



WARD VILLAGE

Land Block 1, Project 2

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Development Permit Application

Sept. 15, 2014



Hawaii Community Development Authority
Planning Office
481 Cooke Street
Honolulu, Hawaii 96813
(808) 594-0340 FAX (808) 594-0299

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 330 Kamake'e Street, Honolulu, HI 96814
Land Owner Victoria Ward, Limited
Address 1240 Ala Moana Boulevard, Suite 200, Honolulu, HI 96814

Description of Work to be Done _____
Demolition of existing buildings. Construction of a mixed-use project comprised of three phases. Phase 1 and 2 will have ground floor retail with a parking garage above. Phase 3 will have a residential condominium tower above ground floor retail and residential parking garage.

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: 2-3-002-001 (portion)

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. 61,461 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	<u>Approx. 61,461 sf</u>	<input type="checkbox"/> Other _____	
Proposed Use and Floor Area (s.f.)		Notes: _____	
<input checked="" type="checkbox"/> Commercial	<u>Approx. 78,319 sf</u>		
<input type="checkbox"/> Industrial	_____		
<input checked="" type="checkbox"/> Residential	<u>Approx. 564,721 sf</u>		
<input type="checkbox"/> Other	_____		
TOTAL	<u>Approx. 643,040 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): Date: Sept. 15, 2014
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 _____ Date: _____

Sept. 15, 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 1, 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 1, Project 2 of the Ward Neighborhood Master Plan (the “Project”). The Project site is located at the Ewa makai corner of Queen Street and Kamake`e Street. (TMK Number: [1] 2-3-002: 001 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 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 1, 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 1 is bound by Queen Street to the north (mauka), Kamake`e Street to the east (Diamond Head), Auahi Street to the south (makai) and Ward Avenue to the west (Ewa). Land Block 1 totals 20.93 acres and is comprised of one development lot, bound by an existing joint development agreement. The Project, which is a component of Land Block 1, is located in the northeast portion of the block and bound by Queen Street, Kamake`e Street, and adjacent to the existing development Ward Entertainment Center. This site is roughly in the mauka center of the overall Ward MP with the address 330 Kamake`e Street.

Development Permit

The enclosed application for planned Development Permit will allow for a combination of commercial and residential totaling approximately 643,040 square feet of floor area. The Project is intended to be constructed in a single phase but may be separated into three sequential phases. Phase 1 is comprised of a retail structure (designed for Whole Foods Market flagship store) with 3 levels of structured parking above, a loading dock (shared by retail & Phase 3 residential), and construction of a portion of the Halekauwila Street extension and the private driveway adjacent to the parcel. Phase 2 is comprised of three additional levels of structured parking above Phase 1. Phase 3 is comprised of a mixed-use residential high-rise tower with 31 residential floors (approximately 466 units), an amenity level, 6 levels of parking and retail on the ground floor.

Project Site

The Project site is bounded by Queen Street, Kamake`e Street, and adjacent to the existing Ward Entertainment Center. The Project comprises of a single parcel [1] 2-3-002: 001 (portion). The approximately 3.6 acre site currently includes an existing 61,461 square feet retail structure and a surface parking lot. Relocation assistance will be provided to current tenants as required under the Ward MP. “The project plan shall clearly indicate how the proposed development would satisfy the standards and purposes of this subchapter and the mauka area plan.” HAR §15-22-85(c)(10). For more information, please see Section 5.D.

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 development permit. Each of these prerequisites has been fulfilled as detailed in Section 2.

D. Land Block 1

Land Block 1, as described and defined in the Ward MP, is 20.93 acres and will contain approximately 3,796,916 square feet of redevelopment as allowed by the Master Plan Permit. Land Block 1 comprises of one development lot and will be bound by a 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 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 1, Project 2 planned development permit application is one of the steps toward implementing the Master Plan that was approved.

F. Project Description

The Project will develop approximately 643,040 square feet of new floor area. According to the proposed design, the Project will generally coincide with the following design parameters:

Land Block 1, Project 2	
Ground Level Open Space	Approximately 3,226 square feet on project 2 site plus additional 3 acre open space within land Block 1
Commercial Space	Approximately 78,319 square feet
Indoor & Outdoor Recreational Area	Approximately 53,375 square feet
Projected Height	Maximum height of 400 feet plus 18 feet maximum rooftop elements
Units	Approximately 466 units
Generated Reserved Housing Requirement	117 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 (2005) Mauka Area Rules, which are applicable under the Ward MP. The site planning strives to provide an outstanding pedestrian environment by creating street level retail and open spaces.

The retail space (currently designed as a Whole Foods Market flagship store) is located on the east portion of the site. The space will provide various gathering and seating areas along Kamake`e Street for residents, visitors, and customers. Retail frontages will also be along Halekauwila Street as well as access to the structured parking garage above.

The primary residential lobby, residential parking and passenger drop off will be accessed from the private driveway with linkages to adjacent street frontage. The residential tower footprint is approximately 16,000 square feet and oriented mauka – makai in an effort to preserve view planes. The Project will reach a height of 400 feet plus rooftop elements. The amenity deck on the seventh level will include indoor and outdoor recreational activities.

H. Sustainability Strategy

The Ward Village community has achieved Platinum certification under the U.S. Green Building Council’s (USGBC) LEED for Neighborhood Development (LEED-ND) criteria, which includes the entire 60-acre area. The LEED-ND rating system, developed by the 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 has a mix of residential, retail and light industrial, and is 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 run along Queen Street, with a stop in Ward Village, and will further enhance public transportation options. Within the Project site, there will be electric vehicle stations. Bicycle storage for residents will be conveniently located at the lower levels of the building 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 will use passive strategies to increase energy efficiency including pursuing glass and shading techniques on the façade.

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 the building structure and envelope, for exterior and interior finishes, and for the site development. A floor to ceiling exterior glass 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 117 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
Phase 2	Land Block 1, Project 2	466
Subtotal		1,846
Reserved Housing Required @ 20%		369
Reserved Housing Units via Land Block 5, Project 1		375
Remaining Reserved Housing Credits		6

J. Bicycle Facility Plans

The Project includes bike storage located at lower levels of the building and planned for convenient ingress/egress. For more information, please see Section 2.C.11.

K. Pedestrian, Vehicular Circulation & Noise Impacts

Pedestrian, vehicular circulation and 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’s 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 Queen Street and Kamake`e Street 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 3,226 square feet of open space, representing 22.6% of required 14,287 square feet. Remaining 11,061 square feet of open space will be provided within Land Block 1. 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 14,721 square feet for interior amenities, 9,081 square feet of exterior useable area, and up to 27,508 square feet for exterior amenities. Also, the eighth level will include approximately 2,065 square feet for interior amenities. These features are aimed toward promoting a healthy lifestyle and sense of community among residents and guests. For more information, please see Section 2.A, 2.C.6, and 2.C.7.

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 in the project site. For more information, please see Section 2.A.

N. 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(s) Michael Yee and Race Randle.

Respectfully,

VICTORIA WARD, LIMITED



By:

Nicholas Vanderboom

Authorized Signatory

Victoria Ward, Limited

cc: Michael Yee and Race Randle, The Howard Hughes Corporation

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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.

Existing buildings within the project site have no historical reference per the completed Ward Historic Building Survey.



Figure 3. Ward Village today

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. For more information, please see Section 5.E.



Figure 4. Existing Land Block 1, Project 2, Mauka view



Figure 5. Existing Land Block 1, Project 2, Makai view

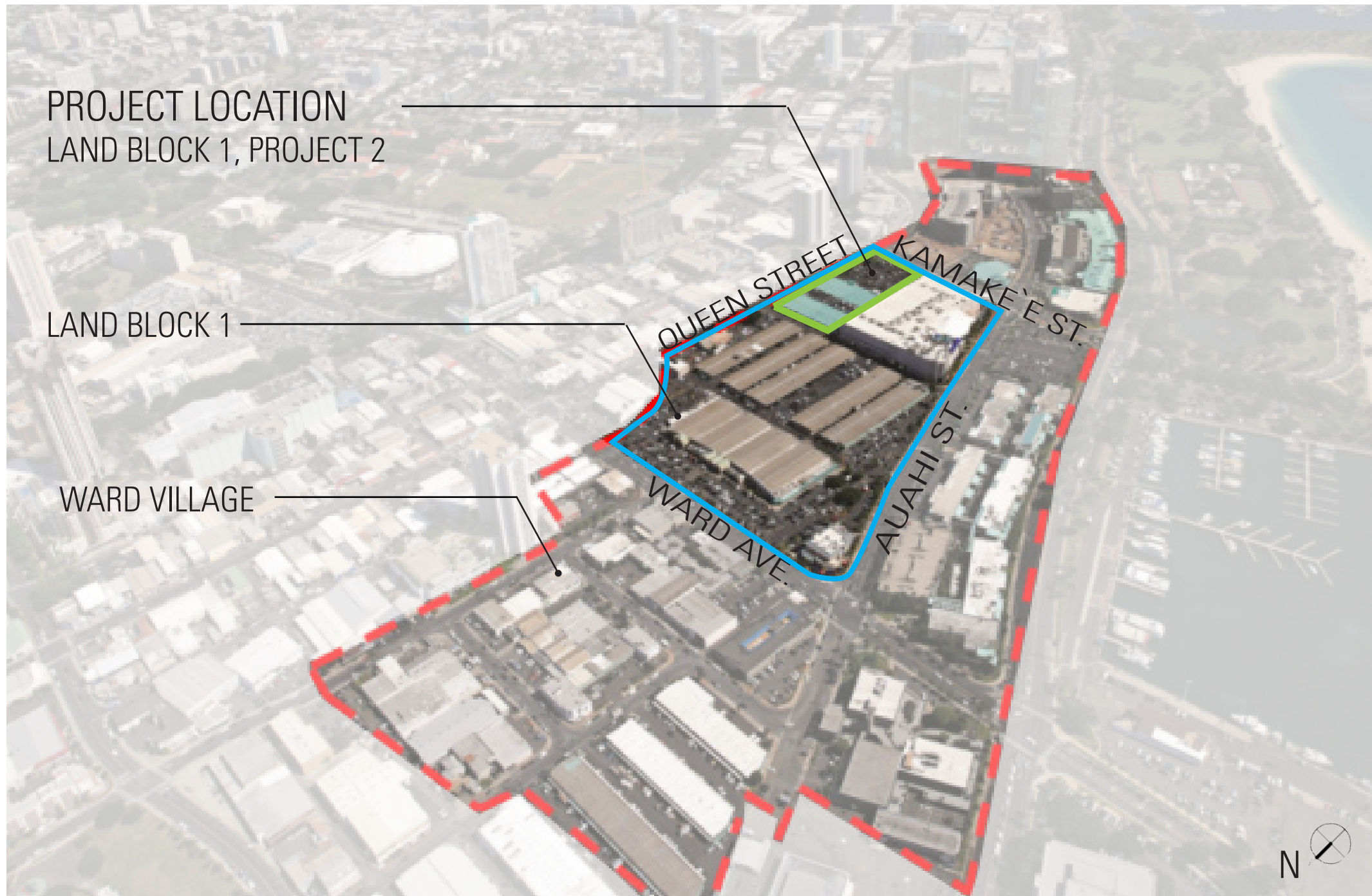


Figure 6. Ward Village today showing project location

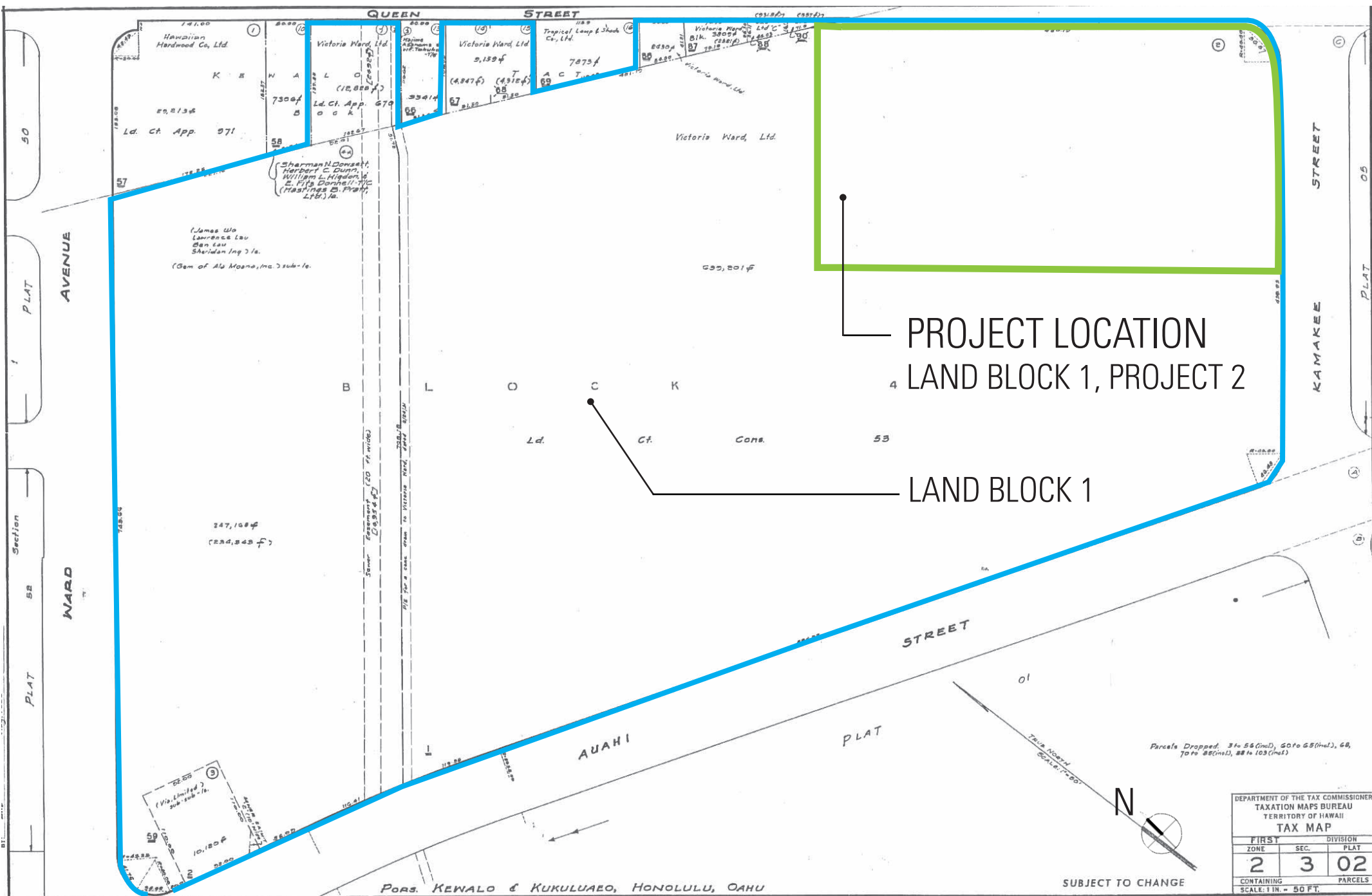


Figure 7. Tax Map

1.D The Project

1.D.1 **Site Location**

The Project is bound by Queen Street to the north (mauka), Kamake`e Street to the east (Diamond Head), the existing development Ward Entertainment Center to the south (makai), and the remaining portion of Land Block 1 to the west (Ewa). The 3.6 acre Project site currently includes a retail structure and a surface parking lot. 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
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. Commercial space along Kamake`e Street at the ground floor with gathering and seating areas.
2. Commercial space along Halekauwila Street at the ground floor of the platforms.
3. One residential tower at the 400-foot height limit plus rooftop elements.
4. Shared parking, storage and amenity spaces for the residents.
5. 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.		The proposed commercial space for the Project is 78,319 square feet, which is approximately 12% of the total project floor area.	See Section 3.B.1 and 3.B.2
§15-22-115 Reserved Housing Units At least 20% of the total number of dwelling units		466 residential units @ 25 percent equals approximately 117 Reserved Housing units required. 117 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		The proposed Project is approximately 400 feet above finish grade plus rooftop elements.	See Section 3.C

Mauka Area Rule	Ward Neighborhood Master Plan	Proposed Development	Notes
§15-22-62 Platform Height 45-foot height limit plus 12 feet for recreational features and 18 feet for structures housing rooftop machinery, such as elevators. §15-22-120 Platform Height (7)(C) Industrial, commercial, residential, or community service uses are substantially located within the platform, especially along streets or public spaces; or (7)(D) Significant public facilities or pedestrian features are provided at the street level, especially arcades or publicly accessible open space in excess of the minimum grade-level open space	Increase the maximum platform or street front element height from 45 feet to approximately 75 feet for parcels fronting Kamake`e Street, and increase all other parcels not directly fronting Kamake`e Street 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.	Increase the maximum platform or street front element height from 45 feet to 75 feet. Allow an additional 12 feet of height for accessory use structures with a total area less than 15% of the platform roof area. Allow an additional 23 feet of height for structures housing rooftop machinery.	See section 2.B.2.
§15-22-116 FAR 3.8 (including 0.3 industrial bonus)	Development Lot x 3.8 = Total Allowed Floor Area. Discretionary review process for the transfer of floor area from a sending site to a receiving site	The proposed development is part of Land Block 1 within the Ward Neighborhood Master Plan. Land Block 1 is anticipated to include the allowable 3,796,916 square feet (4.16 FAR including a 10% transfer). The proposed development includes 643,040 square feet of floor area to be attributed to the calculable FAR.	See section 2.C.1 and 2.C.2
§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 10% of the allowable FAR	See section 2.C.1 and 2.C.2

Mauka Area Rule	Ward Neighborhood Master Plan	Proposed Development	Notes
§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 proposed Project has a typical level tower footprint of 16,000 square feet (attributable to FAR).	See section 2.C.8
§15-22-117 View Corridor Setback (Tower) 75 feet from the property line fronting Queen Street 75 feet from the property line fronting Kamake`e Street	Ward Avenue and Kamake`e Street will be a key element in preserving the mauka – makai perspective as the development transitions between existing and future phases. The streetscape treatment will include safe and inviting opportunities for pedestrian activity.	In order to achieve the mauka – makai tower orientation, the proposed Project requests modification to the Queen Street setback. The proposed Project exceeds the 75-foot view corridor setback along Kamake`e Street.	See section 2.C.6
§15-22-117 View Corridor Setback (Podium) View corridor setbacks for developments along Queen Street and Kamake`e Street shall respect a 15-foot setback with a podium height of 20 feet and 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 Queen Street and Kamake`e Street. The Queen Street and the Kamake`e Street front yard setback exceeds 15 feet throughout.	See section 2.B.2 and section 2.B.3
§15-22-63 Front Yard Queen Street, Kamake`e Street and Halekauwila Streets are front yards. (c) Front yard uses for commercial activities including cafes, bistros and restaurants shall be allowed on any required front yard. These uses may occupy up to fifty percent of the lot frontage. (d) Permitted uses within all front yards are as follows: (1) Outdoor dining areas which are covered with umbrellas, awnings or trellises but remain open on the sides during business hours.		Over 15 feet with front yard averaging. Will include outdoor seating areas for the commercial spaces.	See section 2.C.6

Mauka Area Rule	Ward Neighborhood Master Plan	Proposed Development	Notes
§15-22-143 Tower Orientation (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. (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.	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.	The long axis of the proposed Project is approximately 51.5 degrees west of south. The design for the proposed Project respects the desire for a building profile that allows for maximum ventilation and minimum sunlight exposure and shadow effects on neighboring buildings. The tower orientation also maximizes mauka – makai views.	See section 2.C.8 and section 2.C.10

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 long side of the proposed Project between neighboring towers exceeds the distance of 300 feet. Towards Diamond Head is the previously approved Land Block 3, Project 1 with the distance between the long side of the proposed Project approximately 488 feet. Towards makai is the previously approved Land Block 2, Project 2 tower with the distance between the long side approximately 468 feet.</p> <p>The short side of the proposed Project between neighboring towers exceeds the distance of 200 feet. Towards mauka is a commercial tower with the distance between the short side approximately 252 feet.</p>	<p>See section 2.C.8</p>
<p>§15-22-144 Landscape</p> <p>Along Kamake`e Street, provide a Silver Buttonwood tree 40 feet on center. Along Queen Street, provide a Royal Poinciana and three coconut palms minimum per 100 feet of street frontage. Along Halekauwila Street, provide a Royal Poinciana tree 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 native trees along the street fronts at Queen Street, Kamake`e Street and Halekauwila Street to meet LEED ND requirements.</p>	<p>See section 3.E.1</p>

Mauka Area Rule	Ward Neighborhood Master Plan	Proposed Development	Notes
<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 ground level of the Project will contain approximately 3,226 square feet of open space, representing 22.6% of required 14,287 square feet. Remaining 11,061 square feet of open space will be provided within Land Block 1.</p>	<p>See section 2.C.7</p>
<p>§15-22-65 Recreation Space</p> <p>(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.</p> <p>(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.</p>	<p>To be provided throughout the Ward Master Plan.</p>	<p>The proposed Project has approximately 53,375 square feet appropriated for recreation space. This equates to approximately 115 square feet per dwelling unit.</p>	<p>See chart below, section 3.A.2 and section 3.B.7</p>

Land Block 1, Project 2 Indoor and Outdoor Recreation Area				
	Residential Amenity	Exterior Usable Area	Residential Exterior Amenity	Total
Level 8	2,065			2,065
Level 7	14,721	9,081	27,508	51,310
Level 6				0
Level 5				0
Level 4				0
Level 3				0
Level 2				0
Level 1				0
TOTAL	16,788	9,081	27,508	53,375

Mauka Area Rule	Ward Neighborhood Master Plan	Proposed Development	Notes
\$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 (b)(4) 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.	728 off-street parking spaces are required in the proposed Project. Approximately 1,301 spaces are provided.	See section 2.C.5
\$15-22-68 Off-Street Loading Commercial uses at 40,001 - 60,000 square feet: four Each additional 50,000 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.	Commercial uses of 78,319 square feet: five stalls Residential uses of 564,721 square feet: four stalls Total: nine stalls Given the allowable 50 percent shared use adjustments, five off-street loading spaces are required in the proposed Project. The required dimensions are three stalls that are 35’ x 12 and two stalls that are 19’ x 8’6”. Five stalls are provided including two stalls that are 35’ x 12’, two stalls that are 55’ x 12’ and one stall that is 19’ x 8’6”.	See section 3.B.1

Mauka Area Rule	Ward Neighborhood Master Plan	Proposed Development	Notes
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 with additional private bike storage for residents.	See section 2.C.11
\$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	The proposed Project will comply with the Mauka Area Rules by providing a minimum of 3% of commercial floor area (2,350 sf) and 4% of residential floor area (22,589 sf) for public facilities. The proposed Project generates a requirement of approximately 24,939 square feet of public facilities. 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.	A Joint Development Agreement for all of Land Block 1 will be completed prior to demolition permit.	
\$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 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 approximately 75 feet above ground floor elevation. Allow additional 23 feet for height planned for the rooftop machinery of an elevator. Accessory use structures will be set back five feet minimum from side yard property lines and will have a total area less than 15% of the platform roof area.

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 regards to §15-22-22, (a) (2): By retaining the commercial uses on the ground level of the platform, this modification will support all ground level commercial uses in the neighborhood by activating and creating walkability in the streets at ground level instead of adversely affecting them.
- 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 Kamake`e Street conceals the parking garage from Kamake`e 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 increased residential privacy and noise mitigation from street traffic and commercial activities below.
- Rapid Transit impact is mitigated. This project is adjacent to the planned rapid transit guideway. Although the elevated transit rail does not necessarily produce consistent noise as the existing commercial activities, it elevates the noise contours higher by several floors. A higher platform will again provide needed buffer between the adjacent transit rail and the residential floors.
- Since the proposed Project is adjacent to streets and private driveways on all four sides it will not adversely affect adjacent developments or uses. This modification is necessary and facilitates implementation of the live-work-play neighborhood vision.
- In regards to Mauka Area Rules 15-22-120, (7)(A), Subsurface Construction: The site elevation is planned to be approximately eight 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), Substantial commercial use will be located at ground level: Additional platform height allows for the parking structure to be moved up and away from the street. The ground level will include commercial, retail and dining spaces along with streetscape and landscape elements. Along Halekauwila Street, this frontage will connect to the pedestrian features and commercial spaces at Ward Entertainment Center.

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 Kamake`e Street, whereas the pedestrian experience at Queen Street will be enhanced with shade trees and the facade design of the platform.

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 6, 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. 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. In turn, through the tower setback modification, the mauka – makai view corridor in Kaka`ako is substantially improved and the character of the skyline is enhanced. The tower orientation also helps to avoid blocking the views from a nearby residential condominium tower (Pacifica Honolulu) located mauka of the Project.
- 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 such as mixed uses, concealed parking structures and pedestrian friendly facades. These design strategies are critical to create a superior mixed-use development and neighborhood.

Benefits (Cont.):

In turn, through the tower setback modification, 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 - Overhang Encroachment

By adding pedestrian-friendly, street-level retail spaces, the front yard at Kamake`e Street will become active with pedestrians. To enhance the pedestrian experience, increased overhangs will be provided to shelter pedestrians from the elements. Figure 7 on page 14 illustrates the proposed modification and enhancements in regards to §15-22-63(g).

Modification:

Modify the front yard setback fronting Kamake`e 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 Kamake`e 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 Kamake`e Street, which has a wide right-of way. The 15-foot front yard setback is maintained along Kamake`e Street and a deeper canopy 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.

2.B.5 Modification to Yards - Front Yard Averaging

The Project is adjacent to three streets (Halekauwila Street, Kamake`e Street and Queen Street) with HCDA Front Yard Setback requirement. §15-22-63.1(a). Under the Mauka Area Rules, a 15-foot front yard setback is required on this street, which will be exceeded when averaged across the entire project frontage.

Modification:

Modify the uniform front yard setback of 15 feet to an “averaged” front yard of setback 15 feet across the entire project street frontage.

Conditions for Modifications: HAR §15-22-22

- In regards to §15-22-22, (a) (1): The modification allows for the redistribution of yards along the setback line creating varied, non-linear facades enhancing the streetscape and overall pedestrian experience.
- In regards to §15-22-22, (a) (2): The front yards are increased and decreased on the 15 feet setback requirement on average, which does not adversely affect the total yard area required on Halekauwila Street, Kamake`e Street and Queen Street.
- In regards to §15-22-22, (a) (3): This modification is consistent with the overall Mauka Area Plan by allowing varying architectural facades to create a pedestrian friendly, activated and walkable environment which is a critical key element for the mixed-use, live- work-play neighborhood envisioned by HCDA.

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 Halekauwila Street, Kamake`e Street and Queen Street, the experience for pedestrians is significantly enhanced with creative landscaping, sidewalks, lighting 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 Halekauwila Street, Kamake`e Street and Queen Street will not be adversely affected.

2.B.6 Modification to “Tower Element” Setback

This modification is set forth in FOF No. 102 of the Ward MP. The 75-foot right of way setback for tower elements along Queen Street would necessitate the placement of the towers so that their width blocks ocean and mountain views. Reducing the setback allows towers to be placed perpendicular to the ocean, thus opening up mauka – makai views. Per Mauka Area Rules HAR 15-22-120, view corridor setbacks may be modified pursuant to the criteria in Mauka Area Rules 15-22-22.

Modification:

Reduce the current 75-foot right of way setback for tower elements along the mauka side of Queen Street. Figure 24 on page 21 illustrates the proposed modification.

Conditions for Modifications: HAR §15-22-22

- In regards to §15-22-22, (a) (1): “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 the tower footprint to be rotated perpendicular to the ocean, so that the narrow part of the footprint faces the ocean. In addition, it also allows for development of a pedestrian friendly environment at the street level. This includes the variety of mixed-use and the design strategies such as concealed parking structures and pedestrian friendly facades, which are critical to creating a superior mixed-use development. The mauka – makai view corridor in Kaka`ako is substantially improved and the character of the skyline is enhanced. The tower orientation also helps to avoid blocking the views from a nearby residential condominium tower (Pacifica Honolulu) located mauka of the Project.
- In regards to §15-22-22, (a) (2): “the modification would not adversely affect adjacent developments or uses.” The Project as designed will benefit the nearby uses, which predominantly consist of retail establishments, by adding consumers to the district. Since the modification affects only the portion of the building that is above the platform, it will have no negative impact to the pedestrian experiences.
- In regards to §15-22-22, (a) (3): “the resulting development will be consistent with the intent of the Mauka Area Rules.” The tower location allows for an efficient parking garage fronted on all sides by residential and retail uses. This is critical to implement the mixed-use, live-work-play neighborhood envisioned by the Mauka Area Rule as it provides the ability to deliver reserved housing units early in the Ward MP development.

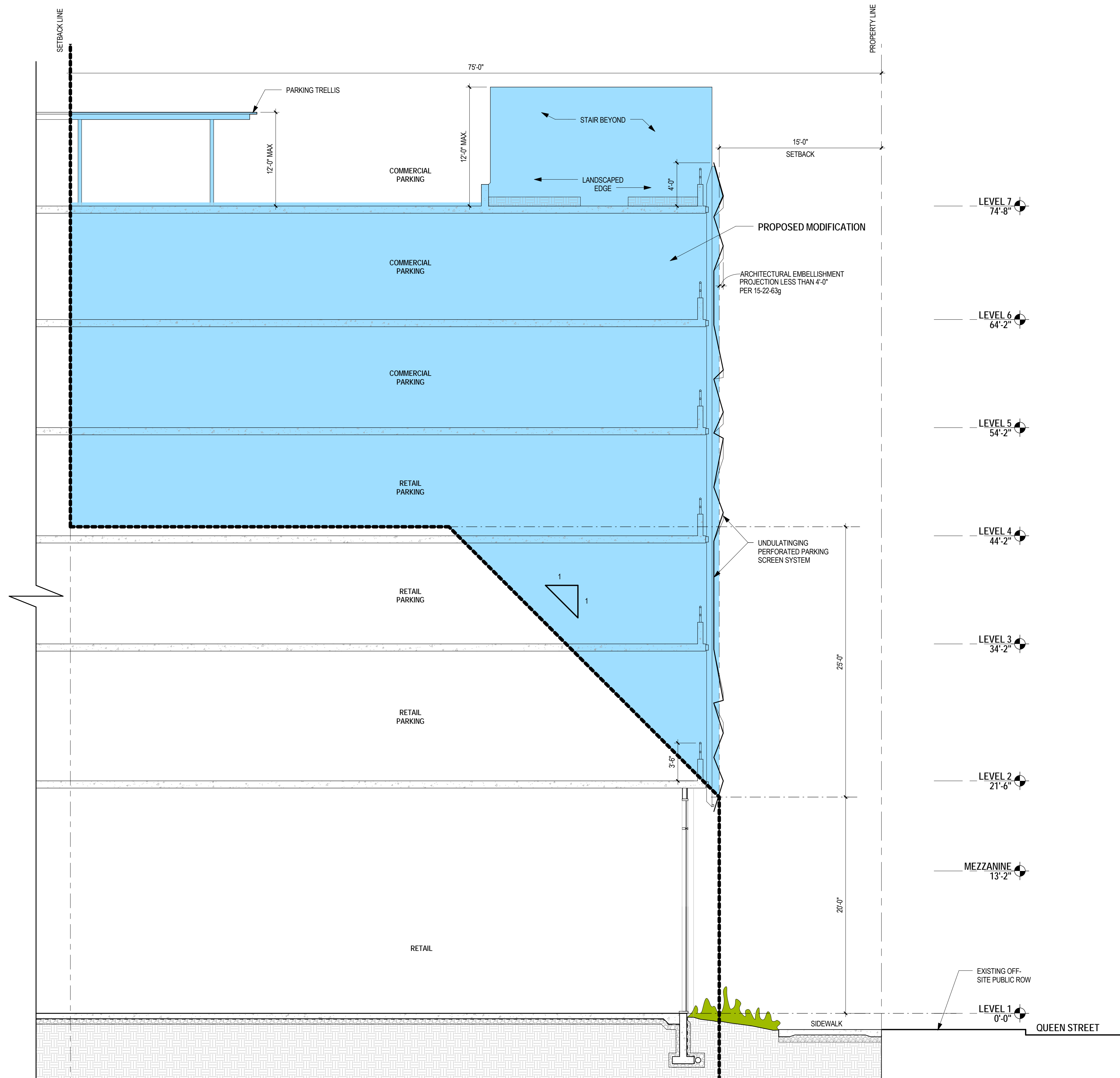
Benefits:

- Doing so with a mauka – makai orientation substantially improves the public view plane and character of the skyline.

