

# WARD NEIGHBORHOOD

ADDENDUM 1

A new kind of neighborhood bringing new life

and opportunity to the heart of Honolulu.



Hawai'i Community Development Authority
Request for Additional Information to the
Ward Neighborhood Master Plan Submittal
Ref. No.: PL MASP 13.1.3

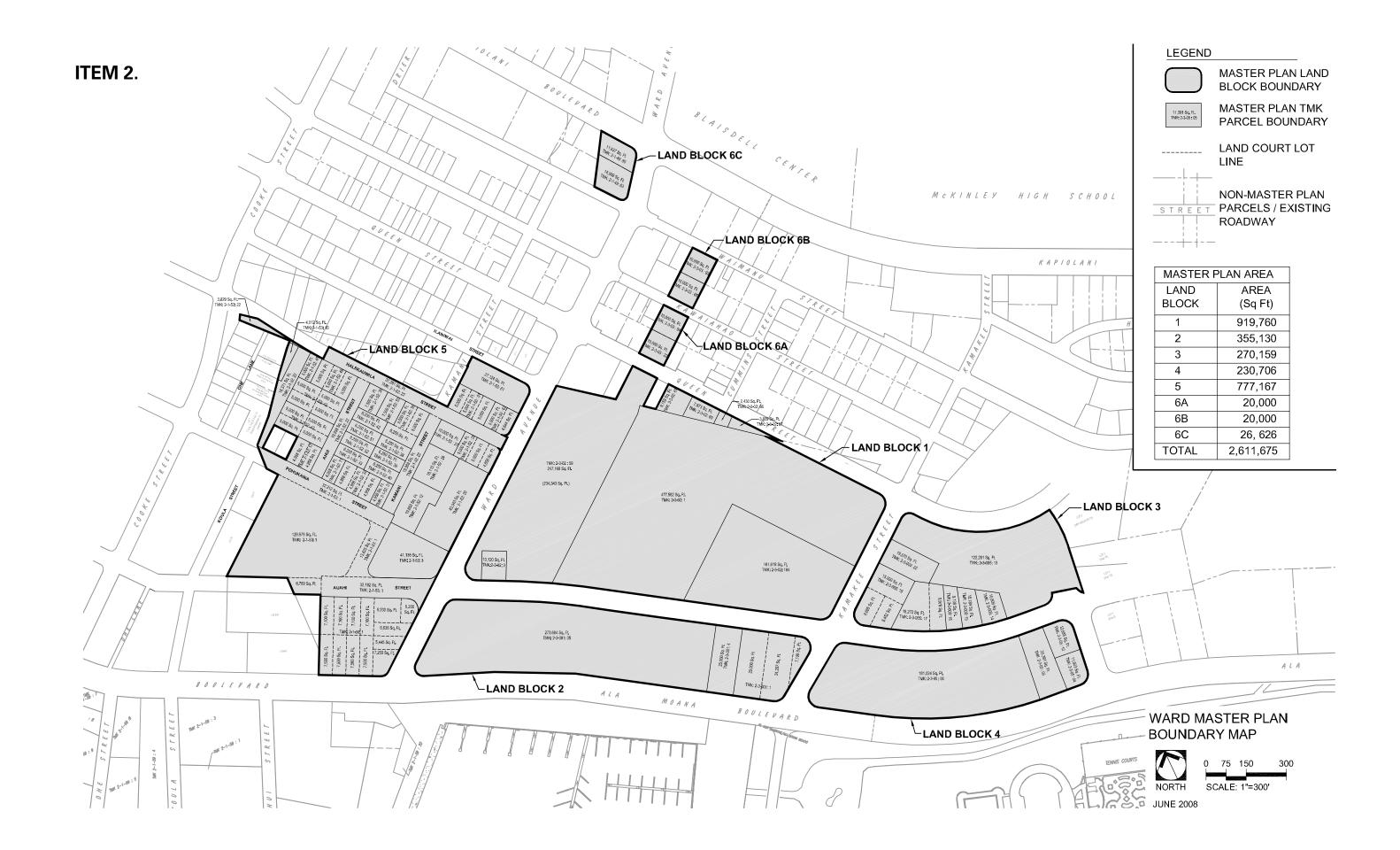
# MASTER PLAN WARD NEIGHBORHOOD ADDENDUM 1: 7.11.08 | 2

### ITEM 2

"A scaled drawing of the Master Plan area with dimensions is required.

The current map of the Master Plan area does not have dimension or scale indicated on the map.

[Refer to §15-22-204(b)(I)(A).]"





