

Ward Village Land Block 3, Project 1
Conformance to Mauka Area Plan & Ward Neighborhood Master Plan
Exhibit C-5

CATEGORY	MAUKA AREA RULES CRITERIA/ CHAPTER 22 UNOFFICIAL COMPILATION JUNE 2005	WARD NEIGHBORHOOD MASTER PLAN	PROPOSED	COMMENTS
NEIGHBORHOOD ZONE	Mixed Use Zone Residential	Mixed Use Zone	Mixed Use Zone	
SITE AREA			TMK numbers [1] 2-3-005;019, 022, 013 por., and 017 por.	See Exhibits B-2, D-1, D-4, E-4 All parcels are to be developed jointly and as a single development parcel.
MAXIMUM HEIGHT	15-22-116 maximum development height. 400 feet for a lot size of 80,000 square feet. or more	400 feet	400 feet (tower) with additional mechanical equipment and screens. Ground level is elevation 8'6" according to the current FEMA regulation	See Exhibits D-15 to D-19
PODIUM - STREET FRONT ELEMENT HEIGHT	Podium heights of 45 feet with view corridor setbacks on selected streets	The Ward Neighborhood Master Plan contemplates increasing the podium or street front element height to 75' for parcels not directly fronting Ala Moana Boulevard.	Increase the maximum podium or street front element height from 45 feet to 75 feet for parcels fronting Kamake'e Street.	See Exhibits C-6, D-15 to D-19
PODIUM - STREET FRONT ELEMENT SETBACK	1: 1 setback slope from 20 feet to 45 feet building height along Ala Moana Blvd., Ward Avenue, Kamake'e Street, and Queen Street	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.	Eliminate the sloping 1:1 setback slope from 20 feet to 45 feet along Kamake'e Street.	See Exhibits C-6, D-15 to D-19

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TOWER ELEMENT SETBACK	Above the 45 foot height level, Building setback from the property lines which fronts non-view corridor streets will be subject to the Authority's design review process, and will be based upon the urban design and open space objectives of this plan. The figures show a setback of 75 feet from property line for the Tower Element Setback.	Refer to Figure on Ward Neighborhood Master Plan acknowledges a potential modification of eliminating the 75' tower element setback along Ala Moana Blvd.	The 75' tower setback from Kamake'e St. is maintained.	See Exhibit C-7
YARDS; GENERAL	<p>15-22-63 Yards; General</p> <p>Front Yard: For each development shall be 15 feet. Every yard bounded by a street shall be a front yard except as mentioned in subsections b, c, d, e of 15-22-63.</p> <p>Side and Rear Yards: The minimum side and rear yards for structures containing windows or openings facing side or rear property lines shall be 10 feet for side yards and 10 feet for rear yards. For structures without windows or openings facing side or rear property lines, no side or rear yard shall be required.</p>	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.	<p>Kamake'e Street Setback of 15 feet (Podium). A modification is requested to allow an overhang encroachment to provide a shaded pedestrian walkway.</p> <p>Auahi Street Setback of 15 feet (Podium)</p> <p>Queen Street Setback currently at the light rail setback which tapers from the northwest property corner. Note that this may be modified pending HART's final column locations.</p> <p>HCDA has established a precedent of allowing the front yard setback to be based upon a weighted average that must exceed 15'. The weighted average front yard setback of the Project is approximately 23'.</p> <p>The Ward Village Shops</p>	See Exhibit C-6 and C-7