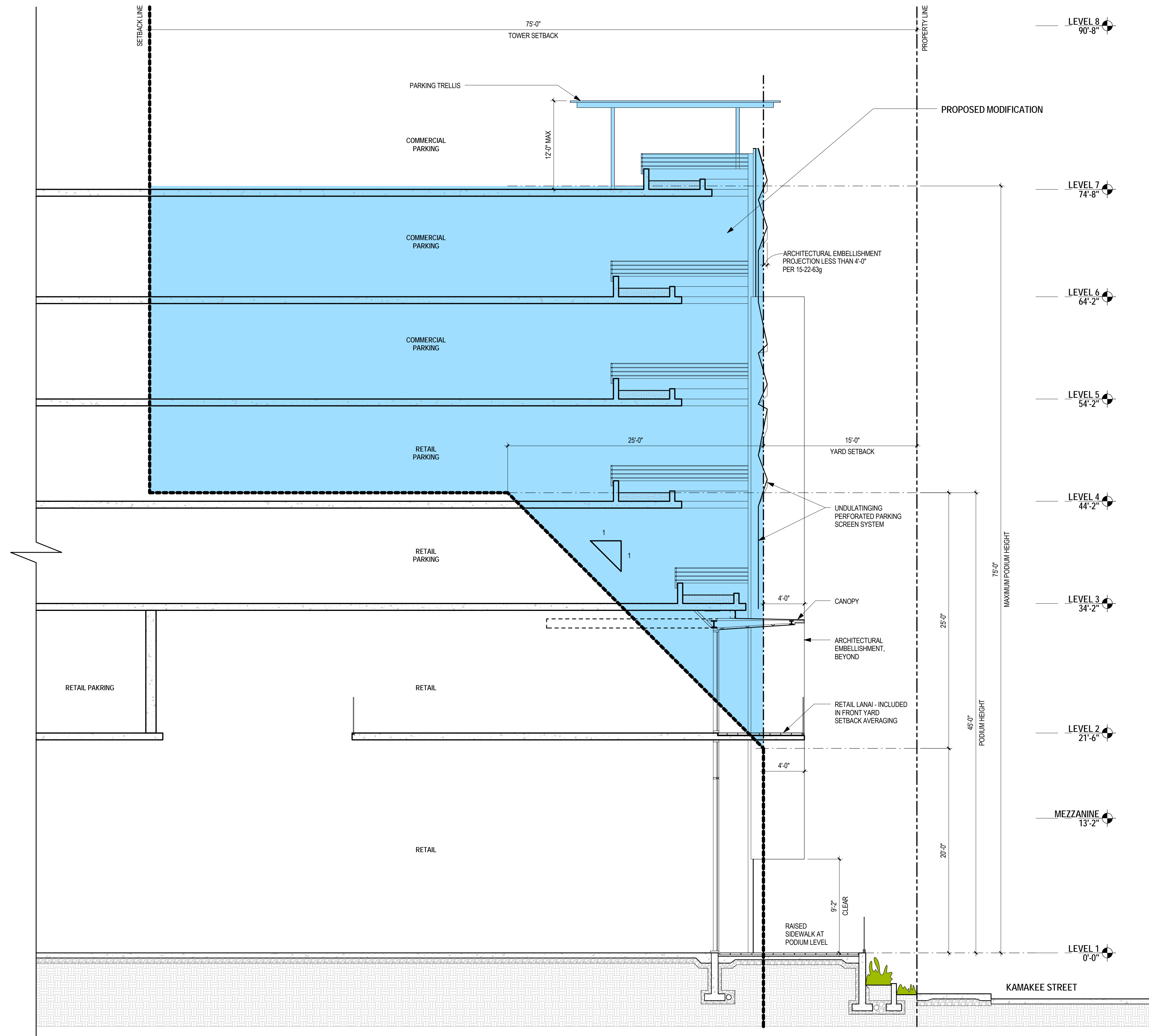


* These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.

Section 2.B.2
Figure 8. Typical Street Front Element Height

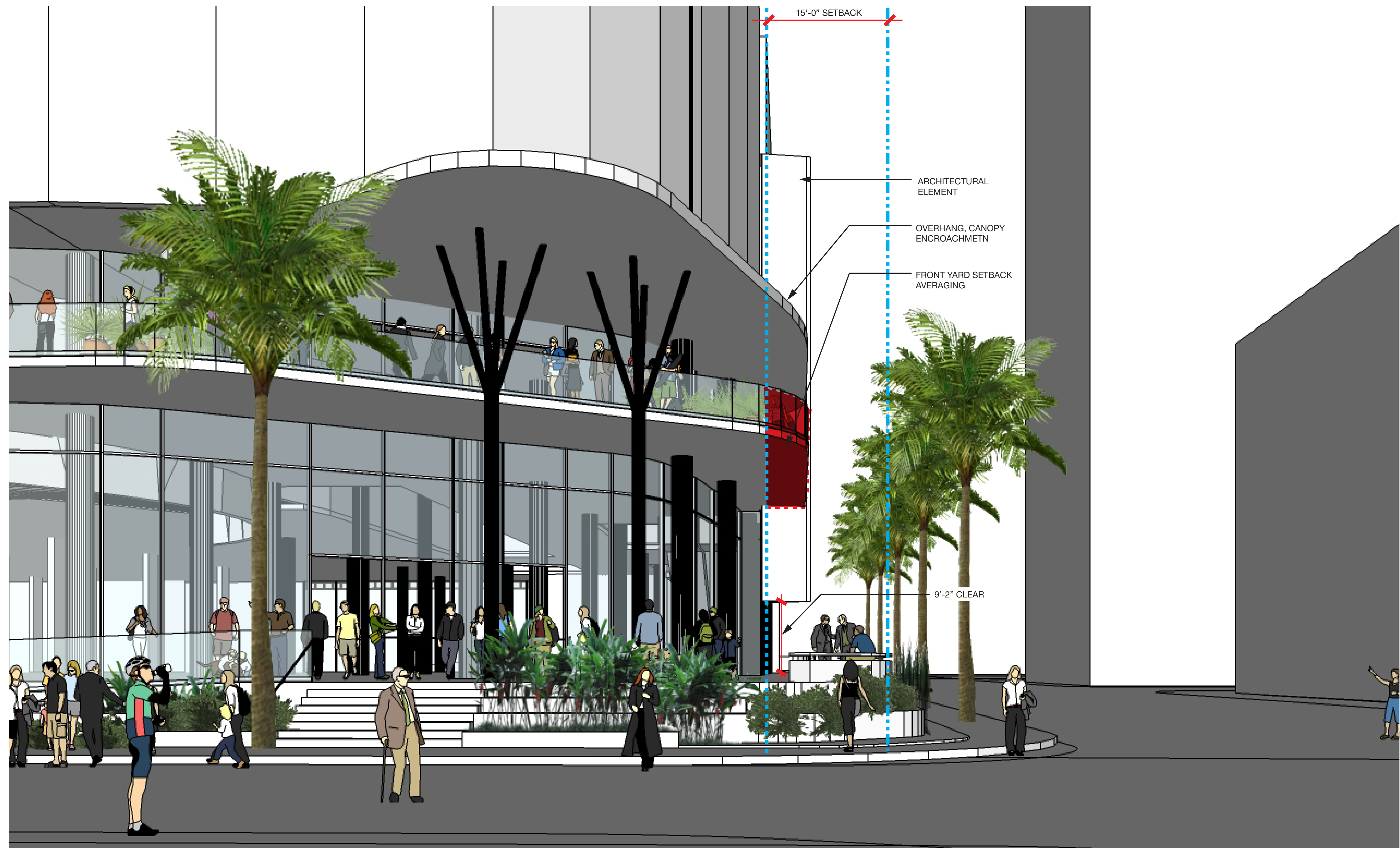


* These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.

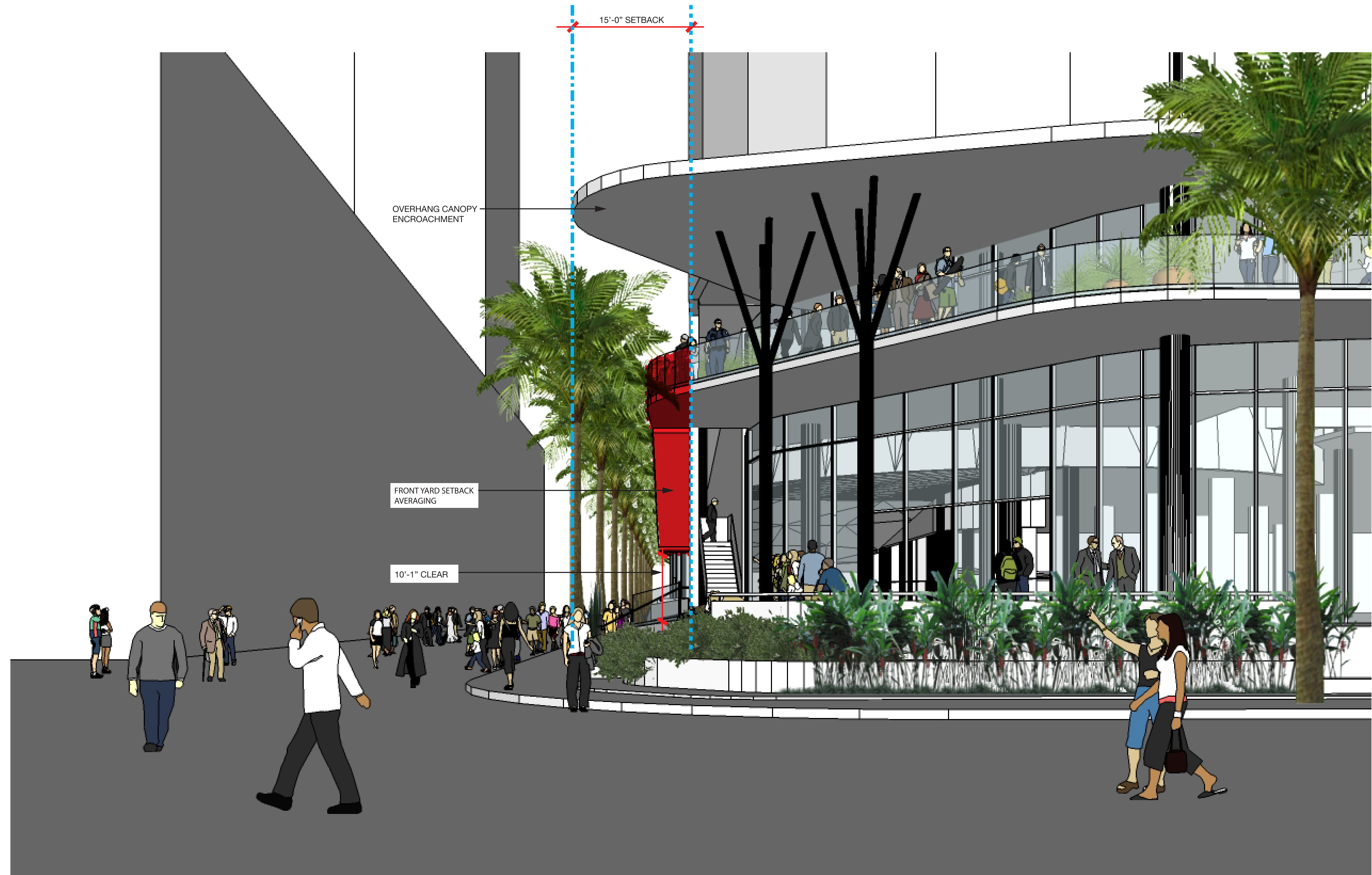


* These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.

Section 2.B.4
Figure 10. Typical Overhang Encroachment



* 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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Section 2.B.4
Figure 11b. Typical Street Front Element Height

2.B.7 3D Comparison Between Allowable and Proposed Designs

Kamakee Street looking Mauka:



Figure 12. View from Kamakee Street looking Mauka - Existing



Figure 14. View from Kamakee Street looking Mauka - Allowable under New Rules



Figure 13. View from Kamakee Street looking Mauka - Allowable under Old Rules

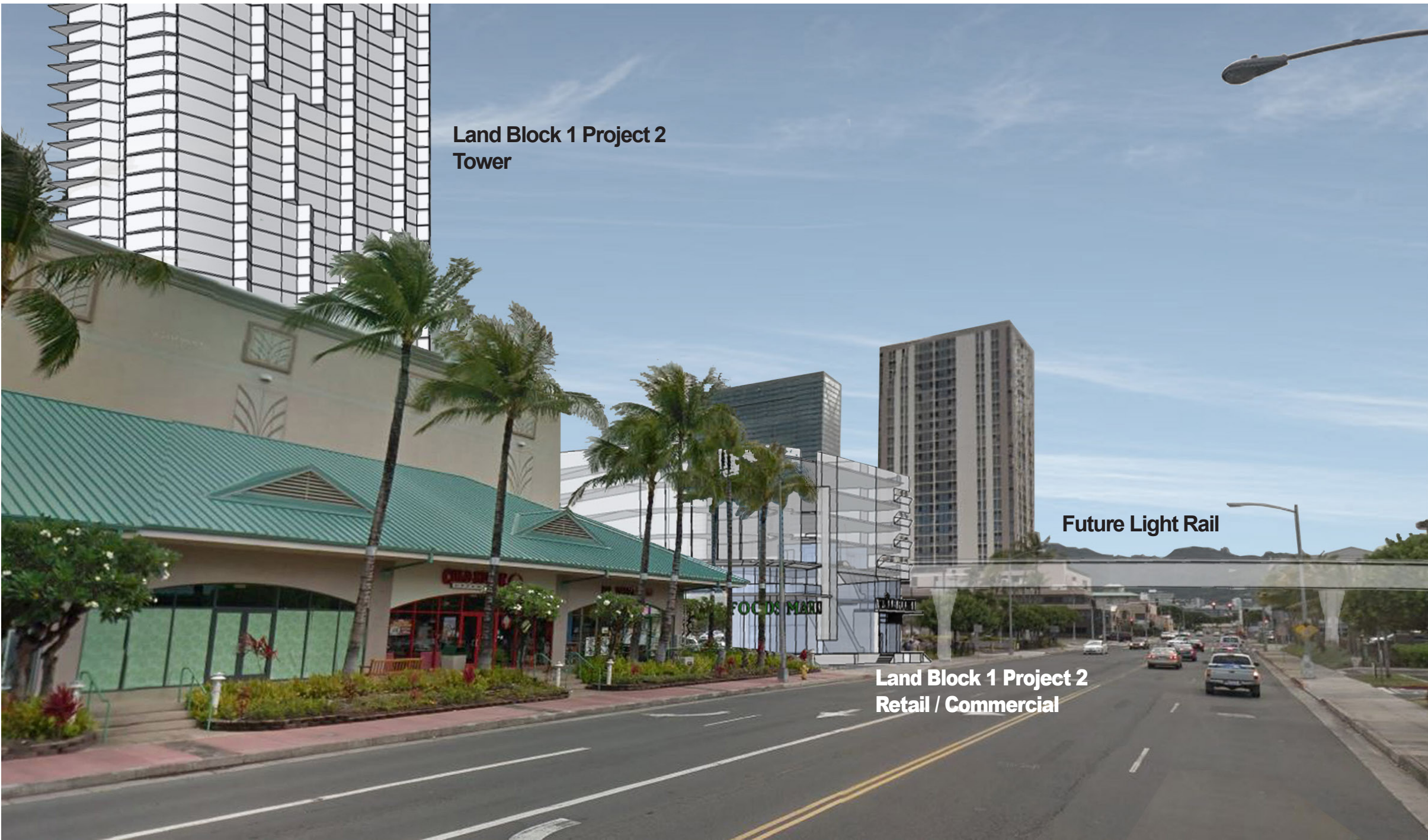


Figure 15. View from Kamakee Street looking Mauka - Proposed

* 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.7 3D Comparison Between Allowable and Proposed Designs (Cont.)

Kamakee Street looking Makai:



Figure 16. View from Kamakee Street looking Makai - Existing

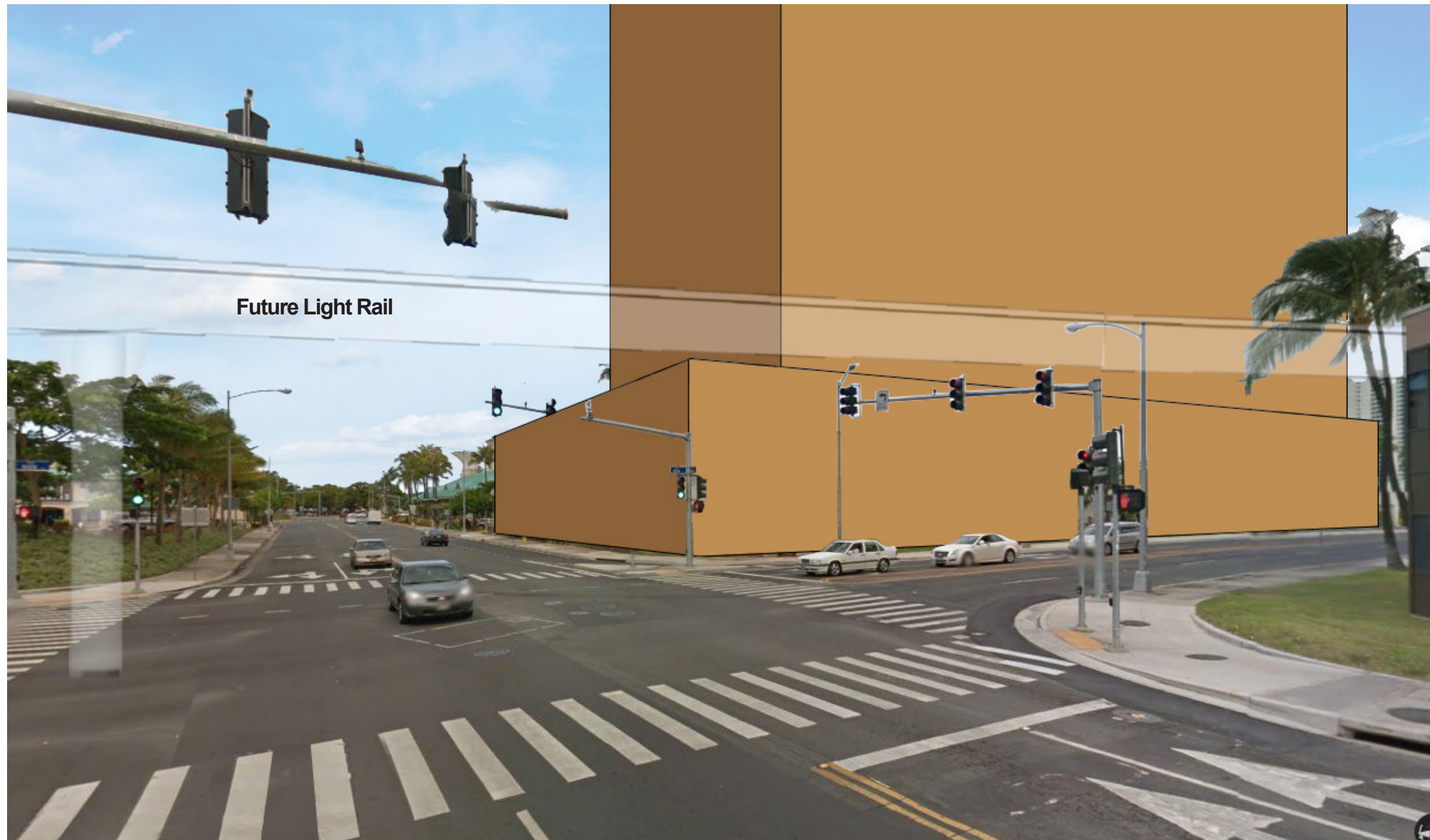


Figure 18. View from Kamakee Street looking Makai - Allowable under New Rules



Figure 17. View from Kamakee Street looking Makai - Allowable under Old Rules

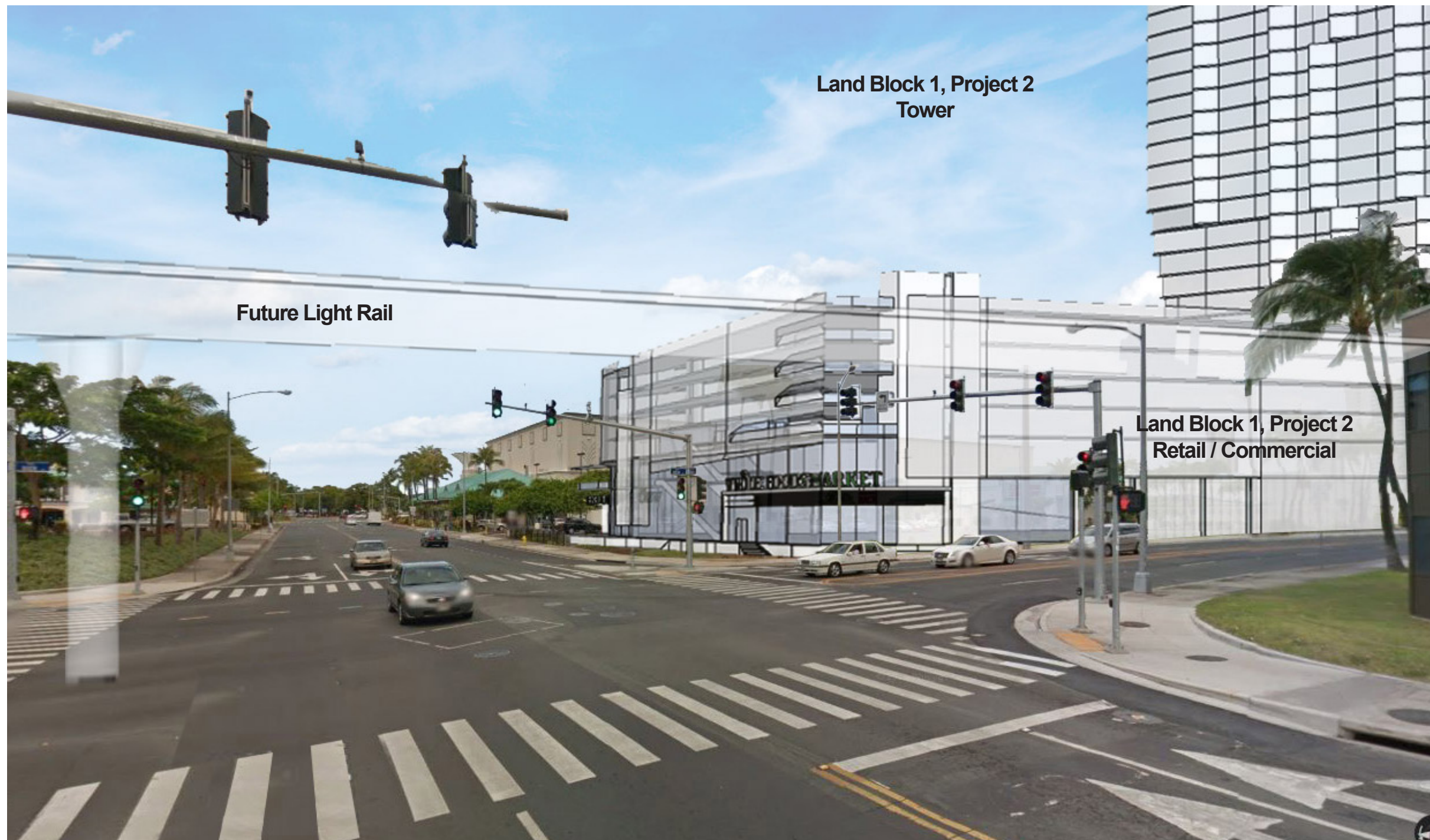


Figure 19. View from Kamakee Street looking Makai - Proposed

* 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.7 3D Comparison Between Allowable and Proposed Designs

Queen Street looking Ewa:



Figure 20. View from Queen Street looking Ewa - Existing

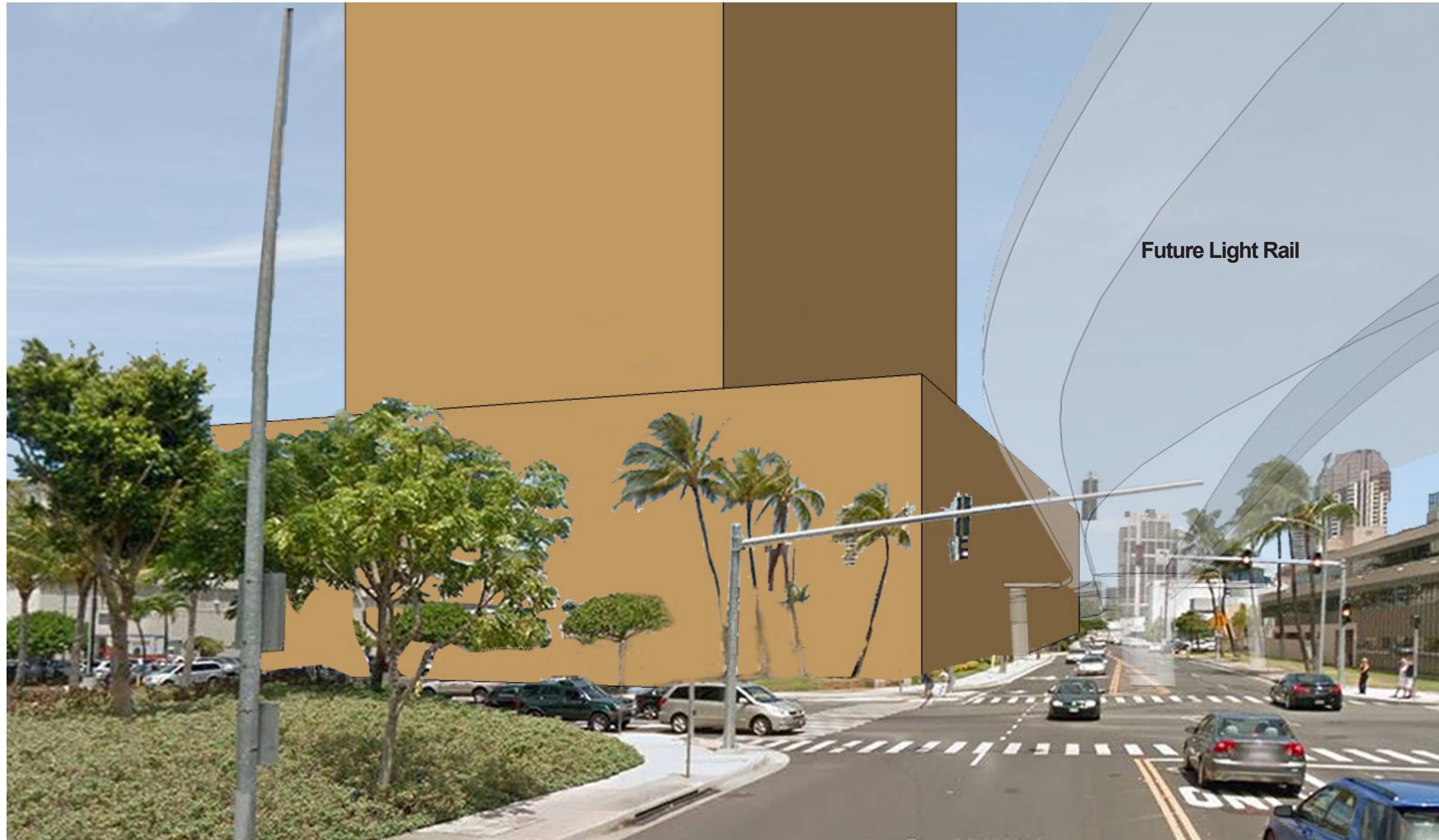


Figure 22. View from Queen Street looking Ewa - Allowable under New Rules

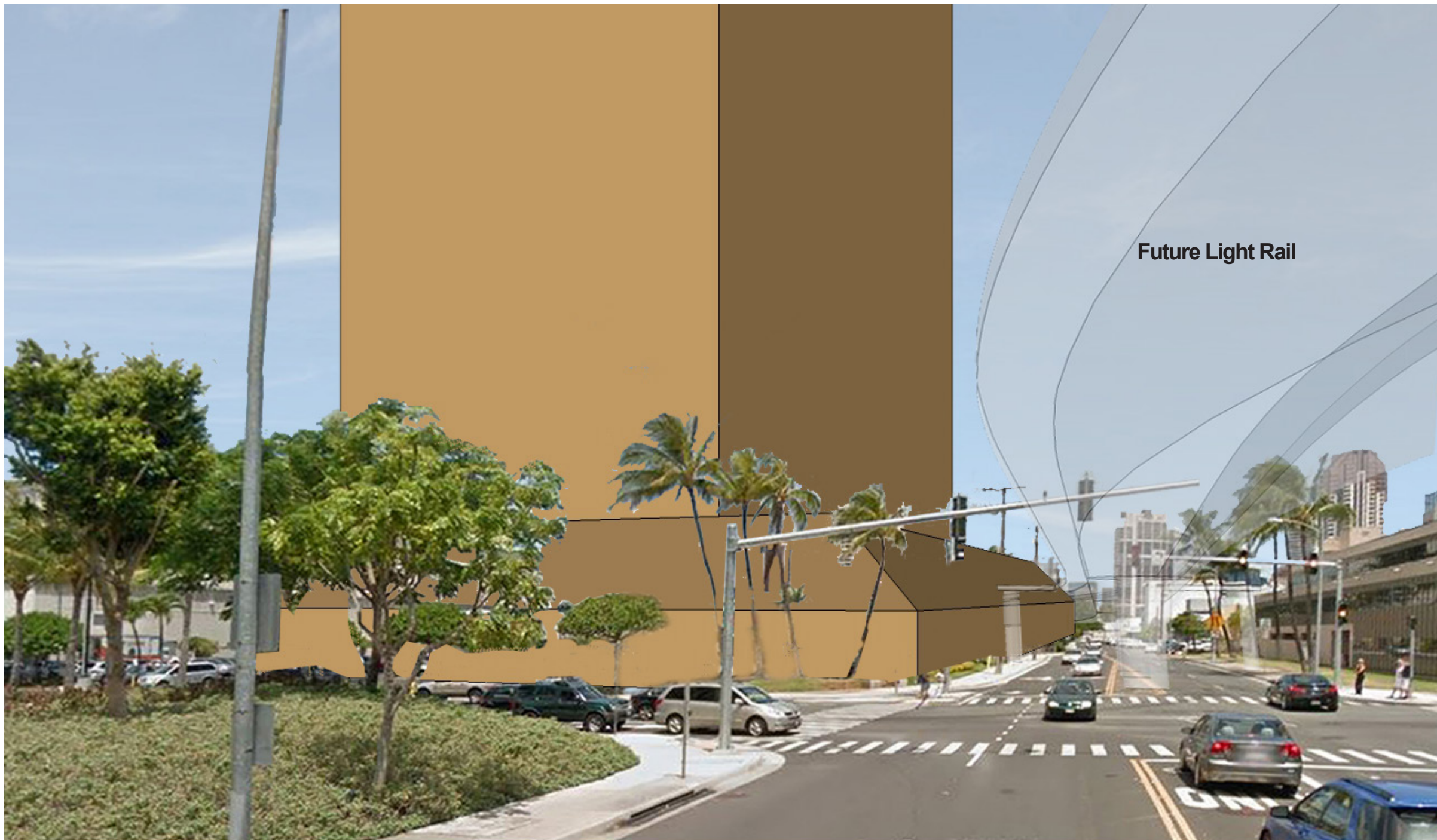


Figure 21. View from Queen Street looking Ewa - Allowable under Old Rules



Figure 23. View from Queen 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.7 3D Comparison Between Allowable and Proposed Designs (Cont.)

