

JOSEPH FERRARO DIRECT TESTIMONY

PRESENTATION HEARING

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

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

A Joseph Ferraro, FAIA, LEED AP; Founding Principal and Chairman of the Board, Ferraro Choi.

Q Please describe your educational background and experience.

A Please see my resume, marked as an exhibit in this proceeding. I co-founded Ferraro Choi in 1988, and I am licensed in Hawaii, and New York. In 2008, I was recognized as a Fellow of the American Institute of Architects for significant contributions to environmentally sustainable professional practice, and I am a past president of the Institute's Honolulu Chapter.

I currently serve as a director on a number of boards including the Hawaii Architectural Foundation and the Liljestrand Foundation, and also serve as a member on various advisory committees, including the University of Hawaii's School of Architecture, and Malama Manoa, a local community-based organization. In addition, my work has been published in Hawaii Business, Hawaii Architect, Dwell, Wired, Interiors, Lighting Design, The New York Times Science Section, and Science.

Q Please describe your firm's experience.

A Ferraro Choi's mission is to preserve, protect and enhance the natural and built environment through sustainable architecture, interior architecture and research. Since 1988, our firm has provided architectural planning design and interior design services for commercial and institutional projects for private and government clients. I am the architect of record for a number of notable projects including Information Technology Center at the University of Hawaii at Manoa, the Amundsen-Scott South Pole Station, the Albert Crary Laboratory at McMurdo Station. Examples of some of my recent projects in Hawai'i include the Daniel K. Akaka VA Clinic, The Culinary Institute of the Pacific, the Entrepreneurs' Sandbox, and the NOAA Inouye Regional Center on Ford Island.

Our firm is a recognized leader in sustainable design in Hawaii. We value quality design, and strive to provide an environment that is both aesthetic and functional for every project.

Q What has your firm been retained to do for this Project?

A Ferraro Choi was retained to provide architectural peer review assistance for various projects at Ward Village, including Mahana Ward Village.

Q Please describe the vision and inspiration for Mahana Ward Village.

A Mahana Ward Village will be a distinctive architectural element at the mauka boundary of Victoria Ward Park, and represents an elegant, yet functional example of an architectural design that is both compatible with, and an enhancement of a complex site with unique physical characteristics.

The Mahana Ward Village site is relatively compact and has a triangular shape footprint, given the site of the proposed HART Skyline station and guideway to the north; ‘A‘ali‘i to the east; Halekauwila Street to the south; and Ward Avenue to the west.

Another unique characteristic of Mahana Ward Village is that a sewer main and concrete drain easements run through the entire mauka-makai axis of the site, requiring a 22 foot vertical clearance and a 25 foot horizontal clearance above and around the easements.

The amended Mahana Ward Village design, which efficiently incorporates the additional floor area, continues to accommodate these site characteristics and complexities to further the intent and vision of the Ward Neighborhood Master Plan (the “Ward MP”).

The sleek residential tower, for example, is composed of two interlocking structures. The simpler, taller structure intersects with a serrated lower structure, which also includes residential units with floor to ceiling windows that wrap around the podium facing the park, thus screening the parking structure, creating a greater sense of community, and enhancing the street-level presence. This design provides maximum views for residents and guests within Mahana Ward Village, while preserving the expansive view corridor through Victoria Ward Park. This view corridor is in addition to the view corridors through Ward Avenue and Kamake‘e Street originally proposed in the Ward MP.

The amended Mahana Ward Village design also continues to include key pedestrian activation elements, including a plaza on the northwest corner adjacent to the HART Skyline station easement, which will provide a natural, welcoming pedestrian/streetscape transition to and from the planned station via a walkway connection, and allows for seating areas that will activate the ground level at the corner of Ward Avenue and Halekauwila.

In addition, more than 13,000 square feet of ground floor commercial space is within the Mahana Ward Village podium (fronting both the plaza and Halekauwila) and accompanying outdoor seating will further activate this key intersection, which serves as

a mauka gateway to Ward Village, including access to the Halekauwila retail corridor, and Victoria Ward Park.

Through thoughtful design, the clearances required by the easement bisecting the site are also incorporated within Mahana Ward Village to further enhance ground floor pedestrian interest and activation. Mahana Ward Village features a double-height porte cochere, and a window-wrapped lobby space on the Halekauwila side of the podium to provide visual interest. The podium also incorporates an outdoor double-height colonnade, which facilitates pedestrian access and also serves to provide covered areas for outdoor dining overlooking the Plaza and Victoria Ward Park across Halekauwila.

Combined, the design elements of Mahana Ward Village enhance this location, and the development will further the intent and vision of the Ward MP to provide mixed-use developments with street-level pedestrian activation through a variety of approaches including open spaces, commercial areas, pedestrian gathering areas, and convenient access to employment, recreation, retail and community activities.

