



KALAE

LAND BLOCK 2, PROJECT 4
HCDA PLANNED DEVELOPMENT
PERMIT APPLICATION

APRIL 2022



WARD VILLAGE®



KALAE

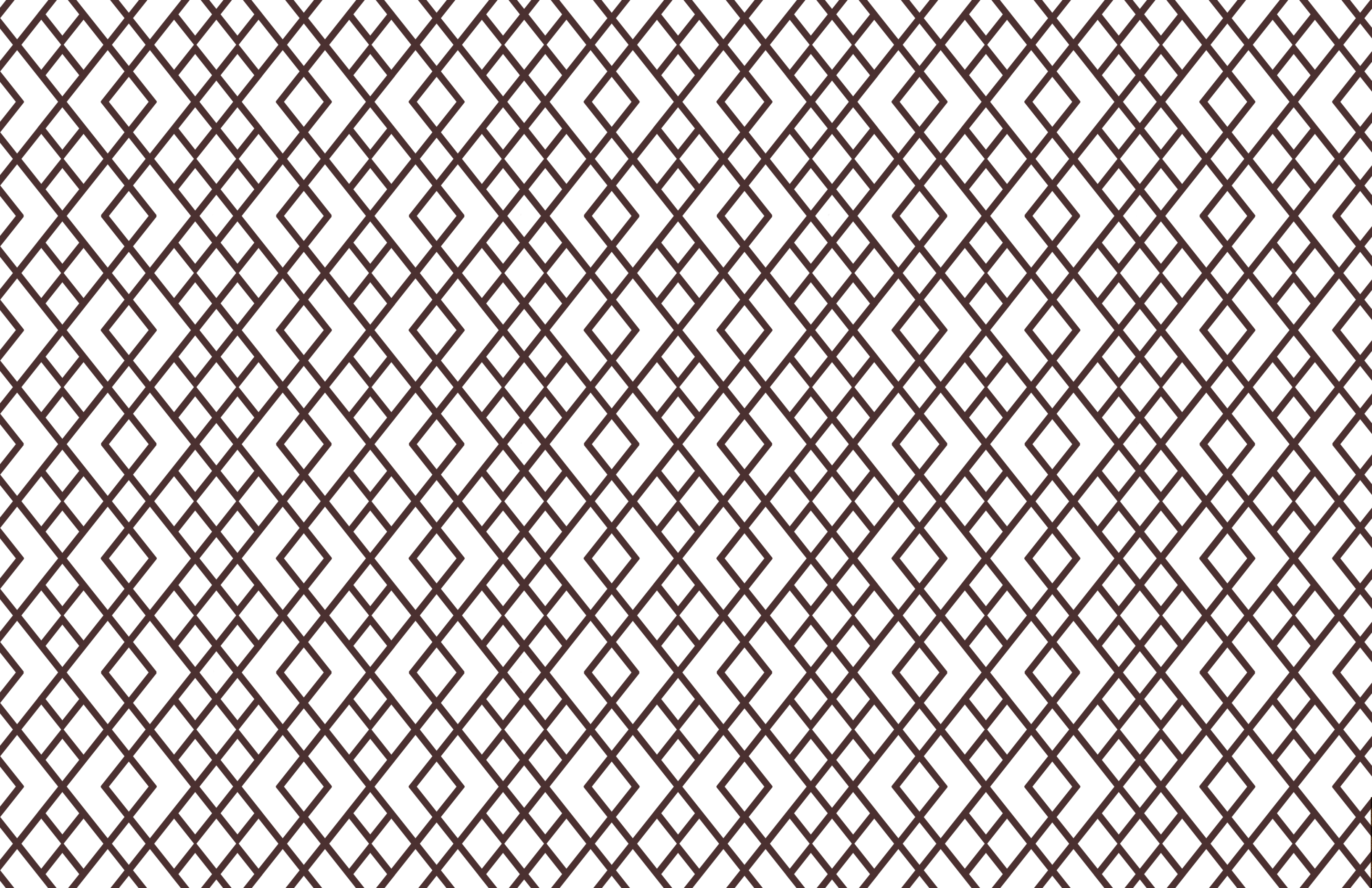
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LIST OF ACRONYMS & ABBREVIATIONS

AIS	Archaeological Inventory Survey
AMP	Archaeological Monitoring Plan
CSH	Cultural Surveys Hawai'i
DPP	City and County of Honolulu Department of Planning and Permitting
D&O	Ward Neighborhood Master Plan Decision & Order
DOH	State Department of Health
HAR	Hawai'i Administrative Rules
HART	Honolulu Authority for Rapid Transportation
HCDA	Hawai'i Community Development Authority
HECO	Hawaiian Electric Company
HHC	Howard Hughes Corporation
IAR	Infrastructure Availability Report
KCDD	Kaka'ako Community Development District
LEED	Leadership in Energy and Environmental Design
LEED-NC	LEED-New Construction
LEED-ND	LEED-Neighborhood Development
PD	Planned Development
ROH	Revised Ordinances of Honolulu
RWDI	Rowan Williams Davies & Irwin Inc.
SHPD	State Historic Preservation Division
SIHP	State Historic Property
TIR	Traffic Impact Report
TMK	Tax Map Key
VWL	Victoria Ward, Limited
WOC	Wilson Okamoto Corporation



1 INTRODUCTION



Victoria Ward

Kalae, a residential high-rise community, represents the next milestone in the Victoria Ward, Limited's (VWL) commitment to redevelopment and continued revitalization of Kaka'ako.

Designed in response to the market success experienced with Victoria Place, Kalae bookends the new Victoria Ward Park makai area. Adjacent to and west of the Victoria Ward Park makai area, Kalae will seamlessly integrate with the park and contain approximately 19,282 square feet of ground level open landscape, 71,689 square feet of recreational area, and 330 homes.

Kalae will be located within Land Block 2 in the Auahi neighborhood, Mauka Area of the Kaka'ako Community Development District (KCDD). Kalae's location, mauka-makai orientation, and interface with Victoria Ward Park intentionally integrate with the pattern of a connected and walkable community coming to life at Ward Village and are key to implementing the vision of the approved Ward Neighborhood Master Plan. In contrast to the active integration that Kō'ula will bring to the Victoria Ward Park mauka area (where community events are held), the makai park area is meant to be a more passive, transitive, quiet, open space. To that end, the lush landscaping of Kalae's ground level landscaping will create a nature-tailored interface with the scenic design of Victoria Ward Park.

Ward Village is coming to life with street level activity created by new retail, dining, improved hardscape and sidewalks and public spaces. The completion of the Waiea, Anaha, Ae'o, Ke Kilohana, and 'Aali'i residential communities has created the vibrancy that—when combined with kama'āina and visitors who come to enjoy Ward Village—is transforming Kaka'ako into an active urban community for the long-term future of Honolulu. Energized by the new residents, the street level energy throughout Ward Village—from South Shore Market, to Whole Foods Market, to Victoria Ward Park, to Longs Drugs has changed. Kalae, located at Block B, is the next step in the

progression of the neighborhood fabric, providing a new residential and commercial community along Auahi Street integrated with the public space created by Victoria Ward Park.

1.1 Meaning

Block B is uniquely situated at the bend of Ala Moana Boulevard and prominently at the entrance of Ward Village.

To respect this very special location, Block B will carry the name – Kalae. The residences of Kalae will be distinguished by their sweeping and expansive panorama stretching from 'Ewa to Ala Moana to Waikīkī and beyond. While Lē'ahi, or Diamond Head, is known for the crater's profile resembling the lae, or brow of the ahi, it was previously called Lae'ahi, and the name Kalae embodies the proud history and serene majesty of this cherished landmark and southern island point. The stately architectural design of Kalae will respect and accentuate this prominent location and honor these exquisite views.

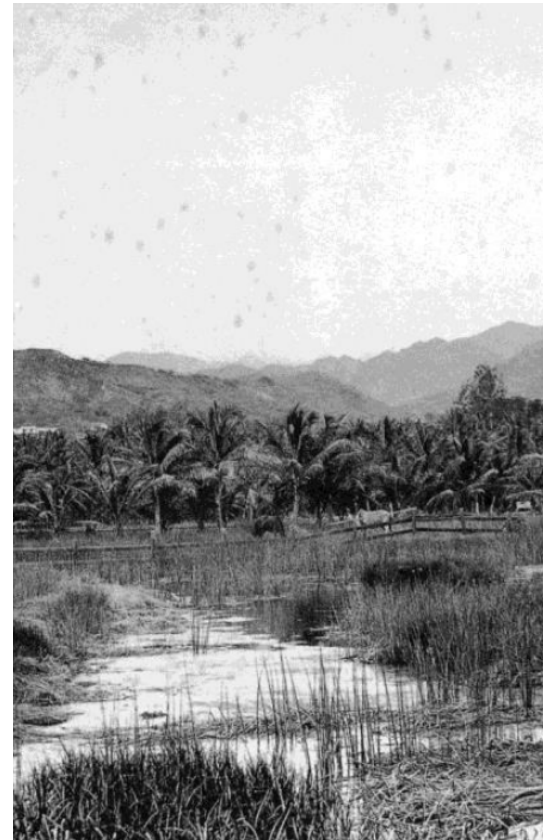
Complementing the alluring architecture of Kalae's tower and facade will be the addition of quaint courtyards styled from Hawai'i of the 1920s—as exhibited by the Halekūlani Hotel, the Moana Hotel, Shangri La, and Honolulu Museum of Art. It is intended for these ground level lānai to be signature amenities.



2 HISTORY & CULTURE



Coconut grove and fish pond in foreground, with natural wetland vegetation in the background.



Makaloa grass was harvested on site, dried, and sold.



Victoria Ward's "Old Plantation" entrance, 1916.

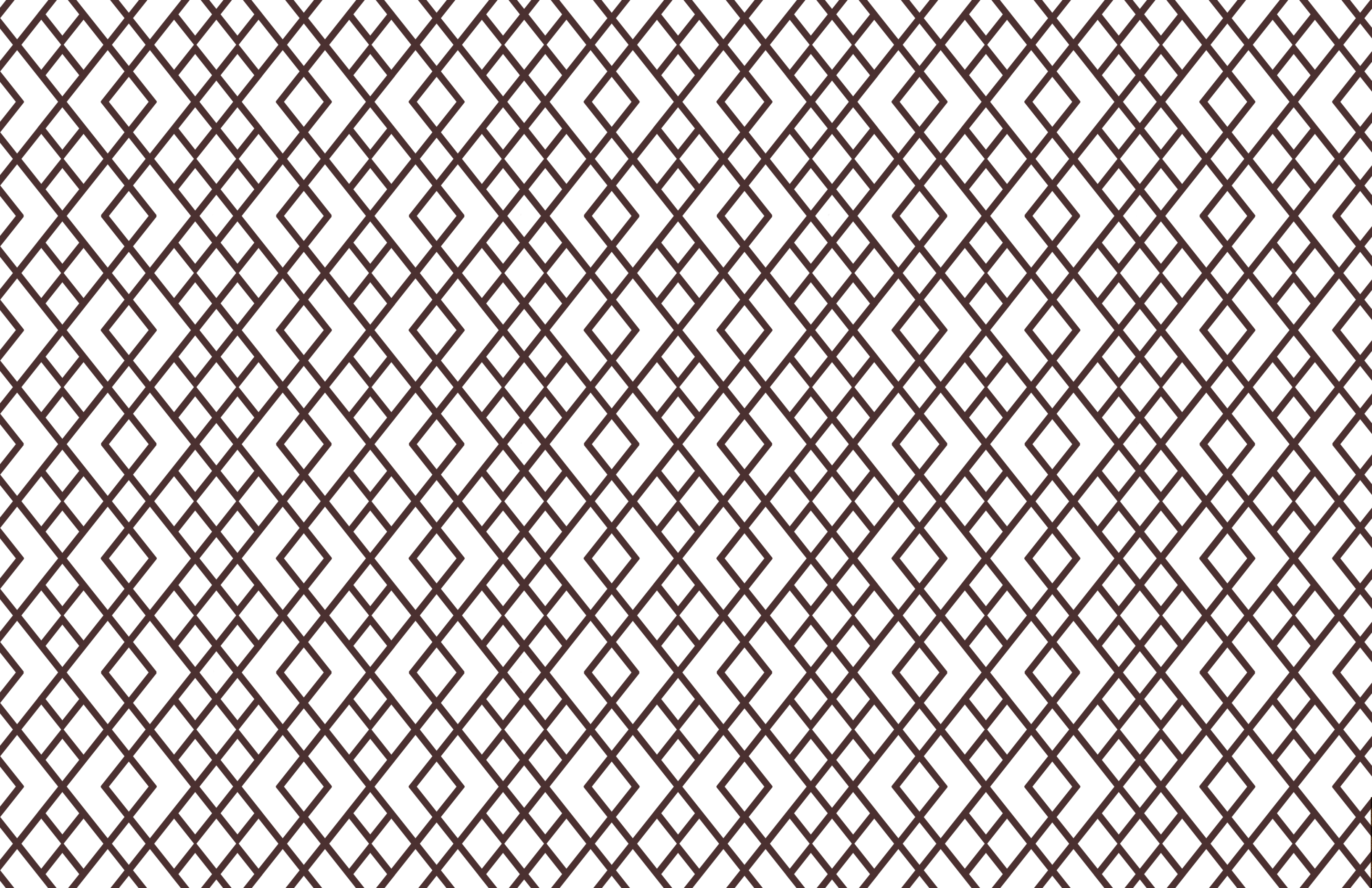
Kaka'ako and the Ward Village area have a long history of productivity, culture, and community. Under the rule of King Kamehameha I in the early 1800s, much of the Kaka'ako area was a coastal wetland. Since there were no streams to support intensive agriculture like other nearby ahupua'a, Kaka'ako supported fishing and salt production along with limited agriculture from artesian springs.

In the 1870s, Victoria Ward, a descendant of Hawaiian ali'i and the Robinson family, established the Ward Estate with her husband Curtis Perry "CP" Ward. The estate extended mauka to makai from Thomas Square to the shoreline, with an area of over 100 acres. The property generated income in the form of makaloa grass, horses, taro, coconuts, kiawe firewood, fish, and salt from the estate's salt pans, which had fallen into disrepair and which the Wards restored. After the death of CP Ward in 1882, the productivity of the estate continued to support Victoria Ward and her seven daughters. By 1901, most of the fishponds and salt pans makai of Queen Street were abandoned, including those on the Ward Estate. The Legislature proposed to drain the surrounding area. In 1930, Victoria Ward incorporated Victoria Ward, Limited (VWL) to manage the Estate and adapt to the changing Honolulu landscape.

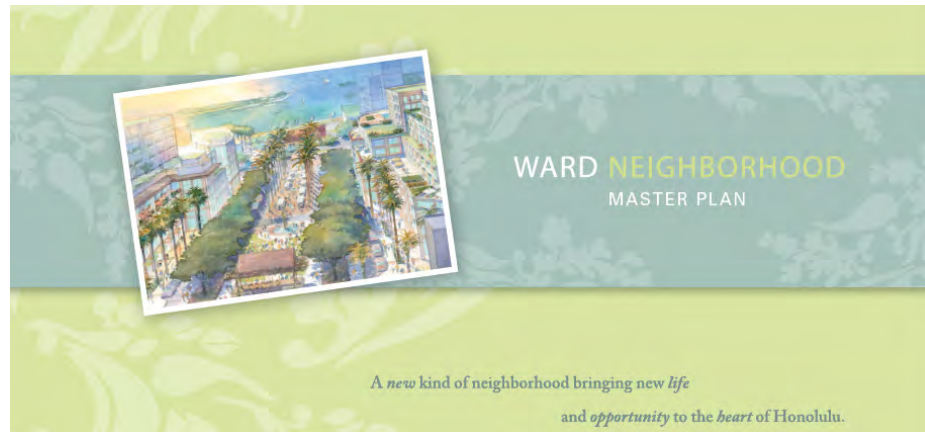
As the need for Honolulu commercial and residential space grew in the late 19th and early 20th centuries, low-lying areas were filled, and the shoreline area was extended seaward. Gradually the Kaka'ako area surrounding the estate evolved into a mixed-use, working class neighborhood with homes, churches, schools, parks, and other community-serving uses such as a movie theater. Residents began to move out of the area when Kaka'ako was rezoned to encourage industrial uses, beginning in the 1950s. In 1957, the City and County of Honolulu purchased the mauka portion of the Ward Estate to construct the Honolulu International Center, now named the Neal S. Blaisdell Center. Businesses in some areas then transitioned to low-rise retail and industrial uses in the 1970s through the early 2000s.

In 2002, ownership of VWL and the Estate's lands passed to General Growth Properties. General Growth Properties then began community outreach and planning to create a neighborhood community in Kaka'ako. Then in 2010, Howard Hughes Corporation (HHC) assumed ownership and leadership of Ward Village community and master planning efforts. VWL is a subsidiary of HHC.





3 WARD VILLAGE MASTER PLANNING



The Ward MP incorporates feedback from stakeholders gathered through outreach and education events.



Ward Entertainment Center.



Auahi Street retail.

3.1 History

Consistent with the legislature’s vision to “join the strengths of private enterprise [and] public development” to create a new form of long-range planning and improved development in Kaka’ako, and following years of community engagement and public meetings, on January 14, 2009, the Hawai’i Community Development Authority (HCDA) approved the Ward Neighborhood Master Plan pursuant to Hawai’i Administrative Rules (HAR) Title 15, Chapter 22, Subchapter 8 (the “Master Plan Rules”). The Ward Neighborhood Master Plan governs the development of certain lands in Kaka’ako under the authority of the Hawai’i Revised Statutes, Chapter 206E, as amended, and Chapter 22, Title 15, HAR (the

“2005 Mauka Area Rules”), in effect on January 14, 2009. Subsequent to the Ward Neighborhood Master Plan, HCDA and VWL entered into a Master Plan Development Agreement effective December 30, 2010 (the “Development Agreement”), which exemplified HCDA’s policy that “[p]ublic and private cooperation is essential to success of achieving the Mauka Area Plan objectives.”

As set forth in the Master Plan Rules,¹ 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.” A master plan “provide[s] assurances to landowners, developers and investors that projects proposed within a master planned area that are in accordance with the applicable mauka area rules in effect at the time the master plan is approved will not be restricted or prohibited at the permit stage by subsequent changes to those rules.” A master plan provides greater flexibility and certain development rights to secure better overall planning for extensive land holdings.

3.2 Ward Neighborhood Master Plan

The Ward Neighborhood Master Plan is a long-range master plan (covering a period of 15+ years) which encourages orderly planning and development for VWL’s large land holdings and provides: 1) greater flexibility than would otherwise be allowed under lot-by-lot development; and 2) a vesting of rules in exchange for certain public amenities and benefits that government would otherwise be responsible for providing. The Ward Neighborhood Master Plan covers an area of approximately 60 acres in the Kaka’ako Mauka area owned by VWL. The Master Plan proposes a pedestrian-friendly, smart-growth community where residents can live, work, and play.

¹ 2005 Mauka Area Rules, Subchapter 8.

3.3 Ward Village Design Strategies

The master planning approach for Ward Village is based on the approved Ward Neighborhood Master Plan, which puts forth four principal strategies that provide for:

- Connected Public Spaces
- Auahi Street as a Pedestrian Promenade
- Mauka-Makai View Corridors
- Streetscape Design

Connected Public Spaces: Provide three significant and connected public spaces. At the center of Ward Neighborhood is the Central Plaza (now named Victoria Ward Park), with major public spaces ‘Ewa of Ward Avenue and on the Diamond Head end of the Neighborhood. All three will be linked via Auahi Street.

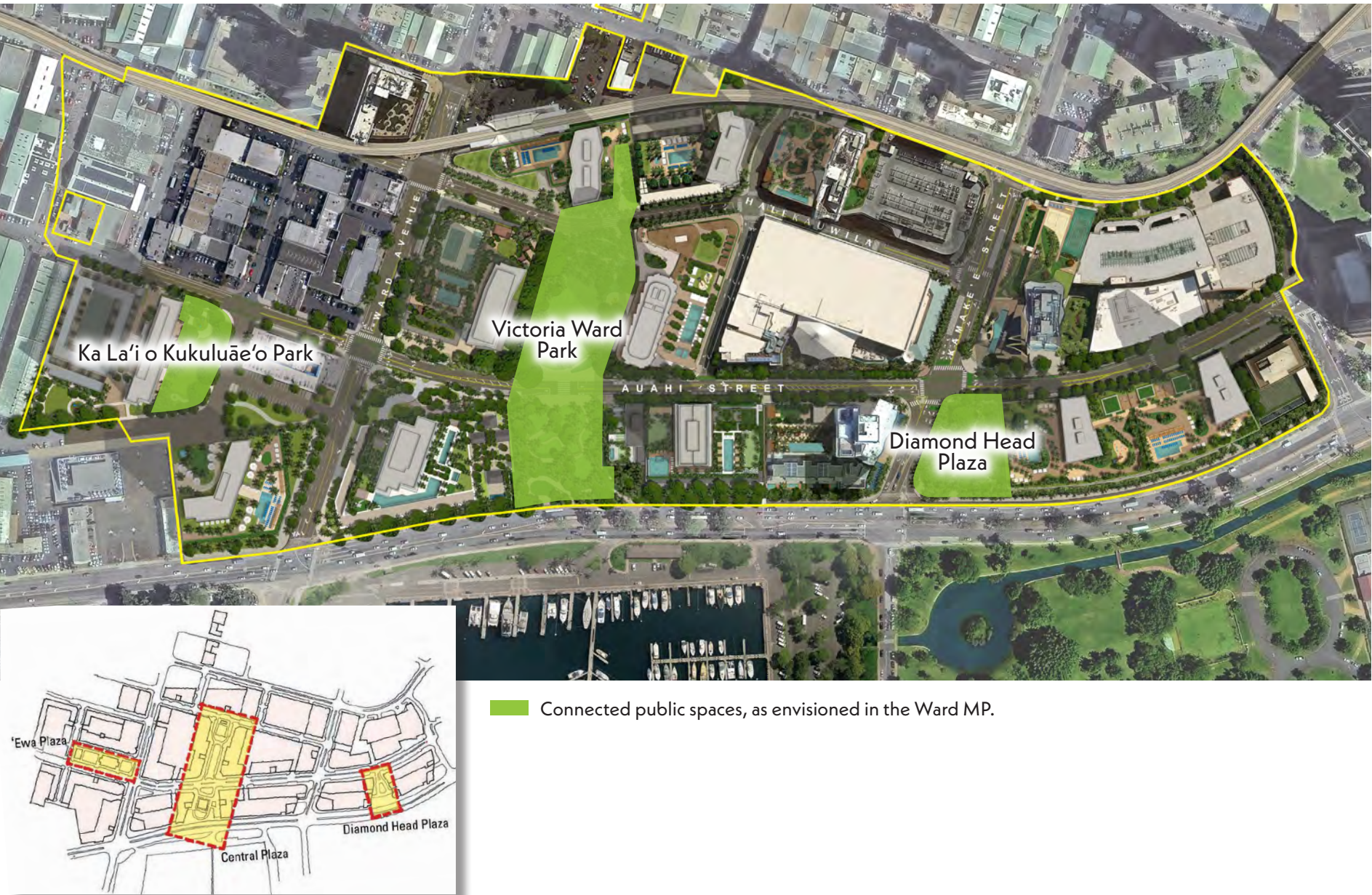
Auahi Street as a Pedestrian Promenade: Redevelop Auahi Street as a great pedestrian-oriented urban promenade and shopping street, a landscaped spine full of activity and character.

Mauka-Makai View Corridors: Introduce an additional mauka-makai view corridor between Ward Avenue and Kamake’e Street. This new corridor will also serve as a visual window into Ward Village from Ala Moana Boulevard and out to Kewalo Basin and the ocean. Each view corridor may include functional and safe pedestrian connections to encourage walking.

Streetscape Design: Strongly define an identity for the three key intersections along Ala Moana Boulevard, marking them as gateways into the district and Central Kaka’ako on the mauka edge. The landscape character will provide a sense of arrival into Ward Village. The streetscape design will also create an identity for the pedestrian network within the community.