Queen Street looking Diamond Head:



Figure 24. View from Queen Street looking Diamond Head - Existing



Figure 26. View from Queen Street looking Diamond Head - Allowable under New Rules



Figure 25. View from Queen Street looking Diamond Head - Allowable under Old Rules

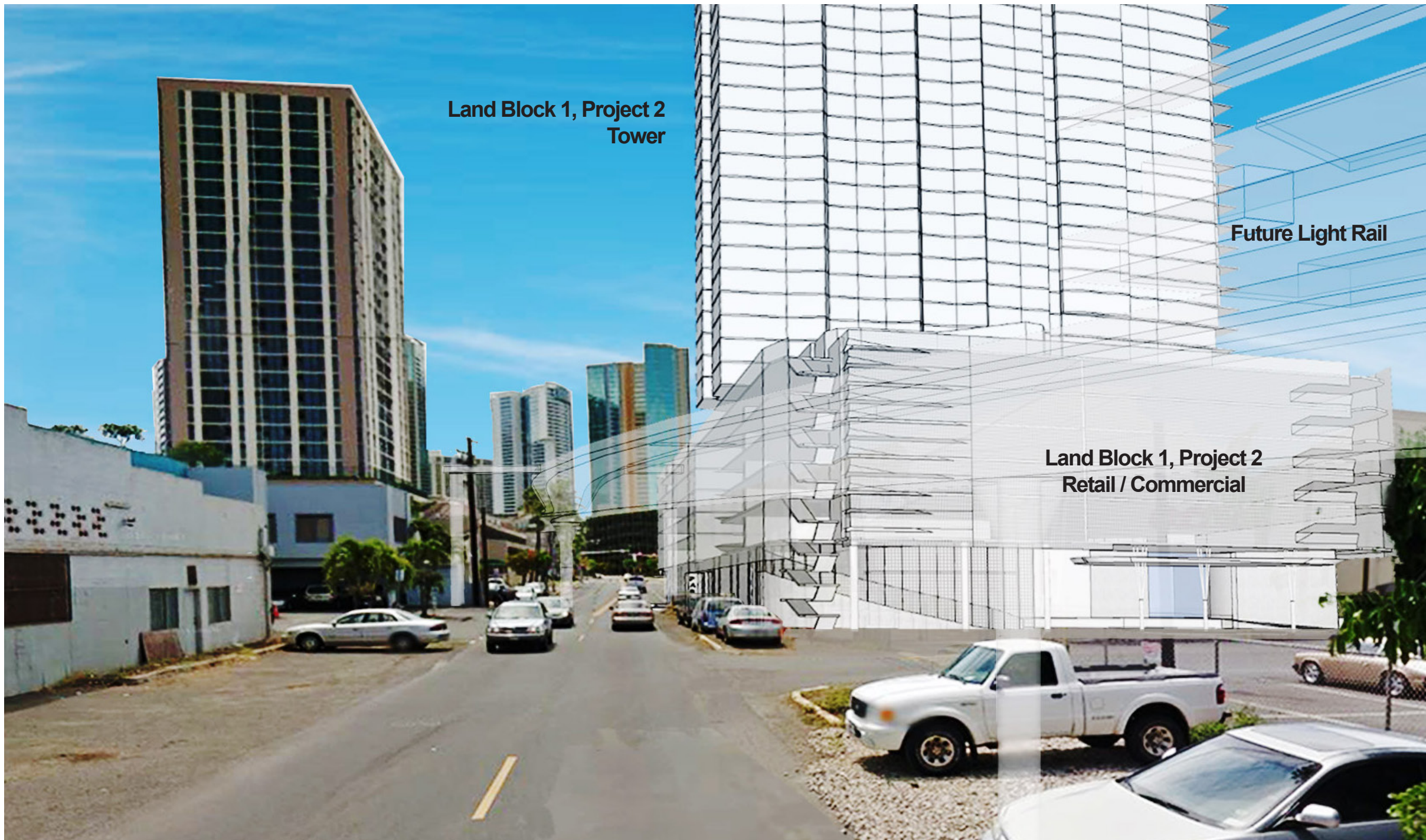


Figure 27. View from Queen Street looking Diamond Head - Proposed

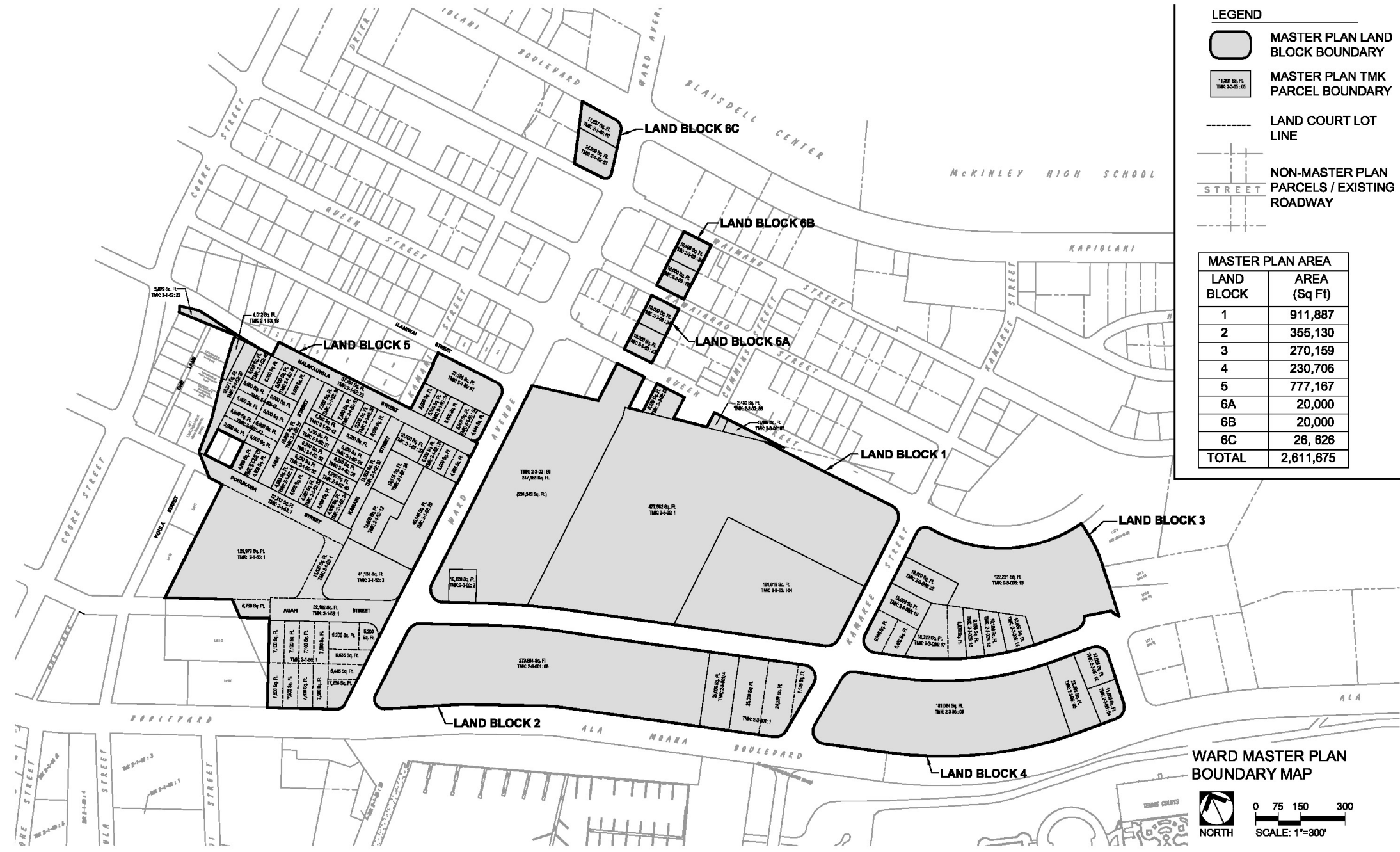
** These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.*

2.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							
Existing Ward Entertainment Center	157,241						157,241
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					784,014
Land Block 1, Project 1	545,000						545,000
Land Block 1, Project 2	643,040						643,040
Subtotal	1,345,281	1,323,669	779,100	-	512,369	-	3,960,419
Projected Remaining Area Planned (sf)	2,451,635	363,199	-	1,095,854	1,344,000	119,134	5,373,821
Projected Total Floor Area (sf)	3,796,916	1,686,868	779,100	1,095,854	1,856,369	119,134	9,334,240
Potential Floor Area Ratio	4.16	4.75	2.88	4.75	2.99	1.79	3.80
Potential Area Transfer	10%	25%	-24%	25%	-21%	-53%	-
Delta From 9/12/2008 (sf)	750,620	149,217	1,995	77,204	(979,035)	-	-



*See Section 5.A for enlarged map

2.C.2 Proposed Development FAR Allocation Summary

The following table summarizes the proposed approximate 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.

height (ft)	floor to floor	level	HCDA Area (sf)			
400.00	400.17	11.81	38	Mech Penthouse		0
				Residential	16,000	16,000
	388.36	11.17	37	Residential	16,000	16,000
	377.19	10.67	36	Residential	16,000	16,000
	366.52	10.67	35	Residential	16,000	16,000
	355.85	10.67	34	Residential	16,000	16,000
	345.18	10.67	33	Residential	16,000	16,000
	334.51	10.67	32	Residential	16,000	16,000
	323.84	10.67	31	Residential	16,000	16,000
	313.17	9.67	30	Residential	16,000	16,000
	303.50	9.67	29	Residential	16,000	16,000
	293.83	9.67	28	Residential	16,000	16,000
	284.16	9.67	27	Residential	16,000	16,000
	274.49	9.67	26	Residential	16,000	16,000
	264.83	9.67	25	Residential	16,000	16,000
	255.16	9.67	24	Residential	16,000	16,000
	245.50	9.67	23	Residential	16,000	16,000
	235.83	9.67	22	Residential	16,000	16,000
	226.16	9.67	21	Residential	16,000	16,000
	216.50	9.67	20	Residential	16,000	16,000
	206.83	9.67	19	Residential	16,000	16,000
	197.17	9.67	18	Residential	16,000	16,000
	187.50	9.67	17	Residential	16,000	16,000
	177.83	9.67	16	Residential	16,000	16,000
	168.17	9.67	15	Residential	16,000	16,000
	158.50	9.67	14	Residential	16,000	16,000
	148.84	9.67	13	Residential	16,000	16,000
	139.17	9.67	12	Residential	15,685	15,685
	129.50	9.67	11	Residential	15,502	15,502
	119.84	9.67	10	Residential	15,391	15,391
	110.17	9.67	9	Residential	15,263	15,263
	100.51	9.67	8	Residential	15,155	15,155
90.67	90.84	16.00		Interior		
74.67			7	Amenity	15,931	
				Commercial Parking		
	74.84	10.50	6	Res. Parking	5,097	6,605
	64.34	10.00	5	Res. Parking	2,277	3,543
	54.34	10.00	4	Res. Parking	2,292	3,551
	44.34	10.00	3	Res. Parking	2,330	4,749
	34.34	12.67	2	Res. Parking	3,256	12,354
0.00			2	Res. Mezzanine	7,258	7,258
	21.67		1M	Bldg. Support	25,029	
		21.50	1			87,798
	400.00		retail	67,653		
	400.00		commercial support	10,666		
				total commercial	78,319	
				tower auxillary building	556,466	
				total residential	564721	
					8255	
				FAR total		643,040 SF

Land Block 1, Project 2

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

Floor area currently allocated to Land Block 1 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 1 within the Ward MP. Upon its eventual build out, Land Block 1 is projected to include 3,796,916 cumulative gross square feet of commercial and residential area. Surrounding development includes the future Land Block 1, Project 1 which is located makai of the Project. Land Block 1 totals approximately 20.93 acres, which results in an anticipated Floor Area Ratio of 4.15.

2.C.5 Parking and Loading Summary

All parking spaces are planned to meet standard sizes. Commercial parking will be accommodated onsite. The following subsections describe the proposed Project’s parking and loading requirements and the parking and loading spaces provided.

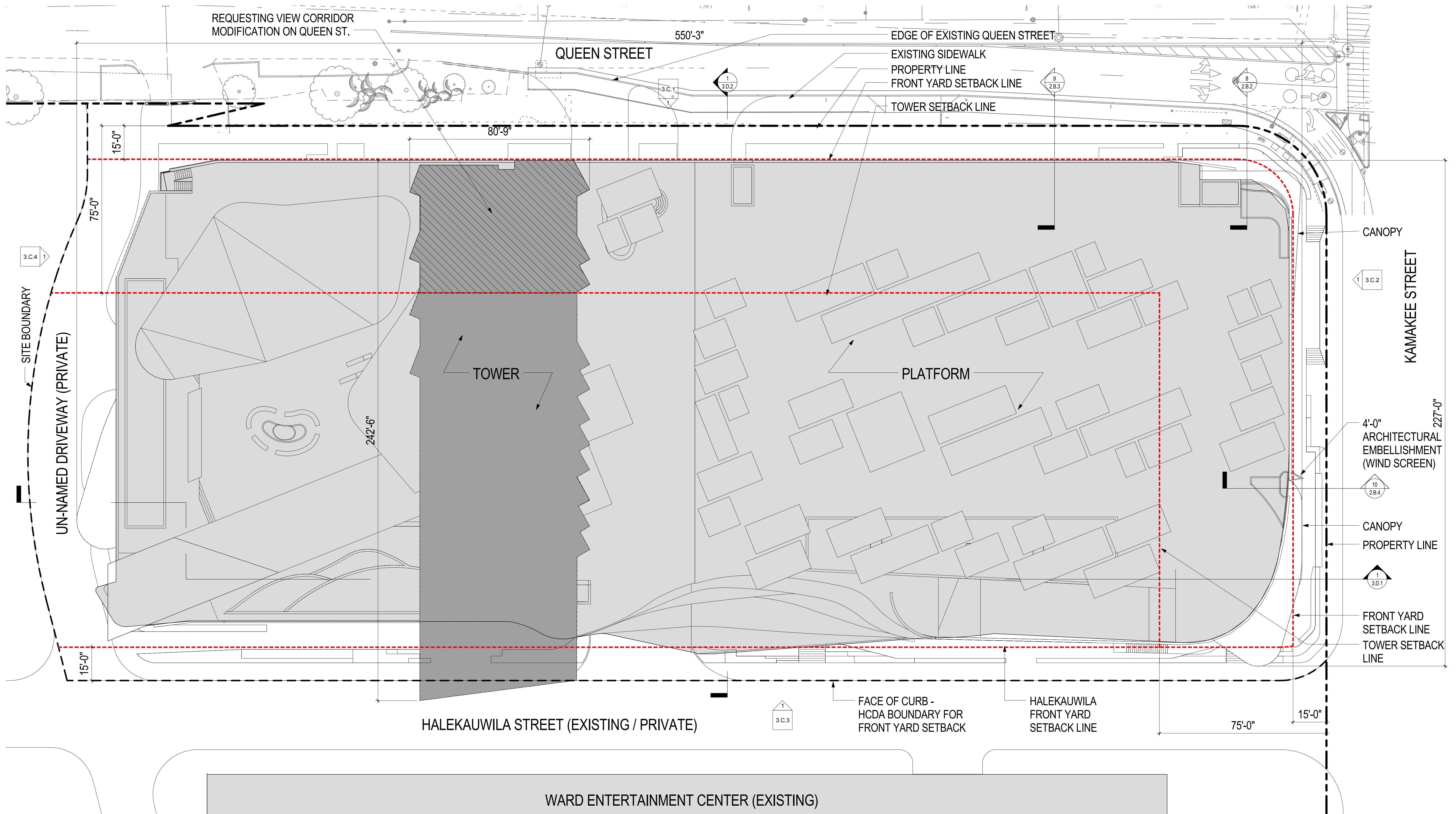
Parking Stalls Typical Dimensions			Loading Stalls Typical Dimensions	
Required	18' x 8' 3" *See section 2.A		Required	(2) 19' x 8' 6"
				(3) 35' x 12' 0"
Provided	18' x 8' 3"		Provided	(1) 19' x 8' 6"
				(2) 35' x 12' 0"
				(2) 55' x 12' 0"

Land Block 1, Project 2 - Parking Totals Provided						
	Residential Stalls (Compact)	Residential Stalls (Standard)	Residential Stalls (*Tandem)	Residential Stalls Total	Commercial Stalls (Standard)	Total (Residential and Commercial)
Level 7	0	0	0	0	98	98
Level 6	3	86	18	107	127	234
Level 5	3	96	18	117	127	244
Level 4	3	96	18	117	127	244
Level 3	3	96	18	117	119	236
Level 2	1	90	18	109	96	205
Level 1 (Mezzanine)	0	37	3	40	0	40
Level 1	0	0	0	0	0	0
TOTAL	13	501	93	607	694	1301

*Tandem stalls is a pair of stalls which attributes as 1 stall towards HCDA calculation

Land Block 1, Project 2 - Parking Totals Required						
15-22-67 Mauka Area Rules						
Use			Unit		Required Stalls	Notes
* Commercial 1 stall per 444 sf						
Total Commercial			78,319		177	
Unit Type	Quantity	Approximate Bedrooms	Approximate Area (in Condo square feet)	Required Parking Spaces		Notes
				Per Unit	Total	
Residence A	65	1	450	0.90	58.50	Level 8-38
Residence B	101	1	650	1.13	114.13	Level 8-38
Residence C	119	1	720	1.13	134.47	Level 8-38
Residence D	31	2	840	1.35	41.85	Level 8-38
Residence E	94	2	1,030	1.35	126.90	Level 8-38
Residence F	56	3	1,370	1.35	75.60	Level 10-38
TOTAL	466				551.45 => 552	

Parking Provisions									
Residential									
									Total
Required									552
Provided	1	1 Mezz	2	3	4	5	6	7	
	0	40	109	117	117	117	107	0	607
Commercial									
									Total
Required									177
Provided	1	1 Mezz	2	3	4	5	6	7	
	0	0	96	119	127	127	127	98	694

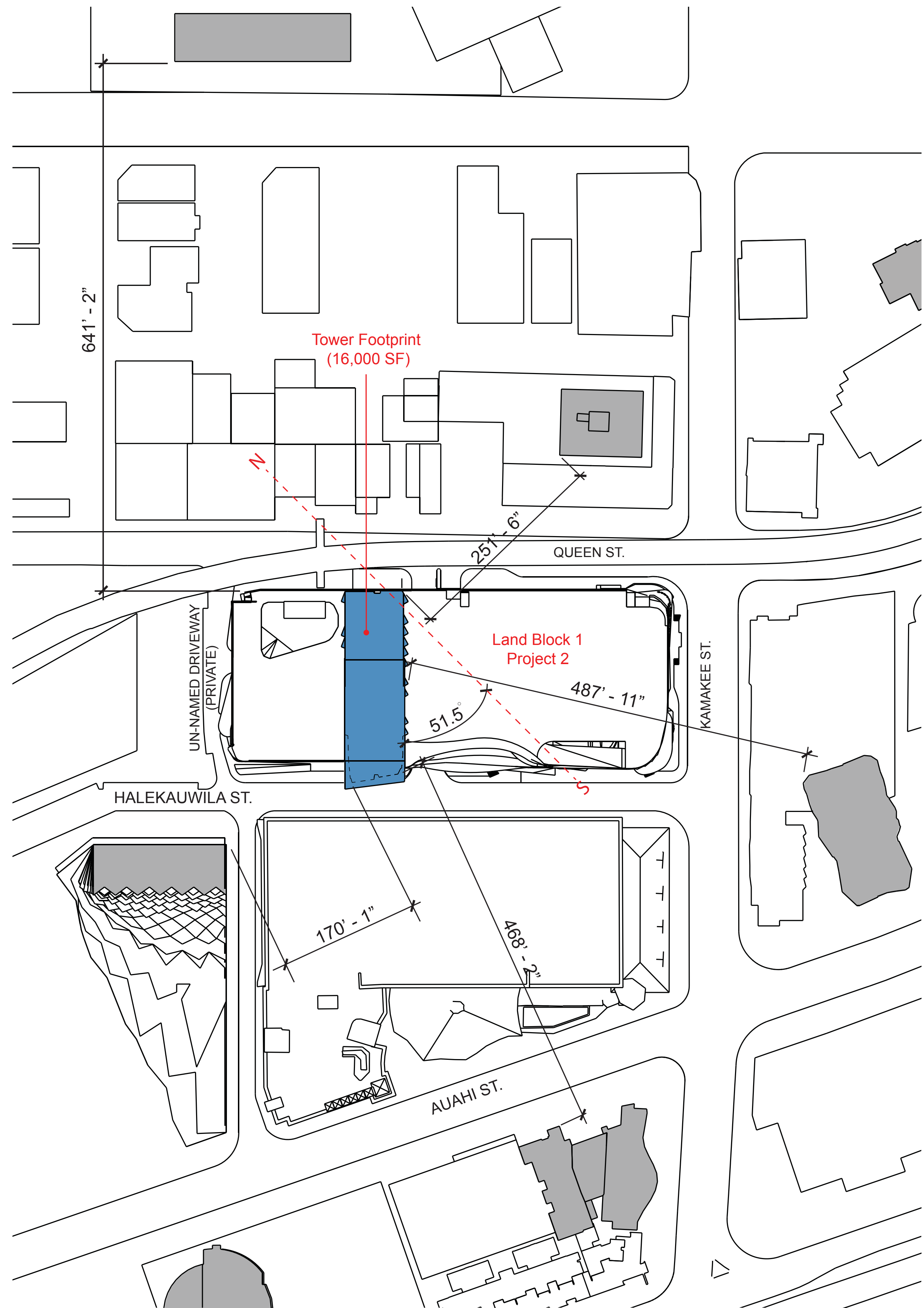


* These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.

Section 2.C.6
Figure 28. Site Setbacks



* A portion of Ward Village Green open space will be allocated toward Land Block 1, Project 2 to meet open area requirements.
 * 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.

2.C.9 Noise Analysis



D. L. ADAMS

ASSOCIATES

acoustics | performing arts | technology

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 (HDOH) and other state standards. Discrepancies between necessary contractor operations and local ordinances, codes, or standards shall warrant a noise 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. Mitigation of building operational noise to meet the HDOH noise rules will be incorporated into the project design.

Parking Structure

Parking levels are located above the commercial spaces and directly below the amenity platform at Level 7. 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 HDOH 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.

Loading Area and Transient Noise Sources

Delivery vehicles and other transient noise sources (such as trash collection and recycling operations) will access the loading area from Queen Street and exit onto Halekauwila Street. Heavy and medium trucks that utilize the loading area are a significant source of noise, especially when the backup alarm is activated or when the truck is sitting in idle. If required, sound absorptive material on the ceiling and upper wall surfaces of the loading area will reduce the build-up of sound. Noise barriers or overhead doors may also be considered at the entry and exit. Scheduling of all transient noise sources will be considered to minimize impact on residences and businesses whenever possible.

Whole Foods Market and other Retail Spaces

The design of Whole Foods Market (WFM) will incorporate stationary mechanical equipment on the Level 7 rooftop that is typical for commercial buildings. Expected mechanical equipment may include exhaust fans, air handling equipment, condensing units, refrigeration units, etc. The equipment will incorporate sound attenuation features, e.g., acoustical louvers, duct silencers, noise barrier walls, etc., such that noise levels are in compliance with the HDOH daytime and nighttime property line noise limits. The WFM emergency generator will also be designed and/or attenuated such that it does not exceed the HDOH property line noise limits. Sound attenuation features may include a bank of air intake and discharge silencers as well as a hospital grade muffler on the engine exhaust. Monthly testing of the emergency generator will be limited to daytime hours only.

Additional retail spaces located along Halekauwila 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. Patrons to WFM and the retail spaces will utilize the dedicated parking structure and will not produce a noise impact on the tower residents.

2.C.10 Shadow and Wind Analysis



Tel: 519.823.1311
Fax: 519.823.1316

Rowan Williams Davies & Irwin Inc.
650 Woodlawn Road West
Guelph, Ontario, Canada
N1K 1B8

CONSULTING ENGINEERS
& SCIENTISTS



August 19, 2014

Architects Hawaii Limited
733 Bishop Street
Suite 3100
Honolulu, HI 96813
USA

Re: **Pedestrian Wind Conditions**
Ward Village – Land Block 1, Project 2
Honolulu, Hawaii
RWDI Reference No. 1402309

To Whom It May Concern,

Rowan Williams Davies & Irwin Inc. (RWDI) has been requested by Architects Hawaii Limited to conduct wind tunnel studies for the pedestrian wind conditions on and around the proposed Ward Village – Land Block 1, Project 2 development in Honolulu, Hawaii.

The proposed development includes a 39-story tower located on the block bounded by Queen Street, Kamakee Street, Halekauwila Street, and an unnamed private street. Winds around the proposed development will be simulated in one of RWDI’s boundary-layer wind tunnels for the existing and proposed building configurations by using a 1:400 scale model of the study building and its surroundings within a 1600’ radius. The 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 taken at key pedestrian areas within a 800’ radius of the site, and 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 the RWDI wind comfort and safety criteria to determine if they are appropriate for the intended usage of the pedestrian areas on and around the development.

Immediately following the wind tunnel tests, a report will be issued to summarize our main 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

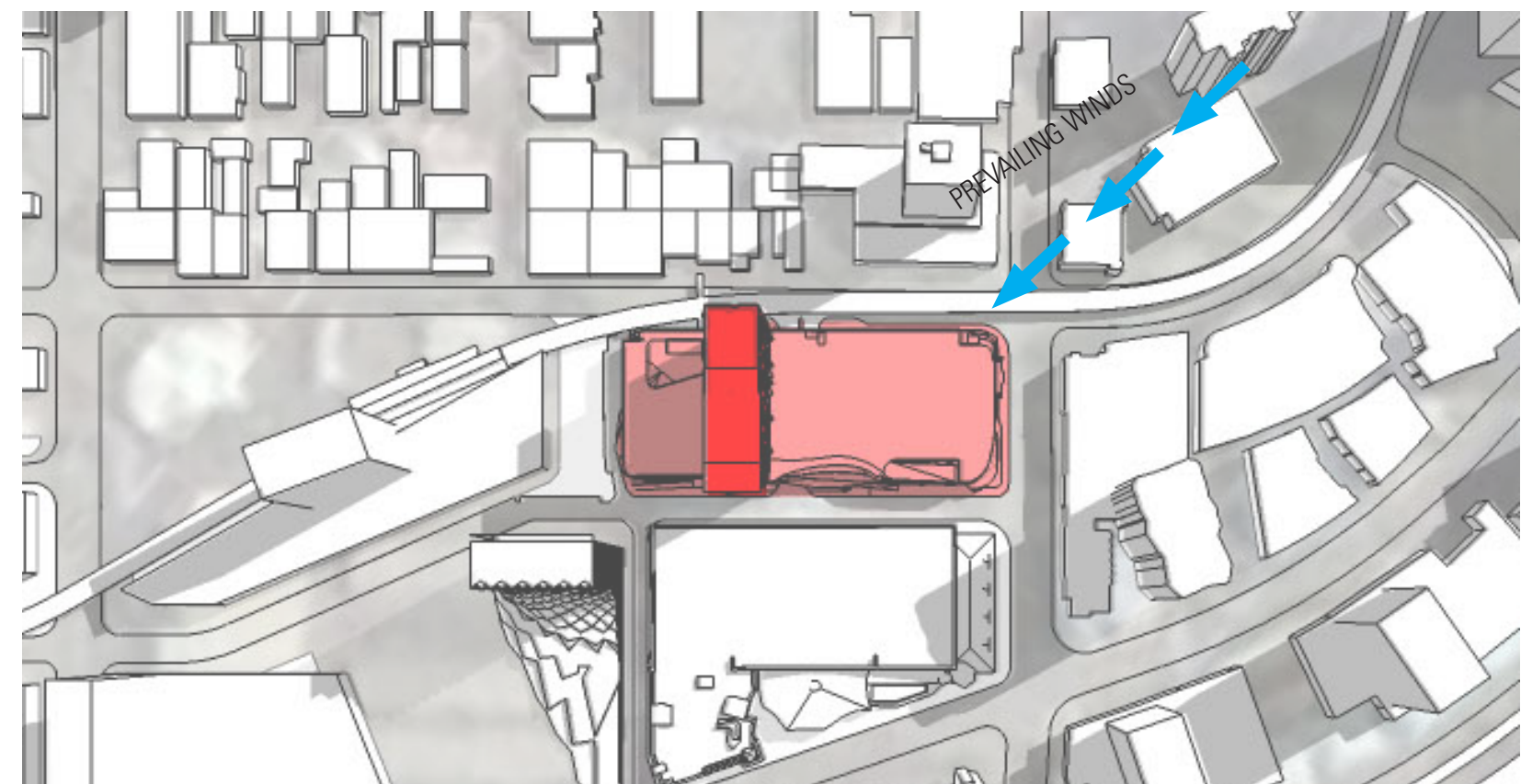
ROWAN WILLIAMS DAVIES & IRWIN Inc.



