

**SUMMARY - PUBLIC HEARING**

**HAWAII COMMUNITY DEVELOPMENT AUTHORITY**

State of Hawaii

July 17, 2013 – 10:00 a.m.

**ATTENDANCE**

**Members Present:** Mary Alice Evans (DBEDT)  
Randy Grune (DOT)  
Miles Kamimura  
Brian Lee  
Lois Mitsunaga  
Luis Salaveria (DBF)

**Members Absent:** Dean Seki (DAGS)

**Others Present:** Anthony Ching  
Lori Tanigawa (Deputy Attorney General)  
Shelby Hoota  
Patricia Yoshino  
Holly Hackett (Court Reporter)

A public hearing of the Kakaako members of the Hawaii Community Development Authority (“Authority”), a body corporate and public instrumentality of the State of Hawaii, was called to order by Mr. Brian Lee, Chairperson of the Authority at 11:06 a.m. on Wednesday, July 17, 2013, at the Authority’s principal offices at 461 Cooke Street, Honolulu, Hawaii 96813.

**Development Permit Application KAK 13-036: Victoria Ward Limited, Land Block 2**

Chairperson Lee stated that the public hearing was being held under the provisions of §206E-5.6, Hawaii Revised Statutes to review the development permit application KAK 13-036 (“Application”) dated April 19, 2013. The Master Plan Permit number is PL MASP 13.1.3. The nature of the public hearing was to allow the Application to be presented to the Authority and to provide the public with the opportunity to present oral and/or written testimony. A second public hearing is scheduled for August 21, 2013, during which the Authority will render a decision on the Application.

Chairperson Lee stated that the applicant is Victoria Ward Limited (“Applicant”), and the project address is 1122 and 1140 Ala Moana Boulevard. The TMKs for the property are: 2-3-001: 001, 004, 005. The project proposes a mixed-use high-rise tower and platform with residential units and a maximum height of 400 feet plus rooftop elements. On-site parking stalls and approximately 185 residential units are proposed with the development. It is the first project proposed for Land Block 2 of the Ward Neighborhood Master Plan.

Notice of the public hearings was published on June 16, 2013, in the Honolulu Star Advertiser. The notice was made available for public review at the office of the Hawaii Community Development Authority ("HCDA") and on the HCDA website. The landowners, lessees and other stakeholders in the Kakaako District and surrounding communities, state and county agencies, state legislators, Honolulu City Councilmembers, Association of Apartment Owners of residential buildings adjacent to the Project, surrounding landowners and businesses, and various interested community groups and individuals were notified of the hearing by fax and e-mail. In addition, public hearing notice was provided to approximately 260 individuals and organizations that have shown interest in development in Kakaako in the past and requested that they be kept informed of development activities in the district. Pursuant to HRS 206E-5.6, notice was provided to the President of the Senate and Speaker of the House.

Executive Director Anthony Ching presented staff's report on the Application. He explained that the Application would be reviewed under the vested rules of the Ward Neighborhood Master Plan ("Ward MP") Permit number PL MASP 13.1.3, which was approved by the Authority on January 14, 2009. The Applicant fulfilled the following conditions stipulated under the Ward MP Decision and Order ("D&O") necessary to apply for a development permit under the Ward MP.

1. As required by Condition #5 of the D&O, the Applicant submitted a historic building inventory, a cultural impact assessment, and an archaeological inventory survey.
2. As required by Condition #10 of the D&O, the Applicant submitted a regional traffic study for the Master Plan area and also prepared a traffic impact assessment report specific to the Project.
3. As required by Condition #12 of the D&O, the Applicant submitted sustainability guidelines for developments covered under the Ward MP.

Mr. Ching also summarized the project description of the Application, including the land use and zoning; platform height, density and tower height; tower footprint; front, side and rear yard setback; front yard encroachment; open space; recreation space, off-street loading; off-street parking; view corridors; building orientation, tower spacing and circulation; and public facilities dedication and tenant relocation. With respect to reserved housing, the Applicant is proposing to provide all of the reserved housing units required for this Project in a separate project at 404 Ward Avenue.

The Applicant is requesting modifications of the Mauka Area Rules in four areas: (1) increase of platform height from 45 feet to 65 feet to accommodate commercial and residential use in the ground floor; (2) modification of the front and side yard requirements to allow for yard averaging; (3) modifications to allow for architectural embellishment along the frontyard along Auahi Street by up to 10 feet; and (4) modification of the view corridor tower setback from 75 feet to 30 feet.

Member Salaveria asked for a clarification on the increase of platform height for accessory uses.

Mr. Ching explained that the top of the platform may have recreation deck types of facilities instead of just a parking facility. The platform was not intended to uniformly go up to 77 feet. It would be from 45 to 65 feet, then in some portions, no more than 15% of the total would go up to 77 feet to accommodate the accessory uses which might be a recreation deck.

Chairperson Lee asked for clarification on the number of residential parking spaces.

Mr. Ching explained that the total would be 298.

Mr. David Striph, senior vice president for Hawaii, Mr. Nick Vanderboom, senior vice president of development, and Mr. Race Randle, development director from Hughes Corporation were present for the Applicant. Also present was Mr. Rob Iopa from WCIT Architecture. They provided details of the project via a PowerPoint presentation (see Exhibit A).

Chairperson Lee asked whether Members or Mr. Ching had any questions for the Applicant.

Mr. Ching asked the Applicant what level of LEED certification would be sought for the building.

Mr. Randle replied that they were targeting LEED Silver.

Mr. Ching asked if there were any code restrictions with respect to glazing for a high rise.

Mr. Iopa explained that it was still in the design phase. The intention was to have operable openings in the building. They would look first for passive means to establish how they handle wind.

Mr. Ching asked how the undulating effect was achieved with the Diamond Head wall.

Mr. Iopa explained that it was a progressive expression in architecture to create the undulation. It was a complex curve that occurs both in the plane as it goes horizontally and undulation in the plane as it goes vertically. It was a series of facets that move, and when taken into totality from a distance, appears and creates the undulating form.

Mr. Ching asked if the ground level water features would be a system with re-circulation.

Mr. Randle replied that the water features were located in areas without a lot of direct sunlight so there would be less evaporation. They were also looking for practical ways to use the water features for something else to reduce water use.

Mr. Ching asked if a design for a tower on the Ward Center Land Block had been completed.

Mr. Vanderboom replied that they have not done any detailed design. The future project might be 10 years or more away.

Mr. Ching asked what the current corridor dimension was under the vested rules.

Mr. Vanderboom replied that it is 226 feet.

Mr. Ching asked for a summary of the rationale for the setback from the existing development lot side and the subsequent commitment to maintain 181 lineal feet between towers.

Mr. Vanderboom explained that in order to create a great pedestrian route, they would have retail along the street and townhomes along Ala Moana Boulevard with significantly greater setbacks than what are required. The parking gets pushed into the tower and requires the tower to be set back 30 feet from Kamakee Street. They were committing to have a 30-foot setback on the ewa side and over 75-foot setback on the Diamond Head side of Kamakee, maintaining a greater view corridor than what is required under the new rules.

Mr. Ching asked whether the Ward Warehouse would be maintained.

Mr. Randle replied in the affirmative. However to maintain the air conditioning equipment for the 70 shops in operation at Ward Warehouse and fit a parking garage, they had to move the tower towards Kamakee Street.

Member Evans asked whether the recreation space for the project would be available to the public or only for use of the residents.

Mr. Randle replied that the 7<sup>th</sup> floor recreation deck would be private to the building. The open space provided at the ground level and the plaza space would be open to the public.