The Ward Neighborhood Master Plan includes six land blocks totalling 2,611,675 square feet.

The five major parcels are bordered by:

Mauka Side: Queen Street and Halekauwila Street

Diamond Head Side: Queen Lane and residential towers

Makai Side: Ala Moana Boulevard

'Ewa Side:
'Ohe Lane

The three smaller parcels
are located between
Queen and Waimanu Streets,
and on the corner of
Kapi'olani Boulevard
and Ward Avenue.

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### ITEM 3

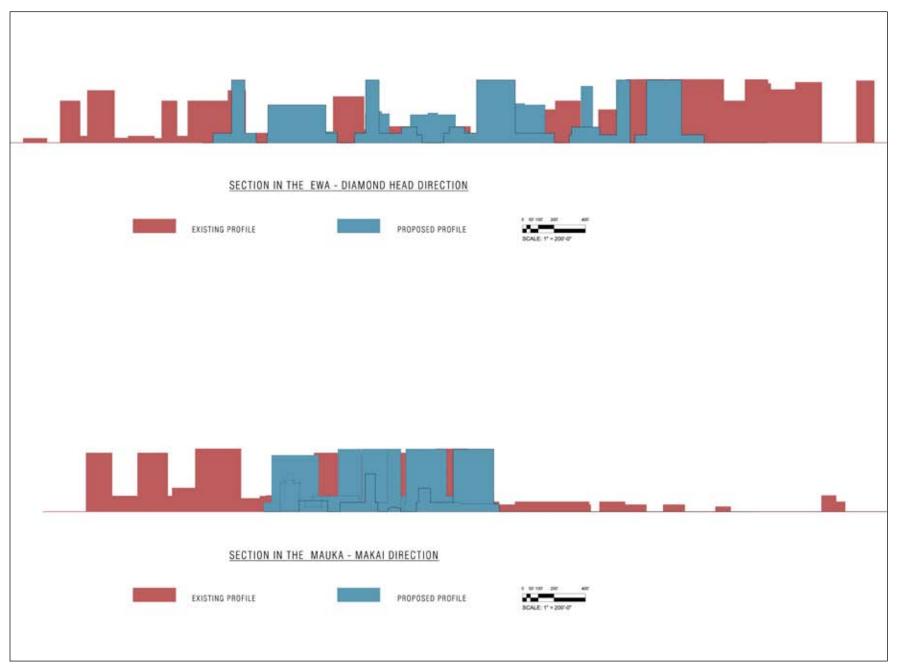
"Graphically show the transition between the Master Plan and the adjacent areas so an assessment can be made of the bulk and height of the structures within the Master Plan area and their relationship to adjacent areas.

[Refer to §15-22-204(b)(3)(B).]"

### ITEM 3.

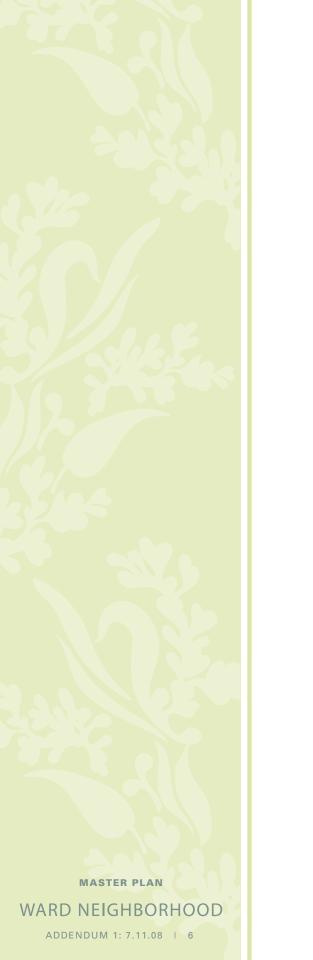
The following profile of the Kaka'ako District superimposes the Ward Neighborhood Plan development (shown in blue) on the existing profile of the neighborhood (shown in red), reflecting the transition of the proposed massing to the adjacent areas.

[To be added to the "Development Strategies" chapter in the Master Plan.]



Sections show the existing profiles in red and proposed profiles in blue

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### ITEM 4

"As part of the 'Transportation Chapter' in the Master Plan, identify all existing roads proposed for closure and proposed changes to roadways as related to the Mauka Area Plan.

[Refer to §15-22-204(b)(l)(D).]"

### **ITEM 4.** [To be added to the "Transportation" chapter in the Master Plan.]

A number of changes to the local road network are proposed as part of the Ward Neighborhood Plan. These changes will enable a transition to a more walkable and connected street network.