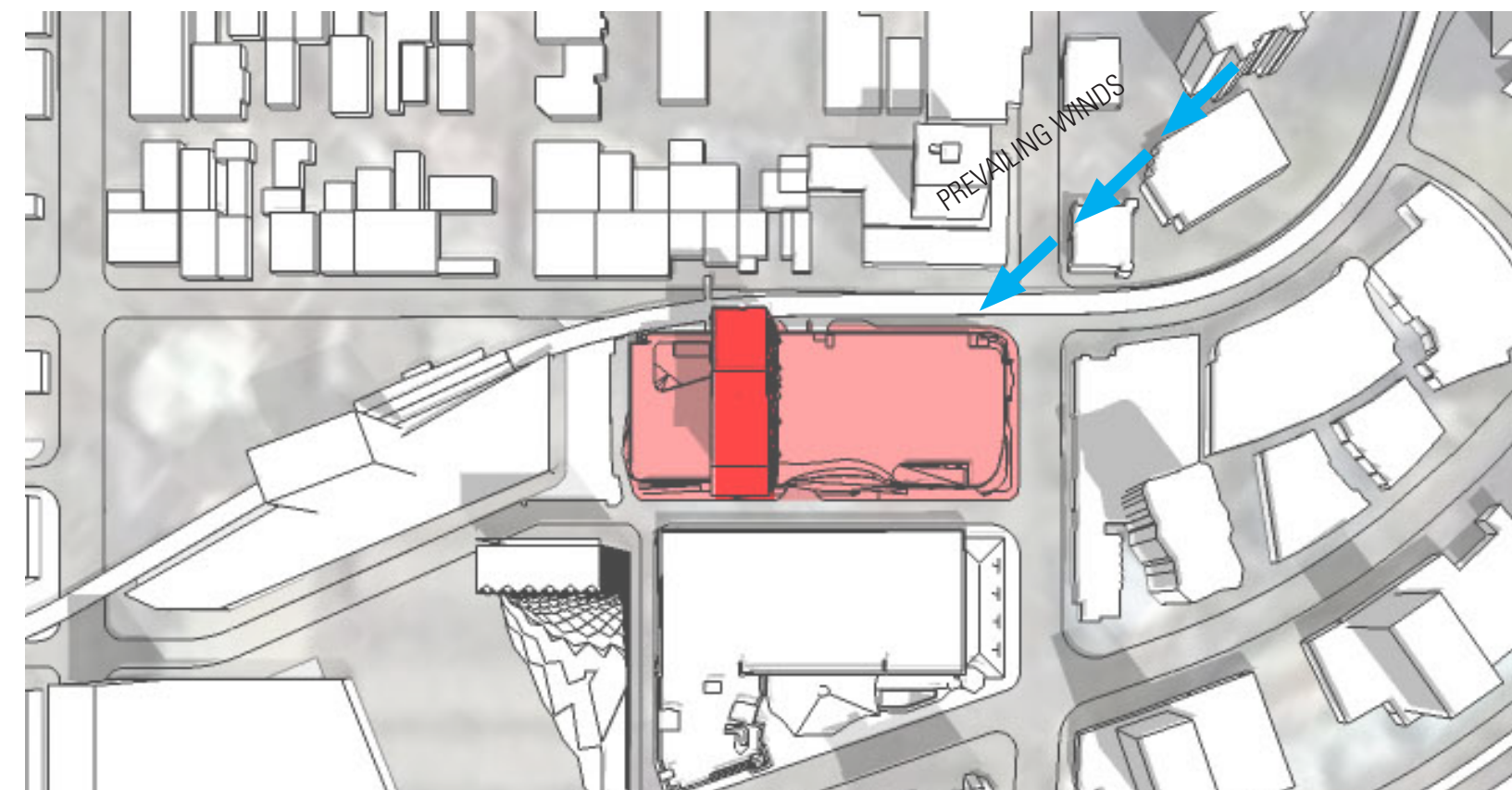
Analene Belanger, P.Eng. PMP
Senior Project Manager / Associate

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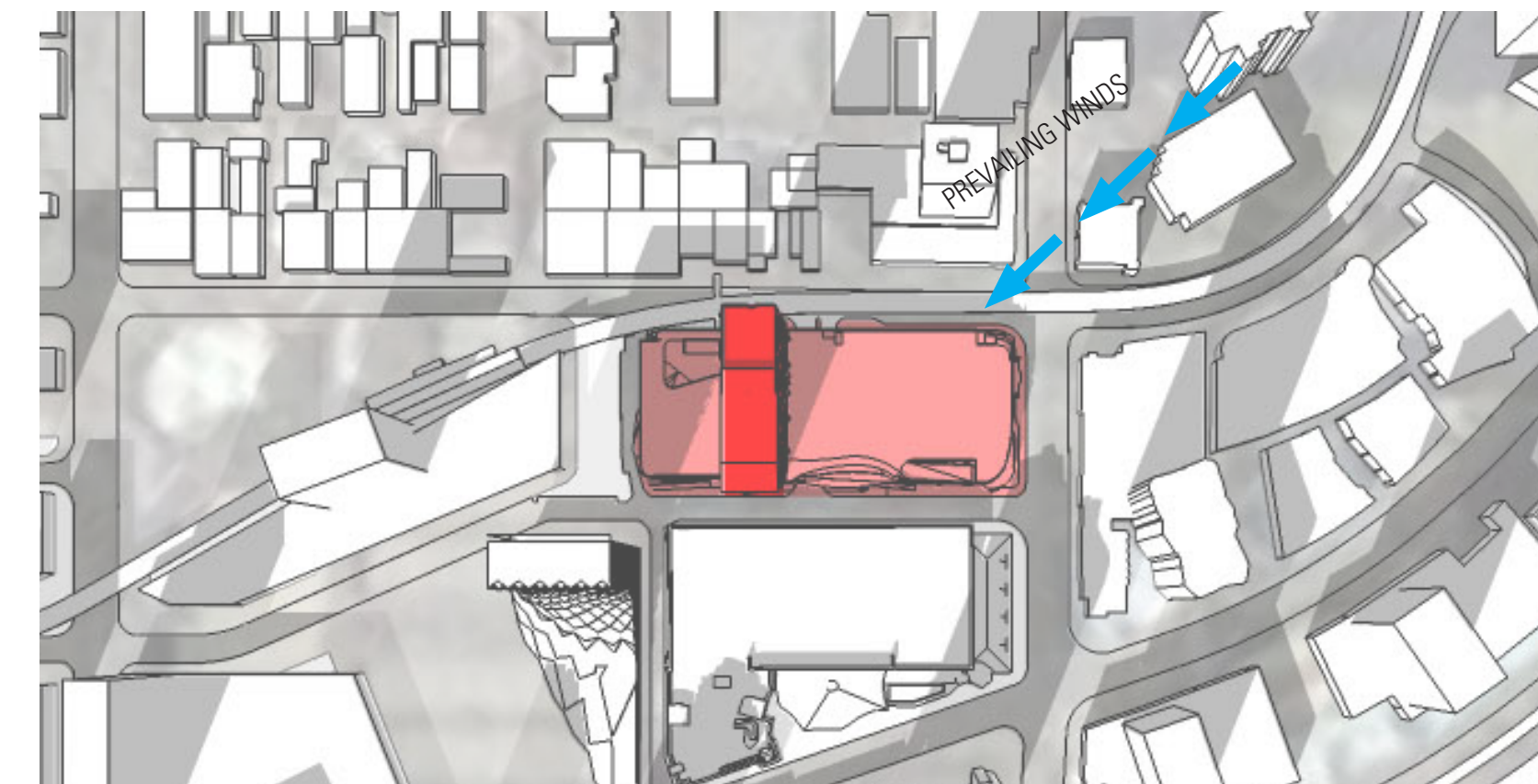
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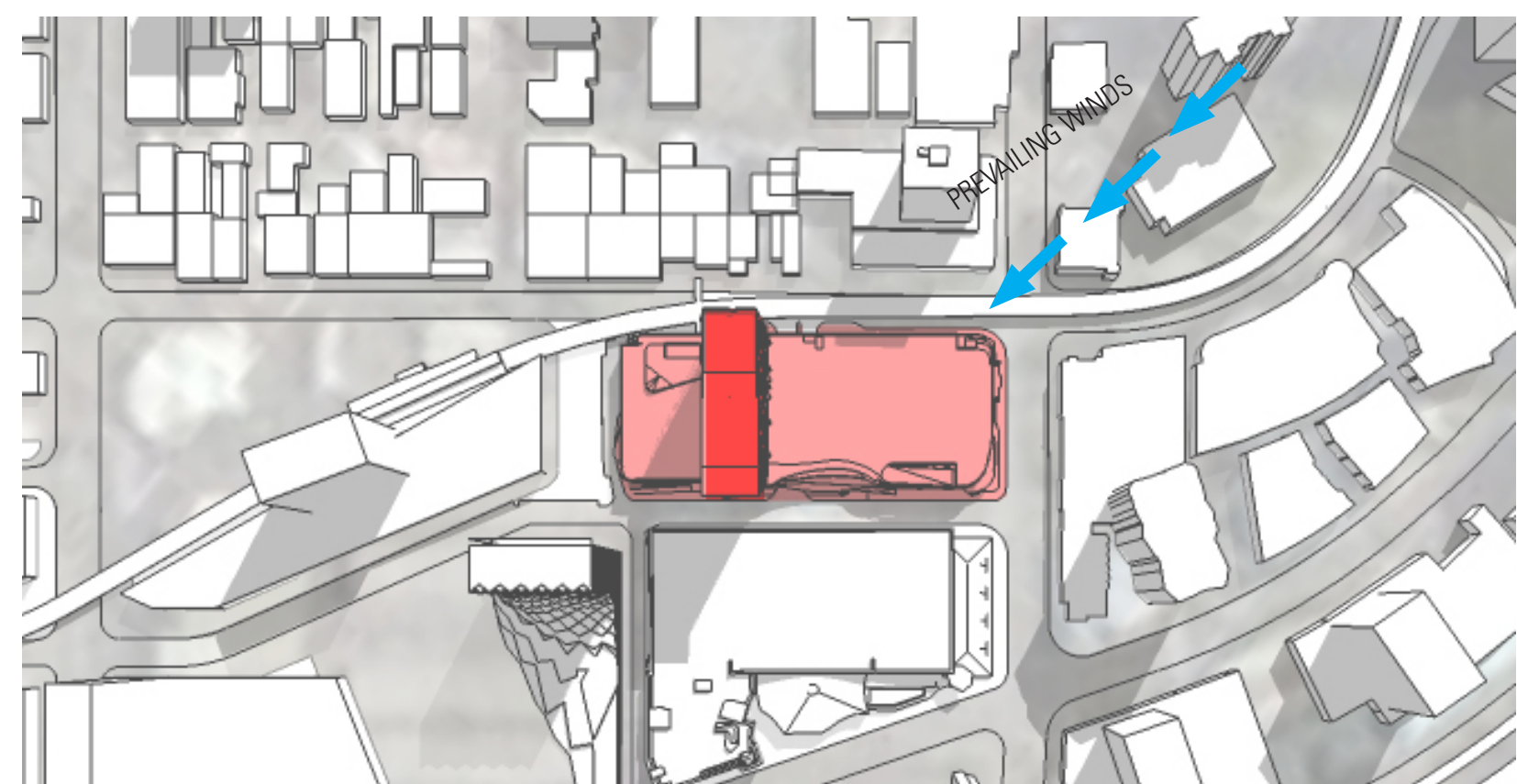
March 21st - 9:00 AM



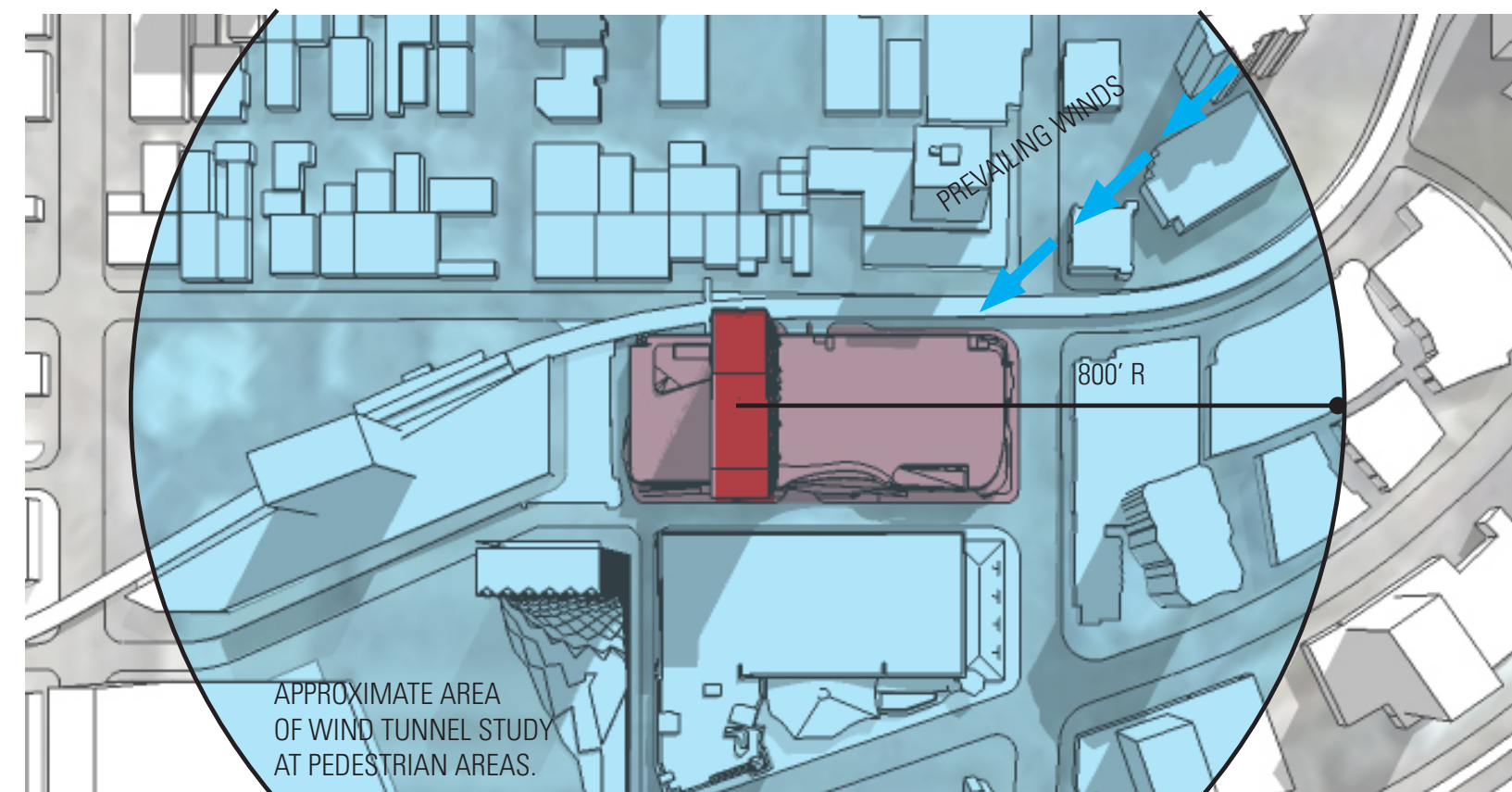
March 21st - 12:00 PM



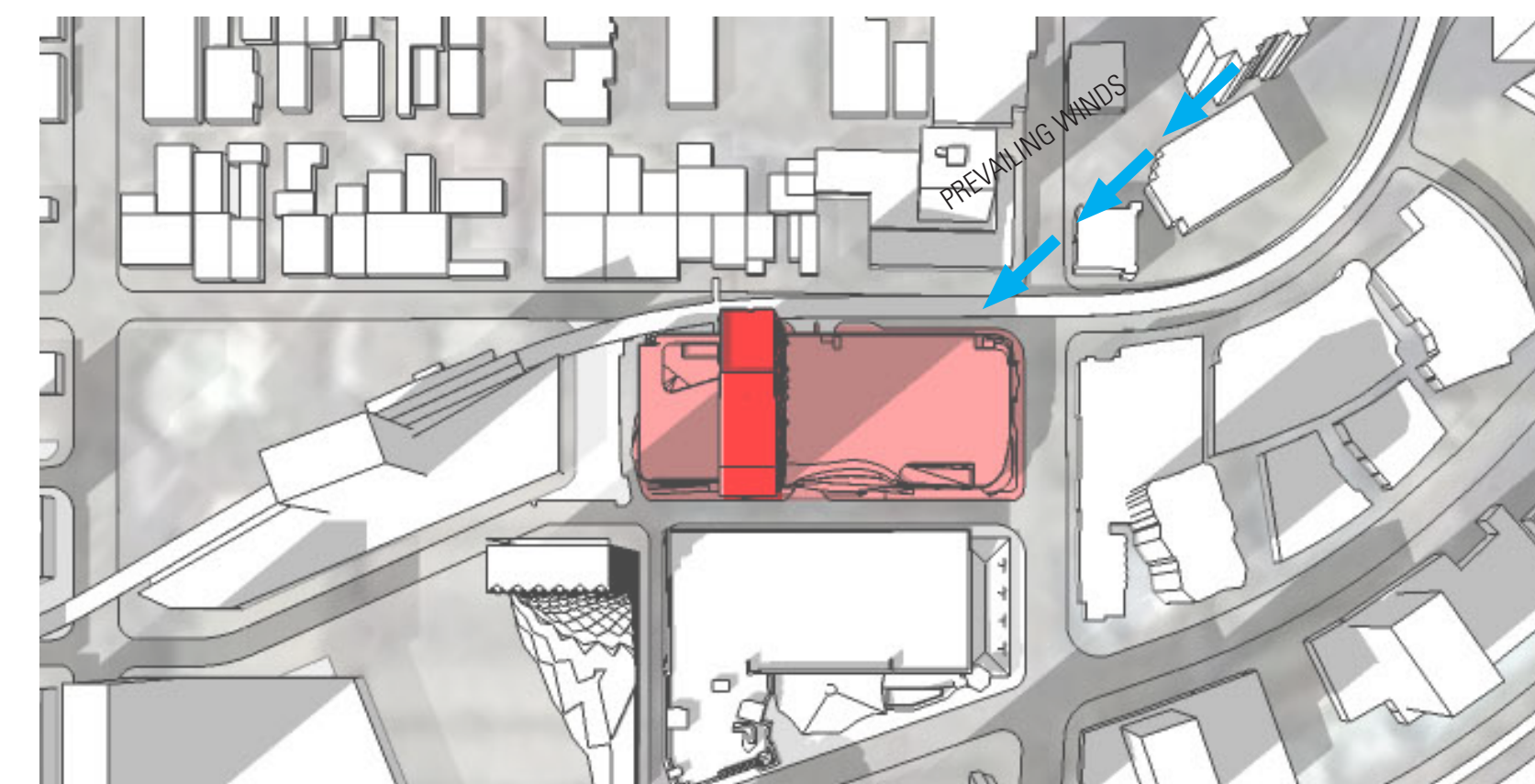
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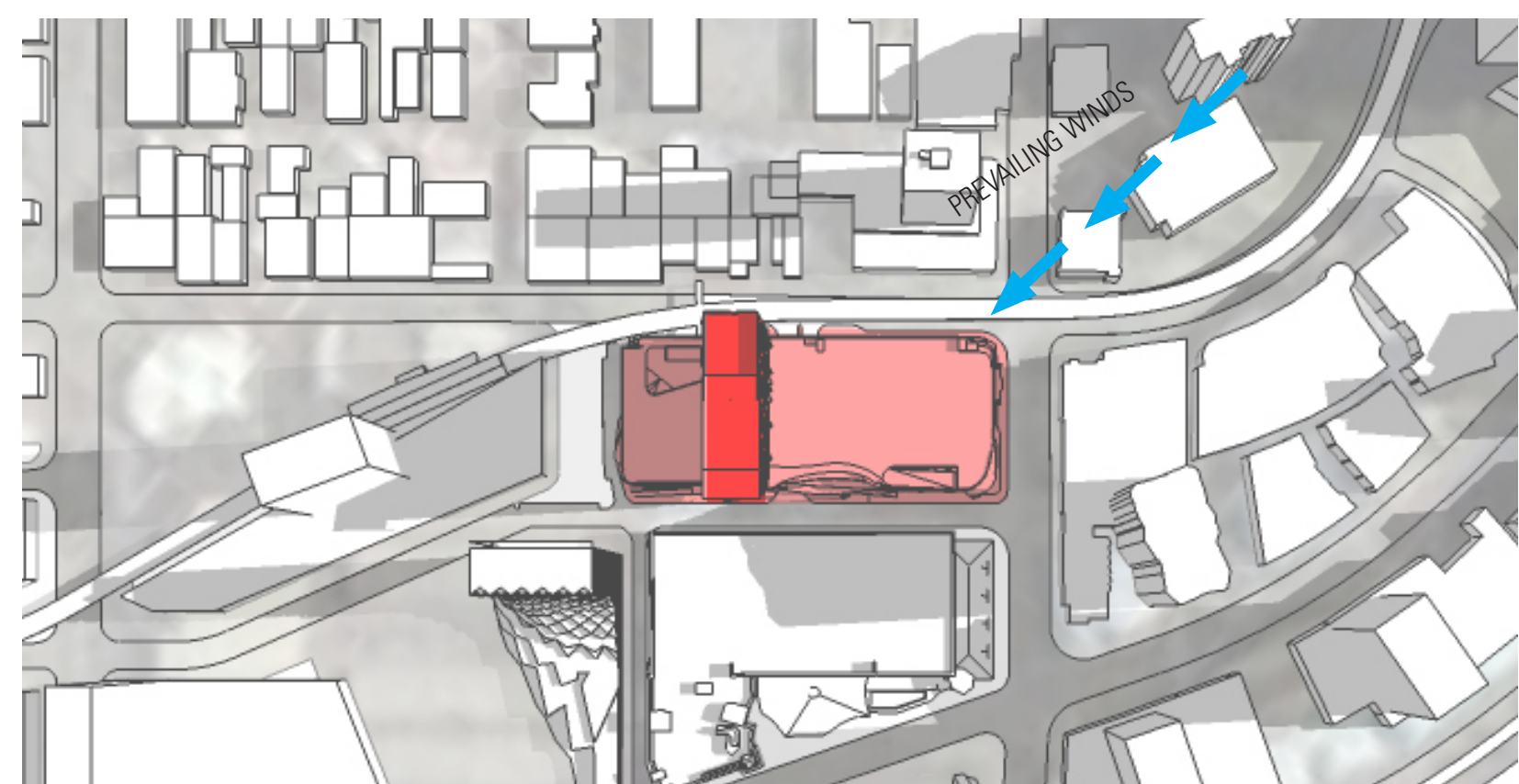
June 21st - 9:00 AM



