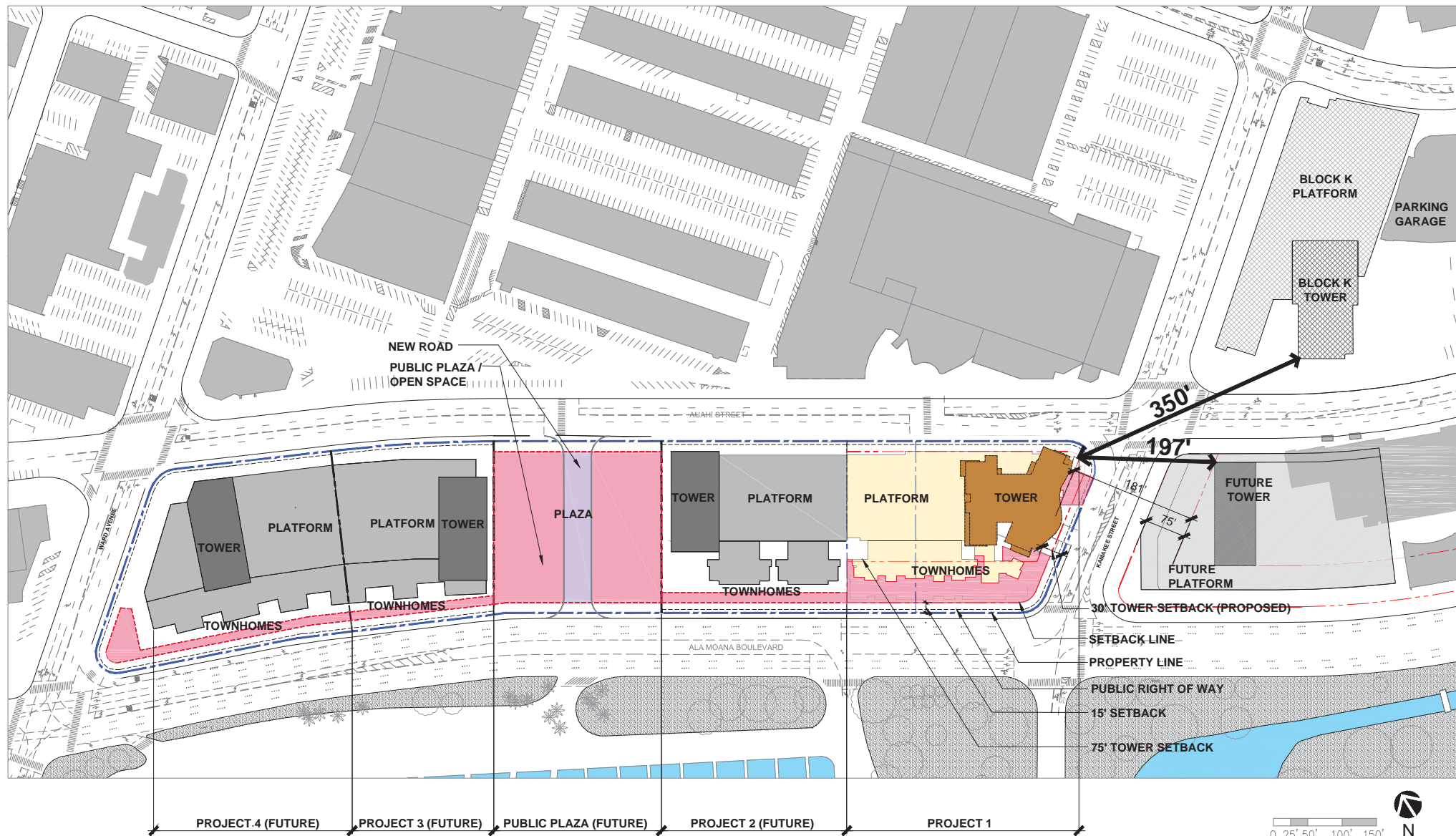
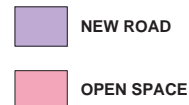
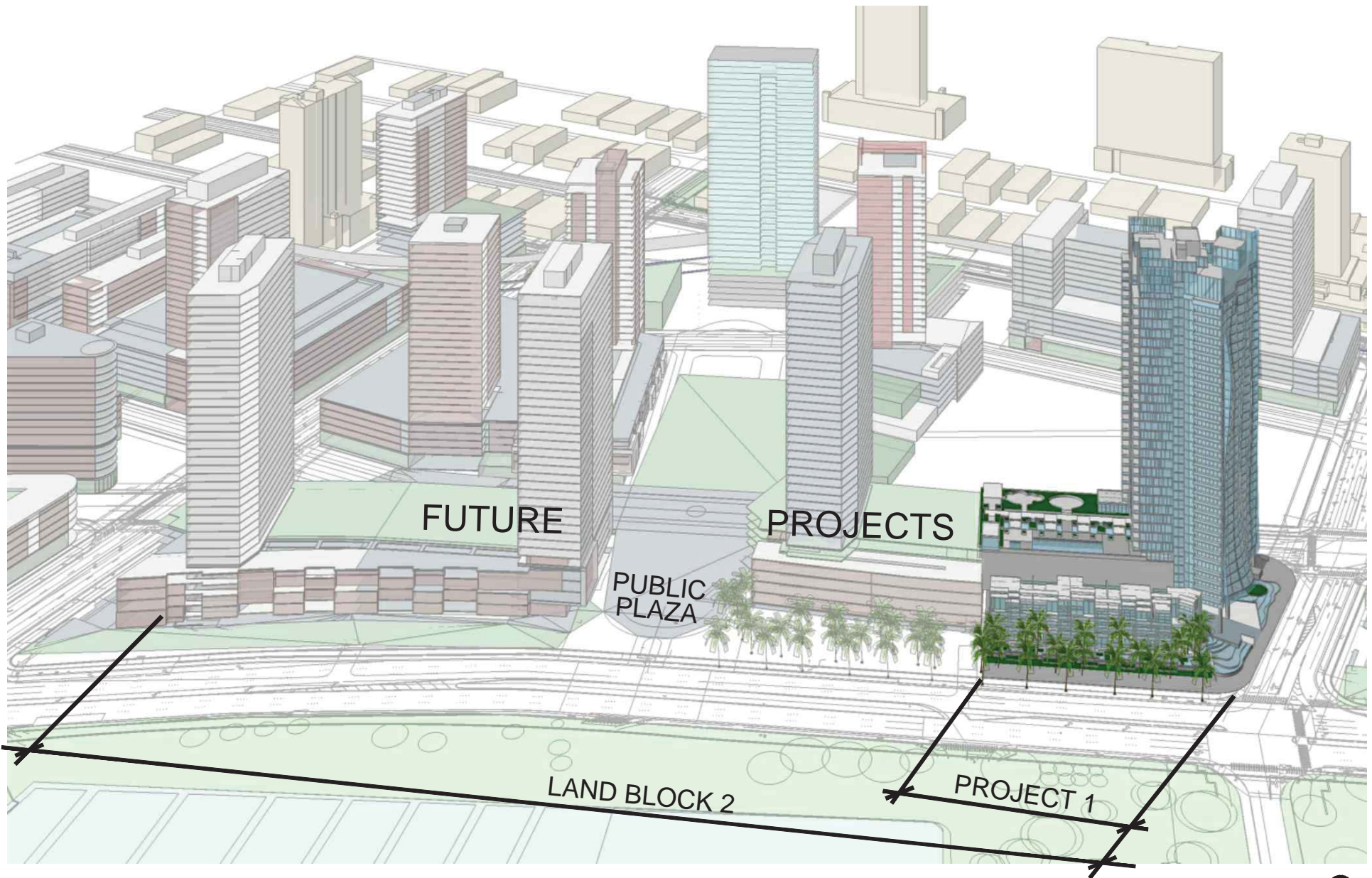


NOTE: This graphic has been prepared for planning purposes and is subject to change as a result of the planning and/or permitting process. See enclosed corresponding Exhibits Document for enlarged diagrams, plans & drawings.

	PROJECT 4 (FUTURE)	PROJECT 3 (FUTURE)	PUBLIC PLAZA (FUTURE)	PROJECT 2 (FUTURE)	PROJECT 1	LAND BLOCK 2	
Land Area	87,853 SF	55,409 SF	62,992 SF	67,430 SF	81,446 SF	355,130 SF	
FAR	---	---	---	---	---	4.75	
HCDA Area	392,453 SF	392,453 SF	---	374,651 SF	527,781 SF	1,686,868 SF	
Residential	382,345 SF	382,345 SF	---	362,396 SF	519,526 SF	1,646,868 SF	
Commercial	10,000 SF	10,000 SF	---	11,745 SF	8,255 SF	40,000 SF	
Open Space	5,300 SF	2,625 SF	51,992 SF	2,759 SF	13,667 SF	68,189 SF	REQUIRED
Open Space %	6.0%	4.7%	82.5%	4.1%	16.8%	19.2%	
Public Facilities	---	---	62,992 SF	---	3,769 SF	66,761 SF	



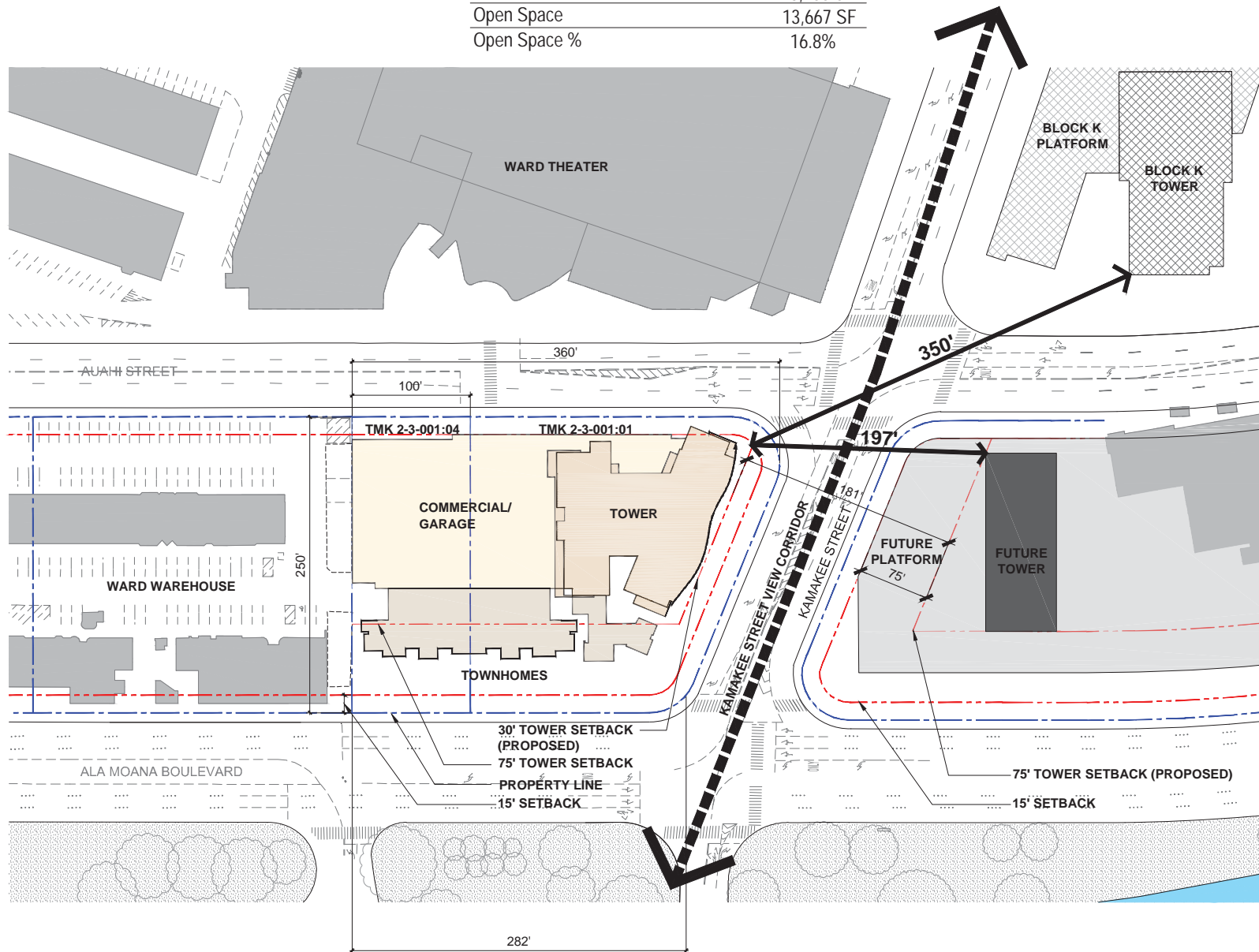
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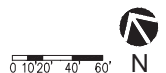
**TOTAL FLOOR AREA PROPOSED
PROJECT 1**

HCDA Area	527,781 SF
Residential	519,526 SF
Commercial	8,255 SF
Open Space	13,667 SF
Open Space %	16.8%



NOTE: This graphic has been prepared for planning purposes and is subject to change as a result of the planning and/or permitting process.

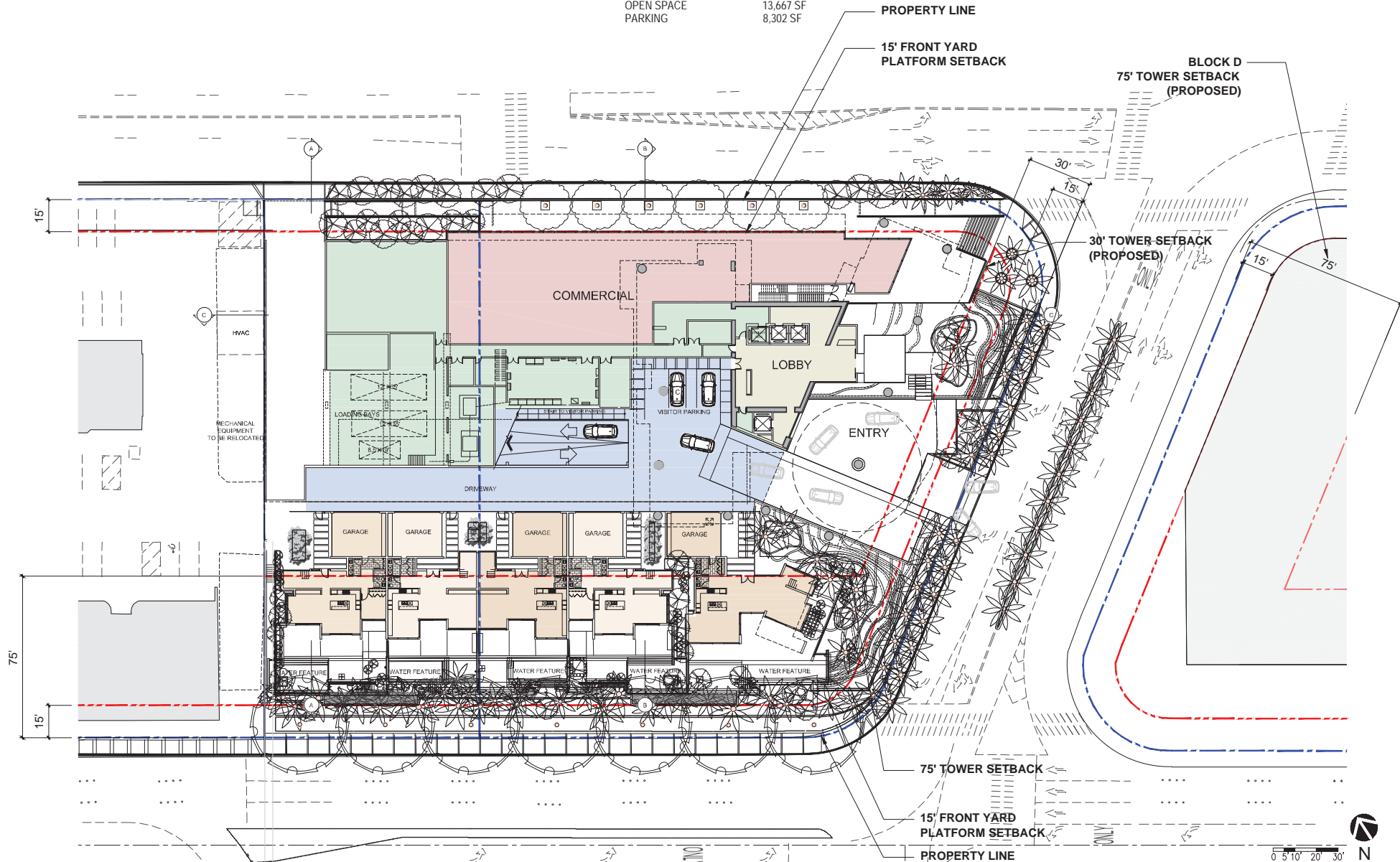
See enclosed corresponding Exhibits Document for enlarged diagrams, plans & drawings.