Connected Public Spaces: Provide three significant and connected public spaces. At the center of Ward Neighborhood is the Central Plaza (now named Victoria Ward Park), with major public spaces ‘Ewa of Ward Avenue and on the Diamond Head end of the Neighborhood. All three will be linked via Auahi Street.



The design of Ward Village accommodates large tracts of connected public space (From 2008 Master Plan).



Victoria Ward Park, in the heart of Ward Village, provides public space for activities such as Yoga in the Park.



Victoria Ward Park, Cinema in the Park.

WARD VILLAGE MASTER PLANNING

Auahi Street as a Pedestrian Promenade: Redevelop Auahi Street as a great pedestrian-oriented urban promenade and shopping street, a landscaped spine full of activity and character.



Auahi Street, as envisioned in the Ward MP.



Auahi Street will form a major pedestrian corridor in Ward Village.



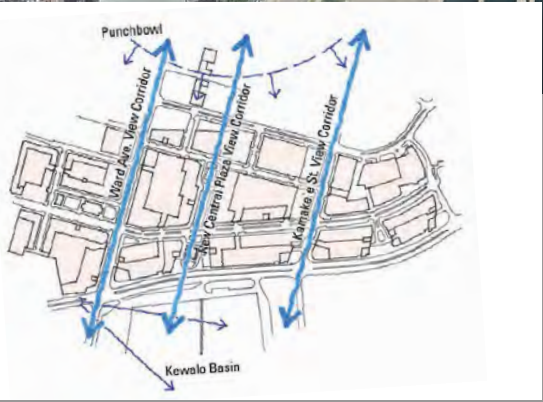
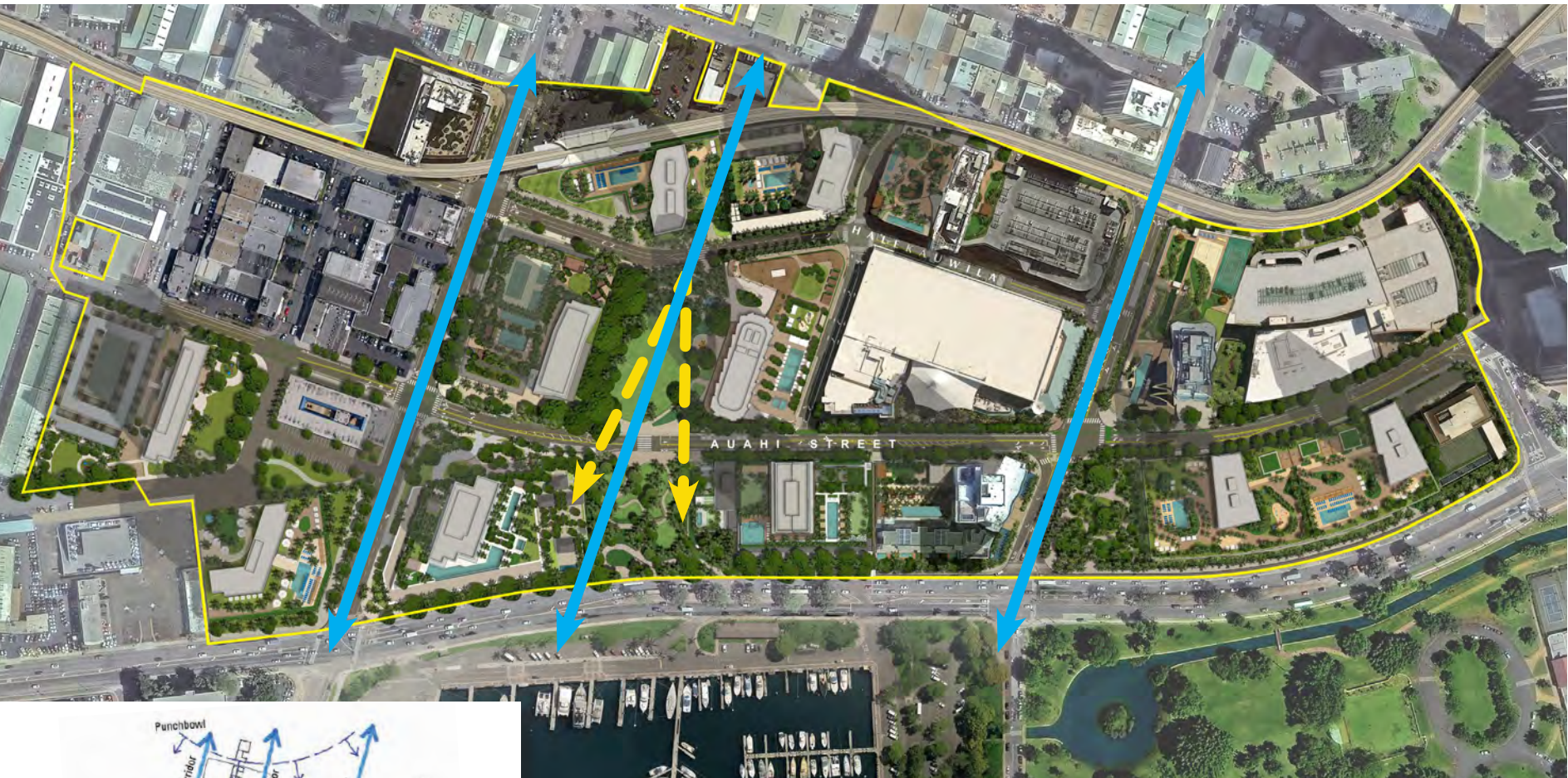
The Auahi Street pedestrian promenade landscaped and full of activity and character in front of Victoria Place.



Vendor kiosks along Auahi Street in the Victoria Ward Park makai area enliven the street and create an activity center.



Mauka-Makai View Corridors: Introduce an additional mauka-makai view corridor between Ward Avenue and Kamake'e Street. This new corridor will also serve as a visual window into Ward Village from Ala Moana Boulevard and out to Kewalo Basin and the ocean. Each view corridor may include functional and safe pedestrian connections to encourage walking.



Mauka-makai views shown in the 2008 Ward MP.

Ward Village is designed to maximize mauka-makai views.



This additional mauka-makai view corridor between Ward Avenue and Kamake'e Street through Victoria Ward Park serves as a visual window into Ward Village from Ala Moana Boulevard and out to Kewalo Basin and the ocean.



At the corner of Ala Moana Boulevard and Ward Avenue, Kalae emphasizes the Ward Avenue view corridor and the gateway into Ward Village.

WARD VILLAGE MASTER PLANNING

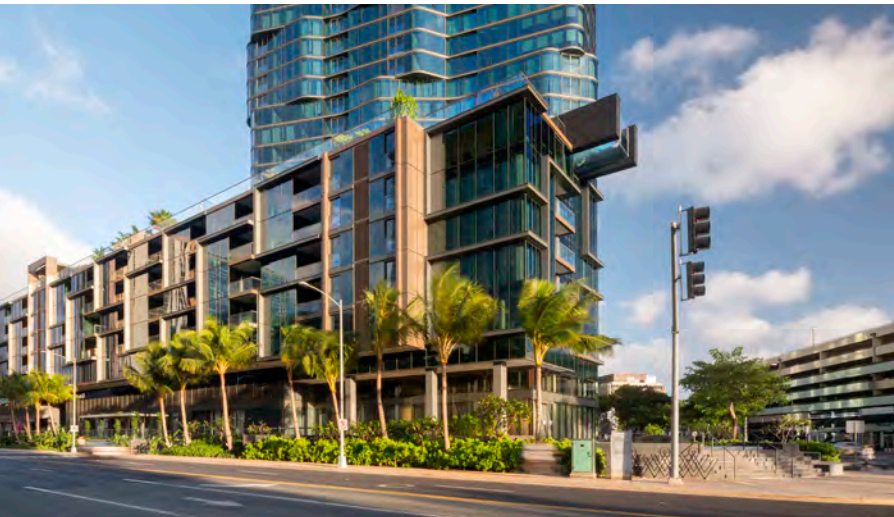
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Landscaping and streetscape design at the corner of Ward Avenue and Auahi Street (Kalae on the right) will create a sense of arrival into Ward Village and highlights the bike and pedestrian network within the community.



The iconic IBM Building strongly defines the identity of Ward Village’s east gateway at the key intersection of Ala Moana Boulevard and Queen Street.



Ground floor restaurant and retail spaces of Anaha activate Kamake’e Street and Auahi Street.



Mature trees along Auahi Street in front of Nordstrom Rack provide shade for shoppers, and landscaping between the curb and the sidewalk add a sense of calm and protection from vehicle traffic.



Pedestrian ways and landscaping frame the entrance to Whole Foods while the form of Ae’o adds interest along Private Drive 2 (de facto Halekauwila Street extension).



3.4 Ward Village Today

Ward Village is a driving economic contributor in Kaka’ako’s ongoing transformation into a thriving, urban, mixed use neighborhood. Named the best planned community in the United States by Architectural Digest, the 2018 Master Planned Community of the Year by National Association of Home Builders, and recognized in 2021 by the World Green Building Council as a master plan case study, Ward Village is a dynamic community whose energy is sparked by local retail, dining, art, living culture, and entertainment.

With over a decade of progress, Ward Village’s transformation started with the preservation of the historic, iconic IBM Building as an informational and community gathering center. The completion of the Ward Village Shops and the success of Whole Foods are other visible signs of its transformation. With the opening of the Waiea, Anaha, Ae’o, Ke Kilohana, and ‘A’ali’i residential communities, Ward Village has welcomed over 2,100 new residences.

At South Shore Market, budding, local designers and stylemakers are creating clothing and accessories that reflect Hawai’i’s eclectic culture and lifestyle with a modern, stylish edge. The ongoing farmers market at Ward Village supports local farmers and brings fresh local produce and prepared foods from O’ahu’s rural community to Honolulu’s urban center. With Whole Foods Market, Ward Village offers a convenient grocery option that provides high-quality food and a distribution point for local farms and locally manufactured products.

Ward Village also continues its support of art and culture in Honolulu, embracing Hawai’i’s unique geographic location by showcasing a melting pot of contemporary art from around the world. Other unique public art and culture opportunities include the 2018-2019 Ward Light Garden in Victoria Ward Park, and The Summer Slide, a

celebration of surf art and culture, and multiple community activations and neighborhood festivities.

With Victoria Ward Park open, Ward Village has been able to offer even more outdoor events that shape the neighborhood as a central gathering area in the heart of Honolulu. Regular neighborhood events have included Kona Nui Nights and Cinema in the Park. Signature events such as Yoga in the Park, and the Kaka’ako Farmers Market demonstrate VWL’s commitment to community wellbeing and an active local lifestyle.

Other key elements in the neighborhood include the creation of cultural preservation areas and the extension of Private Drive 2 (de facto Halekauwila Street extension) through Land Block 1 that will connect to Ward Avenue and provide additional neighborhood-focused retail experiences.

- Importantly, in its efforts to create Ward Village, VWL has also:
- Provided 375 Reserved Housing homes to qualified Reserved Housing buyers within Ke Kilohana (Land Block 5, Project 1)
 - Provided 150 Reserved Housing homes to qualified Reserved Housing buyers within ‘A’ali’i (Land Block 1, Project 3)
 - Planned 697 Reserved Housing homes to qualified Reserved Housing buyers within Ulana Ward Village (Land Block 5, Project 2). With Ulana Ward Village, VWL has committed to providing all Reserved Housing within the Ward Neighborhood Master Plan area to satisfy the remaining Reserved Housing requirements for Ward Village
 - Completed construction of the initial version of Victoria Ward Park on Land Block 1 and Land Block 2
 - Designated over 100% of the open space required by the Ward Neighborhood Master Plan
 - Designated over 100% of the public facilities required by the Ward Neighborhood Master Plan

- Received approvals for 70% of floor area planned
- Completed and fulfilled all Ward Neighborhood Master Plan implementation prerequisites and other requests, including preparing and submitting to HCDA:
 - A Historic Building Inventory
 - A Cultural Impact Assessment
 - An Archaeological Inventory Survey Plan
 - A Regional Traffic Study
 - Sustainability Guidelines
 - Street Tree Master Plan

- In addition, HCDA has approved HHC’s Planned Development Permit (PDP) applications for:
- Waiea (Land Block 2, Project 1), completed
 - Anaha (Land Block 3, Project 1), completed
 - Ae’o (Land Block 1, Project 2), completed
 - Ke Kilohana (Land Block 5, Project 1), completed
 - ‘A’ali’i (Land Block 1, Project 3), completed
 - Kō’ula (Land Block 1, Project 4), construction started in fall 2019
 - Victoria Place (Land Block 2, Project 3), construction started in spring 2021
 - The Park Ward Village (Land Block 1, Project 5), construction anticipated to start in 2022
 - Ulana Ward Village (Land Block 5, Project 2), construction anticipated to start in 2022

As Ward Village residents and visitors have adjusted their lifestyles in response to COVID-19, VWL remains committed to its vision of a thriving, vibrant urban neighborhood. VWL continues to work closely with its events teams and tenants to minimize disruptions and accommodate new preferences. VWL looks forward to continuing to provide a safe and active Ward Village residential and commercial experience, both under current conditions and adapting to the future.



WARD VILLAGE MASTER PLANNING



Attention to design and lighting create a safe environment throughout Ward Village at night.



People come to enjoy farm-fresh produce, local food, live music, and urban art every Saturday morning at the Kaka'ako Farmer's Market at Ward Village.



Keiki enjoy the outdoor space at Victoria Ward Park.

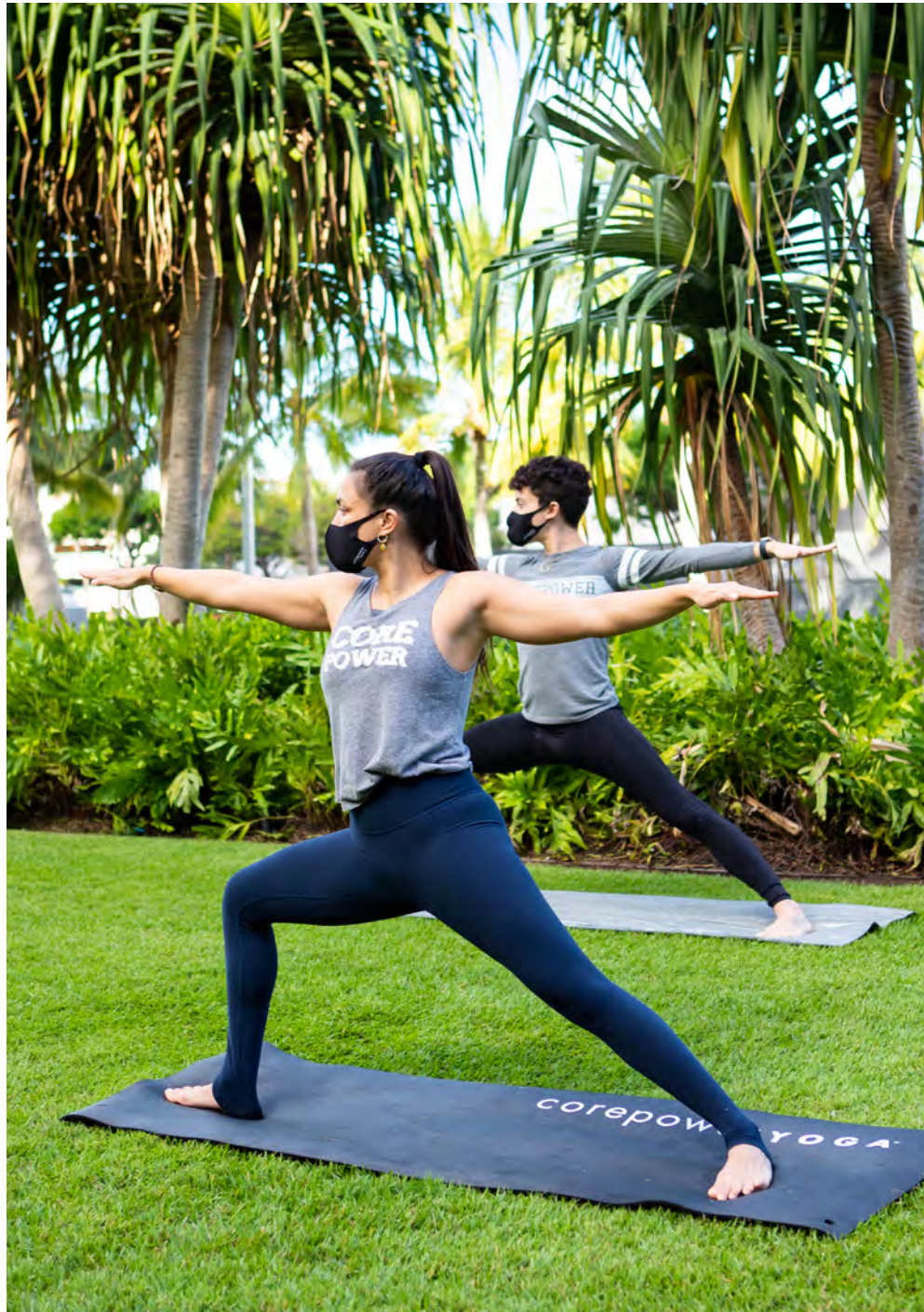


By design Ward Village offers numerous outdoor dining options.



Fresh local produce at the Kaka'ako Farmer's Market





Victoria Ward Park provides great outdoor space for organized yoga classes.



Ward Village at Kamake'e Street and Auahi Street.



The outdoor dining areas along Kamake'e Street bring Ward Village to life in the evenings.



With multiple Biki stations throughout Ward Village, riding a bike is a great way to experience all that Ward Village has to offer.



Good times at a Ward Village gathering.

WARD VILLAGE MASTER PLANNING



Figure 3-1 Ward Village today, showing projects completed and underway.



3.5 Ward Village Tomorrow

As demonstrated by the sustained progress to date, VWL is committed to supporting HCDA's mission and enhancing the KCDD by delivering the vision and goals of the Ward Neighborhood Master Plan. Kalae, located at Block B (Land Block 2, Project 4) is VWL's next step in the implementation of its master plan and the revitalization and transformation of Kaka'ako into a cohesive master-planned community.

Moving forward, VWL will continue to implement the four main Ward Neighborhood Master Plan design strategies of: connected public spaces, Auahi Street as a pedestrian promenade, mauka-makai view corridors, and streetscape design. The images presented here illustrate the vision of Ward Village tomorrow.



Wrap around ground level shops and restaurants at The Park Ward Village along Auahi Street near Ward Avenue will create an inviting evening atmosphere.



Kō'ula's ground-floor will activate Victoria Ward Park with shops and restaurants to seamless blend the building with the park space.



A rendering of Kō'ula's ground-floor oculus, where residents and visitors alike will be welcomed to meet, catch up, or just enjoy the scenery.



Victoria Ward Park fully realized with Kō'ula along the east edge.



Victoria Ward Park (makai) will provide a serene open space between Ala Moana Boulevard and Auahi Street. Vendor kiosks will enliven the streetscape and provide convenience to park goers.

WARD VILLAGE MASTER PLANNING

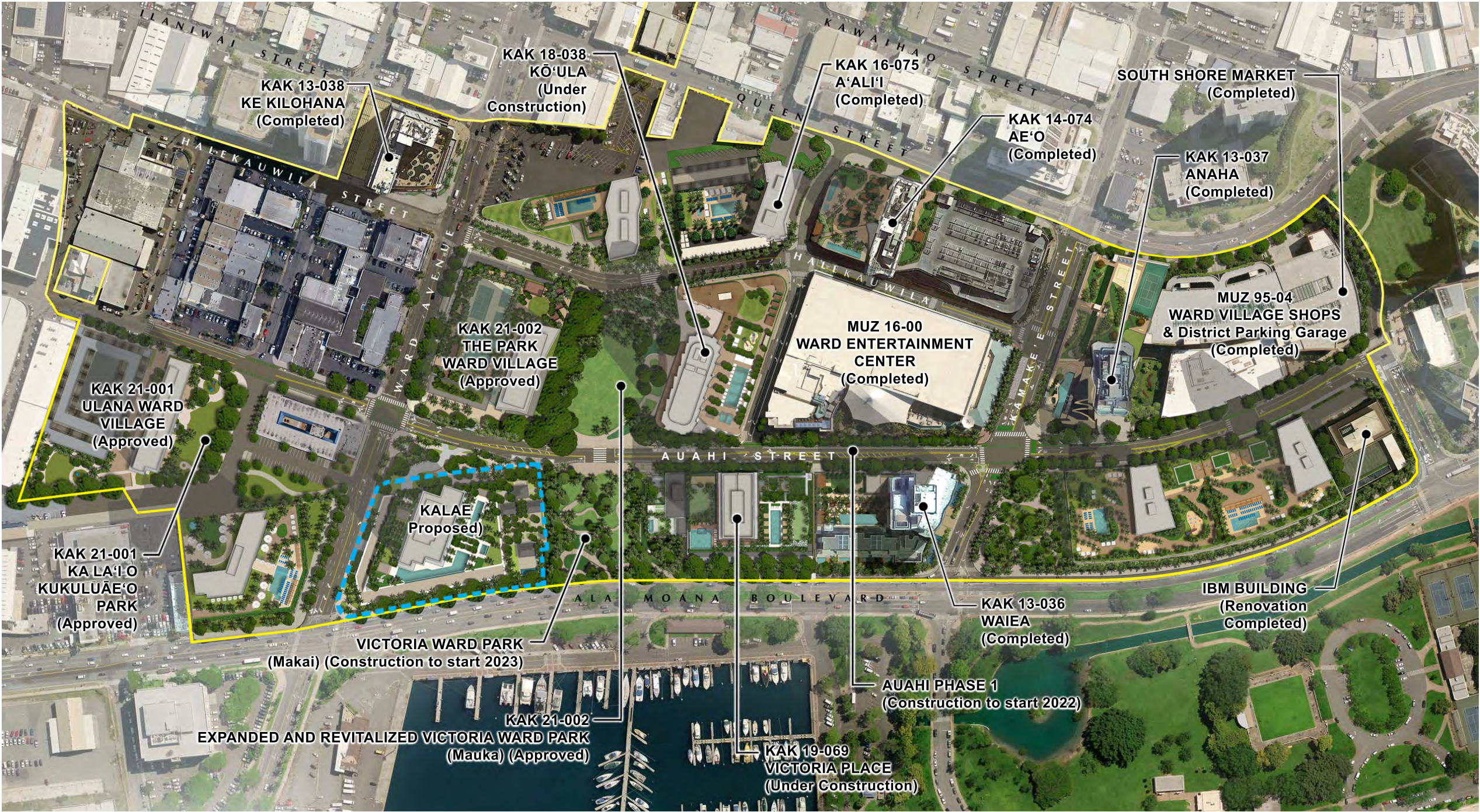
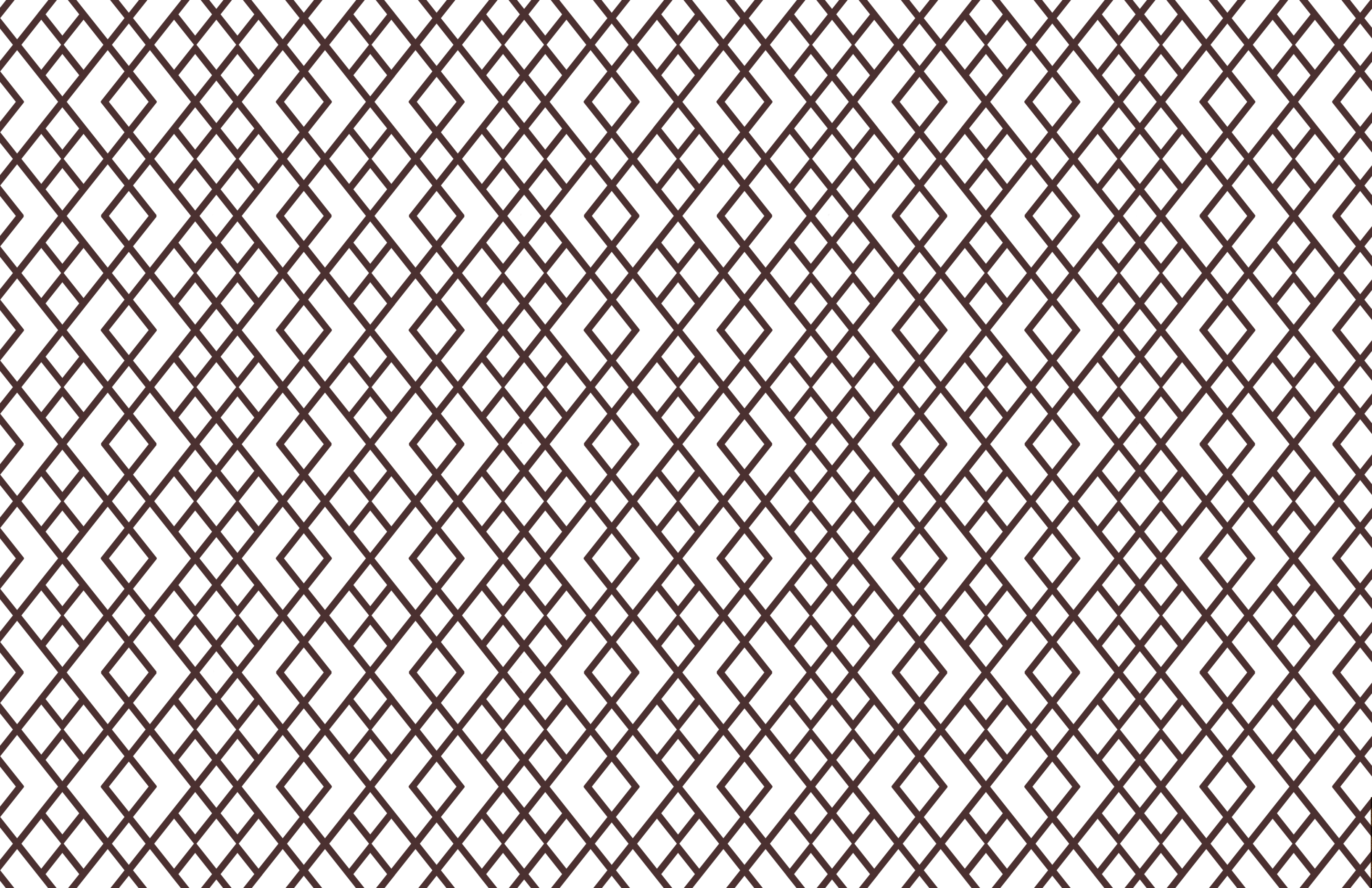


Figure 3-2 Ward Village tomorrow; current plans showing potential buildout of the Ward MP.