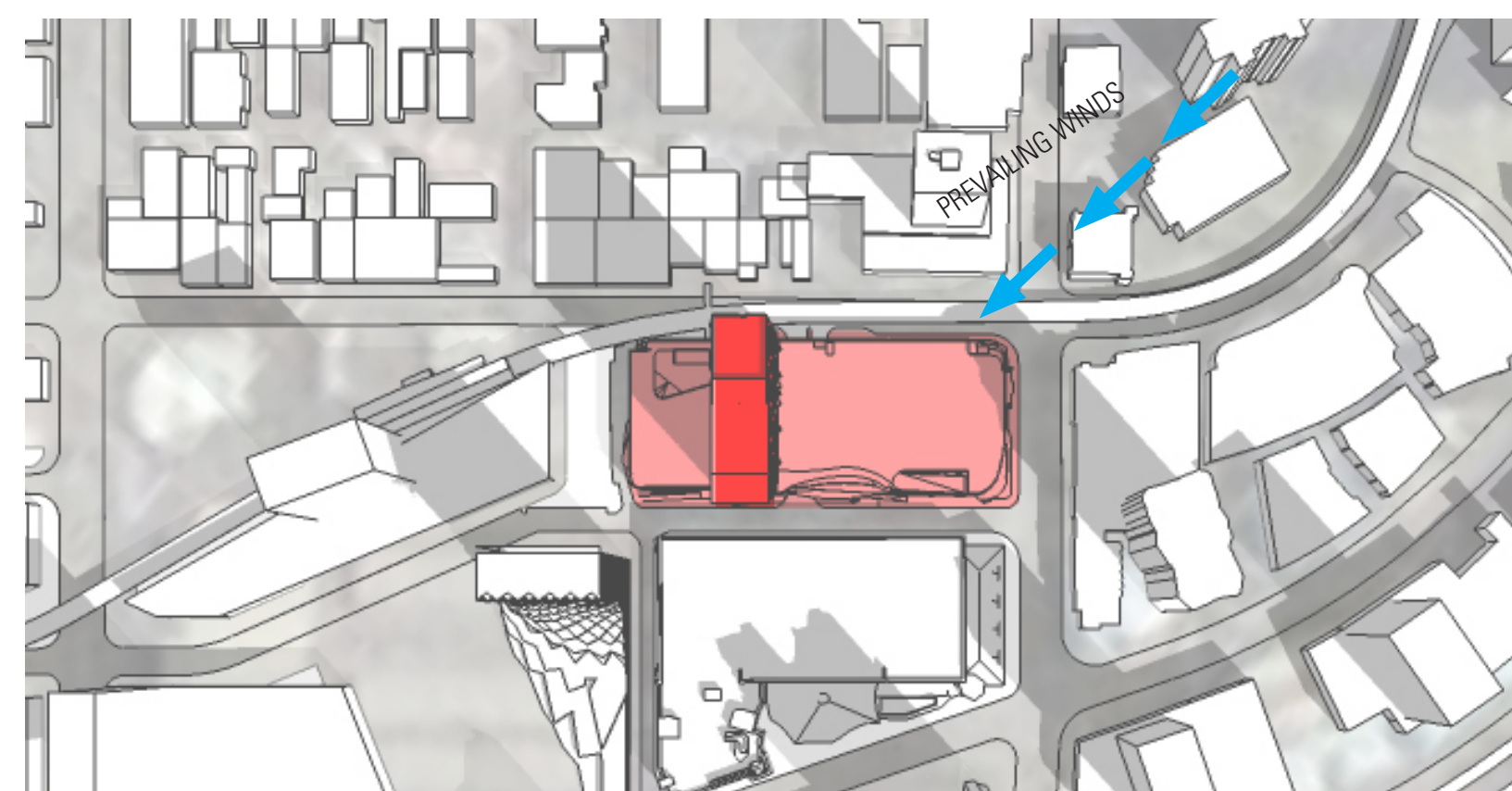
June 21st - 12:00 PM



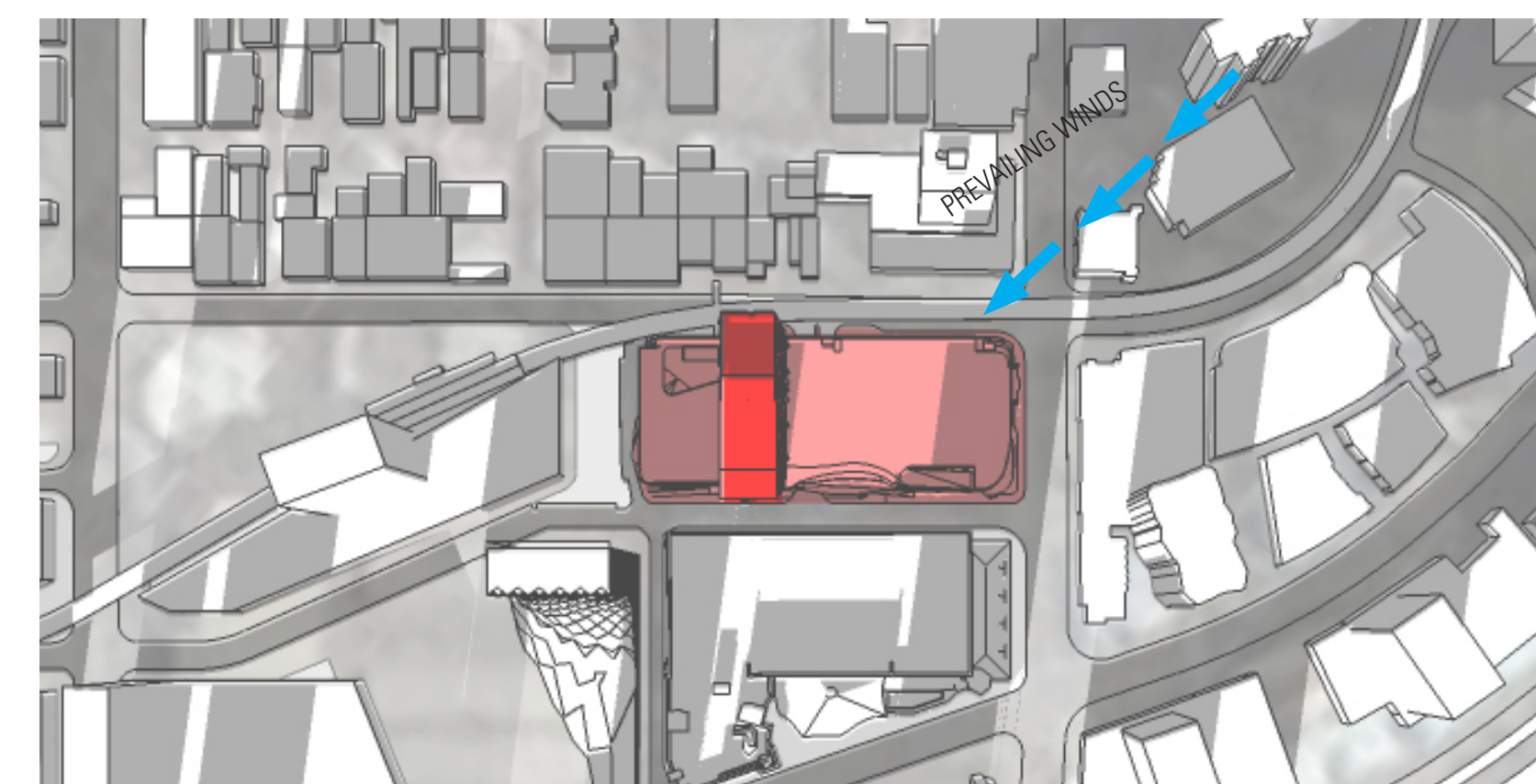
June 21st - 3:00 PM



December 21st - 9:00 AM

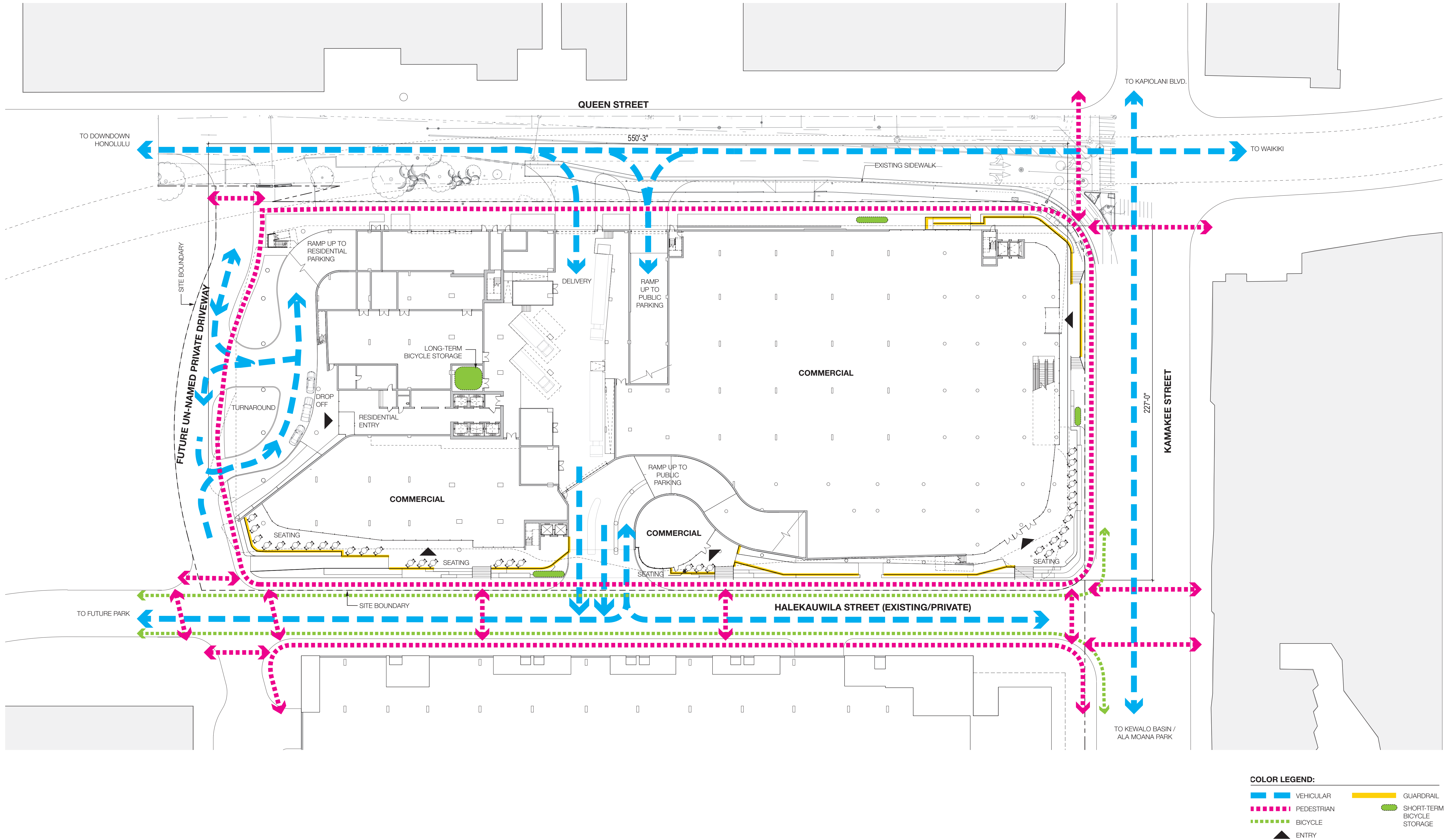


December 21st - 12:00 PM

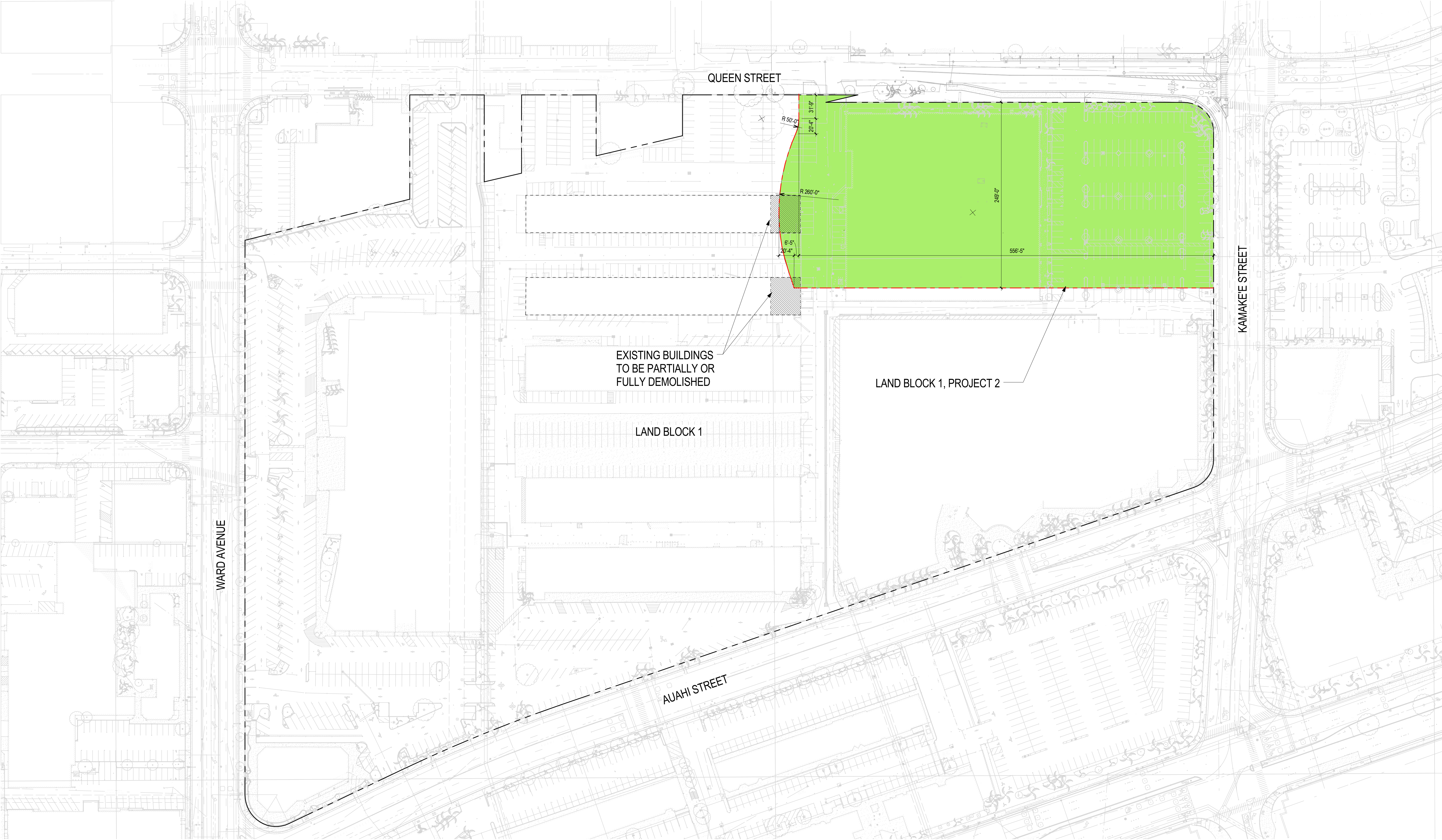


December 21st - 5:00 PM

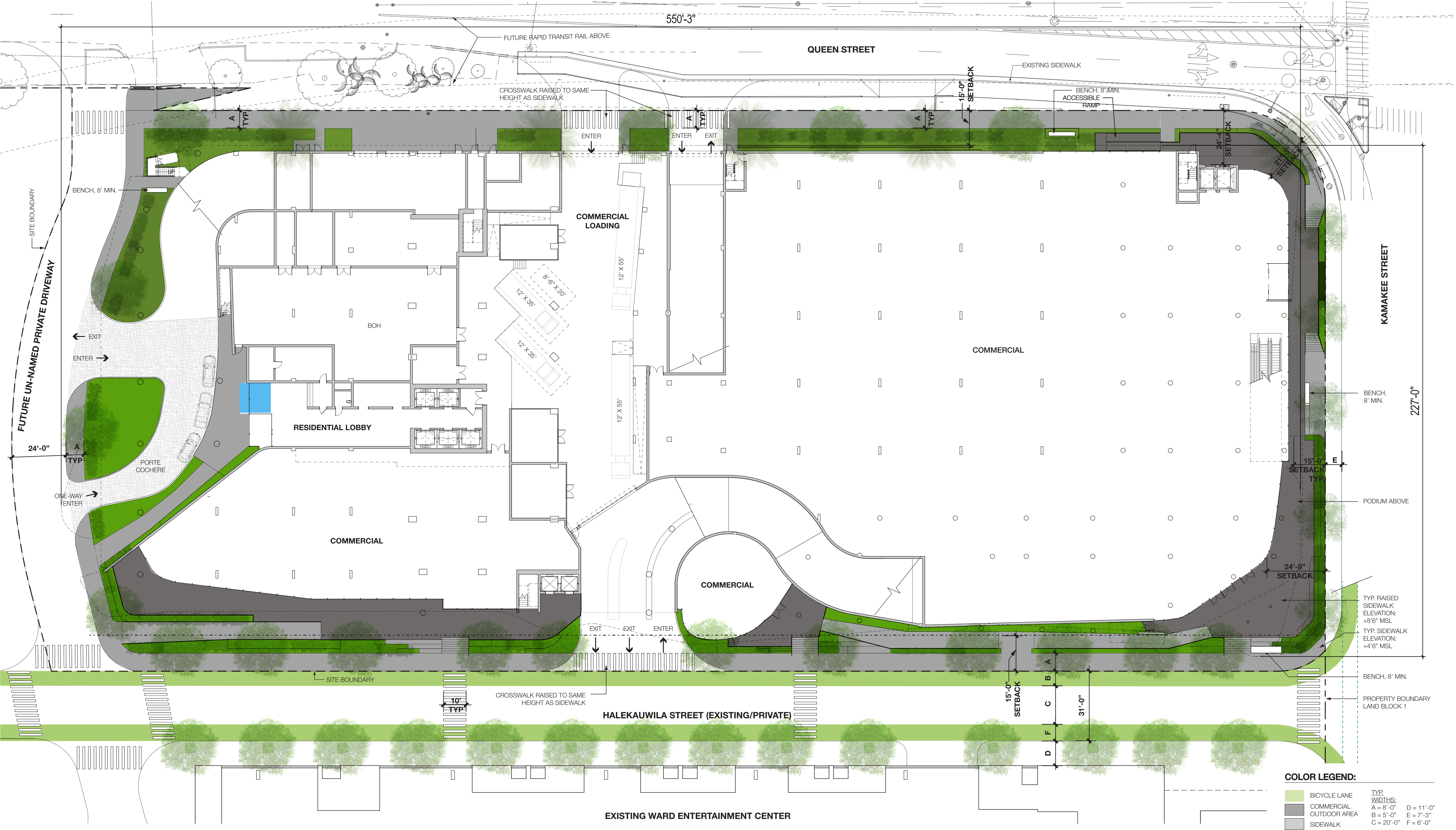
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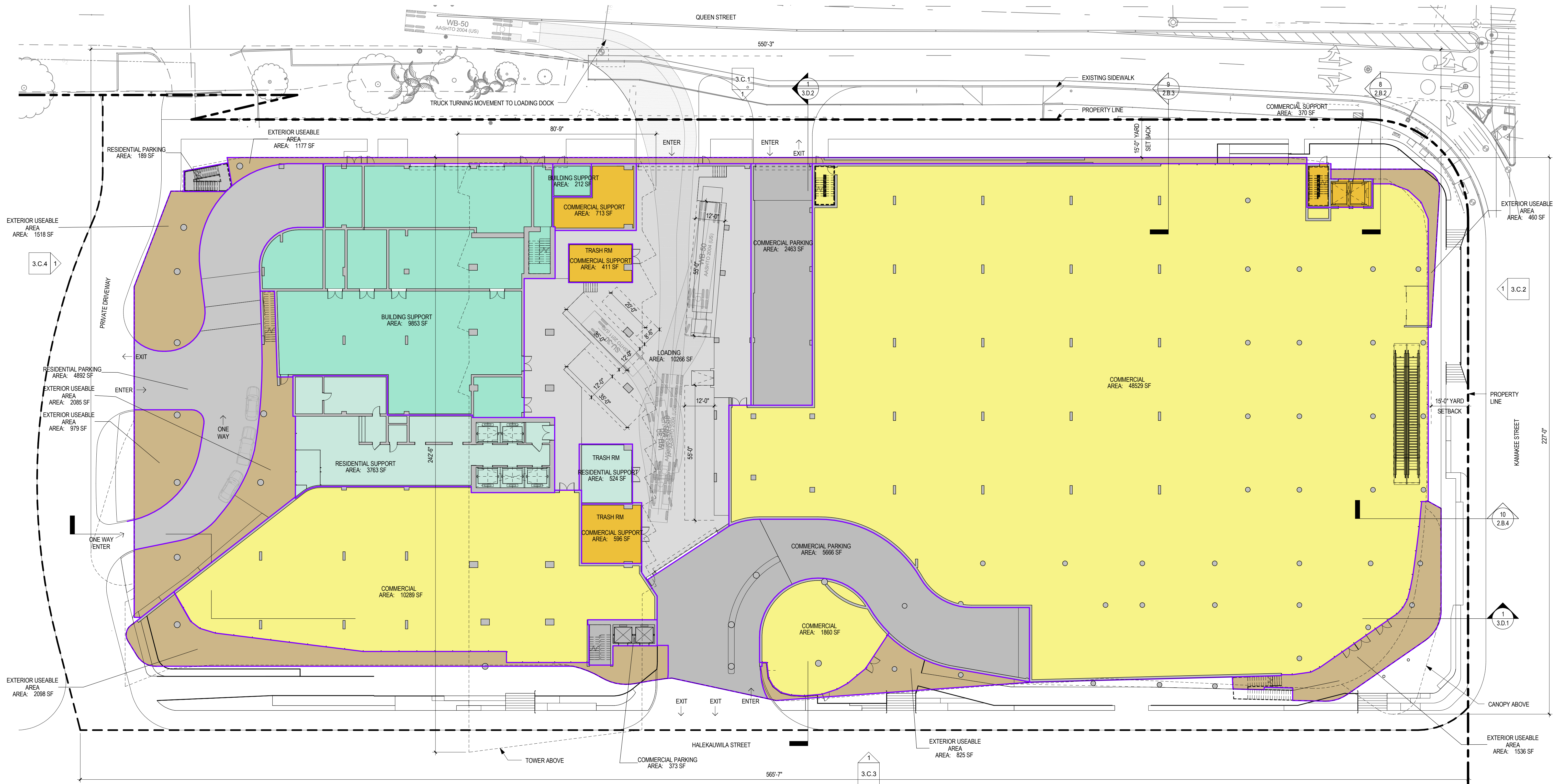
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LEGEND

- | | | | | |
|--------------------|-----------------------|-------------------|------------------------------|---------------------|
| BUILDING SUPPORT | COMMERCIAL SUPPORT | LOADING | RESIDENTIAL | RESIDENTIAL PARKING |
| COMMERCIAL | EXTERIOR USEABLE AREA | OPEN TO BELOW | RESIDENTIAL AMENITY | RESIDENTIAL SUPPORT |
| COMMERCIAL PARKING | LANAI | PARKING LANDSCAPE | RESIDENTIAL EXTERIOR AMENITY | ROOF |

HCDA AREA - LEVEL 1		
Level	Name	Area
LEVEL 1	BUILDING SUPPORT	9,853 SF
LEVEL 1	BUILDING SUPPORT	212 SF
		10,064 SF
LEVEL 1	COMMERCIAL	48,529 SF
LEVEL 1	COMMERCIAL	10,289 SF
LEVEL 1	COMMERCIAL	1,860 SF
		60,678 SF
LEVEL 1	COMMERCIAL SUPPORT	713 SF
LEVEL 1	COMMERCIAL SUPPORT	596 SF
LEVEL 1	COMMERCIAL SUPPORT	411 SF
LEVEL 1	COMMERCIAL SUPPORT	370 SF
		2,091 SF

HCDA AREA - LEVEL 1		
Level	Name	Area
LEVEL 1	EXTERIOR USEABLE AREA	2,098 SF
LEVEL 1	EXTERIOR USEABLE AREA	2,085 SF
LEVEL 1	EXTERIOR USEABLE AREA	1,536 SF
LEVEL 1	EXTERIOR USEABLE AREA	1,518 SF
LEVEL 1	EXTERIOR USEABLE AREA	1,177 SF
LEVEL 1	EXTERIOR USEABLE AREA	979 SF
LEVEL 1	EXTERIOR USEABLE AREA	825 SF
LEVEL 1	EXTERIOR USEABLE AREA	460 SF
		10,677 SF
LEVEL 1	RESIDENTIAL SUPPORT	3,763 SF
LEVEL 1	RESIDENTIAL SUPPORT	524 SF
		4,288 SF

Grand total 87,798 SF

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



LEVEL 2 RESIDENTIAL PARKING COUNT		LEVEL 2 COMMERCIAL PARKING COUNT	
STANDARD	090	STANDARD	096
COMPACT	001		
TANDEM	018		

* COLUMNS DO NOT EXTEND MORE THAN THE ALLOWABLE 6" INTO PARKING STALLS

LEGEND

BUILDING SUPPORT	COMMERCIAL SUPPORT	LOADING	RESIDENTIAL	RESIDENTIAL PARKING
COMMERCIAL	EXTERIOR USEABLE AREA	OPEN TO BELOW	RESIDENTIAL AMENITY	RESIDENTIAL SUPPORT
COMMERCIAL PARKING	LANAI	PARKING LANDSCAPE	RESIDENTIAL EXTERIOR AMENITY	ROOF

HCDA AREA - LEVEL 2		
Level	Name	Area
LEVEL 2	BUILDING SUPPORT	831 SF
LEVEL 2	COMMERCIAL	5,911 SF
LEVEL 2	COMMERCIAL SUPPORT	460 SF
LEVEL 2	COMMERCIAL SUPPORT	455 SF
LEVEL 2	COMMERCIAL SUPPORT	379 SF
LEVEL 2	COMMERCIAL SUPPORT	220 SF
LEVEL 2	COMMERCIAL SUPPORT	157 SF
LEVEL 2	COMMERCIAL SUPPORT	106 SF
LEVEL 2	EXTERIOR USEABLE AREA	1,410 SF
LEVEL 2	RESIDENTIAL SUPPORT	803 SF
LEVEL 2	RESIDENTIAL SUPPORT	408 SF
LEVEL 2	RESIDENTIAL SUPPORT	380 SF
LEVEL 2	RESIDENTIAL SUPPORT	311 SF
LEVEL 2	RESIDENTIAL SUPPORT	289 SF
LEVEL 2	RESIDENTIAL SUPPORT	232 SF
LEVEL 2	RESIDENTIAL SUPPORT	2,424 SF

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

HCDA AREA - LEVEL 3		
Level	Name	Area
LEVEL 3	COMMERCIAL	1,064 SF
		1,064 SF
LEVEL 3	COMMERCIAL SUPPORT	387 SF
LEVEL 3	COMMERCIAL SUPPORT	379 SF
LEVEL 3	COMMERCIAL SUPPORT	263 SF
LEVEL 3	COMMERCIAL SUPPORT	220 SF
LEVEL 3	COMMERCIAL SUPPORT	106 SF
		1,355 SF
LEVEL 3	RESIDENTIAL SUPPORT	803 SF
LEVEL 3	RESIDENTIAL SUPPORT	408 SF
LEVEL 3	RESIDENTIAL SUPPORT	380 SF
LEVEL 3	RESIDENTIAL SUPPORT	311 SF
LEVEL 3	RESIDENTIAL SUPPORT	289 SF
LEVEL 3	RESIDENTIAL SUPPORT	138 SF
		2,330 SF
		4,749 SF



LEVEL 2 RESIDENTIAL PARKING COUNT		LEVEL 2 COMMERCIAL PARKING COUNT	
STANDARD	096	STANDARD	127
COMPACT	003		
TANDEM	018		

* COLUMNS DO NOT EXTEND MORE THAN THE ALLOWABLE 6" INTO PARKING STALLS

LEGEND

BUILDING SUPPORT	COMMERCIAL SUPPORT	LOADING	RESIDENTIAL	RESIDENTIAL PARKING
COMMERCIAL	EXTERIOR USEABLE AREA	OPEN TO BELOW	RESIDENTIAL AMENITY	RESIDENTIAL SUPPORT
COMMERCIAL PARKING	LANAI	PARKING LANDSCAPE	RESIDENTIAL EXTERIOR AMENITY	ROOF

HCDA AREA - LEVEL 5		
Level	Name	Area
LEVEL 5	COMMERCIAL SUPPORT	390 SF
LEVEL 5	COMMERCIAL SUPPORT	387 SF
LEVEL 5	COMMERCIAL SUPPORT	220 SF
LEVEL 5	COMMERCIAL SUPPORT	167 SF
LEVEL 5	COMMERCIAL SUPPORT	103 SF
		1,266 SF
LEVEL 5	RESIDENTIAL SUPPORT	798 SF
LEVEL 5	RESIDENTIAL SUPPORT	408 SF
LEVEL 5	RESIDENTIAL SUPPORT	380 SF
LEVEL 5	RESIDENTIAL SUPPORT	289 SF
LEVEL 5	RESIDENTIAL SUPPORT	263 SF
LEVEL 5	RESIDENTIAL SUPPORT	139 SF
		2,276 SF
		3,543 SF

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



LEVEL 2 RESIDENTIAL PARKING COUNT		LEVEL 2 COMMERCIAL PARKING COUNT	
STANDARD	086	STANDARD	127
COMPACT	003		
TANDEM	018		

* COLUMNS DO NOT EXTEND MORE THAN THE ALLOWABLE 6" INTO PARKING STALLS

BUILDING SUPPORT	COMMERCIAL SUPPORT	LOADING	RESIDENTIAL	RESIDENTIAL PARKING
COMMERCIAL	EXTERIOR USEABLE AREA	OPEN TO BELOW	RESIDENTIAL AMENITY	RESIDENTIAL SUPPORT
COMMERCIAL PARKING	LANAI	PARKING LANDSCAPE	RESIDENTIAL EXTERIOR AMENITY	ROOF

HCDA AREA - LEVEL 6		
Level	Name	Area
LEVEL 6	COMMERCIAL SUPPORT	629 SF
LEVEL 6	COMMERCIAL SUPPORT	387 SF
LEVEL 6	COMMERCIAL SUPPORT	219 SF
LEVEL 6	COMMERCIAL SUPPORT	167 SF
LEVEL 6	COMMERCIAL SUPPORT	106 SF
		1,508 SF
LEVEL 6	RESIDENTIAL SUPPORT	991 SF
LEVEL 6	RESIDENTIAL SUPPORT	799 SF
LEVEL 6	RESIDENTIAL SUPPORT	798 SF
LEVEL 6	RESIDENTIAL SUPPORT	685 SF
LEVEL 6	RESIDENTIAL SUPPORT	408 SF
LEVEL 6	RESIDENTIAL SUPPORT	363 SF
LEVEL 6	RESIDENTIAL SUPPORT	359 SF
LEVEL 6	RESIDENTIAL SUPPORT	289 SF
LEVEL 6	RESIDENTIAL SUPPORT	267 SF
LEVEL 6	RESIDENTIAL SUPPORT	138 SF
		5,097 SF
		6,605 SF

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



LEVEL 2 COMMERCIAL PARKING COUNT
STANDARD 098

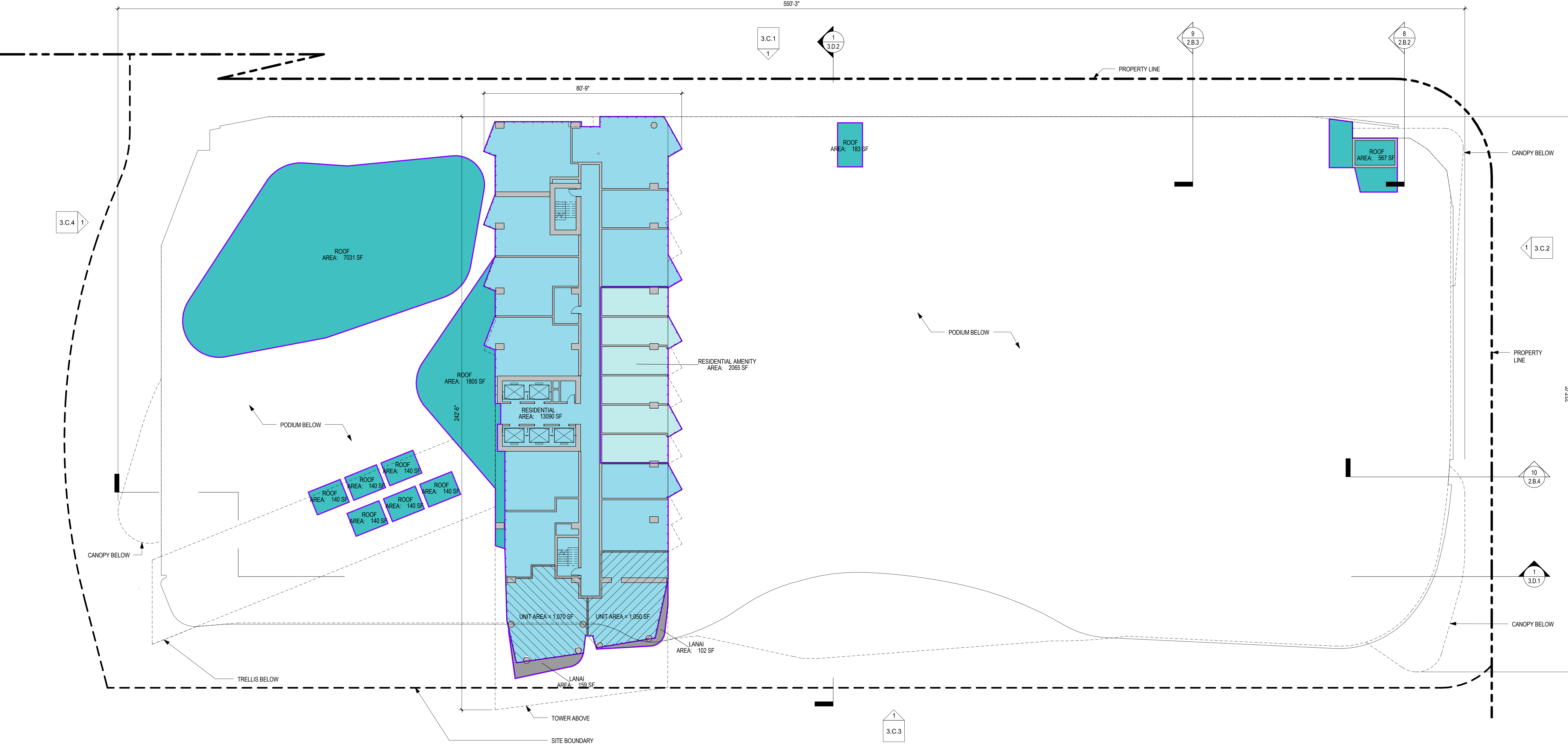
* COLUMNS DO NOT EXTEND MORE THAN THE ALLOWABLE 6" INTO PARKING STALLS

LEGEND

BUILDING SUPPORT	COMMERCIAL SUPPORT	LOADING	RESIDENTIAL	RESIDENTIAL PARKING
COMMERCIAL	EXTERIOR USEABLE AREA	OPEN TO BELOW	RESIDENTIAL AMENITY	RESIDENTIAL SUPPORT
COMMERCIAL PARKING	LANAI	PARKING LANDSCAPE	RESIDENTIAL EXTERIOR AMENITY	ROOF

HCDA AREA - LEVEL 7		
Level	Name	Area
RESIDENTIAL TOWER		
LEVEL 7	RESIDENTIAL AMENITY	9,646 SF
LEVEL 7	EXTERIOR USEABLE AREA	6,285 SF
		15,931 SF
AUXILIARY STRUCTURES		
LEVEL 7	RESIDENTIAL AMENITY	5,075 SF
LEVEL 7	EXTERIOR USEABLE AREA	140 SF
LEVEL 7	EXTERIOR USEABLE AREA	140 SF
LEVEL 7	EXTERIOR USEABLE AREA	140 SF
LEVEL 7	EXTERIOR USEABLE AREA	140 SF
LEVEL 7	EXTERIOR USEABLE AREA	140 SF
LEVEL 7	EXTERIOR USEABLE AREA	140 SF
LEVEL 7	EXTERIOR USEABLE AREA	140 SF
LEVEL 7	EXTERIOR USEABLE AREA	1,956 SF
LEVEL 7	COMMERCIAL SUPPORT	384 SF
LEVEL 7 TOTAL		24,187 SF

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



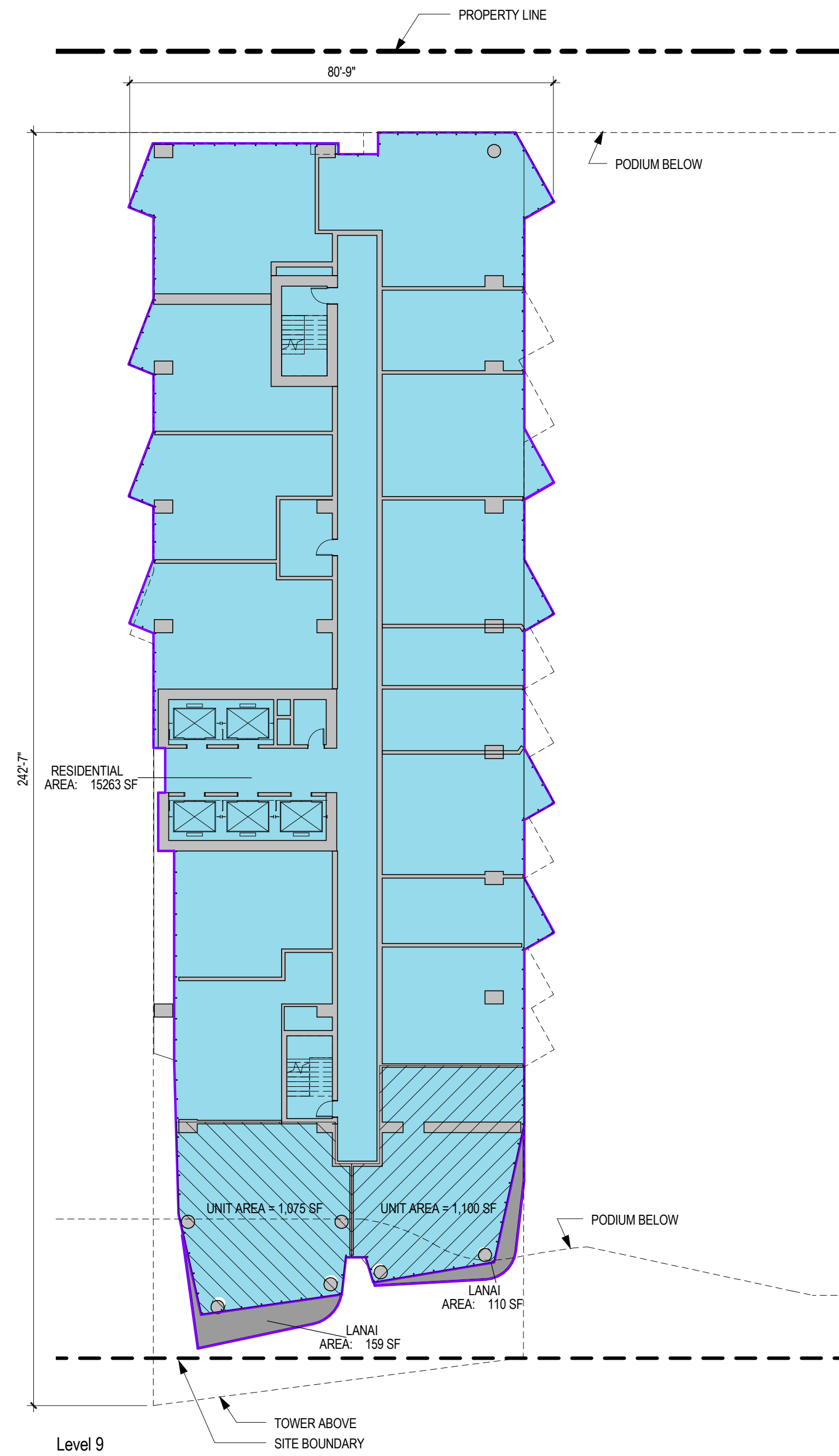
LEGEND

<div></div> BUILDING SUPPORT	<div></div> COMMERCIAL SUPPORT	<div></div> LOADING	<div></div> RESIDENTIAL	<div></div> RESIDENTIAL PARKING
<div></div> COMMERCIAL	<div></div> EXTERIOR USEABLE AREA	<div></div> OPEN TO BELOW	<div></div> RESIDENTIAL AMENITY	<div></div> RESIDENTIAL SUPPORT
<div></div> COMMERCIAL PARKING	<div></div> LANAI	<div></div> PARKING LANDSCAPE	<div></div> RESIDENTIAL EXTERIOR AMENITY	<div></div> ROOF

HCDA AREA - LEVEL 8		
Level	Name	Area
LEVEL 8	RESIDENTIAL	13,090 SF
		13,090 SF
LEVEL 8	RESIDENTIAL AMENITY	2,065 SF
		2,065 SF
		15,155 SF

NOTES:
1. LANAIS OF AREA LESS THAN 15% OF ASSOCIATED UNIT ARE EXEMPT AS PER 15-22-5
2. ROOF AREAS ARE EXEMPT AS PER 15-22-5

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

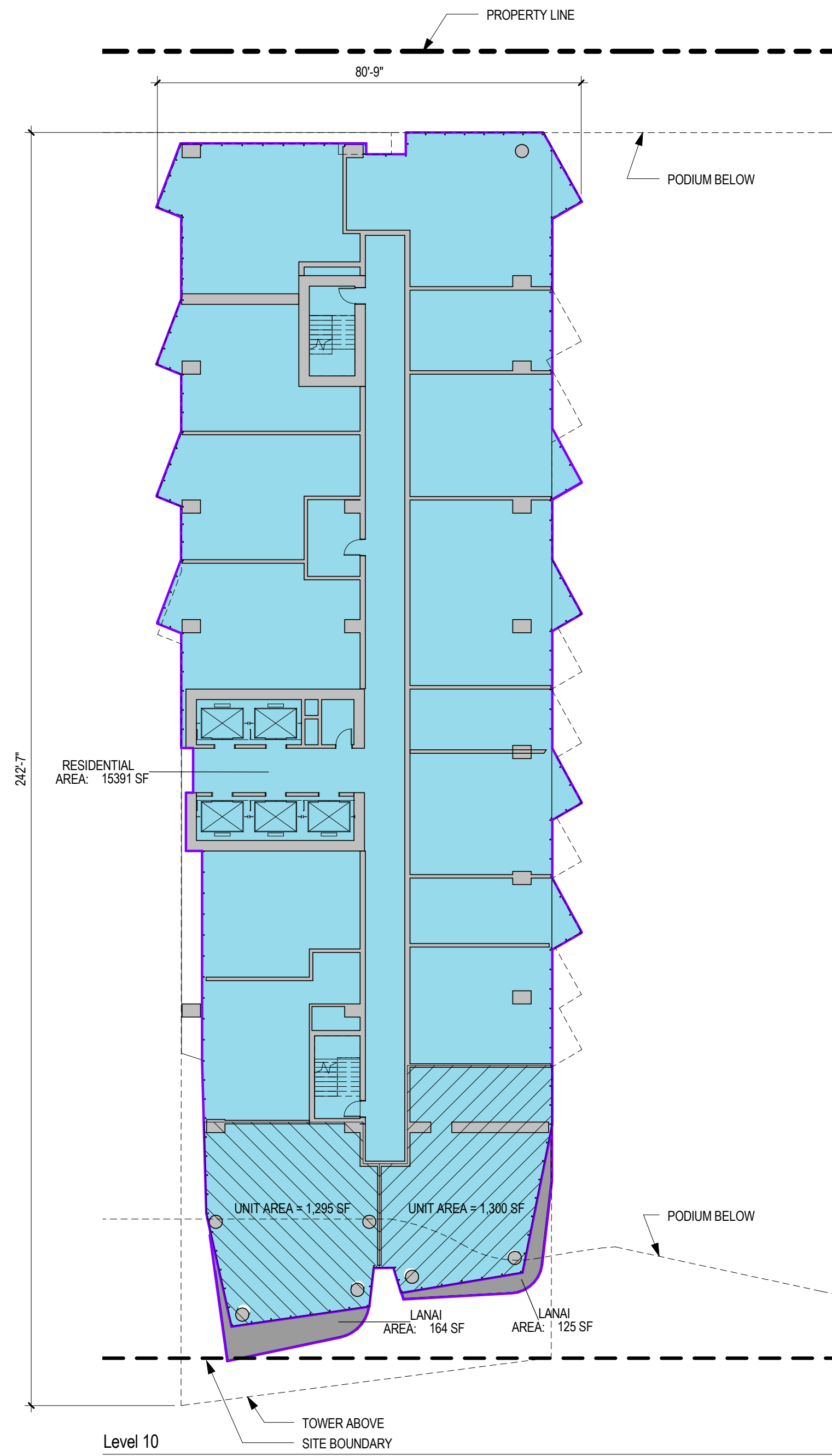


HCDA AREA - LEVEL 9		
Level	Name	Area
LEVEL 9	RESIDENTIAL	15,263 SF 15,263 SF 15,263 SF