**FLOOR AREA MATRIX
HCDA AREA (SF) UNITS**

RESIDENTIAL	17,104 SF
COMMERCIAL	8,255 SF
OPEN SPACE	13,667 SF
PARKING	8,302 SF

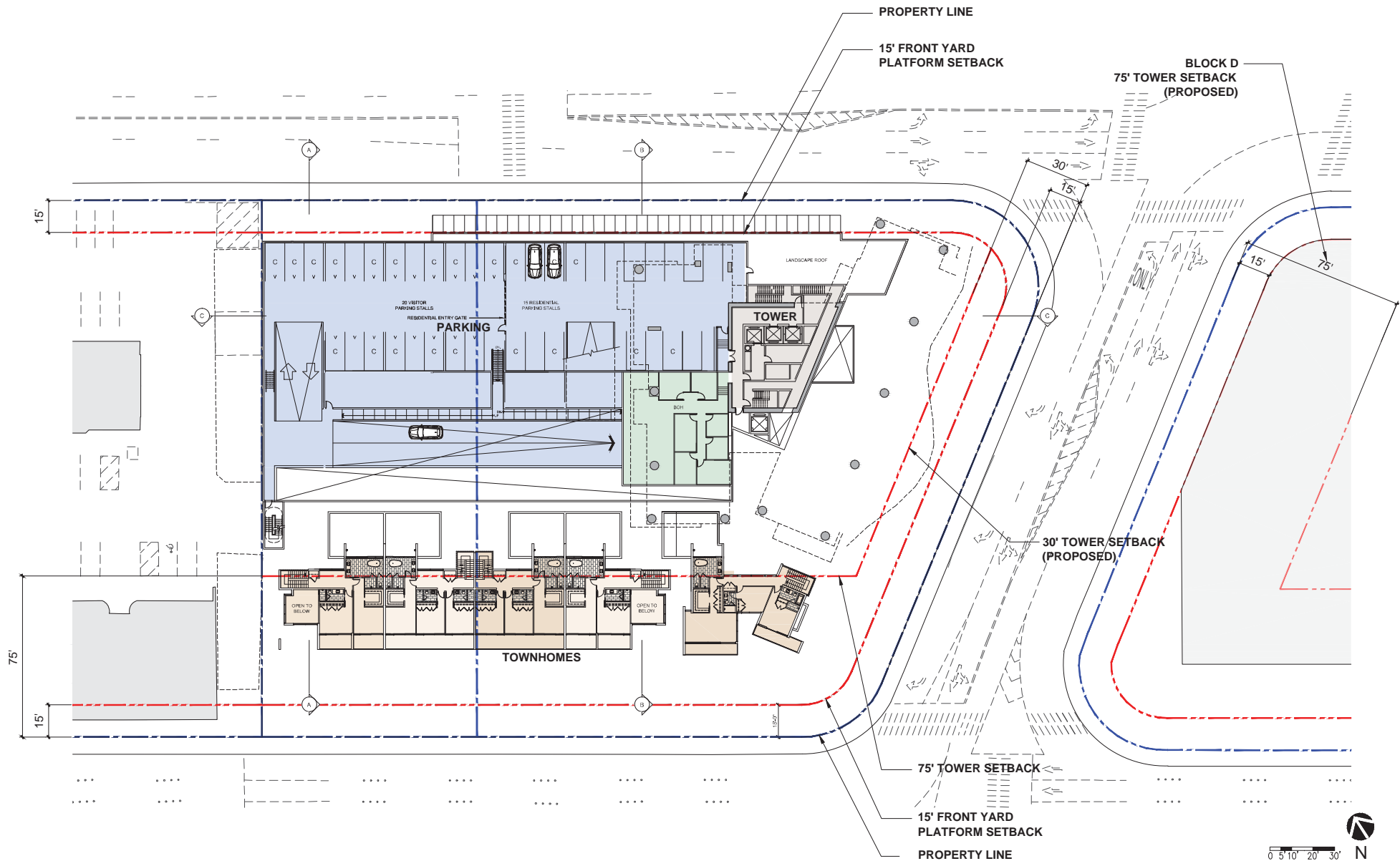
PARKING SPACE COUNT	15
STANDARD STALL	14
COMPACT STALL	1



NOTE: This graphic has been prepared for planning purposes and is subject to change as a result of the planning and/or permitting process. See enclosed corresponding Exhibits Document for enlarged diagrams, plans & drawings.

FLOOR AREA MATRIX HCDA AREA (SF) UNITS	
RESIDENTIAL PARKING	14,160 SF 14,850 SF

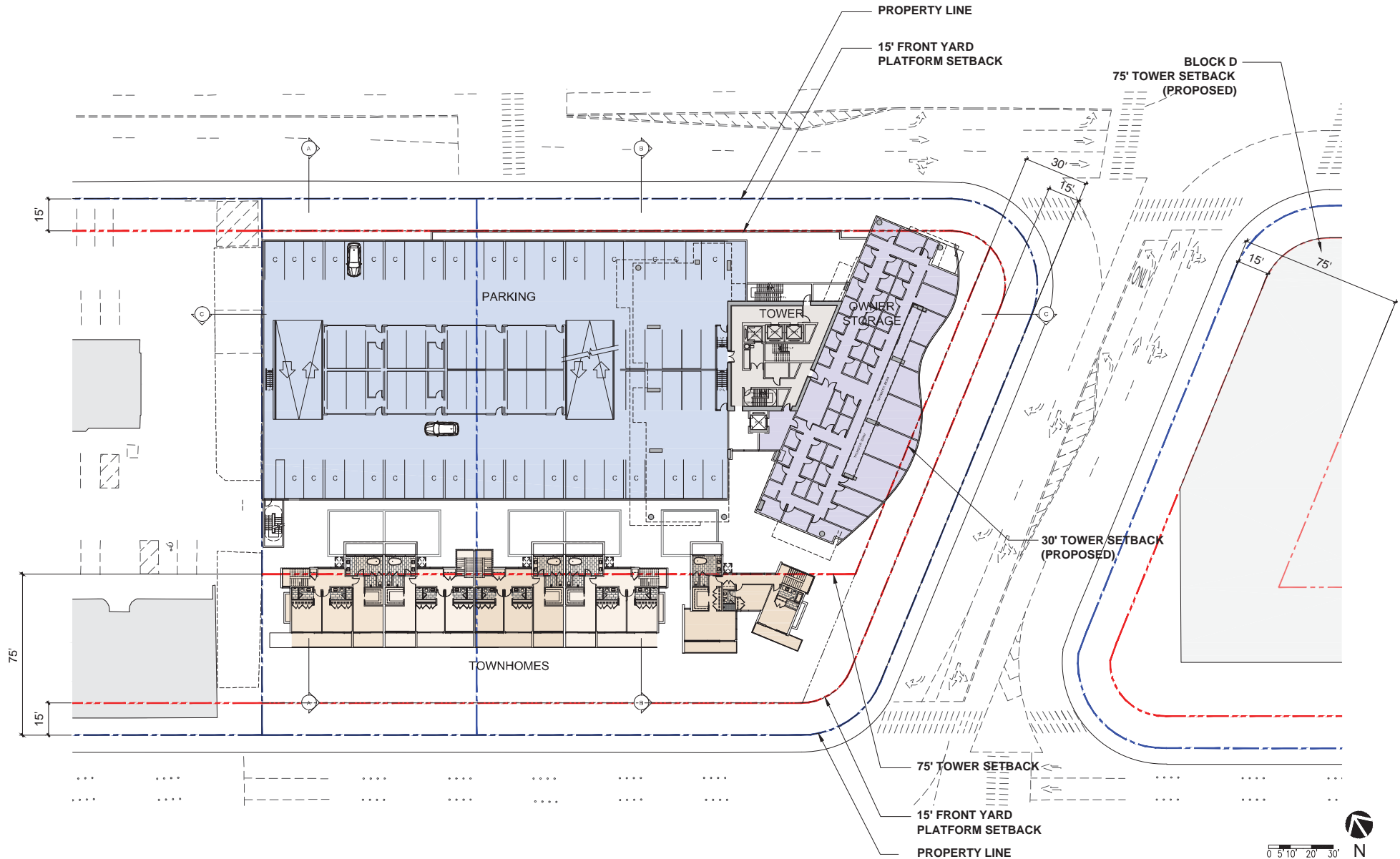
PARKING SPACE COUNT	
STANDARD STALL	35
COMPACT STALL	15
	20



NOTE: This graphic has been prepared for planning purposes and is subject to change as a result of the planning and/or permitting process. See enclosed corresponding Exhibits Document for enlarged diagrams, plans & drawings.

FLOOR AREA MATRIX HCDA AREA (SF) UNITS	
RESIDENTIAL	17,766 SF
PARKING	26,580 SF

PARKING SPACE COUNT	
STANDARD STALL	32
COMPACT STALL	32

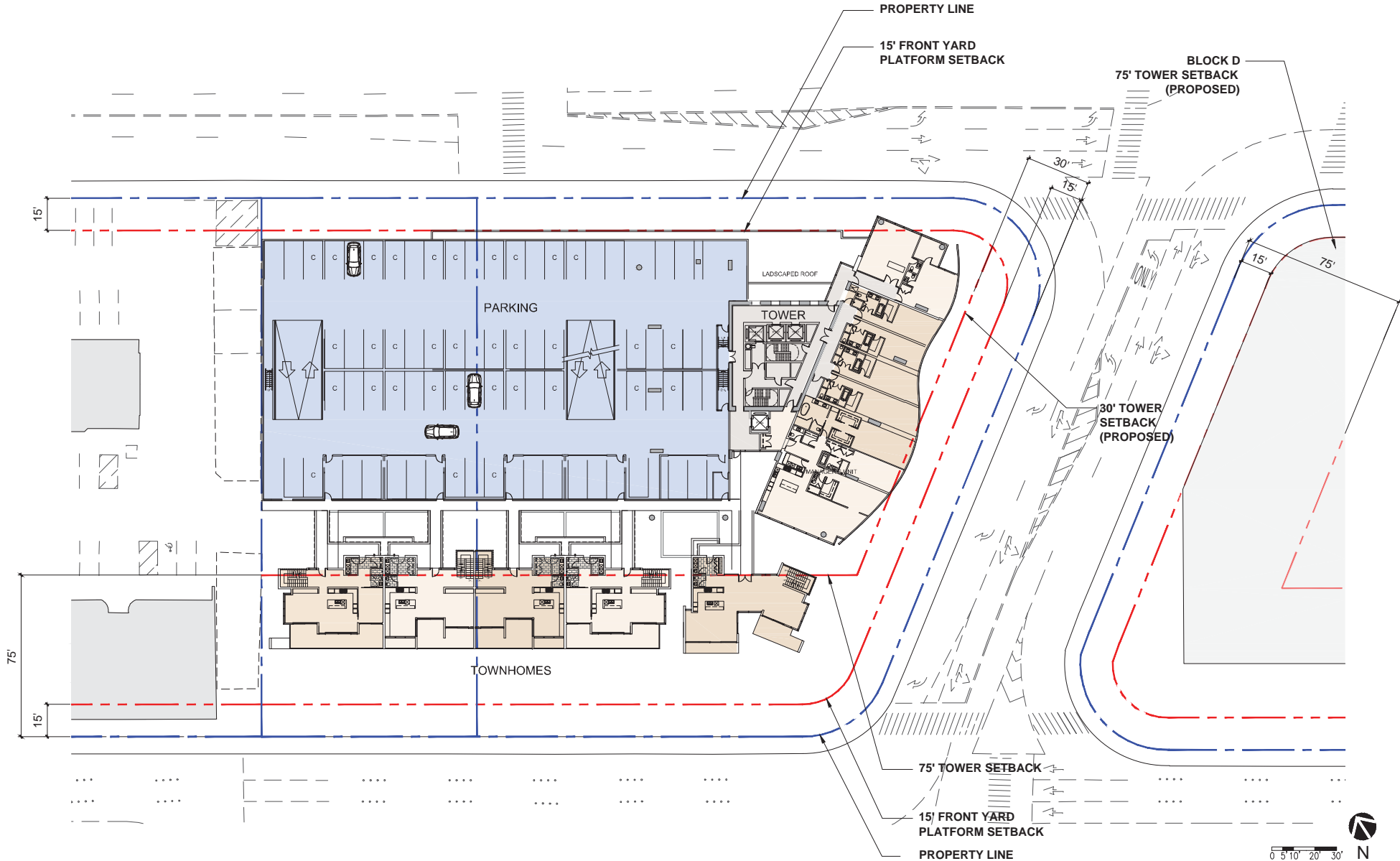


NOTE: This graphic has been prepared for planning purposes and is subject to change as a result of the planning and/or permitting process. See enclosed corresponding Exhibits Document for enlarged diagrams, plans & drawings.

**FLOOR AREA MATRIX
HCDA AREA (SF) UNITS**

RESIDENTIAL PARKING	16,204 SF 26,580SF
------------------------	-----------------------

PARKING SPACE COUNT	67
STANDARD STALL	34
COMPACT	33

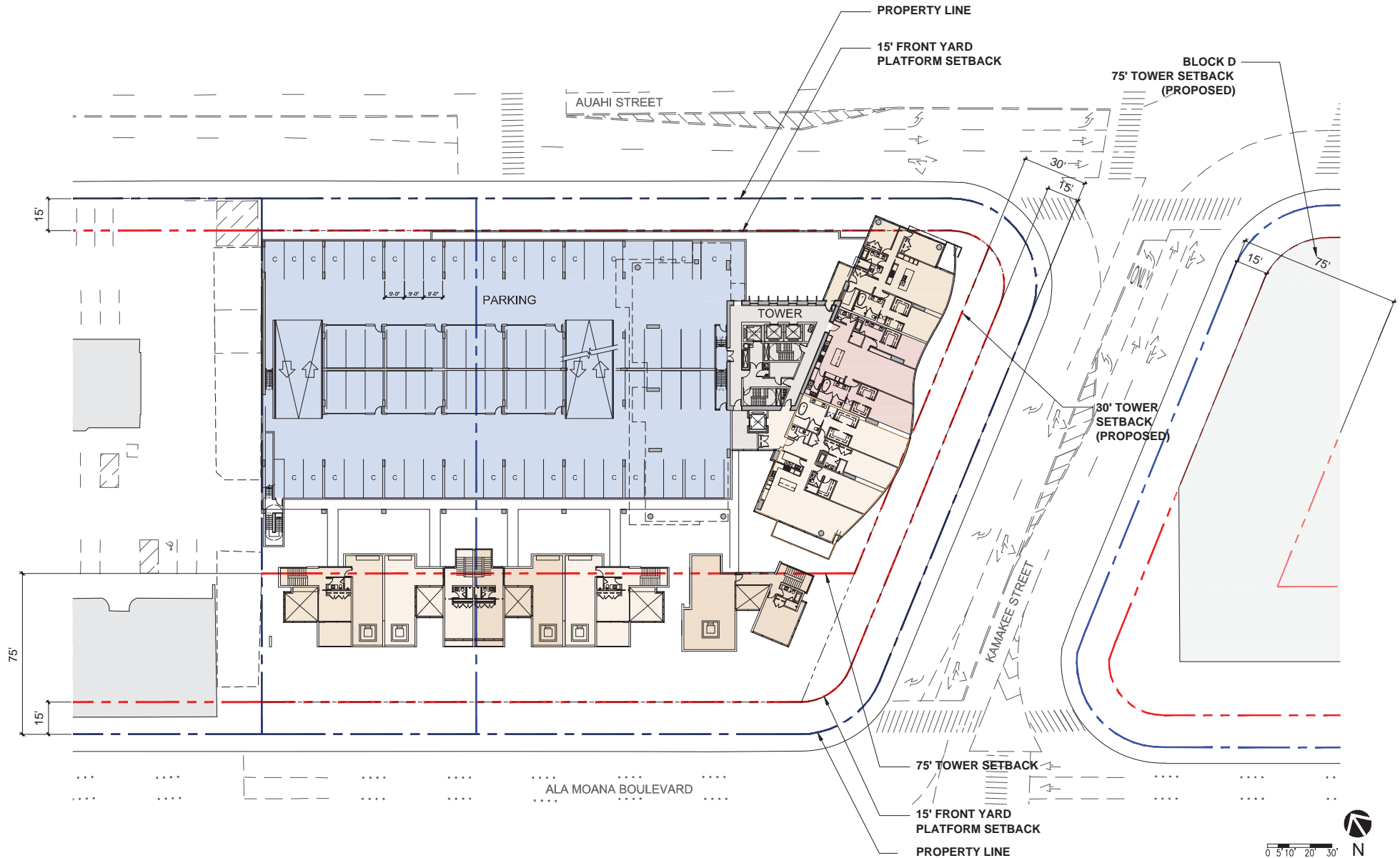


NOTE: This graphic has been prepared for planning purposes and is subject to change as a result of the planning and/or permitting process.

See enclosed corresponding Exhibits Document for enlarged diagrams, plans & drawings.