The draft revisions to the Mauka Area Plan propose a number of changes to streets in the Kakaʻako District. Figure 1 depicts the Roadway Plan in the current Mauka Area Plan. Figure 2 illustrates the proposed Roadway Plan in the draft revisions to the Mauka Area Plan.

The current Mauka Area Plan includes a one-way couplet on Queen Street and Halekauwila Street, as shown on Figure 1. An extension of Halekauwila Street through the existing Ward Industrial Center site from Ward Avenue to Queen Street was contemplated as part of this one-way couplet. However, this extension of Halekauwila Street has been replaced in the proposed revisions to the Mauka Area Plan with a "future street" that would run from Ward Avenue to Kamake'e Street. (See Figure 2.)

A street mirroring this alignment is shown on the roadway plan proposed for the Ward Neighborhood Master Plan and is shown in Figure 3. A number of new privately owned streets are proposed to serve the development, including:

- 'Ehiku Street Replaces Ahui Street and connects Pohukaina Street with Halekauwila Street;
- 'Ekahi Street Replaces proposed Halekauwila Street extension by providing a parallel route to Queen Street, connecting Ward Avenue and Kamake'e Street;
- 'Elua Street Provides a new local street connection between the new 'Ekahi Street and Queen Street;
- **'Ekolu Street** Provides an additional new local street connection between the new 'Ekahi Street and Queen Street;
- New Street at Central Plaza Connects the new 'Ekahi Street to Auahi Street, providing an alternate local route to trips on Kamake'e Street and Ward Avenue;
- New Street at 'Ewa Plaza Connects the new 'Ehiku Street to Ward Avenue;

There are also a number of existing streets that are proposed to be realigned or closed under the Master Plan. These streets include:

- **Pohukaina Street** To be extended to Ward Avenue, as proposed by the Mauka Area Plan;
- Auahi Street To be realigned immediately 'Ewa of Ward Avenue to connect to the Pohukaina Street extension, with the existing Auahi Street between Ward Avenue and Kamani Street to be closed:
- **Kamani Street** To be closed between Auahi Street and Halekauwila Street; and
- **Ahui Street** To be closed between Pohukaina Street and Halekauwila Street.

### Changes to Roadways as Related to Mauka Area Plan

### Closure:

- 1. Auahi Street 'Ewa of Ward (Auahi Street realigned with Pohukaina Street)
- 2. Kamani Street (from Auahi to Halekauwila)
- 3. Ahui Street (from Pohukaina to Halekauwila)
- 4. Koʻula Street (from Pohukaina to Halekauwila)

### Other Changes:

- 1. New Street: 'Ehiku Street (Replaces Ahui Street and connects Auahi with Halekauwila Street)
- 2. New Street: 'Ekahi Street (Replaces proposed Halekauwila extension to Queen Street)
- 3. New Street: 'Elua Street (Connects new 'Ekahi Street to Queen Street)
- 4. New Street: 'Ekolu Street (Connects new 'Ekahi Street to Queen Street)
- 5. New Street at Central Plaza: (Connects new 'Ekahi Street to Auahi Street)

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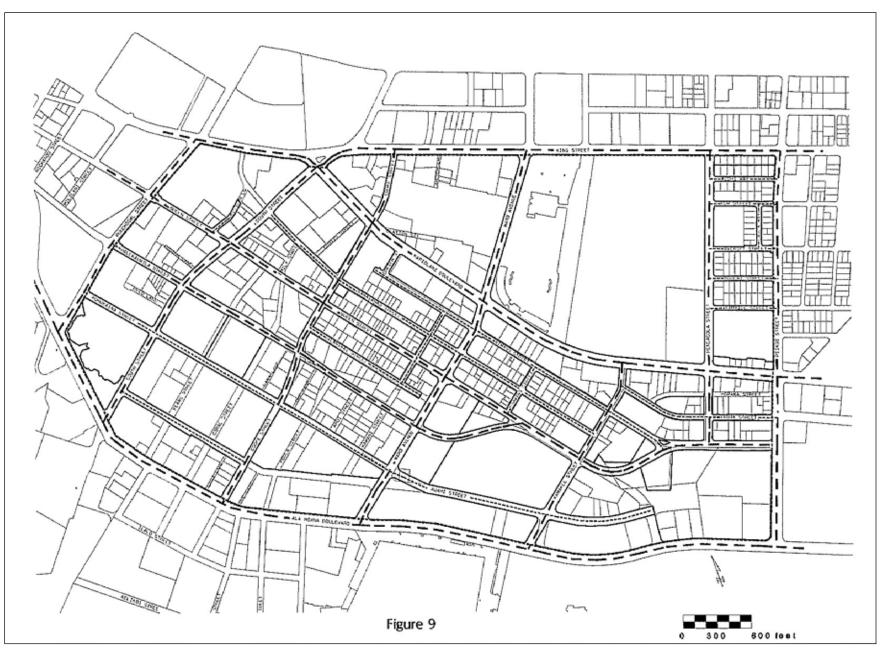


