



WARD VILLAGE

Land Block 2, Project 2

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Planned Development Permit Application

August 6, 2014



Hawaii Community Development Authority
Planning Office
461 Cooke Street
Honolulu, Hawaii 96813
(808) 594-0340 FAX (808) 594-0298



PERMIT APPLICATION

APPLICANT INFORMATION

Applicant Victoria Ward, Limited

Mailing Address 1240 Ala Moana Boulevard, Suite 200
Honolulu, HI 96814

Telephone No. (808) 591-8411

Project Site Address 1050 Ala Moana Blvd., Honolulu, HI 96814

Land Owner Victoria Ward, Limited

Address 1240 Ala Moana Boulevard, Suite 200, Honolulu, HI 96814

Description of Work to be Done _____

A mixed-use project comprised of two buildings, each with ground level retail and residential condominiums above, and a central open space.

TYPE OF REQUEST

- ☐ Rules Clearance
☐ Improvement Permit
☒ Development Permit
☐ Conditional Use Permit
☐ Conditional Use of Vacant Land
☐ Temporary Use
☐ Development (Makai)
☐ Other _____

PARCEL INFORMATION

Tax Map Key: 2-3-001-005 (por)

Neighborhood Zone: Ward Single Mixed Use Zone

PROJECT INFORMATION

Existing Use and Floor Area (s.f.)	Nature of Work
<input checked="" type="checkbox"/> Commercial <u>Approx. 114,482 sf</u>	<input checked="" type="checkbox"/> New Building * <input type="checkbox"/> Repair
<input type="checkbox"/> Industrial _____	<input type="checkbox"/> Addition * <input type="checkbox"/> Electrical
<input type="checkbox"/> Residential _____	<input type="checkbox"/> Demolition <input type="checkbox"/> Plumbing
<input type="checkbox"/> Other _____	<input type="checkbox"/> Alteration
TOTAL _____	<input type="checkbox"/> Other _____
Proposed Use and Floor Area (s.f.)	Notes: _____
<input checked="" type="checkbox"/> Commercial <u>Approx. 19,730 sf</u>	_____
<input type="checkbox"/> Industrial _____	_____
<input checked="" type="checkbox"/> Residential <u>Approx. 764,284 sf</u>	_____
<input type="checkbox"/> Other _____	_____
TOTAL <u>Approx. 784,014 sf</u>	_____

NOTE TO APPLICANT

- Please refer to Subchapter 5 of the Mauka Area Rules, Chapter 217, Hawaii Administrative Rules for detailed information on procedures, permit requirements and fee schedule.
- Final approval by HCDA is required prior to issuance of a building permit for any development within the Kakaako District.

For approval of building permits, submit the building permit application form and the following sets of plans:
 - Building Department copy
 - Job site copy
 - HCDA copy (if applicable)
- For any project where construction drawings are not available, submit two (2) sets of project information as listed in "Filing Procedures".

I hereby acknowledge that I have read this application and attached information for the above-referenced project site and state that the information is correct. I hereby agree to comply with all City and County of Honolulu ordinances and state laws regulating development and building construction and authorize HCDA to inspect the property or construction upon notification of the undersigned for compliance with the respective Permit.

Signature (applicant or agent): Nicholas Vanderboom Date: 8/6/14

Print name: Nicholas Vanderboom Telephone No.: (808) 591-8411

FOR HCDA USE ONLY:

Permit Fee: _____ Paid by: _____

Landowner's Consent (if applicable): _____

Section 206E-5.6 (if applicable): _____

Reviewed By HCDA: _____ Date: _____

HCDA Approved

August 6, 2014

HAND DELIVER

Mr. Anthony Ching
Executive Director
Hawaii Community Development Authority
461 Cooke Street
Honolulu, HI 96813

Re: Request of Victoria Ward, Limited for Development Permit for Proposed
Ward Village Land Block 2, Project 2 in Kaka’ako, Honolulu, Hawaii

Dear Mr. Ching,

On behalf of Victoria Ward, Limited (“Developer” or “VWL”), a subsidiary of The Howard Hughes Corporation, we are pleased to submit to the Hawaii Community Development Authority (“HCDA” or “Authority”) the Developer’s application for a planned development permit associated with its proposed mixed-use, high-rise condominium project known as Land Block 2, Project 2 of the Ward Neighborhood Master Plan (the “Project”). The Project site comprises the central area of the block bound by Auahi Street, Kamake’e Street, Ala Moana Boulevard and Ward Avenue (TMK Number: [1] 2-3-001: 005 por.).

A. Background

On January 14, 2009, the Ward Neighborhood Master Plan (the “Ward MP”) was approved by the Authority pursuant to Hawaii Administrative Rules (“HAR”) Title 15, Chapter 22, Subchapter 8 entitled “Master Plan Rules.” Subsequently and as required by the Ward MP decision, a Master Plan Development Agreement for the Ward MP, by and between HCDA and VWL was approved and entered into, effective December 30, 2010 (the “Development Agreement”).

Both the Ward MP and the Development Agreement provided that development proceed in phases initiated by development permit applications, and that the phasing would occur by and within the various Land Blocks, each of which form development lots pursuant to the Ward MP. The Ward MP and resulting Decision and Order identified a number of plan variances or modifications to the Mauka Rules in order to enhance the design and urban character of the Ward neighborhood. Per the Ward MP decision, modification “*requests shall be addressed at the time of review of each planned development or base zone development project and evaluated for technical adequacy and enhancement of design and urban character.*” Included herewith in this application are modification requests which enhance the design and urban character of the neighborhood. Additionally, the Ward MP decision required VWL to prepare and submit to the Authority various surveys, assessments and studies prior to submission of the first development permit application. VWL has fulfilled these requirements and is now submitting the enclosed application as it pertains to Land Block 2, as defined in the Ward MP. Each of these Land Blocks comprises one “development lot” pursuant to HAR Title 15, Chapter 22, of the Authority’s Mauka Area Rules.

In the summer of 2013, VWL was granted approval of three individual planned development permit applications for projects located on Land Block 2, Land Block 3 and Land Block 5. The proposed Project will additionally contribute to the revitalization of Kaka’ako and the transformation of district into a cohesive master-planned community. The goals of the Ward MP remain consistent to deliver a great quality of life for residents and the general public in the core of Honolulu:

- 1. Generate a range of housing opportunities, including reserved housing
- 2. Create a more pedestrian friendly street network
- 3. Move parking structures up and away from the street to allow for street level uses and activity
- 4. Create economic development and jobs
- 5. Promote culture, community and the environment in the heart of Honolulu

B. Project Site Overview

Location

Land Block 2 is bound by Auahi Street to the north (mauka), Kamakee Street to the east (Diamond Head), Ala Moana Boulevard to the south (makai) and Ward Avenue to the west (ewa). Land Block 2 totals 8.2 acres and comprises one development lot, which is bound by an existing joint development agreement. The Project, which is a component of Land Block 2, is located in the central portion of the block and bound by Auahi Street, Ala Moana Boulevard, the previously approved Land Block 2 Project 1 and a newly established boundary running mauka-makai between Auahi Street and Ala Moana Boulevard. This site is roughly in the center of the overall Ward MP with the address 1050 Ala Moana Boulevard.

Development Permit

The enclosed application for Planned Development Permit will allow for a combination of commercial and residential totaling approximately 784,014 square feet of gross floor area. This is anticipated to be allocated between approximately 417,569 square feet in the ewa building and approximately 366,445 square feet in the Diamond Head building. The Project may be either constructed in one or two phases. Each building will include ground level retail fronting Auahi Street, a low-rise townhome component fronting Ala Moana Boulevard and a residential tower. The two buildings are estimated to include the following product mix:

Building	Approx. Size	Approx. Units	Approx. Retail
Ewa Building	417,569 square feet	113	9,730 square feet
Diamond Head Building	366,445 square feet	123	10,000 square feet
Subtotal	784,014 square feet	236	19,730 square feet

Project Site

The Project site is bound by Auahi Street, Ala Moana Boulevard and the previously approved Land Block 2 Project 1. The ewa boundary of the Property is set back from Ward Avenue and runs from Auahi Street to Ala Moana Boulevard. The approximately 4.4 acre site currently includes the existing retail structure known as Ward Warehouse. Ward Warehouse contains six commercial buildings (Building A, B-1, B-2, C, D, F) and a parking structure. The furthest ewa building, Building F, and the parking structure overlap the Project site and the remaining property that will be bound by Ward Avenue, Auahi Street, the Project and Ala Moana Boulevard. As such, Building F and the parking structure may be razed with the development of the Project.

The Project currently comprises a single parcel (TMK 2-3-001: 005 por.). VWL is planning to subdivide the Project site, resulting in a remaining lot that will front Ward Avenue. This remaining parcel, the future Land Block 2, Project 3, is anticipated to eventually serve as the site of the final mixed-use project within Land Block 2, the timing of which is uncertain and dependent upon future market conditions. In the interim, the property will likely include temporary offices and parking with a gravel surface, lighting, landscaping and management by the Ward Centers security patrol, surveillance and maintenance teams.

C. Ward Neighborhood Master Plan

The Ward MP governs the development of certain lands in Kaka’ako under the authority of the Hawaii Revised Statutes, Chapter 206E, as amended, and Chapter 22, Title 15, Hawaii Administrative Rules, in effect on January 14, 2009. The Ward MP and Development Agreement specify a number of conditions the Developer must complete prior to applying for its first phase development permit. Each of these prerequisites has been fulfilled as detailed in Section 2.

D. Land Block 2

Land Block 2, as described and defined in the Ward MP, is 8.2 acres and will contain approximately 1,686,868 square feet of redevelopment as allowed by the Master Plan Permit. Land Block 2 comprises one development lot and is bound by an existing joint development agreement.

E. Master Plan Implementation

On January 14, 2009, the Master Plan Permit was approved. The Master Plan Permit was approved pursuant to Hawaii Administrative Rules (“HAR”) Title 15, Chapter 22, Subchapter 8 entitled “Master Plan Rules.” As set forth in the Master Plan Rules, a master plan is intended to “encourage timely development, reduce the economic cost of development, allow for the orderly planning and implementation of public and private development projects, and provide a reasonable degree of certainty in the development approval process.” HAR §15-22-200(a). A master plan “provide[s] assurances to landowners, developers and investors that projects proposed within a master planned area that are in accordance with the applicable mauka area rules in effect at the time the master plan is approved will not be restricted or prohibited at the permit stage by subsequent changes to those rules.” HAR §15-22-200(c). The master plan provides certain development rights, and necessarily relies upon development permits for its implementation.

Consistent with the Master Plan Rules and the Master Plan Permit issued under those rules, this Land Block 2, Project 2 planned development permit application is one of the initial steps toward implementing the Master Plan that was approved.

F. Project Description

The Project will develop approximately 417,569 square feet of new floor area in the ewa building and approximately 366,445 square feet of new floor area in the Diamond Head building, combined for a total of 784,014 square feet, excluding the parking area. According to the proposed design, the Project will generally coincide with the following design parameters:

	Ewa Building	Diamond Head Building	Total
Ground Level Open Space	Approx. 21,089 square feet	Approx. 21,089 square feet	Approx. 42,178 square feet
Commercial Space with Auahi Street Frontage	Approx. 9,730 square feet	Approx. 10,000 square feet	Approx. 19,730 square feet
Indoor & Outdoor Recreational Area	Approx. 39,415 square feet	Approx. 40,827 square feet	Approx. 80,242 square feet
Projected Height	400 feet plus rooftop elements	Approx. 311 feet plus rooftop elements	Not Applicable
Units	Approx. 113 units	Approx. 123 units	Approx. 236 units
Generated Reserved Housing Requirement	28 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.	31 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.	59 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.

G. Description of Urban Design

The Project design is generally consistent with the old (2005) Mauka Area Rules, which are applicable under the Ward MP. The site planning strives to provide an outstanding pedestrian environment along its Auahi Street commercial frontage in addition to an activate central space between the two buildings. Auahi Street will serve as the primary residential vehicular access consisting of a separate driveway for each of the two buildings; the overhead utilities of which are planned to be undergrounded. The central area between the two buildings will include vibrant public and pedestrian activity, landscaping, water features and serve as a key connection of mauka to makai.

The traditional grid of downtown Honolulu has remained consistent since the establishment of its original roadways, which run parallel and perpendicular to the nearby ridges of the Ko’olau mountains. The ewa building of the Project references this alignment by running parallel to Ward Avenue and in a mauka – makai orientation. The relatively narrow tower footprint contains approximately 12,050 square feet (attributable to FAR) and is expected to reach a height of 400 feet (plus rooftop elements). The amenity deck on the seventh level will include indoor and outdoor recreational activities.

The Honolulu coastline and Ko’olau mountains begin to ostensibly shift orientation at the Project location, revealing a new grid pattern urban design that continues through Ala Moana and Waikiki. The Project’s Diamond Head building assumes a cylinder shape as a natural reflection of this transition point in the core of Honolulu. This includes a tower footprint of approximately 13,063 square feet (attributable to FAR) and is anticipated to have a height of approximately 311 feet (plus rooftop elements), creating a unique juxtaposition to the ewa building. Similarly, the amenity deck on the seventh level will include indoor and outdoor recreational activities.

In addition to creating a thriving retail environment along the retail at the Auahi Street frontage, the Project includes a significant central space between the ewa and Diamond Head buildings for pedestrians to enjoy. Its pathways will reconnect mauka to makai by opening up space from Auahi Street to Ala Moana Boulevard.

H. Sustainability Strategy

The Ward Village community has achieved Platinum certification under the USGBC’s LEED for Neighborhood Development (LEED-ND) criteria, which includes the entire 60-acre area. The LEED-ND rating system, developed by the U.S. Green Building Council (USGBC), works in coordination with building-level certifications to promote neighborhood-scale sustainability: walkability, access to transit, affordable housing, access to diverse uses and housing types, and district-wide green building initiatives like energy and water efficiency.

The Project will also pursue its individual LEED BD+C certification and aim to implement the following sustainable strategies:

Sustainable Sites and Water Efficiency

The Project site currently includes aged commercial structures with limited remaining useful life and functionality. It is located in a district that is a mix of residential, retail and light industrial, and well-served by public transportation. The mixed use and urban quality of the street exceeds the community connectivity and public transportation access criteria for sustainable sites. The rail system is planned to the North of the site and will further enhance public transportation options. Bicycle storage for residents will be conveniently located at the lower levels for easy access. Extensive use of indigenous vegetation at open areas provides opportunities for recreation and socialization, improves storm water management and reduces the local heat island effect. Drip irrigation system and water efficient plumbing fixtures will substantially reduce the use of water.

Energy and Atmosphere

The building uses passive strategies to increase energy efficiency. This includes pursuing efficient glass and shading techniques on the façade in addition to enhanced commissioning and enhanced refrigerant management.

Material & Resources, Indoor Environmental Quality

Recycled content, use of regional resources, and reduction of on-site waste are all considerations for the selection and specification of materials for building structure and envelope, for exterior and interior finishes, and for the site development. Floor to ceiling curtain wall will provide abundant daylight and views to all normally occupied spaces. Material selections will aim to reduce, or to eliminate, volatile organic compounds.

I. Reserved Housing Provision for Delivery

The reserved housing requirement totals an estimated 59 units based upon delivering 20% of the overall unit count. These units are anticipated to be constructed at the site also owned by the Developer at the mauka, ewa (northwest) corner of Ward Avenue and Halekauwila Street. This is currently anticipated to be constructed in generally the same timeframe as the Project.

Phase	Project	Residential Units
Phase 1	Land Block 2, Project 1	177
Phase 1	Land Block 3, Project 1	318
Phase 1	Land Block 5, Project 1	424
Phase 2	Land Block 2, Project 2	236
Phase 2	Land Block 1, Project 1	225
Subtotal		1,380
Reserved Housing Required @ 20%		276
Reserved Housing Units via Land Block 5, Project 1		375
Remaining Reserved Housing Credits		99

J. Bicycle Facility Plans

The Project includes bike storage located at lower levels of each building and planned for the convenient ingress/egress. This includes racks and the ability for secure storage.

K. Pedestrian, Vehicular Circulation & Noise Impacts

The noise implications of the proposed commercial space, parking garage and operations are described in Section 2.C.9 and 2.C.11. In addition to management best practices, the noise mitigation efforts are incorporated into the Project design and materials.

L. Traffic Impact Assessment

In June 2014, Wilson Okamoto Corporation completed a Traffic Impact Assessment Report for Phase 2 of Ward Village, which includes the Project. Based on the analysis of the traffic data, the report included the following recommendations applicable to the Project:

- Provide sufficient sight distance for motorists to safely enter and exit all project driveways
- Provide adequate on-site loading and offloading service areas and prohibit off-site loading operations
- Provide adequate turn around area for service, delivery, and refuse collection vehicles to maneuver on the project site to avoid vehicle-reversing maneuvers onto adjacent public roadways
- Provide sufficient turning radii at all driveways to avoid or minimize vehicle encroachments to oncoming traffic lanes
- Provide bicycle racks and provisions for alternative energy vehicles to encourage the use of alternate or environmentally friendly modes of transportation
- Provide pedestrian facilities throughout the project site to encourage pedestrian activity
- Monitor and modify (if necessary) the traffic signal timing along Ala Moana Boulevard and Ward Avenue fronting the project to ensure traffic is adequately serviced at those intersections

The above recommendations have been incorporated into the design and engineering of the Project. Additional detail is contained in the Traffic Impact Assessment Report provided to HCDA under separate cover.

M. Recreation & Open Space

The ground level of the Project will contain approximately 42,178 square feet of open space, representing 22% of the land area, which exceeds the 10% requirement. In addition, the seventh level, on top of the podium, is planned to contain additional open space as well as indoor and outdoor recreational activities totaling approximately 11,300 square feet for interior amenities and approximately 51,000 square feet for exterior amenities. These features are aimed toward promoting a healthy lifestyle and sense of community among residents and guests.

N. Public Facilities

As pursuant to the Ward MP, public facilities will be provided within the Ward MP area. In addition, public facilities will be provided on site, for more information please see Section 2.A.

O. ALL OTHER DESIGN ELEMENTS AS DESCRIBED IN EXHIBITS ATTACHED TO APPLICATION FOR DEVELOPMENT PERMIT

Other Design Elements

All other design elements are in the process of refinement. Schematic drawings and numerical data are particularly described in the exhibits submitted along with this letter. Significant efforts have been made to present current engineering and architectural drawings at the schematic stage of drawing preparation. Design refinements are likely to occur based on market conditions, constructability issues, coordination with city and state agencies, and overall design progression.

Developer will reimburse HCDA for all reasonable costs and expenses incurred in connection with the publication of any required hearing notice by HCDA.

VWL hereby requests that HCDA (a) review the proposed application for Development Permit, including joint development, as more particularly set forth and summarized above and in the application and its supporting documentation, and advise us as soon as possible if the application is complete, (b) then proceed with the necessary and required HCDA staff review of the application for Development Permit, and (c) thereafter schedule any necessary public hearing and Authority meeting(s) on the matter set forth herein in order to obtain a final determination and approval by HCDA on the proposed Development Permit, including joint development.

If you have any questions or require further information or documentation regarding any of the issues raised by this letter, please do not hesitate to contact the undersigned and/or Development Manager Doug Johnstone.

Respectfully,

VICTORIA WARD, LIMITED



By:
Nicholas Vanderboom
Authorized Signatory
Victoria Ward, Limited
cc: Doug Johnstone, The Howard Hughes Corporation

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1. **Project Description**

1.A **Project Narrative**

After significant community and stakeholder input, Victoria Ward, Limited (VWL) received approval of its Ward Neighborhood Master Plan in 2009. The proposed Project represents the latest phase of mixed-use developments to implement this dynamic vision that has been many years in the making. The site includes approximately 4.4 acres, fronting Ala Moana Boulevard and Auahi Street. It is adjacent to the west of the previously approved phase known as Land Block 2, Project 1. Primary resident and commercial access to the site will be via Auahi Street.

The Project is comprised of two mixed-use structures separated by a public open space. The estimated 417,569 gross square foot (attributable to FAR) ewa building includes commercial space at the ground level fronting Auahi Street. Its Ala Moana Boulevard frontage consists of low-rise townhomes set back from the street. The tower element of the ewa building is relatively small with typical levels at roughly 12,050 square feet with four units per level. This thin perspective has been oriented in a mauka-makai direction in an effort to preserve public view plains. In total, the ewa building is anticipated to include approximately 113 units. Reaching a height of 400 feet (plus rooftop elements), the ewa building is comprised of 34 levels, which includes seven levels in the platform. The amenity deck on the seventh level will include indoor and outdoor recreational areas.

The Diamond Head building includes a similar composition of townhomes along Ala Moana Boulevard and commercial space at Auahi Street. It is estimated to total 366,445 gross square feet (attributable to FAR) and reach approximately 311 feet in height (plus rooftop elements). Its typical floor is projected to include six residences combined for roughly 13,063 square feet. The projected 123 units will be allocated amongst 27 levels, which include seven levels in the platform. The amenity deck on the seventh level will also include indoor and outdoor recreation areas.

The land area between the ewa and Diamond Head buildings will serve as a central plaza that will include publicly accessible outdoor space, comfortable landscaping and a pedestrian connection from Auahi Street to Ala Moana Boulevard. This is planned to extend mauka of Auahi Street, connecting to a larger central plaza space as contemplated in the Ward Master Plan.

Section 3 includes a comprehensive set of architectural drawings illustrating the design concepts described above.

1.B **Development Timetable**

Sales are expected to commence in the first half of 2015. The building permit application is anticipated to be submitted in mid-2015. Construction could start in the second half of 2015 and is expected to take approximately 28 months.

1.C Victoria Ward, Limited

1.C.1 History and Culture

The transformation of Ward Centers into Ward Village is built around the rich history and culture of Hawaii and specifically the lands in Kaka’ako. Before the 1900s, historical land uses in these wetlands often included fishing and salt gathering. The Project fronts Kewalo Basin, which also once served as the traditional access point for sailing vessels passing through the channel in the reef. Figure 1 provides a diagram showing Kaka’ako’s historical uses and landform development.



Figure 1. Kaka’ako’s historical wetland uses

1.C.2 Ward Village Today

Victoria Ward, Limited (VWL) is the owner of 60 acres of land between downtown Honolulu and Waikiki. The properties currently include a shopping district of approximately 550,000 square feet containing six specialty centers and over 135 unique shops, a variety of restaurants and an entertainment center which includes a 16-screen megaplex movie theater. Despite its location in the core of Honolulu there are no residents within the district. The area’s transformation into Ward Village includes sustainable, mixed-use growth in this highly desirable location. Figure 2 shows the Ward Village location within the urban Honolulu fabric.

1.C.3 Existing Businesses Relocation Plan

Relocation assistance will be provided to tenants pursuant to the Ward Master Plan approval. VWL shall provide relocation assistance to affected tenants, first by looking to relocate businesses to other spaces within the Ward area to the extent feasible. If not feasible, VWL shall work with a commercial broker to assist these businesses in locating to alternative spaces.



Figure 2. Ward Village today

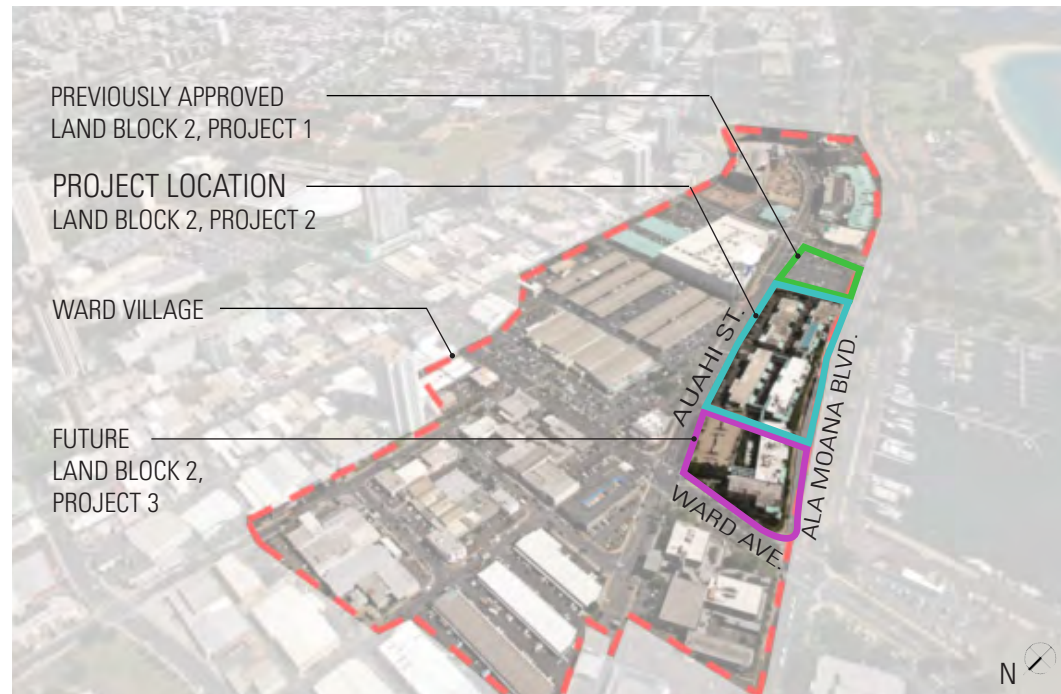


Figure 3. Ward Village today showing project location

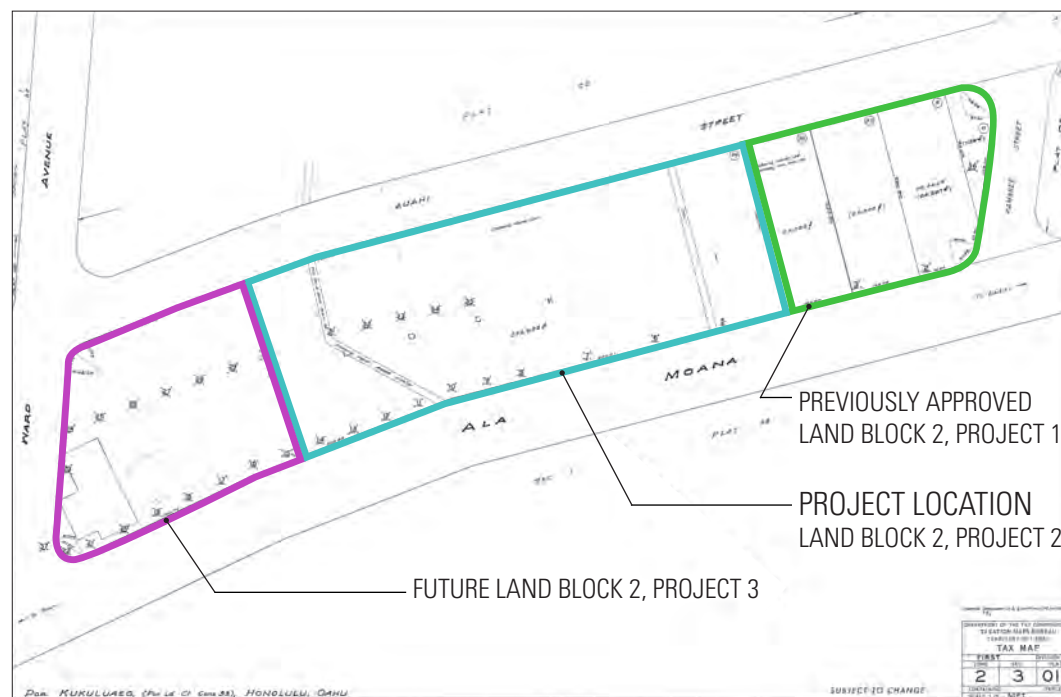


Figure 4. Tax Map

1.D The Project

1.D.1 Site Location

The Project is bound by Auahi Street to north (mauka), the previously approved Land Block 2, Project 1 to the east (Diamond Head), Ala Moana Boulevard to the south (makai) and the remaining portion of Land Block 2 to the west (ewa). The 4.4 acre Project site fronts Kewalo Basin and currently includes the commercial center known as Ward Warehouse. The ewa-most building of Ward Warehouse and its parking structure are ewa of the Project. Figure 3 shows the project location within Ward Village.

1.D.2 Site and Building Design

Goals and Objectives:

The following Master Plan goals and objectives were tantamount to establish the architectural program for the Project:

1. Generate a range of housing opportunities, including reserved housing
2. Create a more pedestrian friendly street network
3. Move parking structures up and away from the street to allow for street level uses and activity
4. Create economic development and jobs
5. Promote culture, community and the environment in the heart of Honolulu

Architectural Program:

1. Two residential towers below the 400-foot height limit plus rooftop elements.
2. Townhomes fronting Ala Moana Boulevard.
3. Commercial space fronting Auahi Street at the ground floor of the platforms.
4. Public open space between the two residential towers with pedestrian connections to cross Ala Moana Boulevard and Auahi Street.
5. Parking, storage and amenity spaces for the residents.
6. Building management and support spaces.

2. **Mauka Area Rules & Ward Neighborhood Master Plan**

Pursuant to the Ward Neighborhood Master Plan Permit and subsequent Development Agreement, the following items must be addressed by VWL for HCDA’s Development Permit submission:

Item	Description	Status
1	<p>Petitioner must submit an application to approve the following amendments to the Mauka Area Plan subsequent to approval of the Master Plan and prior to applying for the first phase permit:</p> <p>(a) Deletion of the Halekauwila Extension to be replaced by a street parallel to Queen Street between Ward Avenue and Kamake’e Street.</p> <p>(b) Deletion of the park/parking garage facility designation along Halekauwila Extension contained in Mauka Area Plan.</p> <p>(c) A single “mixed-use” land designation for VWL-owned lands, instead of “mixed-use commercial” (MUZ-C) and “mixed-use residential” (MUZ-R) land use designations.</p>	per D&O - MP Restatement, §63, Pg. 16 COMPLETE
2	Predictive archaeological model for master plan	D&O - MP Restatement, §111, Pg. 36 COMPLETE
3	Historic building inventory	D&O, § 5, Pg. 45 COMPLETE
4	Archaeological inventory survey plan accepted by SHPD	D&O, § 5, Pg. 45, HAR 13-284-5(c) COMPLETE
5	Regional traffic study	D&O, § 5, Pg. 45 COMPLETE
6	Cultural impact assessment	D&O, § 5, Pg. 45 COMPLETE
7	Provide Authority with sustainability guidelines	D&O, § 10, Pg. 47 COMPLETE

2.A Conformance

The following subsection indicates key areas in which the proposed development is in conformance with HCDA's Mauka Area Rules and the approved Ward Neighborhood Master Plan.