FLOOR AREA MATRIX HCDA AREA (SF) UNITS	
RESIDENTIAL	12,152 SF
PARKING	26,580 SF

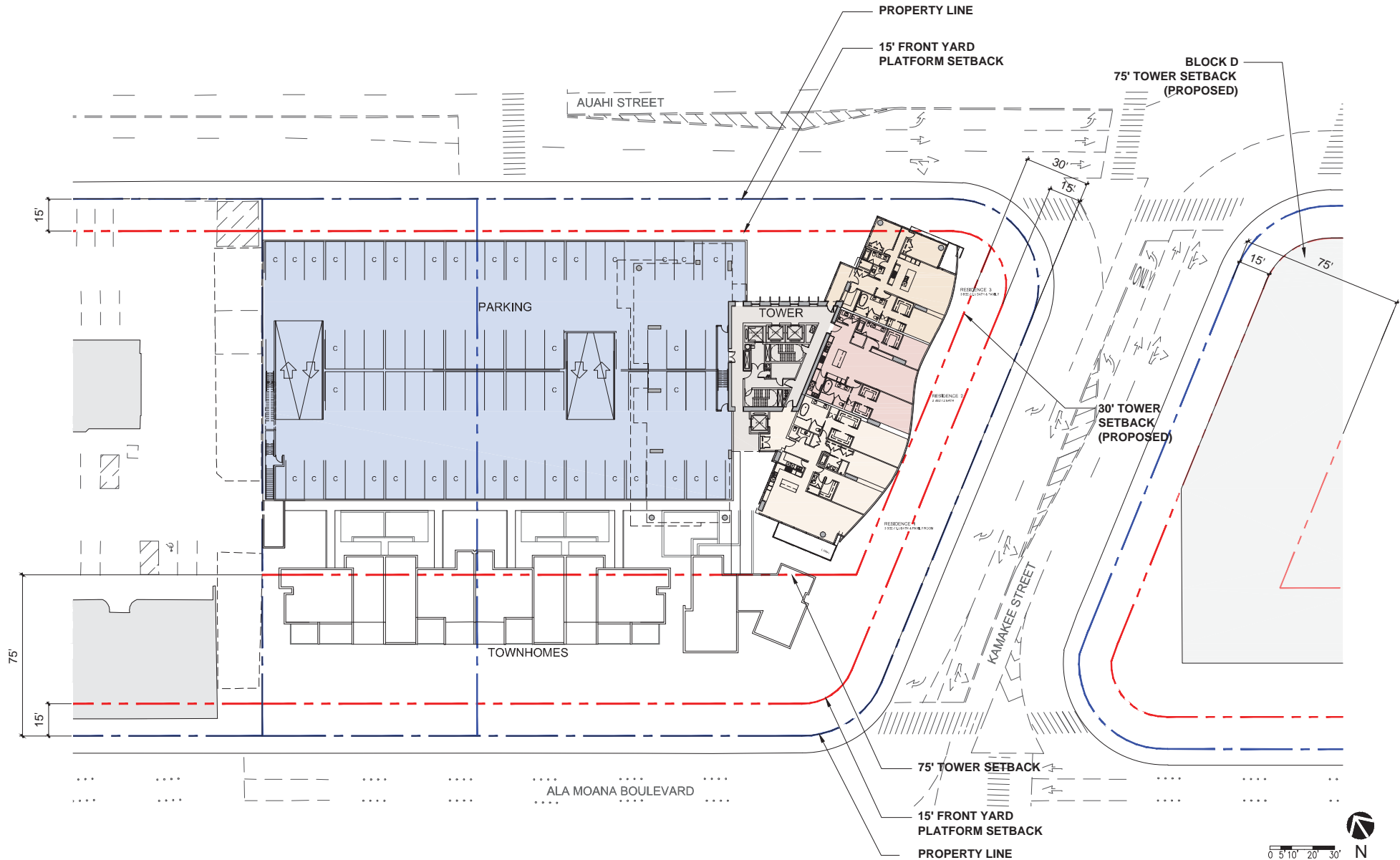
PARKING SPACE COUNT	
STANDARD STALL	32
COMPACT STALL	32



NOTE: This graphic has been prepared for planning purposes and is subject to change as a result of the planning and/or permitting process. See enclosed corresponding Exhibits Document for enlarged diagrams, plans & drawings.

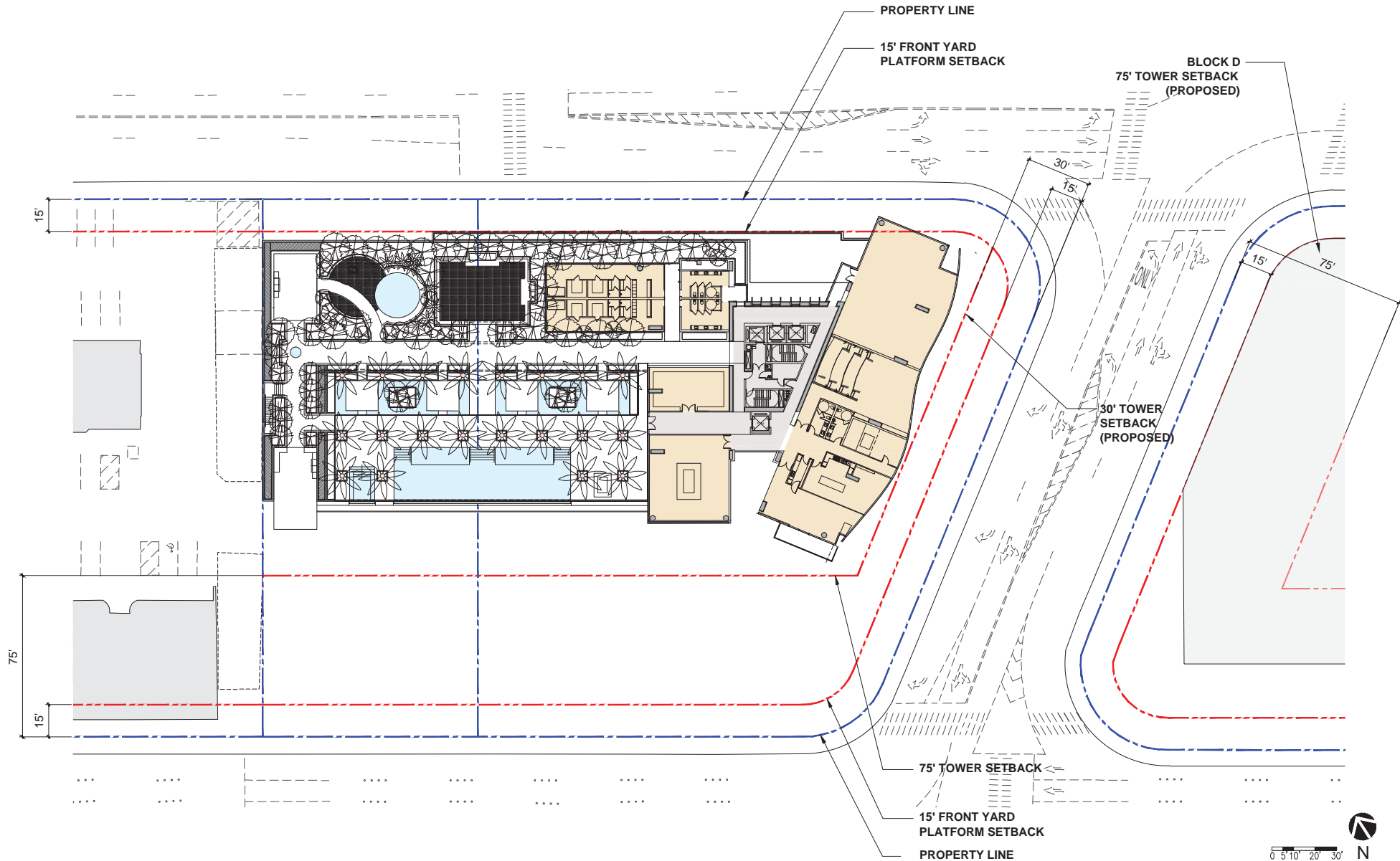
FLOOR AREA MATRIX HCDA AREA (SF) UNITS	
RESIDENTIAL	9,451 SF
PARKING	26,580 SF

PARKING SPACE COUNT	
STANDARD	34
COMPACT	38



NOTE: This graphic has been prepared for planning purposes and is subject to change as a result of the planning and/or permitting process. See enclosed corresponding Exhibits Document for enlarged diagrams, plans & drawings.

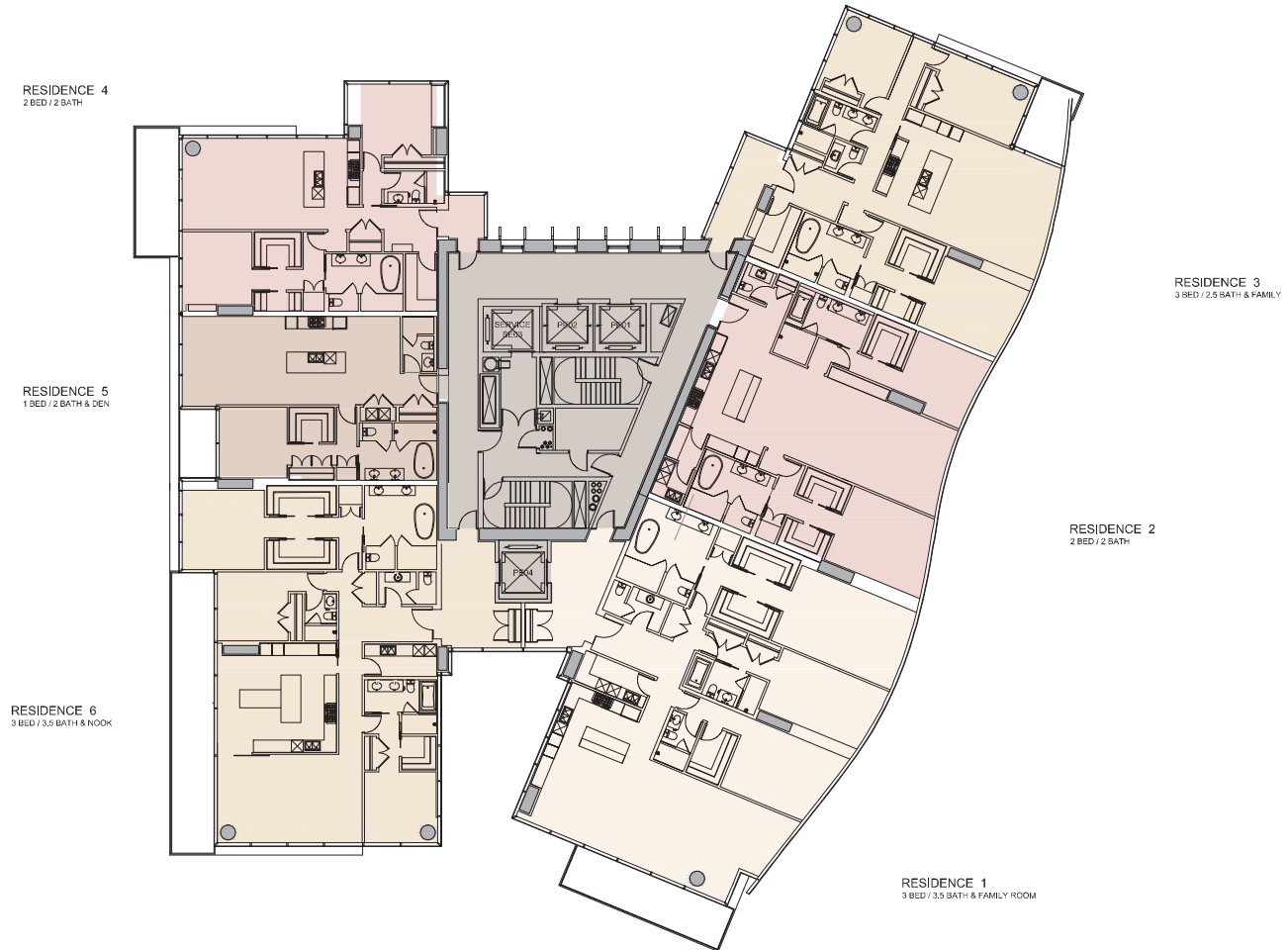
FLOOR AREA MATRIX
 HCDA AREA (SF) UNITS
 RESIDENTIAL 16,668 SF



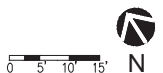
NOTE: This graphic has been prepared for planning purposes and is subject to change as a result of the planning and/or permitting process. See enclosed corresponding Exhibits Document for enlarged diagrams, plans & drawings.

FLOOR AREA MATRIX
HCDA AREA (SF) UNITS

RESIDENTIAL	14,745 SF TO 15,053 SF
TOTAL TOWER (LEVEL 8 TO 31)	349,166 SF

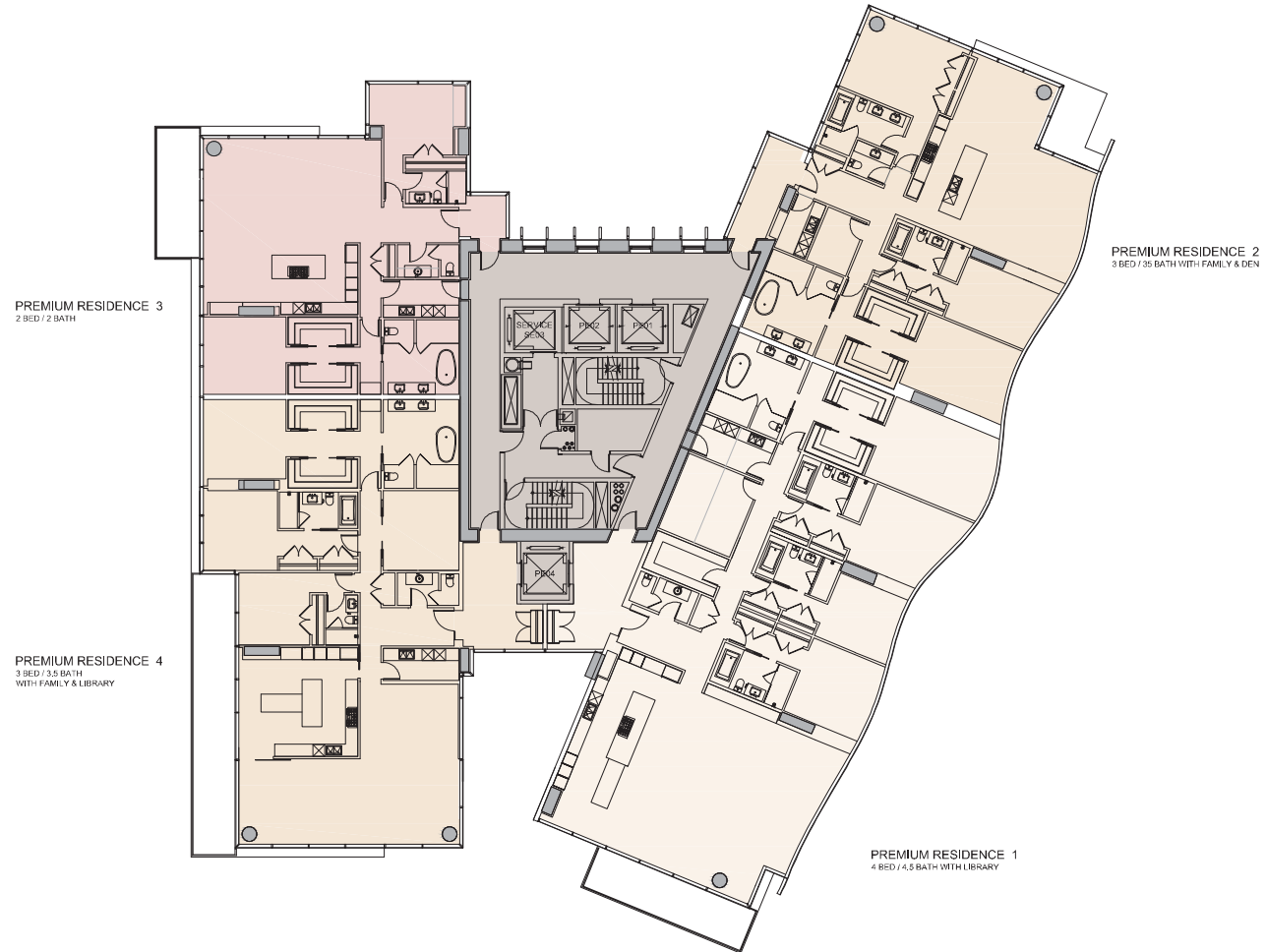


NOTE: This graphic has been prepared for planning purposes and is subject to change as a result of the planning and/or permitting process. See enclosed corresponding Exhibits Document for enlarged diagrams, plans & drawings.

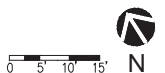


FLOOR AREA MATRIX
HCDA AREA (SF) UNITS

RESIDENTIAL	
LEVEL 32	15,008 SF
LEVEL 33	15,021 SF

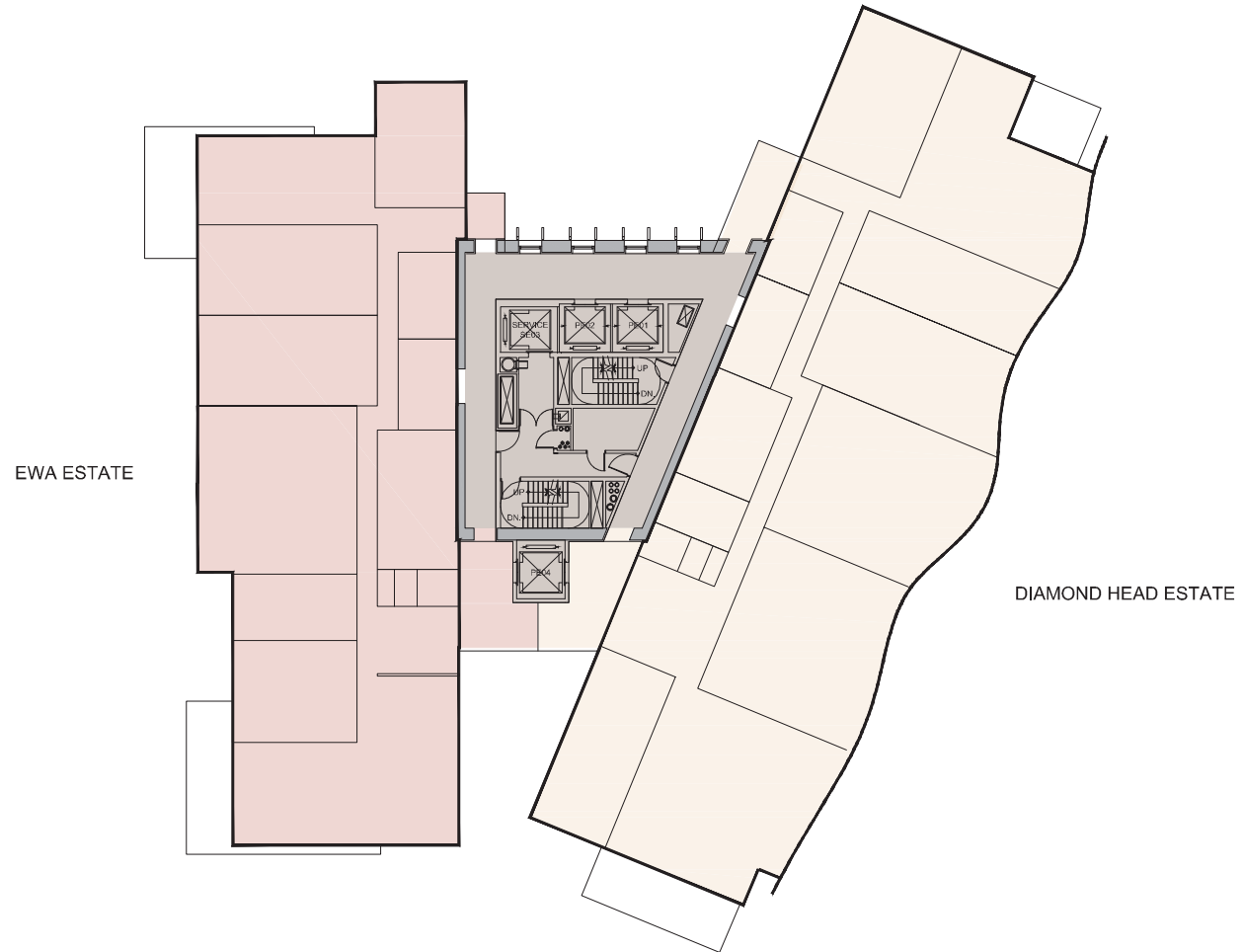


NOTE: This graphic has been prepared for planning purposes and is subject to change as a result of the planning and/or permitting process. See enclosed corresponding Exhibits Document for enlarged diagrams, plans & drawings.