Figure 1: Mauka Area Plan – Roadway Plan

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### ITEM 4. (continued)

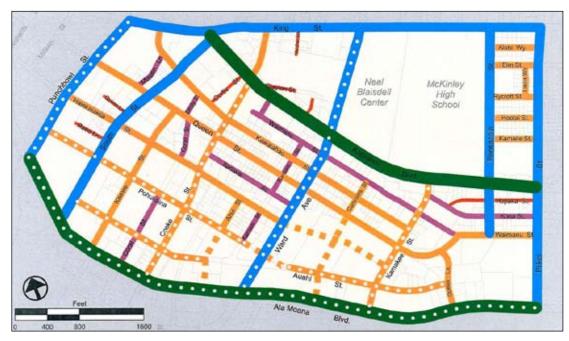


Figure 2: Proposed Revisions to Mauka Area Plan – Roadway Plan

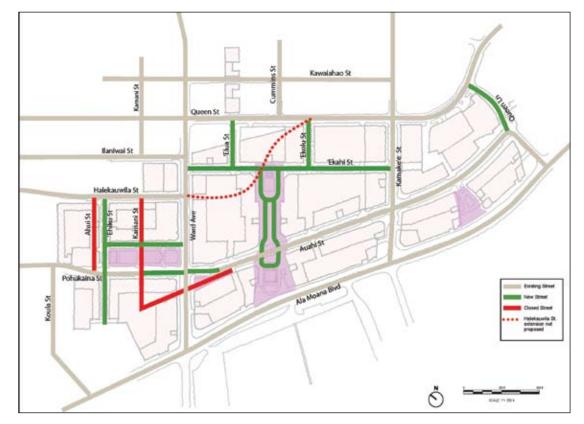


Figure 3: Ward Neighborhood – Roadway Plan

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### ITEM 5

"Landlease' is not a land use category. Therefore, in the description of 'existing uses by landblocks' (page 14 of the Master Plan) re-describe 'land lease' in terms of land uses such as industrial, commercial, etc. On the same page under the heading 'landblock 3', identify the portion of retail floor area that is under construction at the Ward Village Shops. Also under 'surface parking', identify the surface parking by land block in addition to gross number.

[Refer to §15-22-204(b)(3)(B).]"

**ITEM 5.** [To replace table on page 14 of the "Existing Conditions" chapter in the Master Plan.]

# Ward Properties - Existing Uses By Land Block

	LAND BLOCK	TOTAL					
	1	2	3	4	5	6	
USE (in Sq.Ft.)							
Retail	187,000	84,000	89,800*	88,000	80,500	18,000	547,300
Restaurant / Fast Food	63,000	32,000	-	39,000	4,000	-	138,000
Theater / Entertainment	87,000	-	-	-	-	-	87,000
Office / Storage	52,000	-	-	-	142,000	-	194,000
Industrial	31,000	-	-	-	119,500	-	-
Office Buildings		700		46,000	44,000		90,700
TOTAL SF:	420,000	116,700	89,800	173,000	390,000	18,000	1,207,500
PARKING (no. of stalls)							
Structured Parking	457	483	729**	620	180	-	2,469
Surface Parking	1,313	339	196**	75	414	63	2,400

<sup>\*</sup> Includes 74,160 sf of estimated new retail under construction at the Ward Village Shops site



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<sup>\*\*</sup> Includes parking under construction at the Ward Village Shops site

# MASTER PLAN WARD NEIGHBORHOOD

### ITEM 6

"Planned roadways such as Pohukaina and Halekauwila Street extensions as indicated in the Mauka Area Plan and subsequent revisions may not be included in calculating allowable floor area, therefore, revise the allowable land area used for floor area calculation (Land Area and Allowable Area Table on page 16 of the Master Plan).

[Refer to §15-22-204(b)(1)(B).]"