Kalae Rendering at Ward Avenue and Ala Moana Boulevard.

4.1 Location

Kalae (Land Block 2, Project 4) represents the latest component of Ward Village. Consistent with the Master Plan Rules, the Ward Neighborhood Master Plan, and the Development Agreement between HCDA and VWL, development within Ward Village shall proceed in phases initiated by development permit applications, and phasing will occur by and within the various Land Blocks.

Kalae will be on Land Block 2, which is bounded by Auahi Street to the north (mauka), Kamake'e Street to the east (Diamond Head), Ala Moana Boulevard to the south (makai), and Ward Avenue to the west ('Ewa). Land Block 2 totals approximately 8.2 acres (355,130 square feet) and consists of one development lot, bound by an existing joint development agreement. Exhibit 1 shows the Kalae site. Exhibit 2 shows the Land Blocks within the Ward Neighborhood Master Plan area, including Land Block 2.

4.2 Site

Within Land Block 2, the Kalae site is bounded by Ward Avenue, Auahi Street, the Victoria Ward Park makai area, and Ala Moana Boulevard. The Kalae site occupies Tax Map Key (TMK) parcel (1) 2-3-001: 133.

As envisioned in the 2005 Mauka Area Plan and Master Roadway Plan, and as further described in the Ward Neighborhood Master Plan, VWL is actively working with the City & County of Honolulu to implement the realignment of the existing Auahi Street right of way to connect directly with Pohukaina Street. The realignment will create a vacant City & County of Honolulu right of way parcel adjacent to the Kalae site. VWL will landscape and improve this area to provide public walkways and necessary vehicle, pedestrian,

and bicycle access to Kalae from Auahi Street. Figure 4-1 shows the Kalae site, offsite improvements within the vacated area, as well as proposed retail/commercial kiosks with open air park seating (furniture) within the Victoria Ward Park makai area adjacent to the Kalae site.

The Kalae site is vacant, except for a remnant five-story parking structure along Auahi Street. The parking structure provides temporary parking for construction and maintenance crews working within Ward Village. The parking structure does not provide parking required for any Ward Village development.

4.3 Site Constraints

The design, orientation, and features of Kalae and its facilities are constrained by State and County right of ways, utility accessways and easements, required setbacks, existing and future street conditions, and the Victoria Ward Park makai area. Constraints include:

Northwest: Ward Avenue: Ward Avenue bounds Kalae to the northwest. Ward Avenue provides key multimodal connectivity through Ward Village, connecting mauka areas to Ala Moana Boulevard, Kewalo Basin, and Ala Moana Beach Park. An electrical easement, varying in width from 4-feet to 16-feet, encumbers the full length of the Ward frontage of the Kalae site.

Northeast: Auahi Street: Another important element of Ward Village master planning is the upcoming Auahi Street connection to Pohukaina Street. The realignment of Auahi Street will leave a residual vacated area of Auahi Street adjacent to the Kalae site. This area is encumbered by existing and proposed water, sewer, and drain line utility improvements. Though the area can be landscaped

and improved to City standards in the City right of way, structures are prohibited to maintain open-sky access to the underground utilities within the area.

Southeast: Victoria Ward Park (park open to the public): Victoria Ward Park is a key element of the Ward Village open space plan.

Southwest: Ala Moana Boulevard: Kalae is bounded to the southwest by Ala Moana Boulevard, a State highway, that provides east-west connectivity along Oahu’s south shore.

Exhibit 2 shows existing TMKs including the Kalae site (TMK (1) 2-3-001: 133). Exhibit 3 shows the Kalae detailed site plan along with existing and proposed utility improvements within the residual vacated area of Auahi Street adjacent to the Kalae site.

4.4 Surrounding Uses

The design, orientation, and features of Kalae and its facilities are planned in accordance with and context of the existing streets and the growing neighborhood fabric of Ward Village’s mixed-use communities and public facilities. Uses surrounding Kalae include:

Northeast: Auahi Street: Kalae will complement the realignment of Auahi Street to connect with Pohukaina Street, creating direct routes through Ward Village to the greater Kaka’ako area. The Auahi Street pedestrian promenade will provide neighborhood walkability for Kalae residents and the greater Ward Village community with varied pedestrian-friendly street activation elements, including shops, restaurants, retail kiosks with seating, sculptural hardscape elements, public art, canopy shade trees, and varied landscaping. Across Auahi Street is The Park Ward Village (KAK 21-002) and the Victoria Ward Park mauka area.

Northwest: Ward Avenue: Ward Avenue provides key multimodal connectivity through Ward Village, connecting mauka areas to Ala Moana Boulevard, Kewalo Basin, and Ala Moana Beach Park. Across Ward Avenue are future phases of Ward Village.

Southeast: Victoria Ward Park (makai area): The Victoria Ward Park makai area is directly southeast of Kalae. The design of Kalae will enhance the public Victoria Ward Park makai area with lush landscaping designed to seamlessly integrate Kalae with the park, and retail kiosks and seating areas. Victoria Ward

Park (mauka and makai) provides Ward Village with a connective (non-required) view plane and weaves together the surrounding residences and commercial areas.

Southwest: Ala Moana Boulevard: Ala Moana Boulevard, a State highway, is the primary transportation link between Honolulu’s International Airport and the Waikiki resort area. Across Ala Moana Boulevard is Kewalo Basin Harbor which is a mixed-use boat harbor with commercial charter boats and ocean recreational businesses.

4.5 Design

The design of Kalae conforms to the site constraints and is consistent with the Ward Neighborhood Master Plan and the 2005 Mauka Area Rules. Kalae is designed to integrate within the fabric of Ward Village, maximize mauka-makai view corridors, create a pleasant, livable space and enhance the pedestrian experience and circulation around the site and neighborhood.

In line with the Ward Neighborhood Master Plan, Kalae achieves the envisioned “placemaking” and pedestrian activation utilizing a variety of approaches previously recognized by HCDA and successfully employed in other areas of Ward Village, including ground-floor commercial space, retail kiosks, landscaping and sculptural hardscape elements, lyric sidewalks, limited curb cuts, public art, visually interesting building materials, and aesthetically pleasing liner facades that screen the parking garage.

Commercial space on the ground floor of Kalae activates the prominent corner of Ward Avenue and Auahi Street in concert with The Park Ward Village (KAK 21-002) to create an active arrival gateway within Ward Village. The vacated area of Auahi Street is integrated into the overall Kalae design with public space, attractive pathways, curvilinear hardscape elements, and generous shade trees and landscaping. At the corner of Ala Moana Boulevard and Ward Avenue, landscaping, a monument sculpture with signage, space for public art, and safe pedestrian paths and refuge areas define this key gateway into Ward Village. Combined with Victoria Place and the reduction in the number of towers on Land Block 2, Kalae allows for a 70 percent increase in the Victoria Ward Park makai area compared with the previously approved (and now withdrawn) Gateway project.

The Kalae design thoughtfully conforms to the constraints of the site, the requirements of the 2005 Mauka Area Rules, and the vision of the Ward Neighborhood Master Plan without the need for modifications. Further, as designed, Kalae honors the mauka-makai view corridor along Ward Avenue and



enhances the view corridor through Victoria Ward Park.

Kalae’s architecture draws inspiration from classic buildings of early 20th century Honolulu, particularly the Honolulu Museum of Art, The Halekulani Hotel, and Shangri La. These buildings are exceptional examples of Honolulu’s first modern regional style, which takes influences from the California Mission style of architecture, and its own lineage in turn from Spain.

This Moorish influenced style is characterized by classical principles of a formal, axial planning approach, and the use of courtyards as the main circulation and mediating spaces. Courtyards, decorative motifs and screens, and framed views are all evident in the design of Kalae, in its details and at the whole building scale. A sequence of walled and screened spaces generates the sense of arrival to a refuge from the city. Ground floor courtyards and pavilions provide intimate gathering spaces for residents, offering a unique private backyard amenity for residents.

The building’s material treatments hearken back to the antique white plaster walls, golden wood details, and rich bronze metalwork of its predecessors, modernized into a refined, regional palette. The liner of the parking garage breaks down the scale of the podium by wrapping two levels in aesthetically pleasing metallic louvered screens with vertical and horizontal elements, utilizing materiality and patterning that references the motifs used throughout all elements of Kalae.

The Kalae tower facade uses a grid of frames to give it both scale and a proportion appropriate to its urban location. The tower’s prominence near the ocean allows ample, unobstructed views of Diamond Head and makai. Its massing and central siting allow for the expansive pools and outdoor fitness facilities of the surrounding amenity level. The richly layered materiality reinforces these relationships within the residence, while distinguishing it from its neighbors.

Figure 4-1 shows the Kalae Building and Site.

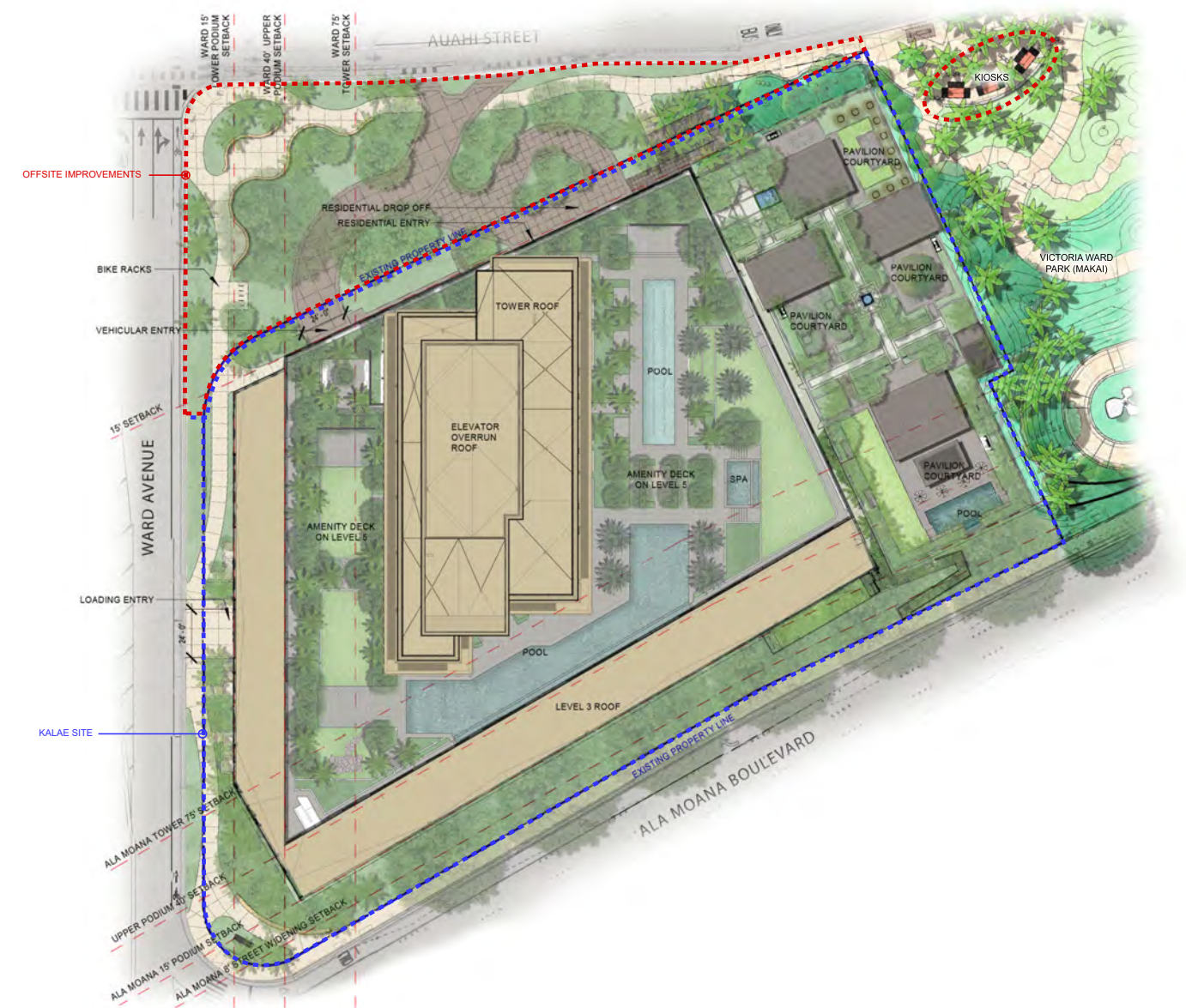


Figure 4-1 shows the Kalae Building and Site.

4.6 Building & Site

Kalae will include approximately 536,031 square feet of new floor area that will generally coincide with the following design parameters:

Table 4-1 Building & Site Summary – Kalae Land Block 2, Project 4.

[BLOCK B]: LAND BLOCK 2, PROJECT 4	
Ground Level Open Space	Approximately 20,805 square feet
Outdoor & Indoor Recreational Area	Approximately 71,689 square feet
Projected Height	Approximately 386 feet plus 18 feet maximum rooftop elements
Homes (Units)	330 homes proposed

The following exhibits show detailed plans for Kalae:

- Exhibit 3: Detailed Site Plan
- Exhibit 4: Landscape Plan
- Exhibit 5: Circulation Plan
- Exhibit 6: Floor Plan, Ground Level
- Exhibit 7: Floor Plan, Floor 2
- Exhibit 8: Floor Plan, Floor 3
- Exhibit 9: Floor Plan, Floor 4
- Exhibit 10: Floor Plan, Floor 5
- Exhibit 11: Floor Plan, Floors 6 to 38
- Exhibit 12: Roof Plan
- Exhibit 13: Summary Sheet
- Exhibits 14-17: Elevations
- Exhibits 18-20: Building and Podium Sections
- Exhibit 21: Tower Massing
- Exhibit 22: Orientation and Tower Spacing

4.7 Open & Recreation Space

The ground level of Kalae will contribute approximately 19,282 square feet of open space, which exceeds the requirement of 11,371 square feet by approximately 70 percent.

Kalae will provide a total of approximately 71,689 square feet of recreation space, more than three times the requirement of 18,150 square feet. Provided space consists of approximately 58,038 square feet of outdoor recreation space and approximately 13,651 square feet of indoor recreation space.

The recreation space will be provided on the ground level and the recreation deck above the parking area (Level 5):

Ground Level: The ground level will provide both outdoor (approximately 18,975 square feet) and indoor (approximately 3,246 square feet) recreational space, including gardens, a lobby, a swimming pool, a dog run, and casual meeting spaces.

Recreational Deck: (Level 5): (Level 5): The recreational deck will provide both outdoor (approximately 39,063 square feet) and indoor (approximately 10,405 square feet) recreational space.

Kalae’s recreational space exceeds recreational space required per the 2005 Mauka Area Rules and are: 1) based on market research and potential buyer feedback; and 2) aimed toward promoting wellness and sense of community among residents and guests.

4.8 Parking & Loading

Kalae will include approximately 559 off-street parking spaces. Under the 2005 Mauka Area Rules (Section 15-22-67), a minimum of 446 parking stalls would be required for the building as currently designed.

All stalls within Kalae will be for residential and guest use. Approximately seven commercial stalls will be provided within the district parking garage at 333 Ward Avenue (The Park Ward Village parking garage), pursuant to an offsite parking agreement.

Kalae will include four off-street loading spaces to serve the building. See Section 5.3.6 and Exhibits 5, 6, and 13 for more details.



4.9 Bicycle Facility Plans

Kalae will include bicycle parking at the street level in both public areas and within the parking structure. Public short-term bicycle parking will be provided at the street level along Ward Avenue. Resident long-term bicycle parking will be provided within the parking structure.

Exhibit 5 shows the location of public short-term public bicycle racks. Exhibits 5 and 6 show the location of resident long-term bicycle parking. Bikeshare stations are situated at various convenient locations throughout Ward Village.

4.10 Vehicle, Bicycle, and Pedestrian Access & Circulation

Vehicle, bicycle, and primary pedestrian access to Kalae will be from the Auahi Street realignment. Secondary pedestrian accesses will be provided from Ward Avenue and Ala Moana Boulevard. Exhibit 5 shows vehicle, bicycle, and pedestrian, and access and circulation.

4.11 Reserved Housing

The Ward Neighborhood Master Plan establishes a Reserved Housing requirement of 20 percent of the total number of residential units within the Ward Neighborhood Master Plan area. Ke Kilohana provides 375 Reserved Housing units sold to Reserved Housing buyers. ‘Aali’i is providing 150 Reserved Housing units, and Ulana Ward Village will provide approximately 697 Reserved Housing units. Reserved Housing at Ward Village (approximately 1,222 units) therefore significantly exceeds the current requirement of approximately 926 units arising from Kalae, plus buildings approved to date (Waiea, Anaha, Ke Kilohana, A’eo, ‘Aali’i, Kō’ula, Victoria Place, The Park Ward Village and Ulana Ward Village). As noted in Table 4-2, after satisfying the reserved housing requirements for Kalae, approximately 296 reserved housing units will remain available to satisfy the requirements of future projects in Ward Village.

Table 4-2 Reserved Housing Requirement.

Reserved Housing		
Project	Residential Units	Reserved Housing Units Provided
KAK 13-036 [LB2-P1] Waiea [Note 1]	177	0
KAK 13-037 [LB3-P1] Anaha	318	0
KAK 13-038 [LB5-P1] Ke Kilohana	424	375
KAK 14-074 [LB1-P2] Ae’o	466	0
KAK 16-075 [LB1-P3] ‘A’ali’i	751	150
KAK 18-038 [LB1-P4] Kō’ula [Note 2]	570	0
KAK 19-069 [LB2-P3] Victoria Place	350	0
Block F [LB5-P2] Ulana Ward Village	697	697
Block H [LB1-P5] Park Ward Village	546	0
Block B [LB2-P4] Kalae	330	0
Total Residential Units	4629	1222
Reserved Housing Units Required (20%)		926
Reserved Housing Units Balance - exceeding requirements		296

Table 4-2 Notes

Note 1: The Waiea Planned Development Permit was issued for 177 Units, which is used as the basis for the associated Reserved Housing requirement. Note however, that due to post Development Permit unit combinations by buyers, the final built condition is 174 Units.

Note 2: The Kō’ula Planned Development Permit was issued for 570 Units, however, the unit count has been reduced to 566 Units in the 1/31/2020 Building Permit plan set.

4.12 Sustainability Strategy

Consistent with the Sustainability Framework set out in the Ward Neighborhood Master Plan, Ward Village holds Leadership in Energy and Environmental Design-Neighborhood Development (LEED-ND) Platinum pre-certification, the highest rating provided. According to the U.S. Green Building Council, Leadership in Energy and Environmental Design (LEED) developments are designed to deliver the following benefits:

- Lower operating costs and increased value;
- Reduced waste;
- Energy and water conservation;
- More healthful and productive environments; and
- Reductions in greenhouse gas emissions



LEED-ND prioritizes the aforementioned issues at the neighborhood scale, ensuring the sustainability and well-being of entire communities.

VWL is currently targeting LEED certification for new construction (LEED-NCv4) for Kalae. To achieve this, the following sustainable practices will be employed.

The project team is using an integrative design process throughout the creation of Kalae, identifying and using opportunities across disciplines and building systems. This includes carrying out analyses to inform the design and measure water and energy savings.

Location and Transportation: There are community services within walking distance of the property, and multiple opportunities for public transit. Bike facilities will be provided on site. Kalae is directly tied into the Auahi Street promenade’s shaded walkways and dedicated bike lanes, and will contribute to the pedestrian network of Ward Village.

Sustainable Sites: To foster a healthy outdoor environment, VWL is committed to minimizing erosion and sedimentation during construction. Landscaping will encourage time spent outdoors and cool outdoor spaces. Kalae will feature native and/or indigenous plantings to embrace Hawaiian ecosystems and avoid contributing to invasive plant populations.

Water Efficiency: A number of water-conserving measures will be employed at Kalae, with the goal of at least 50% reduction in potable water use for landscaping irrigation, and 20% savings in indoor water through the use of low-flow fixtures.

Energy and Atmosphere: Kalae will optimize energy performance and air filtration equipment will exceed performance standards. Outdoor airflow will be monitored, and mechanical systems will be kept clean.

Materials and Resources: Kalae will responsibly manage construction waste, recycling as much waste as possible at the construction site. The building itself will have recycling facilities and recycling will be encouraged.

Indoor Environmental Quality: Kalae will create sensitive indoor environments with adjustable lighting and cooling systems and will provide substantial outdoor views. The building will use materials that meet requirements for indoor environmental air quality and will be designed for acoustic performance.

Innovation: To support the LEED design approach, Kalae will consider a range of sustainability measures that fit the LEED Innovation criteria—intended to support creative approaches to green building.

Regional Priority: Kalae will pursue sustainability opportunities that specifically address local priorities with regard to environment, social equity, and/or public health. Kalae will address LEED-designated Regional Priority issues including responsible waste management and optimized energy performance.

Appendix A contains the LEED-NCv4 checklist.

4.13 Demand

As the Ward Neighborhood Master Plan contemplates and provides for market flexibility, planning for Ward Village has evolved to respond to community desires, market demand, and the needs of area residents, businesses, and visitors. Over the years, VWL has incorporated public input in various ways. In addition to the Ward Neighborhood Master Plan, VWL continues to draw direction and consultation from community and informal feedback received during engagement with homebuyers, community events, non-profit organizations, businesses, and government.

Currently Victoria Place is the only residential building along Ala Moana Boulevard being constructed in Honolulu. From the housing perspective, the proposed Kalae will meet a demand in the Ward Village and urban Honolulu housing spectrum that is not being addressed, as other Ala Moana Boulevard fronting residences have been built and are now sold and occupied. VWL has provided previously approved communities in accordance with market demand and pricing structures, strong buyer preferences, sales feedback, and community input. To date, Waiea, Anaha, Kō’ula, Victoria Place, and most recently The Park Ward Village, have been able to provide sensible home sizes and generous recreational spaces. Home offerings at Ulana, Ke Kilohana, Ae’o, and ‘A’ali’i have focused on attainable, convenient mixed-use housing for Honolulu’s budding workforce and professionals and active urban residents.