Member Evans asked if the public space counted toward the recreation space being proposed in the Application.

Mr. Randle replied that the recreation space was only the areas in the 7<sup>th</sup> floor recreation deck.

Member Evans asked if any of the parking spaces being proposed would be available to the public.

Mr. Randle explained that as part of the Ward MP buildout, the focus was to make it a pedestrian friendly environment which would shift parking garages into district parking. They had already built one structure with over 700 stalls next to T. J. Maxx and a structure behind the Ward Theaters.

Member Kamimura asked if the view corridor would be reduced from 75 feet to 30 or 40 feet.

Mr. Vanderboom explained that under the vested rules, the tower-to-tower setback is 226 feet. Under the new rules it is 176 feet. What they were committing to do is when the future towers

are built on the other side, they would maintain a 181-foot tower-to-tower setback.

Member Kamimura asked if the reason was the existing air conditioning equipment that serviced Ward Warehouse.

Mr. Vanderboom that it was one of the reasons, as well as the intent to create a better pedestrian environment to orient mauka-makai.

Member Kamimura stated he was concerned about losing tower separation by moving to a mauka-makai orientation.

Mr. Vanderboom explained that the new rules provide for a 176-foot tower-to-tower setback with a mauka/Makai orientation, and they would have a 181-foot or greater tower-to-tower setback.

Member Kamimura asked how that would change the view corridor.

Mr. Vanderboom explained that because they owned the land from Ala Moana Boulevard to Queen Street, they had control not just on the 2 blocks for the Project, but also on the next block mauka. In the Land Block 3 project, they would actually be exceeding the required setback that they were committing to on the block that Pier 1 currently occupies. They would commit to maintain that throughout the corridor.

Member Evans asked what the price points would be for the project.

Mr. Randle replied that the price point had not yet been set, but the Project would represent the upper price points among the mix of products types in their first phase.

Member Evans asked if the upper price point might be upwards of \$1 million per unit.

Mr. Randle replied in the affirmative.

Chairperson Lee asked what would be the cost of moving the Hawaiian Electric Company utility.

Mr. Vanderboom responded that it was not just moving it, but they did not have a place to put it, unless they eliminated existing retail shops or parking at Ward Warehouse.

Chairperson Lee asked if the architectural glass on the Diamond Head fascia was stationary or just an illusion of moving.

Mr. Iopa replied that it would be an illusion.

Chairperson Lee asked if the total tower footprint would fall within the requirements.

Mr. Vanderboom replied that it would be approximately 1,000 feet below the maximum.

Chairperson Lee reiterated Member Kamimura's concern about the view corridor and asked if the Applicant could provide some better angles and perspectives on what the view corridor would look like.

Mr. Vanderboom responded that they would do that.

Member Evans asked for the height of the parking structure that was attached on the mauka side to Ward Warehouse.

Mr. Vanderboom replied that it was in the 40-50 foot range. The parking structure on the mauka side of the Ward Village near the project site was approximately 75 feet.

Member Evans asked noted that the Ward Warehouse was old wooden frame structures. She asked what the useful life of the structure was.

Mr. Striph stated that it was probably beyond its useful life without significant amounts of deferred maintenance capital being put into it.

A recess was taken at 12:30 p.m.

The hearing was reconvened at 12:45 p.m.

Mr. Randle continued the presentation with some slides that showed the tower separation.

Chairperson Lee asked if the tower would have been on the ewa side with the 176-foot distance.

Mr. Striph explained that the image showed at ground level the allowable envelope under the new rules.

#### PUBLIC TESTIMONY

Chairperson Lee noted that written testimony on the project had been received as follows:

1. Michael Kirk-Kuwaye, comments
2. Rachelle Nobriga, oppose
3. Michael Kawasaki, oppose
4. Rich Caz, oppose
5. Vernon K. T. Chock, support
6. Jed Gushman, support
7. Taerance Oh, support
8. Michael Sparks, support
9. Eva Pang, support
10. Paul McCurdy, comments
11. Joe Ferraro, Ferraro Choi & Associates, Ltd., support
12. Mathias Maas, Native Books/Na Mea Hawaii, support



13. Tyler Dos Santos-Tam, Hawaii Construction Alliance, support
14. J. R. Keonekapu Williams, support
15. Cindy McMillan, The Pacific Resources Partnership, support

Chairperson Lee explained that any testimony received after 5:00 p.m. on July 16, 2013 was not included in the list read. However, such testimony would be compiled and made available to the Members and included in the analysis of the Application.

The following persons provided oral testimony:

1. Jack Hamada, comments
2. Rod Tengan, support
3. Mathias Maas, support
4. Jasper Wong, support
5. Ronald Iwami, comments
6. Jim Tollefson, Chamber of Commerce, support
7. Richard Lowe, support
8. Kekaimalino Kaopio, support

#### ADJOURNMENT

The public hearing was closed at 1:20 p.m.

Attachment: Exhibit A - Victoria Ward Limited, Land Block 2 PowerPoint Presentation

Note: The transcript of this meeting contains a verbatim record and should be consulted if additional detail is desired.

# LOOKING FORWARD

A VISION FOR KAKA'AKO

*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

1

*Ward Village project presentation by*  
VICTORIA WARD LIMITED

- The Howard Hughes Corporation and Victoria Ward Limited
- Ward Village: An Urban Master Planned Community
- Ward Village: Land Block 2, Project 1

*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

2



Company Information

# THE HOWARD HUGHES CORPORATION and VICTORIA WARD LIMITED

## MASTER PLANNED COMMUNITIES



Baygeland (Houston, TX)



Columbia, MD



Summerlin (Las Vegas, NV)



The Woodlands (Houston, TX)

*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

3

Company Information

# THE HOWARD HUGHES CORPORATION and VICTORIA WARD LIMITED

## MIXED USE PROJECTS



The Woodlands  
(Houston)



The Shops at Summerlin  
(Las Vegas, NV)



Riverwalk  
(New Orleans, LA)



One Ala Moana  
(Honolulu, HI)



Seaport  
(New York, NY)



Landmark  
(Washington, DC)

*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

4



Hawaii community

## VICTORIA WARD LIMITED



*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

5

Ward Village project presentation by

## VICTORIA WARD LIMITED

- The Howard Hughes Corporation and Victoria Ward Limited
- Ward Village: An Urban Master Planned Community
- Ward Village: Land Block 2, Project 1