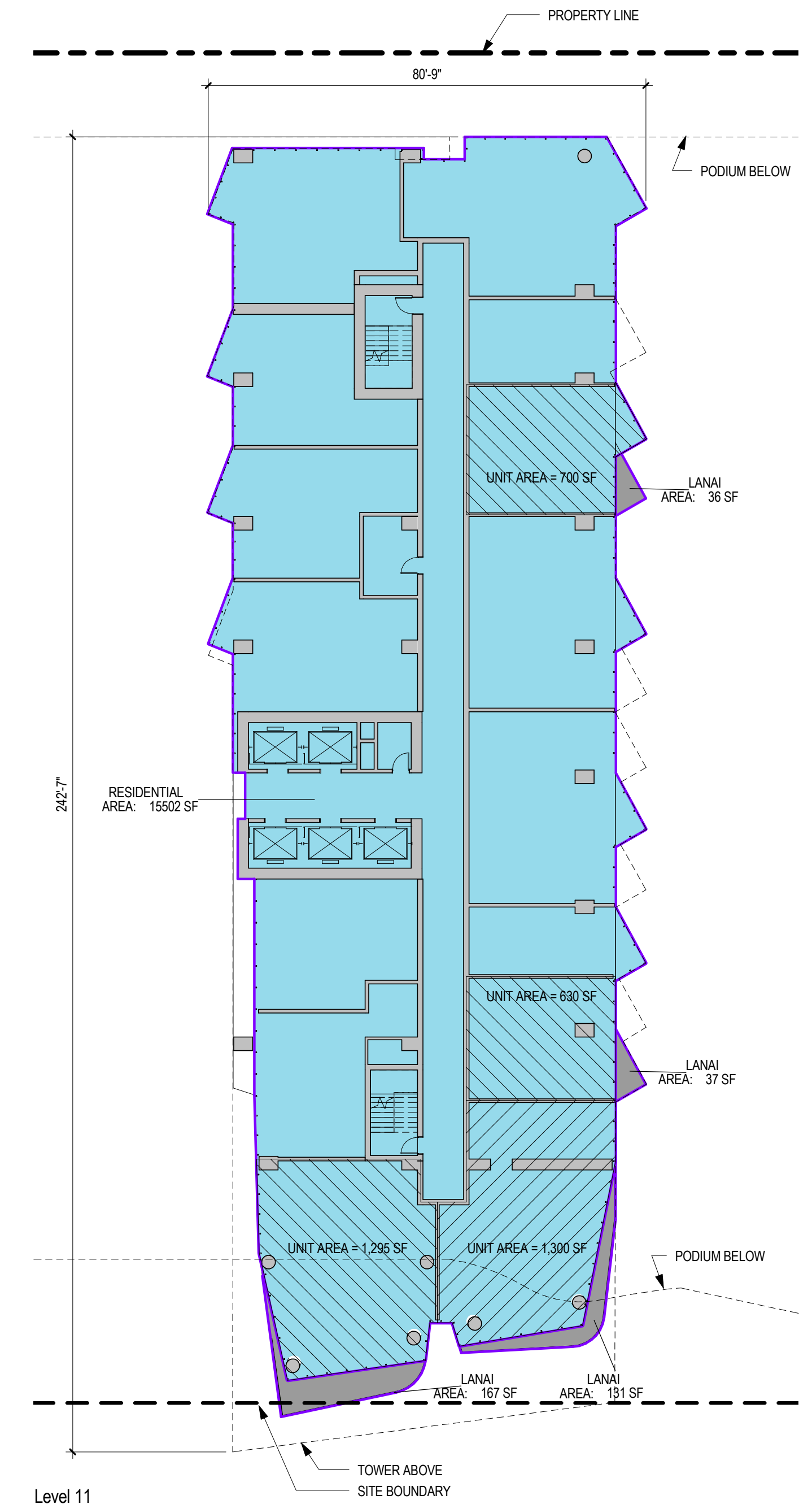
NOTE: LANAIS OF AREA LESS THAN 15% OF ASSOCIATED UNIT ARE EXEMPT AS PER 15-22-5

LEGEND

BUILDING SUPPORT	COMMERCIAL SUPPORT	LOADING	RESIDENTIAL	RESIDENTIAL PARKING
COMMERCIAL	EXTERIOR USEABLE AREA	OPEN TO BELOW	RESIDENTIAL AMENITY	RESIDENTIAL SUPPORT
COMMERCIAL PARKING	LANAI	PARKING LANDSCAPE	RESIDENTIAL EXTERIOR AMENITY	ROOF

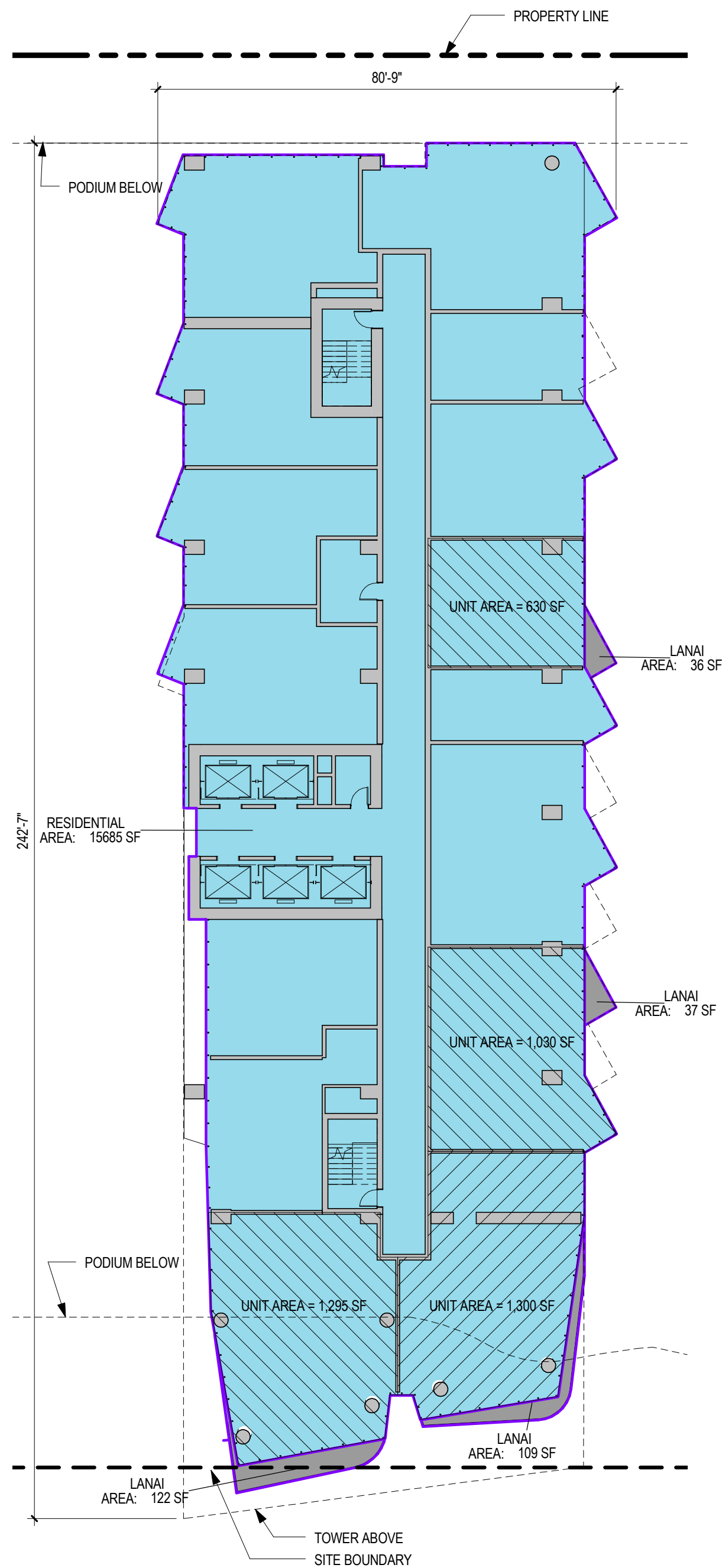


HCDA AREA - LEVEL 10		
Level	Name	Area
LEVEL 10	RESIDENTIAL	15,391 SF 15,391 SF 15,391 SF



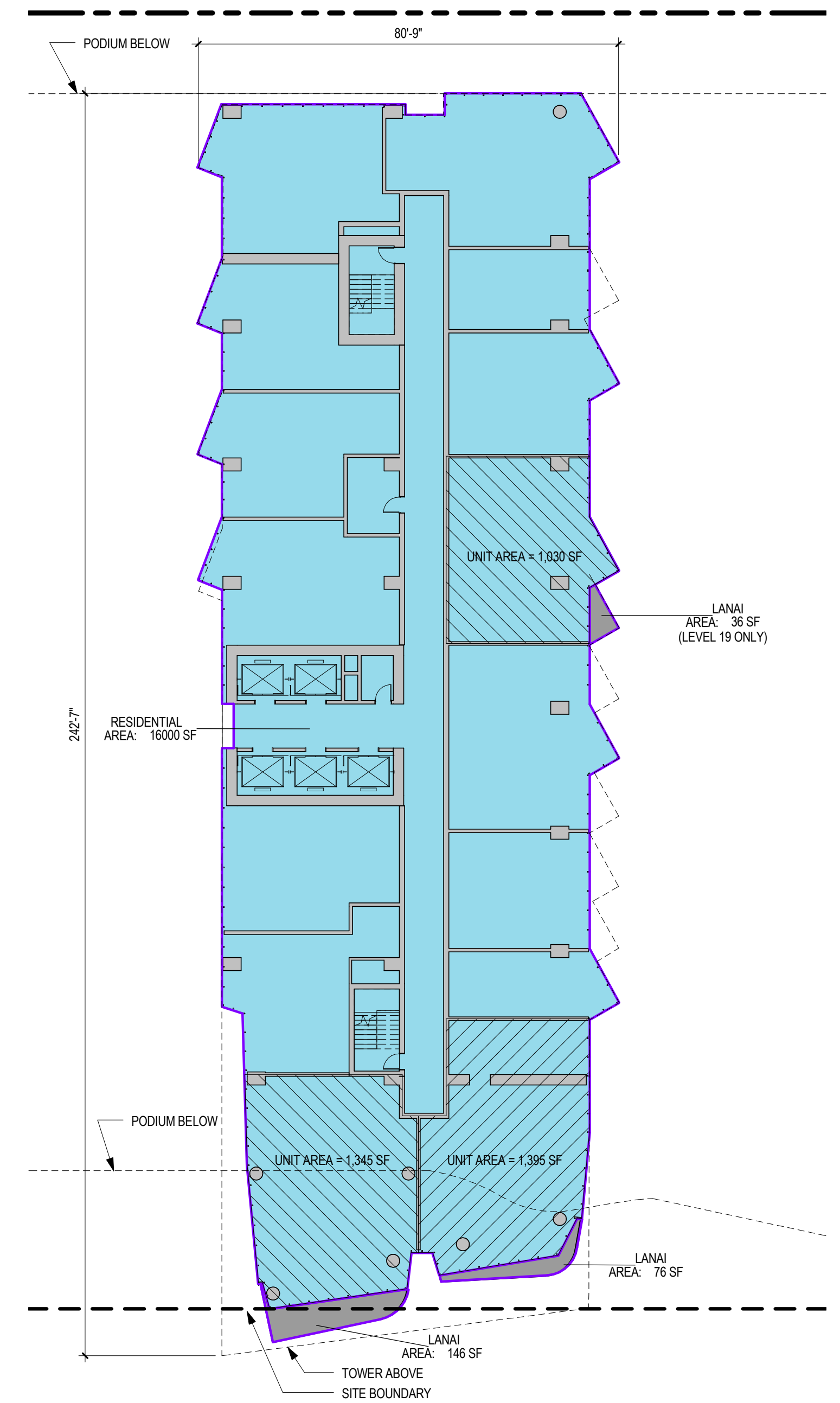
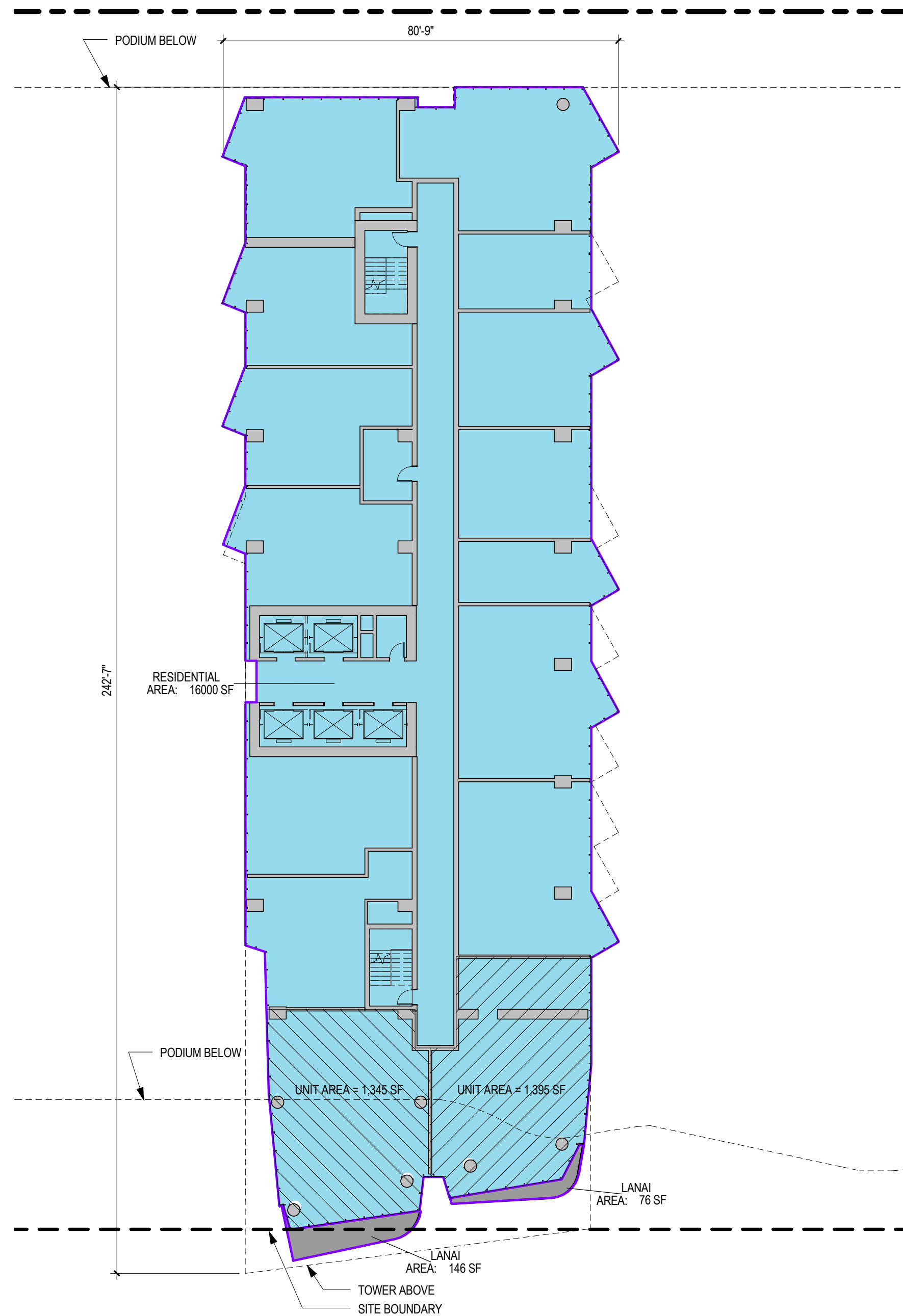
HCDA AREA - LEVEL 11		
Level	Name	Area
LEVEL 11	RESIDENTIAL	15,502 SF 15,502 SF 15,502 SF

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LEGEND

BUILDING SUPPORT	COMMERCIAL SUPPORT	LOADING	RESIDENTIAL	RESIDENTIAL PARKING
COMMERCIAL	EXTERIOR USEABLE AREA	OPEN TO BELOW	RESIDENTIAL AMENITY	RESIDENTIAL SUPPORT
COMMERCIAL PARKING	LANAI	PARKING LANDSCAPE	RESIDENTIAL EXTERIOR AMENITY	ROOF



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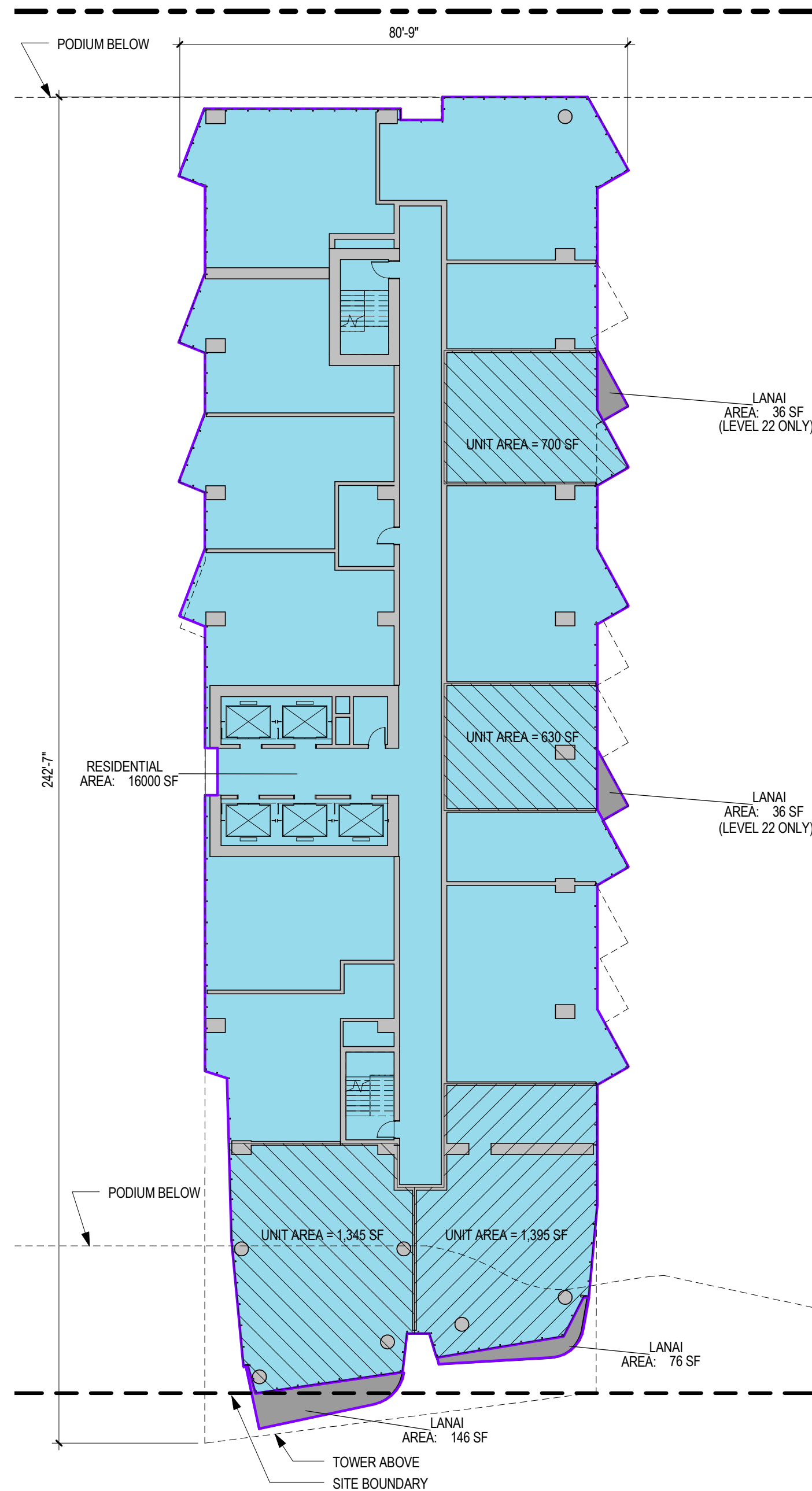
HCDA PLANNED DEVELOPMENT PERMIT APPLICATION

WARD VILLAGE
LAND BLOCK 1, PROJECT 2

Level 12, 13-18 and 19-21

Scale: 1"= 20'

Section 3.B.10
Level 12, 13-18 and 19-21



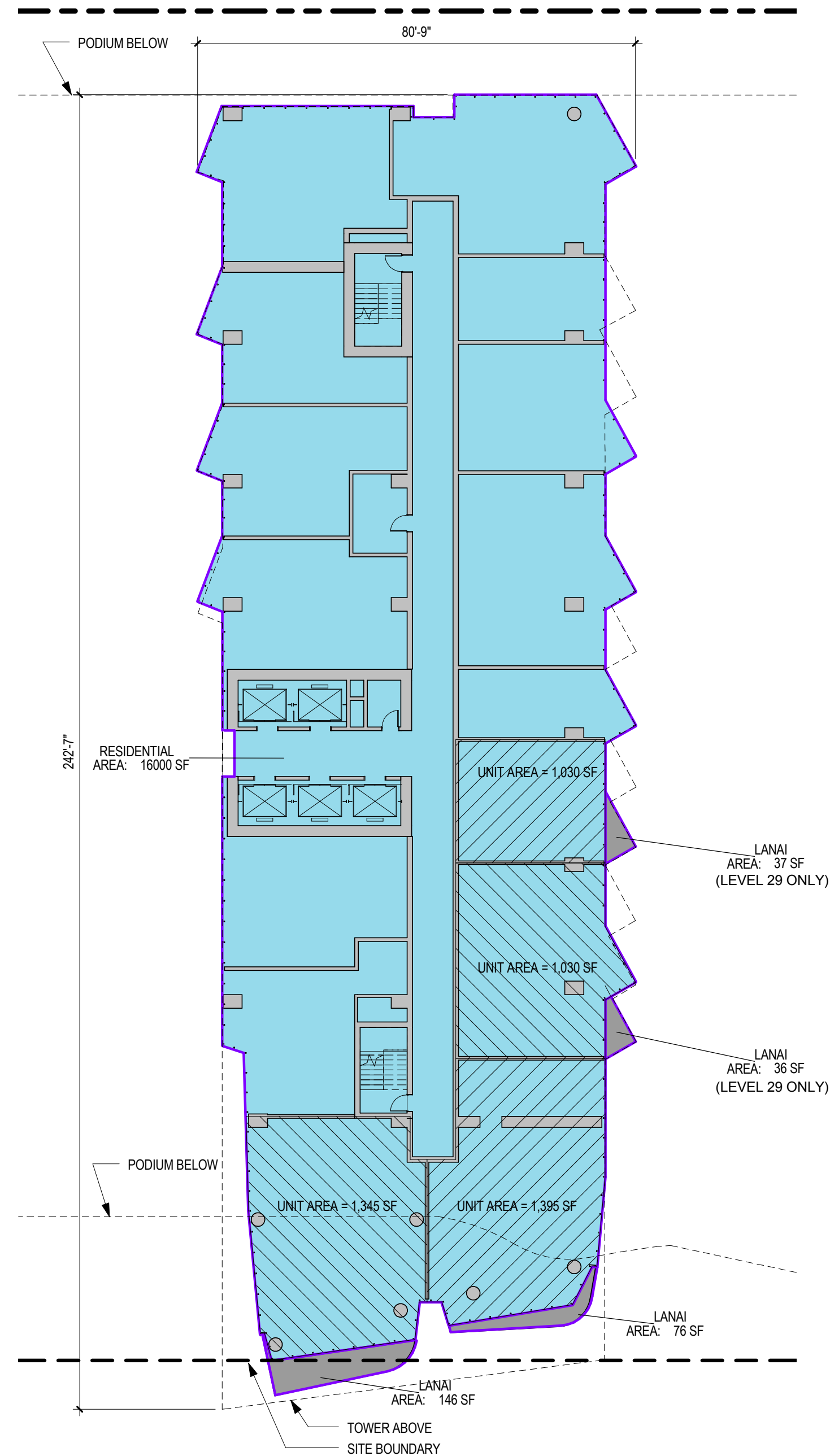
Levels 22-28

HCDA AREA - LEVELS 22-28		
Level	Name	Area
LEVEL 22	RESIDENTIAL	16,000 SF
		16,000 SF
		16,000 SF

NOTE: LANAIS OF AREA LESS THAN 15% OF ASSOCIATED UNIT ARE EXEMPT AS PER 15-22-5

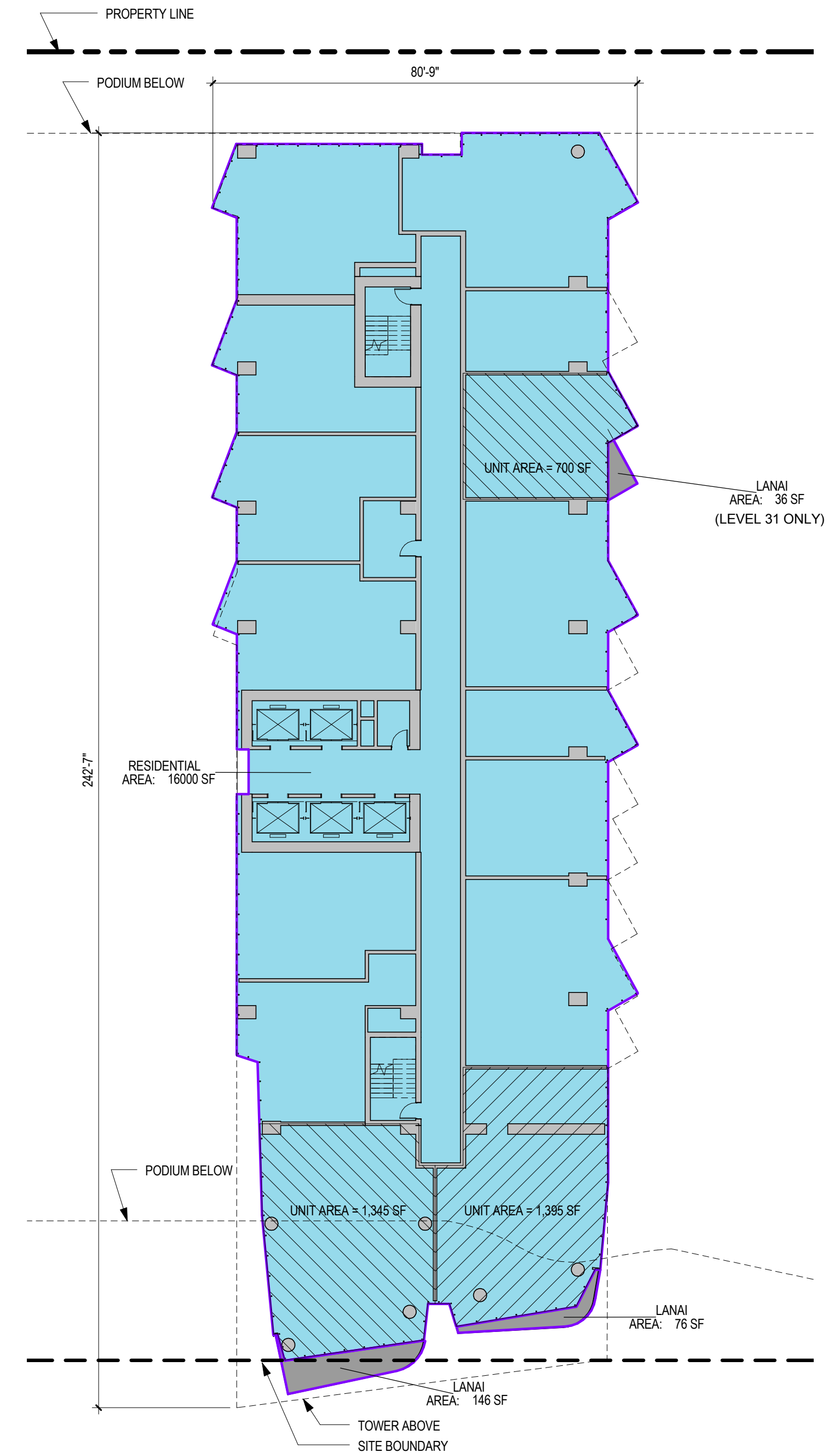
LEGEND

BUILDING SUPPORT	COMMERCIAL SUPPORT	LOADING	RESIDENTIAL	RESIDENTIAL PARKING
COMMERCIAL	EXTERIOR USEABLE AREA	OPEN TO BELOW	RESIDENTIAL AMENITY	RESIDENTIAL SUPPORT
COMMERCIAL PARKING	LANAI	PARKING LANDSCAPE	RESIDENTIAL EXTERIOR AMENITY	ROOF



Levels 29-30

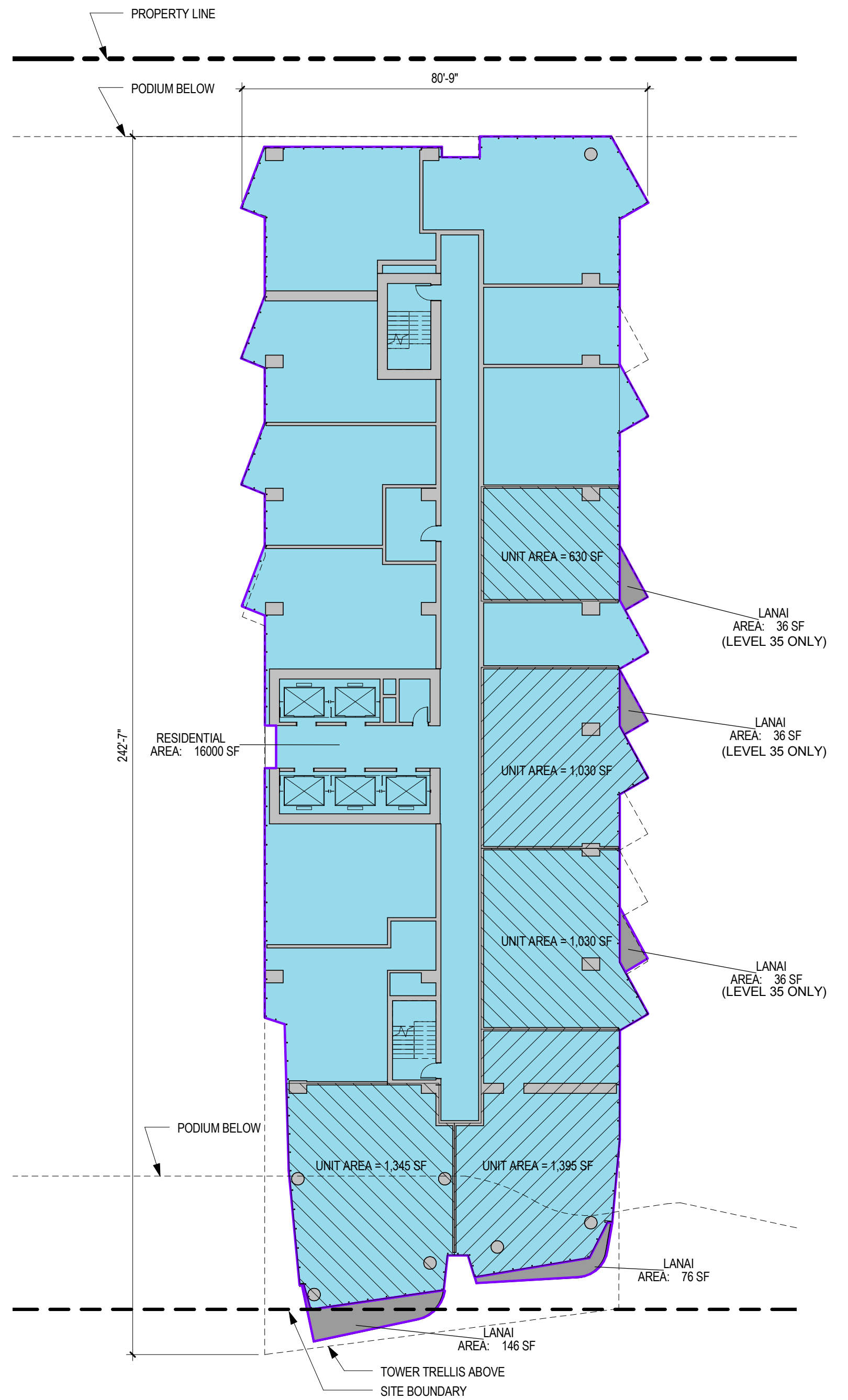
HCDA AREA - LEVELS 29-30		
Level	Name	Area
LEVEL 29	RESIDENTIAL	16,000 SF
		16,000 SF
		16,000 SF



