

HCDA Planned Development Permit Ward Village Land Block 5, Project 1

April 15, 2013

Exhibit – C-5

Conformance to Mauka Area Plan & Rules

Description	Mauka Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
Lot Area			Ward Village, Land Block 5 Total: 621,871 sf This Project, aka Ward Village, Land Block 5, Project 1, will make use of 3 parcels - TMK 21050001 (15,000 sf), TMK 2150061 (27,124 sf), and TMK 21050062 (9,644 sf).	Areas of existing streets (155,296 sf) are deducted from 777,167 sf of total land area.
Street Widening			None	Based on New Mauka Area Plans and Rules
§15-22-30; §15-22-33 Land Use Zone	Single Mixed-Use Zone	Single Mixed-Use Zone	Residential and commercial uses	
§15-22-9 Method of Development	Base Zone Development or Planned Development		Planned Development	
§15-22-113 Floor Area for Commercial Use	No more than 1.2 FAR, or 746,245 sf		30,732 sf proposed as part of Project 1	
Floor Area for Residential Use			494,803 sf proposed as part of Project 1	
Total Dwelling Units			415 units proposed as part of Project 1	
§15-22-115 Reserved Housing Units	At least 20% of the total number of dwelling units		Up to 415 proposed as part of Project 1. Development of concurrent projects on Land Blocks 2 and 3 generate the need for approximately 125 reserved dwelling units.	
§15-22-116 Building Height	400 ft	400 ft	Up to 400 ft	

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§15-22-116 Land Block FAR	4.75 (3.5 + 0.3 bonus + 25% transferred FAR) is the maximum allowed for Land Block 5.	Development Lot x up to 4.75 FAR = Total Allowed Floor Area	For Land Block 5 a total of 4.27, or 2,653,845 sf per attached Exhibit B-1 and B-2.	
§15-22-116 Master Plan FAR	3.8 (including 0.3 bonus) for the entire Ward Master Plan.	Discretionary review process for the transfer of floor area from a sending site to a receiving site	525,535 sf in Project 1, with the remaining floor area to be developed on the rest of Land Block 5 and the other Land Blocks.	
§15-22-203 Transferred FAR	No more than 25% of the allowable FAR, or 0.95 (3.8 x 0.25)		Land Block 5 currently plans to transfer 12.3% or 290,736 sf in from other development lots in Ward Village per attached Exhibit B-1.	
§15-22-116 Tower Footprint	16,000 sf	16,000 sf	14,265 sf	
§15-22-117 View Corridor Setback - Tower	75 ft from property line fronting Ward Avenue	Ward Neighborhood Master Plan acknowledges a potential modification of eliminating the 75' tower element setback along Ala Moana Blvd.	73 ft from property line fronting Ward Avenue.	Request modification (3)
§15-22-117 View Corridor Setback - Podium	15 ft from property line fronting Ward Avenue; 1:1 slope from 20 ft high	The Ward Neighborhood Master Plan contemplates the sloping setback on the podium allows for the development of a continuous building façade that better defines the edge of street.	15 ft from property line fronting Ward Avenue at ground level. Eliminate 1:1 setback slope.	Request modification (2)
§15-22-120 Podium Height	Podium height may be modified to exceed 45 ft.	The Ward Neighborhood Master Plan contemplates increasing the podium or street front element height to 75' for parcels not directly fronting Ala Moana Boulevard.	75 ft plus ancillary additional ancillary architectural components with height up to 87 ft.	Request modification (1)

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Description	Mauka Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
§15-22-63.1 Front Yard	15 ft	Eliminate side and rear yard setbacks in selected locations where the facades of new buildings will abut solid walls of existing or future neighboring structures. Eliminating setbacks in these locations will allow connections between buildings and prevent new residual spaces from being created between buildings, thus helping to minimize narrow and unsafe areas.	15 ft with “front yard averaging” approach; Canopy encroachment up to 8 ft.	Request modification (4)
§15-22-62 Front Yard Height Setback	Same as View Corridor Setbacks.		Same as View Corridor Setbacks.	
§15-22-63.2 Side and Rear Yard	Not required for structure without openings. 10 ft for structure with openings.		No openings on rear yard, no setback on rear yard.	
§15-22-143 Tower Orientation	The long axis shall be between 35 degrees and 65 degrees west of south.	Coincides with the Mauka Area Plan and promotes mauka-makai building orientation.	The long axis of tower is 38 degrees west of south.	
§15-22-143 Tower Spacing	300 ft between the long parallel sides of neighboring towers to the extent practicable.	Separation of 300 feet between long sides and 200 feet between short sides where practicable	110 ft from the neighboring tower. The property width is 250 ft; a setback of 75 ft from Ward Avenue is maintained. The 110 ft spacing provided is the practicable extent for this site.	
§15-22-143 Tower Spacing	200 ft between the short sides of towers.		No existing towers are within 200 ft from the short side of the tower.	
§15-22-144 Landscaping	Along Ward Avenue, Rainbow shower shall be provided at 45 ft on center.	Planting designs will comply with the HCDA Mauka Area Rules currently in effect	Street tree landscaping to be provided consistent with Ward, based on draft landscape plans included and subject to further design.	