*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

6



Ward Village: An Urban Master Planned Community

## KUKULUAE'O



*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

7

Ward Village: An Urban Master Planned Community

## RICH HISTORY – VICTORIA WARD

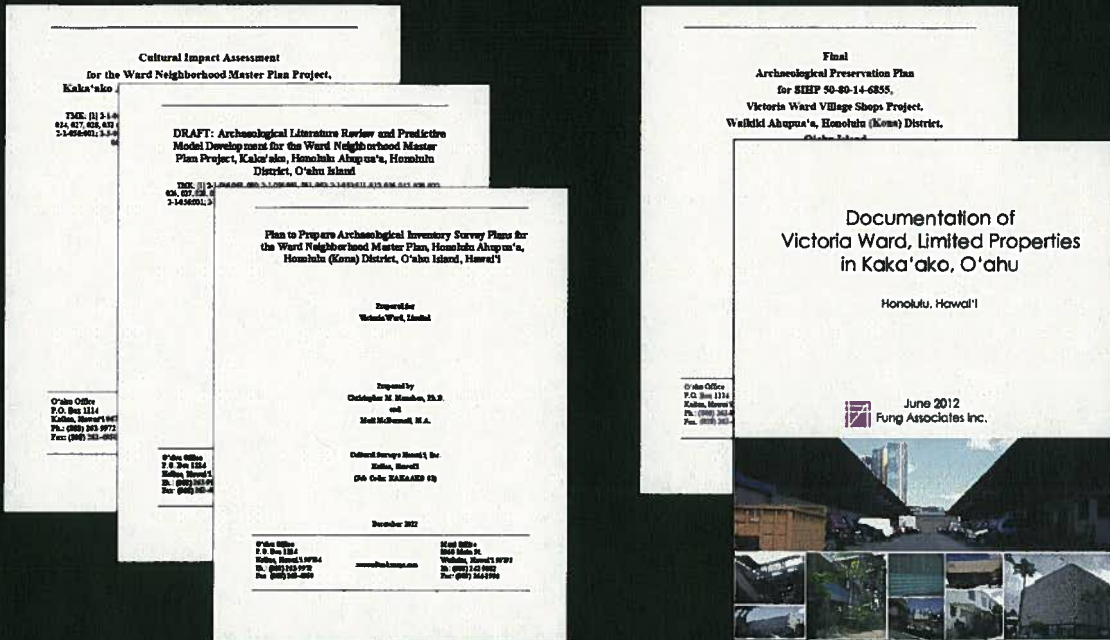


*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

8



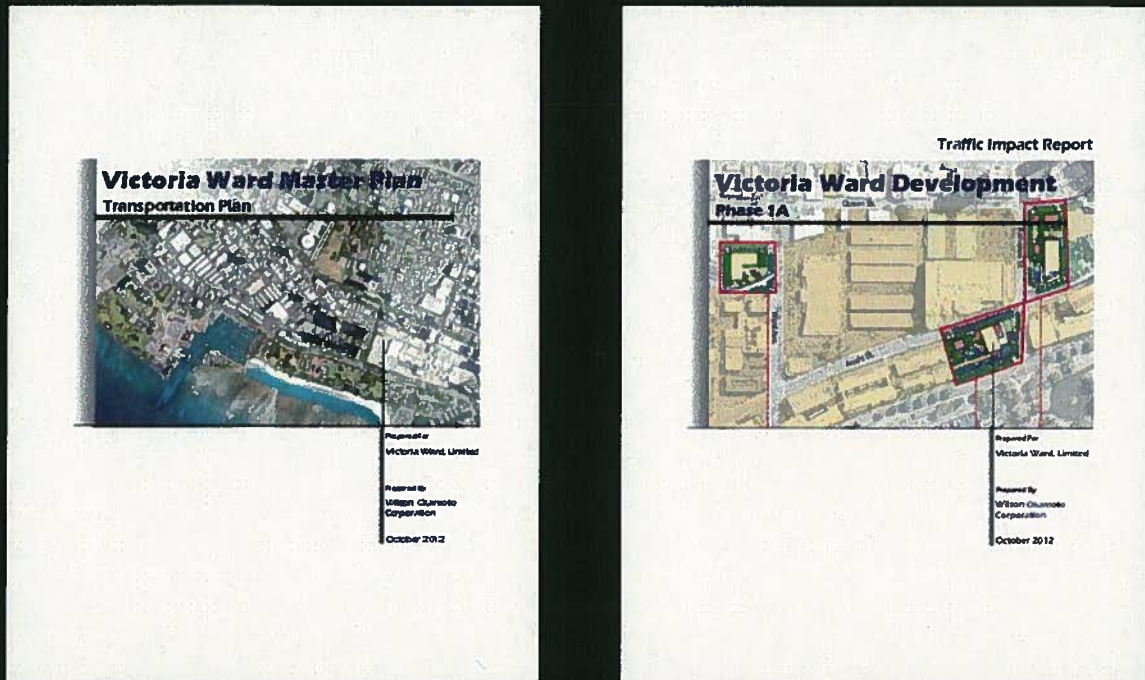
## Master Plan Prerequisites Completed



*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

9

## TRAFFIC – STUDIES COMPLETED



*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

10

Ward Village: An Urban Master Planned Community

## Infrastructure - Further Evaluation

Victoria Ward Infrastructure Inventory

UBBies

### Victoria Ward Infrastructure Inventory

Prepared for:  
The Howard Hughes Corporation  
12301 Wilshire Boulevard, Suite 316  
Los Angeles, CA 90025

Prepared by:  
Wilson Okamoto Corporation  
1907 South Bereniana Street, Suite 400  
Honolulu, HI 96820

June 2011

### Sewer Master Plan for Victoria Ward Redevelopment Kakaako Mauna, Honolulu, Hawaii

Prepared For:

Howard Hughes Corporation  
12301 Wilshire Boulevard, Suite 316  
Los Angeles, California 90025

Prepared By:

Wilson Okamoto Corporation  
Engineers and Planners  
1907 South Bereniana Street, Suite 400  
Honolulu, Hawaii 96820