Mauka Area Rule	Ward Neighborhood Master Plan	Proposed Development	Notes
§15-22-30; §15-22-33 Land Use Zone Mixed-Use Zone - Commercial (MUZ-C)	Single Mixed-Use Zone	The proposed development is comprised of mixed-use residential and commercial spaces.	
§15-22-9 Method of Development Base Zone Development or Planned Development		The proposed development is based upon HCDA's Planned Development requirements.	
§15-22-113 Floor Area for Commercial Use No more than 60% of the total allowable floor area.		<p>The proposed commercial space for the ewa building is 9,730 square feet, which is 2.4% of the total allowable floor area.</p> <p>The proposed commercial space for the Diamond Head building is 10,000 square feet, which is 2.8% of the total allowable floor area.</p>	See Section 3.B.1
§15-22-115 Reserved Housing Units At least 20% of the total number of dwelling units		Approximately 59 Reserved Housing units will be provided pursuant to development agreement offsite via credits generated.	See Cover Letter section I. "Reserved Housing Provision for Delivery"
§15-22-116 Building Height 400 feet maximum above finish grade plus 18 feet additional for rooftop elements		<p>The proposed ewa building is approximately 400 feet above finish grade plus rooftop elements.</p> <p>The proposed Diamond Head building is approximately 311 feet above finish grade plus rooftop elements.</p>	See Section 3.C

Mauka Area Rule	Ward Neighborhood Master Plan	Proposed Development	Notes
§15-22-120 Platform Height 45-foot height limit	Increase the maximum platform or street front element height from 45 feet to 65 feet for parcels fronting Ala Moana Boulevard, and increase all other parcels not directly fronting Ala Moana Boulevard to 75 feet. Increasing the platform height allows for retail, restaurants, offices and residential units to be built within the platform. The additional platform height gives the parking structure the opportunity to move up and away from the street, occupying a smaller floor plate and making room for alternative uses. These new uses can then surround the bulk of the garages providing a more aesthetically pleasing and pedestrian friendly facade on the street.	The proposed platform height is 65 feet. An additional 15 feet maximum is planned for accessory use structures. In each the ewa and the Diamond Head buildings, the accessory use structures' total floor area is less than 15% of the platforms' total floor area.	See Section 2.B.2
§15-22-116 FAR 3.8 (including 0.3 industrial bonus)	<p>Development Lot x 3.8 = Total Allowed Floor Area.</p> <p>Discretionary review process for the transfer of floor area from a sending site to a receiving site</p>	The proposed development is part of Land Block 2 within the Ward Neighborhood Master Plan. Land Block 2 is anticipated to include the allowable 1,686,868 square feet (4.75 FAR including a 25% transfer). The proposed development includes 784,014 square feet of floor area to be attributed to the calculable FAR.	See Section 2.C.1 and 2.C.2

Mauka Area Rule	Ward Neighborhood Master Plan	Proposed Development	Notes
§15-22-203 Transferred FAR No more than 25% of the allowable FAR, or 0.95 FAR (3.8 x 0.25)	Up to 25% of the allowable FAR	The Development Lot is anticipated to receive 25% of the allowable FAR	See Section 2.C.1 and 2.C.2
§15-22-116 Tower Footprint 16,000 square feet for lot sizes of 80,000 square feet or more	16,000 square feet max	The ewa building has a typical level tower footprint of 12,050 square feet (attributable to FAR). The Diamond Head building has a typical level tower footprint of 13,063 square feet (attributable to FAR).	See Section 2.C.8
§15-22-117 View Corridor Setback (Tower) 75 feet from the property line fronting Ala Moana Boulevard	Ala Moana Boulevard will be a key element in preserving the ewa-Diamond Head perspective as the development transitions between existing and future phases. The streetscape treatment will include safe and inviting pedestrian connections across Ala Moana Boulevard from Kewalo Basin to the Ward Village neighborhood.	Both buildings in the proposed development respect the 75-foot view corridor setback along Ala Moana Boulevard.	See Section 2.C.8
§15-22-117 View Corridor Setback (Podium) View corridor setbacks for developments along Ala Moana Boulevard shall respect a 15-foot setback with a podium height of 20 feet, then a 1:1 slope, ultimately resulting in a maximum podium height of 45 feet.	The Ward Neighborhood Master Plan contemplates the sloping setback on the podium. This allows for the development of a continuous building façade that better defines the edge of street.	The proposed development eliminates the sloping 1:1 setback from 20 feet to 45 feet along Ala Moana Boulevard. The Ala Moana Boulevard front yard setback exceeds 15 feet throughout.	See Section 2.C.8

Mauka Area Rule	Ward Neighborhood Master Plan	Proposed Development	Notes
§15-22-63.1 Front Yard 15 feet		The Ala Moana Boulevard setback exceeds 15 feet. The Auahi Street setback will necessitate a modification to allow for an overhang encroachment used to provide shade for pedestrians. The Auahi Street setback also tapers at the ewa end of the project frontage. HCDA has established a precedent of allowing the front yard setback to be based upon a weighted average that must exceed 15 feet. The weighted average front yard setback of the ewa building is 35 feet and the weighted average front yard setback of the Diamond Head building is 28 feet. The resulting weighted average for the Project is approximately 32 feet.	See Section 2.B.4
§15-22-63.2 Side and Rear Yards Ten feet for side and rear yards. Zero feet for structures without windows or openings at side and rear yards.	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.	The proposed development respects a zero-foot setback at the side yards. Due to its adjacency to Ala Moana Boulevard and Auahi Street, there are no rear yards on this project.	See Section 2.C.6

Mauka Area Rule	Ward Neighborhood Master Plan	Proposed Development	Notes
<p>§15-22-143 Tower Orientation</p> <p>(a) (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.</p> <p>(a) (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.</p> <p>(c) Building design and siting shall be such that shadow effects on neighboring buildings shall be minimized. Residential uses, to the extent practicable, shall have direct access to sunlight.</p>	<p>The Ward Master Plan is vested under the old Mauka Area Rules, and therefore, does not require mauka-makai orientation of towers. However, VWL has volunteered to implement the principle of mauka-makai tower orientation into its plans where practical, which is consistent with the new Mauka Area Rules.</p> <p>The Ward Master Plan proposed to eliminate the 75 foot right-of-way setback for tower elements along Ala Moana Boulevard with a mauka-makai orientation. Eliminating this setback allows for the ewa tower footprint to be rotated perpendicular to the ocean in a mauka-makai orientation. This tower orientation facilitates a slender building profile, which helps preserve ocean and mountain views and maximizes visual transparency through the district.</p>	<p>The long axis of the ewa tower face is approximately 51.9 degrees west of south. This design respects the desire for a slender building profile while respecting the existing axis of Ward Avenue. The Diamond Head tower is cylindrical in shape.</p> <p>Although the Ward Master Plan contemplates eliminating the 75 foot tower setback along Ala Moana Boulevard, the proposed Project does in fact respect the 75 foot setback for both buildings.</p>	<p>See Section 2.C.8</p>

Mauka Area Rule	Ward Neighborhood Master Plan	Proposed Development	Notes
<p>§15-22-143 Tower Spacing</p> <p>To the extent practicable:</p> <p>(b) (1) At least 300 feet between the long parallel sides of neighboring towers; and</p> <p>(b) (2) At least 200 feet between the short sides of towers</p>	<p>To the extent practicable:</p> <p>At least 300 feet between the long parallel sides of neighboring towers; and at least 200 feet between the short sides of towers</p>	<p>The distance between the long side of the ewa tower and the closest projecting point of the Diamond Head tower (which is cylindrical in shape) is approximately 181 feet.</p> <p>The distance between the long side of the previously approved Land Block 2, Project 1 tower and the closest projecting point of the Diamond Head tower (which is cylindrical in shape) is approximately 335 feet.</p>	<p>See Section 2.C.8</p>
<p>§15-22-144 Landscape</p> <p>Along Ala Moana Boulevard, provide three coconut palms minimum per 100 feet of street frontage. Along Auahi Street, provide Madagascar olives at 40 feet on center.</p>	<p>Per the Ward Master Plan, all planting designs will comply with the HCDA Mauka Area Rules currently in effect.</p>	<p>The proposed landscape design complies with the Mauka Area Rules, including a mix of shade trees along the street fronts at Ala Moana Boulevard and Auahi Street to meet LEED ND requirements.</p>	<p>See Section 3.E.1</p>
<p>§15-22-64 Open Space</p> <p>1) The minimum amount of open space shall be the lower of: (a) 10% of lot area; or (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 (b) Publicly accessible or visible from an adjacent street; and (c) Proportioned to a max. length to width of 2:1.</p>	<p>At least 10% of the lot area within the Ward Properties.</p> <p>More than 260,000 square feet to be provided as open space.</p> <p>While no specific phasing sequence is defined, it is intended that public spaces will be developed earlier in the sequence, allowing residential, office and retail buildings to draw on a “bank” of public spaces that are already in place.</p>	<p>The Project is anticipated to have approximately 42,178 square feet of open space or 22% of the Project site.</p>	<p>See Section 2.C.7</p>

Mauka Area Rule	Ward Neighborhood Master Plan	Proposed Development	Notes
§15-22-65 Recreation Space (b) 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. (c) 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.	To be provided throughout the Ward Master Plan.	The proposed ewa building has an area of approximately 39,415 square feet appropriated for recreation space. This equates to approximately 349 square feet per dwelling unit. The proposed Diamond Head building has an area of approximately 40,827 square feet appropriated for recreation space. This equates to approximately 332 square feet per dwelling unit.	See Section 2.C.6
§15-22-67 Off-Street Parking Multi-family dwellings: 600 square feet or less: 0.9 per unit 600 square feet to 800 square feet: 1.13 per unit 800 square feet and over: 1.35 per unit Commercial uses: 1 per 444 square feet max 50% compact stalls @ residential	Per the Ward Master Plan, all parking areas shall comply with local codes and regulations, ratio requirements, general parking dimensions and any other applicable policies regarding parking.	171 off-street parking spaces are required in the ewa building. Approximately 292 spaces are provided. 189 off-street parking spaces are required in the Diamond Head building. Approximately 256 spaces are provided. For a complete listing of the proposed development parking tabulations, see section 2.C.5.	See Section 2.C.5

Mauka Area Rule	Ward Neighborhood Master Plan	Proposed Development	Notes
§15-22-68 Off-Street Loading Commercial uses at 2,000 - 10,000 square feet: one Multi-family dwellings at 150,000 - 300,000 square feet: two Each additional 200,000 square feet over 300,000 square feet: one An adjustment of up to 50% is allowed for two or more uses.	Per the Ward Master Plan, all parking areas shall comply with local codes and regulations, ratio requirements, general parking dimensions and any other applicable policies regarding parking.	Given the allowable adjustments, two off-street loading spaces are required in the ewa building. Two are provided. Similarly two off-street loading spaces are required in the Diamond Head building. Two are provided.	See Section 3.B.1
Bicycle Parking In the Unofficial Compilation June 2005 there is mention of a Bike way system and Bikeway Plan Figure 15. 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. in the New Mauka Area Plan and Rules, there is a section in 217-63 for Bicycle Parking.	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 proposed development will provide bicycle parking facilities as described in the Ward Neighborhood Master Plan. The project will provide bicycle racks for the public and visitors along Auahi Street at the retail frontage, while private bike storage for residents will be provided in each the ewa and Diamond Head buildings. The ewa building will include approximately 38 bike racks. The Diamond Head building will include approximately 39 bike racks.	

Mauka Area Rule	Ward Neighborhood Master Plan	Proposed Development	Notes
§15-22-73 Dedication of Public Facilities (a) This section shall apply to any development within the mauka area that increases an existing development’s floor area by more than 25% as compared to the development’s floor area existing on February 27, 1982 or at the time of application for a development permit, excluding proposed demolitions, whichever is less.	3% of commercial floor areas 4% of residential floor areas Exempt for Reserved Housing	Both the ewa and Diamond Head buildings will comply with the Mauka Area Rules by providing a minimum of 3% of commercial floor area and 4% of residential floor area for public facilities. The proposed ewa building generates a requirement of approximately 17,103 square feet of public facilities and the proposed Diamond Head building generates a requirement of approximately 14,258 square feet of public facilities. This equates to a requirement of approximately 31,361 square feet for the two buildings. Public facilities dedication will be provided pursuant to a separate agreement with HCDA.	
§15-22-80 Joint Development Required when two or more adjacent lots are developed together.	The Ward Master Plan references and allocates six Land Blocks, each of which serve as one development lot.	The Project Site is included in the existing Joint Development Agreement for all of Land Block 2.	See Appendix 5.A
§15-22-82 Flood Hazard District Honolulu Land Use Ordinance (LUO) Article 7, relating to flood hazard districts, shall apply to all affected activities and properties within the mauka area.	Not applicable.	The Project will comply with the applicable flood hazard provisions of Article 7 of the LUO.	See Section 4.E

2.B **Proposed Modifications**

2.B.1 **Allowance for Modifications**

As set forth in Finding of Fact (FOF) No. 106 of the Ward Neighborhood Master Plan, and consistent with HAR §15-22-22, the modifications requested herein: (a) will result in a development that is consistent with the intent of the Mauka Area Plan and Rules; (b) will provide flexibility for different uses and various design strategies noted in the Master Plan, including concealed parking structures and pedestrian-friendly facades, which will result in a development that is practically and aesthetically superior to one which could be accomplished without such modifications; (c) will not adversely affect adjacent developments or uses; and (d) are necessary to implement the mixed-use, live-work-play neighborhood vision of the Master Plan and Mauka Area Plan.

The modifications are consistent with the intent of the Mauka Area Plan, including:

- Preservation of major view planes and corridors, and other environmental elements, including natural light and prevailing winds.
- Development of land use activities that are mixed horizontally and vertically
- Location of uses and activities that support public transportation and pedestrian oriented facilities
- Preservation of culturally significant sites
- Increased supply of residential housing

All of the modifications set forth in the Ward Master Plan, and further detailed in this application, are intended to facilitate better building design, preserve and enhance the mauka-makai view corridors and improve the pedestrian experience at the street level in this unique urban neighborhood. In addition, an overarching benefit of the modifications requested herein, consistent with the Mauka Area Plan, is the prevention of subsurface excavation activities associated with underground parking structures. Keeping the parking structures above-ground in an area with known subsurface sensitivities, including proximity to the water table, is a benefit that accrues from all of the modifications requested herein.

2.B.2 **Modification to Platform or “Street Front Element” Height (§15-22-120)**

This modification is set forth in FOF No. 103 of the Ward Master Plan. As shown in Figure 5, increasing the platform height allows the parking structure to be moved up and away from the street, ultimately providing space for townhomes, commercial, retail and dining to be built within the platform. These elements, rather than the parking structure, will face the street, creating a more aesthetically pleasing and pedestrian friendly façade.

Modification:

Increase the maximum platform or street front element height from 45 feet to 65 feet. Allow an additional 15 feet for accessory use structures with a total area less than 15% of the platform roof area. Accessory use structures will be set back five feet minimum from side yard property lines.

Conditions for Modifications: HAR §15-22-22

- In regards to §15-22-22, (a) (1): Platforms are typically used for parking. Allowing a higher platform will result in more floor levels. This enables commercial activities on lower levels while still providing sufficient floors for residential parking. Street level commercial, retail and dining activities provide more pleasant and energetic streetscapes than would parking structures. In addition, it creates the ability to line the Ala Moana Boulevard frontage with townhomes, which provide a gradual transition from the streetscape to the tower element.
- In regards to §15-22-22, (a) (2): There are existing commercial activities at adjacent sites as well as newly planned commercial activities for Land Block 2, Project 1, the site immediately adjacent. By retaining the commercial uses on the ground level of the platform, this modification will support all ground level commercial uses in the neighborhood instead of adversely affecting them. The ewa side of the ewa building’s platform, which is mainly a parking structure, will be situated immediately adjacent to the parking garage of a future residential development. Conversely, the Diamond Head side of the Diamond Head building’s platform, which is also primarily a parking structure, will be situated immediately adjacent to the parking garage of the previously approved Land Block 2, Project 1 development.
- In regards to §15-22-22, (a) (3): The higher platform will enable the inclusion of commercial uses on the ground floor, ultimately creating a mixed-use development aligned with the Mauka Area Plan.

Benefits:

- The inclusion of commercial, retail and dining uses in the platform off of Auahi Street conceals the parking garage from Auahi Street, contributing to a significantly greater visual and pedestrian experience. The quality of the shared amenity and community residential experience is increased. The greater platform elevation allows for better privacy and noise mitigation from street traffic and commercial activities below.
- In regards to Mauka Area Rules 15-22-120, (7)(A), Subsurface Construction: The site elevation is planned to be approximately nine feet six inches above sea level. The high subsurface water table makes subsurface garage construction infeasible.
- In regards to Mauka Area Rules 15-22-120, (7)(B), Design Requirements for Ceiling Height Clearances: Commercial spaces and loading spaces require greater floor-to-floor height than typical parking floors. Parking on the ground level is dedicated to serve loading access.
- In regards to Mauka Area Rules 15-22-120, (7)(C), Significant public facilities or pedestrian features are provided at the street level: Additional platform height allows for the parking structure to be moved up and away from the street. The ground level commercial, retail and dining spaces along Auahi Street flank a central, public plaza that connects to additional public space to the north across Auahi Street and to the south across Ala Moana Boulevard.

Benefits (Cont.):

- In regards to Mauka Area Rules 15-22-120, (7)(D), Significant public facilities or pedestrian features are provided at the street level: A shaded walkway with outdoor seating opportunities is planned along Auahi Street, whereas the pedestrian experience at Ala Moana Boulevard will be enhanced with textural walls and shade trees.

2.B.3 Modification to Platform or “Street Front Element” Setback

This modification is set forth in FOF No. 104 of the Ward Master Plan. As shown in Figure 5, the “Street Front Element” setback calls for a 1:1 slope in building height from 20 feet to 45 feet along major avenues and streets. Eliminating this setback allows for a more continuous urban street front with more usable building densities at the ground level.

Modification:

Eliminate the 1:1 slope in building height from 20 feet to 45 feet along major avenues and streets.

Conditions for Modifications: HAR §15-22-22

- In regards to §15-22-22, (a) (1): The proposed design allows for development of a continuous building façade that better defines the edge of the street at Land Block 2. This includes a variety of design strategies, including mixed uses, concealed parking structures and pedestrian friendly facades. These design strategies are critical to create a superior mixed-use development and neighborhood. Further, the inclusion of commercial, retail and dining space in the platform allows for the development project to reduce the floor plate of the tower element. In turn, the mauka-makai view corridor in Kaka’ako is substantially improved and the character of the skyline is enhanced.
- In regards to §15-22-22, (a) (2): The Project, as designed, will benefit nearby commercial, retail and dining establishments by adding consumers to the district.
- In regards to §15-22-22, (a) (3): The expanded platform is critical to implement the mixed-use, live-work-play neighborhood envisioned by the Mauka Area Rules. The platform density allows for a greater portion of the development program to be situated closer to ground level.

Benefits:

- Mauka Area Rules 15-22-22 Conditions for Modification (a)(1) states that “the modification would provide flexibility and result in a development that is practically and aesthetically superior to what could be accomplished with the rigid enforcement of this chapter.” The proposed design allows for development of continuous building façades that better define the edge of the streets to which they are adjacent. This includes a variety of design strategies, including mixed uses, concealed parking structures and pedestrian friendly facades. These design strategies are critical to

create a superior mixed-use development and neighborhood. Further, the inclusion of commercial, retail and dining space in the platform allows for the development project to reduce the floor plate of the tower element. In turn, the mauka-makai view corridor in Kaka’ako is substantially improved and the character of the skyline is enhanced.

- Mauka Area Rules 15-22-22 Conditions for Modification (a)(2) states that “the modification would not adversely affect adjacent developments or uses.” The Project, as designed, will benefit nearby commercial, retail and dining establishments by adding consumers to the district.
- Mauka Area Rules 15-22-22 Conditions for Modification (a)(3) states that “the resulting development will be consistent with the intent of the Mauka Area Plan.” The expanded platform density allows for a greater portion of the development program to be situated closer to ground level.

2.B.4 Modification to Yards - Front Yard Averaging

The project is adjacent to public rights-of-way on two of its sides (ala Moana Boulevard and Auahi Street). Under the Mauka Area Rules, a 15-foot front yard setback is required on each side, which will be exceeded when averaged across the entire project frontage. Figure 6 illustrates this concept.

Modification:

Modify the uniform front yard setback of 15 feet to an “averaged” front yard setback of 15 feet.

Conditions for Modifications: HAR §15-22-22

- In regards to §15-22-22, (a) (1): The modification allows for the redistribution of yards to the central plaza between the two buildings, where open space is desirable. It also allows for the design of varied, non-linear façades, which will enhance the streetscape experience.
- In regards to §15-22-22, (a) (2): As the front yards are increased beyond the requirement on average, the nearby uses on Auahi Street, Kamake’e Street, Ward Avenue and Ala Moana Boulevard will not be adversely affected.
- In regards to §15-22-22, (a) (3): This modification will allow for the redistribution of the front yards by adding open areas between the two buildings thus creating a more pedestrian friendly, activated, and walkable environment. This is critical to implement the mixed-use, live-work-play neighborhood envisioned by the Mauka Area Rules.

Benefits:

- Allows for flexibility of yard siting but does not decrease the size of front yards. In fact, the project delivers a weighted average front yard setback that exceeds the required front yard.
- Mauka Area Rules 15-22-22 Conditions for Modification (a)(1) states that

“the modification would provide flexibility and result in a development that is practically and aesthetically superior to what could be accomplished with the rigid enforcement of this chapter.” The modification allows for non-linear facades that enhance the streetscape. In addition, by creating facade articulation along Ala Moana Boulevard and Auahi Street, the experience for pedestrians is significantly enhanced with robust landscaping, water features and shaded seating areas.

- Mauka Area Rules 15-22-22 Conditions for Modification (a)(2) states that “the modification would not adversely affect adjacent developments or uses.” The adjacent uses on Auahi Street or Ala Moana Boulevard will not be adversely affected.

2.B.5 Modification to Yards - Overhang Encroachment

By adding pedestrian-friendly, street-level retail spaces, the front yard at Auahi Street will become active with pedestrians. To enhance the pedestrian experience, increased overhangs will be provided to shelter pedestrians from the elements. Figure 8 illustrates the proposed modification and enhancements.

Modification:

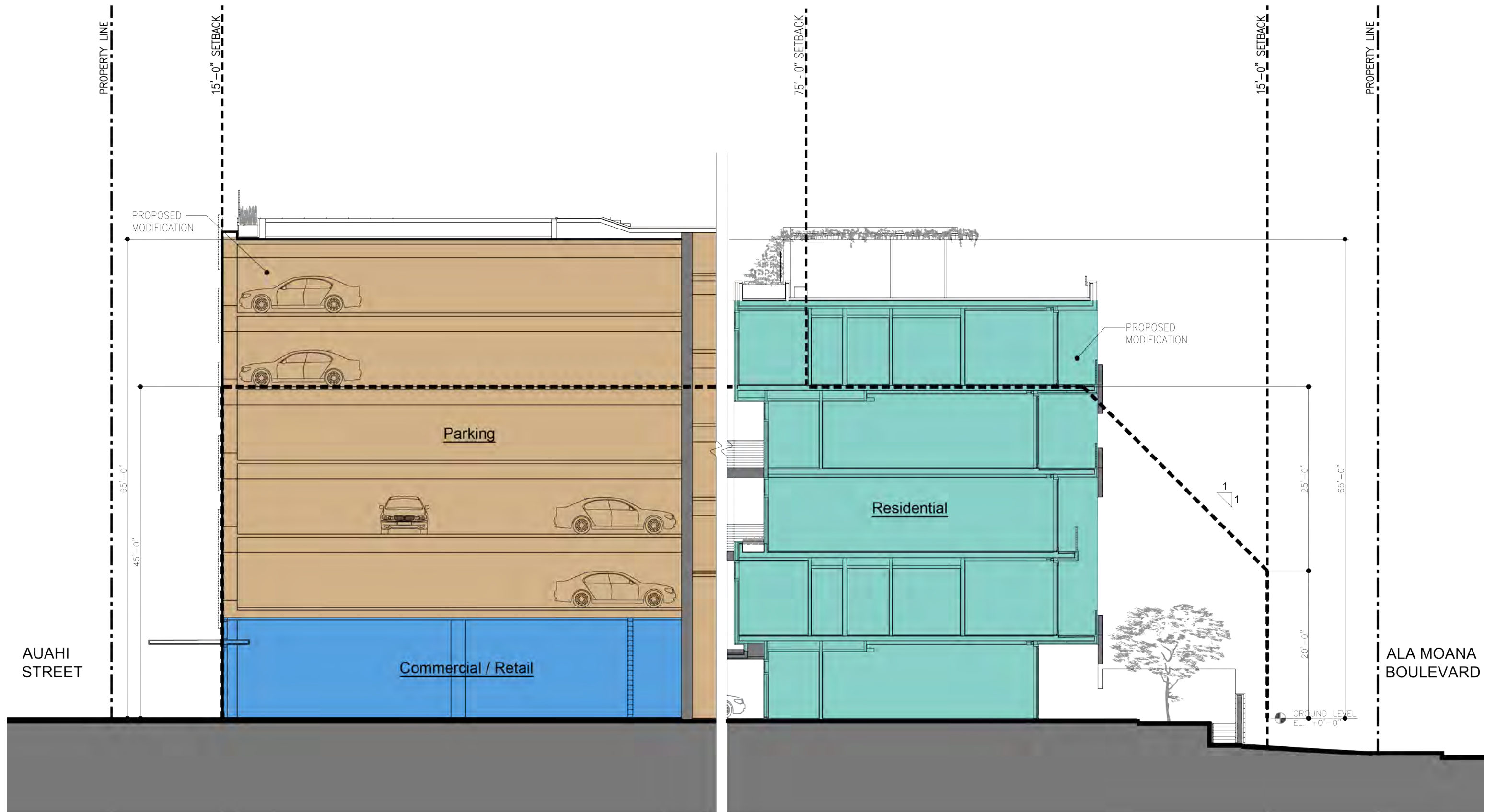
Modify the front yard setback fronting Auahi Street to allow for a canopy projection of up to ten feet.

Conditions for Modifications: HAR §15-22-22

- In regards to §15-22-22, (a) (1): The ground level of the platform along Auahi Street is for commercial use, which typically needs a higher ceiling. A proposed canopy facing the street will therefore be mounted at a higher elevation above finished grade. Given this configuration, a deeper canopy will be more practical to provide weather protection to retail patrons and passersby.
- In regards to §15-22-22, (a) (2): The canopy is facing Auahi Street, which has a wide right-of way. The 15-foot front yard setback is maintained along Auahi Street. A deeper canopy along Auahi Street will encourage pedestrian use of the retail uses at ground level and will not adversely affect adjacent uses.
- In regards to §15-22-22, (a) (3): A deeper overhang along a wider road which is mounted higher is consistent with the intent of the Mauka Area Plan, as it provides weather protection to pedestrians and encourages walking.

Benefits:

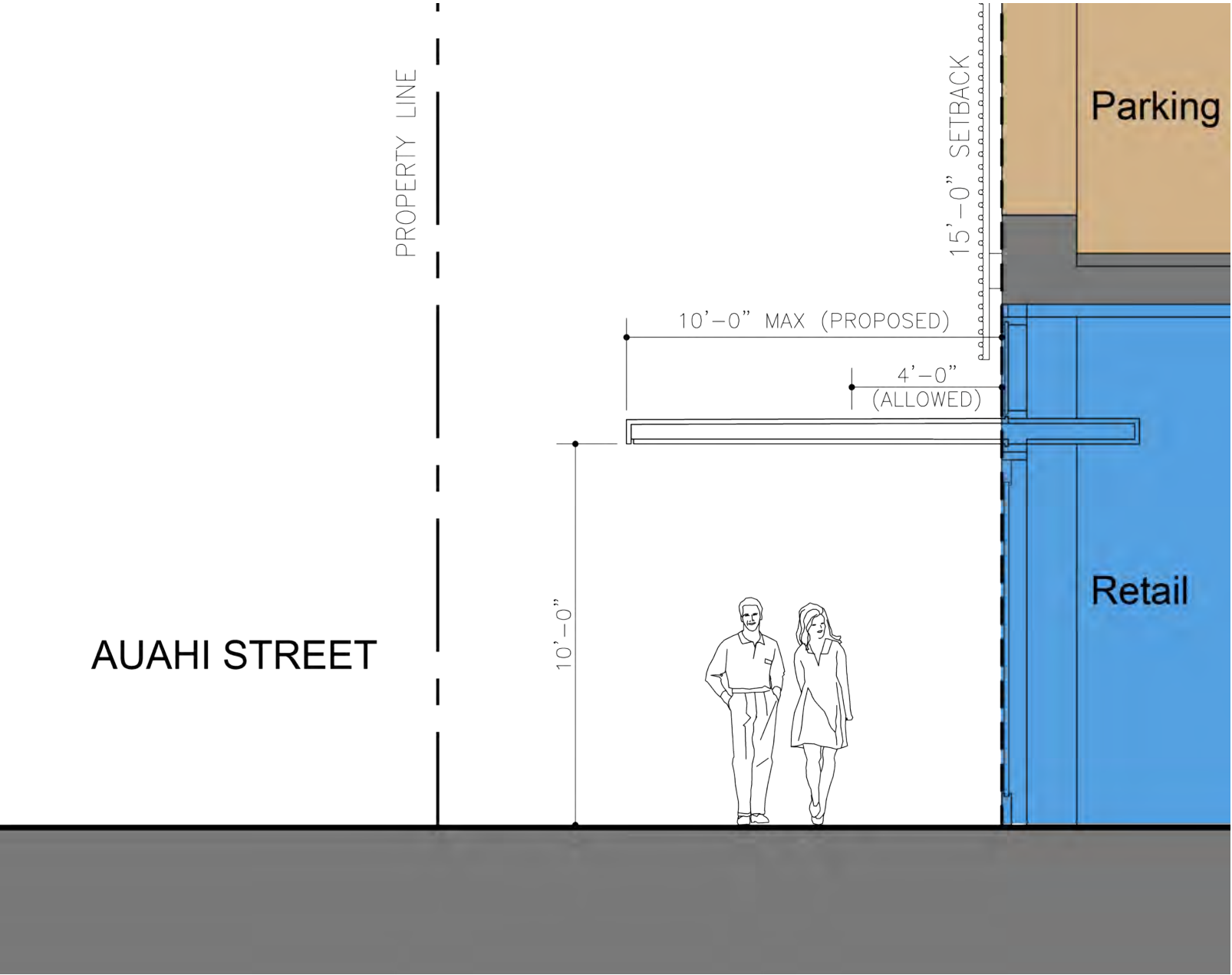
- Modifying the front yard setback to allow for an overhang encroachment allows for a pedestrian friendly walking, shopping and dining experience along the street, with protection from the sun and natural elements.
- Improved aesthetics, flexibility and a human scale relationship with the facade are all uniquely aligned with the goals of the live-work-play experience of Ward Village.



* These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.



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2.B.6 3D Comparison Between Allowable and Proposed Designs

Ala Moana Boulevard looking ewa:



Figure 9. View from Ala Moana Boulevard looking ewa - Existing

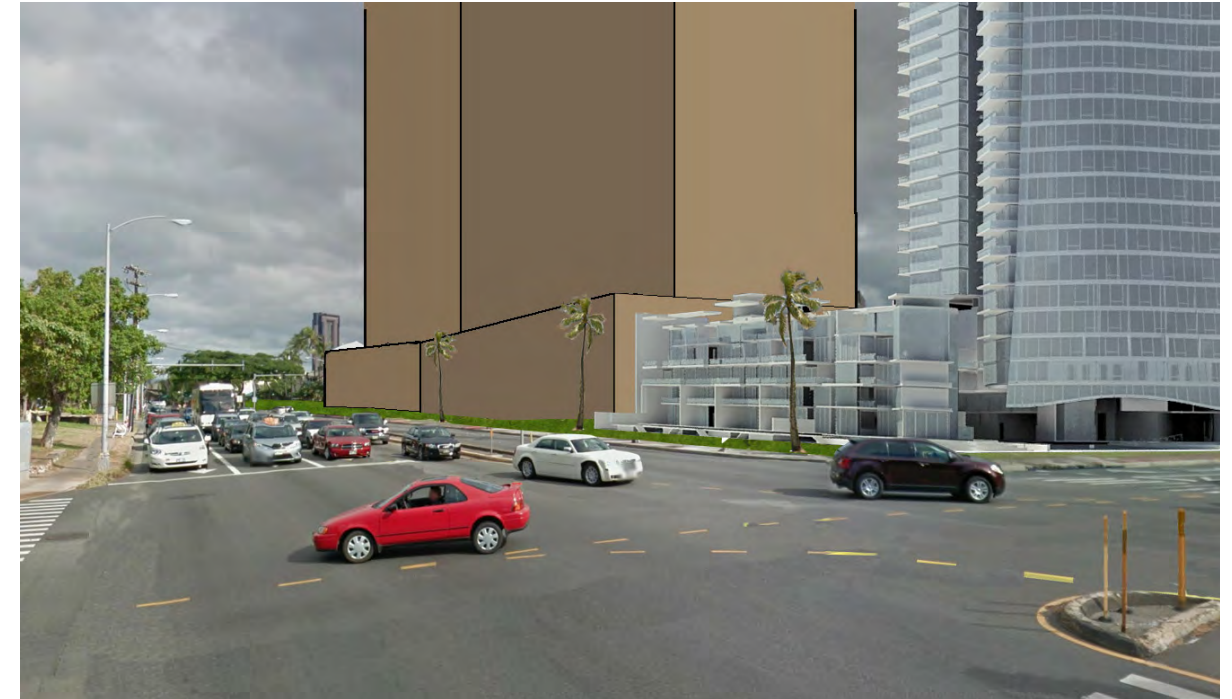


Figure 11. View from Ala Moana Boulevard looking ewa - Allowable under New Rules

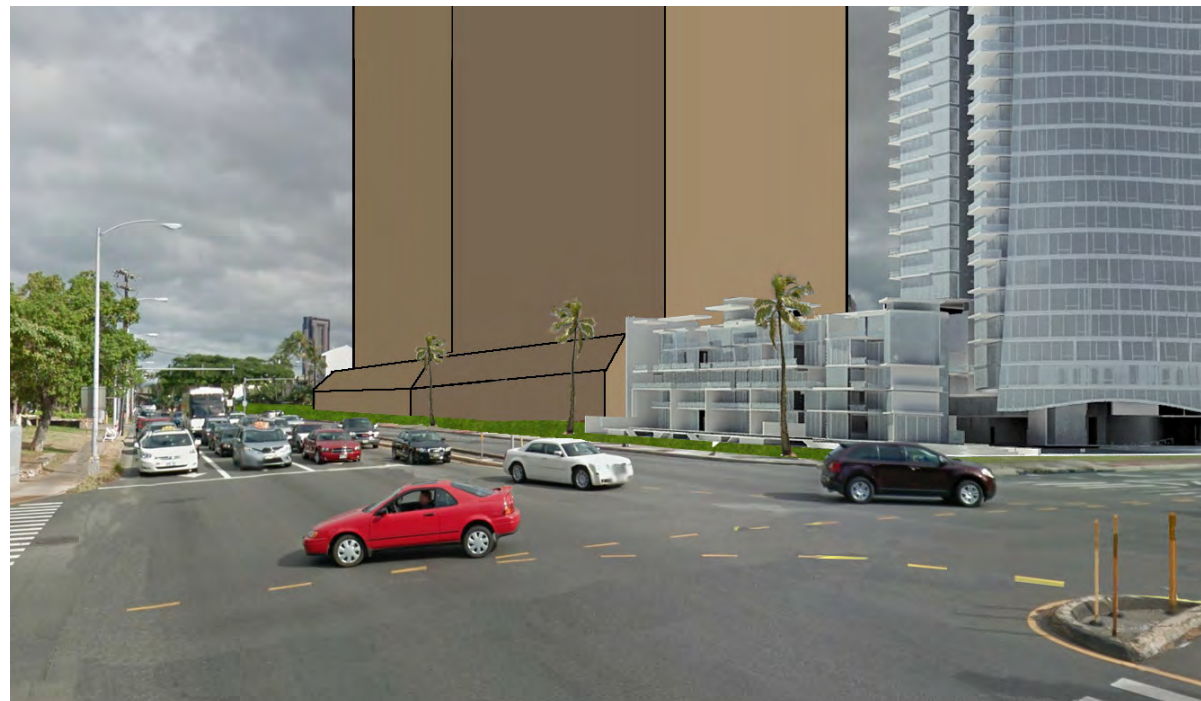


Figure 10. View from Ala Moana Boulevard looking ewa - Allowable under Old Rules

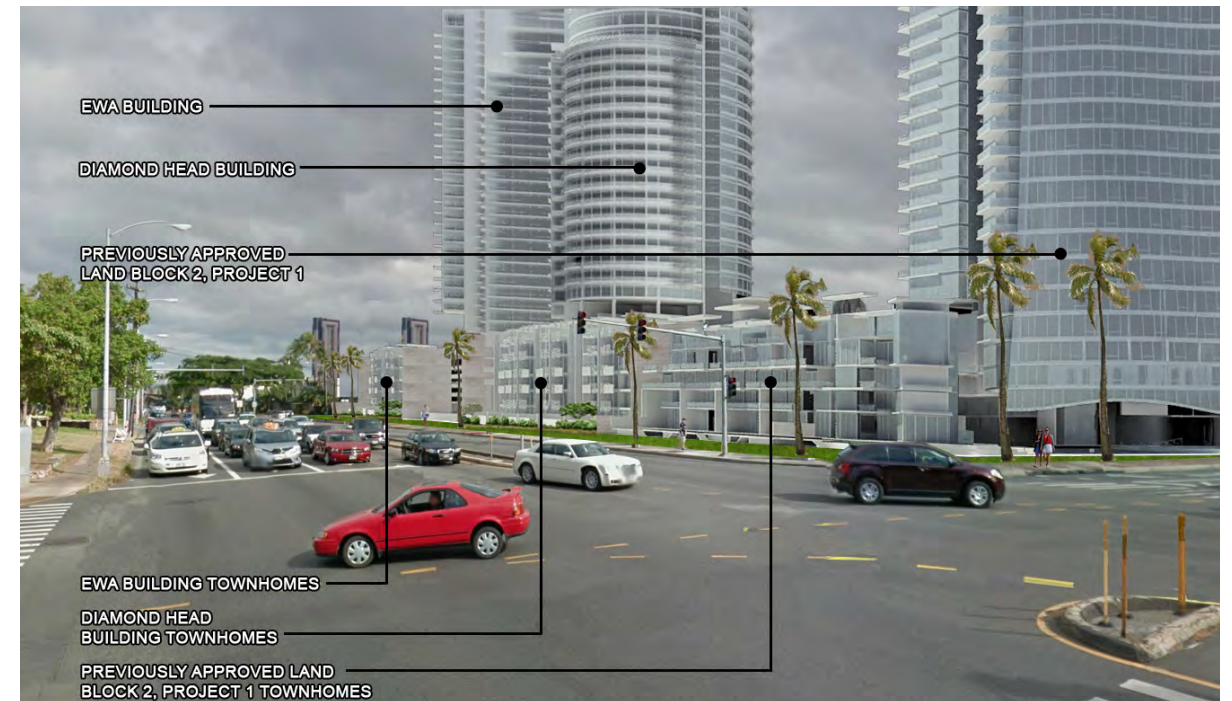


Figure 12. View from Ala Moana Boulevard looking ewa - Proposed

** These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.*

2.B.6 3D Comparison Between Allowable and Proposed Designs (Cont.)