Kalae will include ground floor commercial space along Ward Avenue, along with retail kiosks fronting Auahi Street and within the Victoria Ward Park makai area. Additionally, at the makai edge of Ward Village, Kalae will generate new demand and support for Ward Village and central Kaka’ako businesses alike. Furthermore, onsite and offsite improvements associated with Kalae will greatly enhance and activate the pedestrian experience by providing open space at the ground level, shaded walking areas, and circulation around the site and neighborhood.

4.14 Economic Impact

Beyond enhancing the lives of its residents and the Ward Village community, Kalae will have a direct, positive impact on the State and C&C Honolulu economy. Accounting for additional indirect and induced economic impacts, the construction of Kalae is estimated to generate:

- \$606 million in economic impact
- \$198 million in workers’ earnings
- \$37 million in state tax revenue (income, GET, and other)
- 763 jobs in year one of construction
- 949 jobs in year two
- 858 jobs in year three

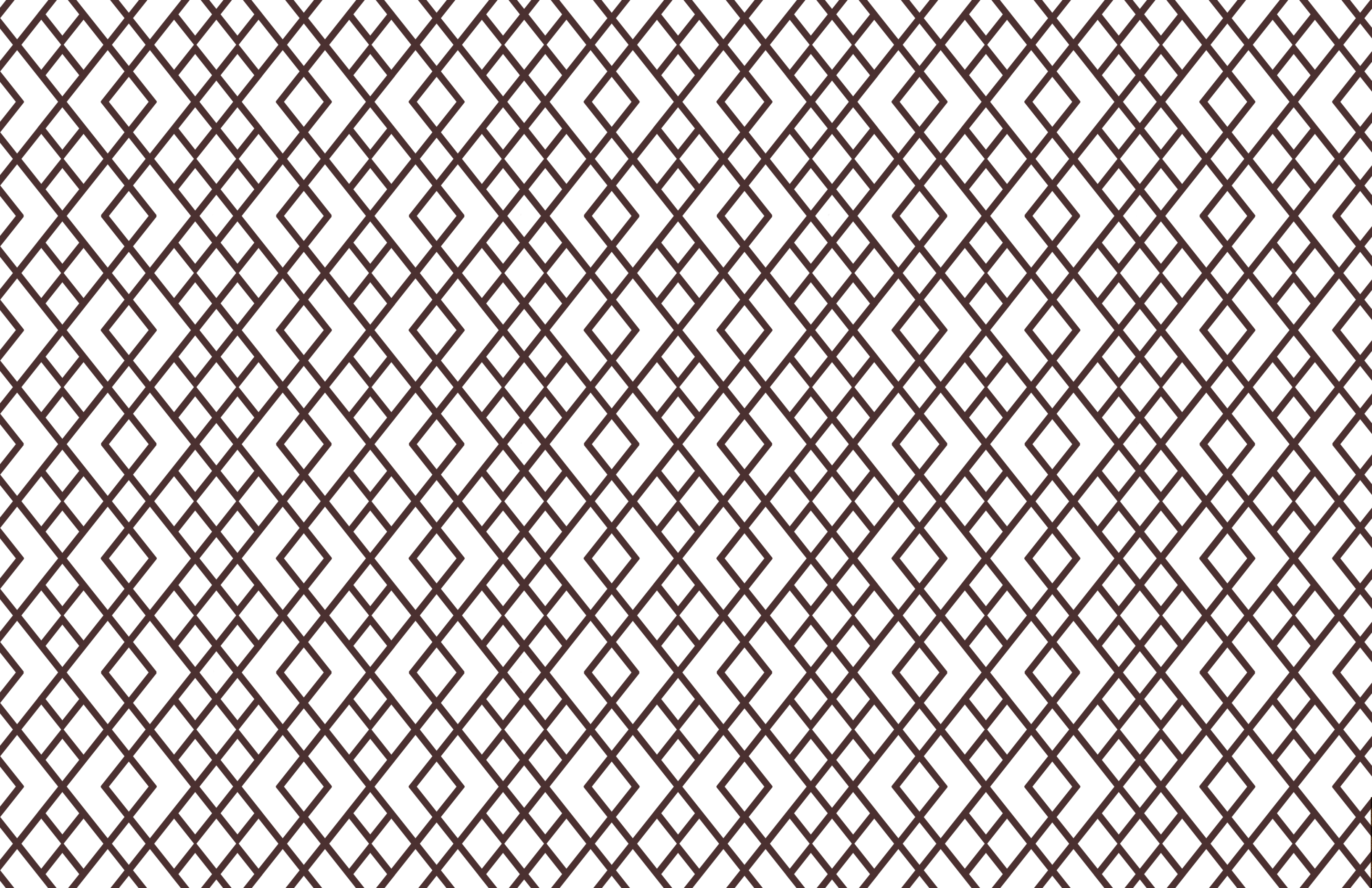
Kalae operations and maintenance over a 30-year period are anticipated to generate:

- \$313 million in economic impact
- \$104 million in workers’ earnings
- \$19 million in state tax revenue (income, GET, and other)
- 41 permanent jobs
- \$127 million in real property tax

4.15 Development Timetable

VWL intends to construct Kalae in a single phase. The building permit application is anticipated to be submitted in mid-2023 with construction expected to commence in the third quarter of 2023. This timetable is subject to change based on sales and market trends.





5 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 submittal:

Table 5-1 Development Agreement Prerequisites.

DEVELOPMENT AGREEMENT		
Item	Description	Status
1	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:	per D&O - MP Restatement, §63, Pg. 16 COMPLETE
	(a) Deletion of the Halekauwila Extension to be replaced by a street parallel to Queen Street between Ward Avenue and Kamake'e Street.	
	(b) Deletion of the park/parking garage facility designation along Halekauwila Extension contained in Mauka Area Plan.	
	(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.	
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	Cultural impact assessment	D&O, § 5, Pg. 45 COMPLETE
6	Regional traffic study	D&O, § 5, Pg. 45 COMPLETE
7	Sustainability guidelines	D&O, § 10, Pg. 47 COMPLETE

5.1 Conformance

The following section describes Kalae's conformance with the 2005 Mauka Area Rules and the approved Ward Neighborhood Master Plan.

In 2009 HCDA approved the Ward Neighborhood Master Plan in accordance with the 2005 Mauka Area Rules, Subchapter 8 (the "Master Plan Rules"). The Master Plan Rules "are designed to encourage investment in new development and commitment to master planning of large land holdings." (See 2005 Mauka Area Rules Section 15-22-200(a).) Among the purposes of master plans are "to allow greater flexibility in the development of lots within master planned areas than would otherwise be possible through the normal lot-by-lot development approach." See 2005 Mauka Area Rules Section 15-22-200(d).

The Ward Neighborhood Master Plan expressly provides that it is a flexible plan intended to evolve based on changing needs, design considerations, and market conditions. As HCDA has consistently recognized throughout the development of Ward Village, the plan is:

- **Conceptual and flexible:** "There are many possible development solutions in which the Master Plan can be implemented . . . [and] [t]he scenario presented on the following pages is one possible development solution[.]" "It is important to remain flexible in how the development strategies can be implemented over the next 20-plus years. The phasing and mix of uses developed in the Ward Neighborhood will depend on changing market and social conditions." (See Ward Neighborhood Master Plan pages 53 and 55.)
- **Intended to evolve to meet the needs of the community:** "The Master Plan represents a long term vision that will be incrementally implemented in response to market demand. Each stage of the development will help to inform the development of subsequent phases to better meet the needs of the evolving community." (See Ward Neighborhood Master Plan page 61.)
- **Intended to address changing market conditions:** "The Master Plan provides for phasing over a period of more than twenty years, with flexible plans that adapt to changing markets." (See Ward Neighborhood Master Plan page 125.)
- **Intended to be adaptable and implemented holistically:** "Projects must be able to adapt to changing market conditions, public/private partnerships and other opportunities that may emerge as the neighborhood becomes more fully formed – always moving toward a whole that is greater than the sum of its parts." (See Ward Neighborhood Master Plan page 61.)





Floor to ceiling windows provide views into Kalae’s commercial space, create interest, and invite engagement at the street level.

HCDA expressly confirmed the intended flexibility of the master plan in the Ward Neighborhood Master Plan Decision and Order (D&O) Conclusion of Law 16: “Approving the Master Plan will provide greater development flexibility for the purpose of attracting investment capital into the area and encouraging timely redevelopment and better overall planning for the area.” (See D&O page 41.)

As the buildout of Ward Village has progressed, HCDA has recognized the benefits of design flexibility under the Ward Neighborhood Master Plan. For example, with the input and support from HCDA, VWL made various adjustments to the master plan by reducing the number of towers, adding a new view corridor (through the expanded Victoria Ward Park), and planning extensive landscaping and green areas where the original plazas were proposed.



Commercial space, wide curving sidewalks, minimal curb cuts, and extensive landscaping along Ward Avenue create pedestrian street activation and screen the ground-floor parking structure.

As with all approved Ward Village projects to date, the design of Kalae is grounded by the Ward Neighborhood Master Plan’s “ultimate vision of a Neighborhood that is integrated by its public spaces and cohesive in its building designs, landscape plans and street amenities” (see Ward Neighborhood Master Plan page 61.) Kalae exemplifies the Ward Neighborhood Master Plan’s goal of developing projects that are “able to adapt to changing market conditions, public/private partnerships and other opportunities that may emerge as the Neighborhood becomes more fully formed – always moving toward a whole that is greater than the sum of its parts.”

MAUKA AREA RULES & WARD NEIGHBORHOOD MASTER PLAN

The Ward Neighborhood Master Plan contemplated that the primary purpose of Auahi Street would be to provide the “main link bringing the entire Neighborhood together” through a “pedestrian promenade” with a variety of features: “a pedestrian-friendly boulevard lined with trees, gardens, open seating areas and outdoor art” in addition to “shopping, restaurant and entertainment venues.” Also “residential and commercial components would blend seamlessly within the overall design of the community.” (See Ward Neighborhood Master Plan page 7).

The Ward Neighborhood Master Plan also proposed that “Parking garages may be screened from public views by wrapping with commercial or residential uses or with vegetation and/or architectural features.” (See Ward Neighborhood Master Plan page 68.) While the Ward Neighborhood Master Plan does not refer to “liners,” the D&O uses the term “liner” in three findings of fact (FOF):

- FOF 48: “To mitigate the unsightliness of structured parking, the Plan anticipates extensive use of “liners” which are buildings designed to have aesthetically pleasing facades and provide interaction with pedestrian traffic at ground level.
- FOF 72: “Much of the off-street parking will be located in parking structures, which are proposed to be screened from view by retail / office and residential liners, up to the 65-foot or 75-foot level, depending on the location. The urban form proposed by the Master Plan consists of creating public spaces, pedestrian promenades, parking podiums with liner facades, and towers ranging from 105 to 400 feet in height, creating a varied skyline.”
- FOF 84: “Retail and commercial liners have been proposed along major streets that would hide the parking structures behind them.”

Under these findings, the use of “liners” in all projects is not required and may be accomplished through various approaches. In addition, as noted in the findings, the proposed concept of podium liners was also based on VWL’s original proposal (which HCDA did not adopt) to allow -- by right -- an increase in the podium height of all buildings to 65 feet (or 75 feet) in order to facilitate ground-floor uses. Therefore, Kalae’s design satisfies the D&O’s intent to require the screening of parking garages with a variety of approaches that provide for an aesthetically pleasing, varied and enhanced pedestrian experience and streetscape without modifications to the podium.

This approach is also consistent with HCDA’s prior approval of various strategies to enhance the pedestrian experience along Auahi Street and throughout Ward Village, including wide sidewalks, landscaping, large shade trees, sitting areas, and interpretive designs. Recognizing and reflecting market

conditions, VWL has focused on placing retail/commercial uses along Auahi Street in areas that will more likely ensure the success of those establishments and impactful pedestrian experiences. VWL’s strategy of using a variety of design features along Auahi Street emphasizes creating an interesting, vibrant community where pedestrians can enjoy both active and tranquil areas all within the same promenade that links the neighborhood together.

The design of Kalae thoughtfully responds to the constraints of the site, the requirements of the 2005 Mauka Area Rules, and the vision of the Ward Neighborhood Master Plan, without the need for modifications. In context with approved Ward Village projects to date, Kalae: 1) moves the Ward Neighborhood Master Plan forward; 2) is informed by and is consistent with previously approved Ward Village projects; and 3) responds to the evolving fabric of the neighborhood and changing market and social conditions.

In line with the Ward Neighborhood Master Plan, Kalae achieves the envisioned “placemaking” and pedestrian activation utilizing a variety of solutions including ground-floor commercial space, shade trees and landscaping, sculptural hardscape elements, lyric sidewalks, minimal curb cuts, public art, and aesthetically interesting building materials and liner facades that further screen the podium and parking garage. See Appendix B for a Ward Village Street Level Plan.

Commercial space on the ground floor of Kalae activates and adds visual interest approaching the corner of Ward Avenue and Auahi Street in concert with The Park Ward Village (KAK 21-002) to create an active arrival gateway within Ward Village. The vacated area of Auahi Street is integrated into the overall Kalae design with public sidewalks, attractive pathways, curvilinear hardscape elements, generous shade trees, and landscaping. At the corner of Ala Moana Boulevard and Ward Avenue landscaping, a monument sculpture with signage, space for public art, and safe pedestrian paths and refuge areas define this key gateway into Ward Village. Combined with Victoria Place and the reduction in the number of towers on Land Block 2, Kalae allows for a 70 percent increase in the Victoria Ward Park makai area compared with the previous approved (and now withdrawn) Gateway project. This design enhances the view corridor through Victoria Ward Park and honors the mauka-makai view corridor along Ward Avenue.



Table 5-2 Conformance with the 2005 Mauka Area Rules and Ward Neighborhood Master Plan.

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 2, Project 4 (Kalae)	Refer to
§15-22-9 Method of Development	Base Zone Development or Planned Development		Kalae is based upon HCDA’s Planned Development requirements.	n/a
§15-22-30; §15-22-33 Land Use Zone	Mixed-Use Zone Commercial (MUZ-C)	The Ward MP contemplated a single "mixed-use" land use designation. The Single Mixed-Use Designation was implemented without amending the 2005 Mauka Rules by the Declaratory Order issued October 10, 2012.	Kalae consists of mixed-use residential and commercial space.	Exhibit 6 - Floor Plan, Ground Level
§15-22-61 Density	(a)Maximum floor area ratio (FAR) 1.5; additional FAR permitted pursuant to planned development provisions. (b)FAR bonus, not to exceed 0.3 FAR, permitted for development that provides industrial use, nursing facilities, assisted living administration, and ancillary assisted living amenities.	The Ward MP establishes an FAR = 3.8 (inclusive of a 0.3 FAR industrial bonus) across the master plan area. With allowable transfers, the maximum FAR on any land block is 4.75 (3.5 FAR + 0.3 FAR) x 1.25 = 4.75 FAR) With allowable transfers and without the industrial bonus, the maximum FAR on any land block is 4.375 (3.5 FAR x 1.25 = 4.375 FAR)	Kalae complies. Proposed FAR on Land Block 2: <ul style="list-style-type: none">Current projections are for 1,604,200 SF of floor area on Land Block 2, inclusive of Waiea (522,654 SF), Victoria Place (545,515 SF), and Kalae (536,031 SF)Land Block 2 projected FAR: 4.52 (1,604,200 / 355,130 SF = 4.5172 FAR) Allowable FAR on Land Block 2: <ul style="list-style-type: none">Current forecast is for a minimum of 279,437 SF of Industrial Use across the master plan area, which increases the total allowable FAR across the master plan to 3.6138 [279,437 / 2,456,379 = 0.1138 + 3.500 = 3.6138]Per Sec 15-22-203(b)(1)(A), a development lot within a master plan may transfer FAR from another lot up to 25 percent more than would otherwise be allowed, therefore, the allowable FAR on Land Block 2 is 4.5172 [1.25 * 3.6138 = 4.5172]Allowing for the projected industrial bonus, Kalae complies.	Section 5.3.1 - Ward Master Plan FAR Allocation Summary Section 5.3.2 - FAR Allocation Summary; Section 5.3.3 - Floor Area Allowed & Floor Area Used Exhibit 13 - Summary Sheet
§15-22-62 Heights	No portion of any building or other structure located within any land use zone shall exceed forty-five feet in height; provided that additional height is permitted pursuant to the planned development provisions of subchapter 4 (Planned Developments).	The Ward MP is a Planned Development that proposes to construct towers of a range of heights with a maximum of 400 feet. The Ward MP proposes building heights be consistent with the Mauka Area Plan and Rules.	Kalae complies. Kalae is designed consistent with §15-22-116.	Exhibit 14-17 - Elevation Drawings
§15-22-63(d)(8) Yards; General (Bicycle Parking)	(d)(8) Bicycle parking, including a fixed bicycle rack, is a permitted use within front yards.	The Ward MP envisions an interconnected bicycle network linked to the City system, with the improved bicycle environment being an integral component to the overall transportation management strategy.	Kalae complies. Kalae's short-term bicycle parking for employees and guests will be provided on the ground level. Long-term bicycle parking for residents will be provided within the parking structure.	Exhibit 3 - Detailed Site Plan Exhibit 5 - Circulation Plan Exhibit 6 - Floor Plan, Ground Level
§15-22-63.1 Front Yard	(a) ...the minimum front yard for each development lot shall be fifteen feet. (e) For development lots bounded by more than one street, the owner may designate a single yard as a front yard.	The Ward MP proposes that yards be provided consistent with the Mauka Area Plan and Rules.	Kalae complies. Kalae is a portion of the single development lot created by the Land Block 2 Joint Development Agreement recorded February 26, 2014 [Document No. A-51900683]. The Land Block 2 development lot is bound by Ala Moana Boulevard, Kamake’e Street, Auahi Street, and Ward Avenue. Kalae is partially bound by Auahi Street, Ala Moana Boulevard, and Ward Avenue, and does not share a property line with Kamake’e Street. Front Yard setbacks are provided along Ala Moana Boulevard, Ward Ave., and Auahi St.	Exhibit 1 - Location and Ward Master Plan Area Exhibit 3 - Detailed Site Plan
§15-22-63.2 Side Yard	(a) ...the minimum side and rear yards for structures containing windows or openings facing side or rear property lines shall be ten feet	The Ward MP proposes that front yards be provided consistent with the Mauka Area Plan and Rules.	Kalae complies. Kalae is a portion of the single development lot created by the Land Block 2 Joint Development Agreement recorded February 26, 2014 [Document No. A-50040796]. The Land Block 2 development lot is bound by Ala Moana Boulevard, Kamake’e Street, Auahi Street, and Ward Avenue. Kalae does not contain a side yard.	Exhibit 1 - Location and Ward Master Plan Area Exhibit 3 - Detailed Site Plan



MAUKA AREA RULES & WARD NEIGHBORHOOD MASTER PLAN

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 2, Project 4 (Kalae)	Refer to
§15-22-64 Open Space	(a) Open space is that portion of a development lot, exclusive of required yards, setback areas, or parking areas, which is: (1) Open and unobstructed overhead; (2) Landscaped or maintained as a recreational or social facility; and (3) Not to be used for driveways, loading purposes or storage, or for the parking of vehicles. (b) Berms, landforms, or underground structures covered with landscape treatment including artificial turf, shall be considered as part of the required open space, provided that any open space shall not exceed four feet from the sidewalk elevation. (c) For any development lot within any land use zone: (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 yard areas. (c)(2) Up to 25% of the minimum required open space may include an adjacent front yard provided that the open space is: (A) Entirely in one location; (B) Publicly accessible or visible from an adjacent street; and (C) Proportioned to a maximum length to width ratio of 2:1	The Ward MP establishes an open space requirement of 245,638 SF (10% of the total land area). To date, 342,123 SF of open space has been identified on approved and pending permit projects.	Kalae complies. Open Space Required: Proposed lot of 113,705 SF X 10% = 11,371 SF Open Space Provided: Kalae provides approximately 19,282 SF of open space at the ground level (17% of the lot area).	Exhibit 3 - Detailed Site Plan Exhibit 13 - Summary Sheet
§15-22-65 Recreation Space	(b) Development lots within any land use zone with 20,000 square feet or more of land area shall provide 55 square feet of recreation space per dwelling unit (c) The required on-site recreation space, if provided outdoors, may be used to satisfy a portion of the open space requirements	The Ward MP proposes recreation space be provided consistent with the Mauka Area Plan and Rules.	Kalae complies. Recreation Space Required: 330 DU x 55 sf/DU = 18,150 SF. Recreation Space Provided: Kalae provides 71,689 SF of recreation space: <ul style="list-style-type: none">Level 5 Recreation Deck = 10,405 SF interior and 39,063 SF exterior.Level 1 = 3,246 SF interior and 18,975 SF exterior.	Exhibit 6 - Floor Plan, Ground Level Exhibit 13 - Summary Sheet
§15-22-66 View Corridors	Per the 2005 Mauka Area Rules exhibit titled “View Corridor Streets,” view corridors are established along: <ul style="list-style-type: none">Ward Avenue;Kamakee Street;Queen Street;Ala Moana Boulevard; andOther streets not in the vicinity of Kalae	The Ward MP proposes two major mauka-makai view corridors: Ward Avenue and Kamake’e Street. In addition, the Ward MP design strategies call for introducing an additional mauka-makai view corridor between Ward Avenue and Kamake’e Street.	Kalae complies. Kalae is along the Ala Moana Boulevard view corridor and the Ward Avenue view corridor established in the 2005 Mauka Area Rules exhibit titled “View Corridor Streets.” Kalae's Ala Moana Boulevard setback is 23 feet at street level up to 20 feet in height, then steps back to 48 feet setback to 45 feet in height, with the residential tower setback at 83 feet. Kalae's Ward Avenue setback is 15 feet at street level up to 20 feet in height, then steps back to 40 feet setback at 45 feet, with the residential tower setback at 75 feet.	Exhibit 1 - Location and Ward Master Plan Area Exhibit 14-17 - Elevation Drawings



Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 2, Project 4 (Kalae)	Refer to
§15-22-67 Off Street Parking	<p>Multi-family dwellings (including reserved housing units):</p> <ul style="list-style-type: none">• 600 sq. ft. or less = 0.9 per unit;• More than 600 but less than 800 sq. ft. = 1.13 per unit;• 800 sq. ft. and over = 1.35 per unit <p>(b)(4) All required parking spaces shall be standardized parking spaces except that dwelling units may have up to fifty per cent compact spaces</p> <p>(c)(5) All planned developments shall provide parking areas located within a structure. Parking structures shall contain a roof and walls on at least three sides. Said walls shall be at least forty-two inches high and shall screen parked vehicles.</p> <p>(d)(5) Tandem parking shall be permissible in instances where two parking spaces are assigned to a single dwelling unit</p>	<p>The Ward MP proposes off street parking be provided consistent with the Mauka Area Plan and Rules, including provisions for the sharing of parking spaces between residential and commercial uses.</p>	<p>Kalae complies.</p> <ul style="list-style-type: none">• 0 Units @ 600 SF or less x 0.9 = 0 spaces• 33 Units @ 600 SF to 799 SF x 1.13 = 38 spaces• 297 Units @ 800 SF or more x 1.35 = 401 spaces• 1,000 SF Eating and Drinking Area x 0.9 per 300 SF = 3 spaces• 1,560 SF Commercial and all other uses x 1 per 444 SF = 4 spaces• Total required = 446 spaces <p>Kalae will provide 559 parking spaces for residential use:</p> <ul style="list-style-type: none">• 484 Standard spaces• 44 Tandem spaces - assigned to the same residential unit as the stall in front• 9 Accessible (ADA) spaces• 2 Accessible van (ADA Van) spaces• 20 Guest spaces	<p>Exhibit 6 - Floor Plan, Ground Level Exhibits 7-9 - Floor Plans for Floors 2-4 Exhibit 13 - Summary Sheet</p>
§15-22-68 Off-Street Loading	<ul style="list-style-type: none">• Multi-family dwellings 150,001-300,000 SF = two loading spaces + one space for each additional 200,000.• No loading space or maneuvering area shall be located within a required yard.	<p>The Ward MP proposes off street loading be provided consistent with the Mauka Area Plan and Rules.</p>	<p>Kalae complies.</p> <p>Off-Street Loading Required:</p> <ul style="list-style-type: none">• Residential uses of 538,075 SF = 4• Commercial uses of 2,560 SF = 1• 50% reduction per Sec 15-22-68(e) = - 2.5• TOTAL REQUIRED = 3 <p>Off-Street Loading Provided: 4 loading spaces, two sized a minimum of 12-ft x 35-ft and two sized a minimum of 8-1/2-ft x 19-ft</p>	<p>Exhibit 3 - Detailed Site Plan Exhibit 5 - Circulation Plan Exhibit 6 - Floor Plan, Ground Level Exhibit 13 - Summary Sheet</p>
§15-22-70 Architectural Criteria	<p>All rooftop mechanical appurtenances, stairwells and elevator enclosures, ventilators, and air-conditioning equipment shall be screened from view by architectural or landscape treatments.</p> <p>Parking structures shall have a minimum fifteen-foot landscape strip within the front yard setback along adjacent streets.</p>		<p>Kalae complies.</p>	<p>Exhibit 14-17 - Elevation Drawings Exhibit 18-20 - Building and Podium Sections</p>
§15-22-72 Lanai Enclosures	<p>Any area originally approved as a lanai and not included as floor area shall not be subsequently enclosed without meeting all requirements relating to the addition of floor area;</p> <p>As a condition to the initial project approval, covenants or other documentation may be required to assure that lanais will not be converted to floor area.</p>		<p>Kalae complies.</p>	<p>n/a</p>