December 2012

Howard Hughes  
THE HOWARD HUGHES CORPORATION

11

Ward Village: An Urban Master Planned Community

## Focus on Sustainability- LEED ND

### WARD VILLAGE -- LEED-ND CREDIT CHECKLIST PURSUING 85/110 POSSIBLE POINTS

LEED FOR NEIGHBORHOOD DEVELOPMENT **PLATINUM**	
<b>SMART LOCATION &amp; LINKAGE 21 / 27 POINTS</b> <b>PREREQ 1</b> Smart Location <input checked="" type="checkbox"/> <b>PREREQ 2</b> Impaired Species and Ecological Communities <input checked="" type="checkbox"/> <b>PREREQ 3</b> Wetland and Water Body Conservation <input checked="" type="checkbox"/> <b>PREREQ 4</b> Agricultural Land Conservation <input checked="" type="checkbox"/> <b>PREREQ 5</b> Floodplain Avoidance <input checked="" type="checkbox"/> <b>CREDIT 1</b> Preferred Locations <input checked="" type="checkbox"/> <b>CREDIT 2</b> Brownfield Redevelopment <input type="checkbox"/> <b>CREDIT 3</b> Locations w/ Reduced Automobile Dependence <input checked="" type="checkbox"/> <b>CREDIT 4</b> Bicycle Network and Storage <input type="checkbox"/> <b>CREDIT 5</b> Housing and Jobs Proximity <input checked="" type="checkbox"/> <b>CREDIT 6</b> Stamp Usage Protection <input type="checkbox"/> <b>CREDIT 7</b> Site Design for Habitat/Wetland & Water Body Conservation <input type="checkbox"/> <b>CREDIT 8</b> Restoration of Habitat/Wetlands and Water Bodies <input type="checkbox"/> <b>CREDIT 9</b> Long-Term Coarvin. Mgmt. of Habitat/Wetlands & Water Bodies <input type="checkbox"/>	<b>GREEN INFRASTRUCTURE &amp; BUILDINGS 18/29 POINTS</b> <b>PREREQ 1</b> Certified Green Building <input checked="" type="checkbox"/> <b>PREREQ 2</b> Minimum Building Energy Efficiency <input checked="" type="checkbox"/> <b>PREREQ 3</b> Minimum Building Water Efficiency <input checked="" type="checkbox"/> <b>PREREQ 4</b> Construction Activity Pollution Prevention <input checked="" type="checkbox"/> <b>CREDIT 1</b> Certified Green Buildings <input checked="" type="checkbox"/> <b>CREDIT 2</b> Building Energy Efficiency <input checked="" type="checkbox"/> <b>CREDIT 3</b> Building Water Efficiency <input checked="" type="checkbox"/> <b>CREDIT 4</b> Water-Efficient Landscaping <input checked="" type="checkbox"/> <b>CREDIT 5</b> Existing Building Use <input type="checkbox"/> <b>CREDIT 6</b> Historic Resource Preservation and Adaptive Reuse <input type="checkbox"/> <b>CREDIT 7</b> Minimized Site Disturbance in Design and Construction <input type="checkbox"/> <b>CREDIT 8</b> Stormwater Management <input type="checkbox"/> <b>CREDIT 9</b> Heat Island Reduction <input type="checkbox"/> <b>CREDIT 10</b> Solar Orientation <input type="checkbox"/> <b>CREDIT 11</b> On-Site Renewable Energy Sources <input type="checkbox"/> <b>CREDIT 12</b> District Heating and Cooling <input type="checkbox"/> <b>CREDIT 13</b> Infrastructure Energy Efficiency <input type="checkbox"/> <b>CREDIT 14</b> Wastewater Management <input type="checkbox"/> <b>CREDIT 15</b> Recycled Content in Infrastructure <input type="checkbox"/> <b>CREDIT 16</b> Solid Waste Management Infrastructure <input type="checkbox"/> <b>CREDIT 17</b> Light Pollution Reduction <input type="checkbox"/>
<b>NEIGHBORHOOD PATTERN &amp; DESIGN 36 / 44 POINTS</b> <b>PREREQ 1</b> Walkable Streets <input checked="" type="checkbox"/> <b>PREREQ 2</b> Compact Development <input checked="" type="checkbox"/> <b>PREREQ 3</b> Connected and Open Community <input checked="" type="checkbox"/> <b>CREDIT 1</b> Walkable Streets <input type="checkbox"/> <b>CREDIT 2</b> Compact Development <input type="checkbox"/> <b>CREDIT 3</b> Mixed-Use Neighborhood Centers <input type="checkbox"/> <b>CREDIT 4</b> Mixed-Income Diverse Communities <input type="checkbox"/> <b>CREDIT 5</b> Reduced Parking Footprint <input type="checkbox"/> <b>CREDIT 6</b> Street Network <input type="checkbox"/> <b>CREDIT 7</b> Transit Facilities <input type="checkbox"/> <b>CREDIT 8</b> Transportation Demand Management <input type="checkbox"/> <b>CREDIT 9</b> Access to Civic and Public Spaces <input type="checkbox"/> <b>CREDIT 10</b> Access to Recreation Facilities <input type="checkbox"/> <b>CREDIT 11</b> Visiblility and Universal Design <input type="checkbox"/> <b>CREDIT 12</b> Community Outreach and Involvement <input type="checkbox"/> <b>CREDIT 13</b> Local Food Production <input type="checkbox"/> <b>CREDIT 14</b> Tree-Lined and Shaded Streets <input type="checkbox"/> <b>CREDIT 15</b> Neighborhood Schools <input type="checkbox"/>	<b>INNOVATION &amp; DESIGN PROCESS 4 / 4 POINTS</b> <b>CREDIT 1</b> Innovation and Exemplary Performance <input checked="" type="checkbox"/> <b>CREDIT 2</b> LEED Accredited Professional <input checked="" type="checkbox"/> <b>REGIONAL PRIORITY CREDIT 4 / 4 POINTS</b> <b>CREDIT 1</b> Regional Priority <input checked="" type="checkbox"/>

40-49 POINTS: CERTIFIED 50-59 POINTS: SILVER 60-79 POINTS: GOLD 80-90 POINTS: PLATINUM  
FOR MORE INFORMATION CONTACT ANTHONY WELCH AT HAMB+ASSOCIATES  
Mobile: 310-460-7500 Office: 310-460-4521

Howard Hughes  
THE HOWARD HUGHES CORPORATION

12



*Ward Village: An Urban Master Planned Community*



*Ward Village: An Urban Master Planned Community*





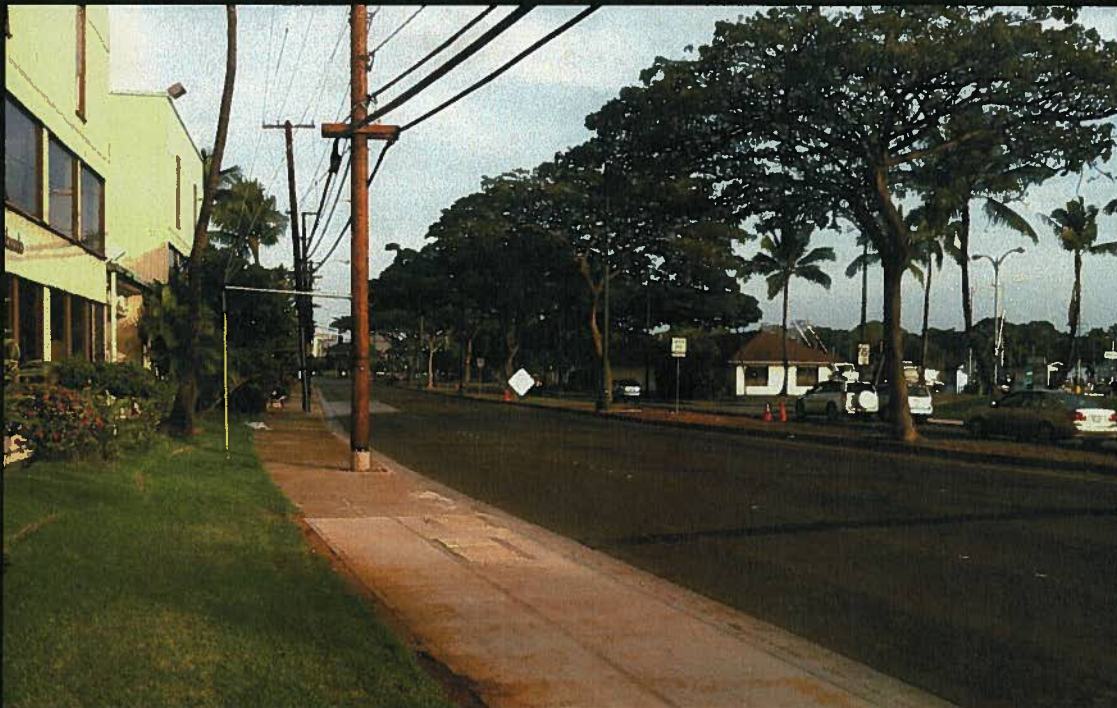
## Ward Village – Master Plan w/Mauka-Makai orientation