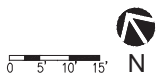


FLOOR AREA MATRIX
 HCDA AREA (SF) UNITS

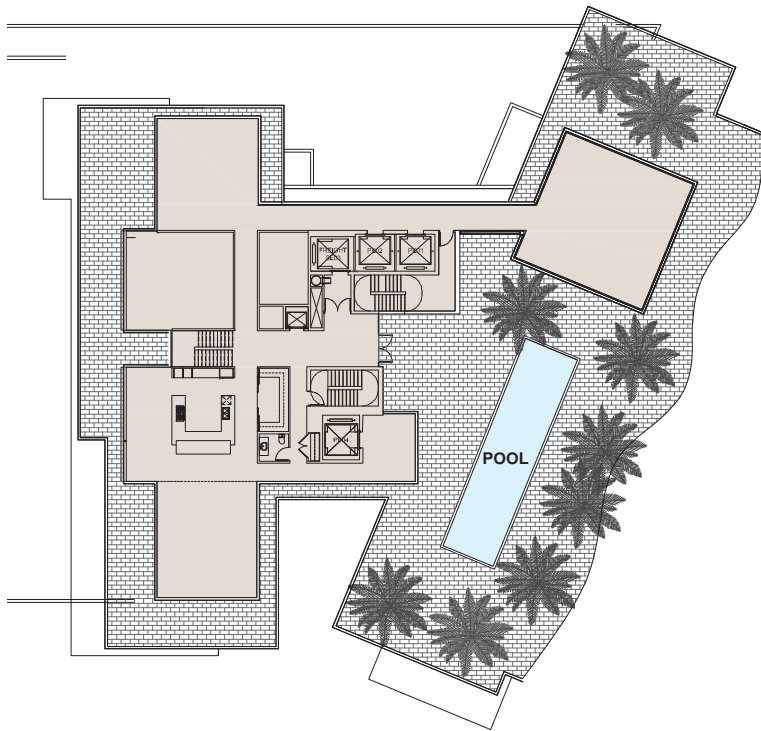
RESIDENTIAL
 LEVEL 34 14,362 SF



NOTE: This graphic has been prepared for planning purposes and is subject to change as a result of the planning and/or permitting process. See enclosed corresponding Exhibits Document for enlarged diagrams, plans & drawings.

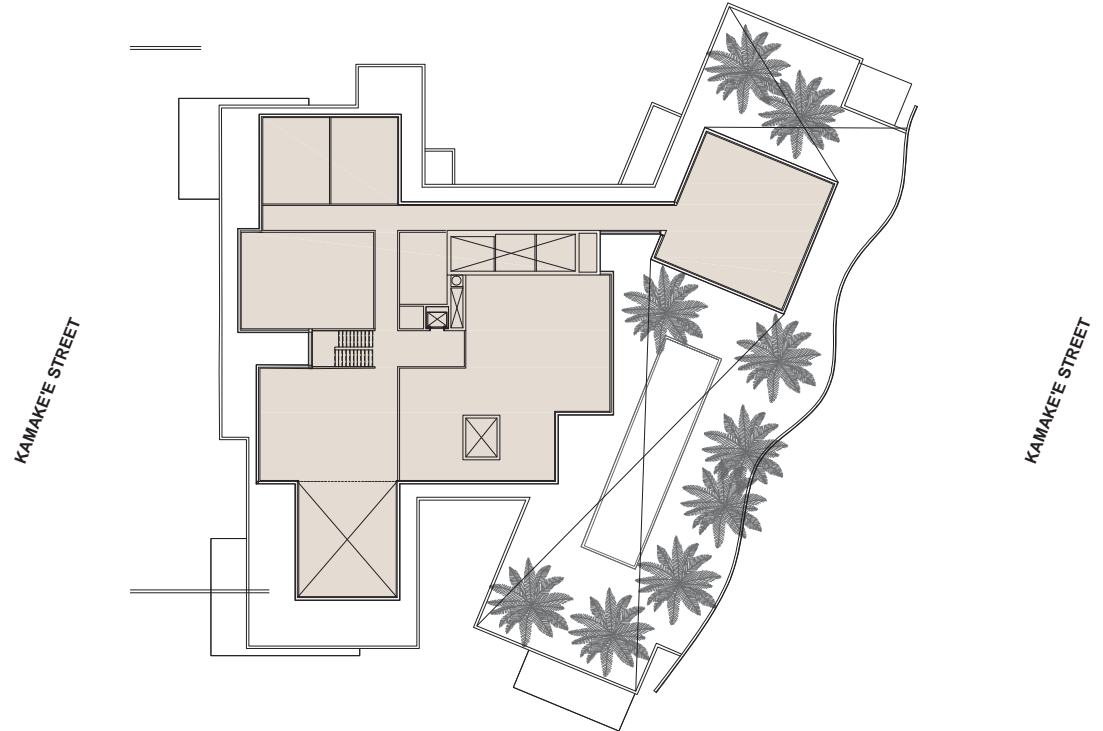


AUHI STREET



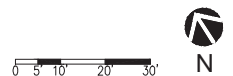
LEVEL 35

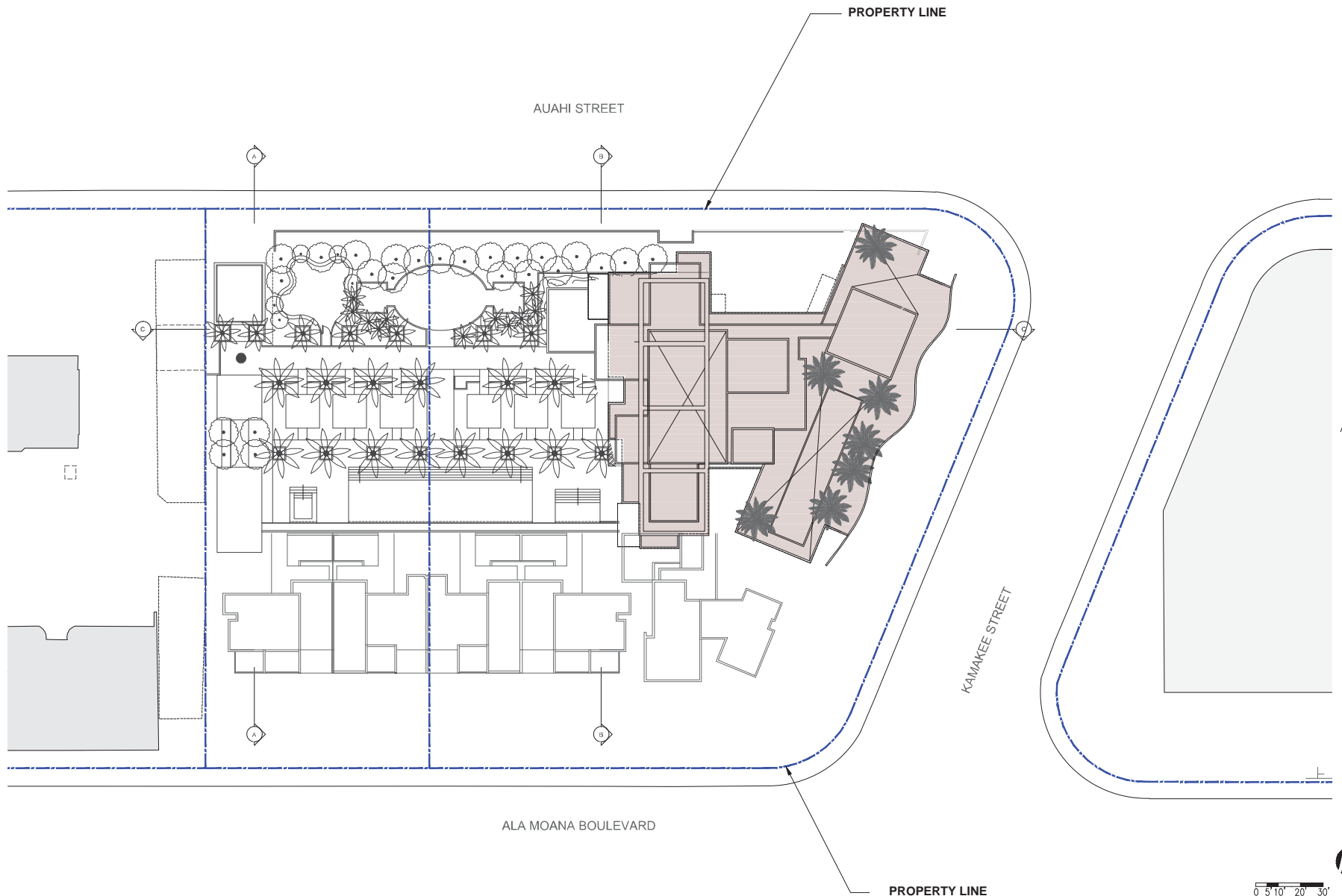
AUHI STREET



LEVEL 36

NOTE: This graphic has been prepared for planning purposes and is subject to change as a result of the planning and/or permitting process. See enclosed corresponding Exhibits Document for enlarged diagrams, plans & drawings.

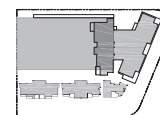




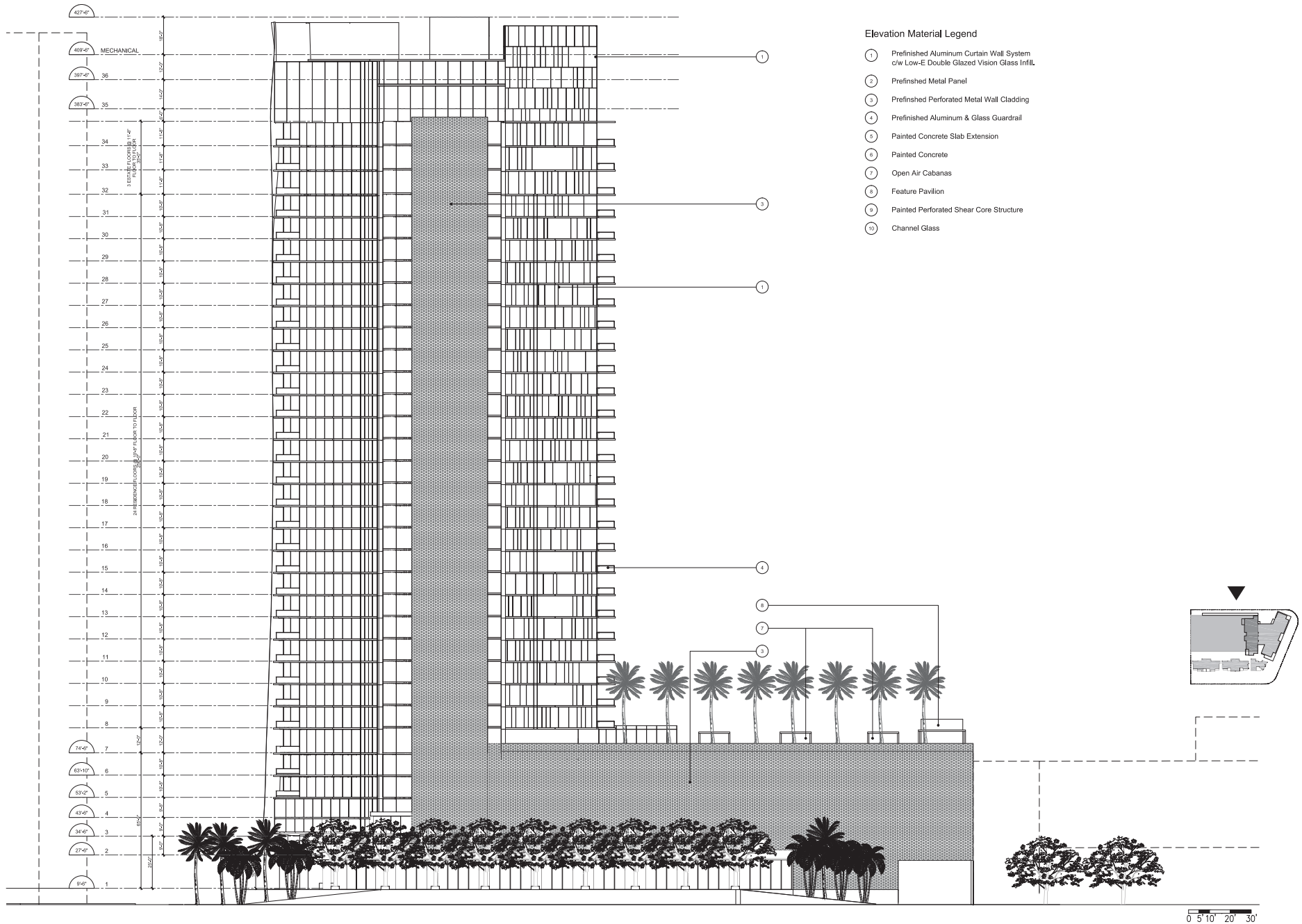
NOTE: This graphic has been prepared for planning purposes and is subject to change as a result of the planning and/or permitting process.

See enclosed corresponding Exhibits Document for enlarged diagrams, plans & drawings.

- 1 Prefinished Aluminum Curtain Wall System
c/w Low-E Double Glazed Vision Glass Infill.
- 2 Prefinished Metal Panel
- 3 Prefinished Perforated Metal Wall Cladding
- 4 Prefinished Aluminum & Glass Guardrail
- 5 Painted Concrete Slab Extension
- 6 Painted Concrete
- 7 Open Air Cabanas
- 8 Feature Pavilion
- 9 Painted Perforated Shear Core Structure
- 10 Channel Glass



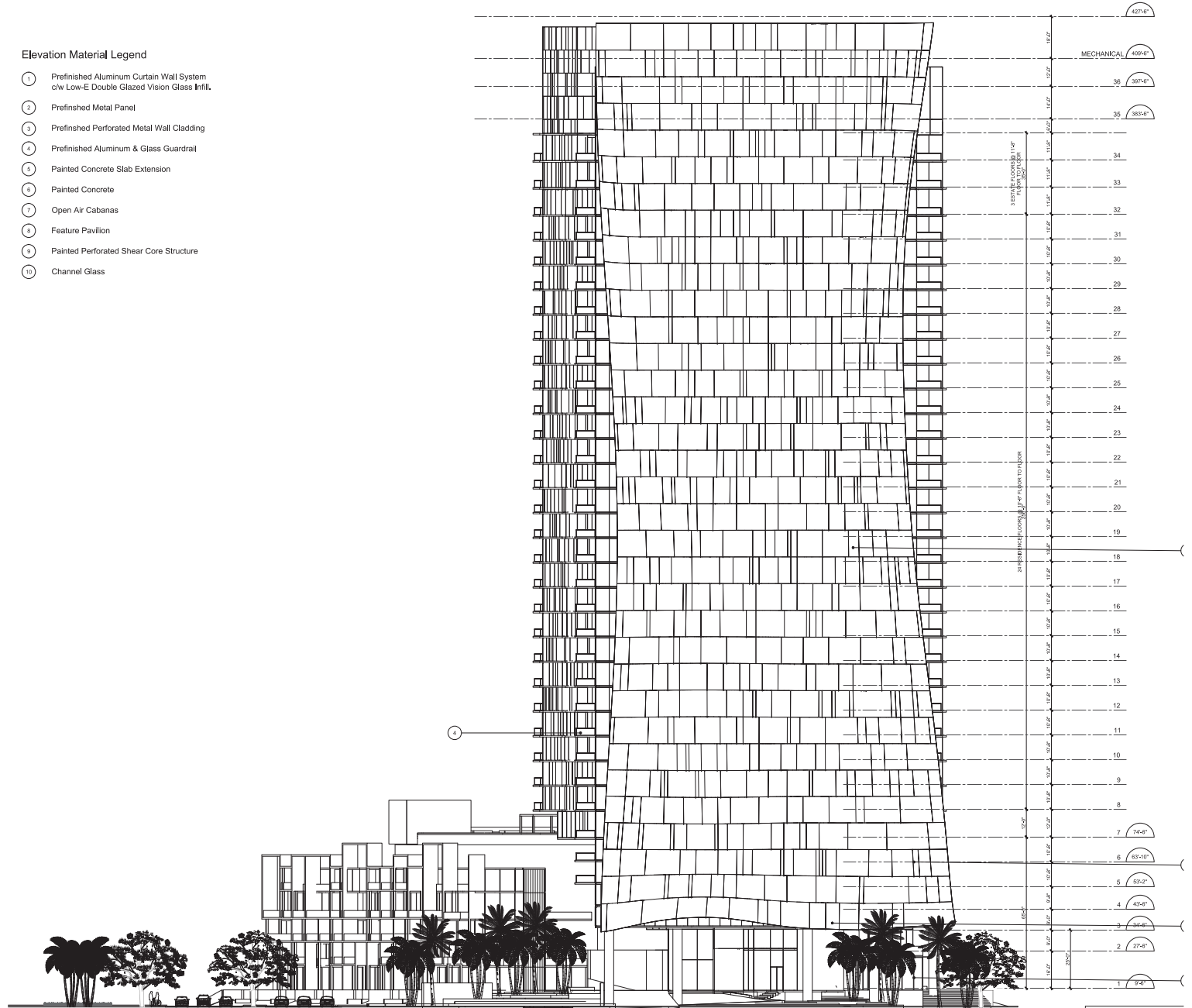
0 5' 10' 20' 30'



NOTE: This graphic has been prepared for planning purposes and is subject to change as a result of the planning and/or permitting process. See enclosed corresponding Exhibits Document for enlarged diagrams, plans & drawings.