Ala Moana Boulevard looking Diamond Head:



Figure 13. View from Ala Moana Boulevard looking Diamond Head - Existing



Figure 15. View from Ala Moana Boulevard looking Diamond Head - Allowable under New Rules



Figure 14. View from Ala Moana Boulevard looking Diamond Head - Allowable under Old Rules

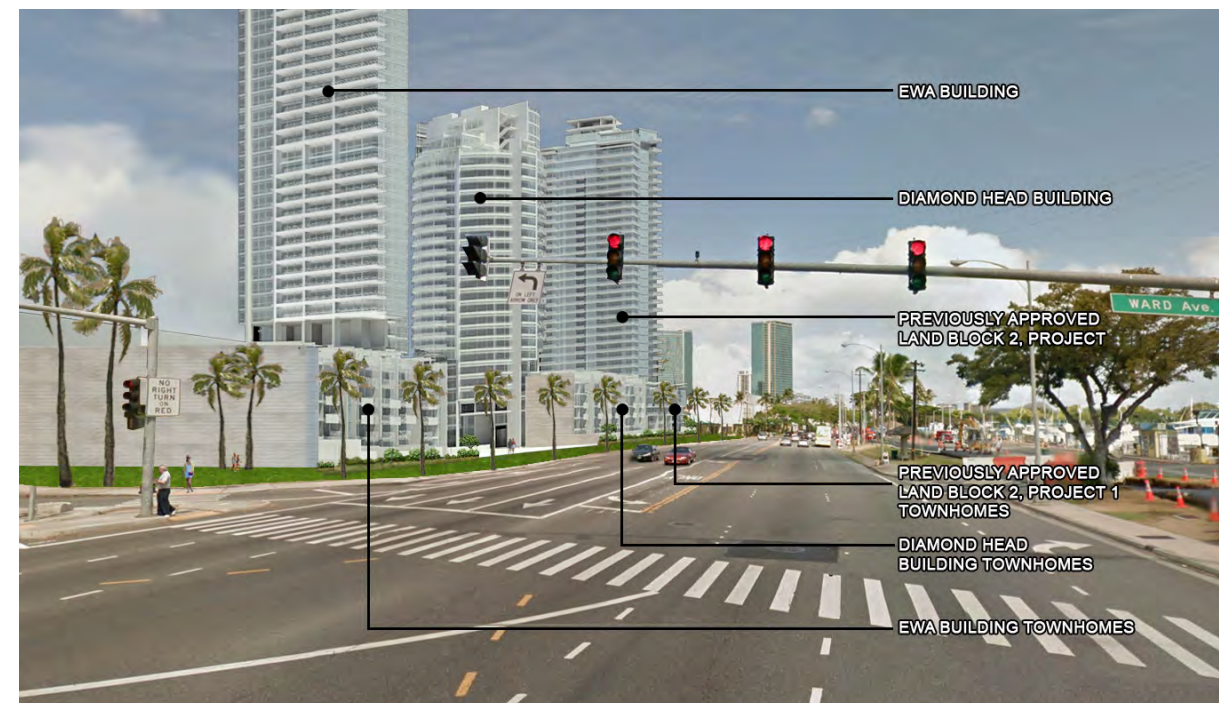


Figure 16. View from Ala Moana Boulevard looking Diamond Head - Proposed

** These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.*

2.B.6 3D Comparison Between Allowable and Proposed Designs (Cont.)

Auahi Street looking ewa:



Figure 17. View from Auahi Street looking ewa - Existing



Figure 19. View from Auahi Street looking ewa - Allowable under New Rules

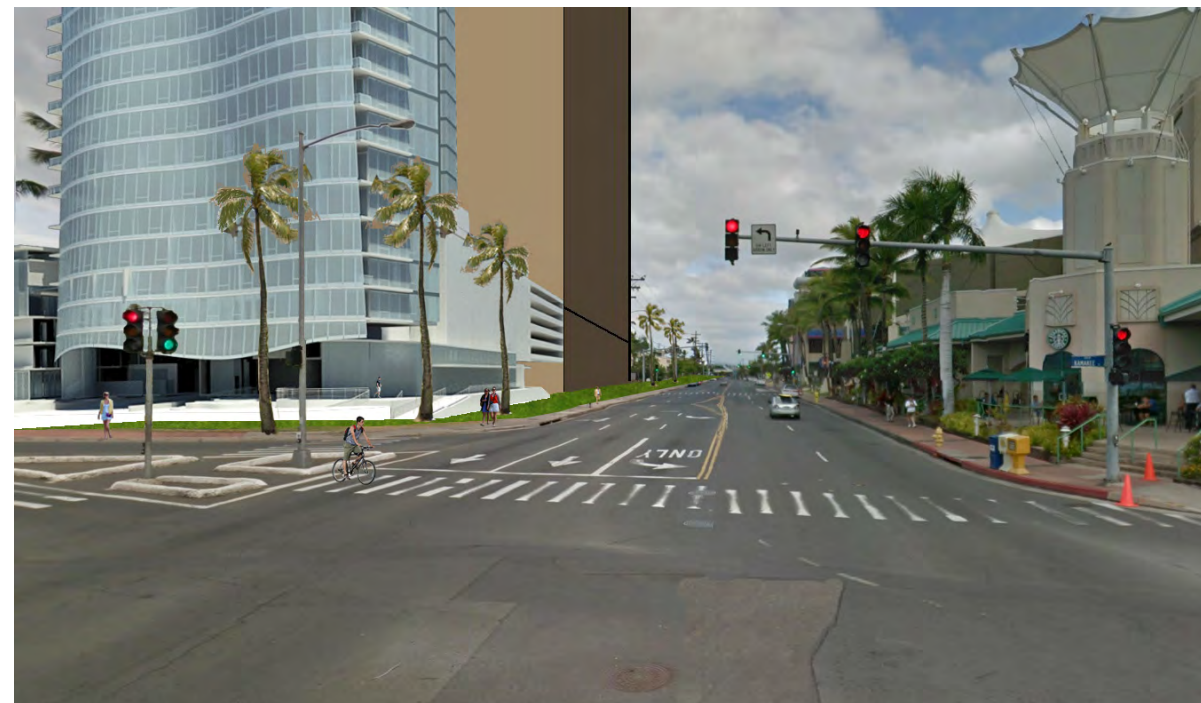


Figure 18. View from Auahi Street looking ewa - Allowable under Old Rules

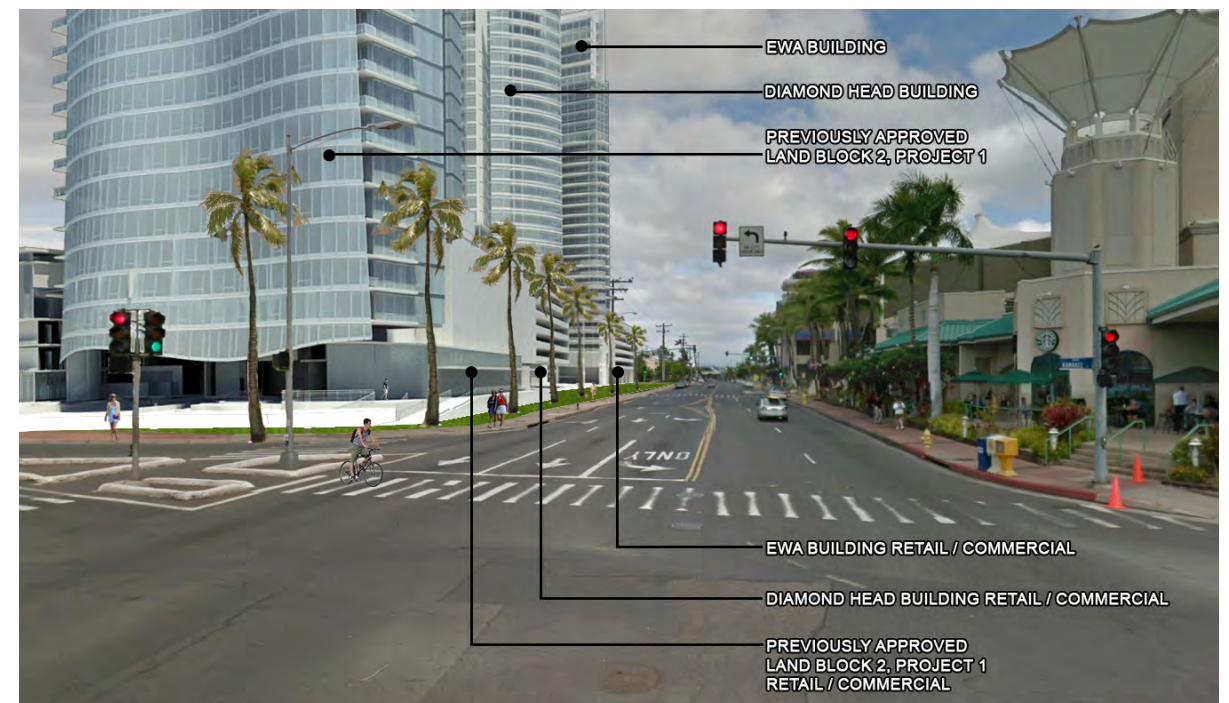


Figure 20. View from Auahi Street looking ewa - Proposed

** These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.*

2.B.6 3D Comparison Between Allowable and Proposed Designs (Cont.)

Auahi Street looking Diamond Head:



Figure 21. View from Auahi Street looking Diamond Head - Existing



Figure 23. View from Auahi Street looking Diamond Head - Allowable under New Rules



Figure 22. View from Auahi Street looking Diamond Head - Allowable under Old Rules

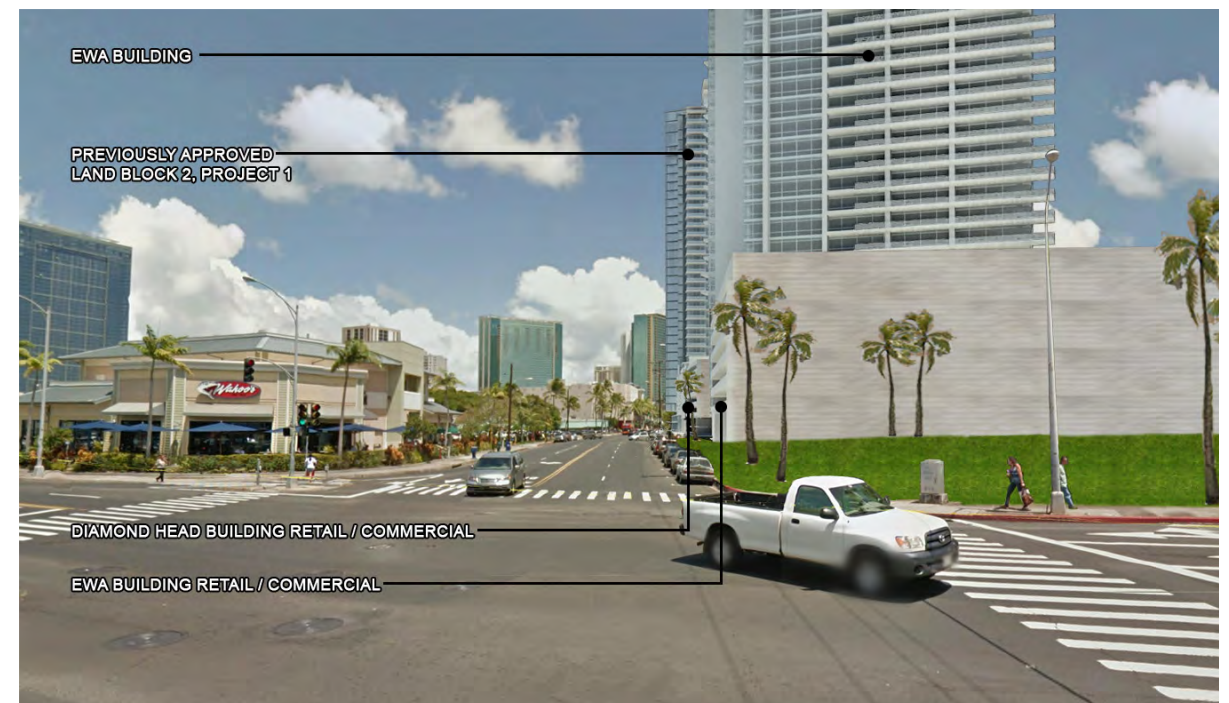


Figure 24. View from Auahi Street looking Diamond Head - Proposed

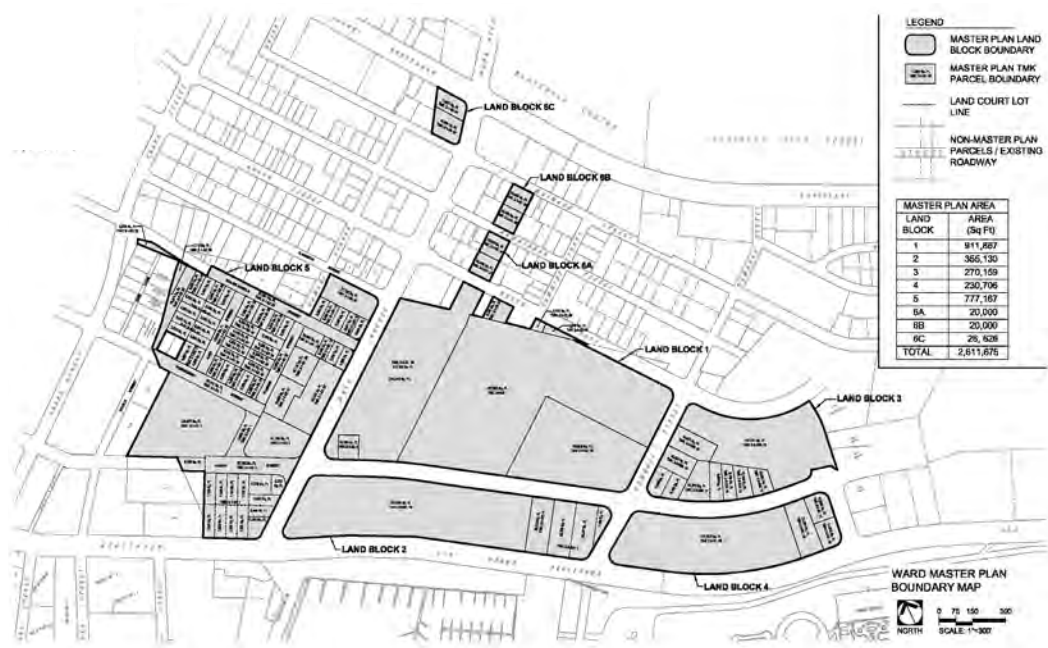
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2.C Site Tabulations

2.C.1 Ward Master Plan FAR Allocation Summary

Pursuant to the Ward Neighborhood Master Plan Permit and subsequent development agreement, the FAR Allocation Summary below outlines the estimated distribution of floor area throughout the Ward MP. The industrial area contemplated in the Ward MP and 0.3 FAR density bonus is planned to be located in Land Block 5.

	LAND BLOCK DEVELOPMENT LOT 1	LAND BLOCK DEVELOPMENT LOT 2	LAND BLOCK DEVELOPMENT LOT 3	LAND BLOCK DEVELOPMENT LOT 4	LAND BLOCK DEVELOPMENT LOT 5	LAND BLOCK DEVELOPMENT LOT 6	TOTAL
MASTER PLAN ADDENDUM - 9/12/2008							
Land Area (acres)	20.93	8.15	6.20	5.30	17.84	1.53	59.96
Land Area (sf)	911,887	355,130	270,159	230,706	777,167	66,626	2,611,675
Tabulation per 9/12/2008 Master Plan Addendum #2							
Gross Building Area (sf)	3,046,296	1,537,651	777,105	1,018,650	2,835,404	119,134	9,334,240
Existing Streets (sf)	-	-	-	-	155,296	-	155,296
Open Space Required (sf)	91,189	35,513	27,016	23,071	62,187	6,663	245,639
Public Facilities Required (sf)	104,981	55,391	27,068	37,157	101,580	3,876	330,053
Potential Area Transfer (SF)	(418,875)	188,157	(249,499)	141,967	472,295	(134,045)	-
Potential Area Transfer (%)	-12%	14%	-24%	16%	20%	-53%	
TOTAL APPROVED FAR 9/12/2008	3.34	4.33	2.88	4.42	4.56	1.79	3.80
ZSF @ 3.5 FAR	3,191,605	1,242,955	945,557	807,471	2,176,549	233,191	8,597,327
MASTER PLAN IMPLEMENTATION							
Land Blocks 2, 3 & 5, Project 1		539,655	649,322		512,369		1,701,346
Ward Village Shops Phase 1			71,012				71,012
Ward Village Shops Phase 2			58,766				58,766
Land Block 2, Project 2		784,014					
Land Block 1, Project 1	545,000						545,000
Subtotal	545,000	1,323,669	779,100	-	512,369	-	2,376,124
Projected Remaining Area Planned (sf)	3,048,096	363,199	-	1,095,854	1,547,820	119,134	6,174,102
Projected Total Floor Area (sf)	3,593,096	1,686,868	779,100	1,095,854	2,060,189	119,134	9,334,240
Potential Floor Area Ratio	3.94	4.75	2.88	4.75	3.31	1.79	3.80
Potential Area Transfer	4%	25%	-24%	25%	-13%	-53%	
Delta From 9/12/2008 (sf)	546,800	149,217	1,995	77,204	(775,215)	-	-

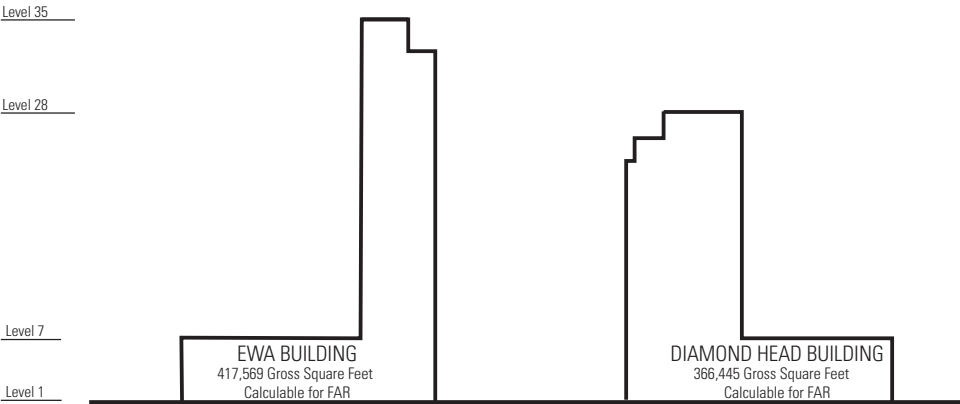


* See Section 5.B for enlarged map

2.C.2 Proposed Development FAR Allocation Summary

The following table summarizes the proposed floor area to be used in calculating the FAR for each level of the ewa and Diamond Head buildings. For a complete listing of total gross square feet at each of the levels, see section 3.B.

Ewa Building		Diamond Head Building	
Level	FAR Allocation (in square feet)	Level	FAR Allocation (in square feet)
35	343		
34	5,808		
33	6,889		
32	9,837		
31	12,344		
30	9,837		
29	12,344		
28	12,050	28	213
27	12,050	27	8,080
26	12,050	26	8,080
25	12,050	25	11,817
24	12,050	24	11,817
23	12,050	23	13,063
22	12,050	22	13,063
21	12,050	21	13,063
20	12,050	20	13,063
19	12,050	19	13,063
18	12,050	18	13,063
17	12,050	17	13,063
16	12,050	16	13,063
15	12,050	15	13,063
14	12,050	14	13,063
13	12,050	13	13,063
12	12,050	12	13,063
11	12,050	11	13,063
10	12,050	10	13,063
9	12,050	9	12,101
8	8,133	8	4,355
7	9,312	7	12,596
6	11,803	6	12,806
5	17,388	5	20,908
4	17,250	4	21,730
3	13,731	3	17,092
2	11,485	2	11,836
1	30,055	1	30,132
SUBTOTAL	417,569		366,445
TOTAL	784,014 Square Feet		



2.C.3 Floor Area Allowed & Floor Area Used

Floor area currently allocated to Land Block 2 and used by the Project is pursuant to the FAR Allocation table in Section 2.C.1.

The Ward Neighborhood Master Plan approved a density of 3.8 FAR on approximately 59.96 acres of land (total land area available for floor area allocation is 56.39 acres and excludes existing streets), including a bonus of 0.3 FAR for industrial use. This translates to 9,334,240 square feet of floor area.

The Master Plan proposed a maximum Industrial floor area of 736,914 square feet. Industrial floor area will be included into future projects of the Ward Village Master plan.

2.C.4 Project Relationship to Surrounding Properties

The proposed Project is the second phase in the redevelopment of Land Block 2 within the Ward MP. Upon its eventual build out, Land Block 2 is projected to include 1,686,868 cumulative gross square feet of commercial and residential area. Surrounding development includes Land Block 2, Project 1 which is located adjacent to the east and received planned development permit approval in mid-2013. Land Block 2 totals approximately 8.15 acres, which results in an anticipated Floor Area Ratio of 4.75.

2.C.5 Parking and Loading Summary

All parking spaces are planned to meet standard sizes. Commercial parking will be accommodated offsite via a separate parking agreement at Ward Gateway Center. For more information, see Section 4.G.

The following subsections describe the parking and loading requirements at each of the two buildings; and also describe the parking and loading spaces provided.

Ewa Building Parking Provisions									Diamond Head Building Parking Provisions								LAND BLOCK 2, PROJECT 2 TOTAL	
Required	Commercial			Residential			TOTAL		Required	Commercial			Residential			TOTAL	360	
	22			149			171			23			166			189		
Provided	Level 1	2	3	4	5	6	TOTAL		Provided	Level 1	2	3	4	5	6	TOTAL	548	
	12	35	60	60	65	60	292			17	25	50	50	57	57	256		

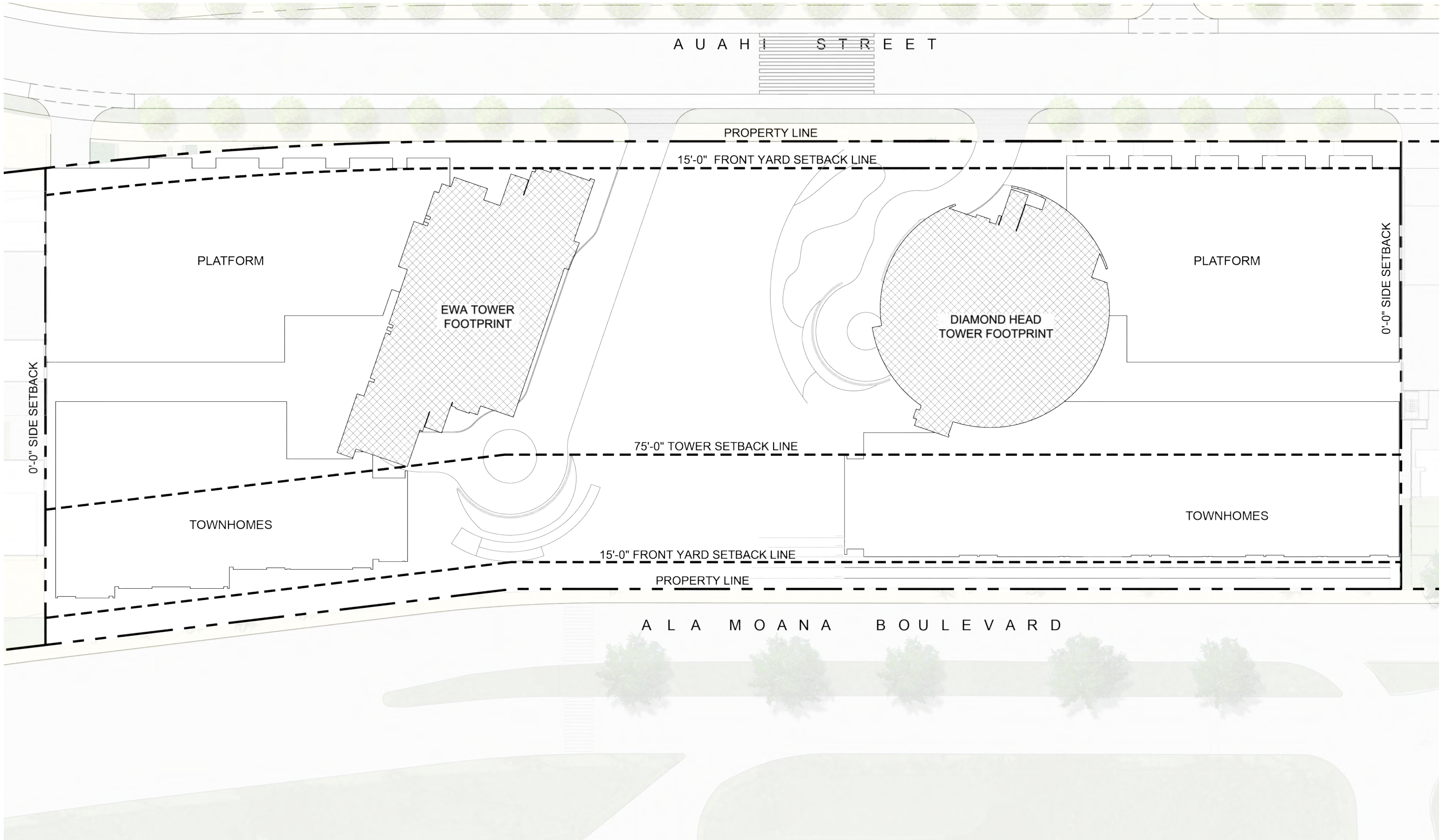
Parking Stalls Typical Dimensions		Loading Stalls Typical Dimensions	
Required	18' x 8' 3"	Required	(1) 19' x 8' 6" (1) 35' x 12' 0"
Provided	18' x 8' 6"	Provided	(2) 25' x 12' 0" (2) 35' x 12' 0"

Ewa Building Residential Uses						Diamond Head Building Residential Uses					
Unit Type	Qty.	Approx. Area (in Condo square feet)	Required Parking Spaces		Notes	Unit Type	Qty.	Approx. Area (in Condo square feet)	Required Parking Spaces		Notes
			Per Unit	Total					Per Unit	Total	
Villa B	4	2,595	1.35	5.40	Duplex	Villa G	1	3,655	1.35	1.35	Duplex
Villa C	1	3,395	1.35	1.35	Duplex	Villa H	4	2,030	1.35	5.40	Duplex
Villa E	4	1,440	1.35	5.40	Simplex	Villa J	2	3,275	1.35	2.70	Duplex
Villa F	1	1,820	1.35	1.35	Simplex	Villa K	1	2,378	1.35	1.35	Simplex
Villa H	4	2,595	1.35	5.40	Duplex	Villa L	4	1,110	1.35	5.40	Simplex
Villa J	1	3,395	1.35	1.35	Duplex	Villa M	2	1,825	1.35	2.70	Simplex
Residence 1	21	2,500	1.35	28.35	Level 8-28	Villa Q	1	3,655	1.35	1.35	Duplex
Residence 2	20	3,100	1.35	27.00	Level 9-28	Villa R	4	2,035	1.35	5.40	Duplex
Residence 3	20	1,550	1.35	27.00	Level 9-28	Villa S	2	3,275	1.35	2.70	Duplex
Residence 4	21	1,750	1.35	28.35	Level 8-28	Residence A	15	2,650	1.35	20.25	Level 9-23
Residence 5	1	1,575	1.35	1.35	Level 5	Residence B	15	1,850	1.35	20.25	Level 9-23
Residence 6	1	1,675	1.35	1.35	Level 5	Residence C	15	1,375	1.35	20.25	Level 9-23
Penthouse H	2	4,900	1.35	2.70	Duplex at Levels 29 & 31	Residence D	15	1,050	1.35	20.25	Level 9-23
Penthouse J	4	4,050	1.35	5.40	Simplex at Level 29, 30, 31, & 32	Residence E	14	1,200	1.35	18.90	Level 10-23
Upper Penthouse	1	9,600	1.35	1.35	Duplex	Residence F	15	1,950	1.35	20.25	Level 9-23
Podium Suite	7	420	0.90	6.30	Level 4	Residence G	2	1,800	1.35	2.70	Level 4 & 5
TOTAL	113			149.40		Residence H	3	950	1.35	4.05	Level 5
						Penthouse A	2	4,000	1.35	2.70	Duplex at Levels 24, 25, 26 & 27
						Penthouse B	1	3,700	1.35	1.35	Duplex at Levels 24 & 25
						Penthouse C	2	3,350	1.35	2.70	Simplex at Level 24 & 25
						Penthouse D	1	6,500	1.35	1.35	Duplex at Levels 26 & 27
						Podium Suite	1	1,030	1.35	1.35	Level 4
						Mgmt. Suite	1	1,845	1.35	1.35	Level 4
						TOTAL	123			166.05	

Commercial Required Parking Spaces:

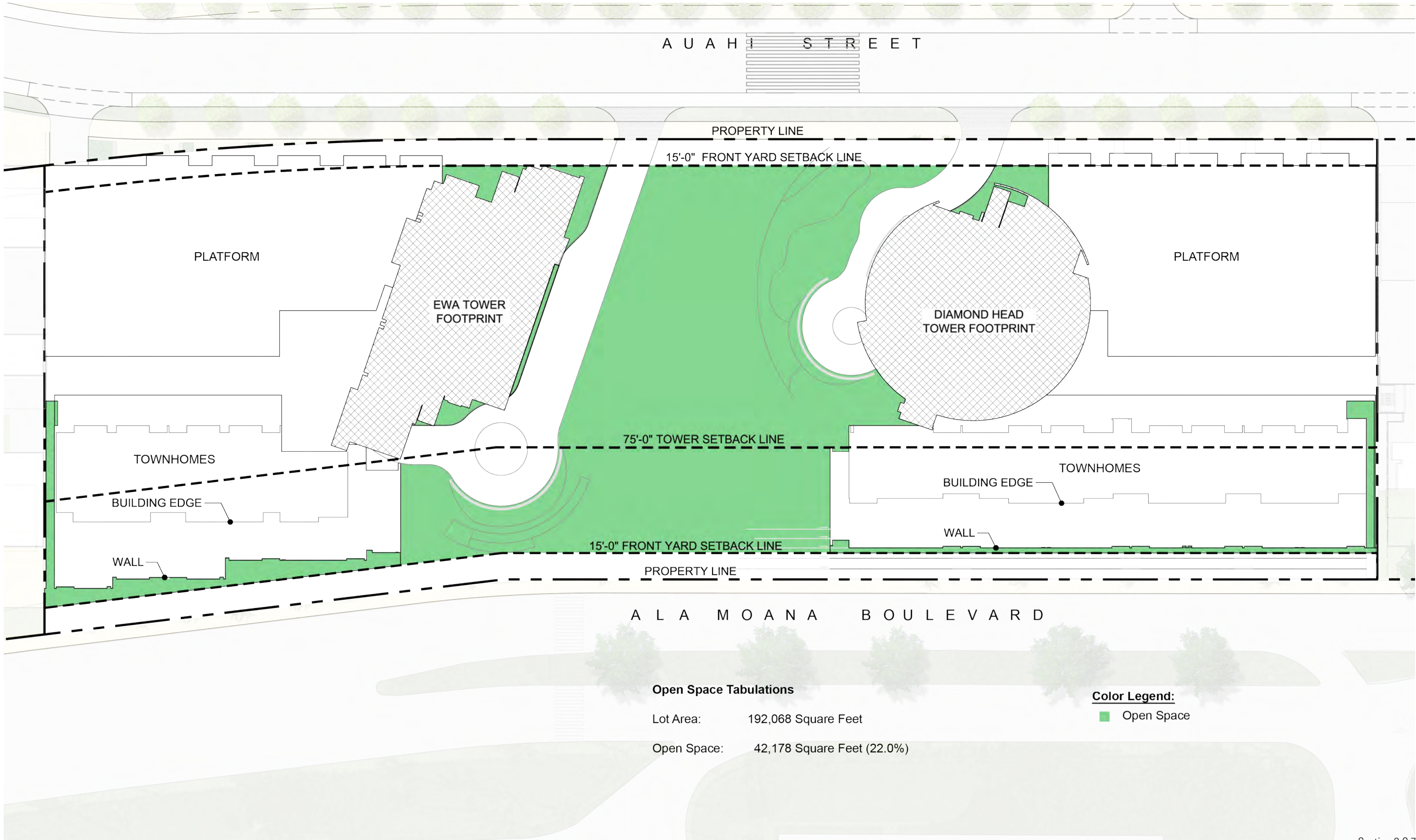
Ewa Building 9,730 square feet x 1 parking space per 444 square feet = 22 parking spaces required.