*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

15

## ALA MOANA BOULEVARD TODAY



*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

16



Ward Village: An Urban Master Planned Community

## ALA MOANA BOULEVARD FORWARD



*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

17

Ward Village: An Urban Master Planned Community

## WARD HISTORY



*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

18







## Phase 1



*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

21

Ward Village project presentation by  
**VICTORIA WARD LIMITED**

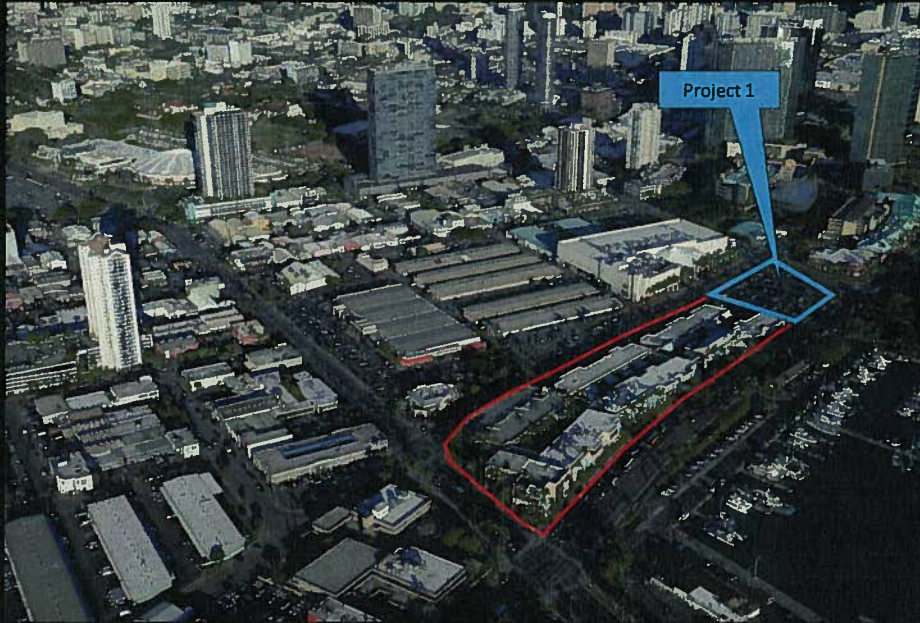
- The Howard Hughes Corporation and Victoria Ward Ltd
- Ward Village: An Urban Master Planned Community
- Ward Village: Land Block 2, Project 1

*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

22



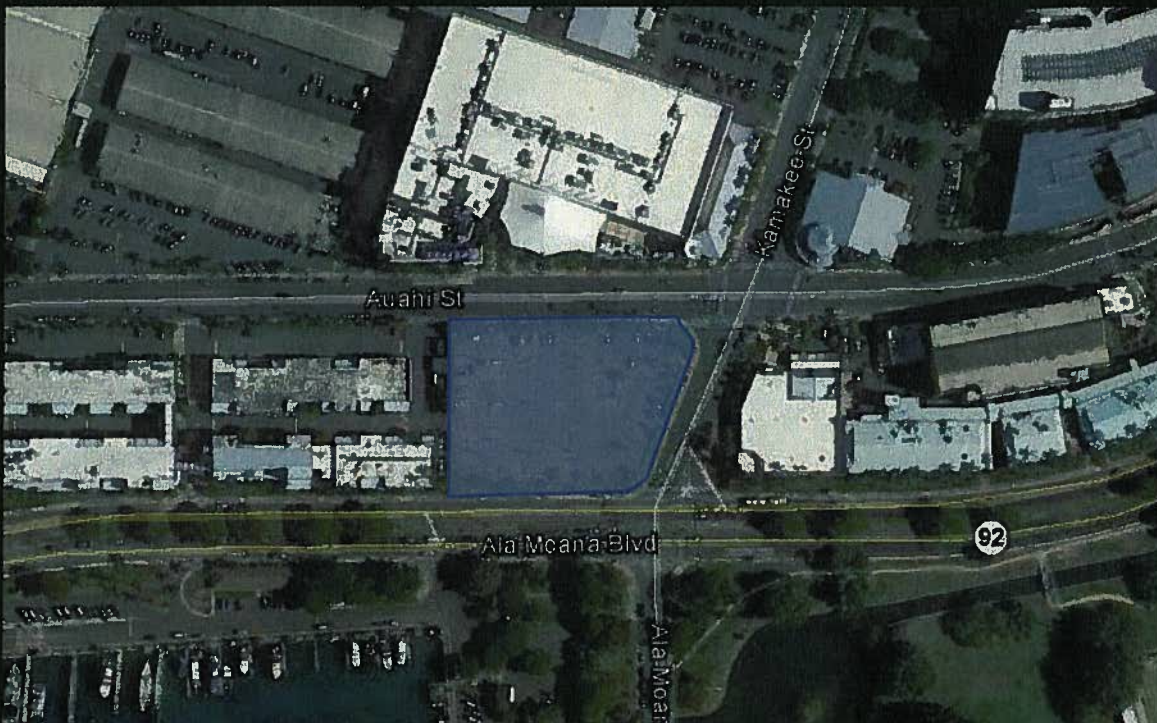
## LAND BLOCK 2 PLANNING



*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

23

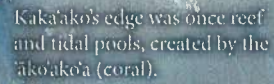
## PROJECT 1 SITE



*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

24

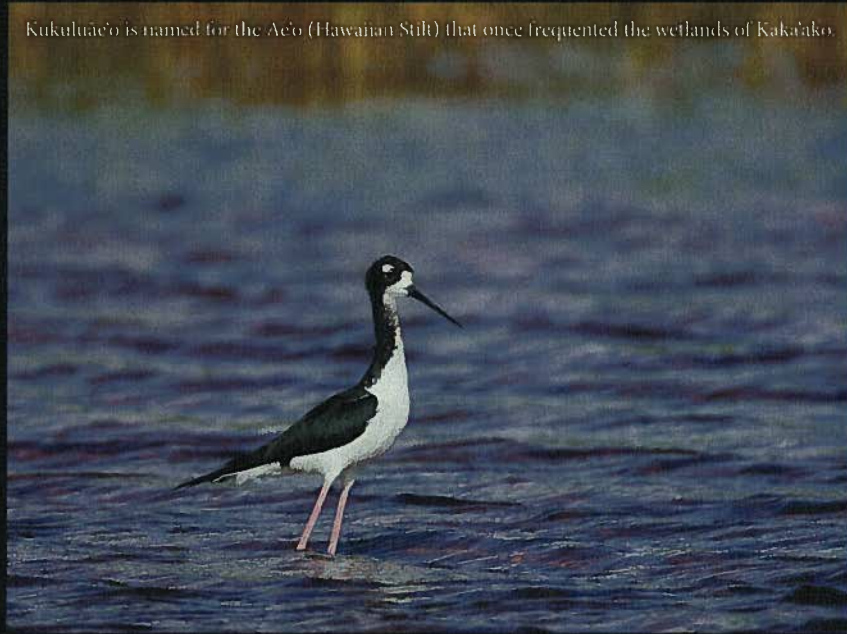






## SITE DESIGN - HISTORY

Kukuluā'e'o is named for the Ae'o (Hawaiian Stilt) that once frequented the wetlands of Kaka'ako.

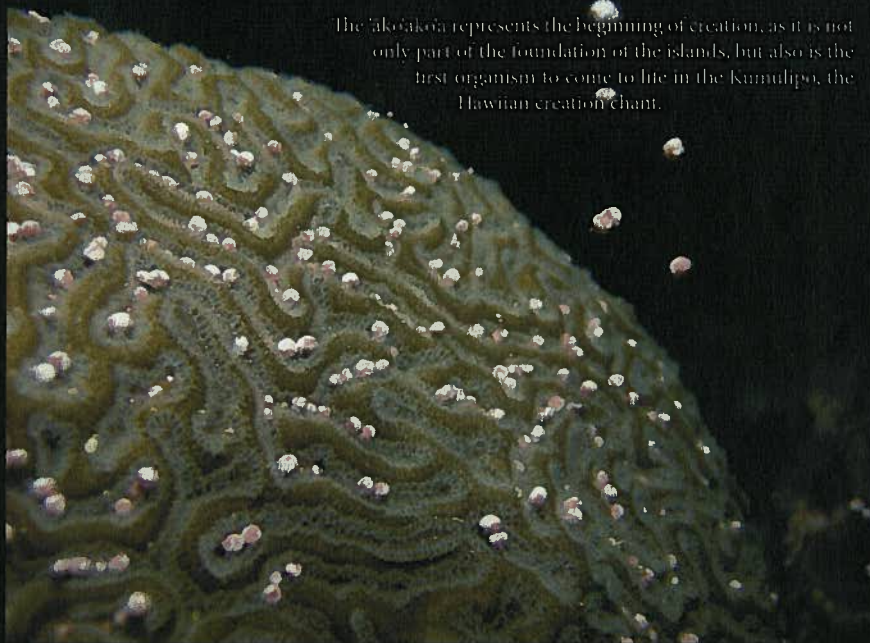


*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

27

## SITE DESIGN - HISTORY

The 'āko'āko'a represents the beginning of creation, as it is not only part of the foundation of the islands, but also is the first organism to come to life in the Kumulipo, the Hawaiian creation chant.