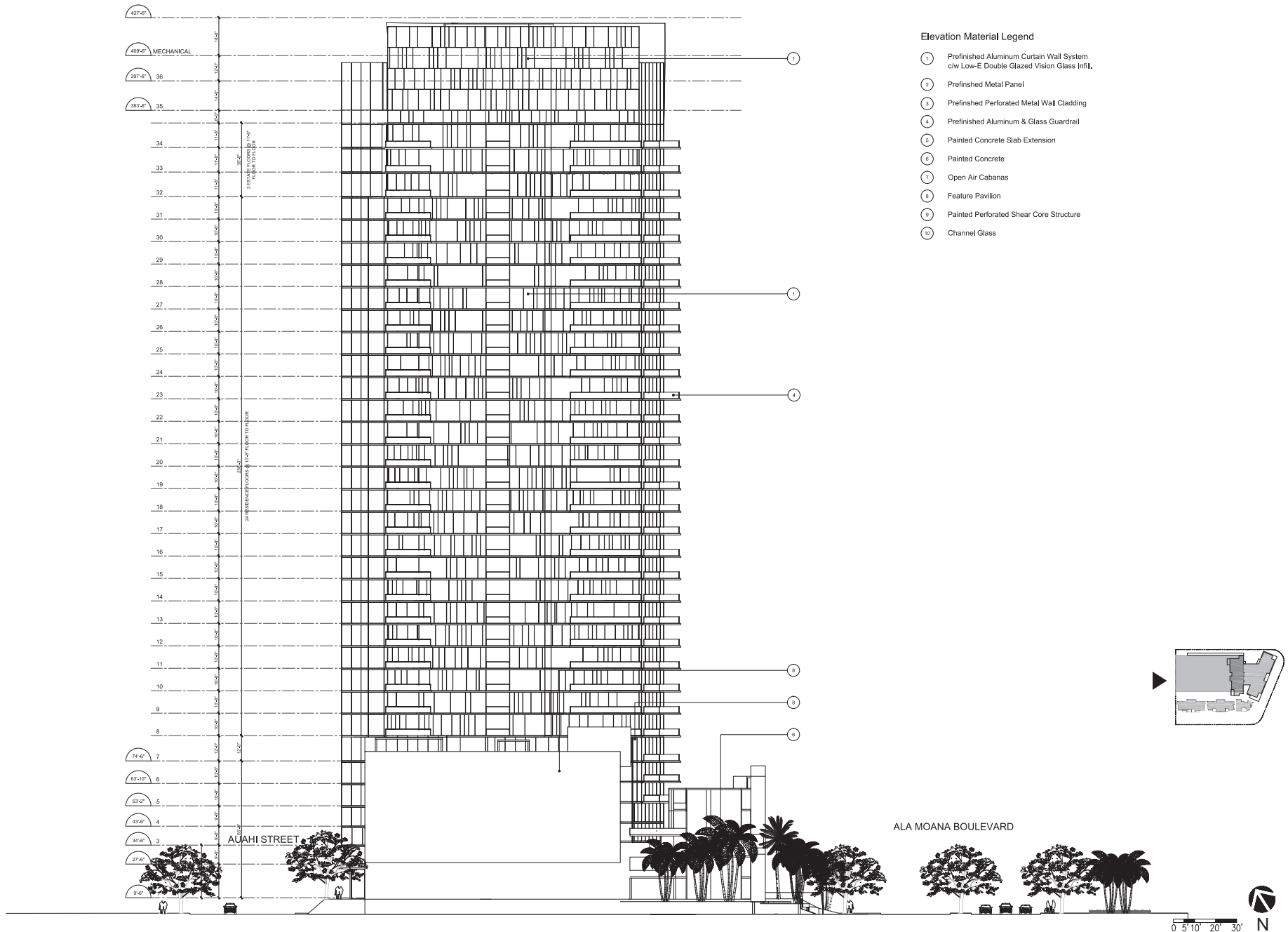
Elevation Material Legend

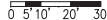
- ① Prefinished Aluminum Curtain Wall System
c/w Low-E Double Glazed Vision Glass Infill.
- ② Prefinished Metal Panel
- ③ Prefinished Perforated Metal Wall Cladding
- ④ Prefinished Aluminum & Glass Guardrail
- ⑤ Painted Concrete Slab Extension
- ⑥ Painted Concrete
- ⑦ Open Air Cabanas
- ⑧ Feature Pavilion
- ⑨ Painted Perforated Shear Core Structure
- ⑩ Channel Glass



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0 5' 10' 20' 30'



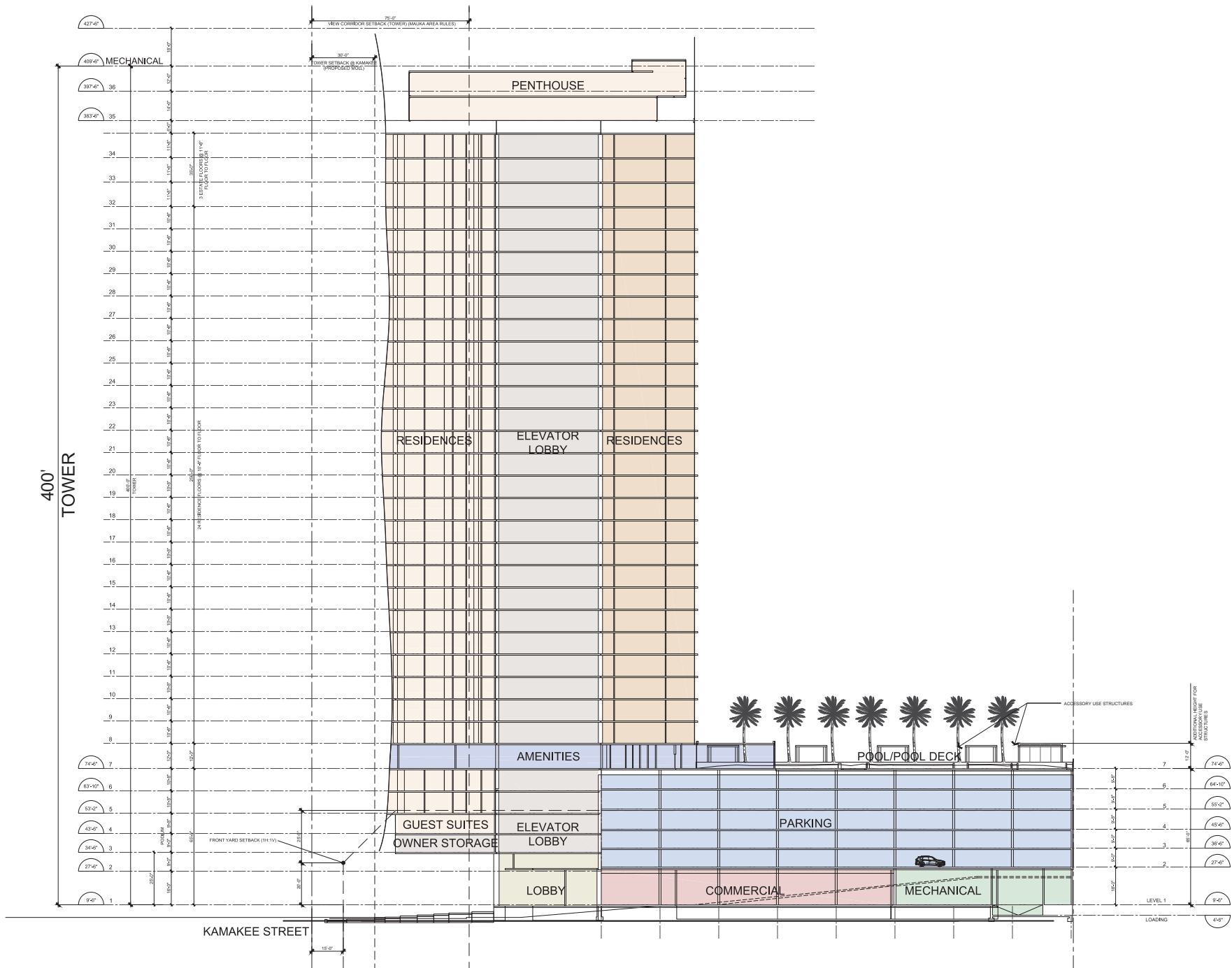


Howard Hughes
THE HOWARD HUGHES CORPORATION

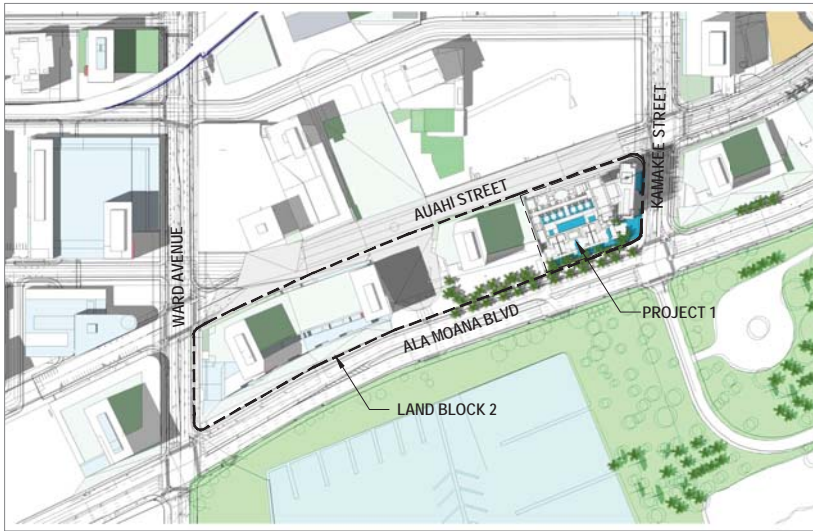


JUNE 17, 2013

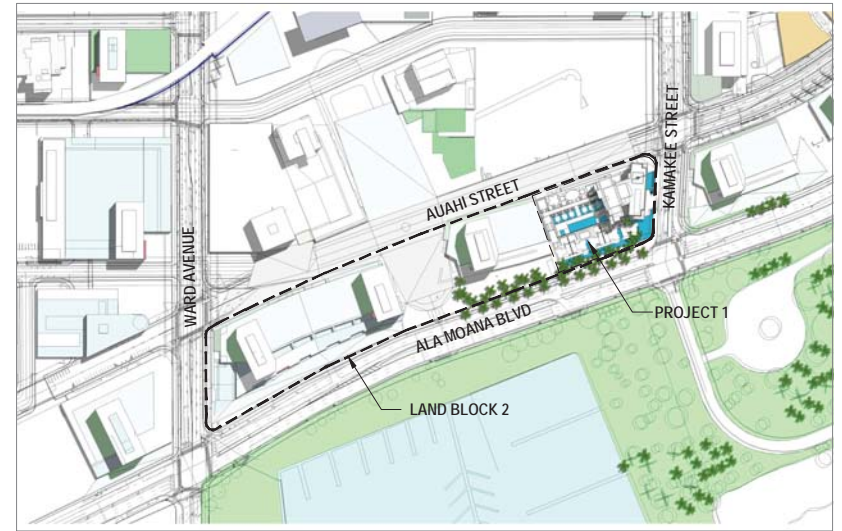
EXHIBIT
C-20



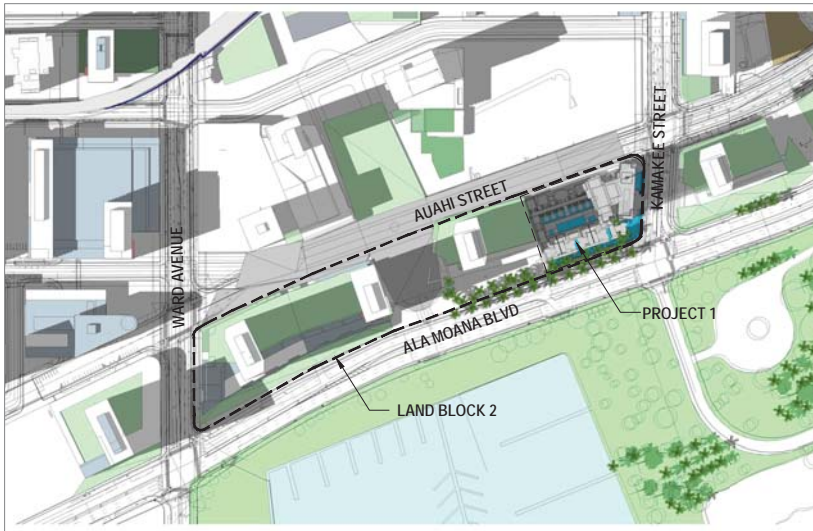
NOTE: This graphic has been prepared for planning purposes and is subject to change as a result of the planning and/or permitting process. See enclosed corresponding Exhibits Document for enlarged diagrams, plans & drawings.



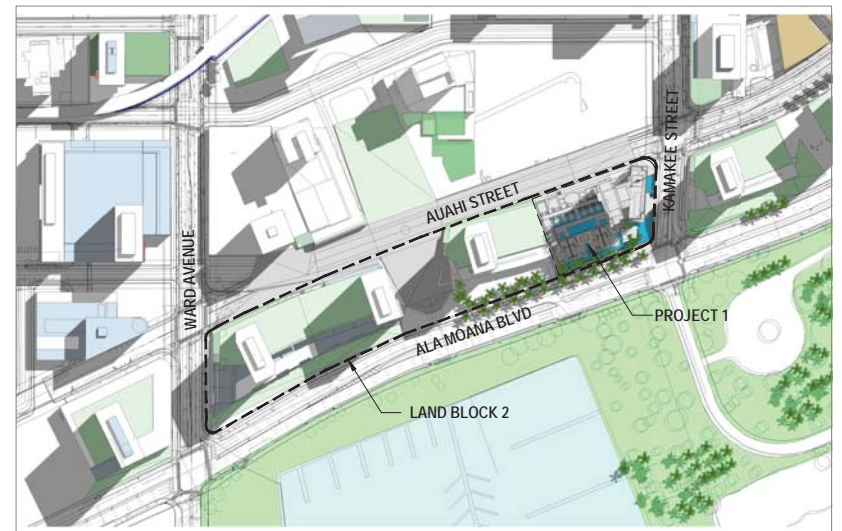
JUNE 21 2:00PM



JUNE 21 12:00PM



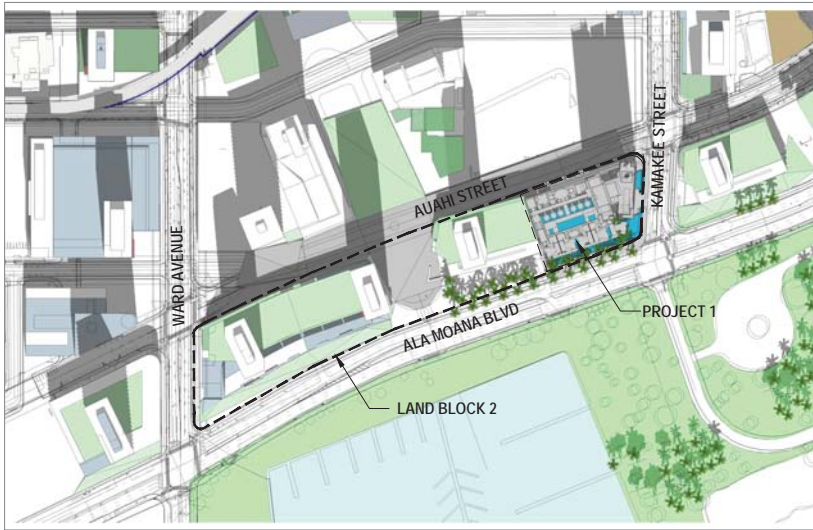
JUNE 21 4:00PM



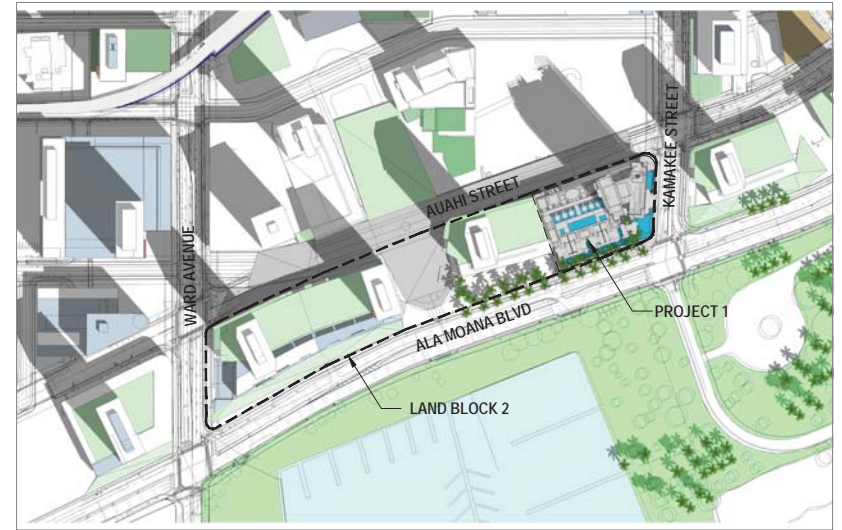
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NOTE: This graphic has been prepared for planning purposes and is subject to change as a result of the planning and/or permitting process. See enclosed corresponding Exhibits Document for enlarged diagrams, plans & drawings.