Diamond Head Building 10,000 square feet x 1 parking space per 444 square feet = 23 parking spaces required.



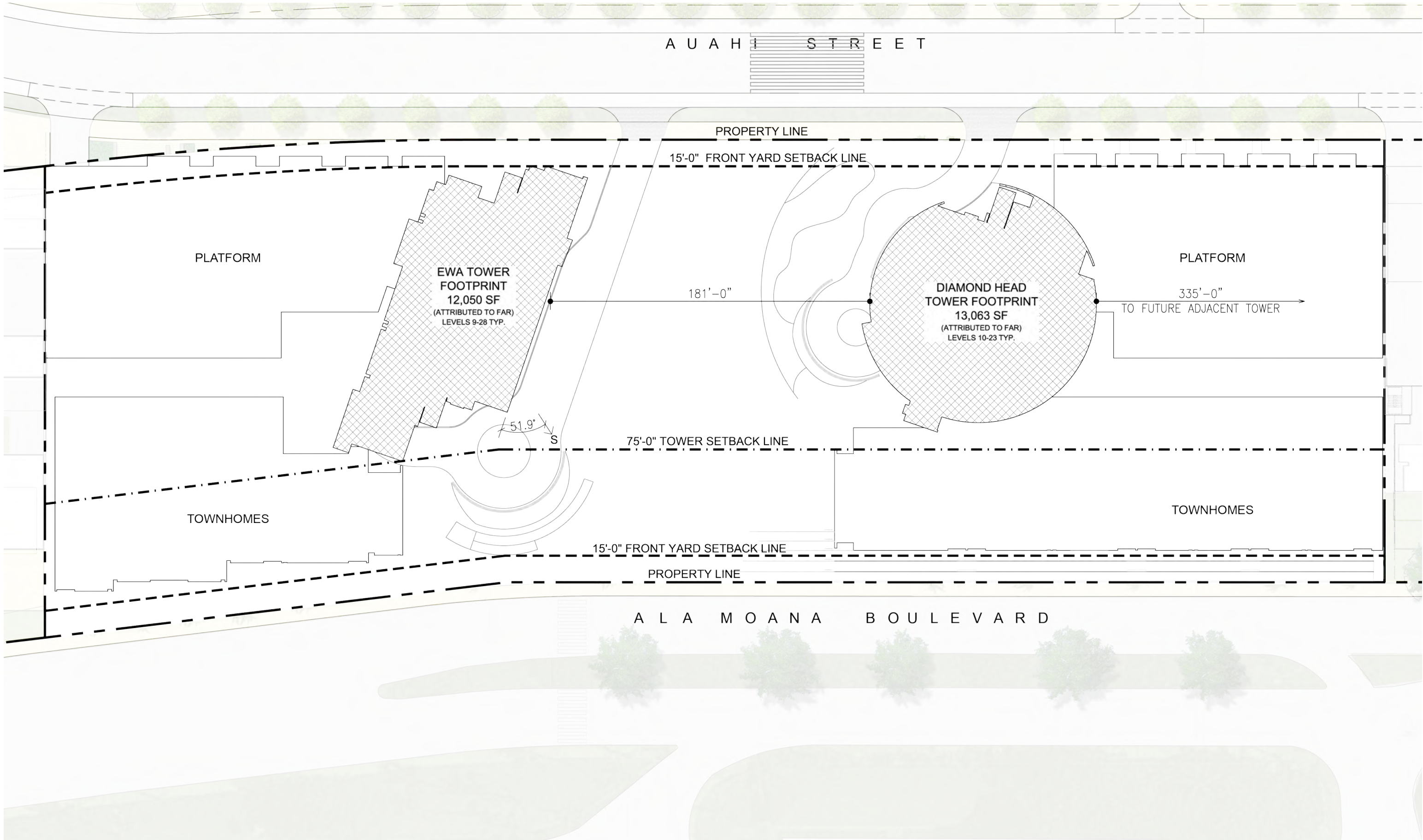
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Section 2.C.6
Figure 25. Site Setbacks



* These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.

Section 2.C.7
Figure 26. Open Space



* These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.

Section 2.C.8
Figure 27. Tower Locations, Footprints and Spacing

2.C.9 Noise Analysis



970 N. Kalaheo Ave.
Suite A311
Kailua, HI 96734
www.dlaa.com
808.254.3318

Construction Noise

Noise generated during the building’s construction period shall be governed by the Department of Health and other state standards. Discrepancies between necessary contractor operations and local ordinances, codes, or standards shall warrant a noise variance permit.

Building Operational Noise

Building operational noise is considered to be any noise source that will be present after construction is complete and the building is occupied. **Note: It will be the building manager’s responsibility to ensure that building operational noise will comply with the Department of Health and other state standards.*

Commercial Spaces

Commercial spaces located along Auahi Street will generate minor pedestrian noise and potentially light background music. Future tenant agreements will identify noise limits in the contract to limit any potential noise impacts on surrounding residences or businesses. Any traffic noise increases due to the commercial spaces are expected to be minor.

Parking Structure

Parking levels are located above the commercial spaces and directly below the amenity platform at level seven. A rough, non-painted floor will be used to limit tire squeal in the space. Any required expansion joints will be located beyond the driving paths or shall be covered to ensure a smooth driving surface. This will limit airborne noise and structure-borne vibration.

MEP Equipment

MEP equipment will be designed to comply with the Hawaii Department of Health daytime and nighttime noise limits applicable to the project site. Typical equipment noise sources include: cooling towers, exhaust fans, condensing units, make-up air fans and emergency generators.

Transient Noise Sources

Transient noise sources (such as delivery trucks, trash collection and recycling operations) will be addressed through properly positioned driving routes and equipment to minimize impact on the surrounding area. Additionally, scheduling of all transient noise sources will be considered to minimize impact on residences and businesses

2.C.10 Shadow and Wind Analysis

June 27, 2014

Regarding: Ward Village, Honolulu, Hawaii
Englekirk Job Number: 13-L132

To Whom It May Concern,

Englekirk Structural Engineers has been requested by Architects Hawaii to conduct wind tunnel studies for the pedestrian wind conditions on and around the proposed Victoria Ward (Land Block 2, Project 2) development in Honolulu, Hawaii.

The proposed development includes two towers located on a 4.4 acre site. Winds around the proposed development will be simulated in a boundary-layer wind tunnel for the existing and proposed building configurations by using a scale model of the study building and its surroundings within a 900 ft. to 1,800 ft. radius, including the central plaza between the buildings and Kewalo Basin. The current wind study will focus on frequently used pedestrian areas such as main entrances, sidewalks and outdoor seating areas at both the grade and podium levels. Wind tunnel measurements for 36 wind directions will be combined with the long-term weather data collected from the nearby Honolulu International Airport to predict the wind speeds and frequencies in full scale. These data will then be compared with recognized wind comfort and safety criteria to determine if they are appropriate for the intended usage of the pedestrian areas on and around the development.

Following the tests, a report will be issued to summarize the findings through tables and figures. Wind mitigation measures will be provided for areas where higher-than-desired wind speeds are detected.

If you have any questions, please do not hesitate to contact us.

Yours very truly,

Thomas A. Sabol, PhD, SE
President

TAS:klc:jk

cc: Diana Nishi / Englekirk
Englekirk File



888 S. Figueroa Street
18th Floor
Los Angeles, CA 90017

323.733.6673 T

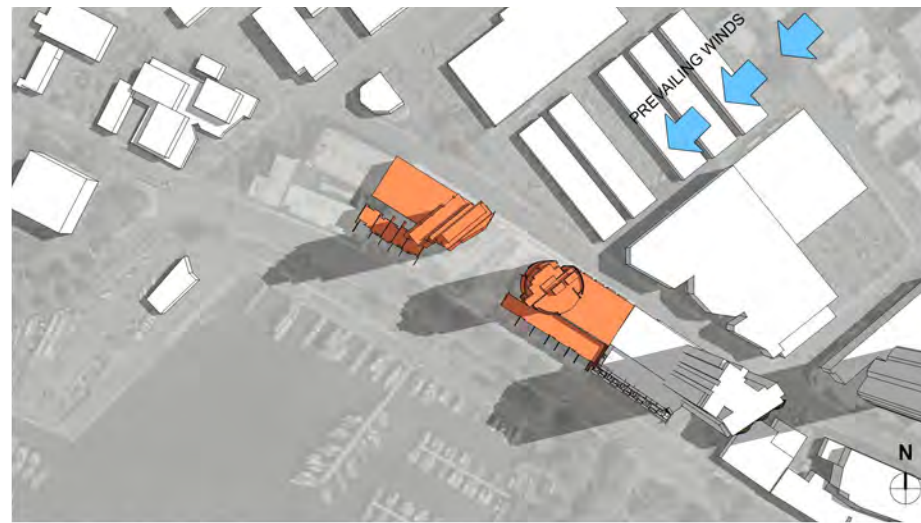
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Gabriel Jugo, SE
Katherlin Lee-Choi
Milton S. Shiosaki
Daniel W. Shubin
Kimberly F. Tanouye



1. Sun Study - Mar. 21 9:00 AM



4. Sun Study - June 21 9:00 AM



7. Sun Study - Dec. 21 9:00 AM



2. Sun Study - Mar. 21 1:00 PM



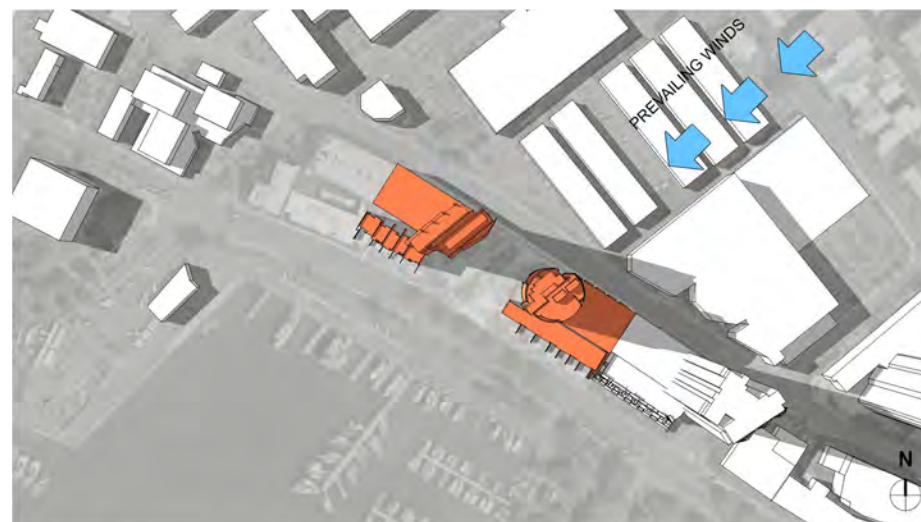
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8. Sun Study - Dec. 21 1:00 PM



3. Sun Study - Mar. 21 5:00 PM

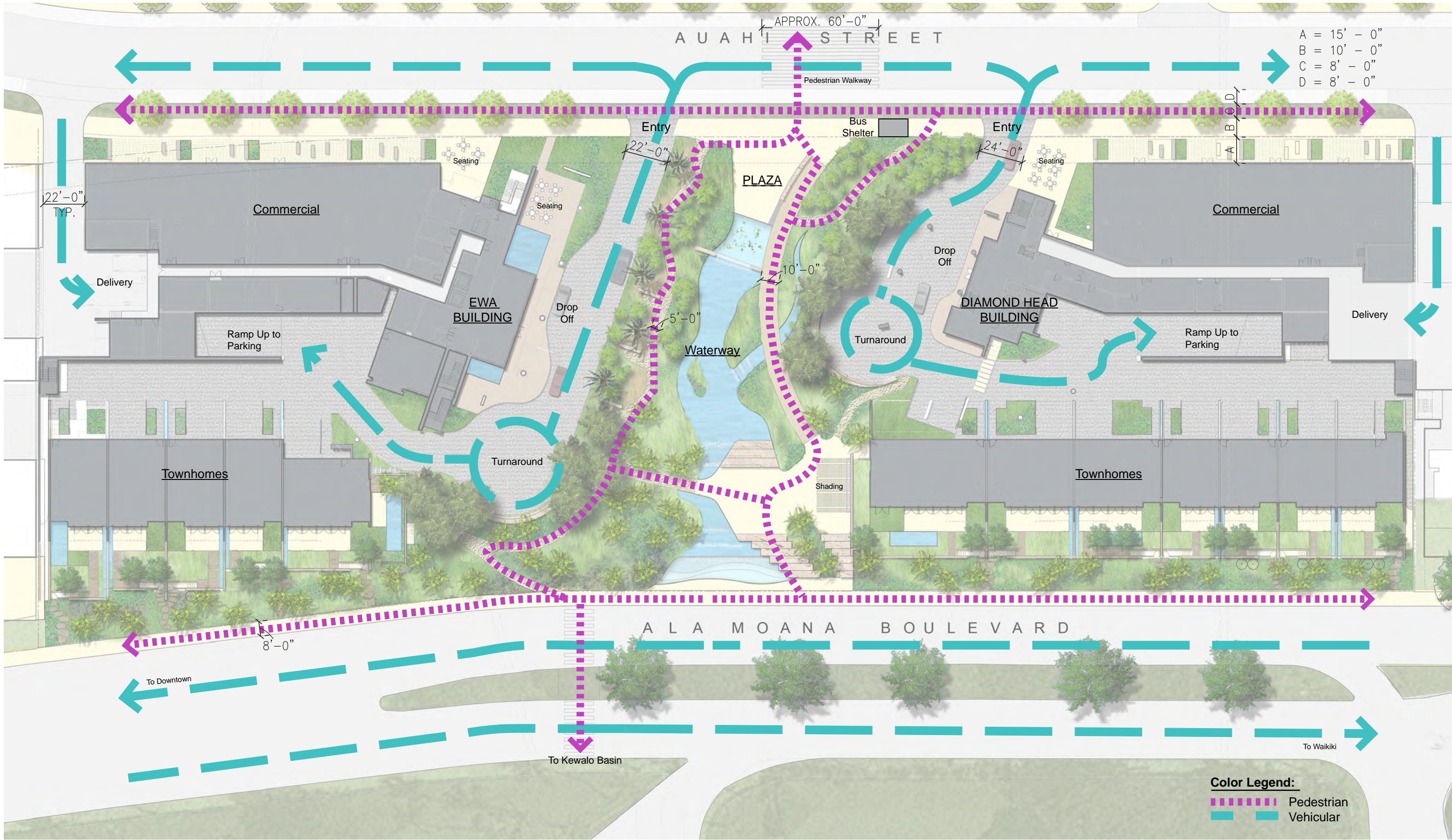


6. Sun Study - June 21 5:00 PM

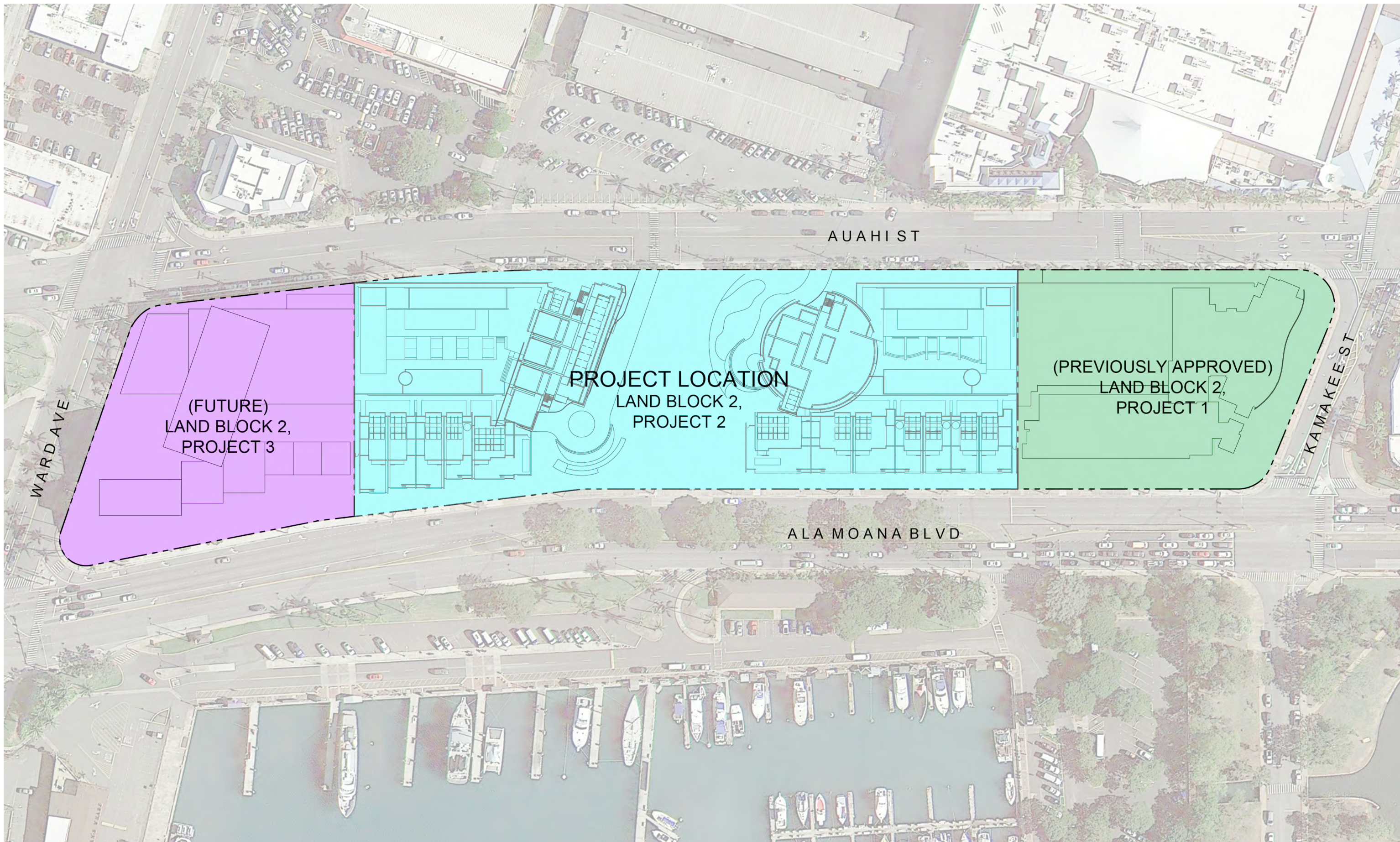


9. Sun Study - Dec. 21 5:00 PM

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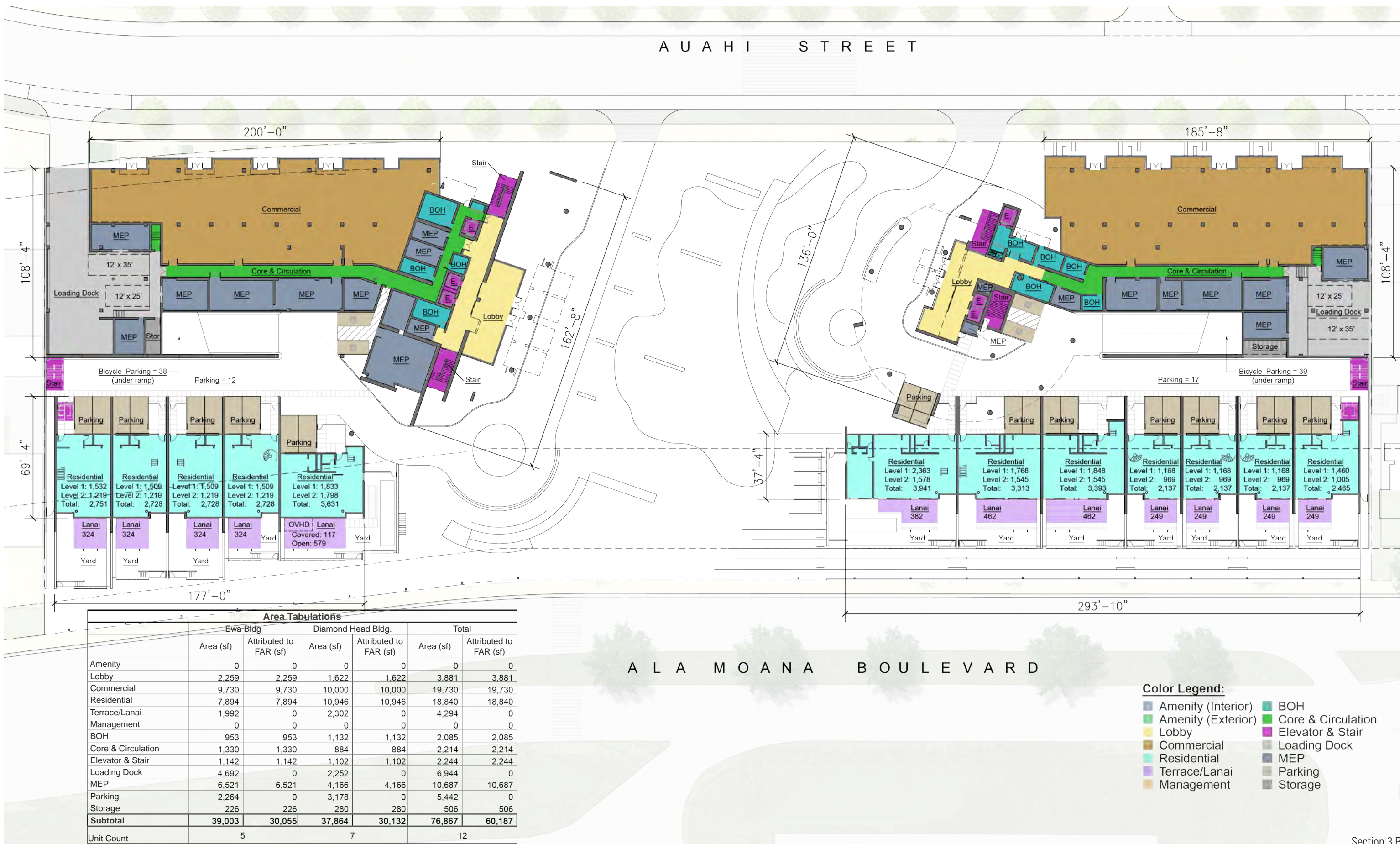


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Section 3.A.1
Land Block 2 Plan



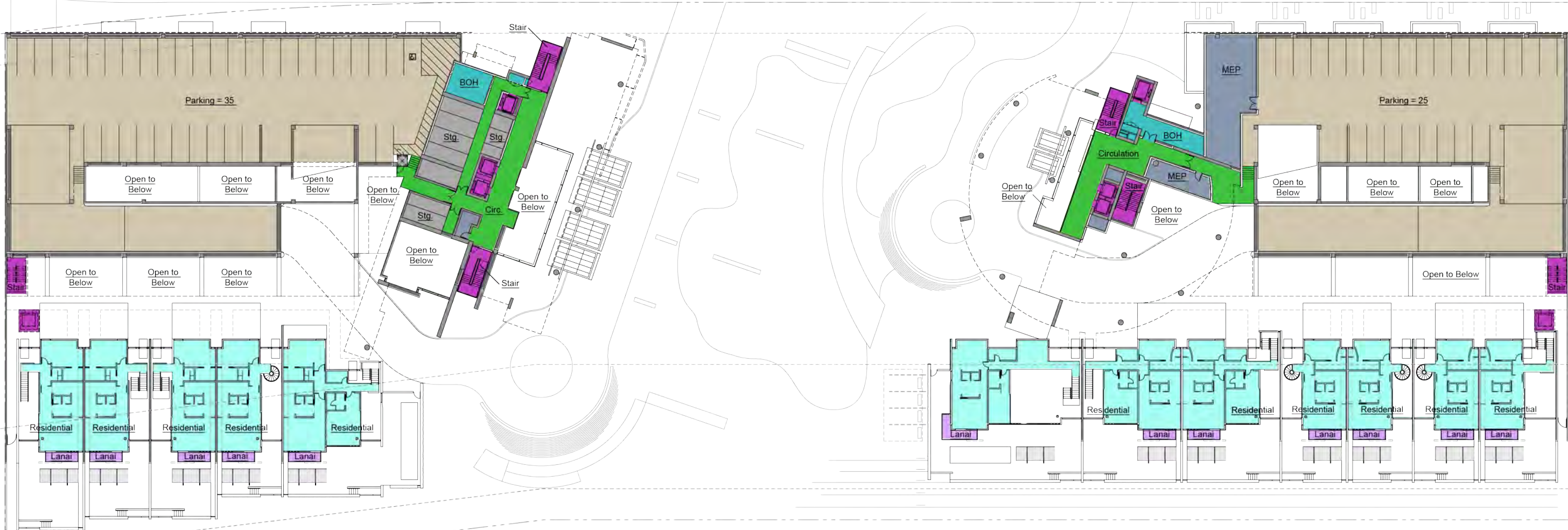
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A U A H I S T R E E T

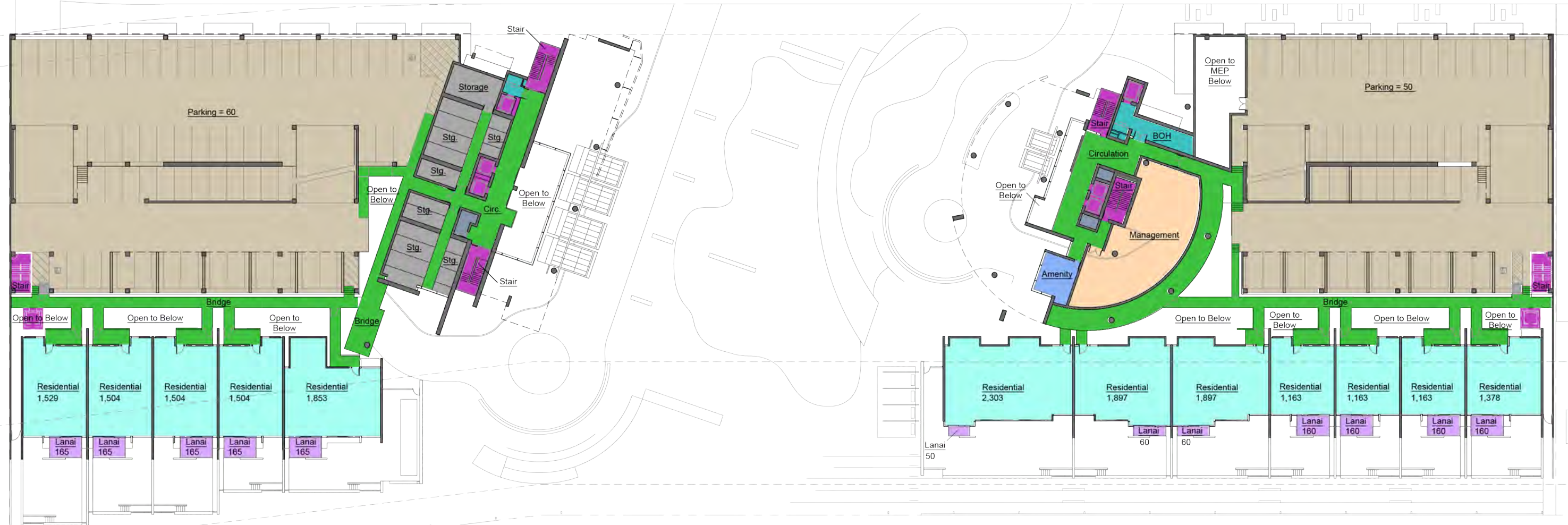
A L A M O A N A B O U L E V A R D



Area Tabulations						
	Ewa Bldg		Diamond Head Bldg.		Total	
	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)
Amenity	0	0	0	0	0	0
Lobby	0	0	0	0	0	0
Commercial	0	0	0	0	0	0
Residential	6,659	6,659	8,580	8,580	15,239	15,239
Terrace/Lanai	365	0	535	0	900	0
Management	0	0	0	0	0	0
BOH	390	390	576	576	966	966
Core & Circulation	1,773	1,636	1,358	1,043	3,131	2,679
Elevator & Stair	1,142	1,142	1,147	1,147	2,289	2,289
Loading Dock	0	0	0	0	0	0
MEP	120	120	1,976	490	2,096	610
Parking	17,640	0	13,650	0	31,290	0
Storage	1,538	1,538	0	0	1,538	1,538
Subtotal	29,627	11,485	27,822	11,836	57,344	23,321
Unit Count	0		0		0	

- Color Legend:**
- Amenity (Interior)
 - Amenity (Exterior)
 - Lobby
 - Commercial
 - Residential
 - Terrace/Lanai
 - Management
 - BOH
 - Core & Circulation
 - Elevator & Stair
 - Loading Dock
 - MEP
 - Parking
 - Storage

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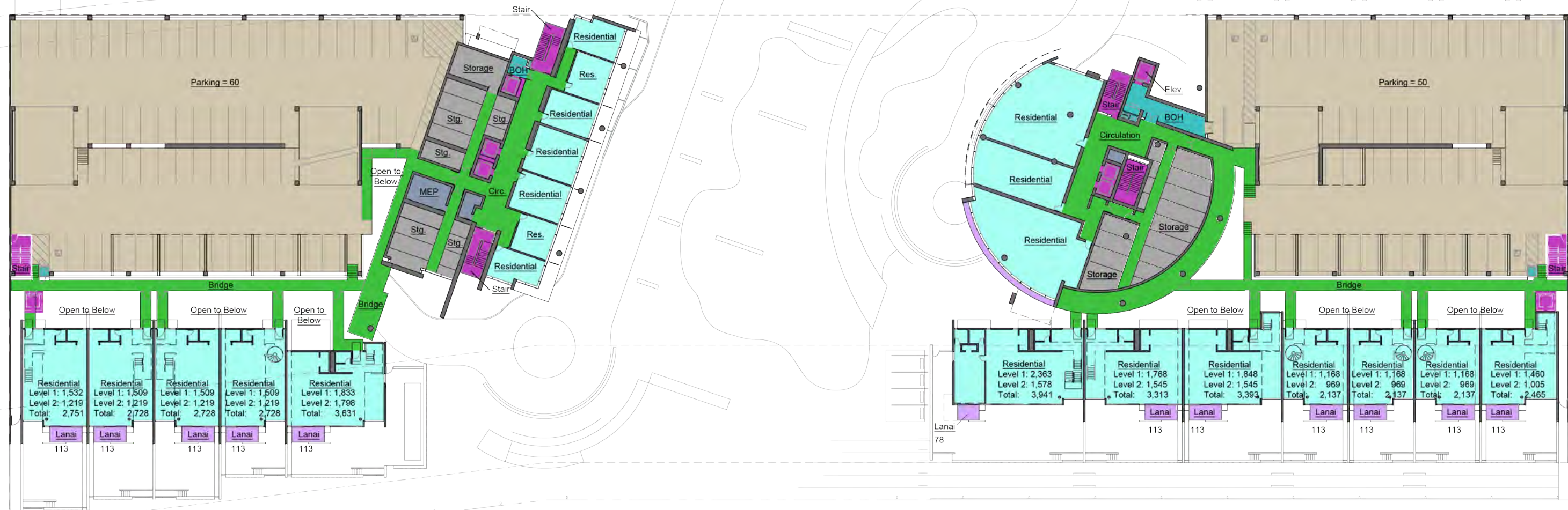


Area Tabulations					
	Ewa Bldg		Diamond Head Bldg.		Total
	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)	Area (sf) Attributed to FAR (sf)
Amenity	0	0	420	420	420 420
Lobby	0	0	0	0	0 0
Commercial	0	0	0	0	0 0
Residential	7,894	7,894	10,964	10,964	0 0
Terrace/Lanai	825	0	810	0	1,635 0
Management	0	0	2,560	2,560	2,560 2,560
BOH	113	113	576	576	689 689
Core & Circulation	4,779	1,580	5,001	1,292	9,780 2,872
Elevator & Stair	1,142	1,142	1,147	1,147	2,289 2,289
Loading Dock	0	0	0	0	0 0
MEP	120	120	133	133	253 253
Parking	24,113	0	18,550	0	42,663 0
Storage	2,882	2,882	0	0	2,882 2,882
Subtotal	41,868	13,731	40,161	17,092	82,029 30,823
Unit Count	5		7 + Mgmt.		12 + Mgmt.