**ITEM 6.** [To replace table on page 16 of the "Existing Conditions" chapter in the Master Plan.]

The "Permitted Uses Summary" on page 16 and the "Area Summary" on page 56 of the Ward Master Plan have been revised to take into consideration the existing streets for the purposes of calculating Allowable Floor Area. The revised summaries reflect the reduction of all privately owned existing streets from the FAR calculation. The total area of these streets, which are shown in yellow on Figure 6.1, is 155,296 square feet or 3.57 acres.

Proposed new streets on privately owned property that is currently in commercial use are not reflected in the reduced FAR calculation. In the Ward Master Plan, these proposed streets have been replaced by new internal streets that promote connectivity and increase circulation through the relocation of existing commercial uses.

The revised summaries also reflect the inclusion of industrial uses on the properties and the corresponding 0.3 FAR bonus for industrial uses, as permitted by the HCDA Mauka Area Rules.

	LAND AREA	ALLOWABLE FLOOR AREA	MAXIMUM COMMERCIAL	MAXIMUM RESIDENTIAL
Mixed Use Zone		3.5 FAR	1.2 FAR	Remaining Floor Area
Residential Emphasis		Industrial Bonus 0.3 FAR		
(MUZ-R)		Total 3.8 FAR		
	1,474,493 sf	5,603,073 sf	1,769,392 sf	3,833,682 sf
	33.85 ac			
Mixed Use Zone		3.5 FAR	60% of Total Floor Area	Remaining Floor Area
Commercial Emphasis		Industrial Bonus 0.3 FAR		
(MUZ-C)		Total 3.8 FAR		
	989,759 sf	3,761,084 sf	2,256,651 sf	1,504,434 sf
	22.72 ac			
TOTAL	2,464,252 sf	9,364,158 sf	4,026,042 sf	5,338,115 sf

56.57 ac

### Ward Properties - Permitted Uses Summary

MUZ-C TMK	Area (sq ft)	MUZ-R TMK	Area (sq ft)		
2-1-049:063	14,989	2-1-050:001	5,000	ш	5,000
2-1-049:080	11,637	"	5,000	"	5,000
2-1-056:001	7,500	"	5,000	"	5,000
"	7,500	2-1-050:061	27,124	2-1-052:043	5,000
"	7,500	2-1-050:062	5,000	"	5,000
ш	7,500	«	4,644	"	5,000
ш	7,100	2-1-052:011	4,958	"	5,000
ш	7,100	2-1-052:012	19,650	2-1-052:045	5,000
"	7,100	2-1-052:016	4,012	2-1-052:046	5,000
"	7,100	2-1-052:017	4,958	"	5,000
"	9,200	"	4,958	"	5,000
"	6,636	2-1-052:020	43,543	2-1-052:051	6,250
"	5,445	2-1-052:022	<del>37,261*</del>	2-1-052:052	6,250
«	7,255	"	3,829	2-1-052:053	7,500
«	5,200	"	16,371	2-1-053:001	129,979
2-3-001:001	24,28	<u>"</u>	19,958*	«	-32,312*
«	7,159	"	19,958*	«	<del>13,625*</del>
«	25,000	2-1-052:024	18,115	<u>«</u>	<del>32,182*</del>
2-3-001:004	25,000	2-1-052:027	10,000	«	6,769
2-3-001:005	273,684	2-1-052:028	5,000	2-1-053:030	41,135
2-3-002:002	10,120	"	5,000	2-3-002:001	477,582
2-3-002:059	247,168	"	4,858	2-3-002:067	9,159
2-3-003:065	10,000	2-1-052:031	4,958	2-3-002:086	2,430
2-3-003:093	10,000	2-1-052:032	4,958	2-3-002:087	3,809
2-3-005:004	11,603	"	4,958	2-3-002:104	161,619
2-3-005:005	25,391	"	4,958	2-3-003:022	10,000
2-3-005:006	181,024	2-1-052:033	6,250	2-3-003:094	10,000
2-3-005:012	12,688	2-1-052:034	6,250	2-3-005:013	159,291
2-3-02:69	7,873	2-1-052:035	7,500	2-3-005:014	10,609
		2-1-052:036	5,000	2-3-005:015	10,184
		"	5,000	2-3-005:016	9,138
		"	6,250	2-3-005:017	18,272
		2-1-052:038	6,250	"	9,978
		2-1-052:039	6,250	2-3-005:019	9,665
		2-1-052:040	6,250	"	8,452
		2-1-052:042	5,000	ш	15,000
				2-3-005:022	19,570
Square Feet	989,759			Square Feet	1,474,493

<sup>\*</sup> Not included in total

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# **ITEM 6.** (continued) – New supplemental land area information