*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

28



Ward Village Land Block 2, Project 1  
**SITE DESIGN - HISTORY**



*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

29

Ward Village Land Block 2, Project 1  
**SITE DESIGN - HISTORY**



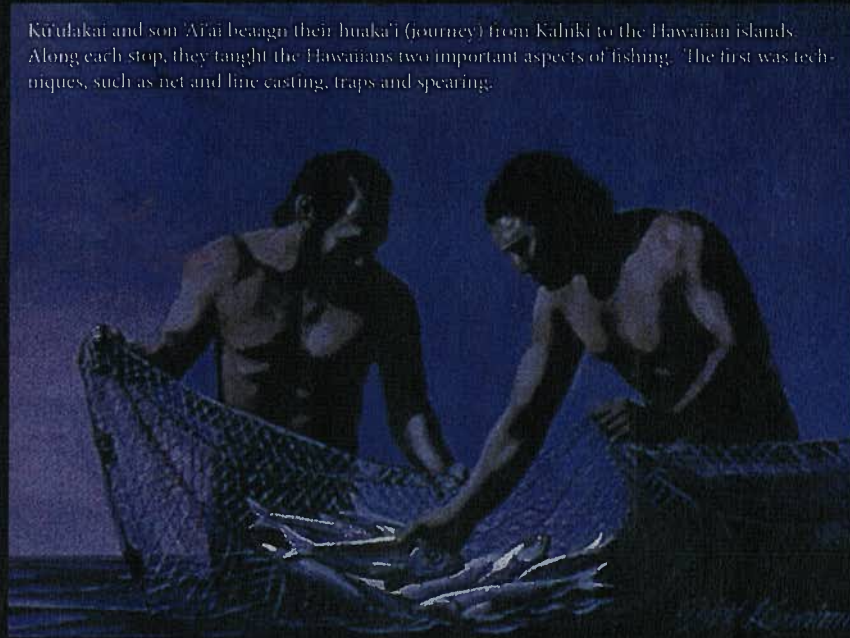
*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

30



## SITE DESIGN - HISTORY

Kū'ulakai and son 'Afa'i began their huaka'i (journey) from Kāhiki to the Hawaiian islands. Along each stop, they taught the Hawaiians two important aspects of fishing. The first was techniques, such as net and line casting, traps and spearing.