Color Legend:

- Amenity (Interior)
- Amenity (Exterior)
- Lobby
- Commercial
- Residential
- Terrace/Lanai
- Management
- BOH
- Core & Circulation
- Elevator & Stair
- Loading Dock
- MEP
- Parking
- Storage

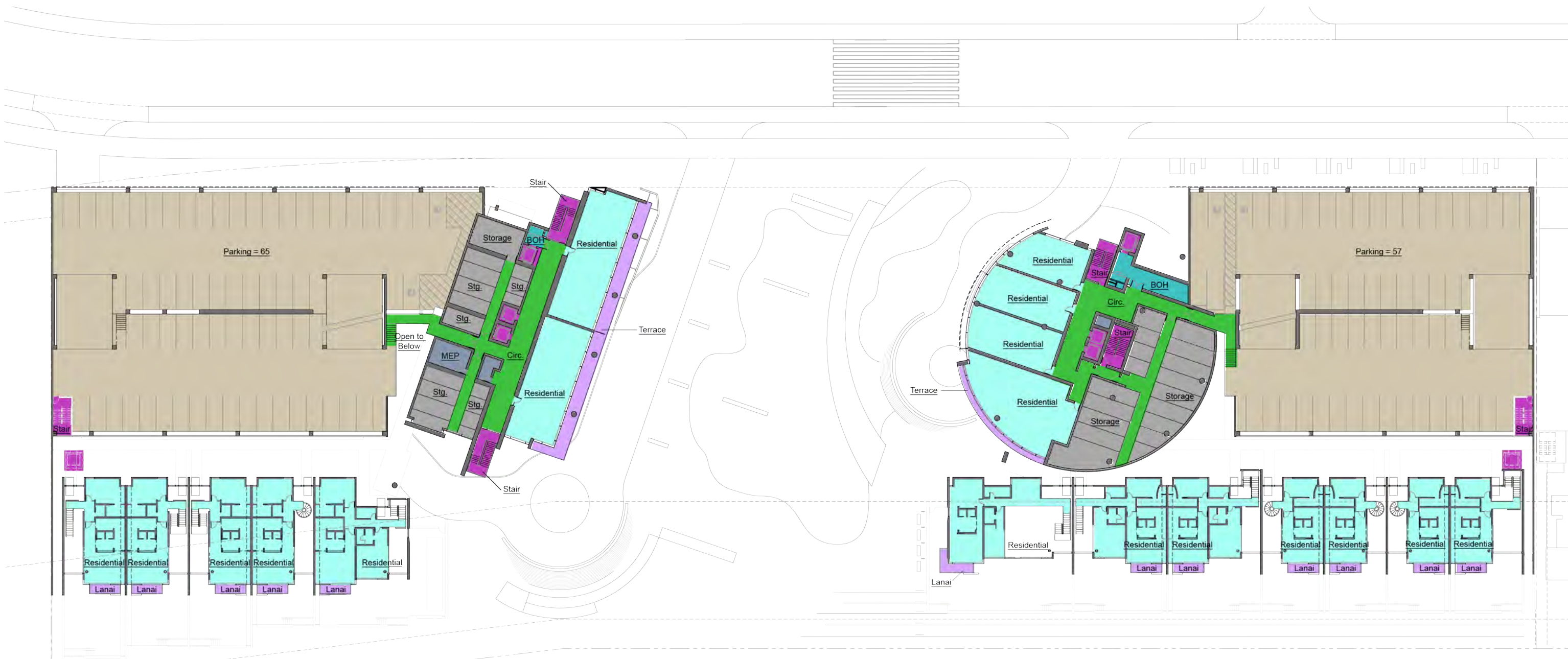
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Area Tabulations						
	Ewa Bldg		Diamond Head Bldg.		Total	
	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)
Amenity	0	0	0	0	0	0
Lobby	0	0	0	0	0	0
Commercial	0	0	0	0	0	0
Residential	11,252	11,252	15,931	15,931	27,183	27,183
Terrace/Lanai	565	0	980	0	1,545	0
Management	0	0	0	0	0	0
BOH	113	113	576	576	689	689
Core & Circulation	4,625	1,768	5,169	1,778	9,794	3,546
Elevator & Stair	1,142	1,142	1,147	1,147	2,289	2,289
Loading Dock	0	0	0	0	0	0
MEP	393	393	60	60	453	453
Parking	24,113	0	20,014	0	44,127	0
Storage	2,582	2,582	2,238	2,238	4,820	4,820
Subtotal	44,785	17,250	46,115	21,730	90,900	38,980
Unit Count	12		10		22	

- Color Legend:**
- Amenity (Interior)
 - Amenity (Exterior)
 - Lobby
 - Commercial
 - Residential
 - Terrace/Lanai
 - Management
 - BOH
 - Core & Circulation
 - Elevator & Stair
 - Loading Dock
 - MEP
 - Parking
 - Storage

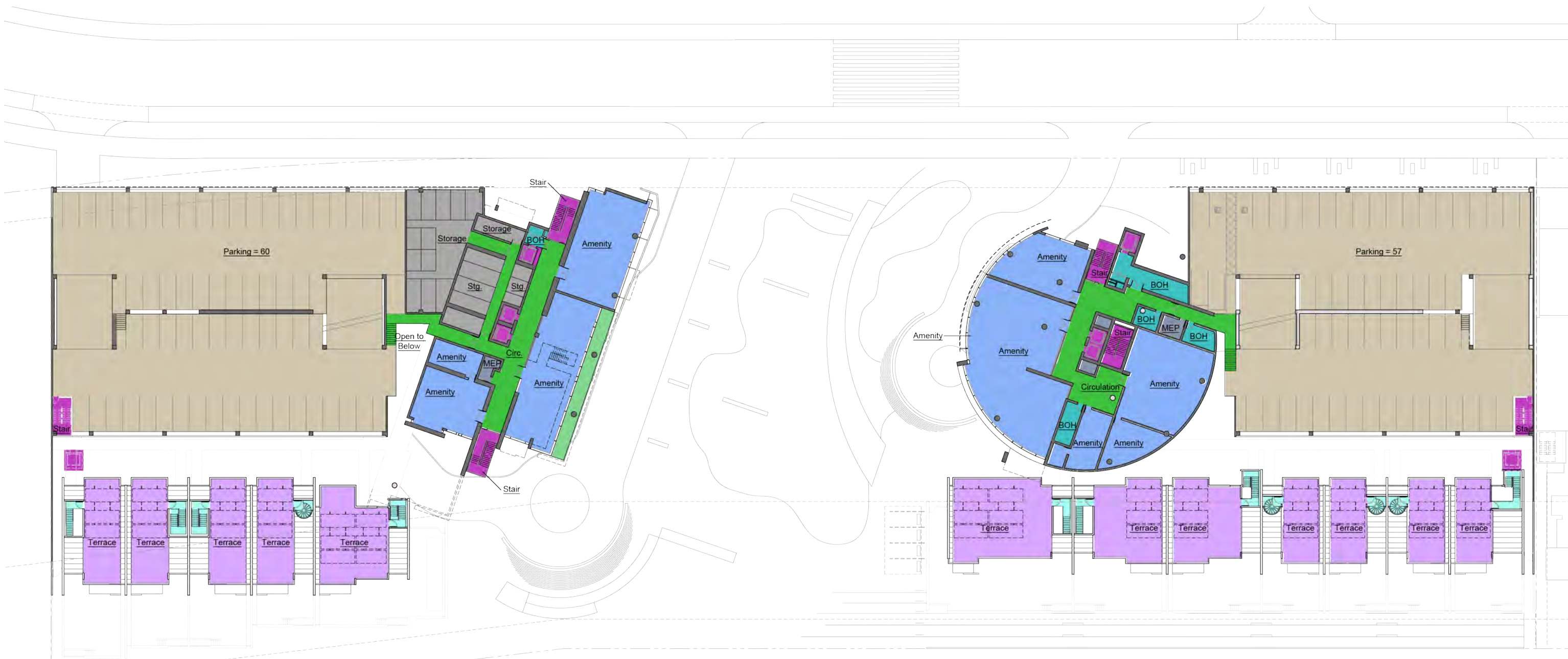
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Area Tabulations						
	Ewa Bldg		Diamond Head Bldg.		Total	
	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)
Amenity	0	0	0	0	0	0
Lobby	0	0	0	0	0	0
Commercial	0	0	0	0	0	0
Residential	10,300	10,300	13,630	13,630	23,930	23,930
Terrace/Lanai	1,385	974	735	0	2,120	974
Management	0	0	0	0	0	0
BOH	113	113	576	576	689	689
Core & Circulation	2,263	1,940	2,272	2,075	4,535	4,015
Elevator & Stair	1,086	1,086	1,147	1,147	2,233	2,233
Loading Dock	0	0	0	0	0	0
MEP	393	393	60	60	453	453
Parking	24,113	0	20,439	0	44,552	0
Storage	2,582	2,582	3,420	3,420	6,002	6,002
Subtotal	42,235	17,388	41,854	20,908	84,089	38,296
Unit Count	2		4		6	

- Color Legend:**
- Amenity (Interior)
 - Amenity (Exterior)
 - Lobby
 - Commercial
 - Residential
 - Terrace/Lanai
 - Management
 - BOH
 - Core & Circulation
 - Elevator & Stair
 - Loading Dock
 - MEP
 - Parking
 - Storage

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Area Tabulations						
	Ewa Bldg		Diamond Head Bldg.		Total	
	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)
Amenity	6,712	6,712	8,033	8,033	14,745	14,745
Lobby	0	0	0	0	0	0
Commercial	0	0	0	0	0	0
Residential	525	525	682	682	1,207	1,207
Terrace/Lanai	5,652	0	8,230	0	13,882	0
Management	0	0	0	0	0	0
BOH	113	113	1,099	1,099	1,212	1,212
Core & Circulation	2,245	1,908	1,980	1,597	4,225	3,505
Elevator & Stair	1,086	1,086	1,147	1,147	2,233	2,233
Loading Dock	0	0	0	0	0	0
MEP	120	120	248	248	368	368
Parking	22,216	0	20,439	0	42,655	0
Storage	3,292	1,339	0	0	3,292	1,339
Subtotal	41,961	11,803	41,858	12,806	83,819	24,609
Unit Count	0		0		0	

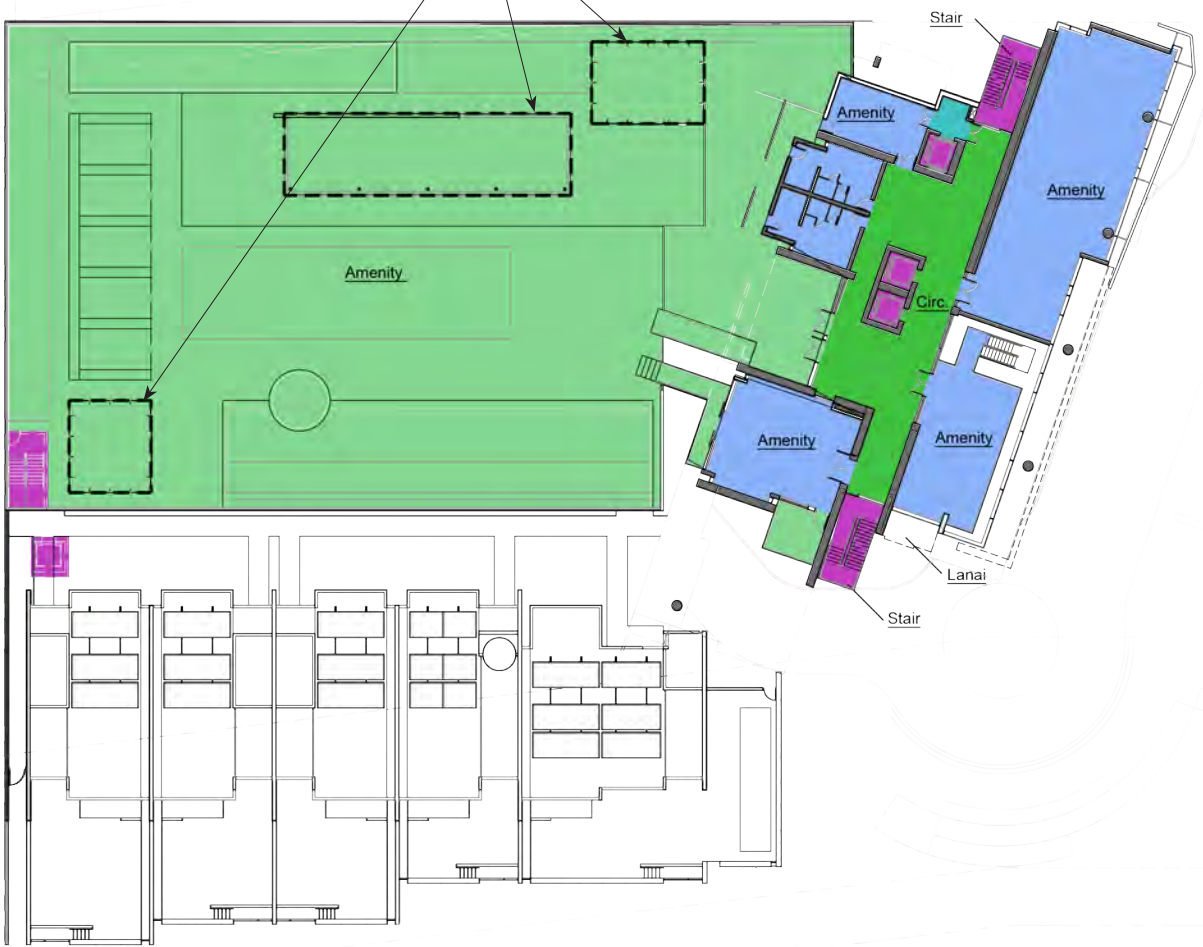
- Color Legend:**
- Amenity (Interior)
 - Amenity (Exterior)
 - Lobby
 - Commercial
 - Residential
 - Terrace/Lanai
 - Management
 - BOH
 - Core & Circulation
 - Elevator & Stair
 - Loading Dock
 - MEP
 - Parking
 - Storage

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Level 7 Floor Area: 34,572 Gross Square Feet

Accessory Use Structures: 2,715 Square Feet (8.0%)

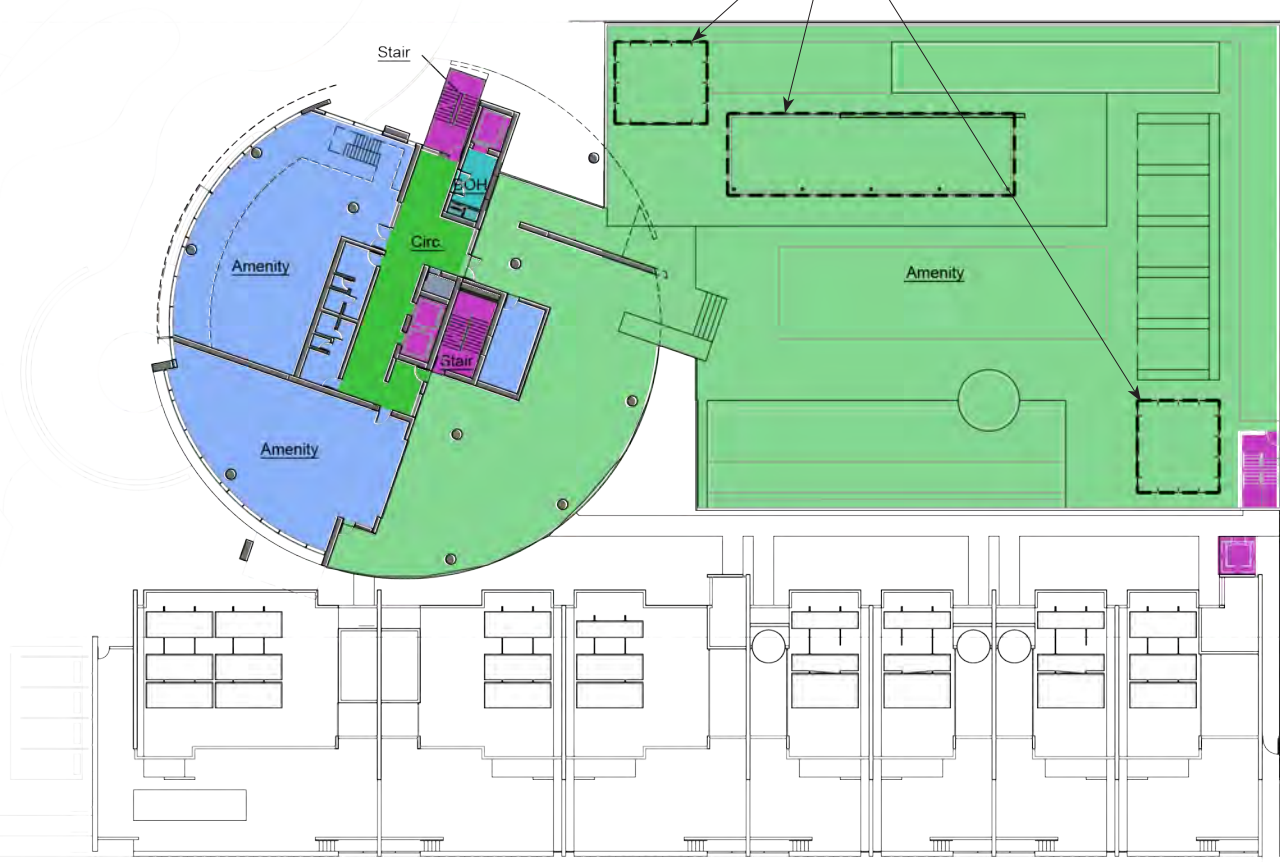
ACCESSORY USE STRUCTURES
NOT TO EXCEED 15% OF
LEVEL 7 FLOOR AREA



Level 7 Floor Area: 33,253 Gross Square Feet

Accessory Use Structures: 2,617 Square Feet (8.0%)

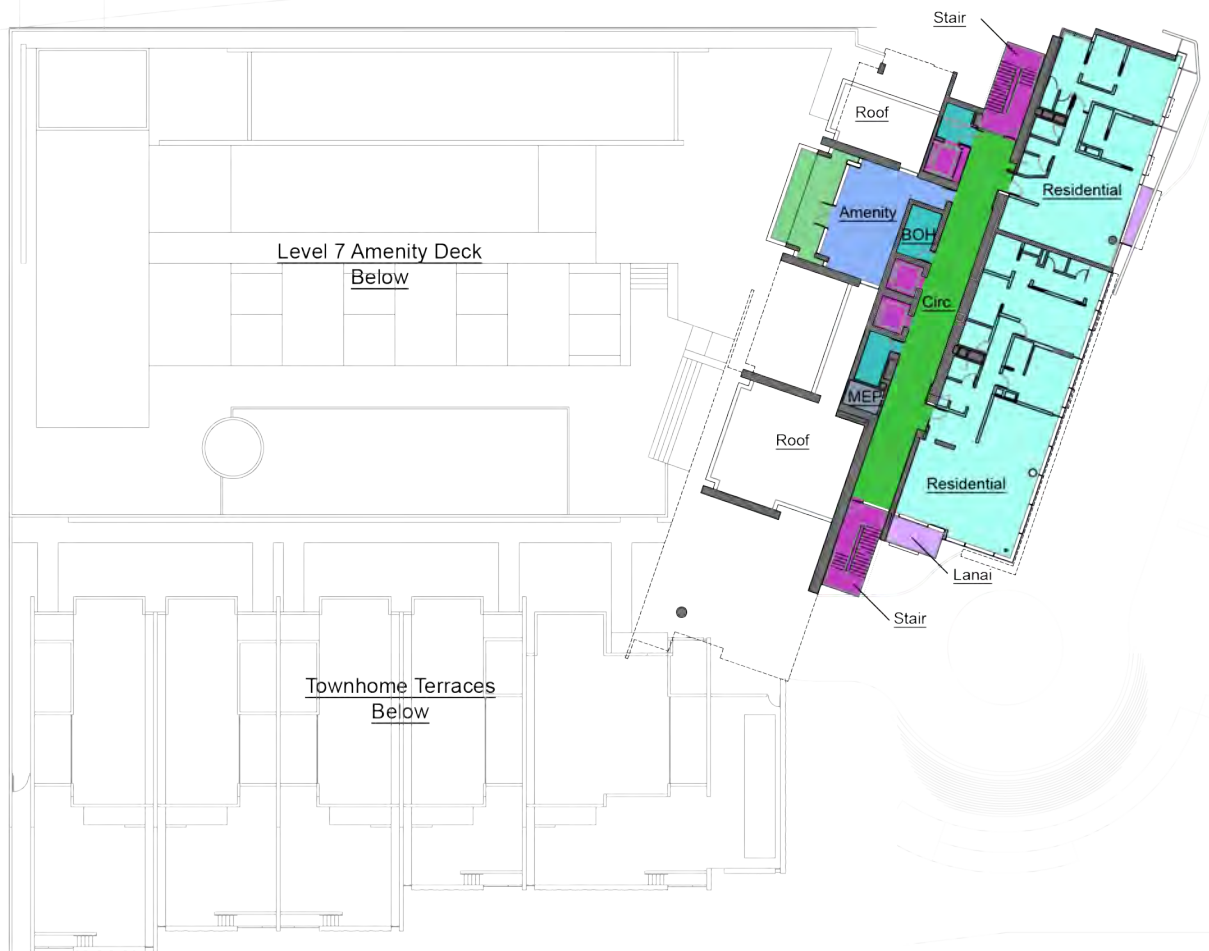
ACCESSORY USE STRUCTURES
NOT TO EXCEED 15% OF
LEVEL 7 FLOOR AREA



Area Tabulations						
	Ewa Bldg		Diamond Head Bldg.		Total	
	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)
Amenity	31,595	6,035	30,838	10,131	62,433	16,166
Lobby	0	0	0	0	0	0
Commercial	0	0	0	0	0	0
Residential	0	0	0	0	0	0
Terrace/Lanai	0	0	0	0	0	0
Management	0	0	0	0	0	0
BOH	113	113	182	182	295	295
Core & Circulation	2,078	2,078	1,066	1,066	3,144	3,144
Elevator & Stair	1,086	1,086	1,147	1,147	2,233	2,233
Loading Dock	0	0	0	0	0	0
MEP	0	0	70	70	70	70
Parking	0	0	0	0	0	0
Storage	0	0	0	0	0	0
Subtotal	34,572	9,312	33,253	12,596	67,825	21,908
Unit Count	0		0		0	

- Color Legend:**
- Amenity (Interior)
 - Amenity (Exterior)
 - Lobby
 - Commercial
 - Residential
 - Terrace/Lanai
 - Management
 - BOH
 - Core & Circulation
 - Elevator & Stair
 - Loading Dock
 - MEP
 - Parking
 - Storage

* These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.



Area Tabulations						
	Ewa Bldg		Diamond Head Bldg.		Total	
	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)
Amenity	1,108	960	1,956	1,956	3,064	2,916
Lobby	0	0	0	0	0	0
Commercial	0	0	0	0	0	0
Residential	4,626	4,626	0	0	4,626	4,626
Terrace/Lanai	145	0	0	0	145	0
Management	0	0	0	0	0	0
BOH	369	369	182	182	551	551
Core & Circulation	1,343	1,343	778	778	2,121	2,121
Elevator & Stair	757	757	1,306	1,306	2,063	2,063
Loading Dock	0	0	0	0	0	0
MEP	78	78	133	133	211	211
Parking	0	0	0	0	0	0
Storage	0	0	0	0	0	0
Subtotal	8,426	8,133	4,355	4,355	12,781	12,488
Unit Count	2		0		2	

- Color Legend:**
- Amenity (Interior)
 - Amenity (Exterior)
 - Lobby
 - Commercial
 - Residential
 - Terrace/Lanai
 - Management
 - BOH
 - Core & Circulation
 - Elevator & Stair
 - Loading Dock
 - MEP
 - Parking
 - Storage

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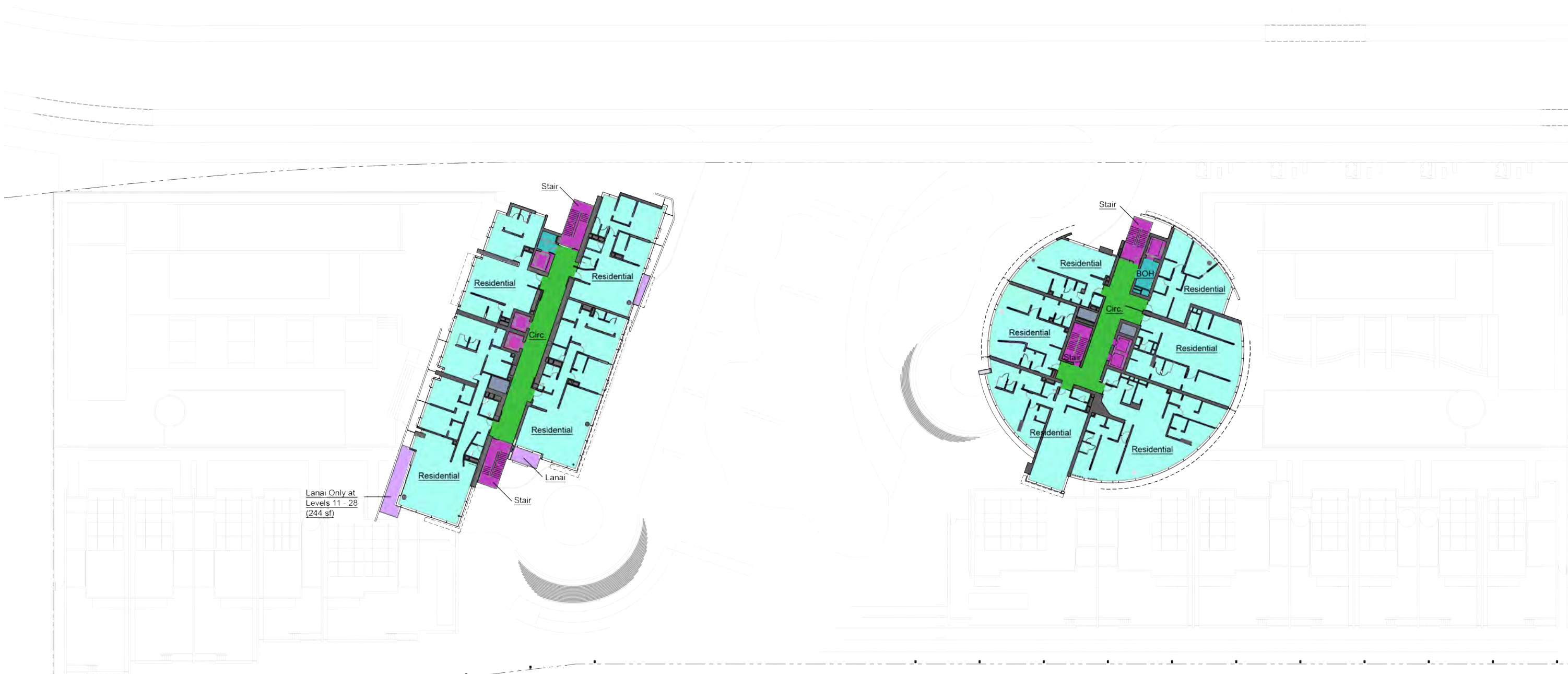


Area Tabulations						
	Ewa Bldg		Diamond Head Bldg.		Total	
	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)
Amenity	0	0	0	0	0	0
Lobby	0	0	0	0	0	0
Commercial	0	0	0	0	0	0
Residential	9,730	9,730	9,949	9,949	19,967	19,967
Terrace/Lanai	145	0	131	0	276	0
Management	0	0	0	0	0	0
BOH	113	113	182	182	295	295
Core & Circulation	1,372	1,372	1,088	1,088	2,460	2,460
Elevator & Stair	757	757	749	749	1,506	1,506
Loading Dock	0	0	0	0	0	0
MEP	78	78	133	133	209	209
Parking	0	0	0	0	0	0
Storage	0	0	0	0	0	0
Subtotal	12,195	12,050	12,232	12,101	24,427	24,151
Unit Count	4		5		9	

Color Legend:

- Amenity (Interior)
- Amenity (Exterior)
- Lobby
- Commercial
- Residential
- Terrace/Lanai
- Management
- BOH
- Core & Circulation
- Elevator & Stair
- Loading Dock
- MEP
- Parking
- Storage

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Lanai Only at
Levels 11 - 28
(244 sf)

Area Tabulations						
	Ewa Bldg		Diamond Head Bldg.		Total	
	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)
Amenity	0	0	0	0	0	0
Lobby	0	0	0	0	0	0
Commercial	0	0	0	0	0	0
Residential	9,730	9,730	10,911	10,911	20,641	20,641
Terrace/Lanai	389	0	131	0	520	0
Management	0	0	0	0	0	0
BOH	113	113	182	182	295	295
Core & Circulation	1,372	1,372	1,088	1,088	2,460	2,460
Elevator & Stair	757	757	749	749	1,506	1,506
Loading Dock	0	0	0	0	0	0
MEP	78	78	133	133	211	211
Parking	0	0	0	0	0	0
Storage	0	0	0	0	0	0
Subtotal	12,439	12,050	13,194	13,063	25,633	25,113
Unit Count	4		6		10	

- Color Legend:**
- Amenity (Interior)
 - Amenity (Exterior)
 - Lobby
 - Commercial
 - Residential
 - Terrace/Lanai
 - Management
 - BOH
 - Core & Circulation
 - Elevator & Stair
 - Loading Dock
 - MEP
 - Parking
 - Storage

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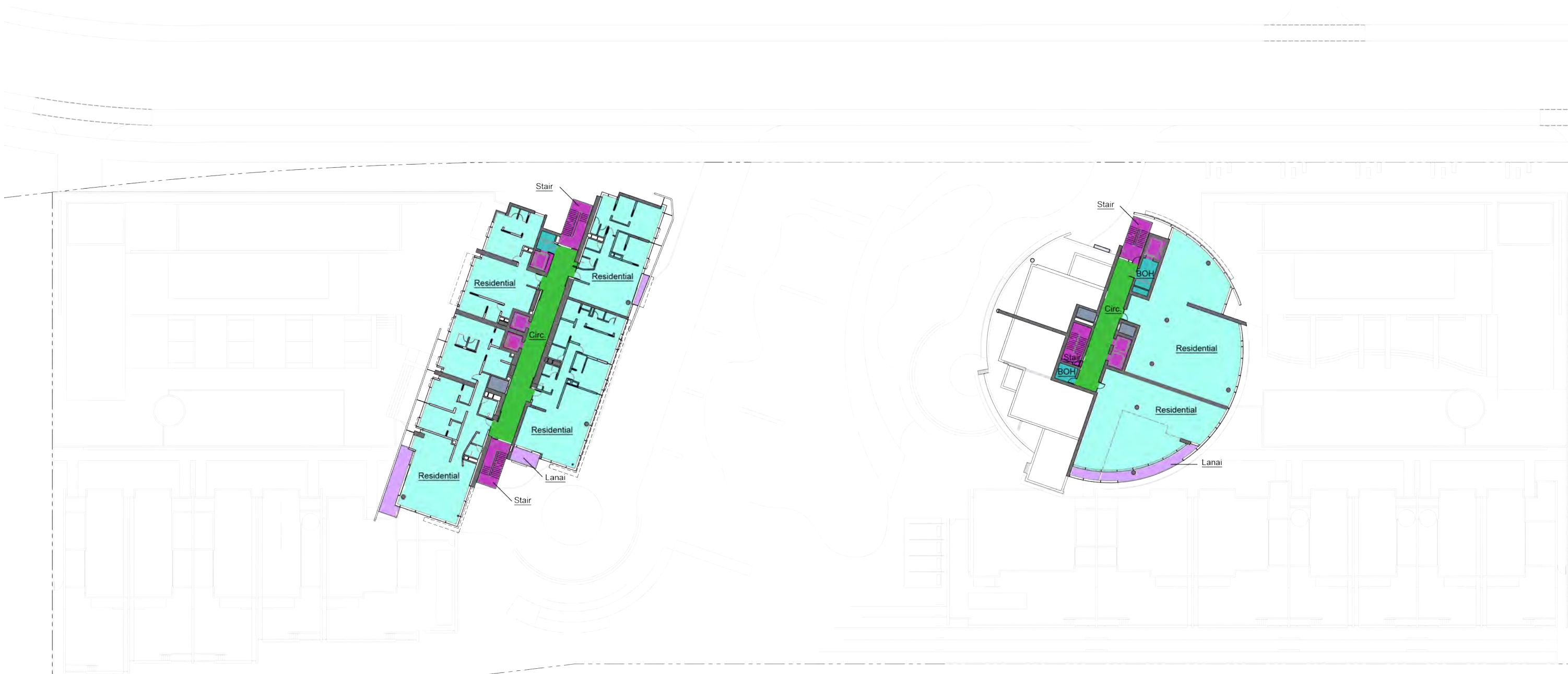


Area Tabulations						
	Ewa Bldg		Diamond Head Bldg.		Total	
	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)
Amenity	0	0	0	0	0	0
Lobby	0	0	0	0	0	0
Commercial	0	0	0	0	0	0
Residential	9,730	9,730	8,817	8,817	18,547	18,547
Terrace/Lanai	389	0	713	0	1,102	0
Management	0	0	0	0	0	0
BOH	113	113	182	182	295	295
Core & Circulation	1,372	1,372	811	811	2,183	2,183
Elevator & Stair	757	757	749	749	1,506	1,506
Loading Dock	0	0	0	0	0	0
MEP	78	78	1,258	1,258	1,336	1,336
Parking	0	0	0	0	0	0
Storage	0	0	0	0	0	0
Subtotal	12,439	12,050	12,530	11,817	24,969	23,867
Unit Count	4		3		7	

Color Legend:

- Amenity (Interior)
- Amenity (Exterior)
- Lobby
- Commercial
- Residential
- Terrace/Lanai
- Management
- BOH
- Core & Circulation
- Elevator & Stair
- Loading Dock
- MEP
- Parking
- Storage