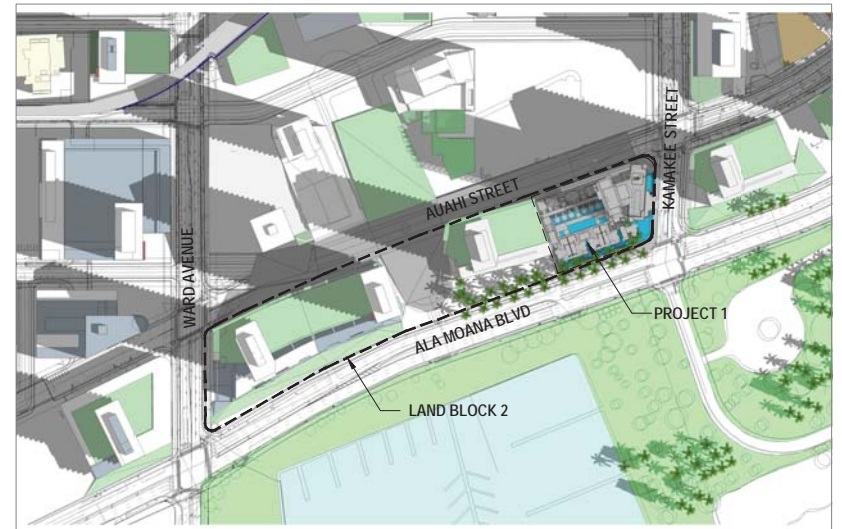
DECEMBER 21 2:00PM



DECEMBER 21 12:00PM



DECEMBER 21 4:00PM



DECEMBER 21 10:00AM



NOTE: This graphic has been prepared for planning purposes and is subject to change as a result of the planning and/or permitting process. See enclosed corresponding Exhibits Document for enlarged diagrams, plans & drawings.

GRAPHIC SCALE:

20 10 0 20 40

SCALE: 1" = 20'

AREA CITY WATER SYSTEM MAP
SCALE : 1"=20'

[illegible]





























































































GRAPHIC SCALE:

20 10 0 20 40

SCALE: 1" = 20'

AREA CITY SEWER SYSTEM MAP
SCALE : 1"=20'

- [illegible]

-  ALARM IN
 ALARM BUS
 INCH FEED PRESETER
 DOY INCH
 C-200 INCH SIGNAL
 CLEAN OUT
 COLUMN
 DOWN LIMIT
 DRY SINK PIPE
 ELEC INCH
 ELEC INCH
 FIRE ALARM BOX
 FIRE INSIGHT
 INCH FEED INCH
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NOTE
UNDERGROUND UTILITY LINES AND/OR STRUCTURES, IF SHOWN, ARE PROVIDED FOR INFORMATION ONLY AND ARE BASED ON INFORMATION SHOWN ON PLANS/IMPS PREPARED BY OTHERS. THE INFORMATION SHOWN, THEREFORE, MAY OR MAY NOT BE REPRESENTATIVE OF ACTUAL FIELD CONDITIONS. THE UNDERGROUND UTILITY LINES AND/OR STRUCTURES MAY OR MAY NOT BE PRESENT AT THE LOCATIONS SHOWN ON OTHER UNDERGROUND UTILITY LINES AND/OR STRUCTURES NOT SHOWN MAY BE PRESENT.

UNLESS OTHERWISE NOTED, ALL LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES ARE APPROXIMATE. NO GUARANTEE IS MADE ON THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE USER(S) OF THIS TOPOGRAPHIC SURVEY MAP SHALL VERIFY THE INFORMATION, AS NEEDED, DURING DESIGN AND CONSTRUCTION.



GRAPHIC SCALE:

20 10 0 20 40

SCALE: 1" = 20'

AREA CITY DRAINAGE SYSTEM MAP
SCALE : 1"=20'

[illegible]

4

UNDERGROUND UTILITY LINES AND/OR STRUCTURES, IF SHOWN, ARE PROVIDED FOR INFORMATION ONLY AND ARE BASED ON INFORMATION SHOWN ON PLANS/MAPS PREPARED BY OTHERS. THE INFORMATION SHOWN, THEREFORE, MAY OR MAY NOT BE REPRESENTATIVE OF ACTUAL FIELD CONDITIONS. THE UNDERGROUND UTILITY LINES AND/OR STRUCTURES MAY OR MAY NOT BE PRESENT AT THE LOCATIONS SHOWN OR OTHER UNDERGROUND UTILITY LINES AND/OR STRUCTURES NOT SHOWN MAY BE PRESENT.

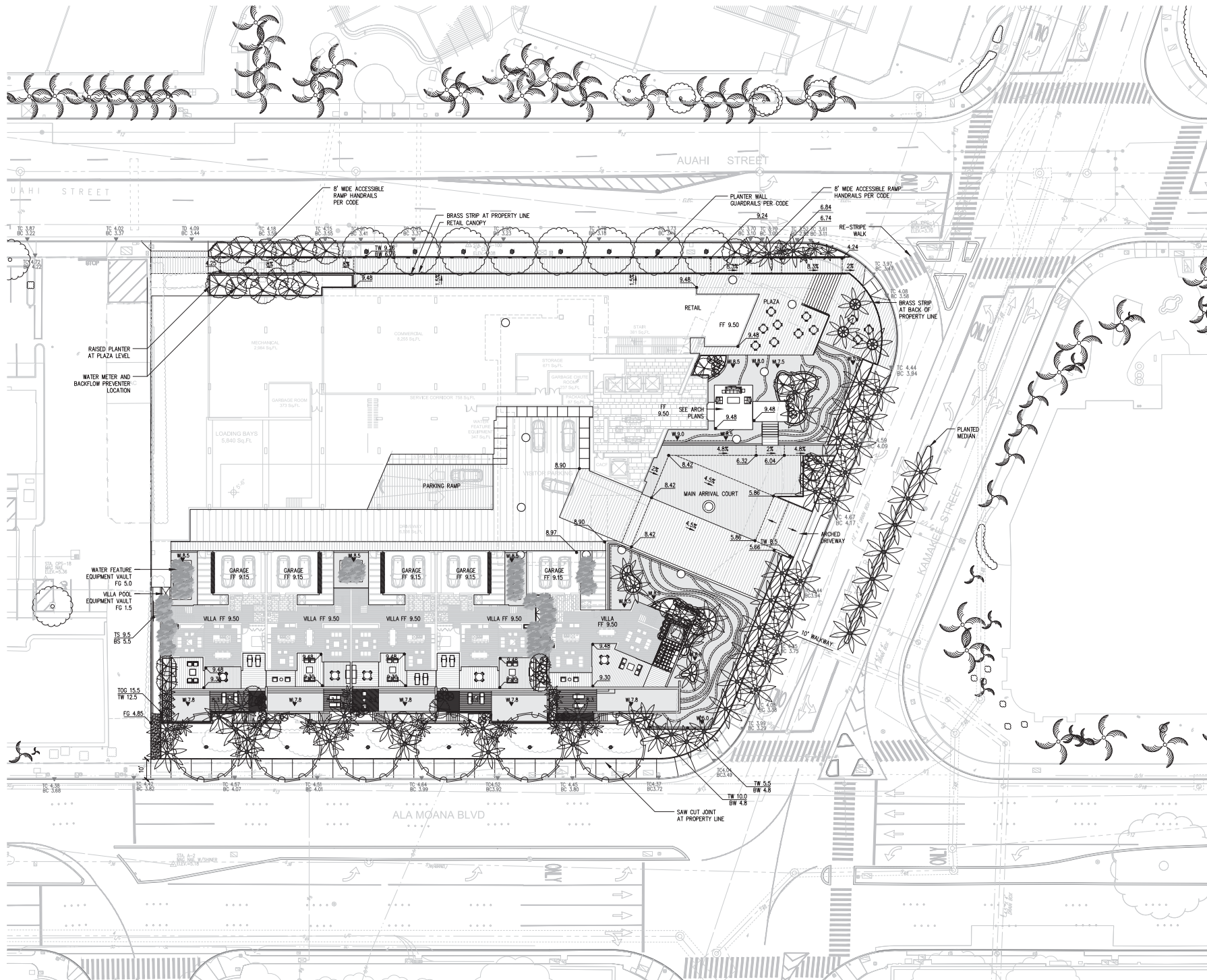
UNLESS OTHERWISE NOTED, ALL LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES ARE APPROXIMATE. NO GUARANTEE IS MADE ON THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE USER(S) OF THIS TOPOGRAPHIC SURVEY MAP SHALL VERIFY THE INFORMATION, AS NEEDED, DURING DESIGN AND CONSTRUCTION.



GRAPHIC SCALE:

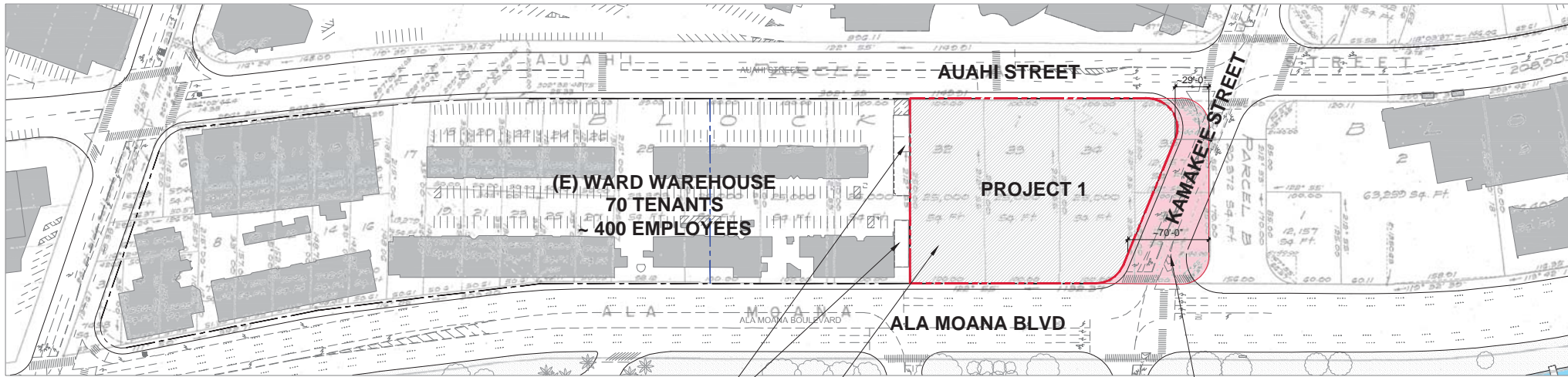
SCALE: 1" = 20'

TOPOGRAPHIC MAP
SCALE : 1"=20'



- LEGEND**
- PAVING**
- STONE PAVING OVER SUB SLAB
 - VEHICULAR - 8X8 COBBLES, 2" THICK
 - PEDESTRIAN - 12X24 1.5" THICK
 - INTEGRAL COLOR CONCRETE
 - LIGHT SANDBLAST FINISH
 - SAW CUT JOINTS
- GRADING**
- 4.40 PROPOSED ELEVATION
 - ▼ M. 7.50 PROPOSED WATER LEVEL
 - ▼ TO 4.57 EXISTING GRADE
- PLANTING**
- COCONUT PALM
25' TALL, BROWN TRUNK
 - COCONUT PALM
18' TALL, BROWN TRUNK
 - COCONUT PALM
12' TALL, BROWN TRUNK
 - CANOPY TREE - MONKEY POD
12" CALIPER MINIMUM
22' TALL MINIMUM
12' CLEAR TRUNK
 - CANOPY TREE - CASSIA
18' TALL, 12" SPREAD
BRANCHING AT MINIMUM 8'
 - UNDERSTORY TREE
12' TALL, 6" SPREAD
8' TALL, 4' SPREAD
 - GIANT TIMBER BAMBOO
20' TALL, 3 CANES PER
48" O.C. SPACING
 - SCREEN SHRUBS - 36" O.C.
5 GAL AT 24" O.C.
1 GAL AT 18" O.C.
 - SHRUB AND GROUND COVER
1 GAL AT 18" O.C.
 - SOD LAWN
 - WATER FEATURE
- PRICING NOTES**
- ALL PLANTING ON STRUCTURE TO HAVE LIGHTWEIGHT SOIL MIX.
 - ALL PLANTING ON GRADE TO HAVE MINIMUM 6" IMPORTED TOPSOIL AND PLANTING PITS FOR TREES AND SHRUBS TO BE MINIMUM OF 2X ROOTBALL.
 - GROUND COVER TO BE PLANTED UNDER ALL TREES AND SHRUBS.
 - ISLANDS IN WATER FEATURES OPEN TO NATIVE SOIL.
 - CONTRACTOR TO PRICE IMPROVEMENTS OUTSIDE OF PROPERTY LINE AS SEPARATE COSTS.

NOTE: See enclosed corresponding Exhibits Document for enlarged diagrams, plans & drawings. This graphic has been prepared for planning purposes and is subject to change as a result of the planning and/or permitting process.

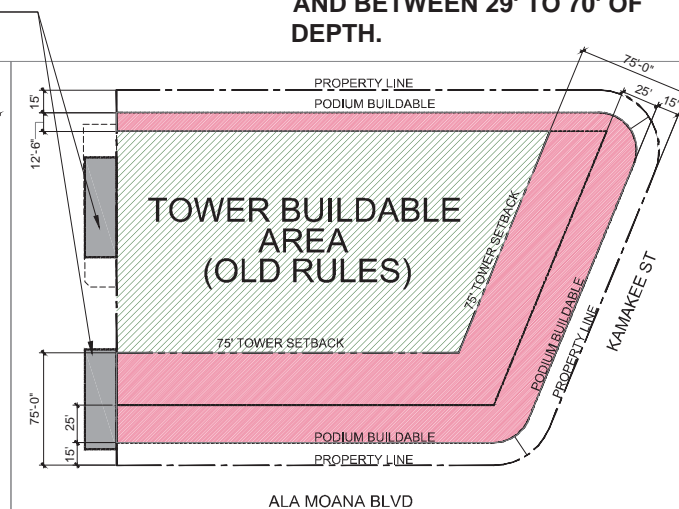
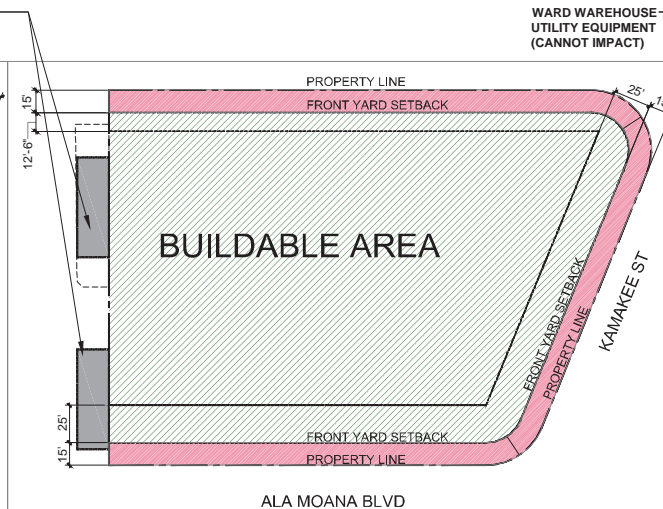
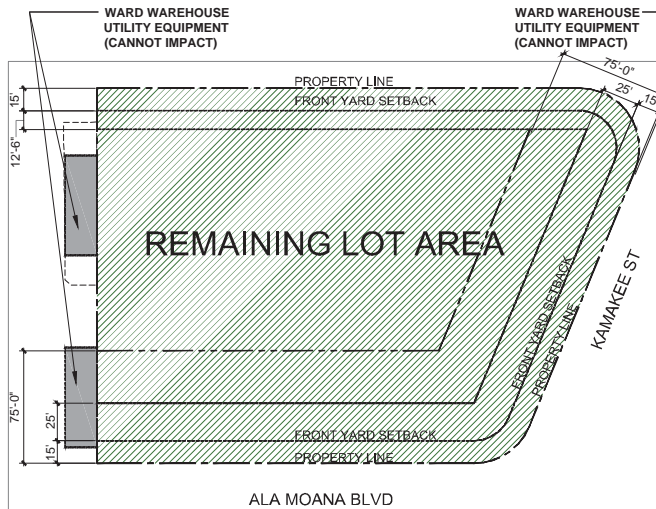


SITE CONSTRAINTS - DIAGRAMS

**WARD WAREHOUSE
UTILITY EQUIPMENT
(CANNOT IMPACT)**

**THE CURRENT PARCEL IS
REMNANT AFTER LAND
GIVEN TO COUNTY FOR
REALIGNMENT**

**KAMAKE'E REALIGNMENT -
LAND FORMERLY PART OF
LAND BLOCK 2, PROJECT 1.
LOSS OF LAND IS
APPROXIMATELY 18,975 SF
AND BETWEEN 29' TO 70' OF
DEPTH.**