The Project's design also expands the City and County of Honolulu's "complete streets" program, which values streets as important public spaces, and seeks to balance and further the needs and desires of pedestrians, bicyclists and others who use these community assets. The complete streets program encourages active street designs that are people-friendly, safe and convenient for all ages, and are multi-modal for walking, biking, public transit, and automobiles. The concept creates stronger and more livable communities that are aligned with the community's vision and sense of place.

Q In accordance with HRS § 206E-5.6, please describe specific components of the Project and how each component will protect, preserve, and enhance desirable neighborhood characteristics.

A The Ward MP has four principal design strategies: 1) connection of public spaces; 2) reconstruction of Auahi Street as a pedestrian promenade; 3) maintenance of mauka-makai view corridors; and 4) enhancements to streetscape design.

Mahana Ward Village's design will significantly enhance the street-level activation, pedestrian engagement, connectivity and walkability in Ward Village.

The colonnade within the podium along Halekauwila, for example, in addition to providing shaded seating and gathering areas for the more than 13,000 square feet of ground floor commercial space, provides pedestrian activation and connectivity along Halekauwila, which leads to Victoria Ward Park and the additional retail offerings along this corridor, including at The Park Ward Village, 'A'ali'i, Kō'ula, A'eo, Anaha, and the Ward Entertainment Center. The placement of the plaza, commercial spaces, and the colonnade are designed to draw pedestrians through this Mauka gateway to Ward Village.

The design of other elements of Mahana Ward Village also enhance desirable neighborhood characteristics in Ward Village and Kaka'ako. The building's porte cochere and a sheltered vehicular pick-up and drop-off area integrated within the building's podium are designed to minimize pedestrian/vehicular conflict and provides flexibility for additional open space for pedestrians along Halekauwila. Mahana Ward Village's architecture will also enhance desirable neighborhood characteristics through its incorporation of color, material, and pattern inspirations from the natural light and warmth of the sun, as well as other elements of nature.

The ground floor retail space, unique window-wrapped lobby, colonnade, and homes on floors 2 through 7 will screen the parking garage within the podium, and pedestrians along Ward Avenue and Halekauwila will experience landscaped pathways with a variety of interesting architectural elements along the podium, as well as, pavement treatments and appropriate lighting design. In other areas, a podium liner façade is comprised of a series of vertical panels and landscaping, creating a three-dimensional effect along the portion of façade most visible to pedestrians.

Consistent with the Ward MP design strategy of preserving mauka-makai view corridors, Mahana Ward Village's slender tower is oriented in a mauka-makai direction to ensure the preservation of the view corridor through Victoria Ward Park, and the substantial setback for the podium and tower along Ward Avenue also preserves this important view corridor from the mountains to the sea.

Mahana Ward Village's design will be a distinctive and yet pleasing addition to the Honolulu skyline and complements and enhances the Ward Village and the greater Kaka'ako neighborhood area.

Q How does Mahana Ward Village complement and enhance Ward Village consistent with the Ward MP?

Mahana Ward Village incorporates design strategies that are consistent with other developments approved by HCDA under the Ward MP.

The Ward MP was developed to provide overall design and development strategies. The plan is not static, and therefore incorporates flexibility on how it is implemented given changing market, social and other conditions that occur over its implemented lifetime.

Through its approvals of multiple developments within Ward Village, HCDA has consistently recognized and supported this flexibility in the implementation of various architectural design and development strategies. This flexibility has enhanced the development of Ward Village by allowing varied approaches to achieve the overall design goals of the plan.

As an example, HCDA has approved projects in Ward Village that effectively implement various concepts and designs to activate surrounding streetscapes, including the use of

ground floor retail / commercial spaces; attractive and distinctive architectural screening of parking podiums; landscaping and outdoor seating areas that encourage pedestrian activity and gatherings; interactive sidewalk elements; public art installations; and passive areas that appropriately encourage pedestrians to rest or gather in a quiet, convenient setting.

The variety of these and other approaches considered and adopted by HCDA over the years to facilitate an enhanced streetscape have allowed Ward Village to mature into a vibrant and engaging community of both residents and visitors. Architecturally, this variety in approaches to achieving the principal design strategies in the Ward MP, I believe and conclude, is superior to developing the Ward Village streetscape through only one strategy, for example, continuous retail / commercial frontage, or only through landscape elements alone.

Consistent with this established pattern of implementation, Mahana Ward Village incorporates many of the architectural design and development strategies contemplated in the Ward MP, as further informed through HCDA's subsequent decisions and orders, and as demonstrated throughout Ward Village to date. In doing so, Mahana Ward Village complements and enhances the existing urban fabric while remaining aligned with the planning framework.

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