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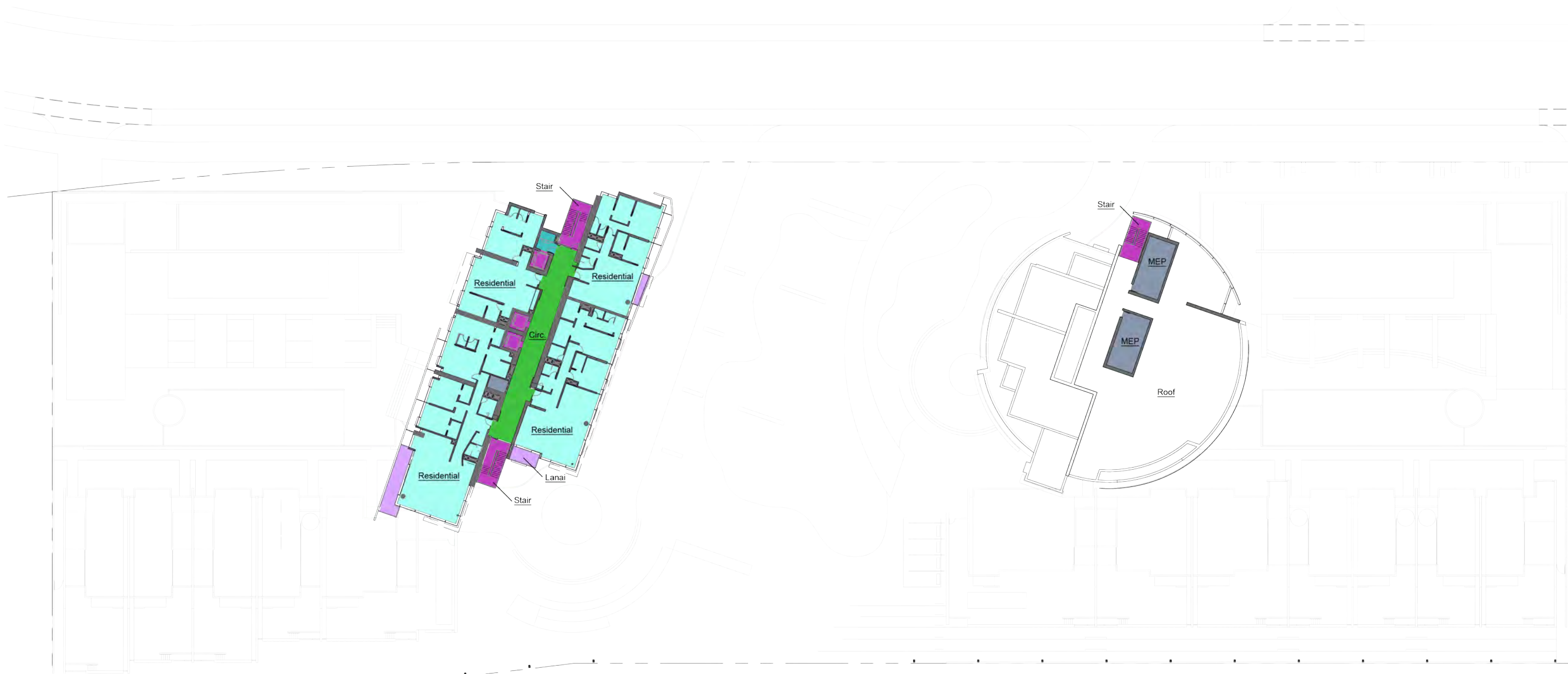


Area Tabulations						
	Ewa Bldg		Diamond Head Bldg.		Total	
	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)
Amenity	0	0	0	0	0	0
Lobby	0	0	0	0	0	0
Commercial	0	0	0	0	0	0
Residential	9,730	9,730	6,071	6,071	15,801	15,801
Terrace/Lanai	389	0	400	0	789	0
Management	0	0	0	0	0	0
BOH	113	113	312	312	425	425
Core & Circulation	1,372	1,372	815	815	2,187	2,187
Elevator & Stair	757	757	749	749	1,506	1,506
Loading Dock	0	0	0	0	0	0
MEP	78	78	133	133	211	211
Parking	0	0	0	0	0	0
Storage	0	0	0	0	0	0
Subtotal	12,439	12,050	8,480	8,080	20,919	20,130
Unit Count	4		2		6	

Color Legend:

- Amenity (Interior)
- Amenity (Exterior)
- Lobby
- Commercial
- Residential
- Terrace/Lanai
- Management
- BOH
- Core & Circulation
- Elevator & Stair
- Loading Dock
- MEP
- Parking
- Storage

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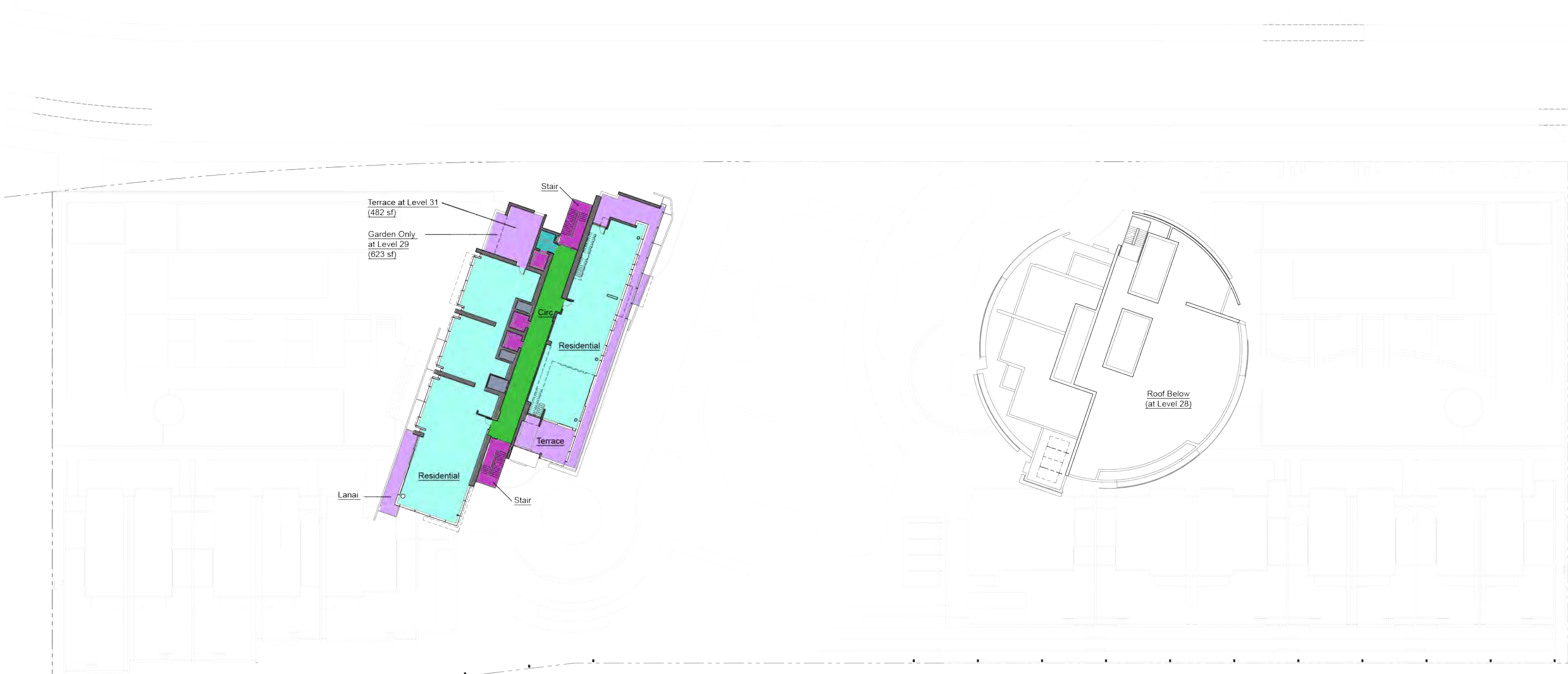


Area Tabulations						
	Ewa Bldg		Diamond Head Bldg.		Total	
	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)
Amenity	0	0	0	0	0	0
Lobby	0	0	0	0	0	0
Commercial	0	0	0	0	0	0
Residential	9,730	9,730	0	0	9,730	9,730
Terrace/Lanai	389	0	0	0	389	0
Management	0	0	0	0	0	0
BOH	113	113	0	0	113	113
Core & Circulation	1,372	1,372	0	0	1,372	1,372
Elevator & Stair	757	757	213	213	970	970
Loading Dock	0	0	0	0	0	0
MEP	78	78	1,005	0	1,083	78
Parking	0	0	0	0	0	0
Storage	0	0	0	0	0	0
Subtotal	12,439	12,050	1,218	213	13,657	12,263
Unit Count	4		0		4	

Color Legend:

Amenity (Interior)	BOH
Amenity (Exterior)	Core & Circulation
Lobby	Elevator & Stair
Commercial	Loading Dock
Residential	MEP
Terrace/Lanai	Parking
Management	Storage

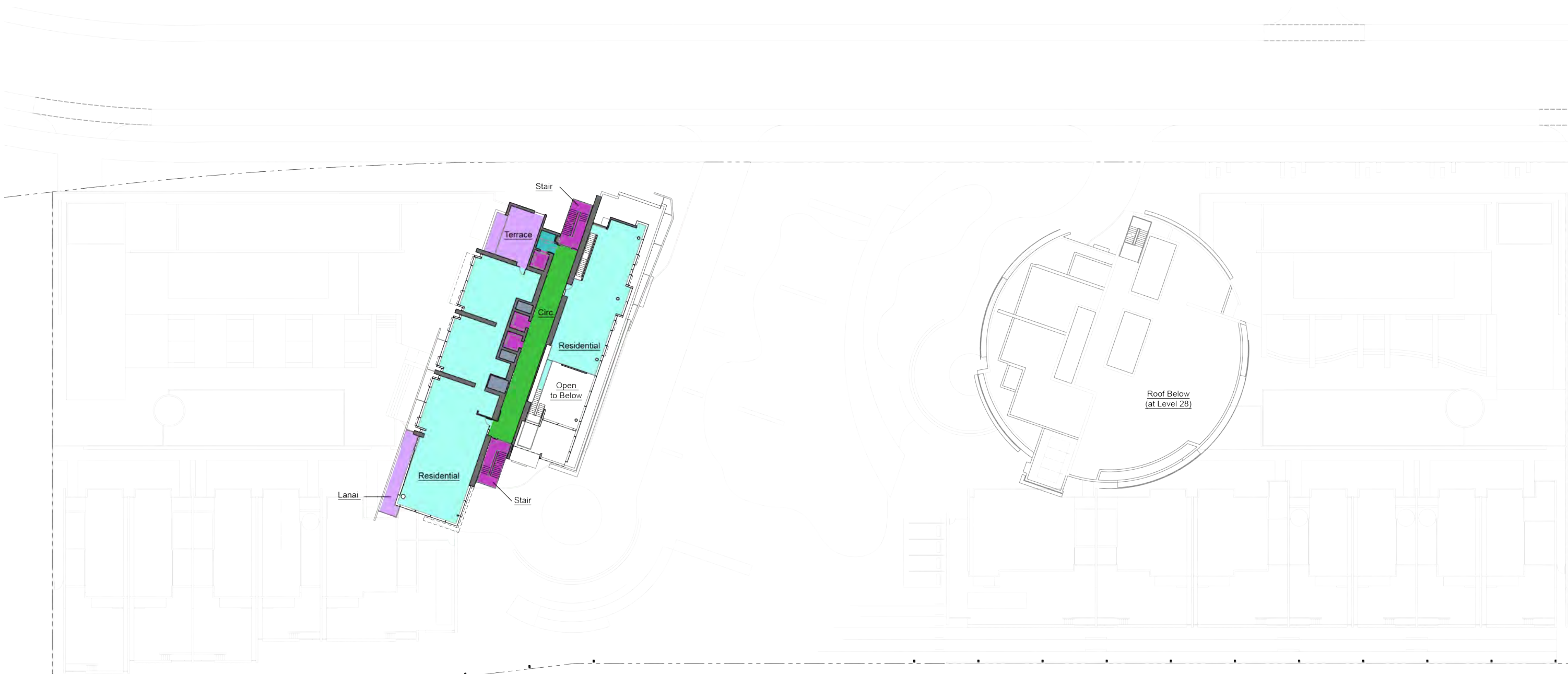
* These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.



Area Tabulations						
	Ewa Bldg		Diamond Head Bldg.		Total	
	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)
Amenity	0	0	0	0	0	0
Lobby	0	0	0	0	0	0
Commercial	0	0	0	0	0	0
Residential	7,448	7,448	0	0	7,448	7,488
Terrace/Lanai	2,579	2,579	0	0	2,579	2,579
Management	0	0	0	0	0	0
BOH	113	113	0	0	113	113
Core & Circulation	1,267	1,267	0	0	1,267	1,267
Elevator & Stair	757	757	0	0	757	757
Loading Dock	0	0	0	0	0	0
MEP	180	180	0	0	180	180
Parking	0	0	0	0	0	0
Storage	0	0	0	0	0	0
Subtotal	12,344	12,344	0	0	12,344	12,344
Unit Count	2		0		2	

- Color Legend:**
- Amenity (Interior)
 - Amenity (Exterior)
 - Lobby
 - Commercial
 - Residential
 - Terrace/Lanai
 - Management
 - BOH
 - Core & Circulation
 - Elevator & Stair
 - Loading Dock
 - MEP
 - Parking
 - Storage

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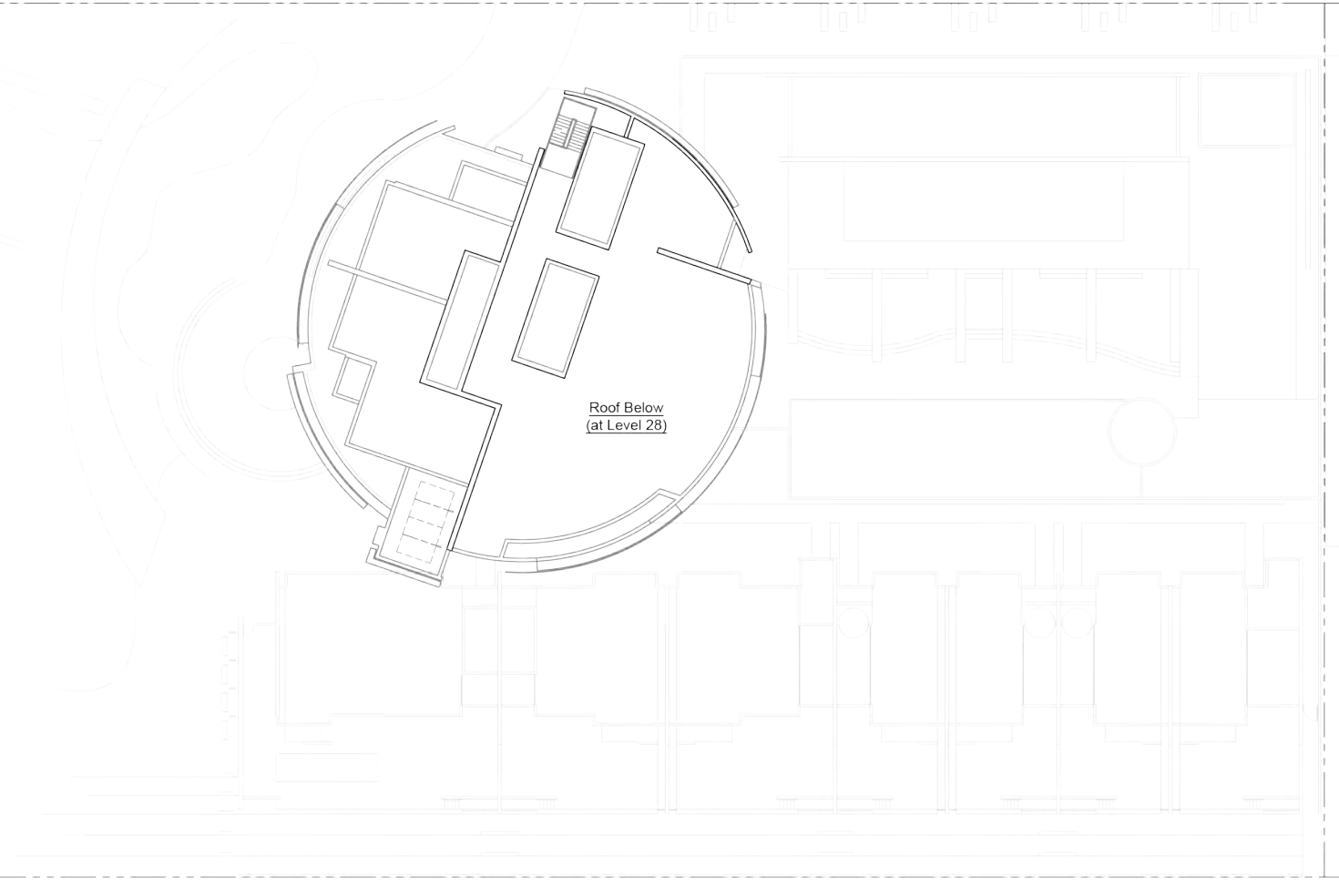


Area Tabulations						
	Ewa Bldg		Diamond Head Bldg.		Total	
	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)
Amenity	0	0	0	0	0	0
Lobby	0	0	0	0	0	0
Commercial	0	0	0	0	0	0
Residential	6,617	6,617	0	0	6,617	6,617
Terrace/Lanai	806	806	0	0	806	806
Management	0	0	0	0	0	0
BOH	113	113	0	0	113	113
Core & Circulation	1,364	1,364	0	0	1,364	1,364
Elevator & Stair	757	757	0	0	757	757
Loading Dock	0	0	0	0	0	0
MEP	180	180	0	0	180	180
Parking	0	0	0	0	0	0
Storage	0	0	0	0	0	0
Subtotal	9,837	9,837	0	0	9,837	9,837
Unit Count	2		0		2	

Color Legend:

Amenity (Interior)	BOH
Amenity (Exterior)	Core & Circulation
Lobby	Elevator & Stair
Commercial	Loading Dock
Residential	MEP
Terrace/Lanai	Parking
Management	Storage

* These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.



Area Tabulations						
	Ewa Bldg		Diamond Head Bldg.		Total	
	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)
Amenity	0	0	0	0	0	0
Lobby	0	0	0	0	0	0
Commercial	0	0	0	0	0	0
Residential	5,682	5,682	0	0	5,682	5,682
Terrace/Lanai	3,699	0	0	0	3,699	0
Management	0	0	0	0	0	0
BOH	113	113	0	0	113	113
Core & Circulation	246	246	0	0	246	246
Elevator & Stair	757	757	0	0	757	757
Loading Dock	0	0	0	0	0	0
MEP	101	101	0	0	101	101
Parking	0	0	0	0	0	0
Storage	0	0	0	0	0	0
Subtotal	10,598	6,899	0	0	10,598	6,899
Unit Count	1		0		1	

- Color Legend:**
- Amenity (Interior)
 - Amenity (Exterior)
 - Lobby
 - Commercial
 - Residential
 - Terrace/Lanai
 - Management
 - BOH
 - Core & Circulation
 - Elevator & Stair
 - Loading Dock
 - MEP
 - Parking
 - Storage

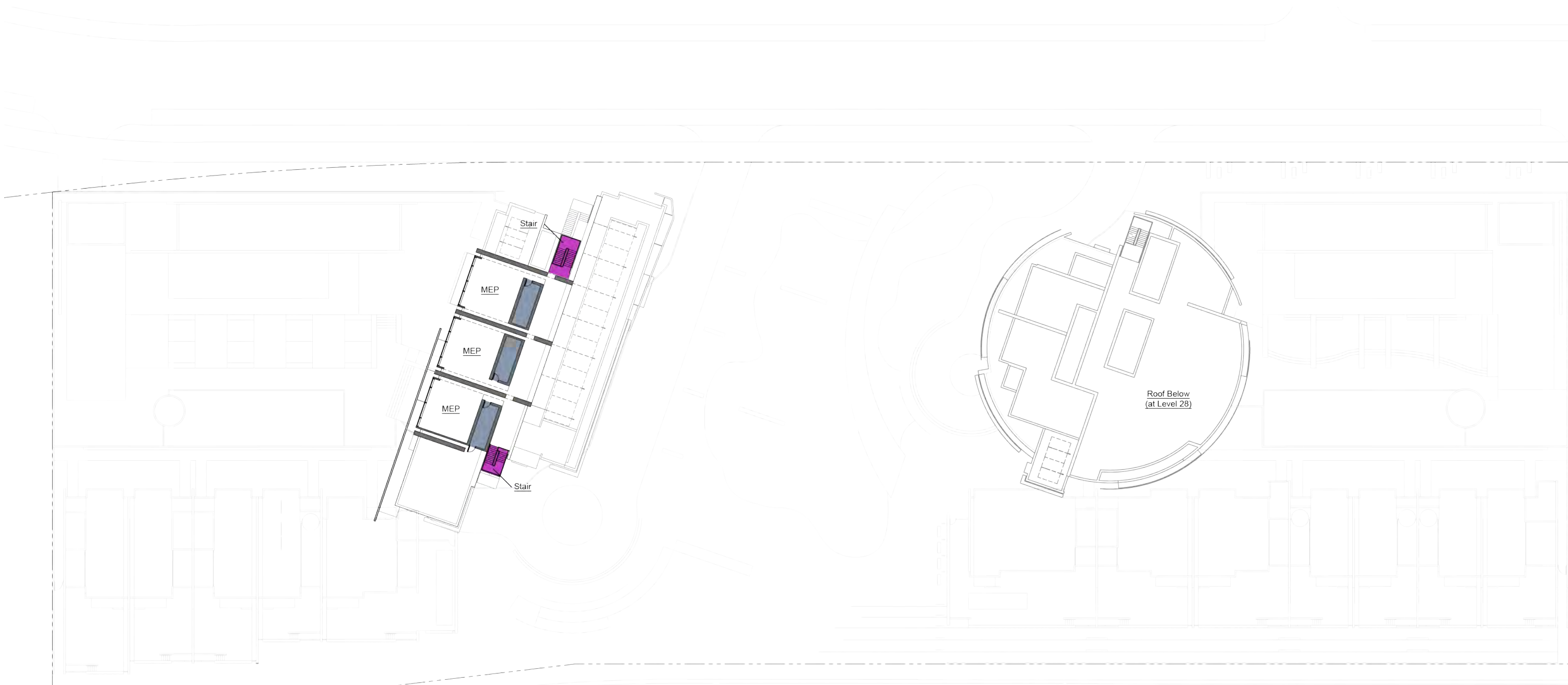
* These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.



Area Tabulations						
	Ewa Bldg		Diamond Head Bldg.		Total	
	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)
Amenity	0	0	0	0	0	0
Lobby	0	0	0	0	0	0
Commercial	0	0	0	0	0	0
Residential	5,016	5,016	0	0	5,016	5,016
Terrace/Lanai	324	0	0	0	324	0
Management	0	0	0	0	0	0
BOH	119	119	0	0	119	119
Core & Circulation	0	0	0	0	0	0
Elevator & Stair	564	564	0	0	564	564
Loading Dock	0	0	0	0	0	0
MEP	109	109	0	0	109	109
Parking	0	0	0	0	0	0
Storage	0	0	0	0	0	0
Subtotal	6,132	5,808	0	0	6,132	5,808
Unit Count	0		0		0	

- Color Legend:**
- Amenity (Interior)
 - Amenity (Exterior)
 - Lobby
 - Commercial
 - Residential
 - Terrace/Lanai
 - Management
 - BOH
 - Core & Circulation
 - Elevator & Stair
 - Loading Dock
 - MEP
 - Parking
 - Storage

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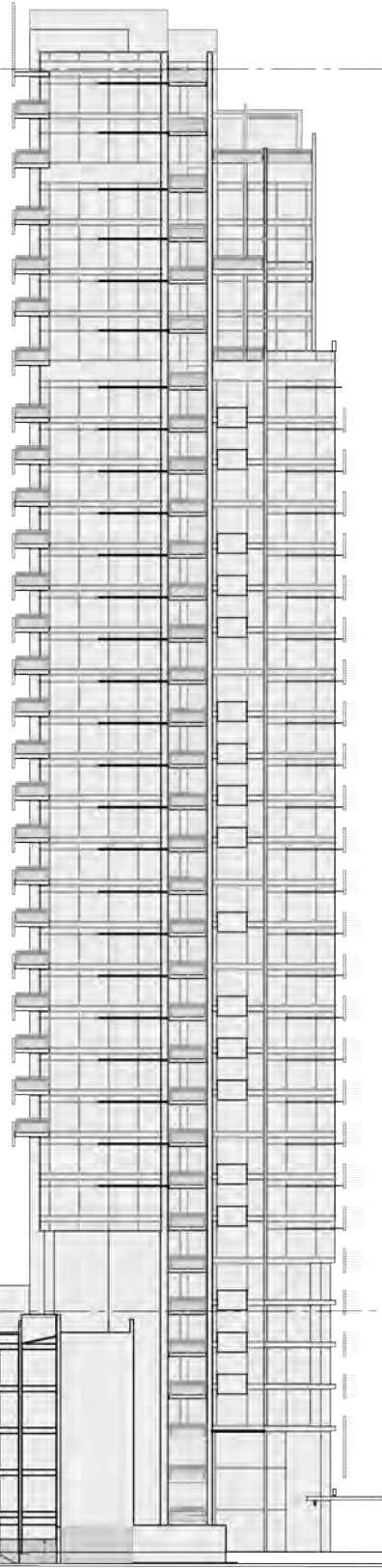
Area Tabulations						
	Ewa Bldg		Diamond Head Bldg.		Total	
	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)	Area (sf)	Attributed to FAR (sf)
Amenity	0	0	0	0	0	0
Lobby	0	0	0	0	0	0
Commercial	0	0	0	0	0	0
Residential	0	0	0	0	0	0
Terrace/Lanai	0	0	0	0	0	0
Management	0	0	0	0	0	0
BOH	0	0	0	0	0	0
Core & Circulation	0	0	0	0	0	0
Elevator & Stair	343	343	0	0	343	343
Loading Dock	0	0	0	0	0	0
MEP	759	0	0	0	759	0
Parking	0	0	0	0	0	0
Storage	0	0	0	0	0	0
Subtotal	1,102	343	0	0	1,102	343
Unit Count	0		0		0	

Color Legend:

- Amenity (Interior)
- Amenity (Exterior)
- Lobby
- Commercial
- Residential
- Terrace/Lanai
- Management
- BOH
- Core & Circulation
- Elevator & Stair
- Loading Dock
- MEP
- Parking
- Storage

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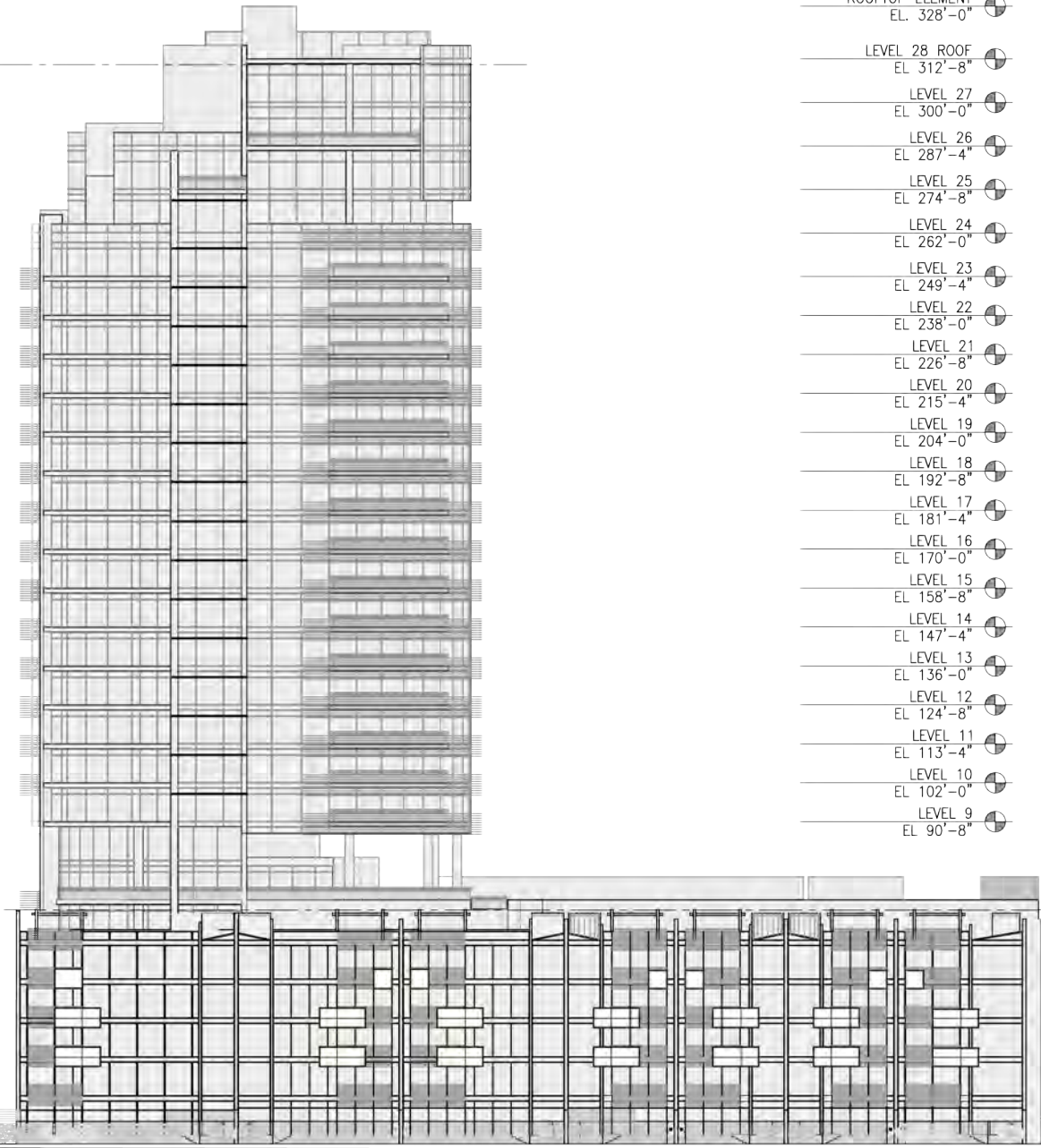
- ROOFTOP ELEMENT
EL. 416'-0"
- HEIGHT LIMIT (TOP OF STRUCT SLAB)
EL. 400'-0"
- LEVEL 34
- LEVEL 33
- LEVEL 32
- LEVEL 31
- LEVEL 30
- LEVEL 29
EL. 321'-4"
- LEVEL 28
- LEVEL 27
- LEVEL 26
- LEVEL 25
- LEVEL 24
- LEVEL 23
- LEVEL 22
- LEVEL 21
- LEVEL 20
- LEVEL 19
- LEVEL 18
- LEVEL 17
- LEVEL 16
- LEVEL 15
- LEVEL 14
- LEVEL 13
- LEVEL 12
- LEVEL 11
- LEVEL 10
- LEVEL 9
- LEVEL 8
- LEVEL 7
EL. +68'-0"
- LEVEL 6
- LEVEL 5
- LEVEL 4
- LEVEL 3
- LEVEL 2
- GROUND LEVEL
EL. +0'-0"



TOP OF STRUCT SLAB
EL. 311'-0"

** Note: No building wall shall contain a reflective surface for more than 30% of the wall's area.*

TOP OF STRUCT SLAB
EL. 65'-0"



ROOFTOP ELEMENT
EL. 328'-0"

LEVEL 28 ROOF
EL. 312'-8"

LEVEL 27
EL. 300'-0"

LEVEL 26
EL. 287'-4"

LEVEL 25
EL. 274'-8"

LEVEL 24
EL. 262'-0"

LEVEL 23
EL. 249'-4"

LEVEL 22
EL. 238'-0"

LEVEL 21
EL. 226'-8"

LEVEL 20
EL. 215'-4"

LEVEL 19
EL. 204'-0"

LEVEL 18
EL. 192'-8"

LEVEL 17
EL. 181'-4"

LEVEL 16
EL. 170'-0"

LEVEL 15
EL. 158'-8"

LEVEL 14
EL. 147'-4"

LEVEL 13
EL. 136'-0"

LEVEL 12
EL. 124'-8"

LEVEL 11
EL. 113'-4"

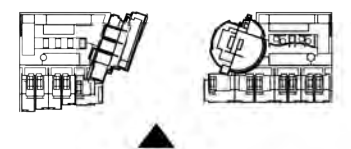
LEVEL 10
EL. 102'-0"

LEVEL 9
EL. 90'-8"

(3.75 MSL)

(4.20 MSL)

APPROXIMATE LOCATION OF EXISTING GRADE TO BE
RAISED DUE TO FLOOD ELEVATIONS



** Project elevations (not MSL elevations) shown for clarity.*

** These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.*

HCDA PLANNED DEVELOPMENT PERMIT APPLICATION

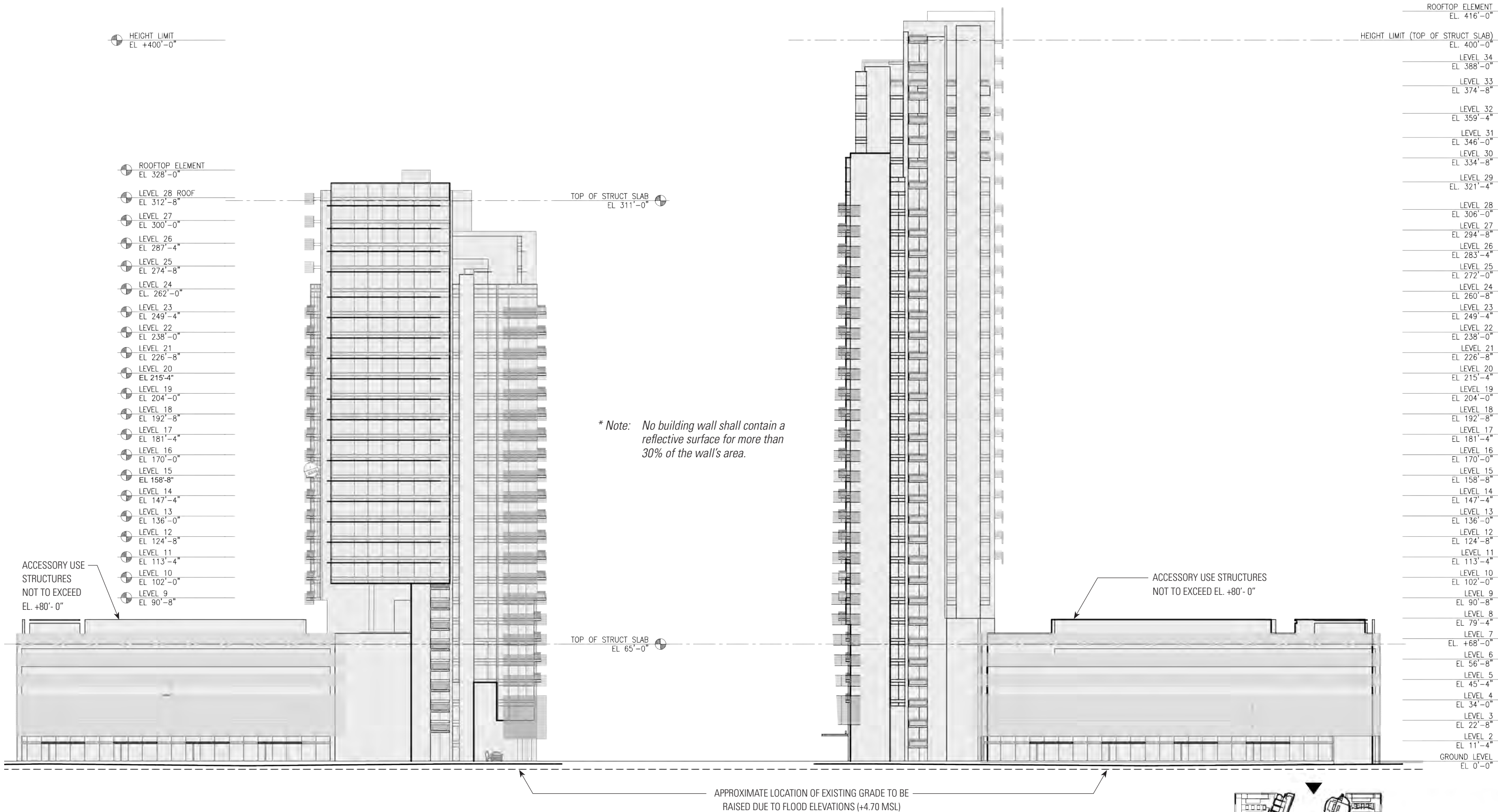
WARD VILLAGE
LAND BLOCK 2, PROJECT 2

Ala Moana Boulevard Elevation

Section 3.C.1
Ala Moana Blvd. Elevation

0 10 25 50

PAGE 47



* Project elevations (not MSL elevations) shown for clarity.
* These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.