BUILDABLE AREA - DIAGRAMS

THREE FRONT YARDS - SIGNIFICANT CONSTRUCTION ISSUE

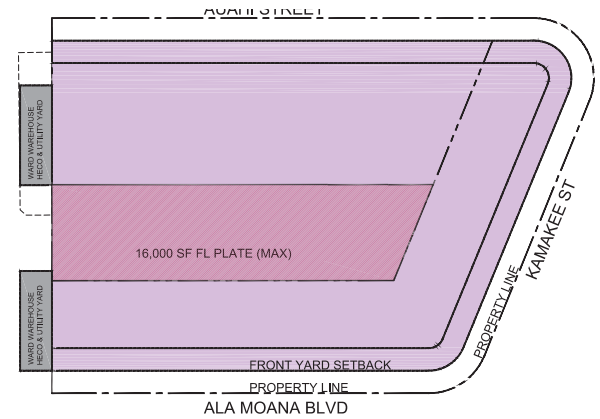
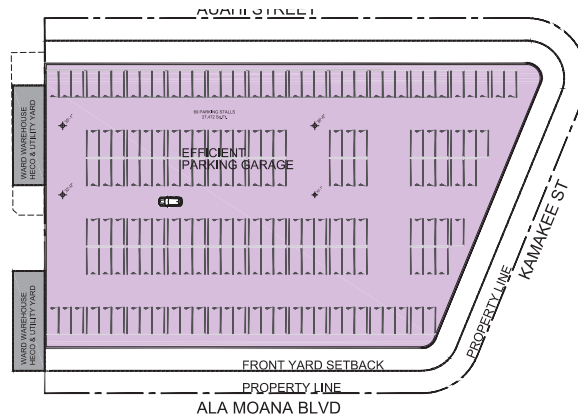
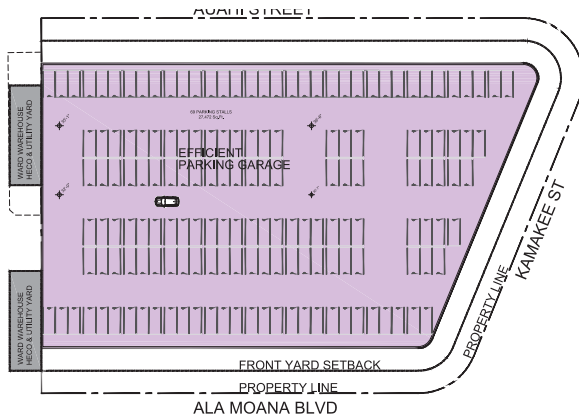
SIGNIFICANT SITE CONSTRAINTS

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SOLUTION:

1. PULLING PARKING PODIUM OFF KAMAKEE ST AND ALA MOANA BLVD BY CREATING AN EFFICIENT GARAGE
2. PLACING RETAIL AT GROUND LEVEL ALONG AUAAHI ST
3. PLACING LOW-RISE TOWNHOMES ALONG ALA MOANA BLVD
4. BRINGING TOWER DOWN TO GROUND LEVEL TO CREATE ICONIC ENTRY AND ALLOW FOR EFFICIENT PARKING



DESIGN PER MAUKA AREA RULES (OLD):

MAX DENSITY - WORKFORCE HOUSING

560 UNITS (25% 1-BR, 50% 2-BR, 25% 3-BR)

721 PARKING STALLS REQUIRED. 4-1/2 FLOORS MINIMUM

400' TOWER, 44 FLOORS

NO OTHER USES THAN PARKING & RESIDENTIAL LOBBY @ GRADE

PROPOSED DESIGN (W/ PODIUM HEIGHT & VIEW CORRIDOR SETBACK MODIFICATIONS):

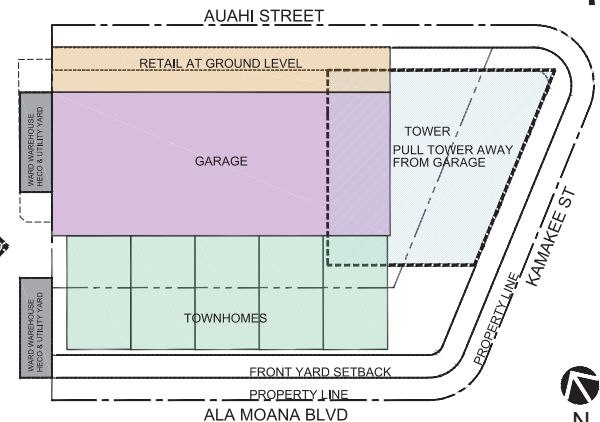
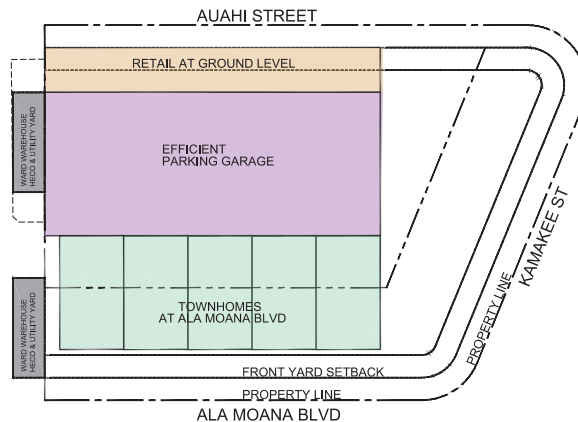
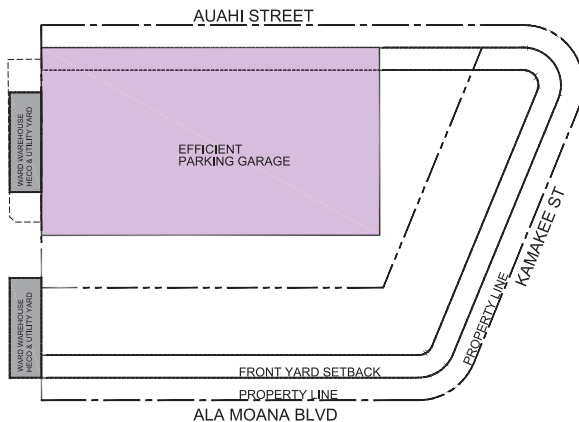
CONDOMINIUMS W/ COMMERCIAL USES

177 UNITS (16% 1-BR, 32% 2-BR, 52% 3-BR+)

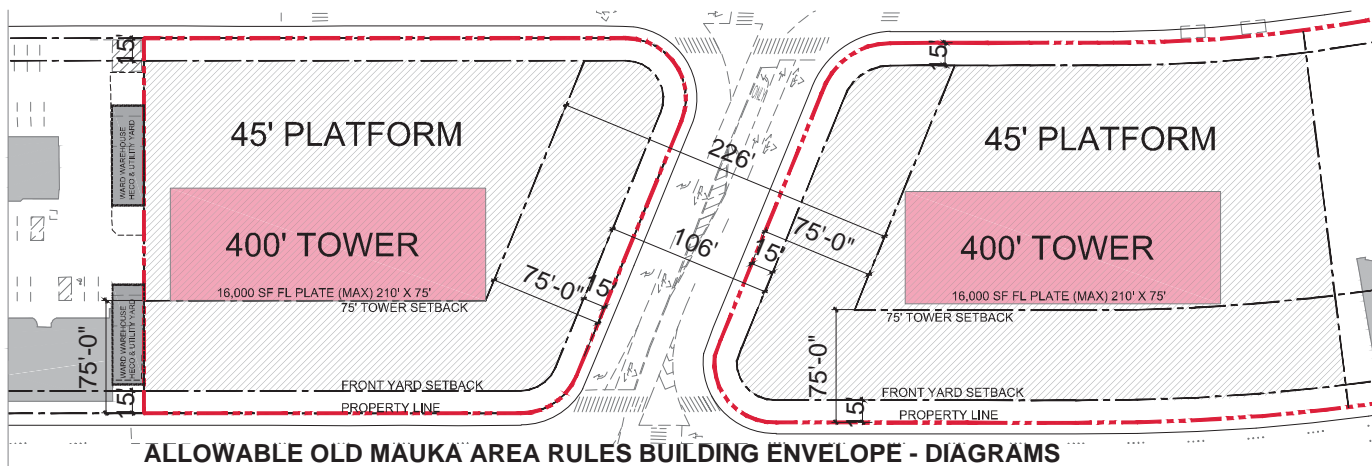
317 PARKING STALLS PROVIDED.

400' TOWER, 36 FLOORS

COMMERCIAL/RETAIL & RESIDENTIAL LOBBY @ GRADE IN ADDITION TO 5 TOWNHOME UNITS AT GRADE ALONG ALA MOANA BOULEVARD.

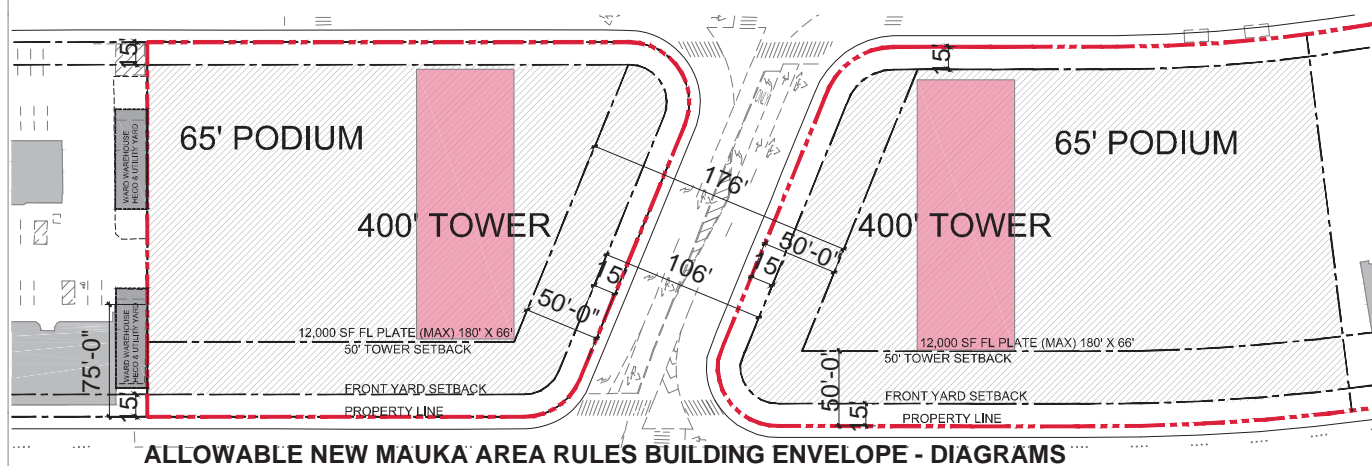


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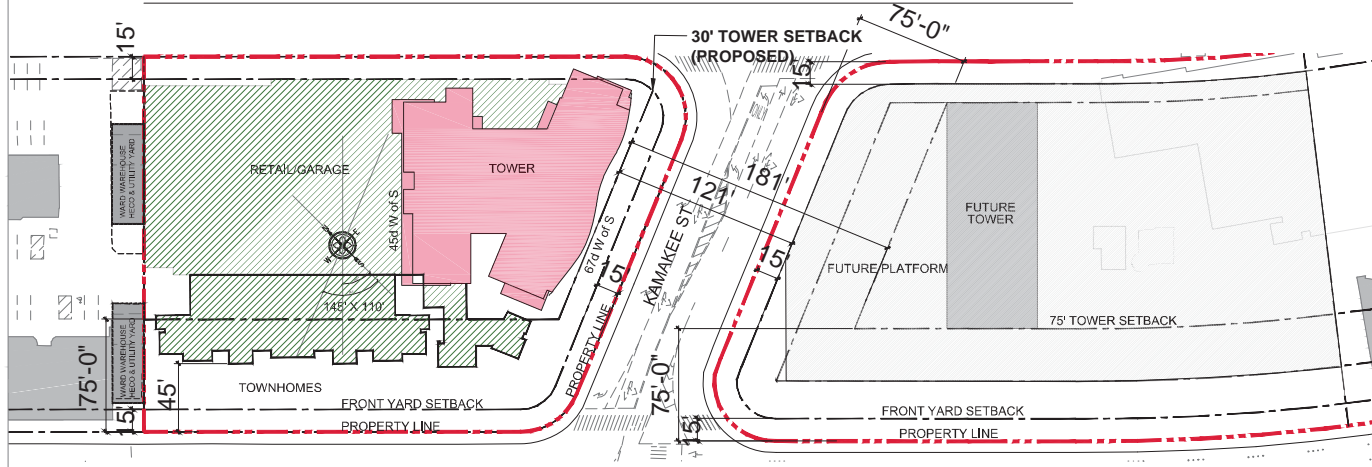
- ## DESIGN OBJECTIVES

1. Deliver Reserved Housing to bring local residents back to the neighborhood
2. Create a more Pedestrian friendly Street Network
3. Orient towers in the Mauka-Makai direction
4. Provide Mauka-Makai view corridors that are equivalent or greater than required under New Mauka Area Rules
5. Move parking structures up and away from the street to allow for street level uses and activity
6. Create economic development and jobs



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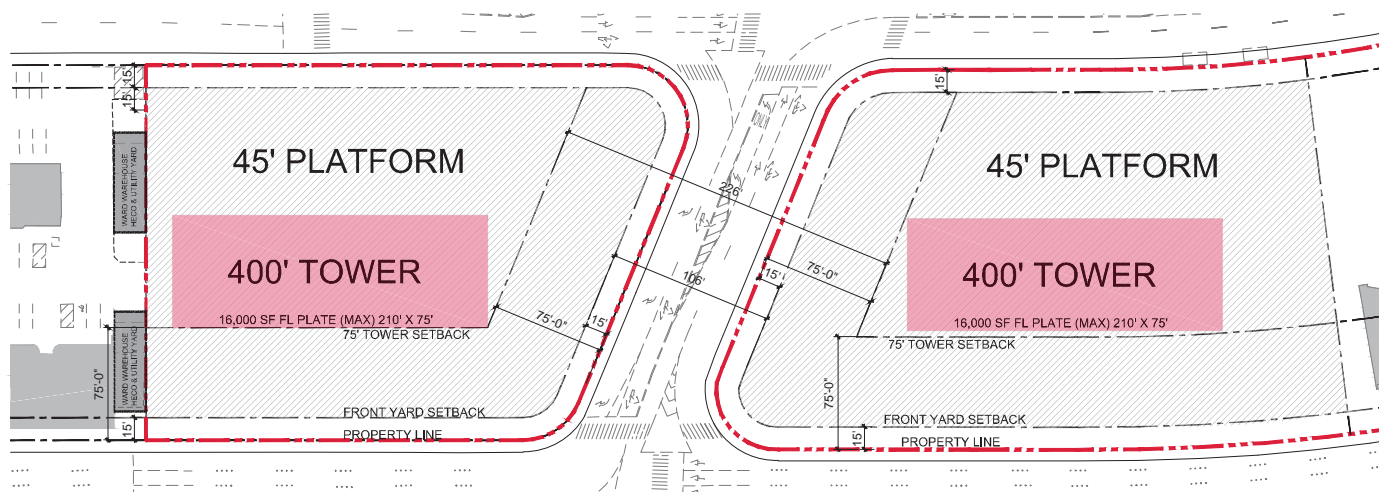
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ALLOWABLE OLD MAUKA AREA RULES BUILDING ENVELOPE - DIAGRAMS

DESIGN OBJECTIVES

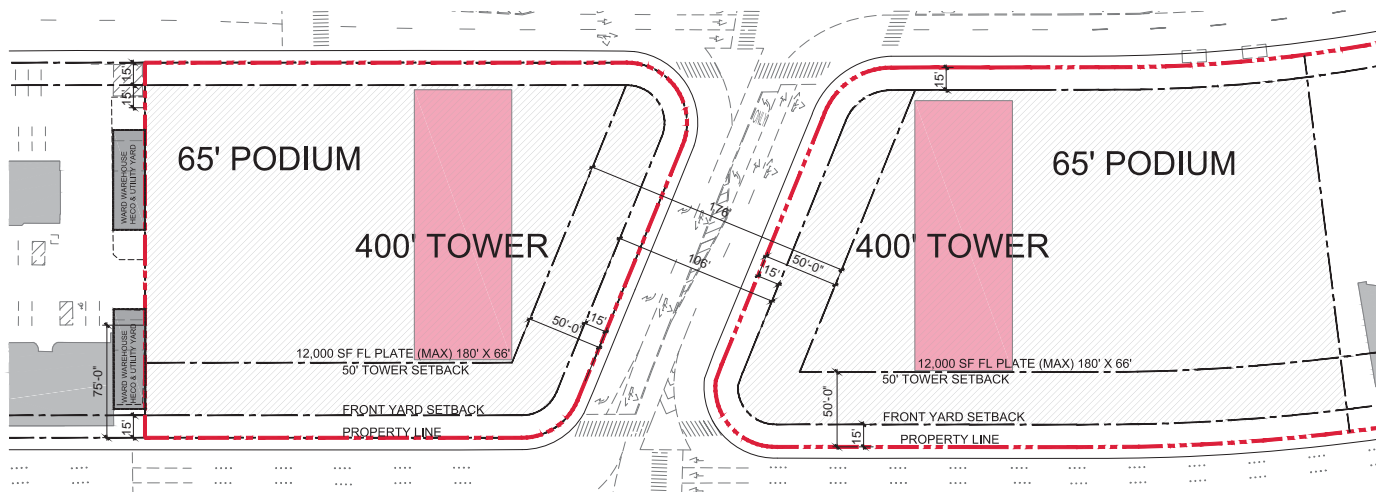
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ALLOWABLE OLD MAUKA RULES BUILDING ENVELOPE - 3D VIEW