MAUKA AREA RULES & WARD NEIGHBORHOOD MASTER PLAN

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 2, Project 4 (Kalae)	Refer to
§15-22-73 Dedication of Public Facilities	(d)(1) 3% of Commercial Floor Area (d)(2) 4% of Residential Floor Area, exclusive of the floor area devoted to reserve housing units	The Ward MP estimates that the total PFD requirement will be approximately 330,053 SF and contemplates dedication of public use easements over at least 150,000 SF of public plazas and pedestrian walkways on Land Block 1 and Land Block 2 as part of the total PFD satisfaction.	Kalae complies. Public Facilities Dedication Required: <ul style="list-style-type: none">• Kalae Residential Area: 4% x 533,887 = 21,356 SF• Kalae Commercial Area: 3% x 2,144 = 64 SF• Kalae Commercial Area: 3% x 2,144 = 21,420 SF• PFD required for projects previously approved or pending= 169,796 SF• PFD total required – including Kalae = 191,216 SF Public Facilities Dedication Provided: <ul style="list-style-type: none">• PFD credit from Pre-Ward MP Projects = 39,581 SF• PFD Ward MP dedications to date = 121,495 SF• PFD dedications provided to date = 161,076 SF• PFD dedications pending = 203,451 SF• PFD dedications provided + pending = 364,527 SF <ul style="list-style-type: none">• Kalae proposed PFD dedications = 0 SF PFD credit balance after Kalae = 173,311 SF	Section 5.3.5 - Ward Master Plan Public Facilities & Open Space Table 5-4 - Ward Village Public Facilities Dedication
§15-22-74 Prohibition of Structures within a Mapped Street	No building or structure shall be erected within the area of any mapped street, as designed in the Mauka Area Plan.	The Ward MP streetscape strategy provides for internal connectivity among Ward Village’s public places and external connectivity with adjacent neighborhoods. Streets are organized into public and private streets. The network provides pedestrian, vehicular, transit and bicycle access throughout Ward Village.	Kalae complies. There are no mapped streets, as designed in the Mauka Area Plan, within the Kalae site.	Exhibit 1 - Location and Ward Master Plan Area Bicycle parking locations are shown on: Exhibit 3 - Detailed Site Plan Exhibit 5 - Circulation Plan Exhibit 6 - Floor Plan, Ground Level
§15-22-76 Utilities Required to be Underground	Public utility companies shall place utility lines underground within the Mauka Area	The Ward MP proposes new underground utility lines and contemplates placing existing overhead utility lines underground.	Kalae complies. All utilities serving Kalae will be underground and the existing overhead utilities along Kalae’s Auahi St. frontage will be placed underground.	n/a
§15-22-77 Performance Standards	No building shall contain a reflective surface more than thirty percent of that wall’s surface area. “reflective surface” means any glass or other surface...having reflectance of over thirty per cent”		Kalae complies. While the glass area is greater than thirty percent, the glass reflectance will not exceed thirty percent. The balance of surface materials will also not have a reflectance that exceeds thirty percent.	Exhibit 14-17 - Elevation Drawings
§15-22-80 Joint Development	Whenever two or more lots are developed in accordance with the provisions of this section, they shall be considered and treated as one "development lot".	The Ward MP references and allocates six Land Blocks, each of which serving as a single development lot.	Kalae is subject to the Land Block 2 Joint Development Agreement recorded February 26, 2014 [Document No. A-51900683].	n/a
§15-22-82 Flood Hazard District	Honolulu Land Use Ordinance (LUO) Article 7, relating to flood hazard districts, shall apply to all affected activities and properties within the mauka area.		Kalae will comply with the applicable flood hazard provisions of Article 7 of the LUO. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) shows that Kalae is located in Zone AE. Zone AE is characterized as a special flood hazard area, where the annual chance of flooding (100 year flood) is determined as 1%. The Kalae site Flood Base Elevation is 9 feet. The proposed finish floor elevation at Level 1 for Kalae is 9.25 feet.	Appendix E: Section 1.4 and Figure 1-4



Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 2, Project 4 (Kalae)	Refer to
§15-22-113 Permitted Uses	(a) The uses permitted within a planned development shall be any of the uses permitted within the mixed-use zone within which the development is located. (b) For any planned development of lots 20,000 square feet or more in size, no more than sixty per cent of the total allowable floor area shall be placed in commercial use and the remaining floor area shall be placed in multi-family dwellings.	The Ward MP contemplated a single "mixed-use" land use designation. The Single Mixed-Use Designation was implemented without amending the 2005 Mauka Rules by the Declaratory Order issued October 10, 2012.	Kalae complies. The Kalae commercial use is 0.4% of the total floor area (2,144 SF / 536,031 SF).	Exhibit 6 - Floor Plan, Ground Level Exhibits 7-12 - Floor Plans for all other levels
§15-22-115 Reserved Housing	At least 20 per cent of the total number of dwelling units	The Ward MP establishes a reserved housing requirement equal to 20 percent of the total number of residential units.	Kalae complies. RH Units Required: With the addition of 330 residential units in Kalae, the associated Reserved Housing requirement is 926 RH units (4,629 x 20%). RH Units Provided: Ke Kilohana (KAK 13-038) provides 375 RH units. 'A'ali'i (KAK 16-075) provides 150 RH Units. Ulana (KAK 21-001) will provide approximately 697 units, for a total of approximately 1,222 RH units. After the delivery of Kalae, a surplus of approximately 296 RH credits will exist to offset RH requirements of future projects.	Section 4.11 - Reserved Housing Table 4-2 - Reserved Housing Requirement
§15-22-116 FAR and §15-22-203 FAR Transfers	<ul style="list-style-type: none">3.5 FAR for lots over 80,000 sf0.3 FAR bonus for industrial usesFloor area may be transferred from lot to lot under a master plan, allowing up to a 25% increase	The Ward MP establishes a FAR = 3.8 (inclusive of a 0.3 FAR industrial bonus) across the master plan area. With allowable transfers, the maximum FAR on any land block is 4.75 (3.5 FAR + 0.3 FAR) x 1.25 = 4.75 FAR) With allowable transfers and without the industrial bonus, the maximum FAR on any land block is 4.375 (3.5 FAR x 1.25 = 4.375 FAR)	Kalae complies. Proposed FAR on Land Block 2: <ul style="list-style-type: none">Current projections are for 1,604,200 SF of floor area on Land Block 2, inclusive of Waiea (522,654 SF), Victoria Place (545,515 SF), and Kalae (536,031 SF)Land Block 2 projected FAR: 4.52 (1,604,200 / 355,130 SF = 4.5172 FAR) Allowable FAR on Land Block 2: <ul style="list-style-type: none">Current forecast is for a minimum of 279,437 SF of Industrial Use across the master plan area, which increases the total allowable FAR across the master plan to 3.6138 [279,437 / 2,456,379 = 0.1138 + 3.500 = 3.6138]Per Sec 15-22-203(b)(1)(A), a development lot within a master plan may transfer FAR from another lot up to 25 percent more than would otherwise be allowed, therefore, the allowable FAR on Land Block 2 is 4.5172 [1.25 * 3.6138 = 4.5172]Allowing for the projected industrial bonus, Kalae complies.	Section 5.3.1 - Ward Master Plan FAR Allocation Summary Section 5.3.2 - FAR Allocation Summary; Section 5.3.3 - Floor Area Allowed & Floor Area Used Table 5-3 - Floor Area
§15-22-116 Maximum Development Height	400 feet maximum above finish grade plus 18 feet additional for rooftop elements	The Ward MP proposes building heights be consistent with the Mauka Area Plan and Rules.	Kalae complies. The proposed tower roof height is 386'. Mechanical screening extends 18 feet above the tower roof.	Exhibit 14-17 - Elevation Drawings Exhibit 18-20 - Building and Podium Sections
§15-22-116 Maximum Tower Footprint	16,000 square feet for lot sizes of 80,000 square feet or more	The Ward MP proposes tower footprints be consistent with the Mauka Area Plan and Rules.	Kalae complies. Kalae's proposed lot is approximately 113,705 SF. Kalae's tower floor plates are 14,900 SF.	Exhibit 1 - Location and Ward Master Plan Area Exhibit 13 - Summary Sheet



MAUKA AREA RULES & WARD NEIGHBORHOOD MASTER PLAN

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 2, Project 4 (Kalae)	Refer to
§15-22-117 Other Rules for Applicants of Planned Developments	Building setbacks along view corridor streets (per the 2005 Mauka Area Rules exhibit titled “View Corridor Streets”) shall be required as provided in the Mauka Area Plan and as shown on the exhibit titled “View Corridor Setbacks” in the 2005 Mauka Area Rules.	The Ward MP proposes two major mauka-makai view corridors: Ward Avenue and Kamake’e Street. In addition the Ward MP design strategies call for introducing an additional mauka-makai view corridor between Ward Avenue and Kamake’e Street.	Kalae complies. Kalae is along the Ala Moana Boulevard view corridor and the Ward Avenue view corridor established in the 2005 Mauka Area Rules exhibit titled “View Corridor Streets.” Kalae’s Ala Moana Boulevard setback is 23 feet at street level up to 20 feet in height, then steps back to 48 feet setback to 45 feet in height, with the residential tower setback at 83 feet. Kalae’s Ward Avenue setback is 15 feet at street level up to 20 feet in height, then steps back to 40 feet setback at 45 feet, with the residential tower setback at 75 feet.	Exhibit 1 - Location and Ward Master Plan Area Exhibit 14-17 - Elevation Drawings
§15-22-142 Streetscapes	(a) Curb cuts are permitted only upon approval by the executive director; (b) All new developments shall provide facilities for central trash storage within the development lot; (c) All new developments shall provide street furniture: (1) Benches shall be provided along pedestrian ways at appropriate locations; one eight-foot bench shall be located in an area receiving shade adjacent to or near a public sidewalk; (2) Bus stop shelters shall be provided where bus stops are located.	The Ward MP proposes connected public spaces, a pedestrian supportive environment including the Auahi Street Promenade, preservation of mauka-makai view corridors, and an enhanced roadway network with canopy trees and pedestrian amenities. The Ward MP supports multi-modal transportation to increase transit ridership, improve the pedestrian and bicycle environment, and minimize traffic congestion.	Kalae complies. Kalae will: <ul style="list-style-type: none">• Provide for central trash storage within the Kalae building• Provide 178 linear feet of seat wall at the Auahi Street and Ward Avenue public sidewalk in lieu of an 8-foot bench• Use an existing curb cut with only a slight modification along Ward Ave for loading dock entry• Locate a new curb cut along Auahi Street closely aligned to The Park Ward Village’s drive for resident vehicle and bicycle parking entry/exit, replacing two existing curb cuts along that street frontage• Provide a new Bus Shelter at bus stop along Auahi Street	Section 3.3 - Ward Master Plan Design Strategies Exhibit 3 - Detailed Site Plan Exhibit 4 - Landscape Plan Exhibit 5 - Circulation Plan Exhibit 6 - Floor Plan, Ground Level
§15-22-143(a) Building Orientation	(a) Building orientation: To the extent practicable: (1) Up to 45 feet in height, the long axis of structures shall be oriented between 25 degrees and 55 degrees east of south to maximize the ventilation effect of prevailing winds. (2) Above the 45-foot level, the long axis of structures shall be oriented between 35-degrees and 65-degrees west of south to minimize exposing the long side to direct sunlight.		Kalae complies. Kalae is over 45 feet in height (386’). The long axis of the Kalae tower is approximately 51.87 degrees West of South. The design allows for optimal ventilation and minimum sunlight exposure.	Exhibit 22 - Orientation and Tower Spacing
§15-22-143(b & c) Tower Spacing	(b) Tower Spacing: To the extent practicable: (1) At least 300 feet between the long parallel sides of neighboring towers; and (2) At least 200 feet between the short sides of towers. (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 MP contemplates Mauka – Makai orientations where practicable.	Kalae complies. The long side of the tower is at least 300 feet from the nearest tower and the short side of the tower is at least 200 feet from the nearest tower. The design and siting of Kalae minimizes shadow effects on neighboring buildings. Kalae homes will have direct access to sunlight.	Exhibit 22 - Orientation and Tower Spacing
§15-22-144 Landscape		The Ward MP proposes landscaping be provided consistent with the Mauka Area Plan and Rules.	Kalae complies. Landscaping will be consistent with the Mauka Area Rules and the 2016 Ward Village Street Tree Master Plan.	Exhibit 4 - Landscape Plan



5.2 Site Tabulations

5.2.1 Ward Village FAR Allocation Summary

Pursuant to the Ward Neighborhood Master Plan and subsequent development agreement, the FAR Allocation Summary below outlines the estimated distribution of floor area throughout the Ward Neighborhood Master Plan area. The industrial area contemplated in the Ward Neighborhood Master Plan may be located in blocks such as Land Block 1, Land Block 5, and Land Block 6.

5.2.2 FAR Allocation Summary

Exhibit 13 includes a table summary of the approximate floor area used in calculating the floor area of each building level. For floor area details of each level, see floor plans shown in Exhibits 6 through 12.

5.2.3 Floor Area Allowed & Floor Area Used

Floor area currently allocated to Land Block 2 and used by Kalae is pursuant to the FAR Allocation in Table 5 3.

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 Ward Neighborhood Master Plan proposes a maximum Industrial floor area of 736,914 square feet. Industrial floor area was included in Ulana Ward Village (KAK 21-001), and will be included in future projects and in other areas of Ward Village.

5.2.4 Relationship to Surrounding Properties

Surrounding development includes:

- Auahi Street promenade and Land Block 1, Project 5 (The Park Ward Village), located northeast of Kalae
- Victoria Ward Park makai area, located east of Kalae
- Ala Moana Boulevard, Kewalo Basin, and Ala Moana Beach Park, located southwest of Kalae

Table 5-3 Notes

Note 1: Victoria Place Floor Area revised to be consistent with Building Permit, Delta 10.8, dated Jan. 6, 2022.

Table 5-3 Floor Area.

MASTER PLAN ADDENDUM 1 - 9/12/2008	FLOOR AREA						TOTAL
	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	
Land Area							
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
Existing Streets (SF)	-	-	-	-	155,296	-	155,296
Net Development Area (SF)	911,887	355,130	270,159	230,706	621,871	66,626	2,456,379
ZSF @ 3.8 FAR	3,465,171	1,349,494	1,026,604	876,683	2,363,110	253,178	9,334,240
9/12/2008 Master Plan Addendum #2							
Planned Gross Building Area (SF)	3,046,296	1,537,651	777,105	1,018,650	2,835,404	119,134	9,334,240
Open Space Required (SF)	91,189	35,513	27,016	23,071	62,187	6,663	245,638
Forecast Public Facilities Required (SF)	104,981	55,391	27,068	37,157	101,580	3,876	330,053
Planned Area Transfer (SF)	(418,875)	188,157	(249,499)	141,967	472,294	(134,044)	-
Planned Area Transfer (%)	-12%	14%	-24%	16%	20%	-53%	
PLANNED FAR 9/12/2008	3.34	4.33	2.88	4.42	4.56	1.79	3.80
MASTER PLAN IMPLEMENTATION	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
Existing Improvements to Remain							
[LB4] IBM Building	-	-	-	62,500	-	-	62,500
MUZ 16-00 [LB1] Ward Entertainment Center	213,840	-	-	-	-	-	213,840
MUZ 93-04 [LB3] Ward Village Shops	-	-	129,778	-	-	-	129,778
[LB5] Block G - Existing - Commercial	-	-	-	-	114,859	-	114,859
[LB5] Block G - Existing - Industrial	-	-	-	-	161,554	-	161,554
[LB6] Block P -Existing - Commercial	-	-	-	-	-	16,557	16,557
[LB6] Block P -Existing - Industrial	-	-	-	-	-	13,363	13,363
Approved / Submitted Development Permits							
KAK 13-036 [LB2-P1] Waiea	-	522,654	-	-	-	-	522,654
KAK 13-037 [LB3-P1] Anaha	-	-	649,168	-	-	-	649,168
KAK 13-038 [LB5-P1] Ke Kilohana	-	-	-	-	508,829	-	508,829
KAK 14-074 [LB1-P2] Ae'o	624,701	-	-	-	-	-	624,701
KAK 16-075 [LB1-P3] 'A'ali'i	598,616	-	-	-	-	-	598,616
KAK 18-038 [LB1-P4] Kō'ula	684,487	-	-	-	-	-	684,487
KAK 19-069 [LB2-P3] Victoria Place [Note 1]	-	545,515	-	-	-	-	545,515
KAK 21-001 [LB5-P2] Ulana - Res/Comm [Note 2]	-	-	-	-	588,178	-	588,178
KAK 21-001 [LB5-P2] Ulana - Industrial [Note 2]	-	-	-	-	34,501	-	34,501
KAK 21-002 [LB1-P5] The Park on Ward [Note 3]	683,896	-	-	-	-	-	683,896
Block B [LB2-P4] Kalae	-	536,031	-	-	-	-	536,031
Subtotal	2,805,540	1,604,200	778,946	62,500	1,407,921	29,920	6,689,027
Planned / Forecast							
Residential/Commercial Area Planned (SF)	400,717	-	-	968,000	539,000	-	1,907,717
Commercial Area Planned (SF)	25,000	-	-	11,600	10,000	-	46,600
Industrial Area Planned (SF)	-	-	-	-	-	70,019	70,019
Area Planned (SF)	425,717	-	-	979,600	549,000	70,019	2,024,336
Planned / Forecast Total Floor Area (SF)	3,231,257	1,604,200	778,946	1,042,100	1,956,921	99,939	8,713,363
Planned/Forecast Floor Area Ratio	3.54	4.52	2.88	4.52	3.15	1.50	3.55
Planned/Forecast Floor Area Transfer	-7%	19%	-24%	19%	-17%	-61%	-7%
Floor Area Allowed							
Additional Residential Area Allowed (SF)	-	-	-	-	-	-	-
Additional Commercial Area Allowed (SF)	-	-	-	-	-	-	163,400
Additional Industrial Area Allowed (SF)	-	-	-	-	-	-	457,477
Projected Residential Floor Area (SF)							7,600,000
Projected Commercial Floor Area (SF)							997,326
Projected Industrial Floor Area (SF)							736,914
Total Projected Floor Area (SF)							9,334,240



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Upon its eventual build out, Land Block 2 is projected to include approximately 1,604,200 cumulative gross square feet of commercial and residential area. Land Block 2 totals approximately 8.2 acres (355,130 square feet), which results in projected Floor Area Ratio of 4.52.

5.2.5 Ward Village Public Facilities & Open Space

Pursuant to the Ward Neighborhood Master Plan, public facilities and open space will be provided within the Ward Neighborhood Master Plan area. Approximately 19,282 square feet of open space will be provided in the Kalae site. VWL has dedicated (completed and pending) 332,009 square feet of public facilities within Ward Village, which is more than required. Table 5-4 shows the public facilities and Table 5-5 (on the following page) shows open space dedications for Ward Village projects, including the areas proposed for Kalae.

Table 5-4 Ward Village Public Facilities Dedication.

WARD VILLAGE PUBLIC FACILITIES DEDICATION		
Credit from Pre-Ward Village MP Projects [a]		39,581 sf
Public Facilities Dedications (To Date)		
Projects		Area
KAK 13-036 [LB2-P1] Waiea [Doc A-52480775] - Sidewalk along Ala Moana Blvd		521 sf
KAK 13-037 [LB3-P1] Anaha [Doc A-52480776] - Sidewalk along Queen St.		353 sf
KAK 13-037 [LB3-P1] Anaha [Doc A-52480777] - Sidewalk along Auahi St.		496 sf
KAK 13-037 [LB3-P1] Anaha [Doc A-52480777] - Sidewalk along Auahi St.		431 sf
KAK 13-037 [LB3-P1] Anaha [Doc A-52480779] - Sidewalk along Queen Ln.		902 sf
KAK 13-038 [LB5-P1] Ke Kilohana [Doc A-52480780] - R.O.W. along Ilaniwai St.		1,785 sf
Halekauwila Street Dedication to HCDA [Doc A-55070352]		37,261 sf
LB1: 2017/SUB-40 Lot D, Esmt A-7 [Doc A-68720531] - Roadway Easement		53,062 sf
KAK 16-075 [LB1-P3] 'A'ali'i [Doc A-69270954] - Sidewalk Easement P-3A		6,034 sf
LB1: 2017/SUB-40 Lot B [Doc A-68720628] - Sidewalk Easement P-4		5,773 sf
KAK 18-038 [LB1-P4] Kō'ula [Doc A-74390207] - Sidewalk Easement P-5		2,186 sf
KAK 14-074 [LB1-P2] Ae'o [Doc A-75230480] - Sidewalk Easement A-1		6,387 sf
KAK 14-074 [LB1-P2] Ae'o [Doc A-75230480] - Sidewalk Easement P-1		5,992 sf
KAK 14-074 [LB1-P2] Ae'o [Doc A-75230480] - Sidewalk Easement P-2		312 sf
Subtotal of Public Facilities Dedication Provided to Date [b]		121,495 sf
Total Credits & Dedications Provided to Date [a + b]		161,076 sf
Proposed (Pending) Public Facilities Dedications (To Date)		
KAK 18-038 [LB1-P4] Kō'ula Doc A-75800492 - Sidewalk Easement P-5 cancellation		(2,186 sf)
KAK 18-038 [LB1-P4] Kō'ula Doc A-75800492 - Sidewalk Easement P-5-A		2,146 sf
KAK 18-038 [LB1-P4] Kō'ula unrecorded - Sidewalk Easement P-11-A		384 sf
KAK 19-069 [LB2-P3] Victoria Place Doc A-7890271 - VW Park makai area, Lot 39-F-1		59,052 sf
KAK 19-069 [LB2-P3] Victoria Place Doc A-80560369 - Sidewalk Easements P-4		3,300 sf
KAK 21-002 [LB1-P5] The Park Ward Village Doc A-75650263 - Auahi St Realignment Lot G		12,306 sf
KAK 21-002 [LB1-P5] The Park Ward Village Doc A-75650263 - Roadway Easement A-8		10,241 sf
KAK 21-002 [LB1-P5] The Park Ward Village Doc A-75650263 - Sidewalk Easement P-10		2,433 sf
KAK 21-002 [LB1-P5] The Park Ward Village Doc A-75650263 - VW Park mauka area, Esmt B		92,429 sf
KAK 21-002 [LB1-P5] The Park Ward Village Doc A-77760254 - Sewer Easement S-3		9,502 sf
LB1: 2020/SUB-207, Lot F Doc A-77760254 - N-West Sewer Easement S-1		11,476 sf
LB1: 2019/SUB-109, Lot F Doc A-75650263 - N-West Sidewalk Easement P-9		2,368 sf
Subtotal of Pending Public Facilities Dedication [c]		203,451 sf
Total Dedications Provided / Pending [a + b + c]		364,527 sf
Required Public Facilities Dedication (To Date)		
Project		Dedication Area
KAK 13-036 [LB2-P1] Waiea		20,831 sf
KAK 13-037 [LB3-P1] Anaha		25,796 sf
KAK 13-038 [LB5-P1] Ke Kilohana		3,092 sf
KAK 14-074 [LB1-P2] Ae'o		24,107 sf
KAK 16-075 [LB1-P3] 'A'ali'i		20,163 sf
KAK 18-038 [LB1-P4] Kō'ula		26,796 sf
KAK 19-069 [LB2-P3] Victoria Place [Note 1]		21,821 sf
KAK 21-001 [LB5-P2] Ulana Ward Village		207 sf
KAK 21-002 [LB1-P5] The Park Ward Village		26,983 sf
Subtotal		169,796 sf
Block B [LB2-P4] Kalae		21,420 sf
Subtotal of Required Public Facilities Dedication to Date		191,216 sf
Remaining Balance Not Including Pending Public Facilities Dedications		(30,140 sf)
Remaining Balance after Pending Public Facilities Dedications		173,311 sf

Table 5-4 Notes

Note 1: Victoria Place required PFD revised to match the Building Permit, Delta 10.8, dated Jan. 6, 2022
[4% of Residential FA = 4% x 545,515 SF = 21,821 SF]



Table 5-5 Ward Village Open Space.