EWA BUILDING

* Note: No building wall shall contain a reflective surface for more than 30% of the wall's area.

AUAHI STREET

PLATFORM

TOWNHOMES

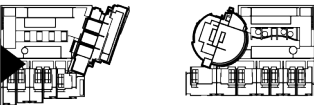
ALA MOANA BLVD.

ROOFTOP ELEMENT	EL. 416'-0"
HEIGHT LIMIT (TOP OF STRUCT. SLAB)	EL. 400'-0"
LEVEL 34	EL. 388'-0"
LEVEL 33	EL. 374'-8"
LEVEL 32	EL. 359'-4"
LEVEL 31	EL. 346'-0"
LEVEL 30	EL. 334'-8"
LEVEL 29	EL. 321'-4"
LEVEL 28	EL. 306'-0"
LEVEL 27	EL. 294'-8"
LEVEL 26	EL. 283'-4"
LEVEL 25	EL. 272'-0"
LEVEL 24	EL. 260'-8"
LEVEL 23	EL. 249'-4"
LEVEL 22	EL. 238'-0"
LEVEL 21	EL. 226'-8"
LEVEL 20	EL. 215'-4"
LEVEL 19	EL. 204'-0"
LEVEL 18	EL. 192'-8"
LEVEL 17	EL. 181'-4"
LEVEL 16	EL. 170'-0"
LEVEL 15	EL. 158'-8"
LEVEL 14	EL. 147'-4"
LEVEL 13	EL. 136'-0"
LEVEL 12	EL. 124'-8"
LEVEL 11	EL. 113'-4"
LEVEL 10	EL. 102'-0"
LEVEL 9	EL. 90'-8"
LEVEL 8	EL. 79'-4"
LEVEL 7	EL. +68'-0"
LEVEL 6	EL. 56'-8"
LEVEL 5	EL. 45'-4"
LEVEL 4	EL. 34'-0"
LEVEL 3	EL. 22'-8"
LEVEL 2	EL. 11'-4"
GROUND LEVEL	EL. 0'-0"

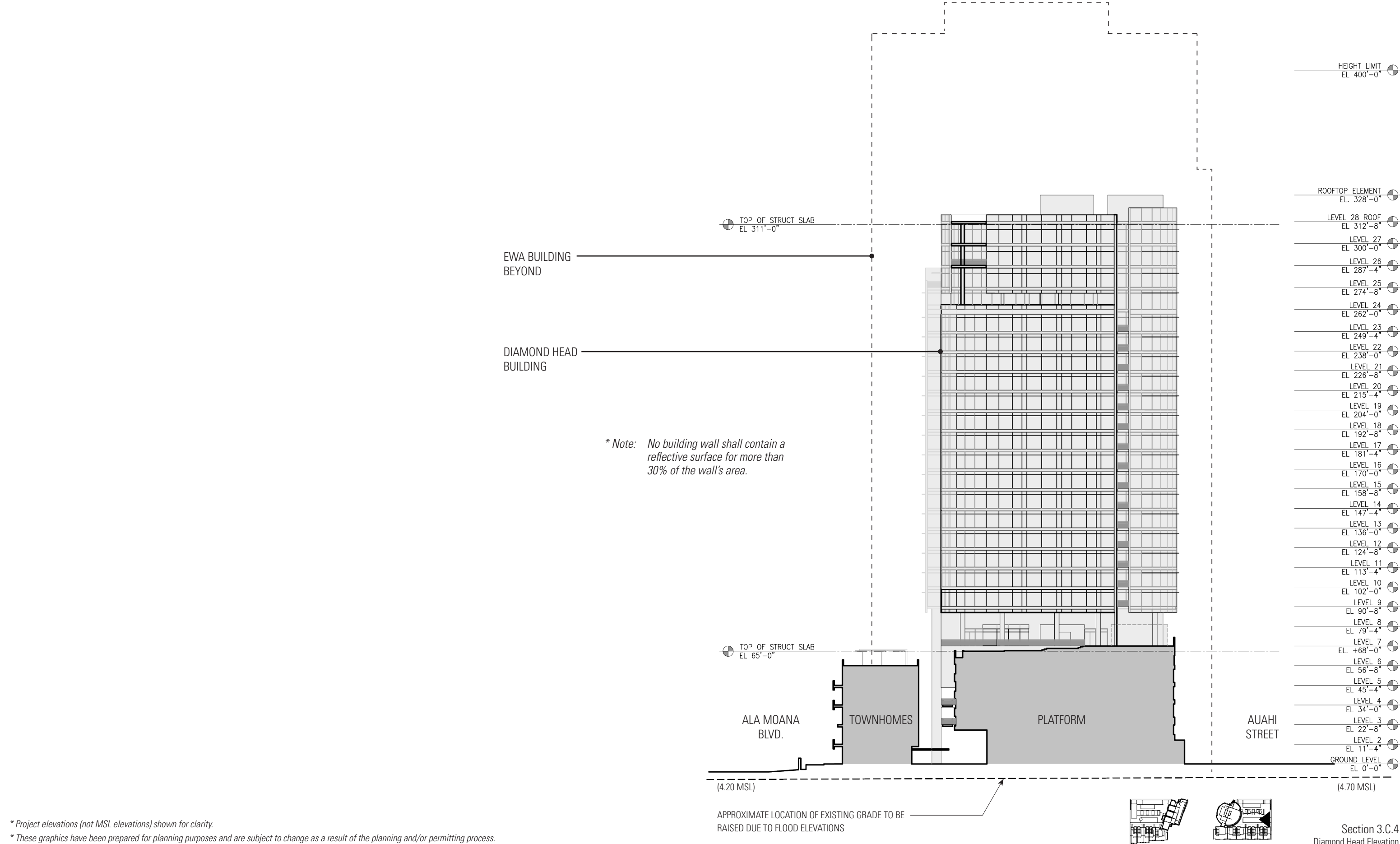
(4.70 MSL)

(3.75 MSL)

APPROXIMATE LOCATION OF EXISTING GRADE TO BE
RAISED DUE TO FLOOD ELEVATIONS



* Project elevations (not MSL elevations) shown for clarity.
* These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.



* Project elevations (not MSL elevations) shown for clarity.
* These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.

ROOFTOP ELEMENT
EL. 416'-0"

LEVEL 35 — TOP OF STRUCT. SLAB
EL. 400'-0"

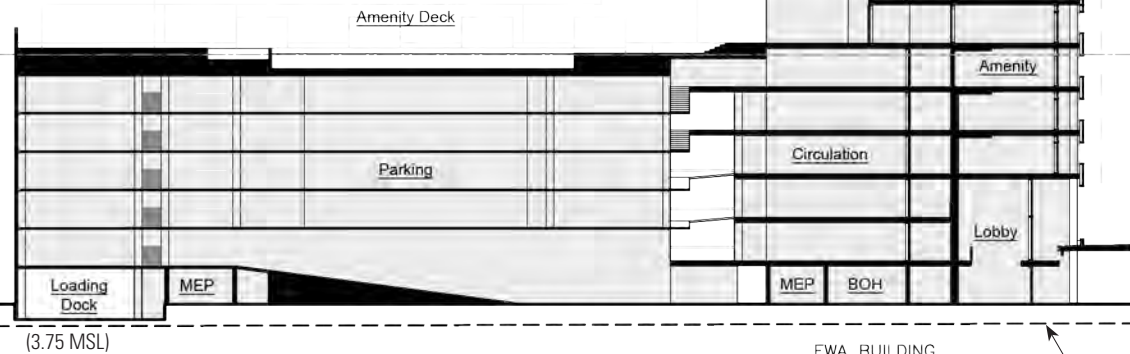
HEIGHT LIMIT
EL. 400'-0"

HEIGHT LIMIT
EL. +400'-0"

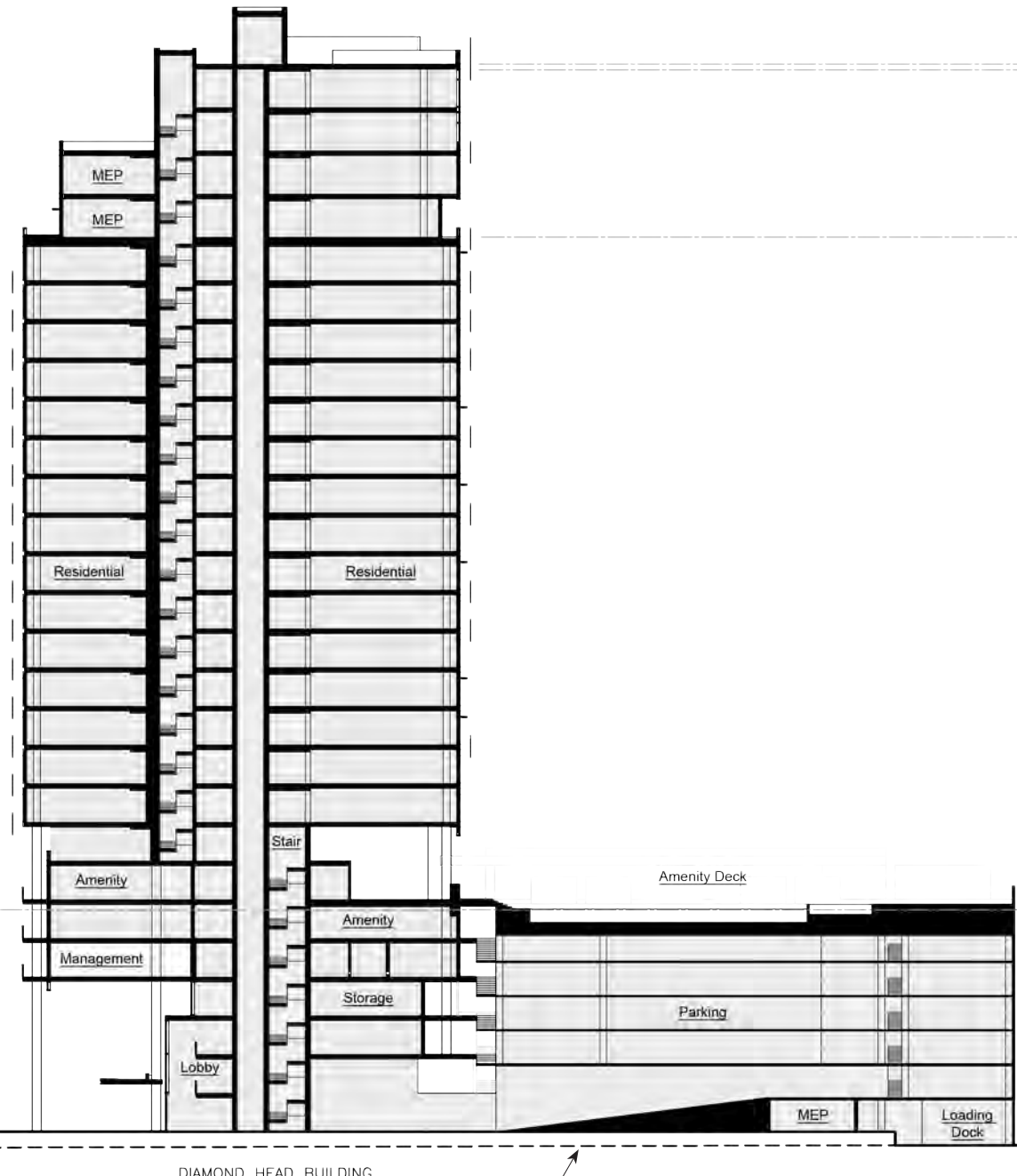
LEVEL 29
EL. 321'-4"

ROOFTOP ELEMENT
EL. 328'-0"
LEVEL 28 —
TOP OF STRUCT. SLAB
EL. 311'-0"

LEVEL 24
EL. 262'-0"



EWA BUILDING



DIAMOND HEAD BUILDING

TOP OF STRUCT. SLAB
EL. 65'-0"

LEVEL 7 —
TOP OF STRUCT. SLAB
EL. +65'-0"

GROUND LEVEL
EL. +0'-0"
(4.20 MSL)

APPROXIMATE LOCATION OF EXISTING GRADE TO BE
RAISED DUE TO FLOOD ELEVATIONS

* Project elevations (not MSL elevations) shown for clarity.

* These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.

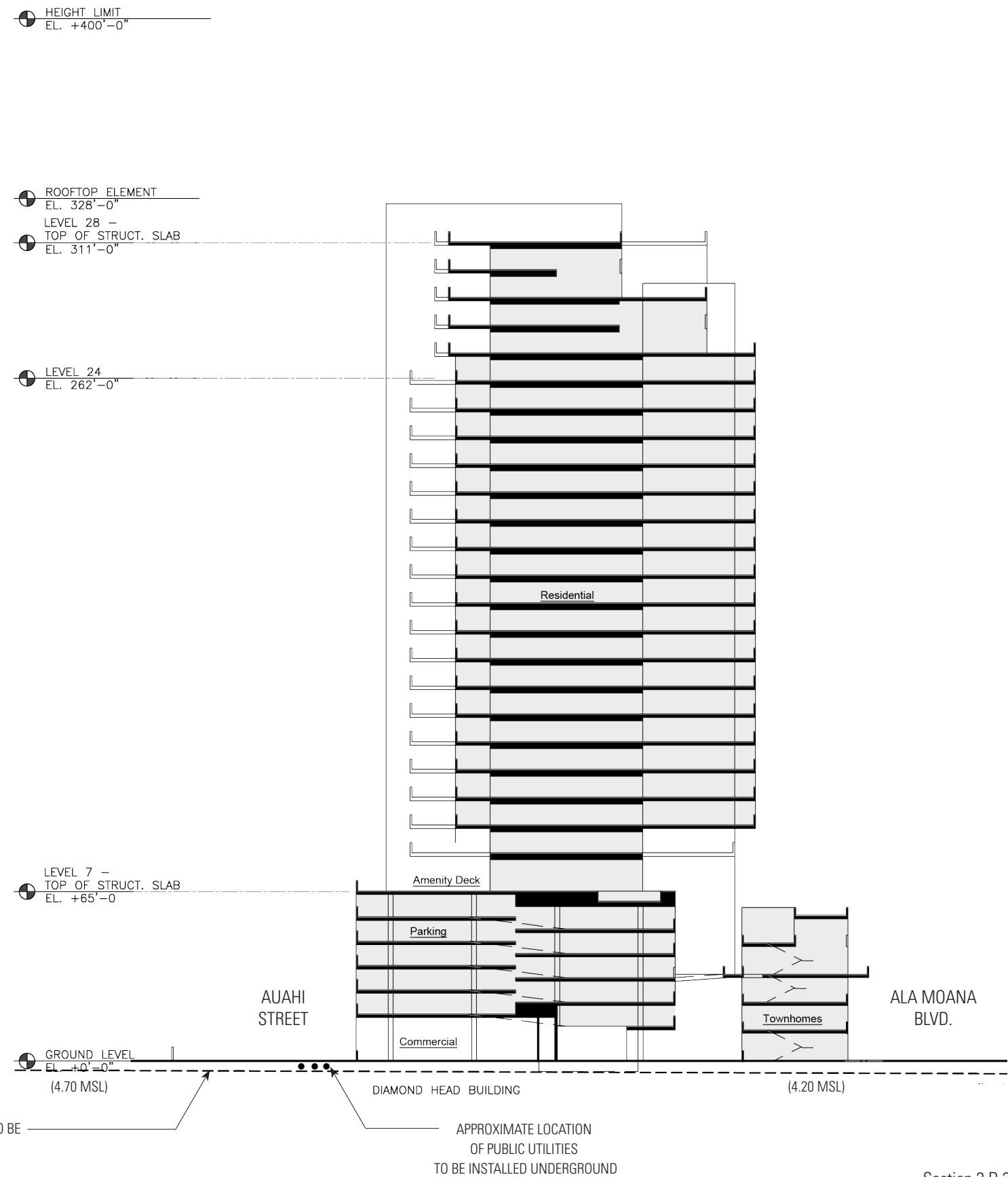
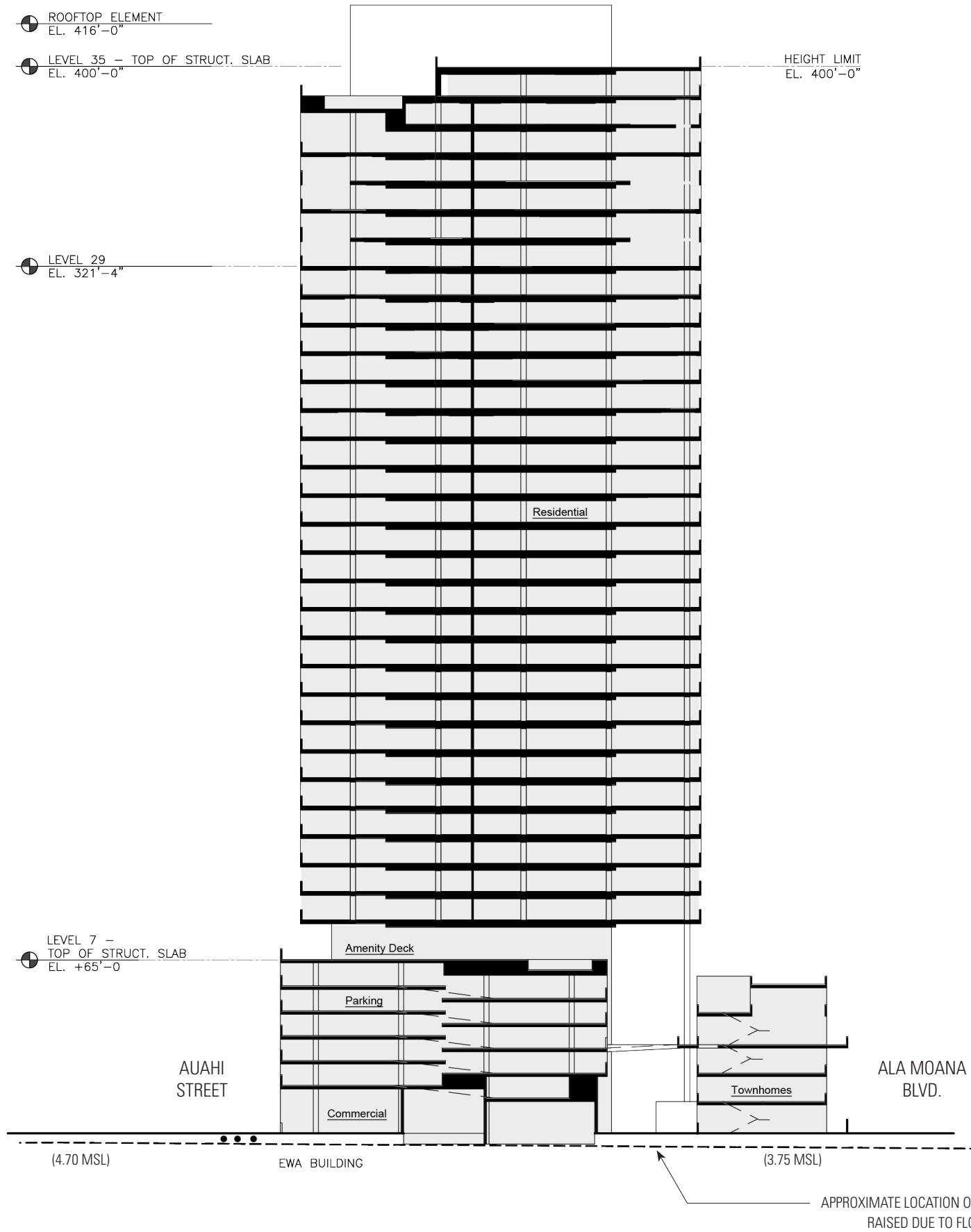
HCDA PLANNED DEVELOPMENT PERMIT APPLICATION

WARD VILLAGE
LAND BLOCK 2, PROJECT 2

Longitudinal Section



Section 3.D.1
Longitudinal Section



* Project elevations (not MSL elevations) shown for clarity.

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HCDA PLANNED DEVELOPMENT PERMIT APPLICATION

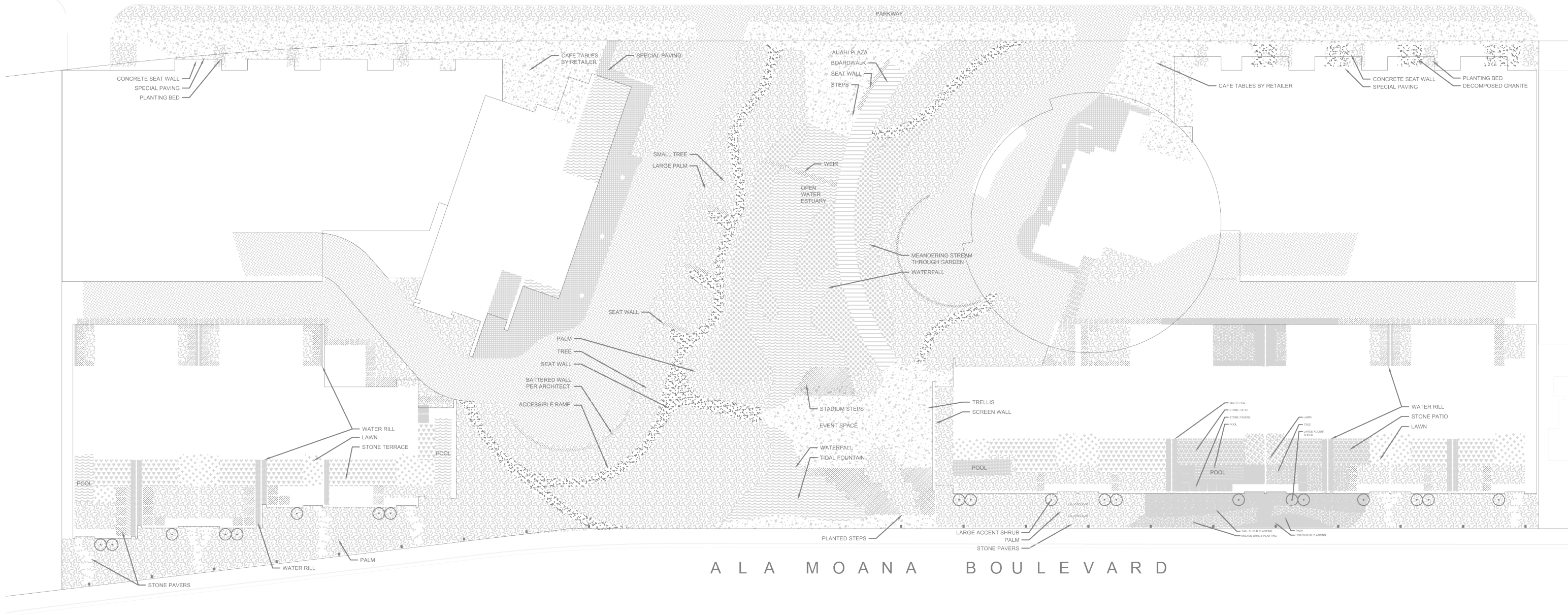
WARD VILLAGE
LAND BLOCK 2, PROJECT 2

Transverse Section



Section 3.D.2
Transverse Section

A U A H I S T R E E T

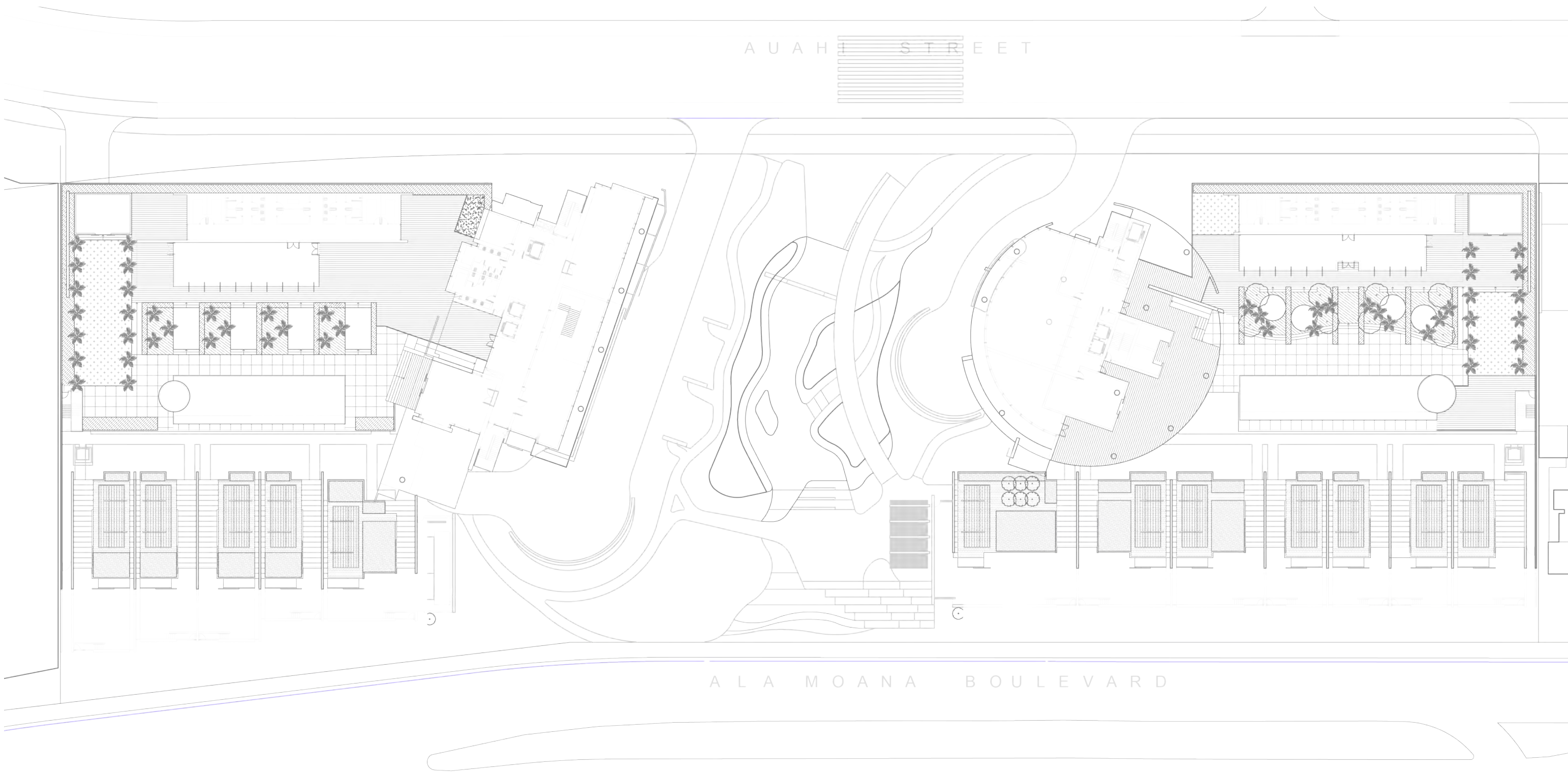


A L A M O A N A B O U L E V A R D

LEGEND

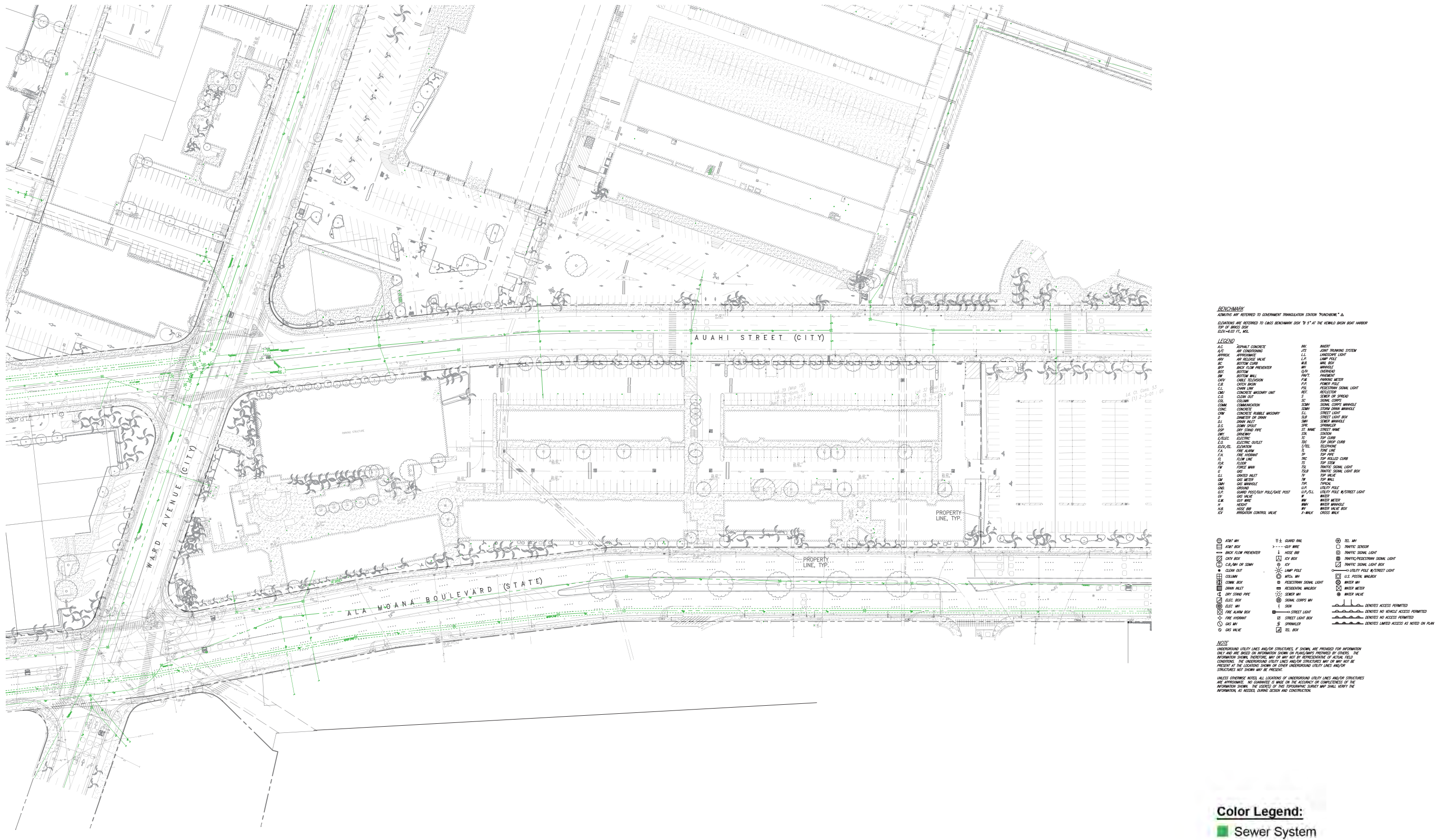
	BLACK BASALT COBBLESTONE		STONE PATIO
	CONCRETE		SHRUB PLANTING AREA
	SPECIAL PAVING		LAWN
	TRAVERTINE STONE		SUBMERGED PLANTING AREA
	CONCRETE PLANK BOARDWALK		WATER FEATURE/ POOL
	DECOMPOSED GRANITE		

* These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.

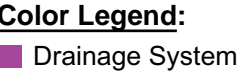


LEGEND			
	SPECIAL PAVING A		LAWN
	SPECIAL PAVING B		HEDGE PLANTING
	SPECIAL PAVING C		EXTENSIVE GREEN ROOF
	SHRUB PLANTING AREA		SAND

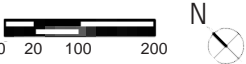
* These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.