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			phases 1A, 1B and 2A have incorporated the appropriate yard setbacks.	
MAXIMUM DENSITY	15-22-116 Maximum density. 3.5 FAR for Lot Size 80,000 square feet. or more	Development Lot x 3.8 FAR = Total Allowed Floor Area Discretionary review process for the transfer of floor area from a sending site to a receiving site	2.95 FAR for the collective Land Block 3	See Exhibit B-1 All parcels within Land Block 3 are to be developed jointly and as a single development parcel.
TOWER FLOOR PLATE	15-22-116 Maximum Tower Footprint. 16,000 square feet for a lot size of 80,000 square feet or greater	16,000 square feet	16,000 square feet maximum tower footprint Project footprint planned to be approximately 14,500 square feet	See Exhibits B-1 and B-4
BUILDING ORIENTATION	15-22-143 Building Orientation (1) Up to 45 feet in height, the long axis of structures shall be oriented, to the extent practicable, between 25 degrees and 55 degrees east of south to maximize ventilation effect of prevailing winds. (2) Above the 45 foot level, the long axis of structures shall be oriented to the extent practicable, between 35 degrees and 65 degrees west of south to minimize exposing the long side to direct sunlight (3) Building design and siting shall be such that shadow	Coincides with the Mauka Area Plan and promotes mauka-makai building orientation.	The tower element follows the mauka - makai axis. A shadow analysis has been completed to mitigate the impact to neighboring buildings and utilize sunlight for the residences. The firm Rowan Williams Davies & Irwin has been engaged to create a detailed model of the wind, pressure and surrounding environment. This will inform decisions related to pedestrian and resident comfort, ventilation, vibration, and noise.	See Exhibit E-9

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	effects on neighboring buildings shall be minimized. Residential uses, to the extent practicable, shall have direct access to sunlight.			
TOWER SPACING	<p>15-22-143 Tower Spacing</p> <p>(1) At least 300 feet between the long parallel sides of neighboring towers; and</p> <p>(2) At least 200 feet between the short side of towers</p>	Separation of 300 feet between long sides and 200 feet between short sides	The distance between the proposed tower and neighboring existing towers is a minimum of 445'. Another proposed tower on Land Block 2 will be a distance of 387'.	See Exhibit D-2
OPEN SPACE	<p>15-22-64 Open Space</p> <p>(1) The min. amount of open space shall be the lesser of:</p> <p>(a) 10% of lot area; or</p> <p>(b) 25% of the lot area less required yards.</p> <p>(2) Up to 25% of the minimum required open space may include an adjacent front yard provided that the open space is:</p> <p>(a) Entirely in one location;</p> <p>(b) Publicly accessible or visible from an adjacent street; and</p> <p>(c) Proportioned to a maximum length to width of 2:1.</p>	At least 10% of the lot area shall be provided as open space.	<p>Ground level open space of the proposed project totals approximately 11,260 square feet or 12.5% of the 2-acre site.</p> <p>In addition, the Ward Village Shops phases 1A, 1B and 2A have incorporated open space requirements exceeding 10% of their land area, resulting in the overall land block fulfilling its open space requirement.</p>	See Exhibit D-9

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RECREATION SPACE	<p>15-22-65 Recreation Space</p> <p>(a) Development lots within any land use zone with 20,000 square feet. or more of land area shall provide 55 square feet of recreation space per dwelling unit.</p> <p>(b) The required on-site recreation space, if provided outdoors, may be used to satisfy a portion of the open space requirements set forth in 15-22-64.</p>	Nearly 250,000 square feet. is to be provided as recreational space within Ward Neighborhood.	<p>There are approximately 318 units, including the manager's unit and 6 guest suites, at 55 square feet of recreation space per unit = 17,490 square feet.</p> <p>Current recreational areas at the amenity deck on the seventh level total approximately 55,085 square feet.</p>	See Exhibit D-12
OFF-STREET PARKING	<p>15-22-67 Off-Street Parking</p> <p>1) Multi-Family Dwellings</p> <p>a) 600 square feet or less at 0.9 stalls per unit</p> <p>b) More than 600 square feet but less than 800 square feet at 1.13 stalls per unit</p> <p>c) 800 square feet and over at 1.35 stalls per unit</p> <p>2) Commercial and all other uses at 1 stall per 444 square feet of floor area</p>	All parking areas shall comply with local codes and regulations, ratio requirements, general parking dimensions and any other applicable policies regarding parking.	<p>1) Multi-Family Dwellings:</p> <p>0.9 stalls per units 600 square feet or less</p> <p>1.13 stalls per unit more than 600 but less than 800 square feet.</p> <p>1.35 stalls per units greater than 800 square feet</p> <p>2) Commercial and all other uses:</p> <p>1 stall per 444 square feet of floor area</p> <p>A total of 411 stalls are required for the residential component and 39 stalls for the commercial. An approximate total of 579 stalls will be provided.</p>	See Exhibit B-3