SUMMARY OF WARD VILLAGE MP Open Space (OS)	
OS for Existing & Under Construction Projects (To Date)	Area
<i>[LB4] IBM Building</i>	9,695 sf
<i>MUZ 16-00 [LB1] Ward Entertainment Center</i>	2,859 sf
<i>MUZ 93-04 [LB3] Ward Village Shops</i>	34,817 sf
<i>KAK 13-036 [LB2-P1] Waiea</i>	13,667 sf
<i>KAK 13-037 [LB3-P1] Anaha</i>	11,260 sf
<i>KAK 13-038 [LB5-P1] Ke Kilohana</i>	1,323 sf
<i>KAK 14-074 [LB1-P2] Ae'o</i>	5,047 sf
<i>KAK 16-075 [LB1-P3] 'A'ali'i</i>	9,905 sf
<i>KAK 16-075 [LB1-P3] Victoria Ward Park - Mauka</i>	55,263 sf
<i>KAK 18-038 [LB1-P4] Kō'ula</i>	9,220 sf
<i>KAK 19-069 [LB2-P3] Victoria Place [Note 1]</i>	14,054 sf
<i>KAK 19-069 [LB2] Victoria Ward Park - Makai</i>	59,052 sf
Subtotal of OS for Existing & Under Construction Projects	226,162 sf
OS for Projects per HCDA Approved Development Permits (To Date)	
<i>KAK 21-001 [LB5-P2] Ulana Ward Village</i>	26,597 sf
<i>KAK 21-001 [LB5] Ewa Plaza</i>	30,000 sf
<i>KAK 21-002 [LB1-P5] The Park Ward Village</i>	22,198 sf
<i>KAK 21-002 [LB1] Victoria Ward Park - Mauka Expansion area</i>	37,166 sf
Subtotal of OS for Projects per HCDA Approved Development Permits	115,961 sf
OS for Projects per Pending Development Permits (To Date)	
<i>Block B [LB2-P4] Kalae</i>	19,282 sf
Subtotal of OS for Projects per Pending Development Permits	19,282 sf
Total of Existing, Under Construction, & Approved OS per Land Block (To Date)	
<i>Land Block 1</i>	141,658 sf
<i>Land Block 2</i>	106,055 sf
<i>Land Block 3</i>	46,077 sf
<i>Land Block 4</i>	9,695 sf
<i>Land Block 5</i>	57,920 sf
<i>Land Block 6</i>	0 sf
Total of Existing, Under Construction, Approved OS (To Date)	361,405 sf

Table 5-5 Notes

Note 1: Victoria Place OS revised to be consistent with Building Permit Set, Delta 10.8, dated Jan. 6, 2022.

5.2.6 Parking & Loading Summary

Exhibit 14 includes tables detailing: 1) parking and loading requirements; and 2) parking and loading spaces provided. Kalae will include approximately 559 off-street parking spaces. Under the 2005 Mauka Area Rules (Section 15-22-67), a minimum of 446 parking stalls would be required for the building as currently designed.

All stalls within Kalae will be for residential and guest use. Approximately seven commercial stalls will be provided within the district parking garage at 333 Ward Avenue (The Park Ward Village parking garage), pursuant to an offsite parking agreement.

Kalae will include four off-street loading spaces to serve the building. See Section 5.3.6 and Exhibits 5, 6, and 13 for more details.

Kalae will provide bicycle parking using ROH Section 21-6.150 as a general recommendation. Bikeshare stations are situated at various convenient locations throughout Ward Village.

Table 5-6 Parking & Loading Summary.

OFF-STREET PARKING & LOADING SUMMARY		
	Minimum Required	Provided
Parking	446	559
Loading	3	4



6.1 Archaeological and Cultural Resources

Cultural Surveys Hawai'i (CSH) conducted an archaeological inventory survey (AIS) report for the Kalae site. The State Historic Preservation Division (SHPD) accepted the AIS report on August 15, 2017.

Subsequent to the AIS report, CSH prepared an archaeological monitoring plan (AMP) addressing the area of the Kalae site. SHPD accepted the AMP on September 2, 2017.

In a letter dated January 21, 2022, SHPD formally acknowledged compliance with Chapter 6E, HRS (the State of Hawai'i Historic Preservation Program) for the Kalae site. Appendix C contains the letter from SHPD noting compliance with Chapter 6E, HRS.

6.2 Traffic Impact Report

Wilson Okamoto Corporation (WOC) prepared a Traffic Impact Report (TIR) for Kalae in May 2021. The purpose of the report was to identify and assess the potential traffic impacts resulting from Kalae. The TIR concludes that with the implementation of several recommendations, traffic operations at intersections in the vicinity of Kalae are generally expected to operate at levels of service similar to without Kalae.

The TIR recommendations below have been incorporated into the design of Kalae:

- Provide sufficient sight distance in driveways, including consideration of bicyclists and pedestrians;
- Provide adequate on-site loading and off-loading service areas, and prohibit off-site loading;
- Provide adequate on-site turn-around area for service, delivery, and refuse collection vehicles, to avoid vehicle-reversing maneuvers onto public roadways. Consider monitoring loading and unloading areas to minimize conflicts;
- Provide sufficient turning radii at all driveways to avoid or minimize vehicle encroachments to oncoming traffic lanes;
- Continue coordination with the City and County of Honolulu during the design of Kalae and, as needed, develop alternative schemes to accommodate the potential increase in pedestrian and bicycle use along the corridor;
- Implement right-in, right-out turning movements off Auahi Street. During the design phase, determine adequate channelization to direct vehicles existing the driveway;
- During the design phase, determine sufficient storage for vehicles entering the parking area at any access points, to ensure vehicles do not queue in the roadway;

- Provide adequate passing areas along drop-off and pick-up area, to ensure traffic flow and minimize queuing;
- Provide adequate pedestrian waiting areas at the intersection of Ward Avenue, Auahi Street, and Pohukaina Street, and at the intersection of Ala Moana Boulevard and Ward Avenue. Ensure clear pedestrian and cyclist visibility at the intersection;
- Provide adequate signage for entering vehicles, regarding the location of the porte-cochere and parking area, to facilitate traffic flow;
- Coordinate with the City and County of Honolulu Department of Transportation Services to modify bicycle lane striping on the Auahi Street driveway, to the satisfaction of City and County officials;
- Update the TIR should development, phasing, land use intensity, or land use mix change;
- Continue to develop and enhance bicycle and pedestrian facilities and public transportation services in the Ward Village area;
- Continue to coordinate with stakeholders in the Ward Village Traffic Management Plan, including the overall Transportation Demand Management Plan.

Appendix D contains: 1) the TIR; and 2) an email from the City and County of Honolulu Department of Permitting (DPP) Traffic Review Branch (TRB) stating: "TRB has no comments regarding the Block B TIR."



6.3 Infrastructure Availability Report

WOC prepared an Infrastructure Availability Report (IAR) for Kalae. The purpose the report was to determine and confirm the availability of infrastructure utilities to accommodate Kalae, including sanitary sewer, water, fire safety, drainage and Low Impact Development, electrical, communication, cable, and gas.

WOC anticipates that infrastructure systems will be able to accommodate Kalae, and has taken steps well ahead of this application to confirm availability of the following utilities.

Appendix E contains the IAR, which contains figures showing:

- Topographic survey (Appendix E, Figure 1-3A)
- Flood Hazard (Appendix E, Figure 1-4) and 3.2-Foot Sea Level Rise (Appendix E, Figure 1-5)
- Existing Sanitary Sewer System (Appendix E, Figure 2-1)
- Existing Water System (Appendix E, Figure 2-2)
- Existing Drainage System (Appendix E, Figure 2-3)

6.4 Shade/Shadow Analysis and Wind Direction

Appendix F shows a shade analysis and prevailing wind direction. In compliance with the 2005 Mauka Area Rules and the Ward Neighborhood Master Plan, Kalae is designed and orientated to preserve mauka-makai views and minimize shadow effects on neighboring buildings.

Rowan Williams Davies & Irwin Inc. (RWDI) is preparing a detailed wind analysis study for Kalae. The wind study will focus on frequently used pedestrian areas such as main entrances, sidewalks, and outdoor seating areas at both the ground and podium levels. Wind tunnel measurements for 36 wind directions will be combined with long-term weather data to predict wind speeds and frequencies. These data will then be compared with wind comfort and safety criteria to determine if they are appropriate for the intended use of the pedestrian areas on and around Kalae.

Appendix G contains a letter from RWDI describing the wind analysis study.

Table 6-1 Available Infrastructure.

AVAILABLE INFRASTRUCTURE				
Utility	Agency/ Provider	Approval/Confirmation Sought	Date Submitted	Status
Sewer	DPP Wastewater Branch	Sewer Connection Application Approval	March 12, 2020	Approved February 9, 2021 with condition that construction plans be submitted
Water	Board of Water Supply	Adequacy Letter	December 18, 2020	Adequacy confirmed January 14, 2021 Formal approval will occur during the building permit process.
Fire Safety	Honolulu Fire Department	Approval Letter	March 31, 2021	General compliance confirmed by email dated June April 2, 2021 Formal approval will occur during the building permit process.
Drainage and Low Impact Development	HDPP Civil Engineering Branch	Approval of Storm Water Quality Strategic Plan	January 27, 2021	General acceptability of stormwater concept and possible alternative compliance confirmed by email dated January 28, 2021 Formal approval pending plan review.
Electricity	Hawaiian Electric Company (HECO)	Will-Serve Letter	March 24, 2021	Response received April 19, 2021 HECO confirmed that additional distribution circuits will be installed, with coordination between HECO and VWL.
Telephone/ Communication System	Hawaiian Telcom Incorporated	Assessment Letter	March 25, 2021	Availability confirmed by email dated April 8, 2021
Cable TV	Spectrum	Confirmation of design parameters	March 24, 2021	Response received by email dated April 7, 2021 Spectrum confirmed that the project will be serviced by proposed improvements.
Gas	Hawaii Gas	Informal confirmation of availability	Consulted on December 23, 2020	Availability confirmed by email dated December 29, 2020



6.5 Environmental Noise Study

Censeo AV+Acoustics will conduct a detailed environmental noise study as part of the design process for Kalae. Study findings and recommendations are expected to include the following:

Transit Noise. Transit noise is anticipated from vehicular traffic (particularly from Ala Moana Boulevard and Ward Avenue). Insulation from transit noise will be considered in the design of Kalae's building exterior.

Construction Noise. Construction noise will be governed by the State Department of Health (DOH) and other state standards. While care will be taken to minimize construction noise, the acoustical consultant anticipates that a noise permit will be warranted.

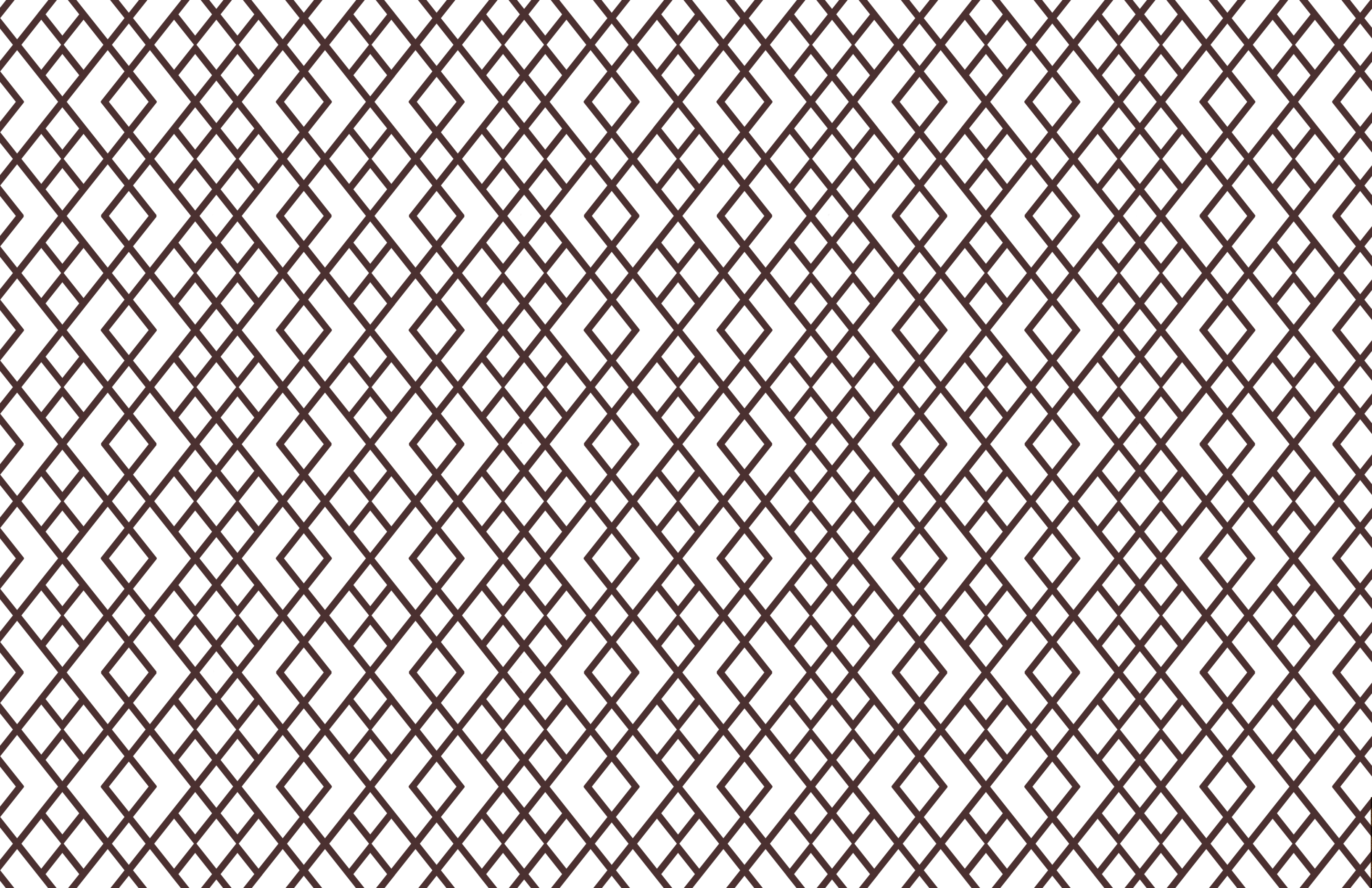
Building Operational and Mechanical Noise. Mechanical noise may occur throughout the building, due to transformers and other mechanical equipment at the street level and elevators at all levels. The acoustical consultant notes that much of Kalae's mechanical equipment is located on the roof. Mitigation of building operational noise to meet DOH standards will be incorporated into Kalae's design. A range of measures to reduce and/or absorb operational and mechanical sound is being considered. Stationary mechanical equipment will be designed to comply with applicable DOH noise limits.

Parking Structure and Loading Area Noise. Vehicles that use the parking structure and loading areas may generate some noise, particularly in areas under and adjacent to amenity spaces. To mitigate parking and loading noise, noise mitigation will be considered in the design of the parking area and with selection of materials. If needed, weather-resistant acoustical panels or spray-on treatments may be added for sound absorption.

Amenity Level Noise. Noise generated on the amenity level will be considered, particularly for residential units above or overlooking outdoor amenity areas. Mitigation measures such as floor/ceiling assemblies and limiting nighttime amenity use will be evaluated during the design process. Mitigation for noise will be made throughout the design and construction phases for Kalae, where applicable.

Appendix H contains a letter from Censeo AV+Acoustics describing the environmental noise study that will be completed as building plans are finalized and Kalae approaches the design phase. The letter makes preliminary recommendations regarding noise mitigation strategies.