*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

31

## RENDERINGS



*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

Artist rendering subject to change

32



## RENDERINGS

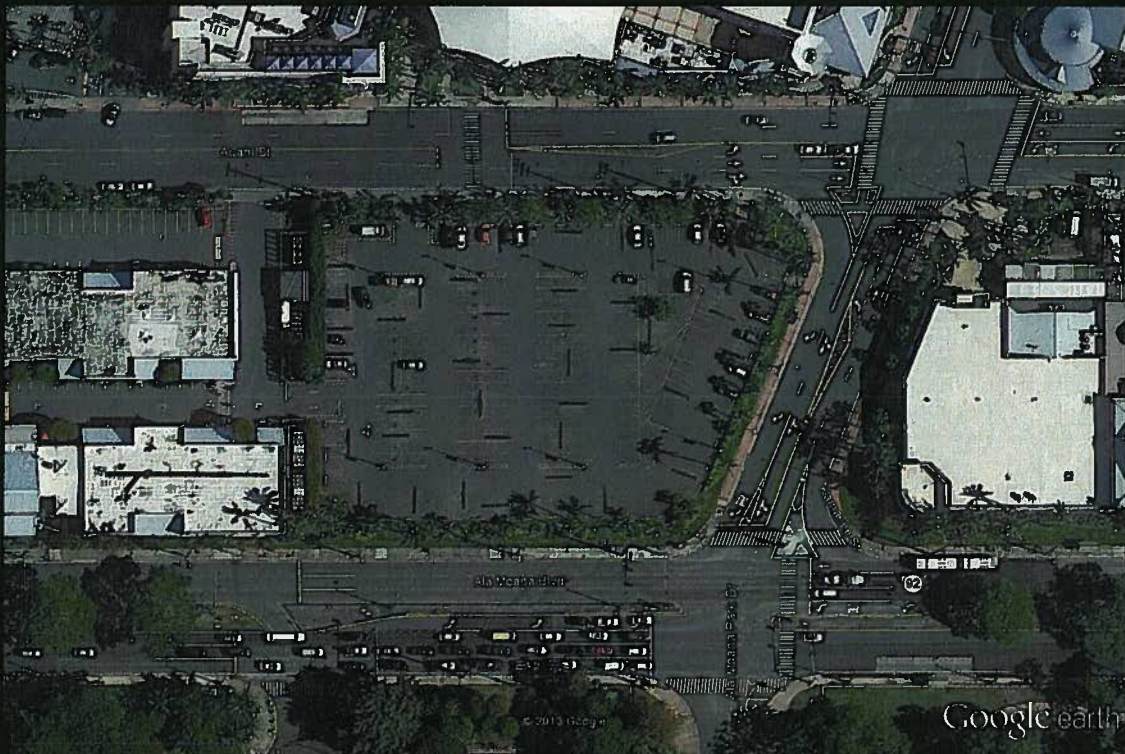


*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

Artist rendering subject to change

33

## PROJECT PLAN – EXISTING SITE



*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

Google earth

34



## PROJECT PLAN – GROUND LEVEL



Howard Hughes  
THE HOWARD HUGHES CORPORATION

Artist rendering subject to change

35

## ACTIVE RETAIL PLAZA - AUAHI AND KAMAHE'E



Howard Hughes  
THE HOWARD HUGHES CORPORATION

Artist rendering subject to change

36



Ward Village Land Block 2, Project 1  
AUAHI AND KAMAKE'E



Howard Hughes  
THE HOWARD HUGHES CORPORATION

Artist rendering subject to change

37

Ward Village Land Block 2, Project 1  
AUAHI AND KAMAKE'E



Howard Hughes  
THE HOWARD HUGHES CORPORATION

Artist rendering subject to change

38



Ward Village: Land Block 2, Project 1

## TOWNHOMES ALONG ALA MOANA BOULEVARD



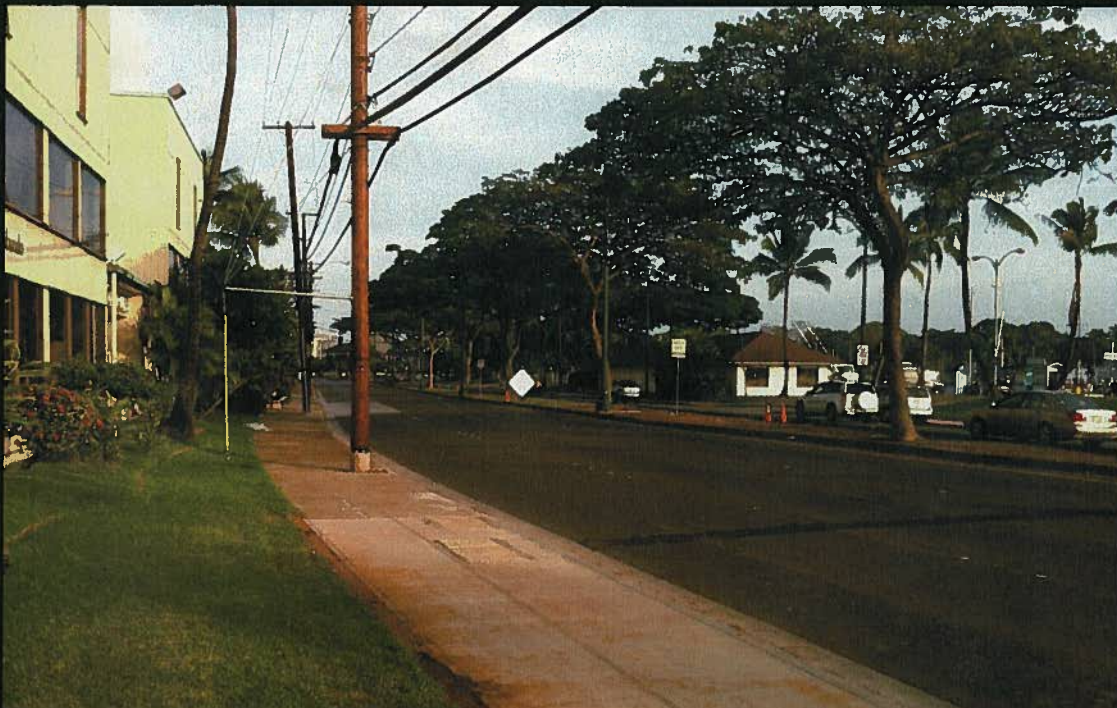
*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

Artist rendering subject to change.