EXISTING STREETS	TMK:	AREA	
Halekauwila Street	2-1-52:22	37,261 sf	0.86 ac
Pohukaina Street	2-1-53:1	32,312 sf	0.74 ac
Auahi Street	2-1-53:1	32,182 sf	0.74 ac
Ahui Street	2-1-52:22	19,958 sf	0.46 ac
Kamani Street	2-1-52:22	19,958 sf	0.46 ac
Kamani Street	2-1-53:1	13,625 sf	0.31 ac
Total:		155,296	3.57

Existing streets are shown in figure 1

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### ITEM 6. (continued)

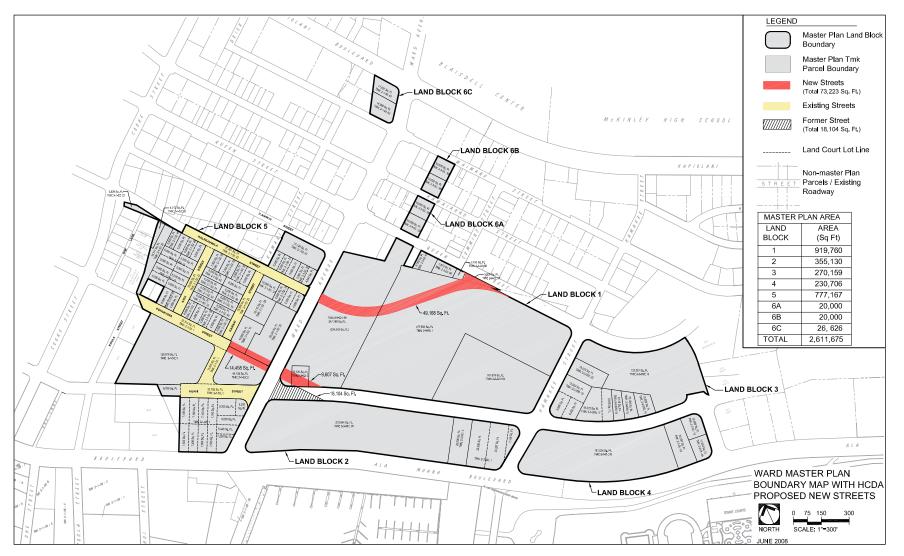


Figure 6.1: Ward Master Plan Boundary Map indicating existing streets and new streets proposed in current HCDA Mauka Area Plan

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**ITEM 6.** (continued) – [Replaces page 56 in the Master Plan.]

The revised Area Summary reflects the following changes resulting from the reduction of all existing private streets from the FAR calculation and the inclusion of industrial uses:

- Land Area has been reduced by 3.57 acres (155,296 sf); and
- With the inclusion of industrial uses, the corresponding 0.3 FAR bonus has been added to the FAR calculation, with a maximum of 3.8 FAR.

## Area Summary

	WARD NEIGHBORHOOD MASTER PLAN	HCDA MAUKA AREA RULES
LAND AREA Master Plan Land Area Reduction for Existing Streets Total Land Area	60.14 ac (2,619,548 sf) -3.57 ac (-155,296 sf) 56.57 ac (2,464,252 sf)	
OPEN SPACE	246,425 sf - Estimated	246,425 sf (10% Minimum)
PUBLIC FACILITIES	225,678 sf - Provided as Land 105,460 sf - Balance	331,138 sf (3% / 4% Minimum)
GROSS BUILDING AREA Residential (Maximum) Estimated Residential Units (Including Reserved) Estimated Reserved Housing Units (20%) Retail, Restaurants & Entertainment (Maximum) Office, Commercial & Other Uses (Maximum) Industrial (Minimum)	7,600,000 sf - Maximum 4,300 Units 860 (20%) 5,000,000 sf - Maximum 4,000,000 sf - Maximum 739,276 sf - Minimum	20% Minimum
TOTAL	9,364,158 sf - Maximum	9,364,158 sf - Maximum
TOTAL FAR	3.8 FAR - Maximum	3.5 Base FAR 0.3 Bonus FAR for Industrial Uses 3.8 Total FAR