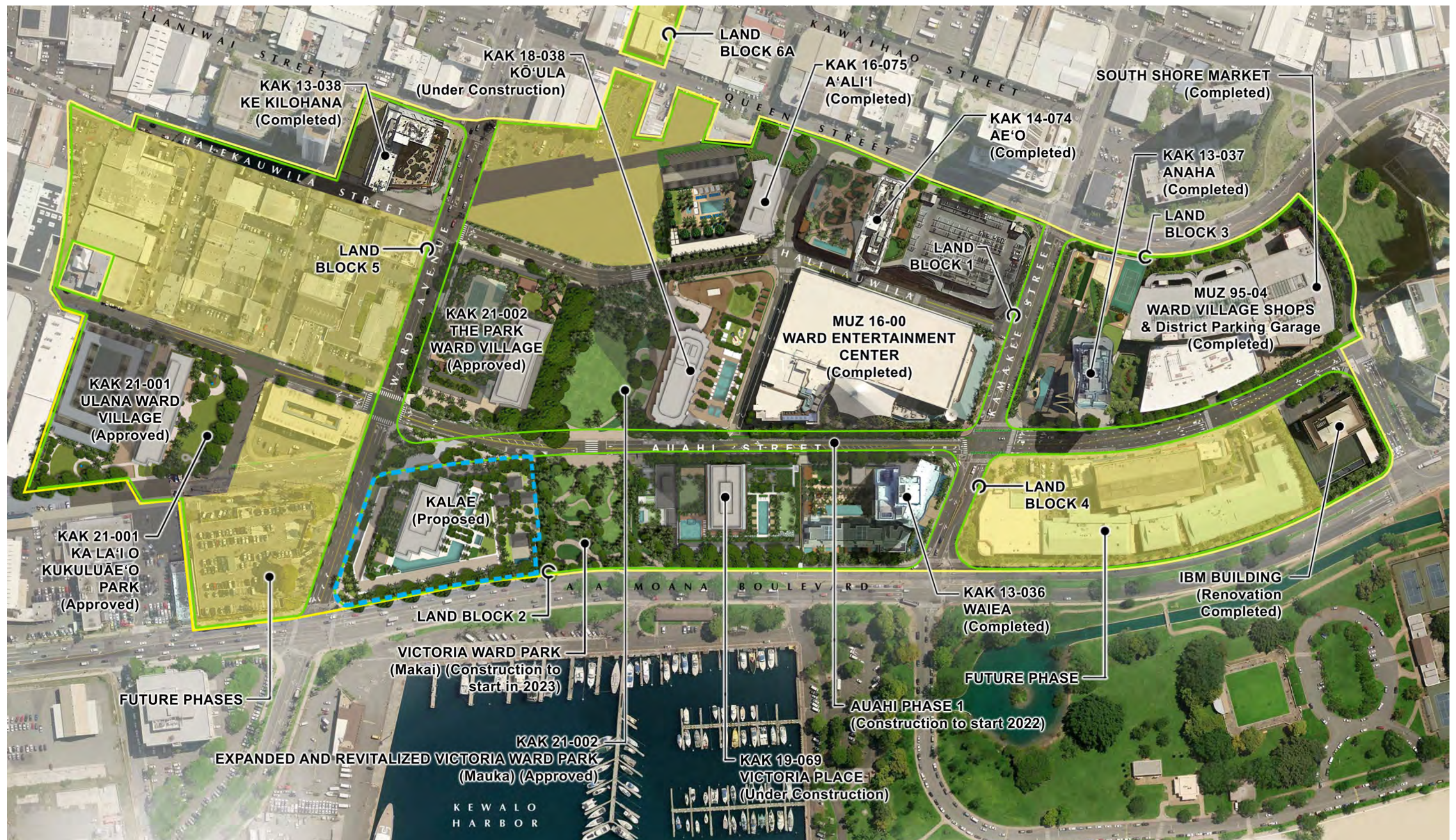


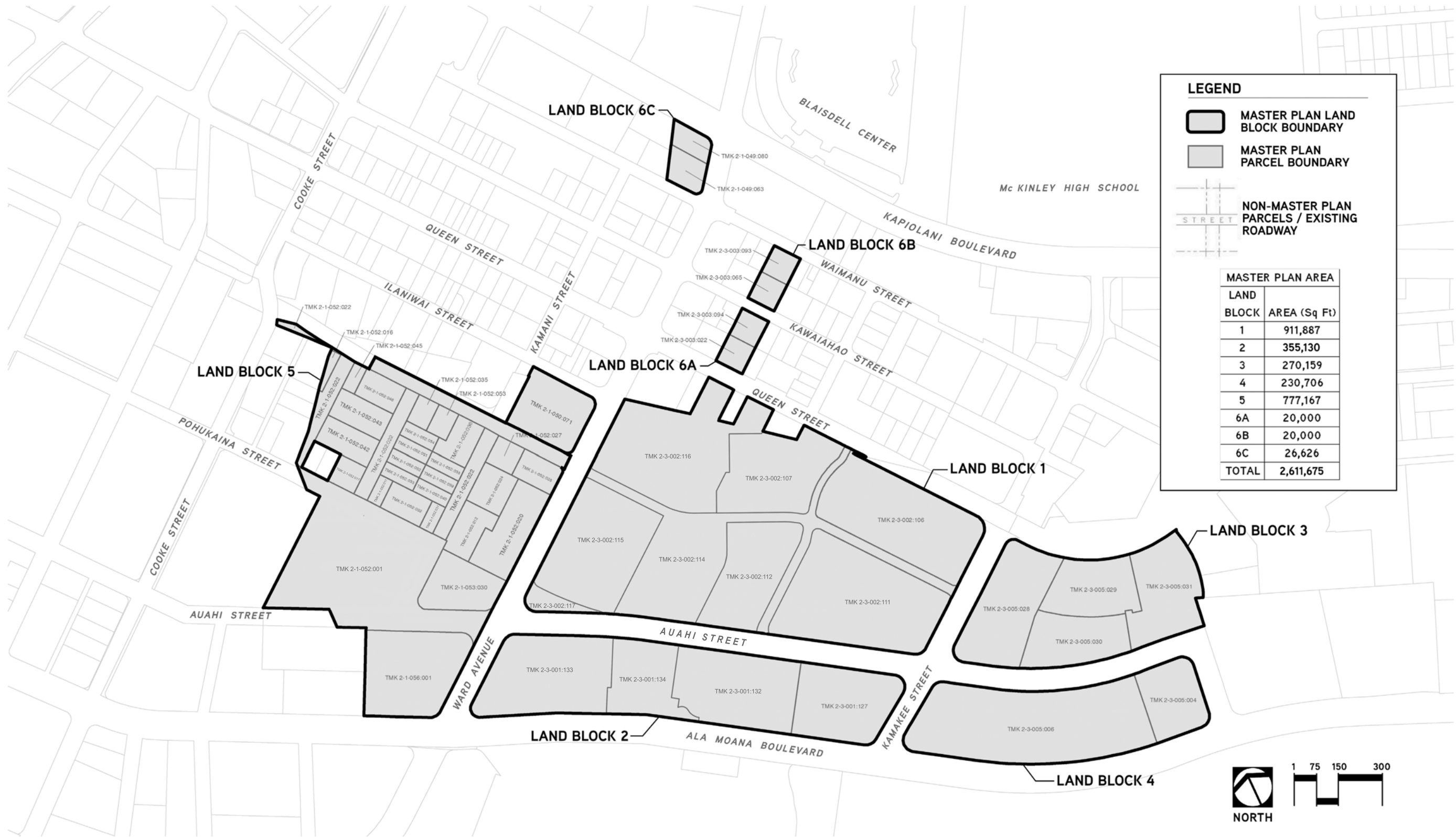


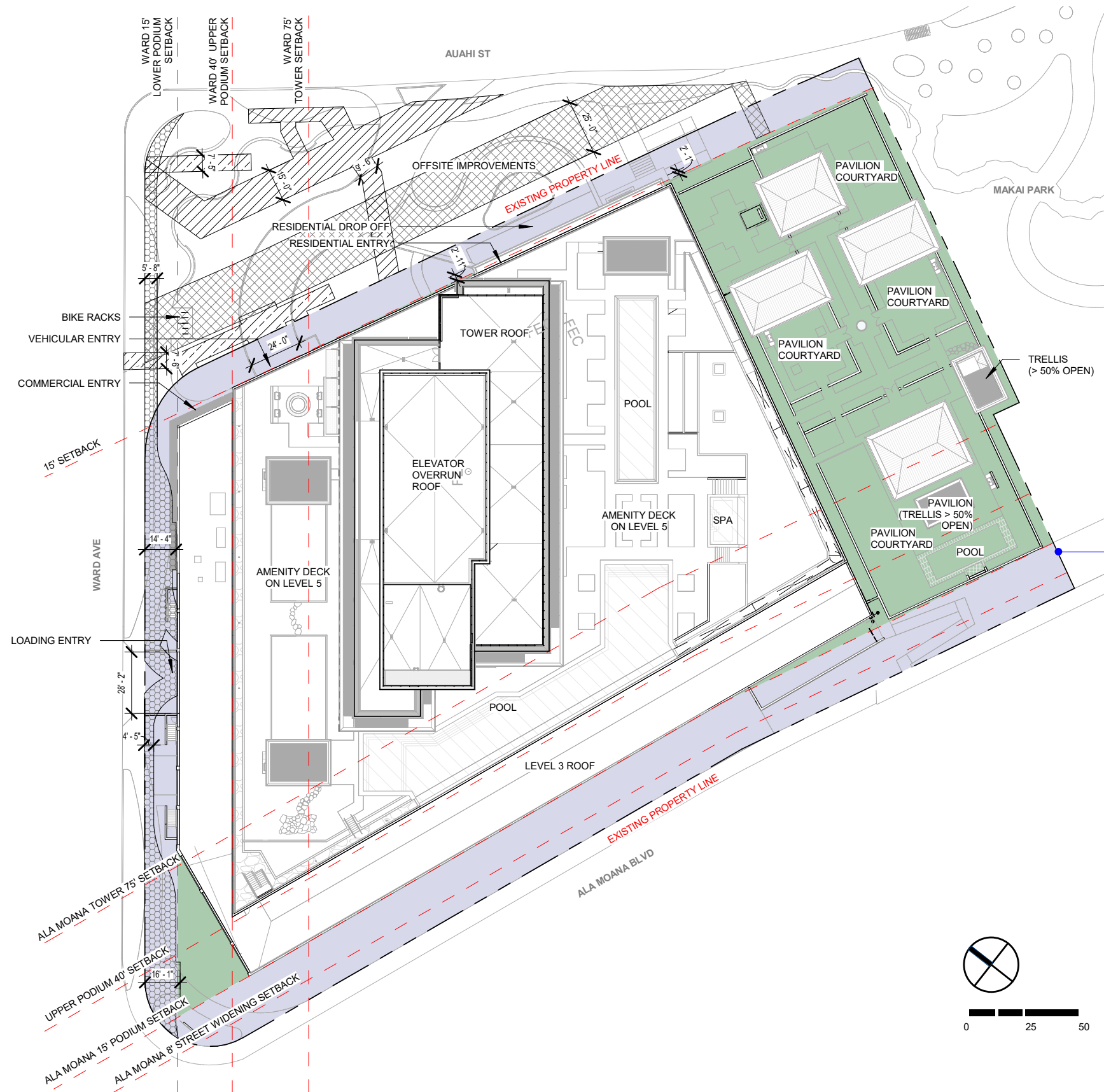
KALAE

Exhibits









- BUILDING SETBACK
- OPEN SPACE

UTILITY MAINTENANCE ACCESS AREAS WITHIN AUAHI STREET

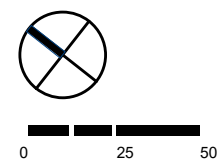
- SEWER
- WATER
- DRAINAGE
- ELECTRICAL

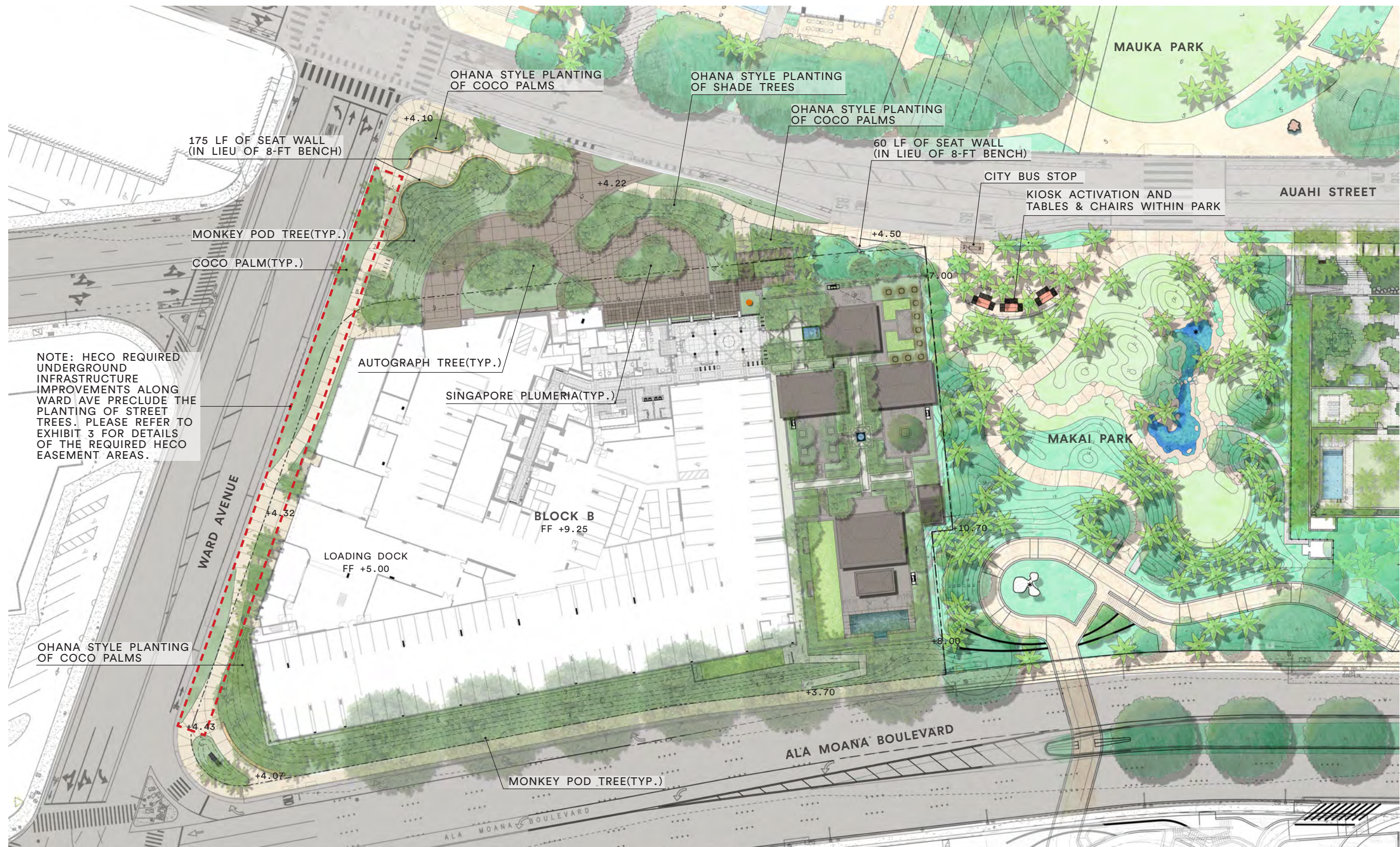
PROPOSED HECO UTILITY ACCESS EASEMENT OVER TMK 2-3-001:133

- ELECTRICAL

Open Space Provided (SQ FT)	
Open Space Provided ¹	19,282
1. All open space is not covered.	

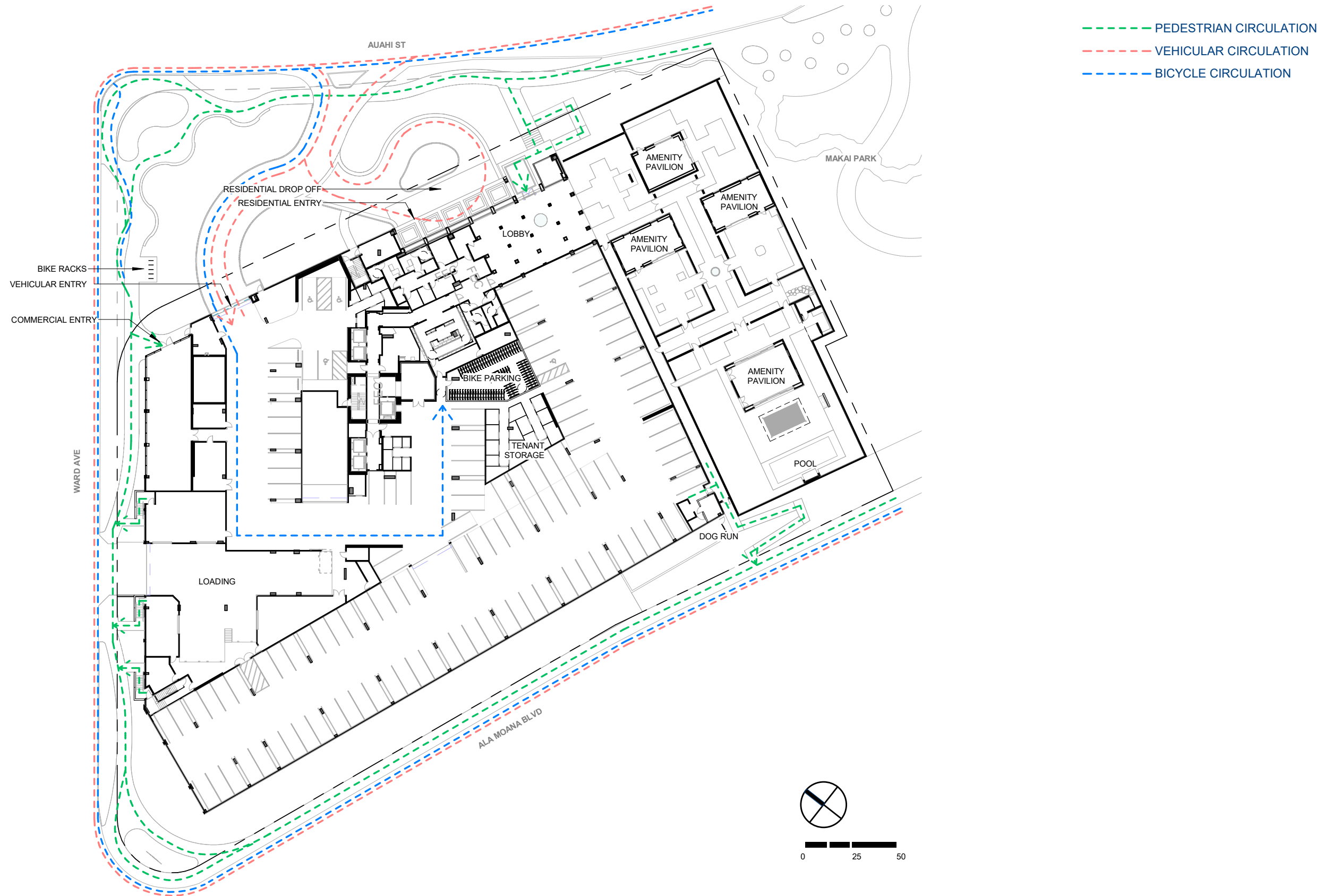
PROJECT LOT
TMK 2-3-001:133
113,705 SF

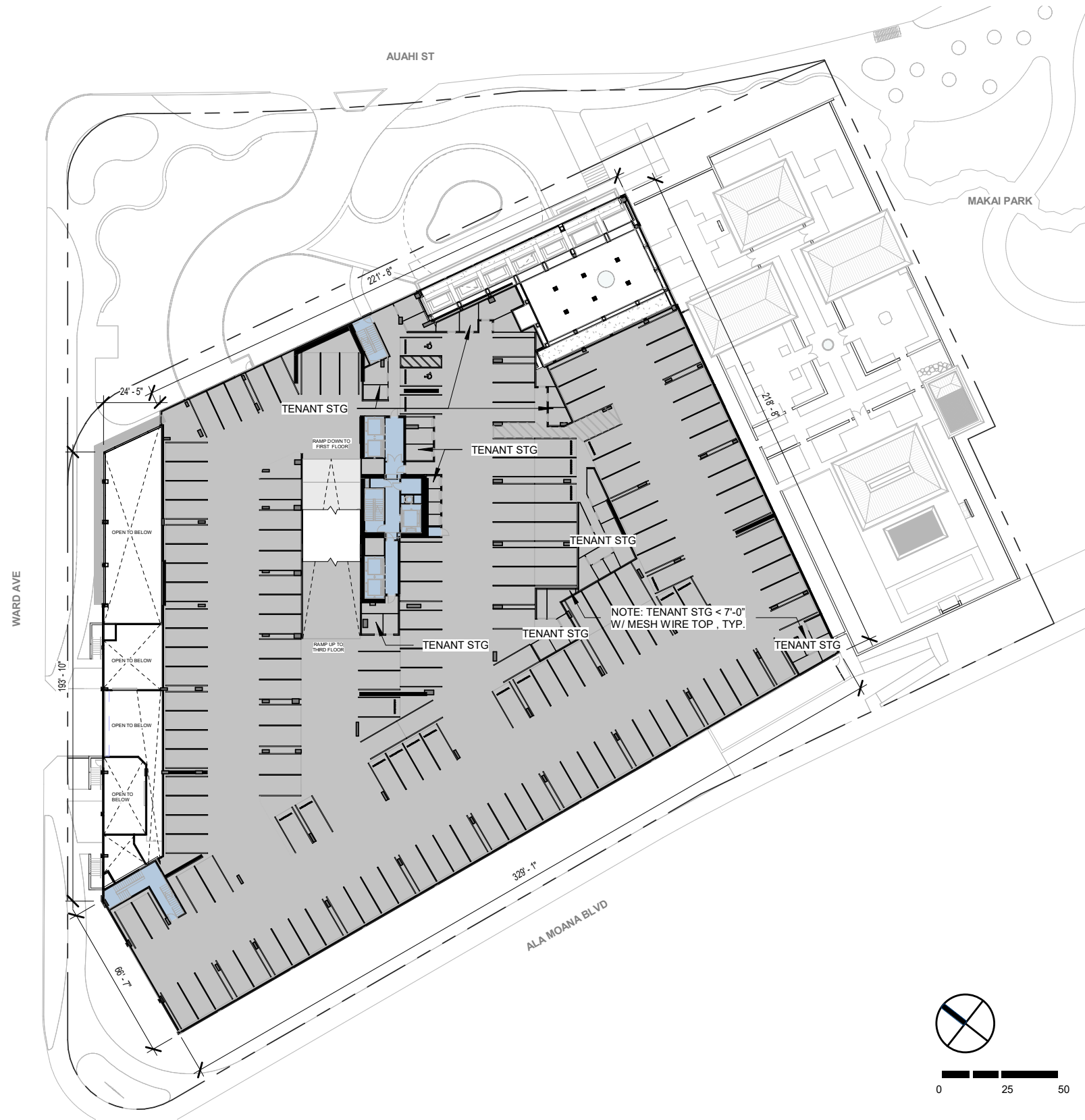




NOT TO SCALE



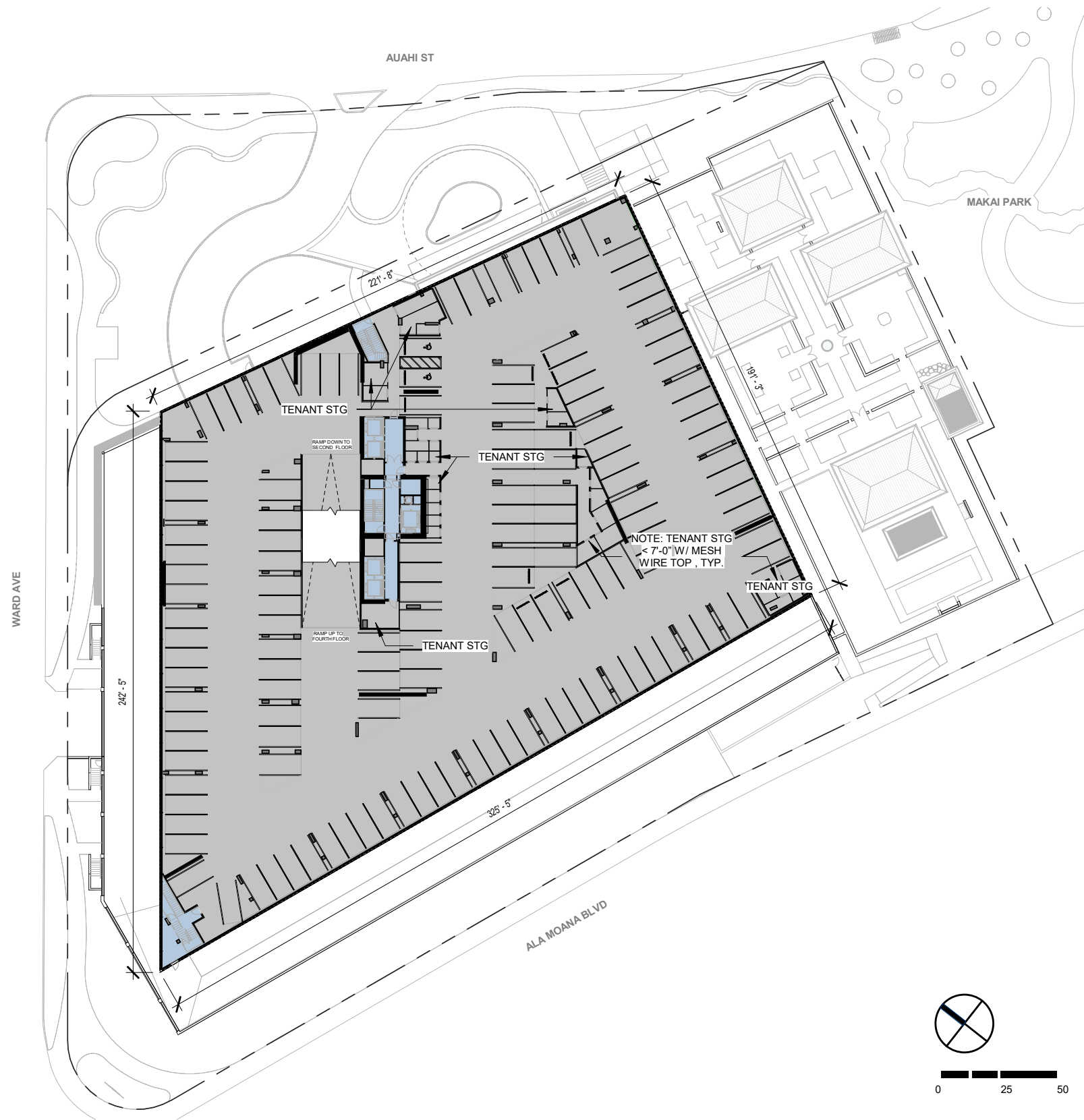




- PARKING
- RESIDENTIAL

Floor Area (SQ FT)					
Parking			Residential		Total ¹
59,304			2,063		2,063
Parking Provided ²					
Standard (ST)	Tandem (T)	Accessible (ADA)	Access. Van (ADA VAN)	Compact (CO)	Total
140	22	2	0	0	164
1. Total Floor Area calculation does not include parking					
2. See floor plan for typical parking stall dimensions					

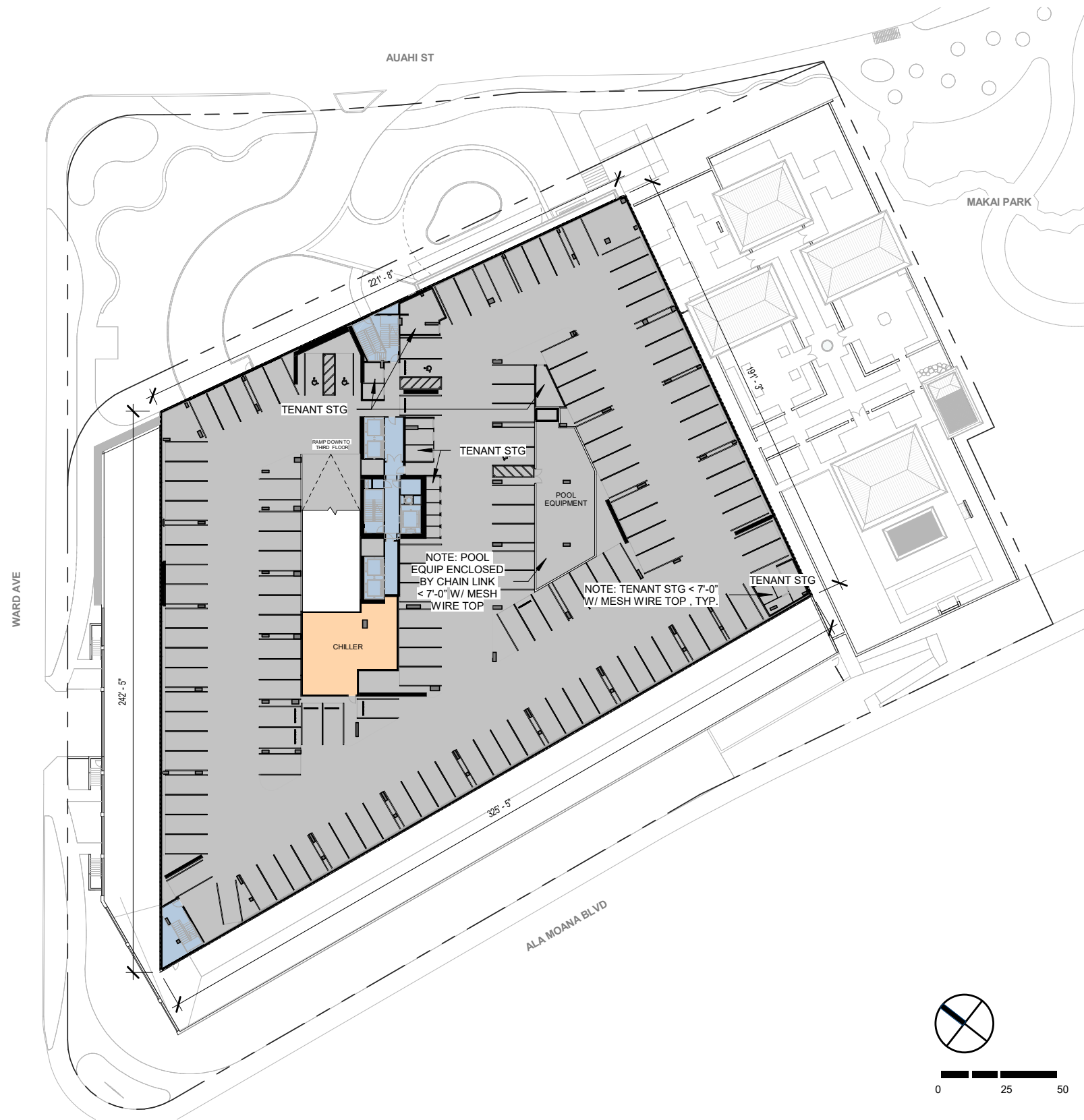




- PARKING
- RESIDENTIAL

Floor Area (SQ FT)					
Parking			Residential		Total ¹
53,230			2,105		2,105
Parking Provided ²					
Standard (ST)	Tandem (T)	Accessible (ADA)	Access. Van (ADA VAN)	Compact (CO)	Total
130	12	2	0	0	144
1. Total Floor Area calculation does not include parking					
2. See floor plan for typical parking stall dimensions					