Levels 31 - 34

HCDA AREA - LEVELS 31-34		
Level	Name	Area
LEVEL 31	RESIDENTIAL	16,000 SF
		16,000 SF
		16,000 SF

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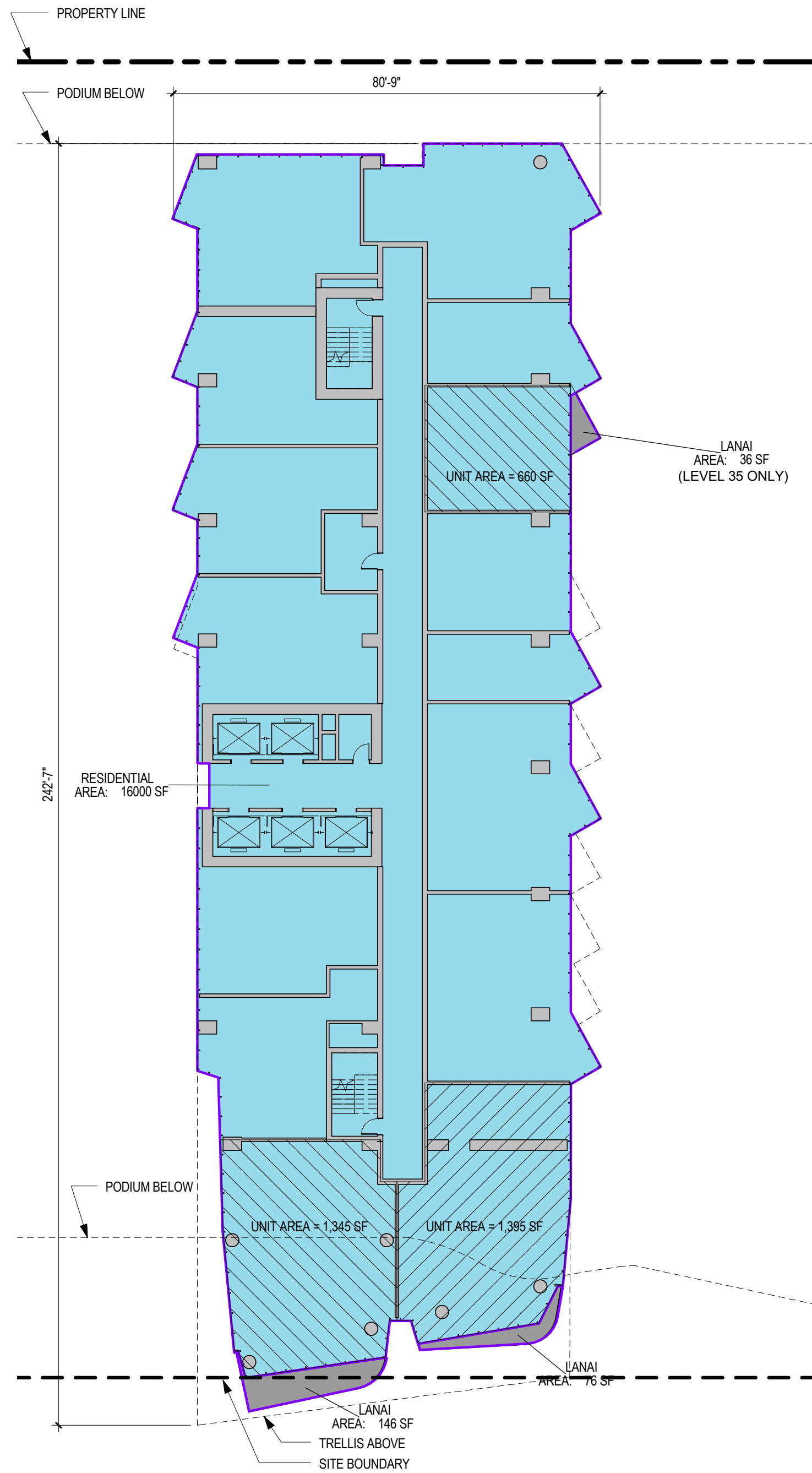
Levels 35-36

HCDA AREA - LEVELS 35-36		
Level	Name	Area
LEVEL 35	RESIDENTIAL	16,000 SF
		16,000 SF
		16,000 SF

NOTE: LANAIS OF AREA LESS THAN 15% OF ASSOCIATED UNIT ARE EXEMPT AS PER 15-22-5

LEGEND

BUILDING SUPPORT	COMMERCIAL SUPPORT	LOADING
COMMERCIAL	EXTERIOR USEABLE AREA	OPEN TO BELOW
COMMERCIAL PARKING	LANAI	PARKING LANDSCAPE

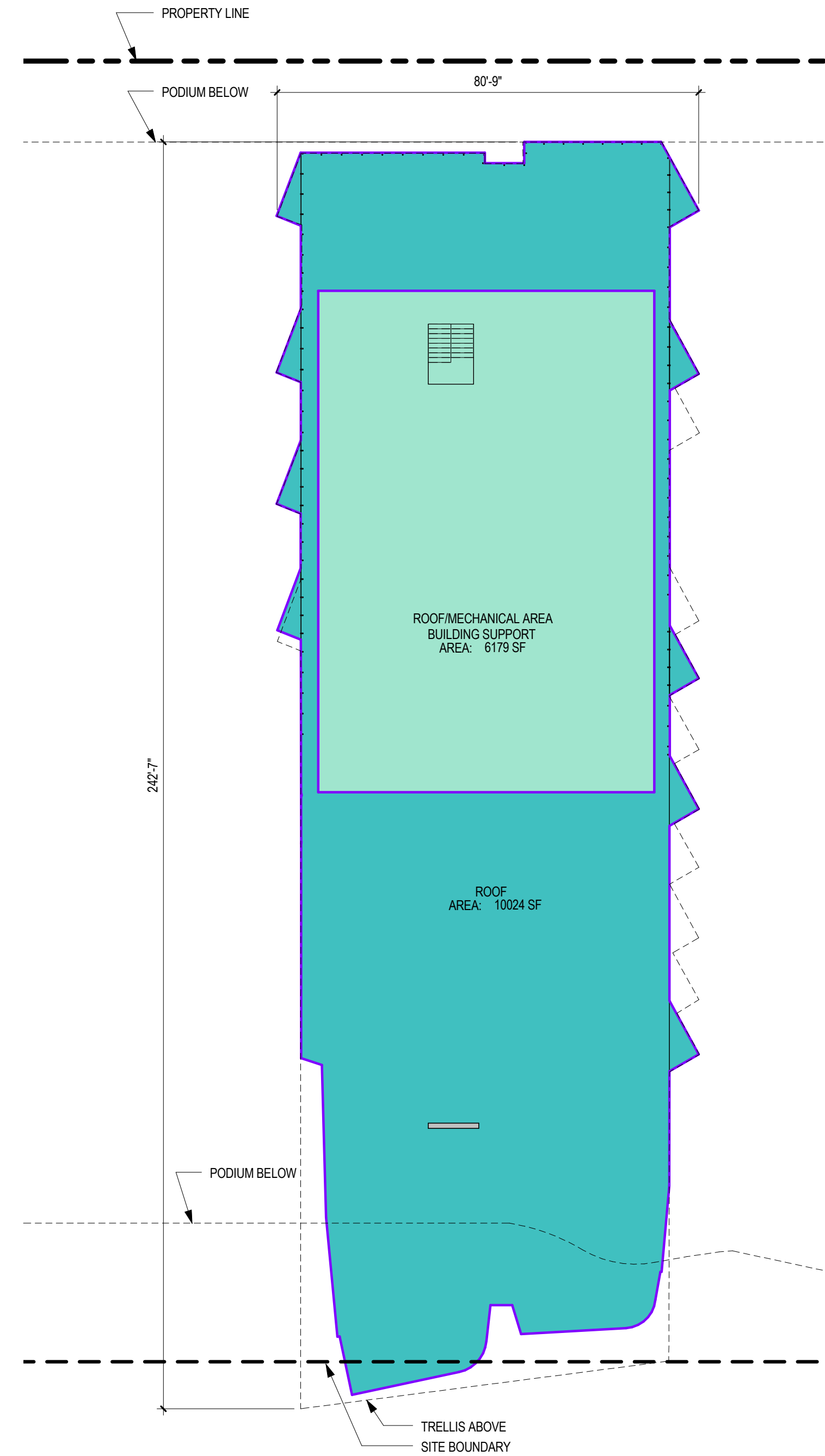


Levels 37-38

HCDA AREA - LEVELS 37-38		
Level	Name	Area
LEVEL 37	RESIDENTIAL	16,000 SF
		16,000 SF
		16,000 SF

NOTE: LANAIS OF AREA LESS THAN 15% OF ASSOCIATED UNIT ARE EXEMPT AS PER 15-22-5

RESIDENTIAL	RESIDENTIAL PARKING
RESIDENTIAL AMENITY	RESIDENTIAL SUPPORT
RESIDENTIAL EXTERIOR AMENITY	ROOF



Level 39 (TOWER ROOF PLAN)

HCDA AREA - TOWER ROOF LEVEL		
Level	Name	Area

(ROOF TOP AND MECHANICAL SPACES EXEMPT AS PER 15-22-5)

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

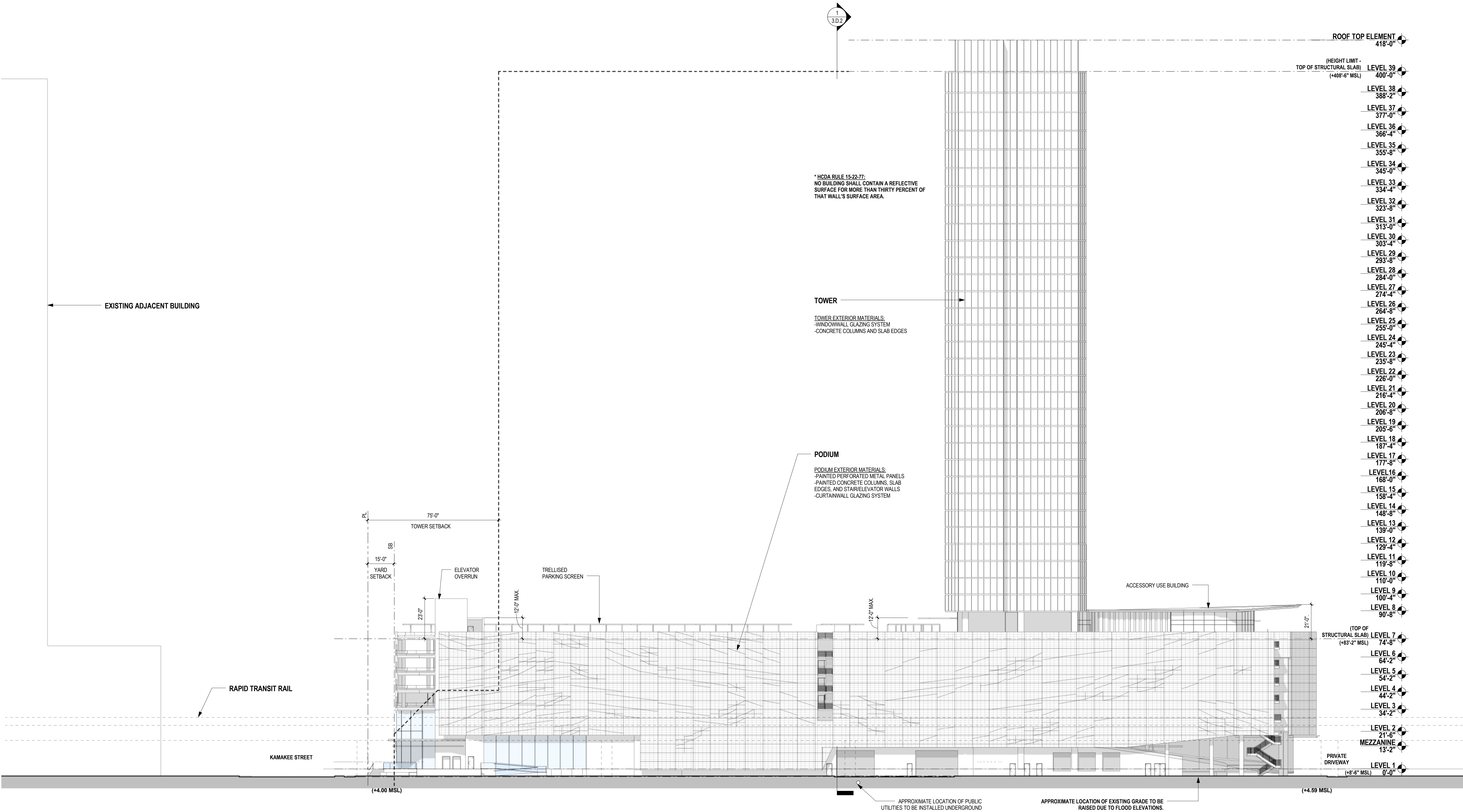
HCDA PLANNED DEVELOPMENT PERMIT APPLICATION

WARD VILLAGE
LAND BLOCK 1, PROJECT 2

Level 35-36, 37-38 and Roof

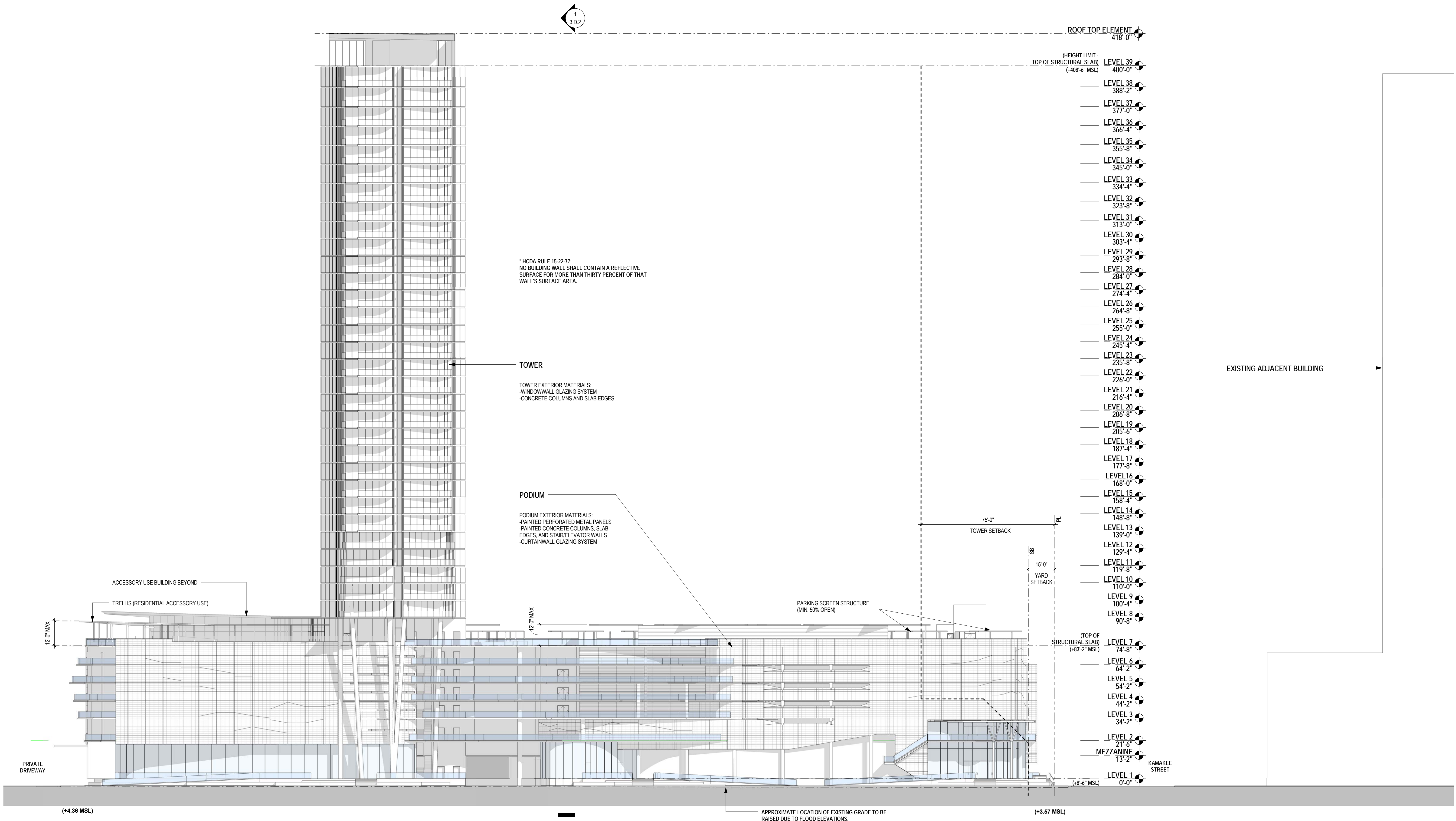
Scale: 1"=20'

Section 3.B.12
Level 35-36, 37-38 and Roof



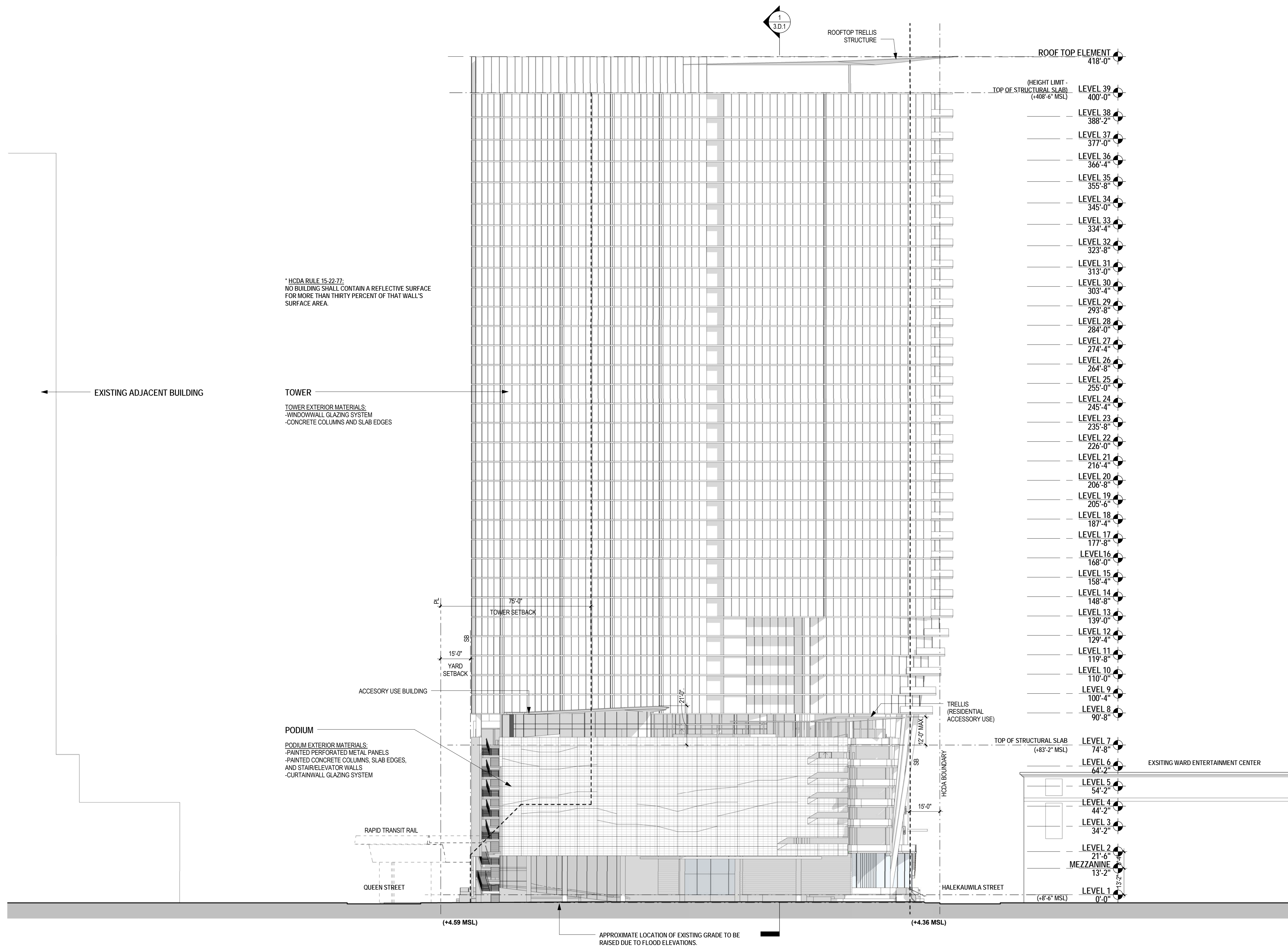
* These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.





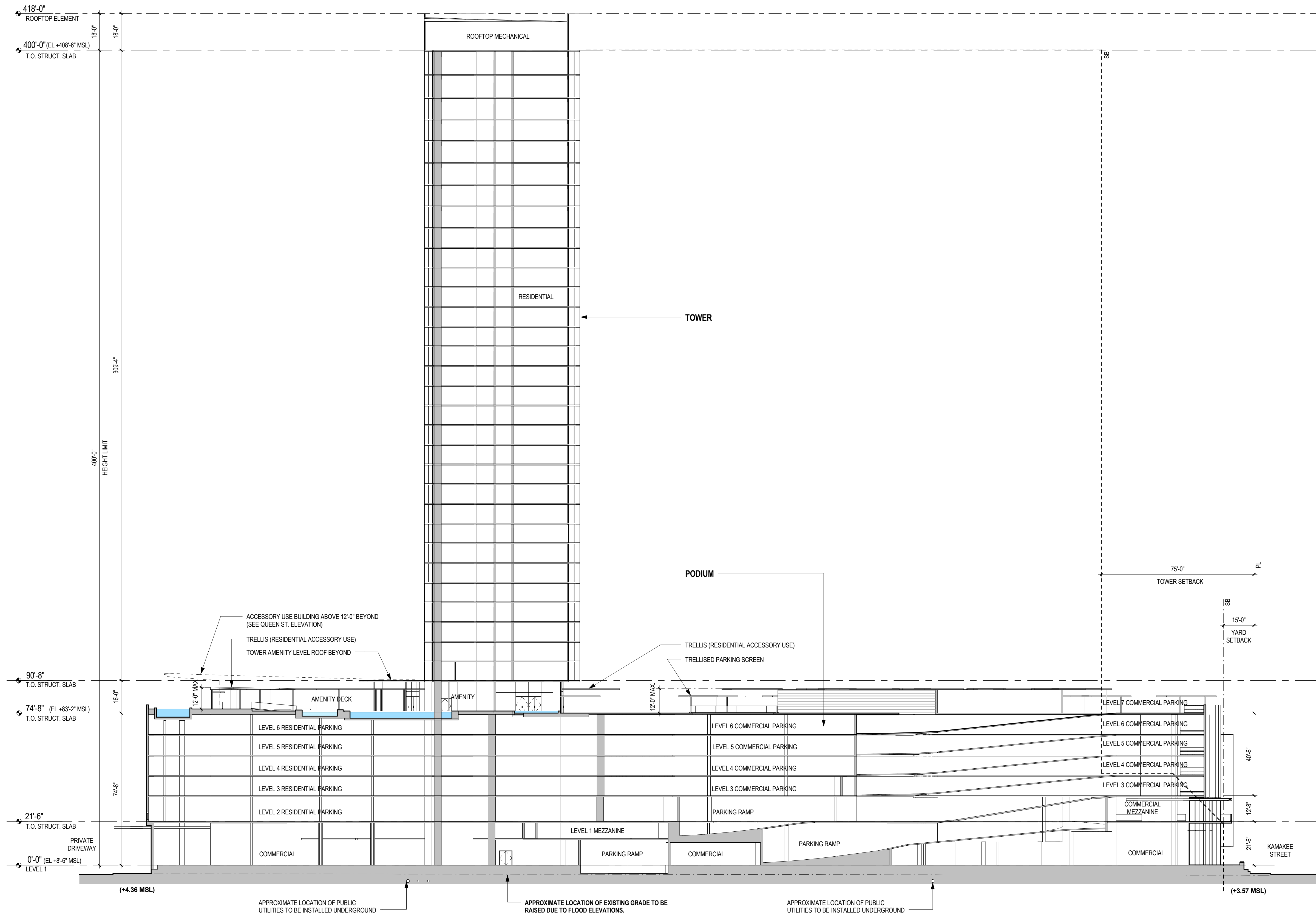
* These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.





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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

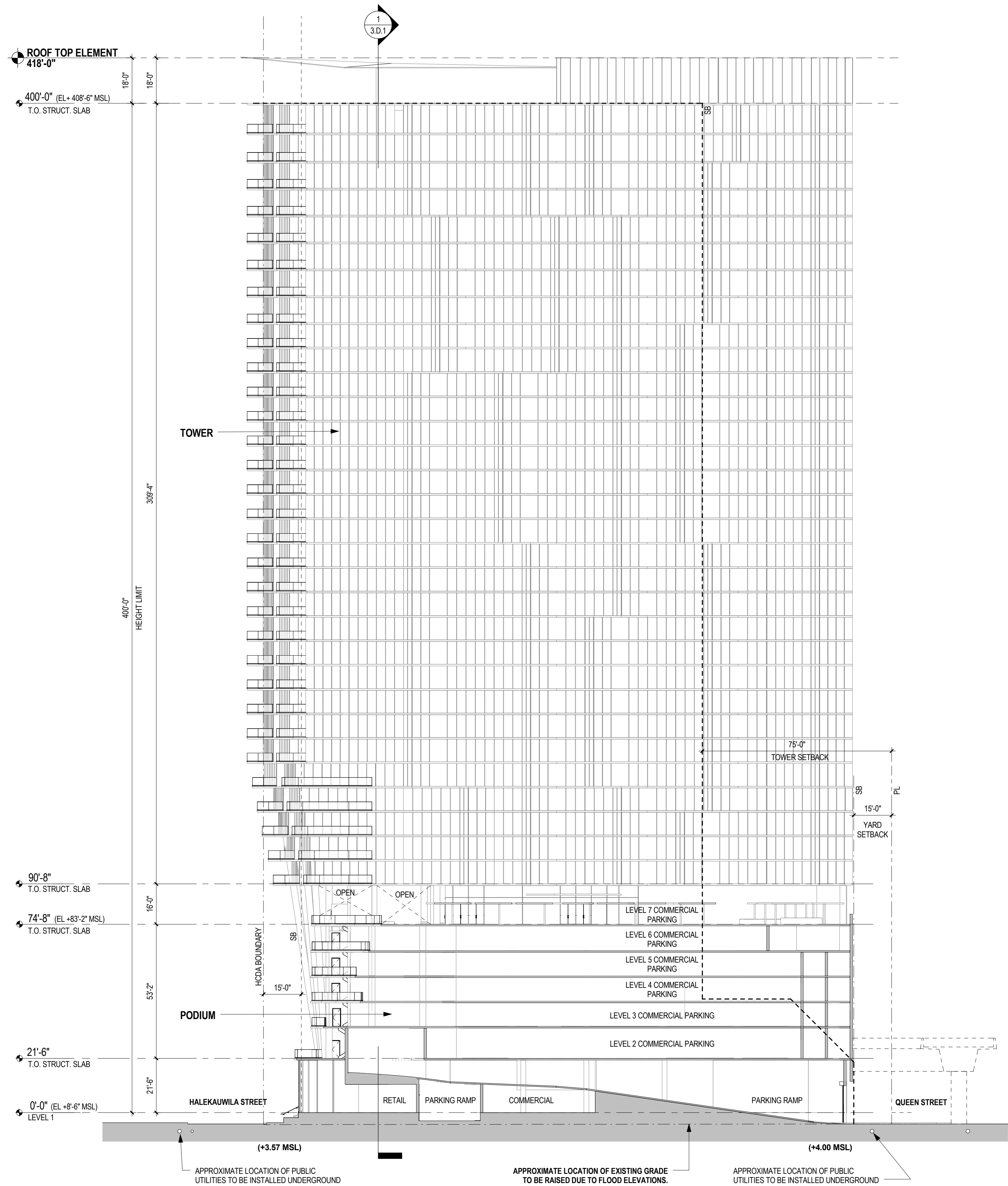
WARD VILLAGE
LAND BLOCK 1, PROJECT 2

Longitudinal Section

Scale: 1"= 25'



Section 3.D.1
Longitudinal Section



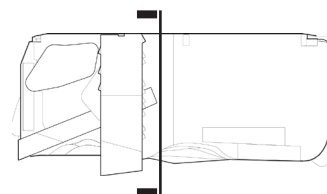
* These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.

