principles for urban development that have been developed by the City and County of Honolulu. And in accordance with *Chapter 226, Hawai'i Revised Statutes (HRS)*, HCDA would continue to work closely with the Office of Planning and Sustainable Development (OPSD) to integrate the evolving science and practice of climate change mitigation and sea level rise adaptation.

Although building climate-resilient communities is a critical need, the level of specificity in **S.B. 1417, S.D.1**, however, could potentially create unintended economic consequences for development and infrastructure. Further impact studies, consultation and community input can consider the risk, sensitivity, and adaptive capacity associated with mitigating climate-related hazards.

We respectfully request (10) on page 10, line 20 to page 11, line 5 be deleted:

(10) Development shall implement design standards for new construction that require lowest finished floor to elevate a minimum of two feet above the flood insurance rate map base flood elevation or 5.8 feet above mean higher high

Hawaii Community Development Authority

S.B. 1417, S.D.1

Page 2

water, whichever is higher, based on the latest guidance from the climate change commission of the city and county of Honolulu.

Finally, we note that HCDA is subject to *HRS Chapter 205A, Coastal Zone Management*, for development within special management areas and shoreline setback variances on any lands within a community development district.

Thank you for the opportunity to testify.

RECEIVED

2023 JUL 31 PM 2:41

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

July 31, 2023

Chason Ishii, Chair
Hawaii Community Development Authority
547 Queen Street
Honolulu, HI 96813

RE: KAK 23-037 Block D and KAK 23-038 Block E - Victoria Ward, Limited

Aloha Chair Ishii and members of the Authority:

My name is Jan Yokota and I support the modifications requested by Howard Hughes Development Corporation for Block D and Block E.

Over the past decades, Kaka'ako has been transformed into a vibrant, mixed-use community. I commend the Authority for its vision in approving the Ward Master Plan more than ten years ago and for its accomplishments in carrying out that vision.

Approval of the modifications would create a major view corridor on Kamake'e Street, allow for the development of a one-acre community park on the corner of Ala Moana Boulevard and Kamake'e Street, and provide a continuous building façade along Auahi Street that would enhance the streetscape and pedestrian experience. The development of Blocks D and E, with the requested modifications, will complement the IBM Building, which has become a community gathering place, and would realize yet another step toward fulfilling the vision of the Ward Master Plan.

Your consideration of the modification requests would be appreciated.

Sincerely,



Jan Yokota

RECEIVED

2023 JUL 31 PM 2:41

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

July 27, 2023

Chason Ishii, Chair
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

**RE: KAK 23-037/ Block D Ward Village
KAK 23-038/ Block E Ward Village
August 2nd, 2023 Modification Hearing
SUPPORT TESTIMONY**

Dear Chair Ishii:

With our flagship store located in 'A'ali'i and a growing local small business, we continue to be excited to be a part of the growing community at Ward Village. We appreciate the continued development and community investment by Ward Village. We would like to offer our support to their requested modifications for Block D & Block E projects which will bring more residences, customers and community activations to Kaka'ako.

Holey Grail is a culinary crusade celebrating community in a made-to-order, taro donut experience. We are building a movement of sustainable indulgence by incorporating local agriculture and using real ingredients, while considering our ecological impact.

Ward Village is important to small businesses like ours as they create a place people want to come and visit as well as providing opportunities for entrepreneurs and our employees. In addition to these residences delivering new public benefits and community amenities, with a combined total of over 15,000 square feet of commercial ground floor shops and restaurants with outdoor seating along Auahi Street, there will be a new one-acre community park, Diamond Head Plaza Park.

Our business thrives when our community thrives. Thank you for your consideration and we respectfully ask that you support small local businesses by supporting and approving these projects to further enhance and continue to positively transform Kaka'ako.

Sincerely,

DocuSigned by:

Satya Kline

5039BDA73391443...

Holey Grail Donuts

From: helena.maria.sena@gmail.com <helena.maria.sena@gmail.com>

Sent: Tuesday, August 1, 2023 7:20 AM

To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>

Subject: [EXTERNAL] Testimony for HCDA Hearing on August 2, 2023 at 9:00 a.m. Chair Ishii and Members of the Authority

Helena Sena
1000 Auahi Street
Honolulu, HI 96814

July 31, 2023

Aloha,

Helena Sena is my name. I am a resident of Ward Village.

I am writing to object to Victoria Ward's latest plan to develop two new towers (Blocks D & E) in Kakaako.

SB1417 Act 221 was signed into law on July 5, 2023. In the statute, the legislature finds that it is in the State's long-term interest to ensure that development in the Kakaako community development district accounts for and plans for the impacts of climate change, sea level rise, and climate-resilient development. This legislation requires that HCDA certify all future developments in Kakaako in compliance with Act 221. This includes Blocks D & E.

SB1417 Act 221 is effective now and compliance is mandatory. However, in the Master Plan submitted by Victoria Ward for the development of Blocks D and E, neither climate change, sea level rise, nor climate resilience appears to have been considered in the design or siting of the proposed towers.

I suggest Victoria Ward considers low-rises, which are more environmentally friendly.

Yours sincerely,

Helena Sena

From: Jensens <jensen3355@yahoo.com>
Sent: Tuesday, August 1, 2023 8:13 AM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: [EXTERNAL] Public hearing Ward Village blocks D&E

To: Hawaii Community Development Authority

Subject: Testmony for HCDA Hearing scheduled for August 2, 2023 at 9:00 a.m.
Chair Ishii and Members of the Authority,

My name is ROSA JENSEN and I live in Ward Village, 1000 Auahi St. Honolulu HI 96814

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