**ITEM 6.** (continued) – [Replaces page 56 in the Master Plan.]

### Land Block Tabulation

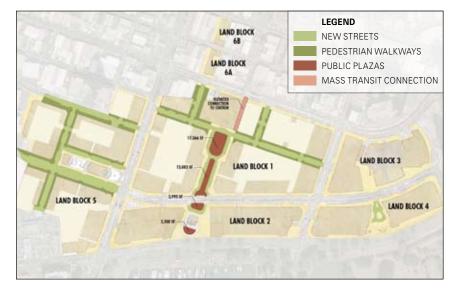
	LAND BLOCK 1	LAND BLOCK 2	LAND BLOCK 3	LAND BLOCK 4	LAND BLOCK 5	LAND BLOCK (	TOTAL
LAND Land in Acres (ac) Land in Square Footage (sf) Reduction for Existing Streets Total	21.11 ac 919,760 sf 0 sf 919,760 sf	8.15 ac 355,130 sf 0 sf 355,130 sf	6.20 ac 270,159 sf 0 sf 270,159 sf	5.30 ac 230,706 sf 0 sf 230,706 sf	17.84 ac 777,167 sf -155,296 sf 621,871 sf	1.53 ac 66,626 sf 0 sf 66,626 sf	60.14 ac 2,619,548 sf -155,296 sf 2,464,252 sf
BUILDING AREA Gross Building Area (GBA)	3,076,214 sf	1,537,651 sf	777,105 sf	1,018,650 sf	2,835,404 sf	119,134 sf	9,364,158 sf
OPEN SPACE Required (10% of Lot Area) Provided  To Be Allocated Among Projects in Future Phases Total Open Space Provided	91,976 sf 29,965 sf 3.3%	35,513 sf 68,158 sf 19.2%	27,016 sf 35,087 sf 13.0%	23,071 sf 34,245 sf 14.8%	62,187 sf 43,365 sf 7.0%	6,663 sf 7,951 sf 11.9%	246,425 sf 218,771 sf 8.9% 27,654 sf 246,425 sf 10%
RECREATIONAL SPACE Required (55 sf Per Dwelling) Provided	74,571 sf 74,571 sf	42,475 sf 42,475 sf	15,494 sf 15,494 sf	27,784 sf 27,784 sf	92,768 sf 94,511 sf	1,742 sf 0 sf	254,835 sf 254,835 sf
PUBLIC FACILITIES Required at 4% (Residential Less Reserved Housing) Required at 3% (Commercial) Total Required Provided as Land Balance	77,896 sf 28,170 sf 106,066 sf 185,070 sf	50,021 sf 5,370 sf 55,391 sf 10,694 sf	19,753 sf 7,315 sf 27,068 sf 0 sf	34,877 sf 2,280 sf 37,157 sf 8,027 sf	94,407 sf 7,173 sf 101,580 sf 21,887 sf	1,738 sf 2,138 sf 3,876 sf 0 sf	278,692 sf 52,446 sf 331,138 sf 225,678 sf 105,460 sf
FAR Area in This Parcel Potential Area Transfer (Up to 25% FAR)	3,076,214 -418,874 -11.98%	1,537,651 188,157 13.94%	777,105 -249.499 -24.30%	1,018,650 141,967 16.19%	2,835,404 472,295 19.99%	119,134 -134,045 -52.94%	9,364,158
TOTAL FAR	3.34	4.33	2.88	4.42	4.56	1.79	3.80



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### ITEM 6. (continued)

A total of 380,974 sf will be provided as new streets, pedestrian walkways, public plazas and a public transit connection within the Ward Master Plan. The new streets to be constructed are shown in light green on the "Proposed Public Facilities Plan" and total 226,411 sf. As these streets will replace existing streets, the area covered by the existing streets is shown as a reduction to the public facilities calculation in the table labeled "Proposed Public Facilities Plan". It is intended that 225,678 sf of the public facilities dedication requirement will be fulfilled through a land contribution of new streets, pedestrian walkways, public plazas and a transit connection. The balance of the public facilities dedication requirement will be fulfilled by a contribution equivalent to the land value of the remaining 105,460 sf. This contribution could be provided in the form of public facilities such as community facilities, utilities, infrastructure, and parking. The value of the contribution will be determined through discussions with HCDA. Existing public facilities dedication credits for the property will also be applied towards the public facilities dedication requirement.