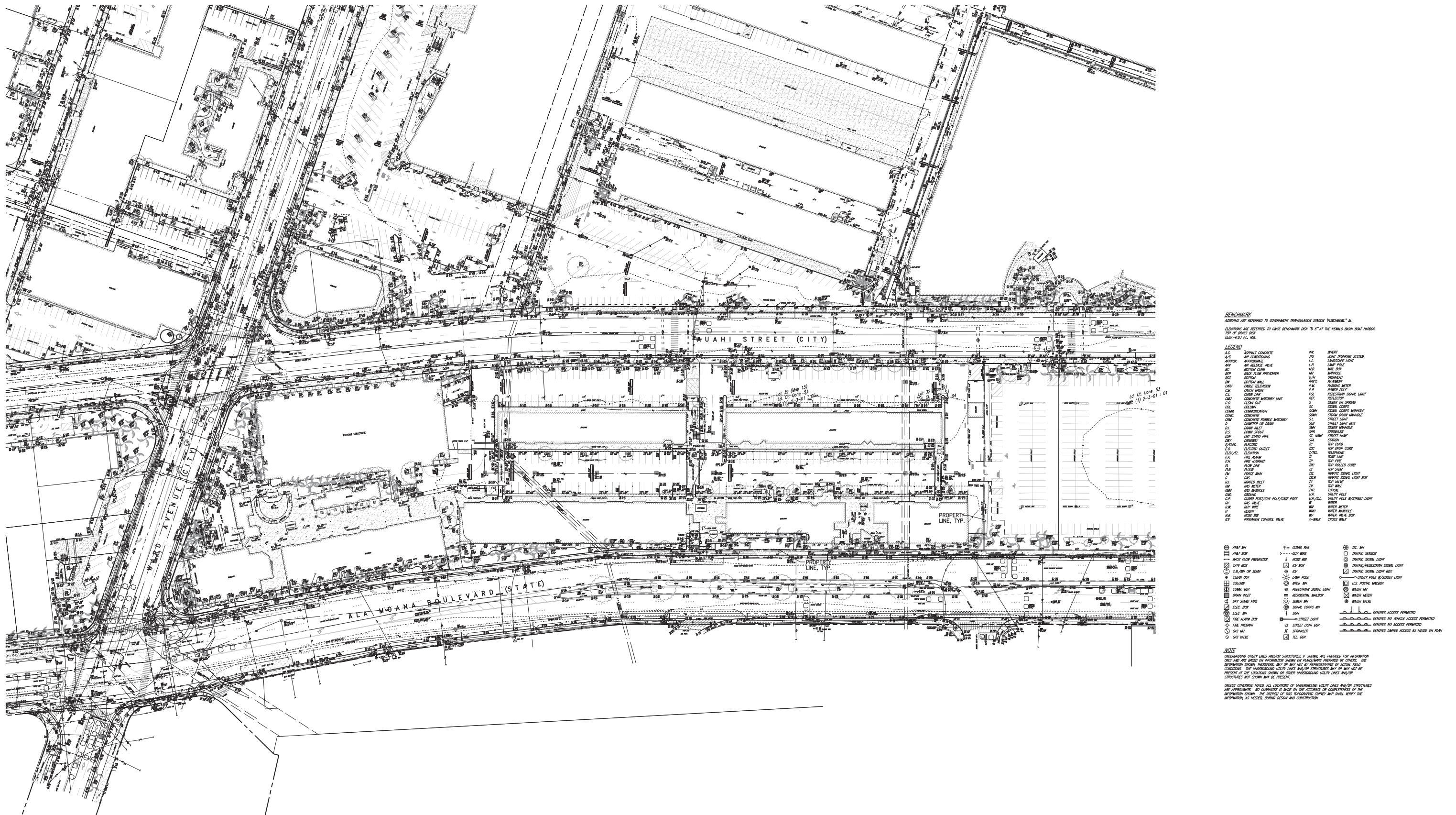


** These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.*



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** These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.*

HCDA PLANNED DEVELOPMENT PERMIT APPLICATION

WARD VILLAGE
LAND BLOCK 2, PROJECT 2

Topography

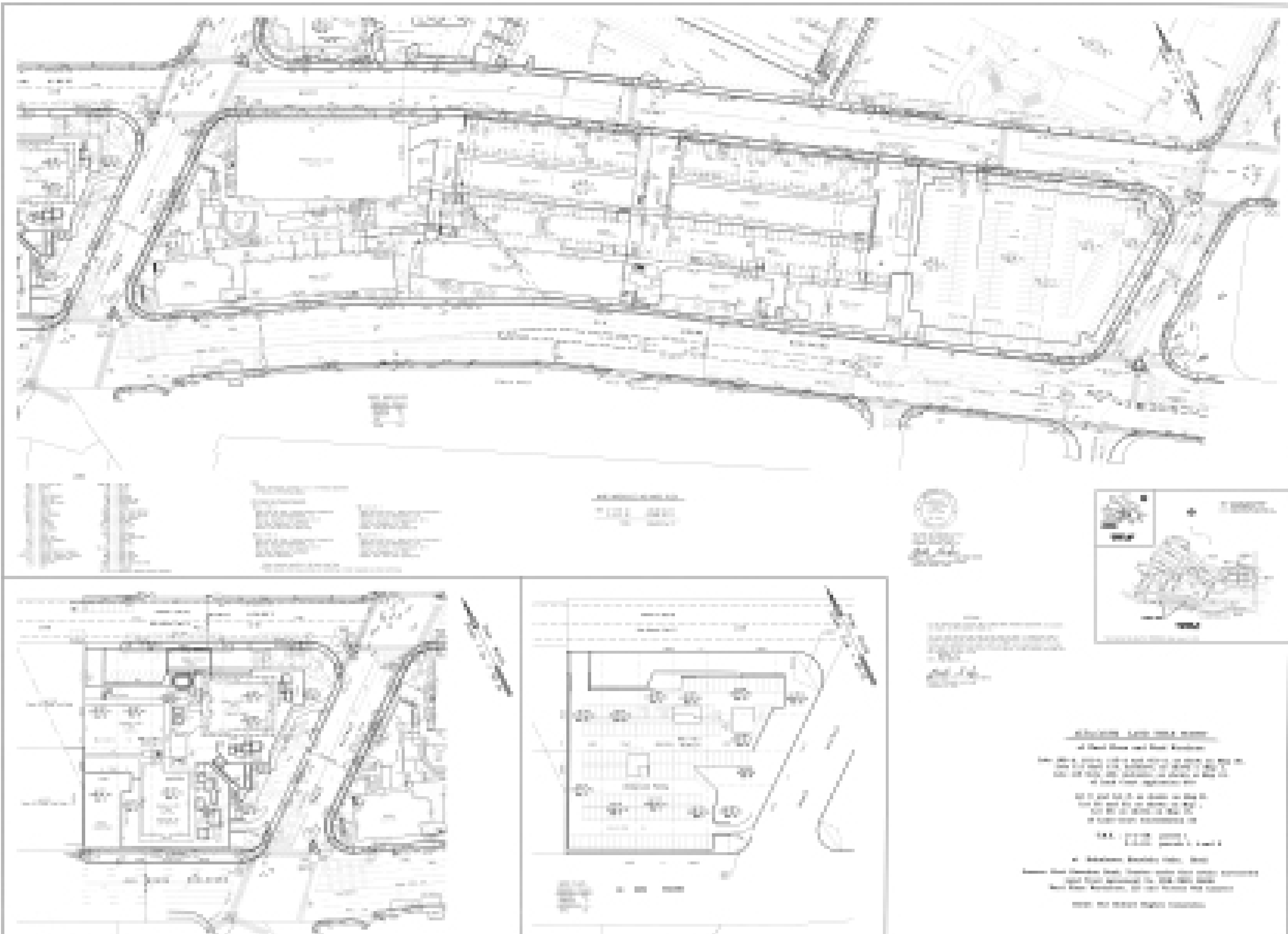




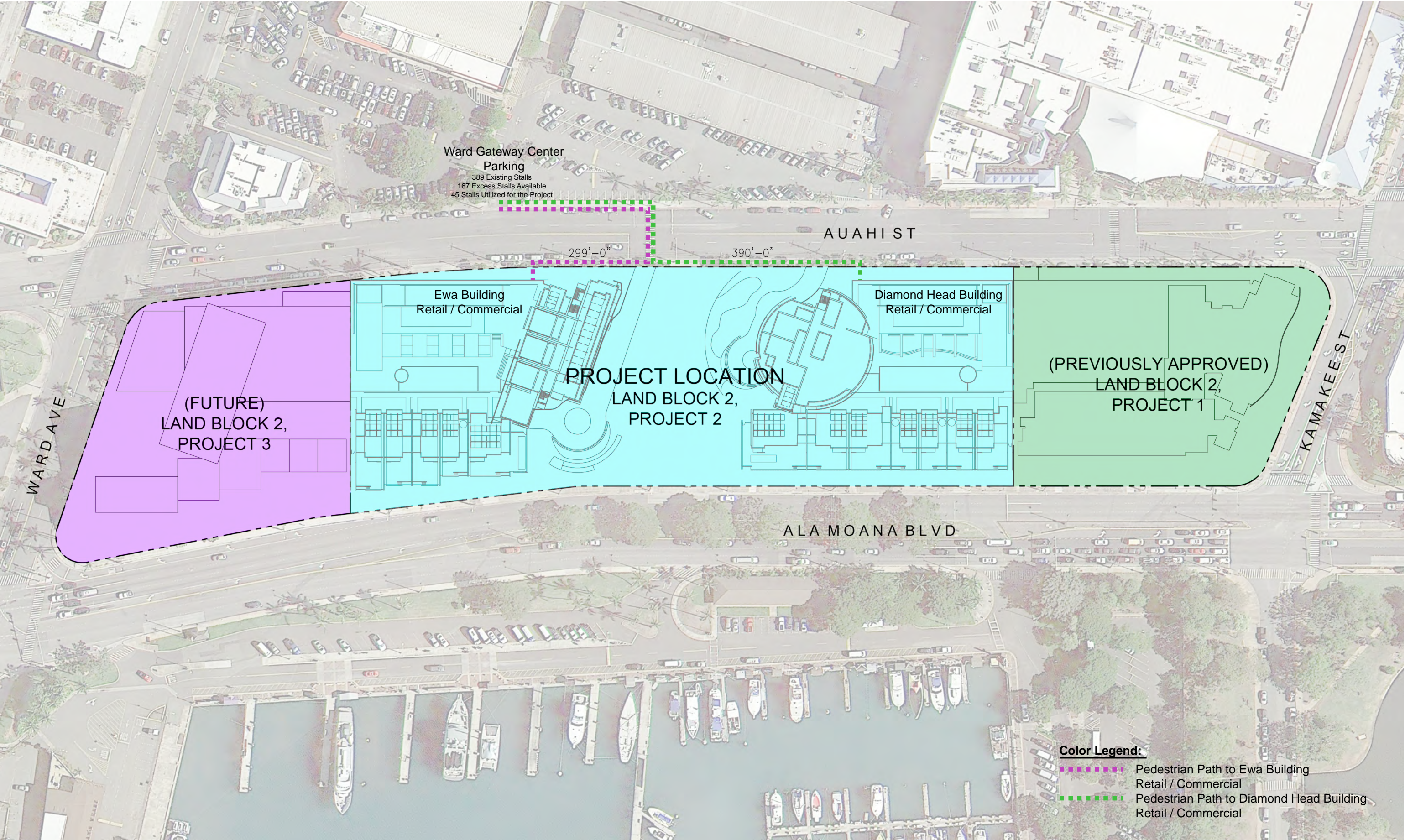
- Color Legend:**
- VE Zone: Flood insurance rate zone that corresponds to the 100-year coastal floodplains that have additional hazards associated with storm waves. Whole-foot base flood elevations derived from the detailed hydraulic analyses are shown at selected intervals within this zone.
 - AE Zone: Flood insurance rate zone that corresponds to the 100-year floodplains that are determined in the FIS by detailed methods. In most instances, whole-foot base flood elevations derived from the detailed hydraulic analyses are shown at selected intervals within this zone.
 - X Zone: Area determined to be outside of the 0.2% annual chance floodplain. No base flood elevations or depths are shown within this zones.

** Note: The proposed finish floor elevation at Level 1 is +9.50 above MSL. Refer to section 3. Architectural Drawings for sections and elevations showing the building's relationship to existing MSL elevations.*

* These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.



* These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.



* These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.

5.A Recorded Joint Development Agreement

LAND COURT SYSTEM	REGULAR SYSTEM
AFTER RECORDATION, RETURN BY MAIL () PICK UP (x)	
To: J. Douglas Ing Watanabe Ing LLP 999 Bishop Street, 23rd Floor Honolulu, HI 96813	
Tax Map Key Nos. (1) 2-3-1: 1, 4, 5	Total Pages: 12
Title of Document: Joint Development Agreement for Land Block 2 of the Ward Master Plan	
Declarants: Victoria Ward, Limited 1240 Ala Moana Boulevard, Suite 200 Honolulu, Hawaii 96814 First Hawaiian Bank, Trustee under Land Trust No. 200601, dated 9/20/06 999 Bishop Street Honolulu, Hawaii 96813	

JOINT DEVELOPMENT AGREEMENT
FOR LAND BLOCK 2 OF THE WARD MASTER PLAN

THIS JOINT DEVELOPMENT AGREEMENT FOR LAND BLOCK 2 OF THE WARD MASTER PLAN (“Agreement”) is made this 26 day of February, 2014 by **VICTORIA WARD, LIMITED**, a Delaware corporation, whose post office address is 1240 Ala Moana Boulevard, Suite 200, Honolulu, Hawaii 96814 (“VWL”) and **FIRST HAWAIIAN BANK**, a Hawaii corporation, Trustee under that certain unrecorded Land Trust Agreement No. FHB-TRES 200601, dated September 20, 2006, whose address is 999 Bishop Street, Suite 900, Honolulu, Hawaii 96813 (“FHB Land Trust”) (VWL and FHB Land Trust are together referred to herein as the “Declarants” and individually as a “Declarant”).

WITNESSETH:

WHEREAS, pursuant to that certain Deed with Reservation of Easements and Other Rights recorded in the Bureau of Conveyances as Document No. A-50040796 (“Deed”), VWL has the right to enter into this Agreement for those certain parcels of land described in Exhibit “A” attached hereto and made a part hereof (hereinafter, collectively referred to as “VWL Land Block 2 Parcels”);

WHEREAS, FHB Land Trust is the fee simple owner of the parcel of land described in Exhibit “B” attached hereto and made a part hereof (hereinafter, collectively referred to as “FHB Land Block 2 Parcel”) (the VWL Land Block 2 Parcels and the FHB Land Block 2 Parcel are together referred to as “Land Block 2”);

WHEREAS, Land Block 2 is part of the Ward Master Plan (PL MASP 13.1.3) (“Master Plan”) approved by the Hawaii Community Development Authority (“HCDA”) on January 14, 2009;

WHEREAS, on August 21, 2013, HCDA approved Planned Development Permit No. KAK 13-036 to develop the first project on Land Block 2 under the Master Plan, requiring, among other things, that a joint development agreement be executed for Land Block 2;

NOW, THEREFORE, in consideration of the recitals set forth above and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarants hereby covenant and make the following declarations:

1. This Agreement is made pursuant to and in compliance with Hawaii Administrative Rules (“HAR”) §15-22-80 relating to the joint development of two (2) or more adjacent lots, or lots directly facing each other but separated by a street;
2. Each Declarant agrees to develop the portion of Land Block 2 owned by such Declarant in accordance with the Master Plan, this Agreement, all applicable development permit approvals for Land Block 2, and all applicable vested zoning regulations, such that Land Block 2 constitutes one “development lot” under HAR §§15-22-80 and 15-22-203 for purposes of the Mauka Area Rules;
3. Each Declarant agrees to file copies of this Agreement each time it files an application for a building permit for any structure within Land Block 2;

4. Failure to develop substantially in accordance with this Agreement and any applicable vested zoning regulations shall constitute grounds for HCDA to revoke or suspend any development permits issued for Land Block 2 in addition to other remedies available to HCDA.

5. This Agreement shall not be terminated, extinguished, amended, or canceled without the express written approval of the Executive Director of HCDA, which shall not be unreasonably withheld, and without reasonable notice to the City and County of Honolulu Department of Planning and Permitting;

6. This Agreement shall be governed by and construed in accordance with the laws of the State of Hawaii;

7. This Agreement shall run with the land and shall bind, inure to the benefit of, and constitute notice to the respective successors, grantees, assignees, mortgagees, and lienors of the Parties, and any other person who claims an interest in Land Block 2; provided, however, that notwithstanding any conveyance of any interest in fee, leasehold or otherwise in Land Block 2, FHB hereby grants to VWL, and VWL reserves unto itself, its designees and assigns, the right to enter into any amendment, termination or other modification of this Agreement (“Reserved Rights”) without the consent or joinder of any subsequent owner or holder of any interest in any portion of Block 2, unless and until, and only to the extent that VWL executes and records a written instrument expressly and specifically assigning its Reserved Rights to a party that acquires an interest in Land Block 2.

8. There are no intended third party beneficiaries with rights to enforce any provisions under this Agreement.

9. This Agreement shall be recorded in the Bureau of Conveyances of the State of Hawaii.

10. This Agreement is made by First Hawaiian Bank not personally or individually, but solely as trustee under the FHB Land Trust described above, and it is expressly understood and agreed by and between the parties hereto, anything in this Agreement to the contrary notwithstanding, that each and all of the covenants, warranties, representations, and agreements of FHB Land Trust contained in this Agreement or in any amendments thereto, are made and intended not as personal covenants, warranties, representations, undertakings, and agreements of First Hawaiian Bank or any of its officers, agents, or employees, but this Agreement is made by First Hawaiian Bank solely as trustee under the FHB Land Trust and no personal liability or personal responsibility is assumed by, or shall at any time be asserted or enforced against First Hawaiian Bank, its officers, agents, or employees on account of any covenants, warranties, representations, undertakings, or agreements contained in this Agreement or in any amendments thereto, or otherwise, either express or implied, all such personal liability, if any, being hereby expressly waived and released; it being understood that VWL or anyone claiming by, through, or under VWL or claiming any rights under this Agreement or any


amendments thereto shall look solely to the trust property for the enforcement or collection of any such liability.

11. In accordance with the terms of this Agreement and the exception clause of section 560:7-306(a) of the HRS, as amended, any liability of First Hawaiian Bank which may arise as a result of First Hawaiian Bank accepting or approving this instrument is a liability of the trust estate established under the FHB Land Trust described above and not the personal liability of First Hawaiian Bank.

12. This Agreement may be signed in counterparts, each of which shall be deemed an original, and said counterparts shall constitute one and the same agreement, binding on all of the Parties hereto, notwithstanding that all of the Parties are not signatory to the original or the same counterparts.

IN WITNESS WHEREOF, Declarants have duly executed this Agreement effective as of the day and year first above written.

VICTORIA WARD, LIMITED

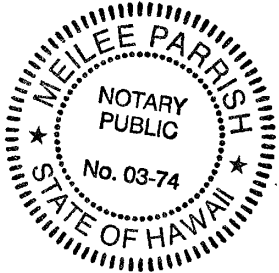

By: Nicholas Vanderboom
Its: Authorized Signatory


FIRST HAWAIIAN BANK, as Trustee aforesaid

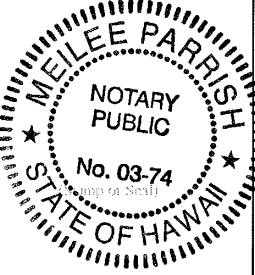


By: CECILY ANN CHING
Its: ASSISTANT VICE PRESIDENT

STATE OF HAWAI'I)
) ss.
CITY AND COUNTY OF HONOLULU)

On the 26th day of February, in the year 2014, before me, the undersigned, a Notary Public in and for said state, personally appeared NICHOLAS VANDERBOOM, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

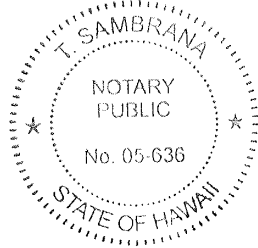



Print Name: Meilee Parrish
Notary Public, First Judicial Circuit
State of Hawai'i
My Commission Expires: February 9, 2015
My Commission Expires: _____

NOTARY CERTIFICATION (Hawaii Administrative Rules §5-11-8)	
Date of Document: <u>2/26/14</u>	# Pages: <u>11</u>
Name of Notary: <u>Meilee Parrish</u>	
Document Description: <u>Joint Development Agreement for Land Block 2 of the Ward Master Plan</u>	
 Notary Signature: <u>Meilee Parrish</u> Notary Public, First Judicial Circuit State of Hawaii My Commission Expires: February 9, 2015 Circuit, State of Hawaii	

STATE OF HAWAI'I)
) ss.
CITY AND COUNTY OF HONOLULU)

On the 28th day of February, in the year 2014, before me, the undersigned, a Notary Public in and for said state, personally appeared Cecily Ann Ching, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.



T. Sambrana
Print Name: T. SAMBRANA
Notary Public, First Circuit
State of Hawai'i

My Commission Expires: 11/13/2015

NOTARY CERTIFICATION (Hawaii Administrative Rules §5-11-8)	
Date of Document: <u>February 26, 2014</u>	# Pages: <u>11</u>
Name of Notary: T. SAMBRANA	
Document Description: Joint Development Agreement for Land Block 2 of the Ward Master Plan	
<u>T. Sambrana 2/28/14</u> Notary Signature Circuit, State of Hawaii	

Exhibit "A"

VWL Land Block 2 Parcels

ITEM I (Tax Key: (1) 2-3-001-001):-

-PARCEL FIRST:-

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,559, recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240644, described as follows:

LOT 33, BLOCK 1, area 25,000 square feet, more or less, as shown on Map 2, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Consolidation No. 53 of Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501-261.

-PARCEL SECOND:-

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 686,614, recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240651, described as follows:

LOT 6, area 24,287 square feet, more or less, as shown on Map 20, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Consolidation No. 53 of Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501-261.

-PARCEL THIRD:-

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 686,614, recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240651, described as follows:

LOT 8, area 7,159 square feet, more or less, as shown on Map 20, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Consolidation No. 53 of Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501-261.

Exhibit “B”

FHB Land Block 2 Parcel

ITEM II (Tax Key: (1) 2-3-001-004):-

All of that certain parcel of land situate at Kaakaukui, Kewalo and Kukuluaeo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,559, recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240644, described as follows:

LOT 32, BLOCK 1, area 25,000 square feet, more or less, as shown on Map 2, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Consolidation No. 53 of Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501-261.

(Tax Key: (1) 2-3-001-005):-

All of that certain parcel of and situate at Kaakaukui, Kewalo and Kukuluaeo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 825,276, recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240638, described as follows:

Lot 39, area 273,684.0 square feet, more or less, in Block 1, as shown on Map 15, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Consolidation No. 53 of Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501-261.

CONFIRMATION OF RESERVED RIGHTS

1118 ALA MOANA, LLC, a Delaware limited liability company, whose post office address is 1240 Ala Moana Boulevard, Suite 200, Honolulu, Hawaii 96814 ("Block C Owner"), hereby confirms the following:

- 1. This instrument is to be attached to the Joint Development Agreement for Land Block 2 of the Ward Master Plan ("LB2 JDA") entered into by Victoria Ward, Limited ("VWL") and First Hawaiian Bank, Trustee under that certain unrecorded Land Trust Agreement No. FHB-TRES 200601, dated September 20, 2006.
- 2. Pursuant to that certain Deed with Reservation of Easements and Other Rights recorded in the Bureau of Conveyances as Document No. A-50040796 ("Deed"), Block C Owner acquired fee title to the land described in Exhibit "A" attached to the LB2 JDA.
- 3. Pursuant to the Deed, VWL reserved "Development Related Rights" as described in the Deed, and the right to create, enter into, deliver and record new "Coordinated Development Instruments" as described in the Deed.
- 4. Block C Owner confirms that VWL holds the right to enter into the LB2 JDA pursuant to VWL's Development Related Rights and also pursuant to VWL's rights regarding Coordinated Development Instruments. Block C Owner further confirms that VWL holds the right to amend or modify the LB2 JDA in the future without Block C Owner's further assent, joinder or confirmation.

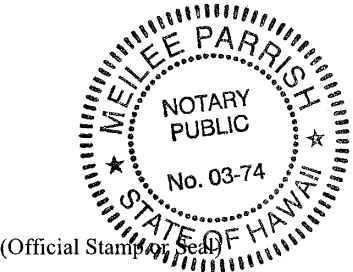
1118 ALA MOANA, LLC, a Delaware limited liability company

By Nicholas Vanderboom
Nicholas Vanderboom
Authorized Signatory

STATE OF HAWAII
CITY AND COUNTY OF HONOLULU

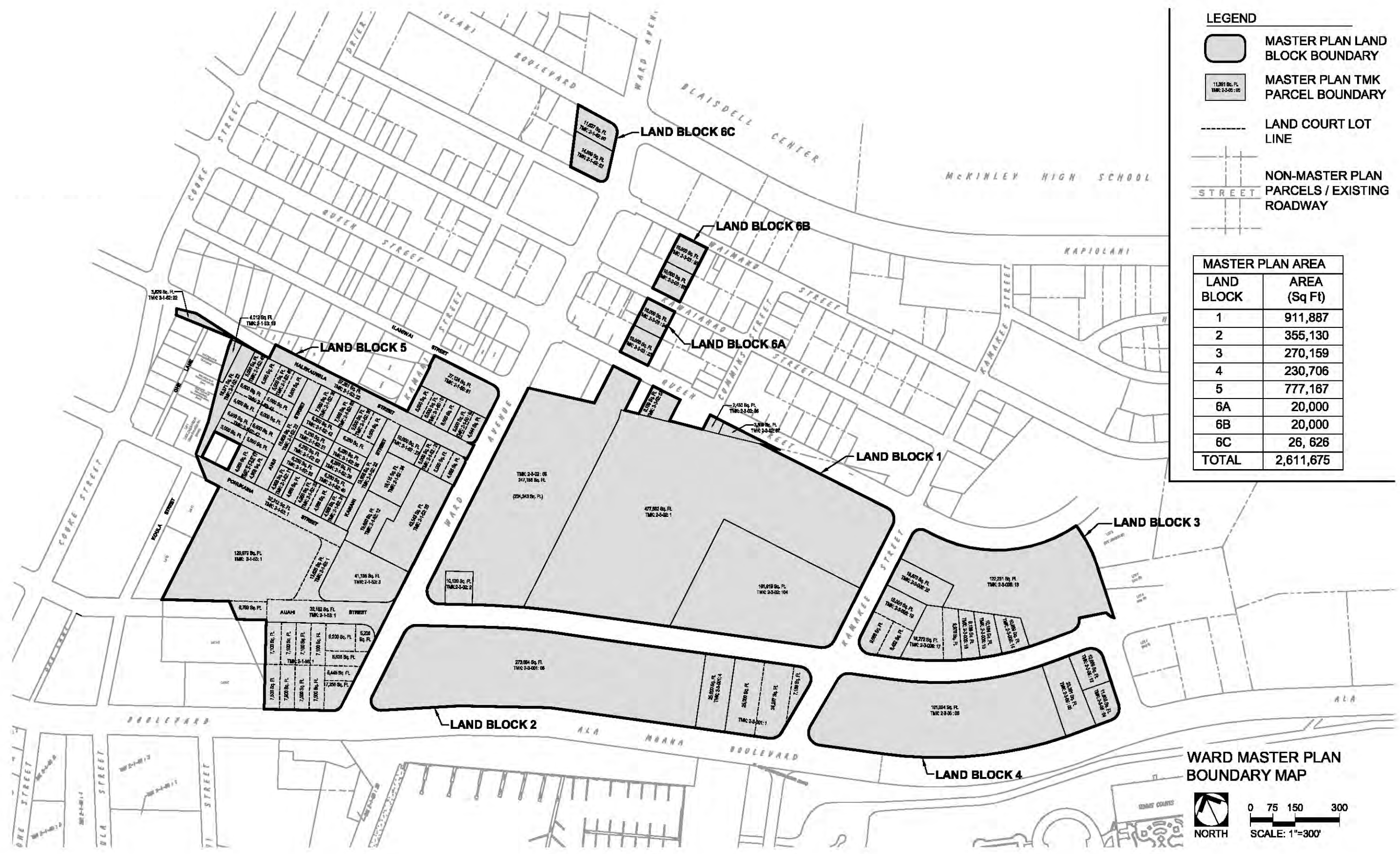
SS:

On this 26th day of February, 2014, before me appeared **NICHOLAS VANDERBOOM**, to me personally known, who, being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument as the free act and deed of such person(s), and if applicable, in the capacities shown, having been duly authorized to execute such instrument in such capacities.



Meilee Parrish
Print Name:
Notary Public, in and for said State
Meilee Parrish
Notary Public, First Judicial Circuit
State of Hawaii
My commission expires: **February 9, 2015**

NOTARY CERTIFICATION STATEMENT	
Document Identification or Description: DEED WITH RESERVATION OF EASEMENTS AND OTHER RIGHTS - Confirmation of Reserved Rights	
Document Date: <u>2/26/14</u> or Undated at time of notarization	
No. of Pages: <u>11</u> Jurisdiction: <u>First</u> Circuit	
(in which notarial act is performed)	
Signature of Notary <u>Meilee Parrish</u>	Date of Notarization and Certification Statement <u>2/26/14</u>
Meilee Parrish Notary Public, First Judicial Circuit State of Hawaii	
Printed Name: Meilee Parrish My Commission Expires: February 9, 2015	



LEGEND

- MASTER PLAN LAND BLOCK BOUNDARY
- MASTER PLAN TMK PARCEL BOUNDARY
- LAND COURT LOT LINE
- NON-MASTER PLAN PARCELS / EXISTING ROADWAY

MASTER PLAN AREA	
LAND BLOCK	AREA (Sq Ft)
1	911,887
2	355,130
3	270,159
4	230,706
5	777,167
6A	20,000
6B	20,000
6C	26, 626
TOTAL	2,611,675

WARD MASTER PLAN BOUNDARY MAP

SCALE: 1"=300'

* These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.



Color Legend:

- Phase 1
- Phase 2
- Future Phases

** These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.*

5.D LEED Project Checklist



LEED 2009 for New Construction and Major Renovations
Project Checklist

Gateway
6/26/2014

58	15	8	29					
Total				Possible Points: 110	Certified 40 to 49 points	Silver 50 to 59 points	Gold 60 to 79 points	Platinum 80 to 110
19	3	3	1					
Y	Y?	N?	N					
1								
5								
		1	##					
6								
	1							
3								
2								
		1						
	1							
1								
		1						
1								
	1							
		1						
6	0	0	4					
Y	Y?	N?	N					
Y								
2			2					
			2					
4	1							
12	6	3	14					
Y	Y?	N?	N					
Y								
Y								
10	2		7					
			7					
2								
	2							
		2						
	1	1						
2	0	1	1					
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	1							

Sustainable Sites		Possible Points: 26
Prereq 1	Construction Activity Pollution Prevention	
D Credit 1	Site Selection	1
D Credit 2	Development Density and Community Connectivity	5
D Credit 3	Brownfield Redevelopment	1
D Credit 4.1	Alternative Transportation—Public Transportation Access	6
D Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
D Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicle	3
D Credit 4.4	Alternative Transportation—Parking Capacity	2
C Credit 5.1	Site Development—Protect or Restore Habitat	1
D Credit 5.2	Site Development—Maximize Open Space	1
D Credit 6.1	Stormwater Design—Quantity Control	1
D Credit 6.2	Stormwater Design—Quality Control	1
C Credit 7.1	Heat Island Effect—Non-roof	1
D Credit 7.2	Heat Island Effect—Roof	1
D Credit 8	Light Pollution Reduction	1

Water Efficiency		Possible Points: 10
Prereq 1	Water Use Reduction—20% Reduction	
D Credit 1	Water Efficient Landscaping (Reduce by 50%, No Potable)	2 to 4
D Credit 2	Innovative Wastewater Technologies	2
D Credit 3	Water Use Reduction—30,35,40% Reduction	2 to 4

Energy and Atmosphere		Possible Points: 35
C Prereq 1	Fundamental Commissioning of Building Energy Systems	
D Prereq 2	Minimum Energy Performance	0
D Prereq 3	Fundamental Refrigerant Management	0
D Credit 1	Optimize Energy Performance	1 to 19
D Credit 2	On-Site Renewable Energy	1 to 7
C Credit 3	Enhanced Commissioning	2
D Credit 4	Enhanced Refrigerant Management	2
C Credit 5	Measurement and Verification	3
C Credit 6	Green Power	2

Regional Priority Credits		Possible Points: 4
D Credit 1.1	Regional Priority: SSc6.2- Stormwater Quality	1
D Credit 1.2	Regional Priority: SSc6.1- Stormwater Quantity	1
D Credit 1.3	Regional Priority: WEc3 35% Water Efficiency	1
D Credit 1.4	Regional Priority: EAc1 30% Efficiency	1

Materials and Resources		Possible Points: 14
Prereq 1	Storage and Collection of Recyclables	
C Credit 1.1	Building Reuse Existing Walls, Floors, and Roof (55, 75 or 95%)	1 to 3
C Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
C Credit 2	Const. Waste Management (50% or 75% Recycled or Salvaged)	1 to 2
C Credit 3	Material Reuse (5 or 10%)	1 to 2
C Credit 4	Recycled Content (10 or 20% of Content)	1 to 2
C Credit 5	Regional Materials (10 or 20% of Materials)	1 to 2
C Credit 6	Rapidly Renewable Materials	1
C Credit 7	Certified Wood	1

Indoor Environmental Quality		Possible Points: 15
D Prereq 1	Minimum Indoor Air Quality Performance	
D Prereq 2	Environmental Tobacco Smoke (ETS) Control	
D Credit 1	Outdoor Air Delivery Monitoring	1
D Credit 2	Increased Ventilation	1
C Credit 3.1	Construction IAQ Management Plan—During Construction	1
C Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
C Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
C Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
C Credit 4.3	Low-Emitting Materials—Flooring Systems	1
C Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
D Credit 5	Indoor Chemical and Pollutant Source Control	1
D Credit 6.1	Controllability of Systems—Lighting	1
D Credit 6.2	Controllability of Systems—Thermal Comfort	1
D Credit 7.1	Thermal Comfort—Design	1
D Credit 7.2	Thermal Comfort—Verification	1
D Credit 8.1	Daylight and Views—Daylight	1
D Credit 8.2	Daylight and Views—Views	1

Innovation and Design Process		Possible Points: 6
D/C Credit 1.1	Exemplary performance - SSc4.1 - Public Transportation Access	Dou 1
D/C Credit 1.2	Exemplary performance - SSc2 - Double development density	1
D/C Credit 1.3	Exemplary performance - SSc7.1 - Heat Island Non Roof	1
D/C Credit 1.4	Green Education	1
D/C Credit 1.5	Indoor Integrated Pest Management	1
D/C Credit 2	LEED Accredited Professional	1

* This checklist is preliminary and subject to change.