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§15-22-64 Open Space	The lower of: 10% of the lot area; or 25% of the lot area less required yard areas.	At least 10% of the lot area shall be provided as open space.	Pursuant to the master plan, a total of 245,639 sf of open space will be provided throughout the Ward Neighborhood. In Land Block 5, the amount is estimated at 62,187 sf per the attached table. This project will make use of 3 parcels - TMK 21050001 (15,000 sf), TMK 2150061 (27,124 sf), and TMK 21050062 (9,644 sf). 15% of the lot area of these 3 parcels, or 7,724 sf, is being provided as part of this Project 1.	
§15-22-65 Recreation Space	55 sf per dwelling units;	Nearly 250,000 square feet is to be provided as recreational space within Ward Neighborhood.	This requirement is met with over 55 sf per unit provided in Project 1. 61.8 sf per dwelling unit, or 25,650 sf provided.	
§15-22-67 Off-Street Parking	Multi-family dwellings: 600 sf or less: 0.9 per unit 600 sf to 800 sf: 1.13 per unit 800 sf and over: 1.35 per unit Commercial uses: 1 per 444 sf	All parking areas shall comply with local codes and regulations, ratio requirements, general parking dimensions and any other applicable policies regarding parking	<u>Requirements:</u> Multi-family dwellings: 0.90 x 135 = 121.50 spaces 1.35 x 280 = 378.00 spaces Subtotal: 500 spaces Compact spaces allowed: 250 spaces Standard space required: 250 spaces Commercial Use: 30,732/444 = 69 spaces Standard spaces required: 69 spaces	

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			<p>Total required: 569 spaces</p> <p>Standard: 319 spaces</p> <p>Compact: 250 spaces</p> <p><u>Provided: (More than required)</u></p> <p>Total: 614 spaces</p> <p>Standard: 336 spaces</p> <p>Compact: 278 spaces</p>	
§15-22-68 Off-Street Loading	<p>Commercial Use: 20,000 sf to 40,000 sf: 3 spaces</p> <p>Residential Use: 512,658 sf: 4 spaces</p> <p>After adjustment of up to 50% for two or more uses, 4 stalls are required.</p> <p>At least 2 stalls shall be 12'W x 35'L x 14'H</p> <p>The balance may be 8.5'W x 19'L x 10'H</p>	<p>All parking areas shall comply with local codes and regulations, ratio requirements, general parking dimensions and any other applicable policies regarding parking. Based on the proposed Project programming, this totals:</p> <p>Multi-Family Dwellings: 3 stalls required</p> <p>Commercial: 2 stalls required</p> <p>50% of required number of loading spaces may be allowed when assigned to serve two or more uses.</p>	<p><u>Provided: (as required)</u></p> <p>Total: 4 spaces</p> <p>2 - 12' x 35' x 14' spaces</p> <p>2 - 8.5' x 19' x 10' spaces</p>	

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Description	Mauka Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
§15-22-73 Dedication of Public Facilities	3% of commercial floor areas 4% of residential floor areas Exempt for reserved housing	Master Plan Summary Ward Neighborhood Master Plan: 3% of total commercial floor area 4% of total residential floor area (exclusive of reserved housing units)	Required Public Facilities: 3% x 30,732 sf = 922 sf. Public facilities for Land Block 5 will be provided pursuant to the master plan, which calls for 330,053 sf of public facilities to be dedicated or paid in-lieu throughout the Ward neighborhood. Land Block 5 is currently estimated to provide 101,580 sf of public facilities via road dedication and the Ewa park space. In addition, 1,250 sf of public facilities will be built and dedicated within the 3 parcels that are part of this Project 1 – a 5 ft wide strip along Ilaniwai street.	
§15-22-80 Joint Development	Required two or more adjacent lots developed together.		Pursuant to the Master Plan, all of the parcels in Land Block 5 are included and will be made part of a larger Joint Development Agreement.	
§15-22-82 Flood Hazard District	Follow Honolulu Land Use Ordinance Article 7.		Will comply.	

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§15-22-115 Reserved Housing	15-22-115 Requirement of Providing Reserved housing Unitsa) Every applicant for a planned development containing multi-family dwelling units on a development lot of at least 20,000 square feet. shall provide at least 20% of the total number of dwelling units in the development for sale or rental to qualified persons as determined by the Authority. Also, Subsections b, c, d, and e.15-22-115.1 Waiver of Reserved Housing Cash in Lieu Payment.	20% of total dwelling units to be provided for sale or rental to qualified persons.Under the Master Plan, as many as 860 units could be provided as reserved housing units.Reserved housing to be provided within Ward Neighborhood, offsite within Kaka'ako, or elsewhere as permitted, within two years of the development of market rate housing in a given development phase.	This Project will provide reserved housing to satisfy is own requirements and will provide excess credits to satisfy the requirements of other Ward MP projects.	