HCDA PLANNED DEVELOPMENT PERMIT APPLICATION

WARD VILLAGE
LAND BLOCK 1, PROJECT 2

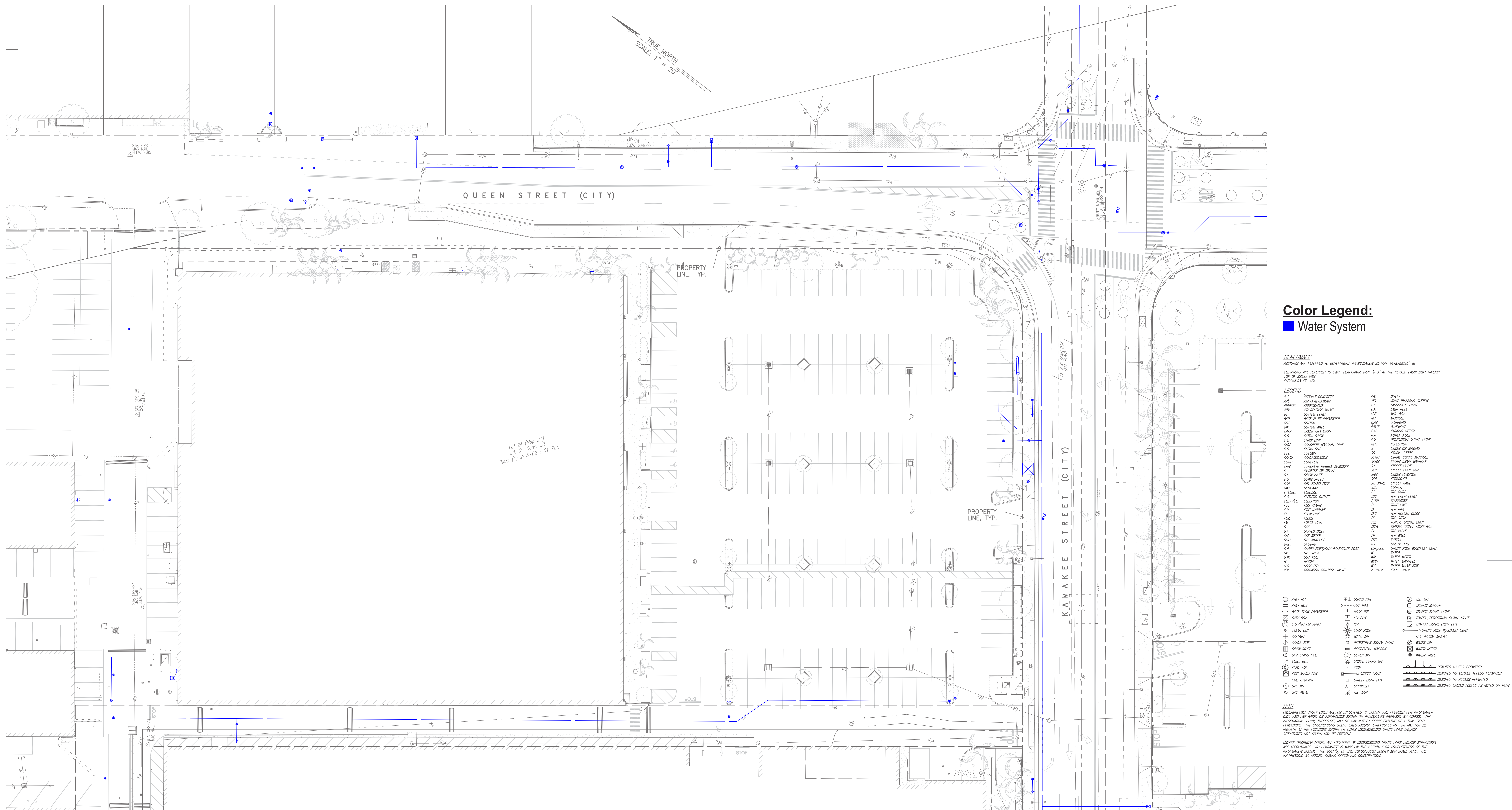
Transverse Section

Scale: 1"= 25'

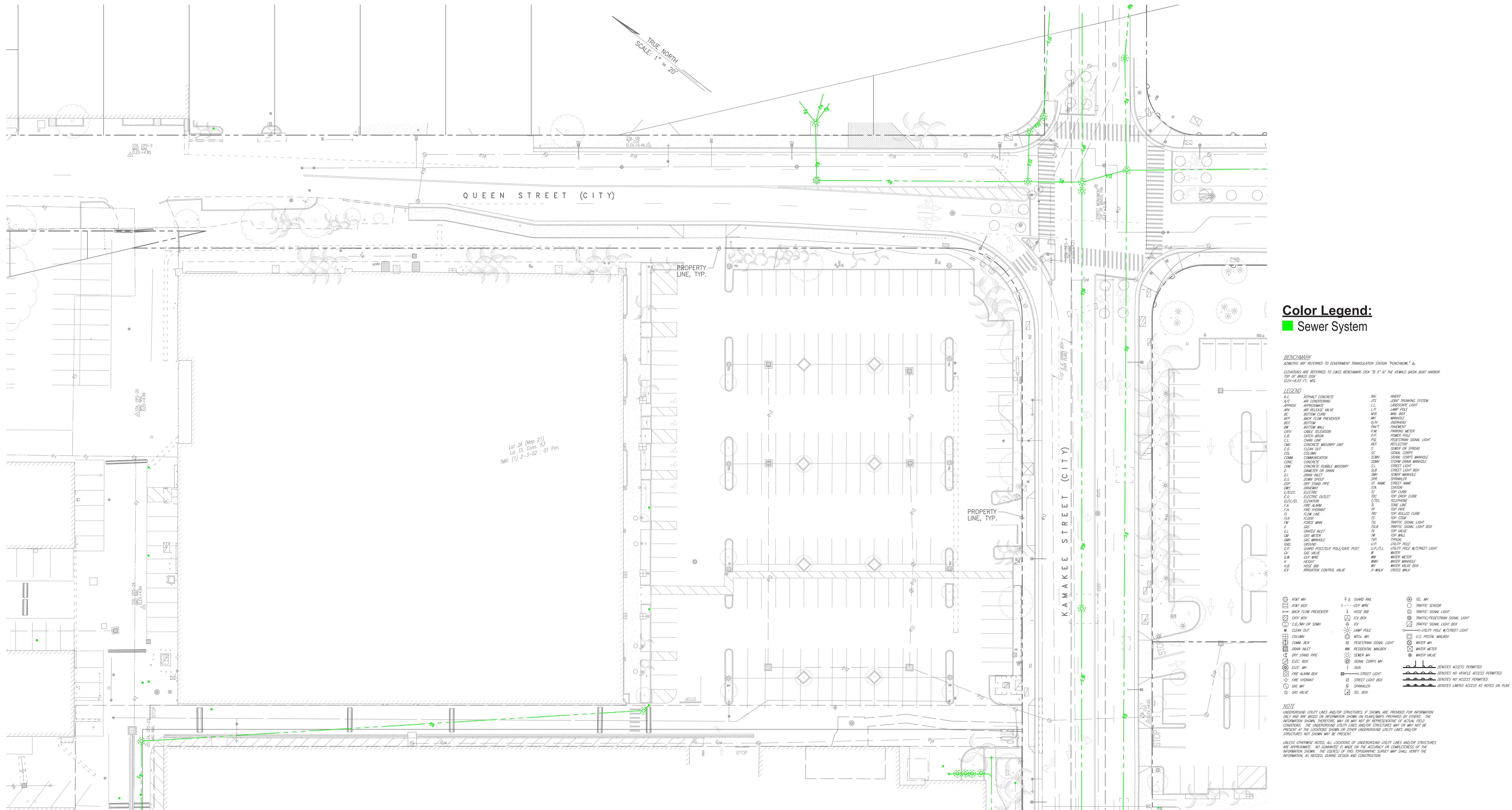


Section 3.D.2
Transverse Section





** 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.*

[illegible]

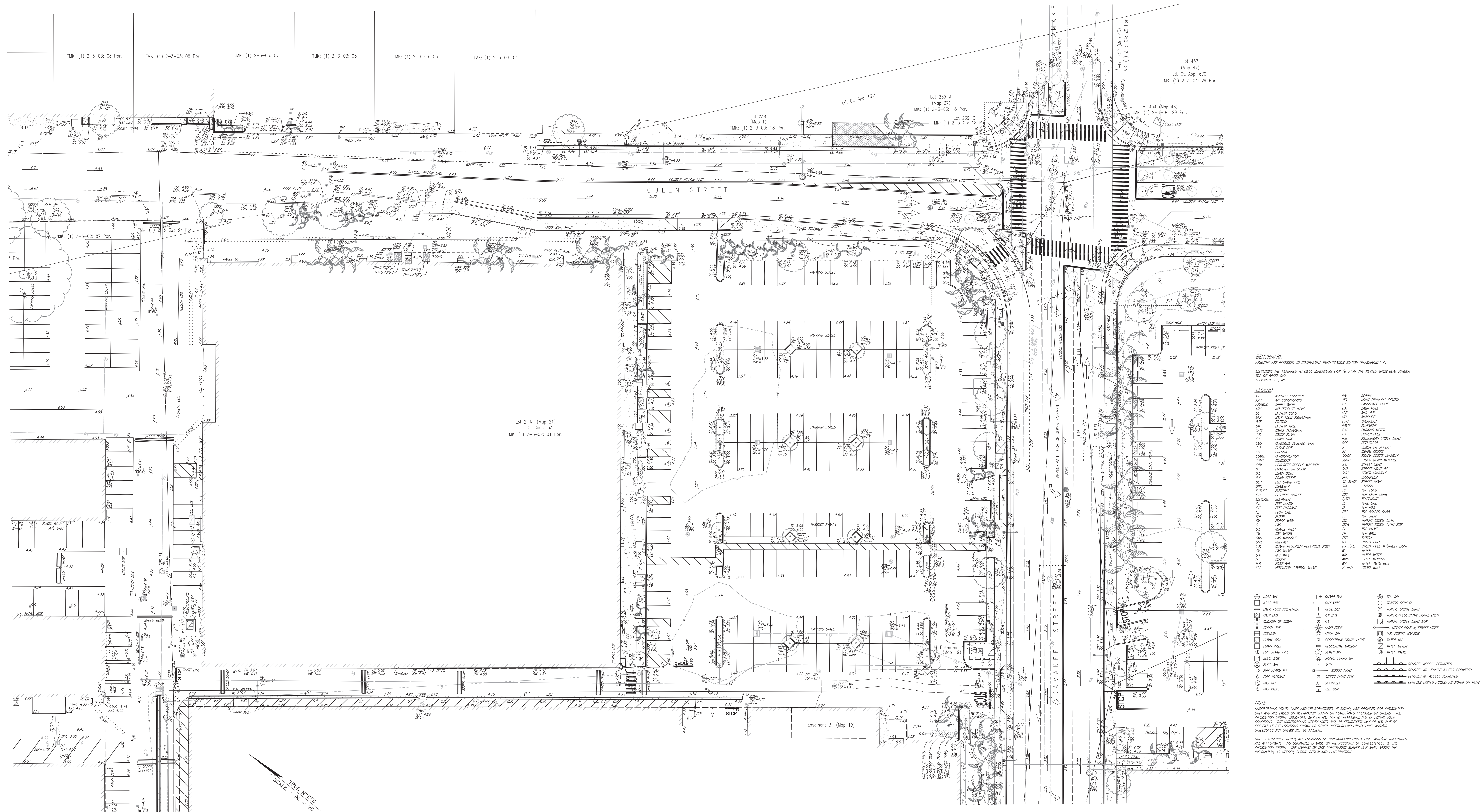
- [illegible]

NOTE

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

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

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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 1, PROJECT 2

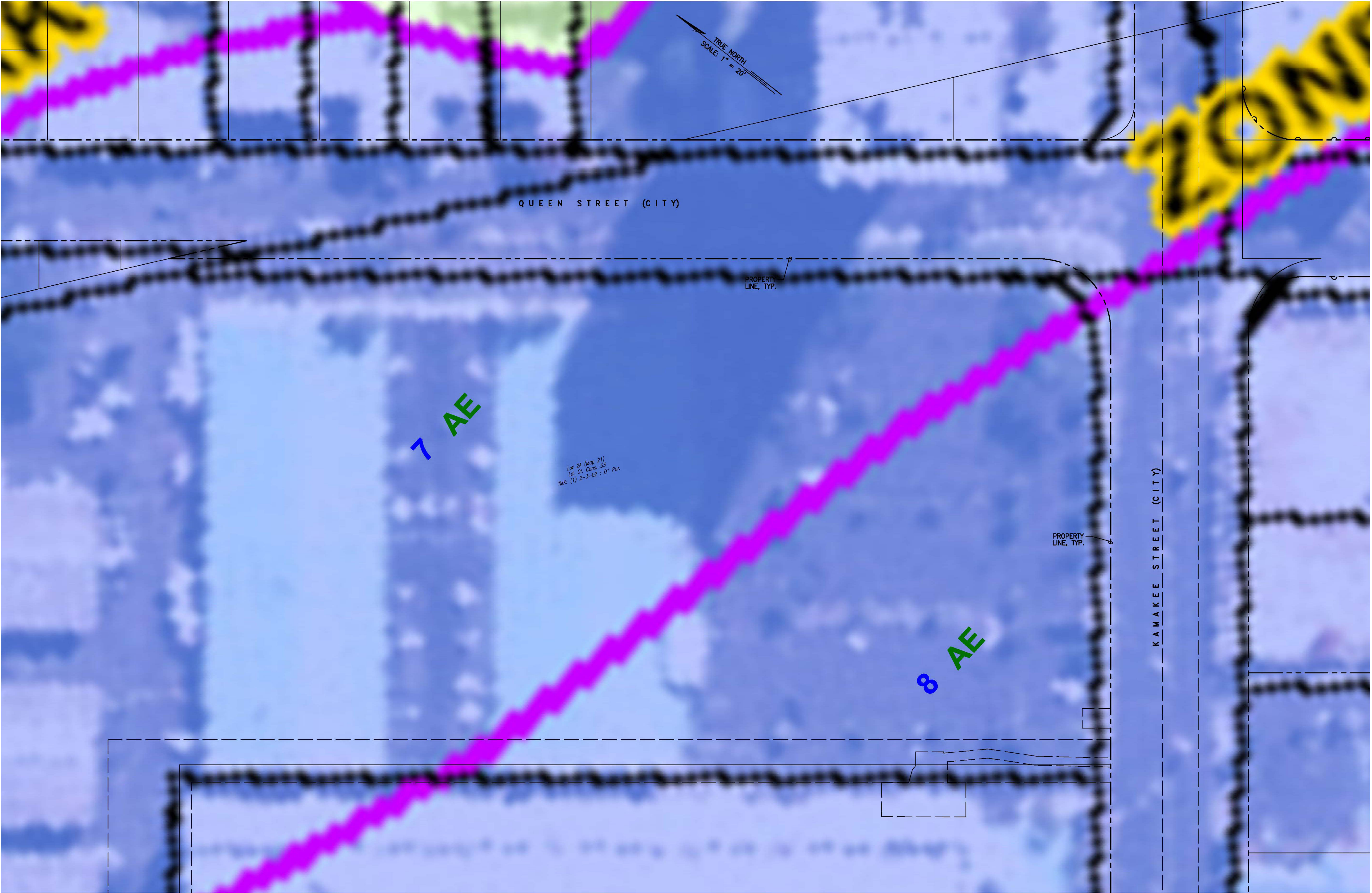
Topography

Scale: 1" = 30'

Section 4.D

Topography

PAGE 56



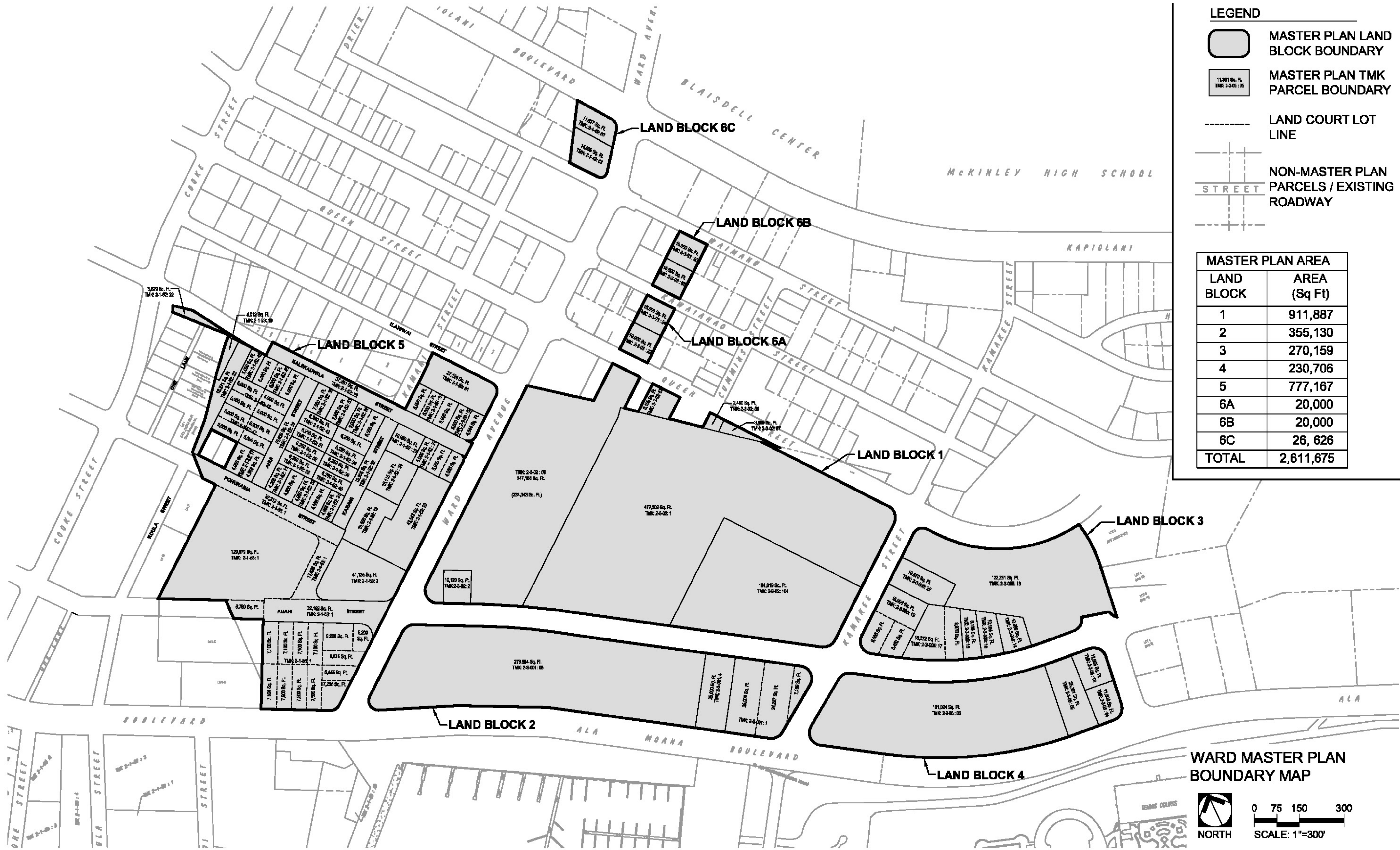
Color Legend:

■ 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.

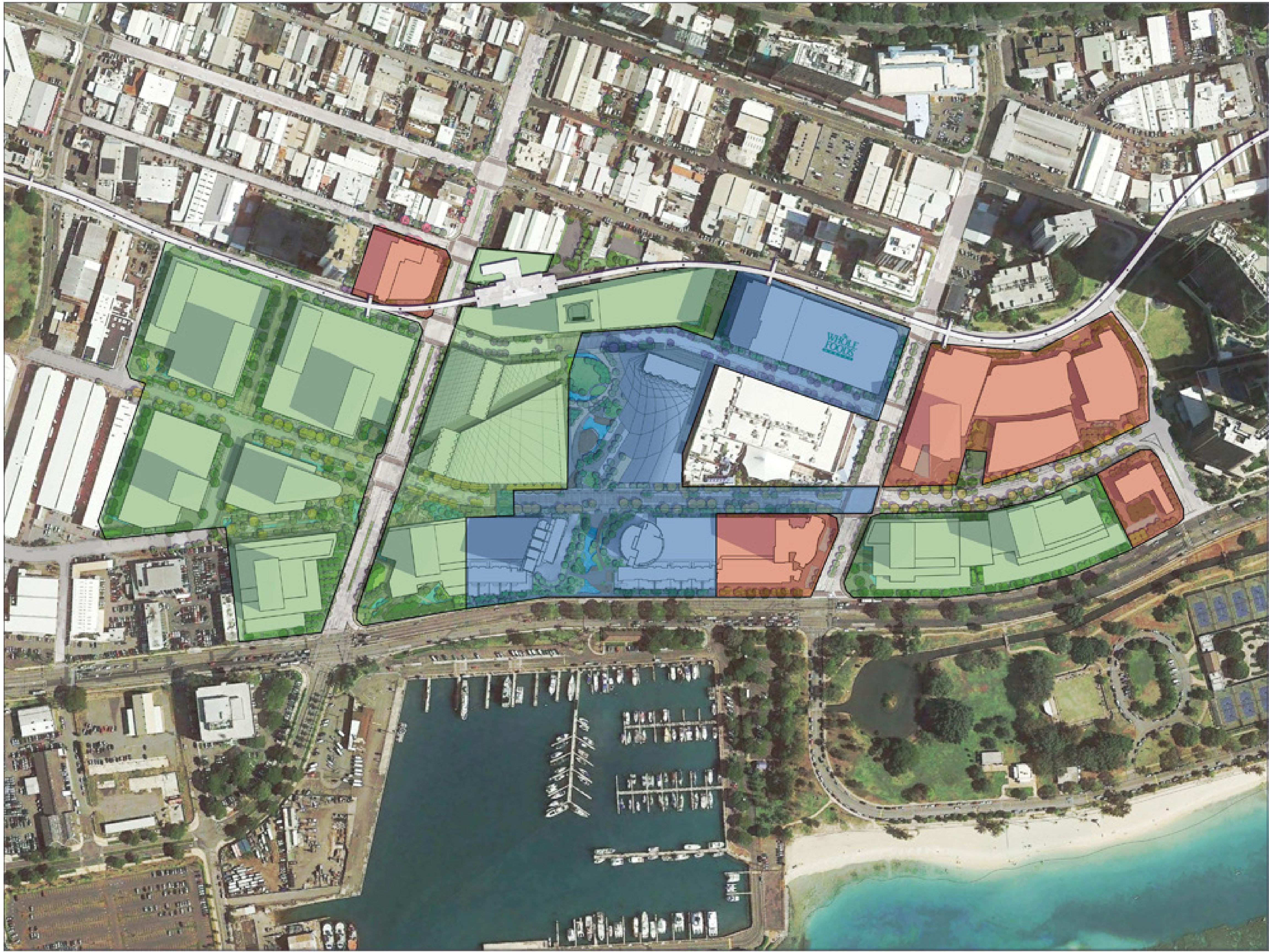
** Note: The proposed finish floor elevation at Level 1 is +9.50 above MSL. Refer to section 3. Architectural Drawings for sections and elevations showing the building's relationship to existing MSL elevations.*

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

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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.



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.C LEED Project Checklist



LEED 2009 for New Construction and Major Renovations
Project Checklist

Ward Village Block M
LEED Charrette
Certification Target - Certified 8 /21/ 2014

54	18	7	31
Total			
Possible Points: 110			
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110			

18	3	2	3
Y	Y?	N?	N
1			
5			
		1	
6			
			1
3			
			2
1			
		1	
1			
	1		

6	0	0	4
Y	Y?	N?	N
Y			
2			2
			2
4	1		

10	6	2	17
Y	Y?	N?	N
Y			
Y			
8			11
	1		6
2			
		2	
	2		

2	1	1	0
Y	Y?	N?	N
1			
1	1		
1			
		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	Storm water Design—Quantity Control	1
D Credit 6.2	Storm water 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
D 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% /3% /5% ..13%=1 /2 /3 ..7 points	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- Storm water Quality	1
D Credit 1.2	Regional Priority: SSc6.1- Storm water 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
D 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	EP - SSc4.1 - Public Transportation Access Double ridership	1
D/C Credit 1.2	EP - SSc2 - Double development density	1
D/C Credit 1.3	EP - 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.
The proposed project is targeting at least LEED Certified.

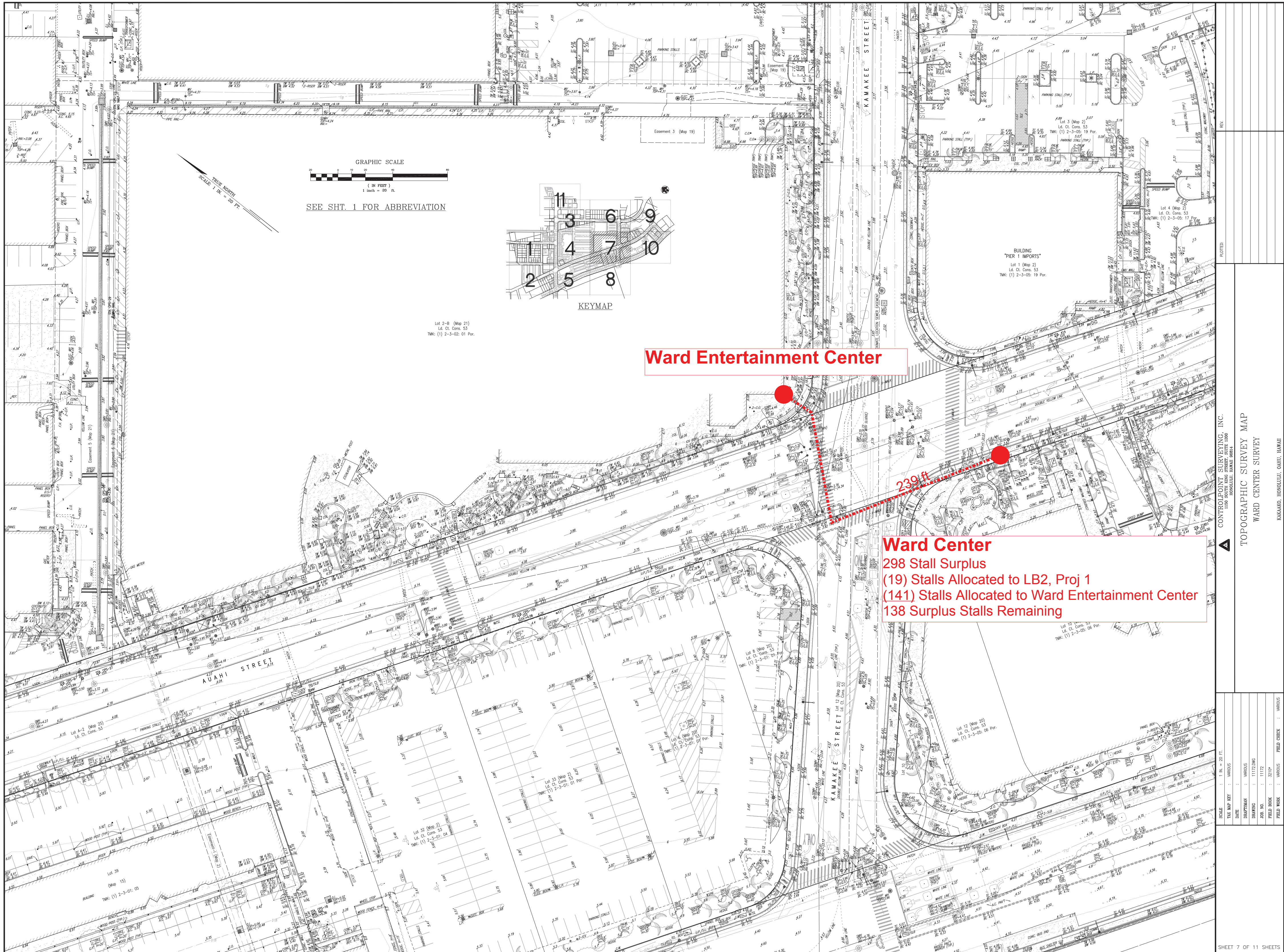
54 18 7 31
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

5.D List of Existing Ward Village Tenants

Ward Village Land Block 1 Project 2
Relocation Analysis

Building Name	Building Address	Space #	Tenant Name	Mailing Address	Mailing Address City/State/Zip	Lease start date	Lease end date	Net Floor Area (sq ft)	Business Use	Special Relocation Needs	Property Manager
Ward Industrial Center	1020 Auahi Street	B000401	Fine Art Associates	1020 Auahi St., Ste. 4010	Honolulu, HI 96814	01/01/13	12/31/15	1,570	Warehouse	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B000402	Lupicia Pacific, Inc.	1585 Kapiolani Blvd., #1238	Honolulu, HI 96814	03/01/12	03/31/17	1,000	Warehouse	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B00403B	Hawaii Candlelight	1020 Auahi St., Ste. 4035	Honolulu, HI 96814	09/01/10	08/31/15	630	Warehouse	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B00403A	Gary Nelson	242 W Main Street, #127	Hendersonville, TN 37075	09/01/14	08/31/15	362	Warehouse	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B000404	Girls Who Surf	2601 Waolani Ave.	Honolulu, HI 96817	05/01/14	04/30/15	1000	Warehouse	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B000405	Taj, Inc.	1050 Ala Moana Blvd., Ste. 1130	Honolulu, HI 96814	01/01/14	12/31/18	1,000	Warehouse	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B000406	RT Hawaii Restaurants Inc.	2116 Lauwiliwili St., #F105	Kapolei, HI 96707	09/01/13	08/31/16	1,000	Warehouse	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B000407	Kaimana Divers	1111 Wainiha Street, Apt C	Honolulu, HI 96825	06/01/14	05/31/15	1,000	Warehouse	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B000408	Sanjo International Marketing, Inc.	1020 Auahi Street, Suite 4080	Honolulu, HI 96814	07/01/14	09/30/14	1,000	Warehouse	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B000409	Cool-Zone, Inc.	982 Hao Street	Honolulu, HI 96821	07/01/14	06/30/15	1,000	Warehouse	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B000411	Florist Grand Inc.	1020 Auahi St., Ste. 4110	Honolulu, HI 96814	05/17/99	08/31/15	2,000	Warehouse	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B000412	808 Cases	1020 Auahi St., Ste. 4020	Honolulu, HI 96821	12/01/13	11/30/14	1,000	Warehouse	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B000414	Coach	516 W. 34th Street, 5th Floor	New York, NY 10001	04/01/12	03/31/15	2,000	Warehouse	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B000416	Pacific Hi-Tak, Inc.	3576 Kumukoa Street	Honolulu, HI 96822	10/01/13	09/30/18	2,350	Warehouse	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B000501	Nordstrom	1700 Seventh Ave., Ste. 1000	Seattle, WA 98101	10/01/04	09/30/14	1,200	Warehouse	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B000502	Pacific Waterfeatures, Inc.	1214 Kaeleku St.	Honolulu, HI 96825	08/01/14	07/31/15	1,000	Warehouse	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B00503A	Xtermco	94-435 Akoki Street	Waipahu, HI 96797	02/01/14	01/31/19	500	Office	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B00503B	The Pacific Place, Inc.	1350 Ala Moana Blvd.	Honolulu, HI 96815	08/01/14	07/31/15	500	Warehouse	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B005004	Coral Pacific Construction	1020 Auahi St., Ste. 5040	Honolulu, HI 96814	10/01/11	09/30/14	1,000	Office	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B000506	Patagonia	259 West Santa Clara Street	Ventura, CA 93001	03/01/14	02/28/15	2,000	Warehouse	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B000508	Koko Crater Coffee Roasters	1020 Auahi St., Ste. 5080	Honolulu, HI 96814	12/01/12	11/30/15	1,000	Warehouse	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B00509A	DKKY Architecture Studio	1020 Auahi St., Ste. 5090	Honolulu, HI 96814	10/01/11	09/30/14	1,000	Office	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B000510	Hawaiian Energy Systems Inc.	363 Kikoo Place	Honolulu, HI 96825	04/01/14	03/31/16	1,000	Warehouse	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B000511	East-West Associates, Inc.	1020 Auahi St., Ste. 5110	Honolulu, HI 96814	08/01/14	07/31/15	1,000	Warehouse	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B000512	Poi Pounder Designs	2439-B Nalanieha St.	Honolulu, HI 96819	09/01/14	08/31/15	1,000	Warehouse	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B000513	Automotive Emporium LLC	95-953 Panana St., Ste. 32	Kapolei, HI 96707	10/11/13	01/31/15	1,000	Warehouse	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B000514	Caveirinha Jiu-Jitsu Family Association	84-1219 Alahele St.	Waianae, HI 96792	08/01/14	07/31/15	2,300	Warehouse	N/A	Ward Gateway-Industrial Village LLC
Ward Industrial Center	1020 Auahi Street	B000516	Albert C. Kobayashi, Inc.	94-535 Uke'e St.	Waipahu, HI 96797	01/01/14	01/31/15	3,200	Office	N/A	Ward Gateway-Industrial Village LLC
Ward Village	340 Kamakee Street	2	Office Depot	6600 North Military Trail	Boca Raton, FL 33496	10/15/13	10/14/18	30,718	Retail	N/A	Victoria Ward, Limited

Note: All tenants will be notified via certified mail of the effective date of lease termination at least 60 days before eviction



Ward Village Parking Information:

Parking Stalls Required: 4,843 Stalls
Parking Stalls Provided: 6,781 Stalls

*Note:
-Parking stall requirements are subsequent to Phase 2 developments

-During the construction of Block M, 141 stalls utilized at Block M will be temporarily fulfilled at Ward Center, which is within the 400' pedestrian path requirement