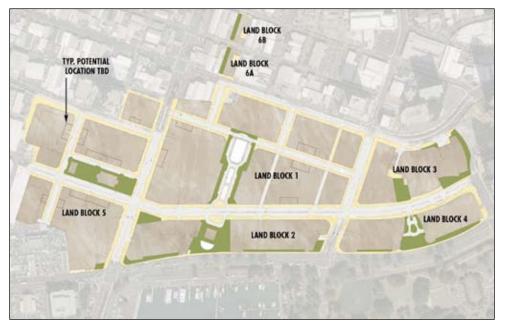
Proposed Public Facilities Plan

### Proposed Public Facilities Plan

LAND BLOCK	NEW STREETS	PEDESTRIAN WALKWAYS	PUBLIC PLAZAS	MASS TRANSIT CONNECTION	
1	93,272 sf	51,349 sf	30,449 sf	10,000 sf =	185,070 sf
2	4,199 sf	0 sf	6,495 sf	0 sf =	10,694 sf
3	0 sf	0 sf	0 sf	0 sf =	0 sf
4	8,027 sf	0 sf	0 sf	0 sf =	8,027 sf
5	120,913 sf	56,270 sf	0 sf	0 sf =	177,183 sf
6	0 sf	0 sf	0 sf	0 sf =	0 sf
SUB TOTAL	226,411 sf	107,619 sf	36,944 sf	10,000 sf	380,974 sf
Existing Streets					-155,296 sf
TOTAL					225,678 sf of Public Facilities Provided as Land
PUBLIC FACILITIES REQUIRED					331,138 sf
PROVIDED AS LAND					225,678 sf
BALANCE					105,460 sf

### ITEM 6. (continued)

The Master Plan sets aside at least 10% of the land area as open space. The "Proposed Open Space Plan" indicates the location and size of these areas, with a portion of the total, at least 27,654 sf, intentionally set aside as flexible open space to be allocated among projects in future phases.



Proposed Open Space Plan

## Proposed Open Space Plan

LAND BLOCK	LAND AREA	10% OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	PERCENTAGE
1	919,760 sf	91,976 sf	29,965 sf	3.3%
2	355,130 sf	35,513 sf	68,158 sf	19.2%
3	270,159 sf	27,016 sf	35,087 sf	13.0%
4	230,706 sf	23,071 sf	34,245 sf	14.8%
5	621,871 sf	62,187 sf	43,365 sf	7.0%
6	66,626 sf	6,663 sf	7,951 sf	11.9%
To Be Allocated Among Projects in Future Phases			27,654 sf	
TOTAL	2,464,252 sf	246,425 sf	246,425 sf	10.0%

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# MASTER PLAN WARD NEIGHBORHOOD

### ITEM 7

"Proposed phasing of development' as indicated in the Mauka Area Rules means identification of specific development lots on a timeline for development. Therefore, provide a map identifying at least the location of the possible development lots for the initial phase of development. [Refer to §15-22\_204(b)(3)(J).]"

**ITEM 7.** [To be added to the "Potential Phasing Strategies" section on page 62 of the "Development Strategies" chapter in the Master Plan.]

## Possible Development Lots for Phase 1

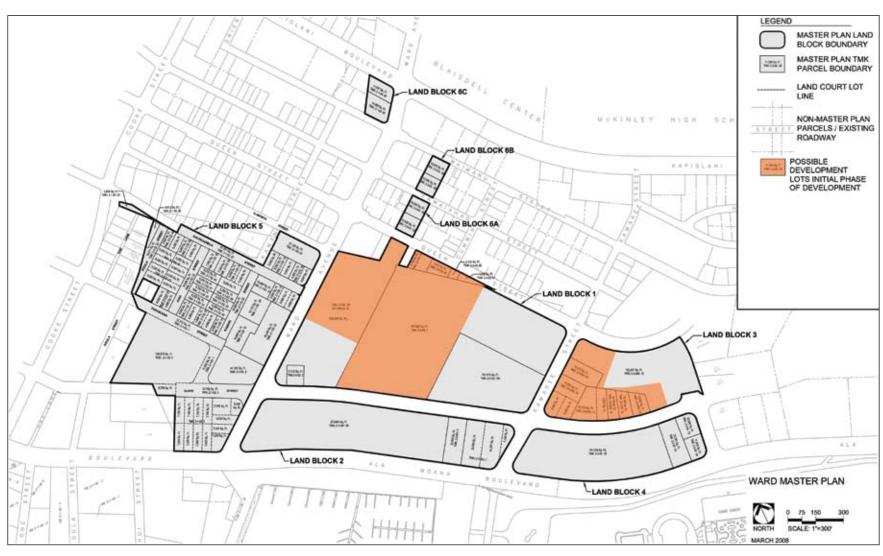


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### ITEM 7. (continued)

# Ward Master Plan – Proposed Phase 1



Possible development lots for initial phase of development

TMKs:	2-3-005: 13
2-3-02: 59	2-3-005: 14
2-3-02: 67	2-3-005: 15
2-3-02: 69	2-3-005: 16
2-3-02: 86	2-3-005: 17
2-3-02: 87	2-3-005: 19
2-3-02: 1	2-3-005: 22

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