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OFF-STREET LOADING	<p>15-22-68 Off-Street Parking</p> <p>1) Multi-Family Dwellings</p> <p>a) 20,000 to 150,000 square feet require one stall</p> <p>b) 150,001 to 300,000 square feet requires two stalls</p> <p>c) Each additional 200,000 square feet over 300,000 square feet requires one Stall</p> <p>2) Commercial and all other uses</p> <p>a) 2,000 to 10,000 square feet requires one stall</p> <p>b) 10,001 to 20,000 square feet requires two stalls</p> <p>c) 20,001 to 40,000 square feet requires three stalls</p> <p>d) 40,001 to 60,000 requires four stalls</p> <p>e) Each additional 50,000 square feet over 60,000 square feet requires one stall</p> <p>When more than one loading space is required, the minimum horizontal dimensions of at least half of the</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>3 Stalls Provided:</p> <p>Two 12 feet x 35 feet x 14 foot height clear</p> <p>One 8.5 feet x 19 feet x 10 foot clear height</p> <p>The five required stalls (2 for commercial, 4 for multi-family dwellings) are reduced by the provision that 50% of required number of loading spaces may be allowed when assigned to serve two or more uses. The loading obligations are therefore met.</p>	See Exhibit C-4

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	required spaces shall be 12 x 35 feet and have a vertical clearance of at least 14 feet. The balance of the required spaces shall have a horizontal dimension of at least 19 x 8 ½ feet and vertical clearance of at least 10 feet.			
BICYCLE PARKING	<p>In the Unofficial Compilation June 2005 there is mention of a Bikeway system and Bikeway Plan Figure 15.</p> <p>It is mentioned, to encourage use of bicycles, bicycle racks, rental lockers, bicycle storage areas in public parking garages, and other bike accessories shall be provided. These facilities should be located in readily accessible spaces which are well lit and secured, but generally underutilized, such as corners of parking areas and under stairways.</p> <p>In the New Mauka Area Plan and Rules, there is a section in 217-63 for Bicycle Parking.</p>	Bicycle parking in public spaces should be provided at principal destinations and access points, at all open spaces and public facilities, in and around commercial and retail centers, and generally distributed liberally throughout the site to promote bicycle transportation.	The Project includes bike storage located on the ground level and planned for the convenient ingress/egress of residents and visitors. This includes racks and the ability for secure storage.	

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LANDSCAPING	15-22-144 Landscaping All required yards shall be landscaped as required by subsections b,c,d,e,f,g,h,i,j,k,l and m	Planting designs will comply with the HCDA Mauka Area Rules currently in effect	Planting designs will generally comply with the HCDA Mauka Area Rules Unofficial Compilation June 2005.	
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.	The Project includes approximately 318 units, which is inclusive of the manager's unit and six guest suites. This generates a reserved housing requirement of 80 units to be fulfilled pursuant to the credit system allowed under the Master plan Development Agreement. Reserved housing is intended to be constructed as part of a concurrent project on Land Block 5 owned by Victoria Ward, Limited.	

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PUBLIC FACILITIES	15-22-73 Dedication of Public Facilities	Master Plan Summary Ward Neighborhood Master Plan: 3% of total commercial floor area 4% of total residential floor area (exclusive of reserved housing units)	The Project is obligated to dedicate 514 square feet based upon 3% of the 17,137 square feet of commercial area. In addition, 25,289 square feet will be dedicated based upon 4% of the residential area. This totals 25,802 square feet. Public Facilities dedication will be provided pursuant to agreement with HCDA	See Exhibit A-6