

KA'IULANI SODARO DIRECT TESTIMONY

MODIFICATION HEARING

Land Block 1, Project 6 (Mahana Ward Village) (KAK 25-045)

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

A Ka'iulani Sodaro, Senior Vice President, Planning and Development, Victoria Ward, Limited ("VWL").

Q Please briefly summarize the modification requested in the Amended Application for Mahana Ward Village.

A Consistent with the Mauka Area Plan, the 2005 Mauka Area Rules, the Ward Neighborhood Master Plan ("Ward MP"), and as contemplated by the Block P-3 PSA, VWL is requesting one modification to the Vested Rules for Mahana Ward Village to increase the platform height an additional two feet, six inches (2' 6") from the seventy-five foot (75') height modification previously approved by HCDA in 2023 in connection with the original Mahana Ward Village planned development permit.

The Block P-3 PSA provided that the amended Mahana Ward Village PDP application would be "inclusive of design adjustments to accommodate the Supplemental Floor Area and/or reasonable podium tolerances[.]"

The present modification request to increase the podium height to seventy-seven feet, six inches (77' 6") (with additional permitted height for accessory use structures), among other benefits, allows Mahana Ward Village, with the incorporation of the 163,000 square feet of supplemental floor area, to continue to effectively and efficiently provide key features within the podium and at ground level, including pedestrian access and activation in and around the development, ground floor commercial space, ample open space in the outdoor plaza, and podium-level homes that increase buyer options and diversification.

In addition to being contemplated in the Block P-3 PSA, the present modification request is also materially consistent with (and will complement) other developments in Ward Village and Kaka'ako.

Q What are the public benefits from the requested modification?

A The modification is essential to implementing the mixed-use live, work, play vision of the Mauka Area Plan as exemplified throughout Ward Village. The height modification creates additional volume within the platform, which allows the bulk of the parking structure to be pulled up and away from the street, thereby facilitating the vertical mixing of uses throughout the building, including residential units in the podium, approximately 13,600 square feet of ground level commercial space, a colonnade for

pedestrian access and outdoor seating, and additional open space in the Mahana Ward Village site, including the plaza facing Ward Avenue. The additional two feet, six inches (2' 6") in height, for example, ensures that the floor area of the plaza at the corner of Halekauwila and Ward Avenue near the future HART station (as well as other key outdoor seating and gathering areas along Halekauwila and open space around the project) remain materially the same size as previously approved, even with the incorporation of the supplemental floor area as authorized by the Block P-3 PSA.

A helpful illustration of how the modification transfers the volume within the platform to facilitate these mixed uses at ground level (and the podium level homes) is shown on Exhibit 24 of the Amended Application (Exhibit 1 in this proceeding). The left illustration on Exhibit 24 depicts Mahana Ward Village without the modifications (and as permitted by right under the Vested Rules). The middle illustration shows the massing based on commitments in the Ward MP, and the right illustration shows Mahana Ward Village's proposed design with the modification. The modification permits the residential, retail, and open space in and around the podium, as well as the ability to maintain various ground floor design features, including the plaza and seating areas even with the additional supplemental floor area.

Exhibits 26 through 29 of the Amended Application provide street-level depictions of Mahana Ward Village, comparing the platform as permitted by the Vested Rules and as proposed with the modification. As these depictions illustrate, the modification, even with the incorporation of the supplemental floor area, results in an efficient, compact platform with significant open space and pedestrian activation at ground level as contemplated by the Mauka Area Plan and the Ward MP. Accordingly, the requested modest increase in the platform height from the previous design minimizes increased horizontal building coverage, and facilitates significant public benefits for both residents and visitors for Ward Village.

Another benefit of increasing the volume within the platform is that space remains available for the residential units within the platform – a key feature of Mahana's design as previously approved by HCDA, which provides additional buyer options and diversity within the project. Finally, increasing the platform height avoids the need for subsurface excavation associated with underground parking structures in an area with known subsurface sensitivities, including proximity to the water table.

VWL is not requesting any modifications to Mahana Ward Village's tower and platform setbacks, and both the tower and platform have greater setbacks from Ward Avenue than required under the Vested Rules. This design, (along with the mauka-makai orientation of the long side of the slender building tower) will continue to preserve and enhance the view corridors through Ward Avenue and Victoria Ward Park.

The platform height modification request, within reasonable tolerances, is also consistent with previous HCDA platform height modification approvals granted for 'A'ali'i and Ae'o which are also along the HART guiderail route and have platforms at 75'

in height. In short, the platform height modification provides significant community and public benefits, including facilitating continued ground floor pedestrian activation, commercial and residential uses within the podium, substantial publicly-accessible space in and around the development, and a strong and interesting streetscape that preserves important view corridors at this key gateway to Ward Village.

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