39

Ward Village: Land Block 2, Project 1

## ALA MOANA BOULEVARD TODAY



*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

40



## ALA MOANA BOULEVARD

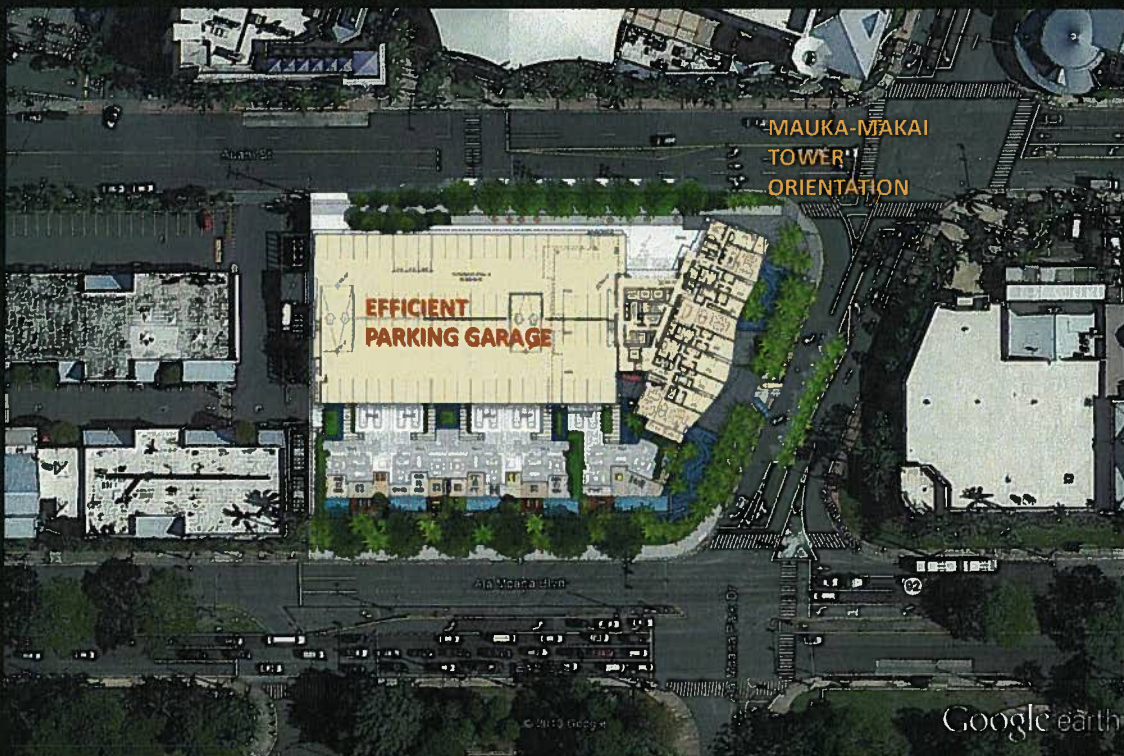


*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

Artist rendering subject to change

41

## PROJECT PLAN – PODIUM PLATFORM



*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

Artist rendering subject to change

42



## PROJECT PLAN – AMENITY LEVEL

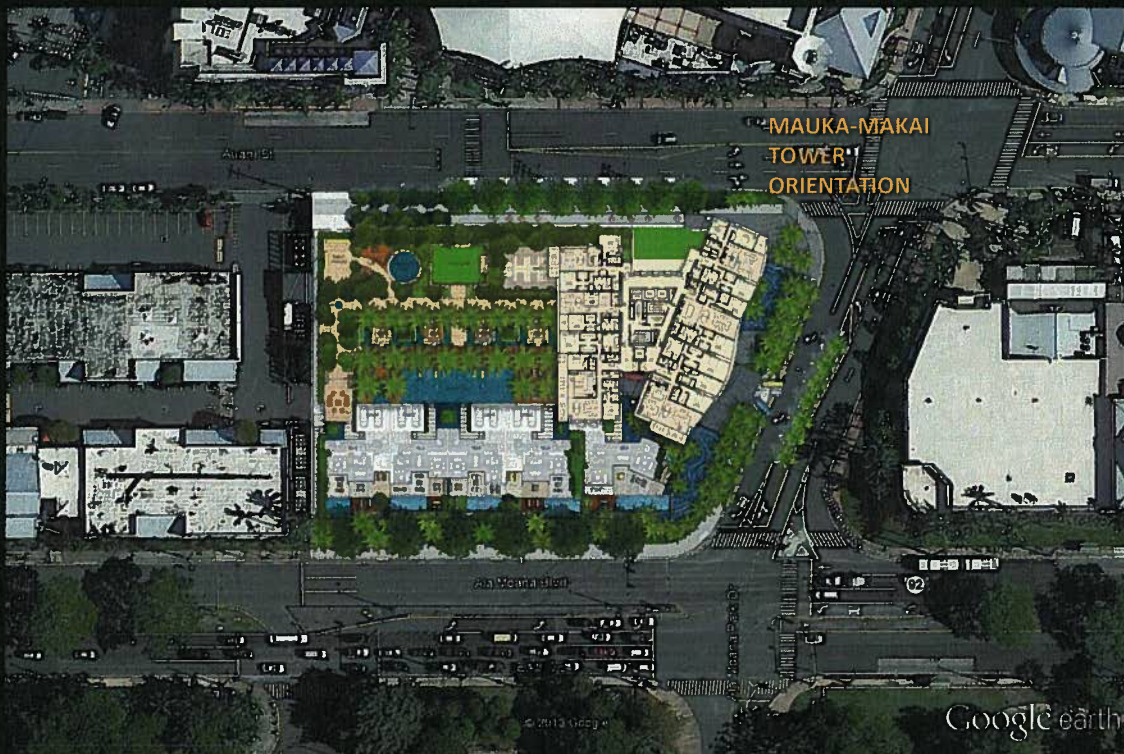


Howard Hughes  
THE HOWARD HUGHES CORPORATION

Artist rendering subject to change

43

## PROJECT PLAN – TOWER



Howard Hughes  
THE HOWARD HUGHES CORPORATION

Artist rendering subject to change

44



## RENDERING

- Approximately 177 units
- Height of 400 feet

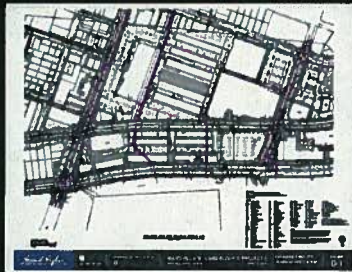


*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

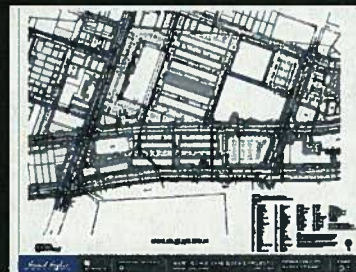
Artist rendering subject to change

45

## SITE DESIGN – STUDIES COMPLETED



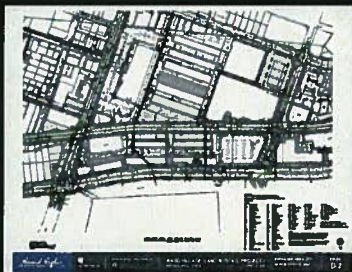
DRAINAGE



WATER



AIS



SEWER



TRAFFIC

*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

46



## SUSTAINABILITY – LEED DESIGN

LEED 2009 for New Construction and Major Renovations			Vanguard Village (Block C) Post-Occupancy Survey		
Project Checklist			Overall		
Sustainable Sites			Materials and Resources, Continued		
1	2	3	4	5	6
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10
11	11	11	11	11	11
12	12	12	12	12	12
13	13	13	13	13	13
14	14	14	14	14	14
15	15	15	15	15	15
16	16	16	16	16	16
17	17	17	17	17	17
18	18	18	18	18	18
19	19	19	19	19	19
20	20	20	20	20	20
21	21	21	21	21	21
22	22	22	22	22	22
23	23	23	23	23	23
24	24	24	24	24	24
25	25	25	25	25	25
26	26	26	26	26	26
27	27	27	27	27	27
28	28	28	28	28	28
29	29	29	29	29	29
30	30	30	30	30	30
31	31	31	31	31	31
32	32	32	32	32	32
33	33	33	33	33	33
34	34	34	34	34	34
35	35	35	35	35	35
36	36	36	36	36	36
37	37	37	37	37	37
38	38	38	38	38	38
39	39	39	39	39	39
40	40	40	40	40	40
41	41	41	41	41	41
42	42	42	42	42	42
43	43	43	43	43	43
44	44	44	44	44	44
45	45	45	45	45	45
46	46	46	46	46	46
47	47	47	47	47	47
48	48	48	48	48	48
49	49	49	49	49	49
50	50	50	50	50	50
51	51	51	51	51	51
52	52	52	52	52	52
53	53	53	53	53	53
54	54	54	54	54	54
55	55	55	55	55	55
56	56	56	56	56	56
57	57	57	57	57	57
58	58	58	58	58	58
59	59	59	59	59	59
60	60	60	60	60	60
61	61	61	61	61	61
62	62	62	62	62	62
63	63	63	63	63	63
64	64	64	64	64	64
65	65	65	65	65	65
66	66	66	66	66	66
67	67	67	67	67	67
68	68	68	68	68	68
69	69	69	69	69	69
70	70	70	70	70	70
71	71	71	71	71	71
72	72	72	72	72	72
73	73	73	73	73	73
74	74	74	74	74	74
75	75	75	75	75	75
76	76	76	76	76	76
77	77	77	77	77	77
78	78	78	78	78	78
79	79	79	79	79	79
80	80	80	80	80	80



- Alternative Transportation
- Reduce Water use
- Reduce Electricity use
- More...

Howard Hughes

## RENDERINGS



## CURRENT – LOOKING MAKAI

Howard Hughes



## RENDERINGS



PROPOSED – LOOKING MAKAI

*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

49

## RENDERINGS



CURRENT LOOKING MAUKA

*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

50



## RENDERINGS



PROPOSED LOOKING MAUKA

*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

51

## Allowable Modifications



*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

Artist rendering subject to change

52



## PROJECT PLAN – GROUND LEVEL



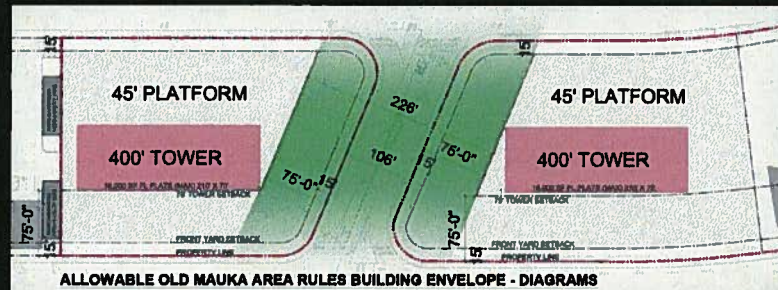
Howard Hughes  
THE HOWARD HUGHES CORPORATION

Artist rendering subject to change

53

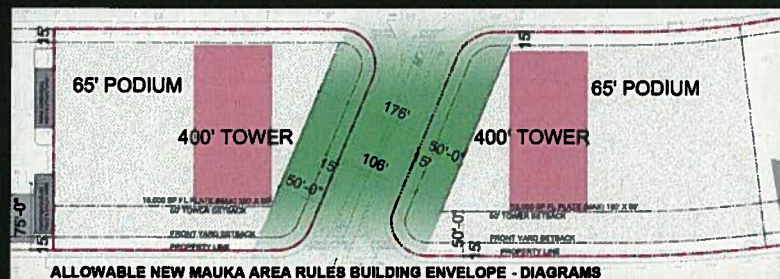
## Allowable Modifications

OLD  
RULES



ALLOWABLE OLD MAUKA AREA RULES BUILDING ENVELOPE - DIAGRAMS

NEW  
RULES



ALLOWABLE NEW MAUKA AREA RULES BUILDING ENVELOPE - DIAGRAMS

Howard Hughes  
THE HOWARD HUGHES CORPORATION

Artist rendering subject to change

54







Ward Village: Land Block 2, Project 1  
Allowable Modifications



Howard Hughes  
THE HOWARD HUGHES CORPORATION

Artist rendering subject to change

57

Ward Village: Land Block 2, Project 1

## Project Recap



- A Master Planned Community
- Mauka – Makai Tower Orientation
- Walkable streets
- Higher Quality of Life by:
  - Creating Jobs
  - Supporting Businesses
  - Creating neighborhood



Howard Hughes  
THE HOWARD HUGHES CORPORATION

58



Ward Village Land Block 2, Project 1

MAHALO

# LOOKING FORWARD

A VISION FOR KAKA'AKO

*Howard Hughes*  
THE HOWARD HUGHES CORPORATION