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ALLOWABLE NEW MAUKA AREA RULES BUILDING ENVELOPE - DIAGRAMS

DESIGN OBJECTIVES

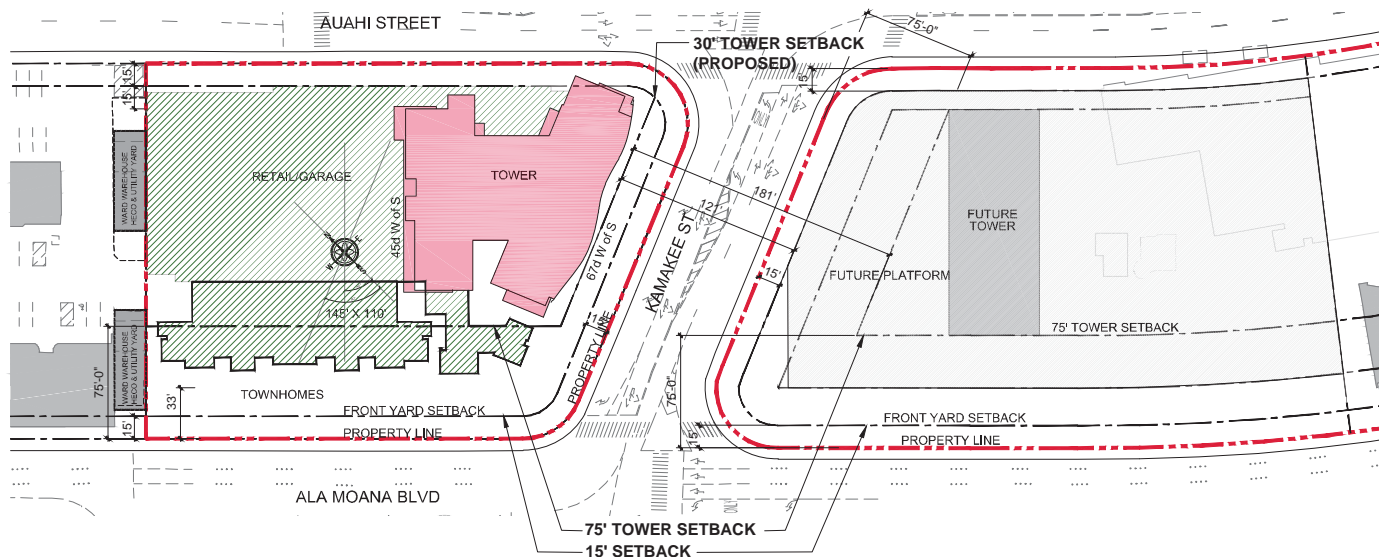
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ALLOWABLE NEW MAUKA AREA RULES BUILDING ENVELOPE - 3D VIEW

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PROPOSED SETBACK MODIFICATION - DIAGRAMS

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5. Move parking structures up and away from the street to allow for street level uses and activity
6. Create economic development and jobs

Y	N
<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>
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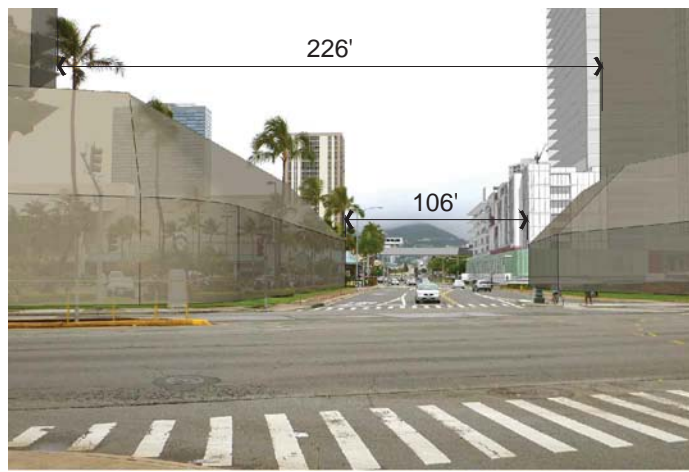


PROPOSED BUILDING ENVELOPE - 3D VIEW

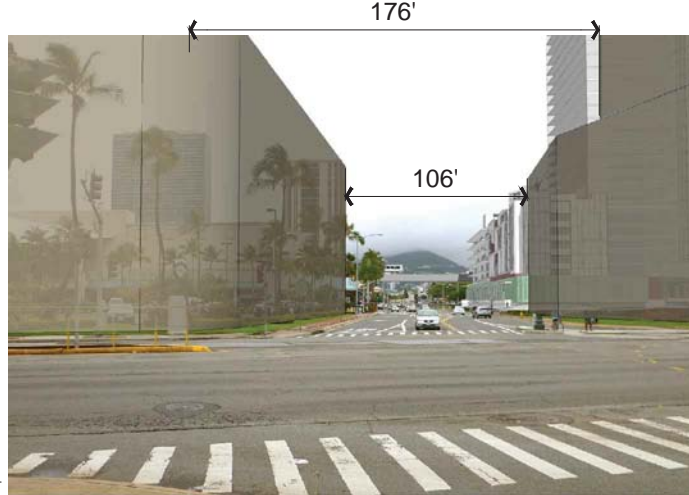
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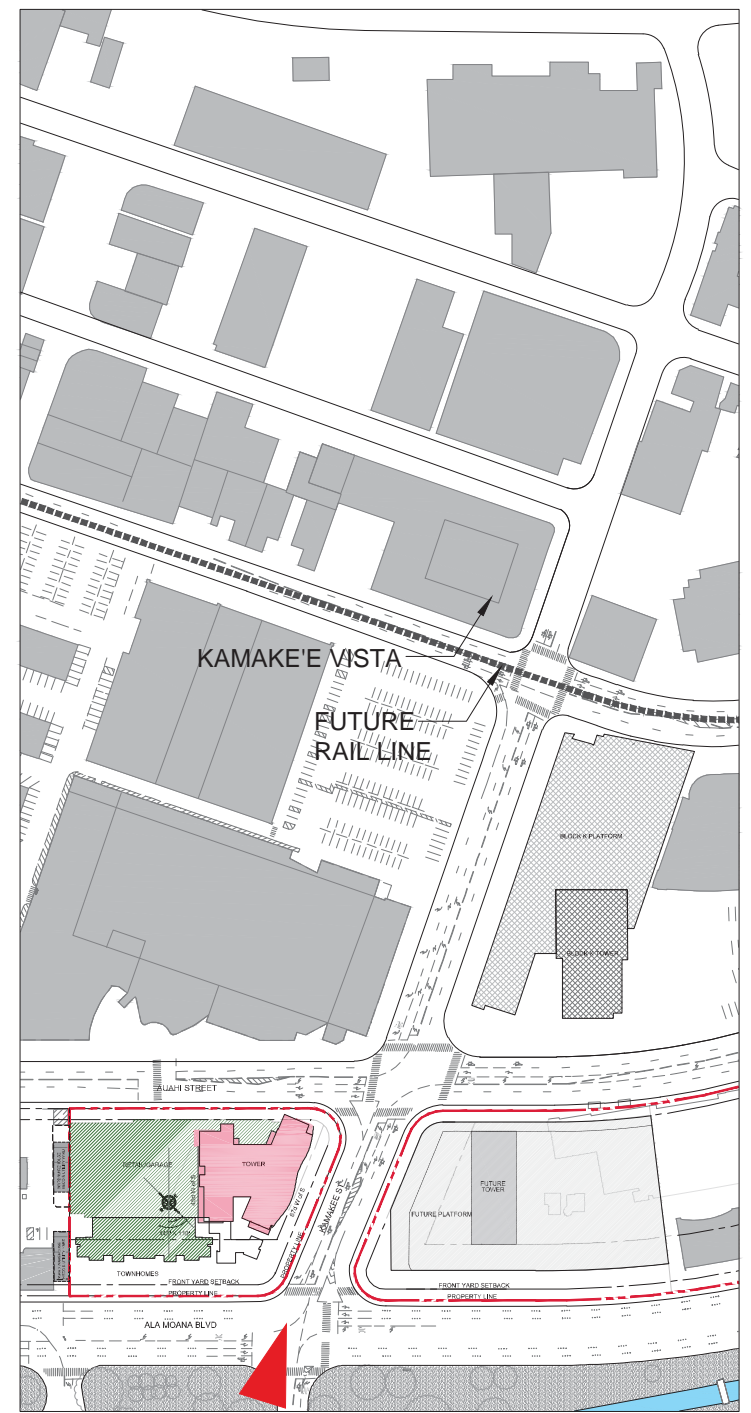
ALLOWABLE
(OLD RULES)



ALLOWABLE
(NEW RULES)



PROPOSED



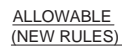
VIEW 1

KEY PLAN



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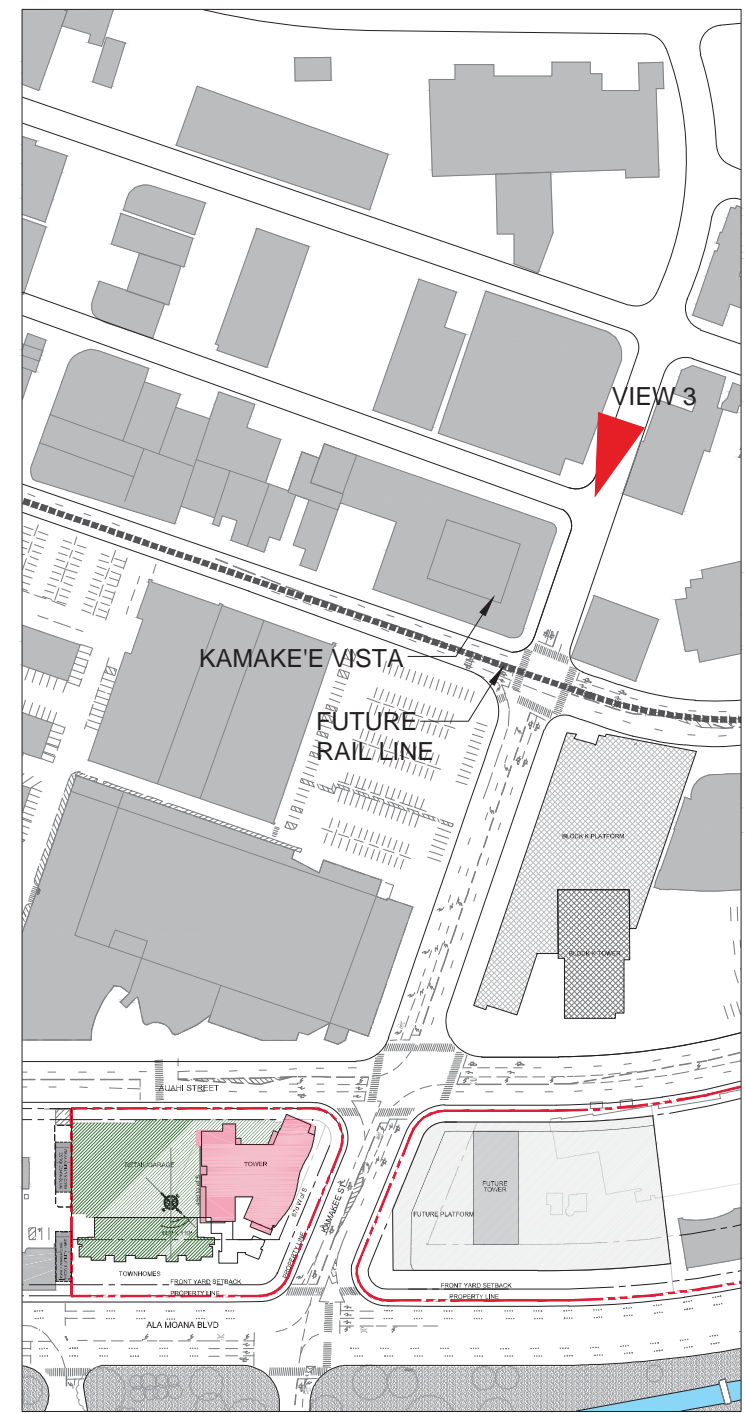
ALLOWABLE
(OLD RULES)



ALLOWABLE
(NEW RULES)



PROPOSED

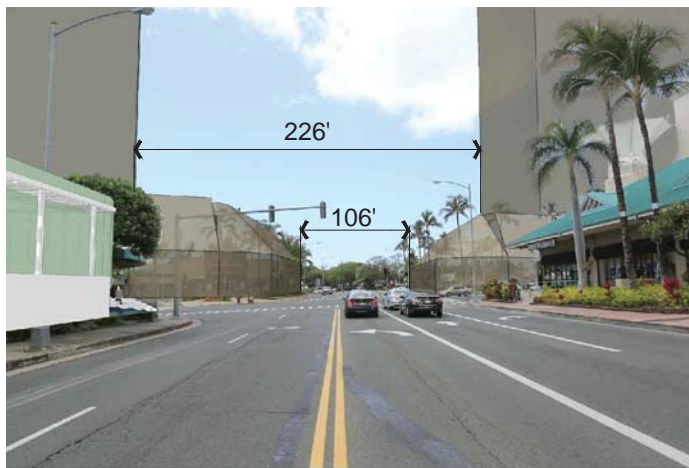


KEY PLAN

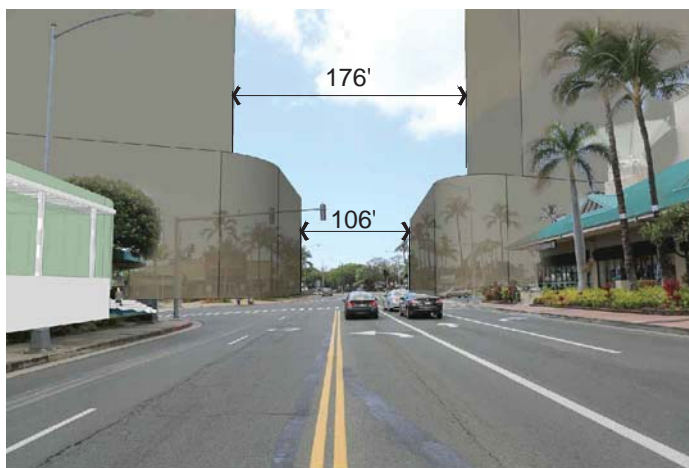


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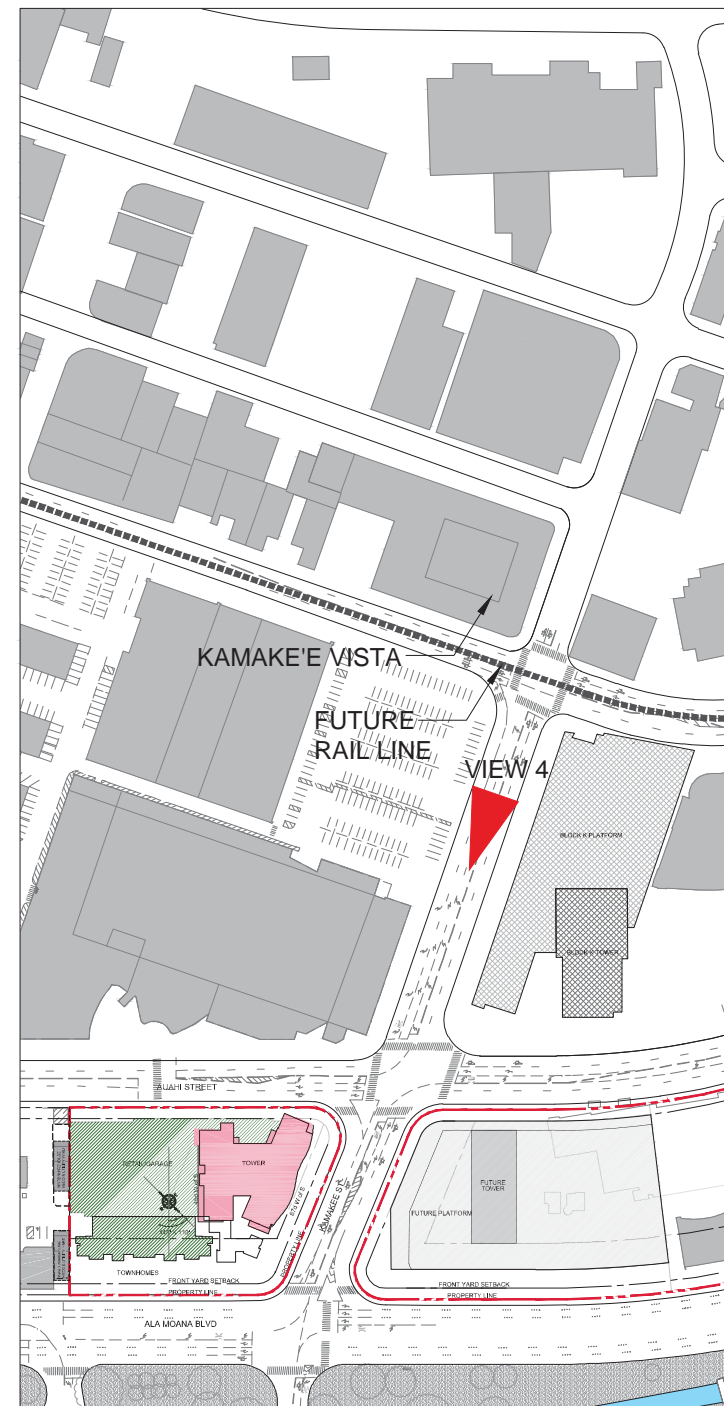
ALLOWABLE
(OLD RULES)



ALLOWABLE
(NEW RULES)



PROPOSED



KEY PLAN



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