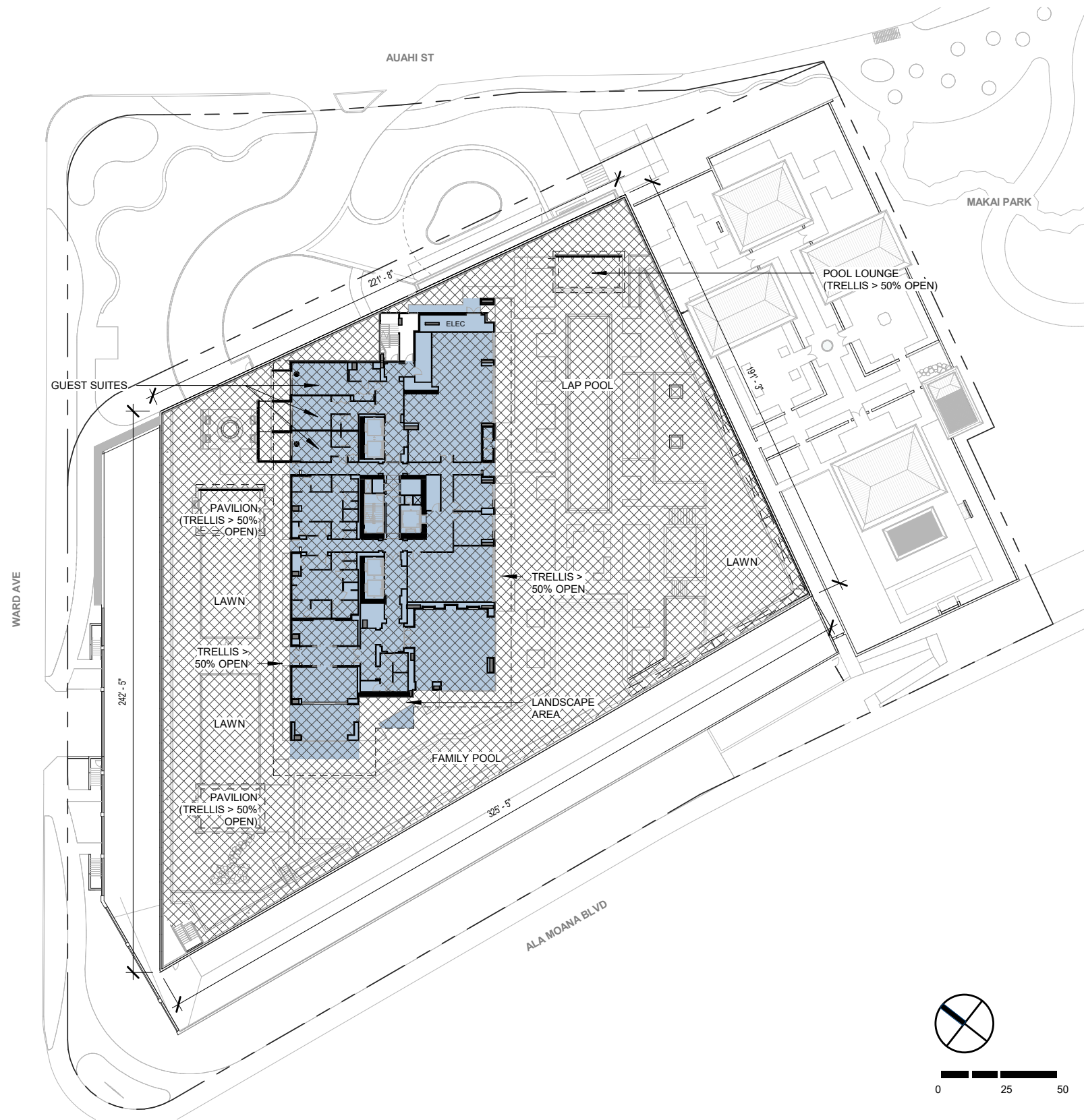




PARKING
 RESIDENTIAL
 SHARED BOH

Floor Area (SQ FT)					
Parking	Residential Interior ¹		Commercial Interior ¹		Total ²
51,602	3,617		6		3,623
Parking Provided ³					
Standard (ST)	Tandem (T)	Accessible (ADA)	Acc. Van (ADA VAN)	Compact (CO)	Total
132	0	4	0	0	136
1. Shared floor area is divided between Resi. and Comm. Interior Residential Shared Area = (Resi GFA/Overall GFA) x Total Shared GFA Commercial Shared Area = (Com GFA/Overall GFA) x Total Shared GFA					
2. Total Floor Area calculation does not include parking					
3. See floor plan for typical parking stall dimensions					

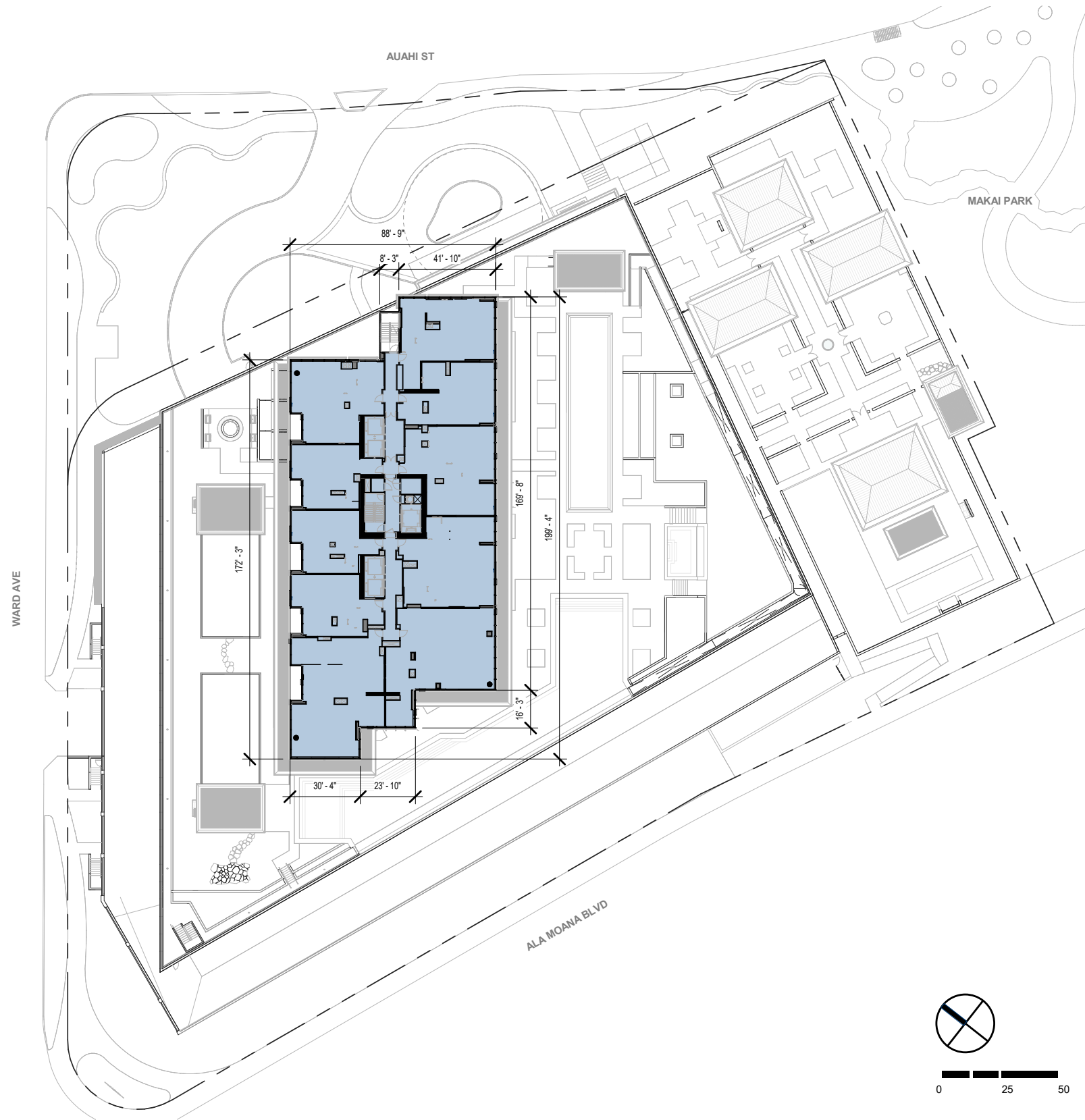




RESIDENTIAL
 RECREATION

Floor Area (SQ FT)			
Residential			Exterior
Tower	Deck	Total	Deck
14,629	0	14,629	39,063
Recreation Space Provided (SQ FT)			
Interior		Exterior	Total
10,405		39,063	49,468

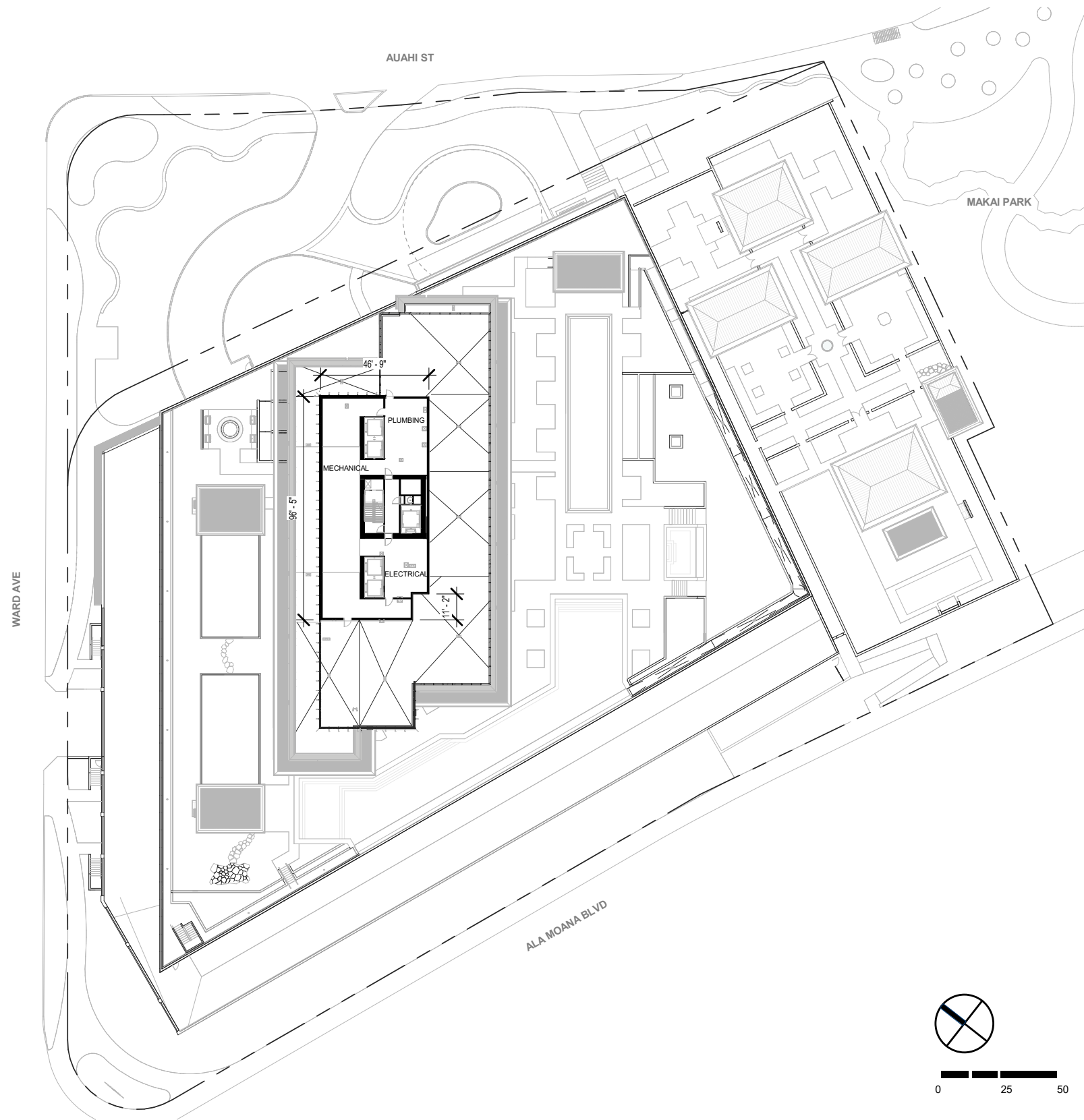




RESIDENTIAL

Floor Area (SQ FT)		
Parking	Residential	Total
0	14,900	14,900





Floor Area (SQ FT)		
Parking	Residential	Total
0	0	0



Open Space Provided (15-22-64)	
Open Space Required (SQ FT)	
Site Area	113,705
Required Percentage of Open Space	10%
Open Space Required	11,371
Open Space Provided (SQ FT)	
Open Space Provided	19,282

Recreation Space Provided (15-22-65)			
Recreation Space Required (SQ FT)			
Dwelling Units		330	
Required Recreation Space per Unit		55	
Recreation Space Required		18,150	
Recreation Space Provided (SQ FT)			
Floor	Interior	Exterior	Total
1	3,246	18,975	22,221
5	10,405	39,063	49,468
TOTAL			71,689

Off Street Loading Count (15-22-68)		
Loading Spaces Required		
Location	Floor Area	Spaces
Commercial Area	2,144	1
Residential Area	533,887	4
Subtotal	536,031	5
Adjustment per 15-22-68 (e)		-2.5
Total Required		3
TOTAL PROVIDED		4

Residential Unit Matrix	
Number of Units by Bedroom	
1 BR	132
2 BR	132
3 BR	66
TOTAL PROVIDED	330

Off-Street Parking Required			
Required Minimum Residential Parking Stalls			
Unit Type	# of Units	Ratio	Min. Req. Spaces
600 SF or less	0	0.9	0
Between 600-800 SF	33	1.13	38
800 SF or more	297	1.35	401
HCDA Req. Minimum Parking (15-22-67)			439
Required Minimum Commercial Parking Stalls			
1,000 SF Eating and Drinking Area		0.9 per 300 SF	3
1,560 SF Kitchen & Accessory Area		1 per 444 SF	3.5
Total Required¹		--	7
GRAND TOTAL REQUIRED			446

Residential Parking Provided						
Parking Provided On-Site						
Floor	Standard (ST)	Tandem (T)	Accessible (ADA)	Accessible Van (ADA VAN)	Compact (CO)	Total
4	132	0	4	0	0	136
3	130	12	2	0	0	144
2	140	22	2	0	0	164
1	82	10	1	2	0	95
TOTAL PARKING	484	44	9	2	0	539

Guest Parking Provided						
Parking Provided On-Site						
Floor	Standard (ST)	Tandem (T)	Accessible (ADA)	Accessible Van (ADA VAN)	Compact (CO)	Total
1	19	0	0	1	0	20
TOTAL PARKING	19	0	0	1	0	20

Parking Summary						
Guest ST	Guest ADA + VAN	Residential T	Residential ST	Res ADA + VAN	Commercial	Total
19	1	44	484	11	0	559

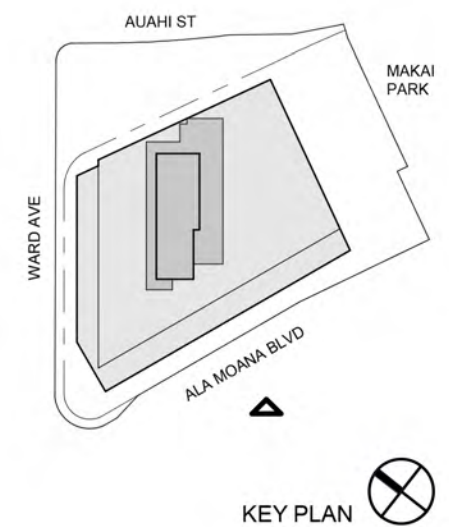
1. Commercial parking requirement to be fulfilled off-site

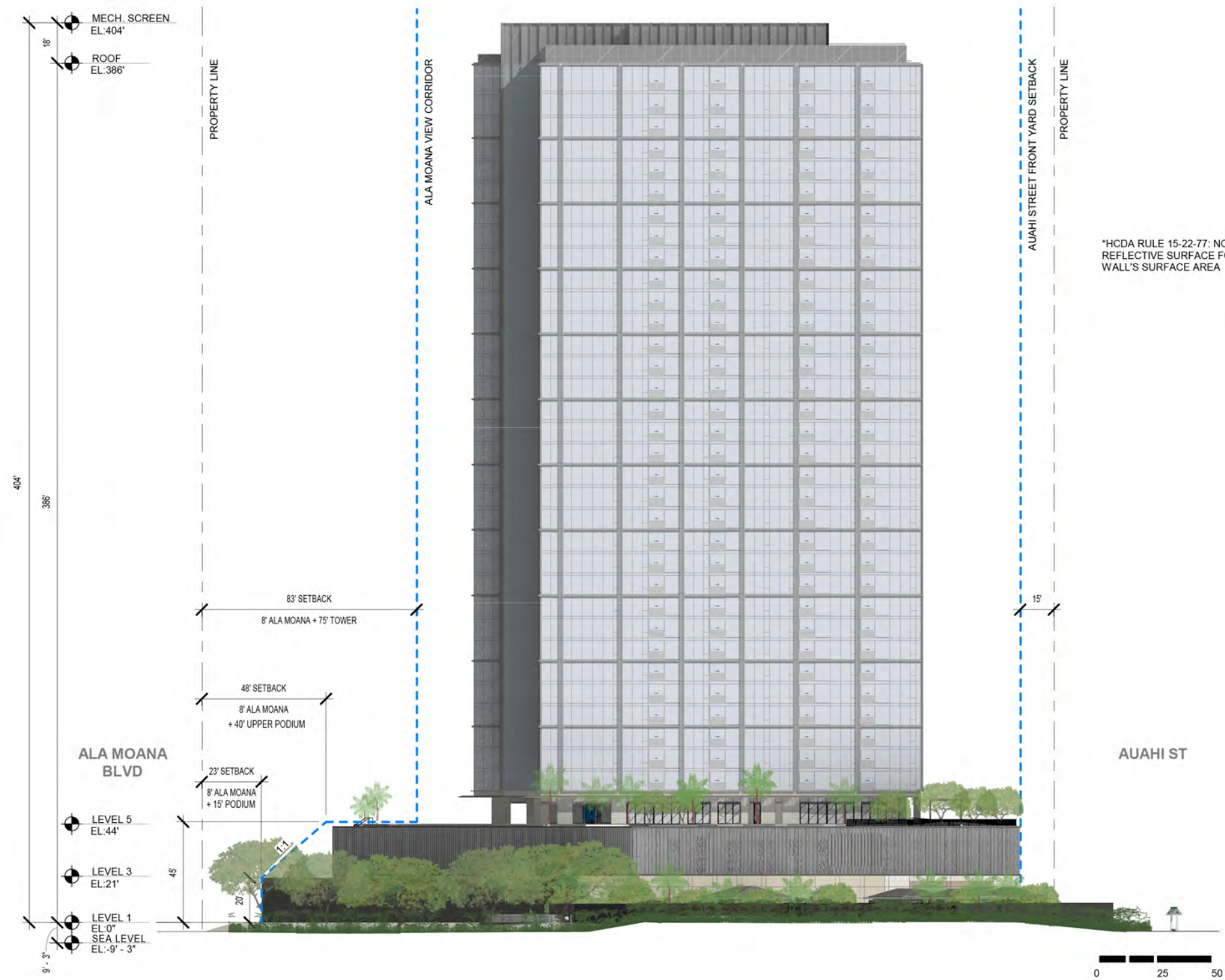
Floor Area Summary							
Floor	Height (FT)	Flr to Flr	Resi.	Comm.	Parking	HCDA Flr Area	Twr Footprint
Roof	+386.00	18.00	0			0	15,481
L38	+373.33	12.67	14,900			14,900	15,481
L37	+362.63	10.71	14,900			14,900	15,481
L36	+352.92	9.71	14,900			14,900	15,481
L35	+343.21	9.71	14,900			14,900	15,481
L34	+333.50	9.71	14,900			14,900	15,481
L33	+323.79	9.71	14,900			14,900	15,481
L32	+314.08	9.71	14,900			14,900	15,481
L31	+304.21	9.88	14,900			14,900	15,481
L30	+294.50	9.71	14,900			14,900	15,481
L29	+284.79	9.71	14,900			14,900	15,481
L28	+275.08	9.71	14,900			14,900	15,481
L27	+265.38	9.71	14,900			14,900	15,481
L26	+255.67	9.71	14,900			14,900	15,481
L25	+245.96	9.71	14,900			14,900	15,481
L24	+236.08	9.88	14,900			14,900	15,481
L23	+226.38	9.71	14,900			14,900	15,481
L22	+216.67	9.71	14,900			14,900	15,481
L21	+206.96	9.71	14,900			14,900	15,481
L20	+197.25	9.71	14,900			14,900	15,481
L19	+187.54	9.71	14,900			14,900	15,481
L18	+177.83	9.71	14,900			14,900	15,481
L17	+167.96	9.88	14,900			14,900	15,481
L16	+158.25	9.71	14,900			14,900	15,481
L15	+148.54	9.71	14,900			14,900	15,481
L14	+138.83	9.71	14,900			14,900	15,481
L13	+129.13	9.71	14,900			14,900	15,481
L12	+119.42	9.71	14,900			14,900	15,481
L11	+109.71	9.71	14,900			14,900	15,481
L10	+99.83	9.88	14,900			14,900	15,481
L9	+90.13	9.71	14,900			14,900	15,481
L8	+80.42	9.71	14,900			14,900	15,481
L7	+70.71	9.71	14,900			14,900	15,481
L6	+61.00	9.71	14,900			14,900	15,481
L5	+44.00	17.00	14,629			14,629	--
L4	+29.83	14.17	3,617	6	51,602	3,623	--
L3	+20.67	9.17	2,105		53,230	2,105	--
L2	+11.50	9.17	2,063		59,304	2,063	--
L1	+0.00	11.50	19,773	2,138	51,121	21,911	--
TOTAL			533,887	2,144	215,257	536,031	



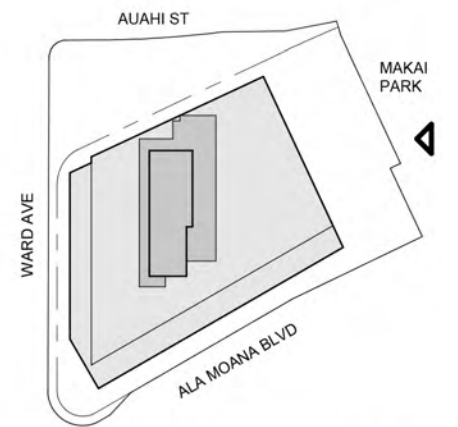


*HCDA RULE 15-22-77: NO BUILDING SHALL CONTAIN A REFLECTIVE SURFACE FOR MORE THAN 30% OF THAT WALL'S SURFACE AREA



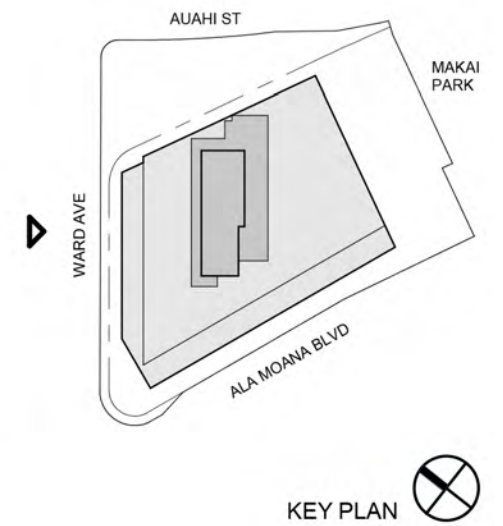


*HCDA RULE 15-22-77: NO BUILDING SHALL CONTAIN A REFLECTIVE SURFACE FOR MORE THAN 30% OF THAT WALL'S SURFACE AREA



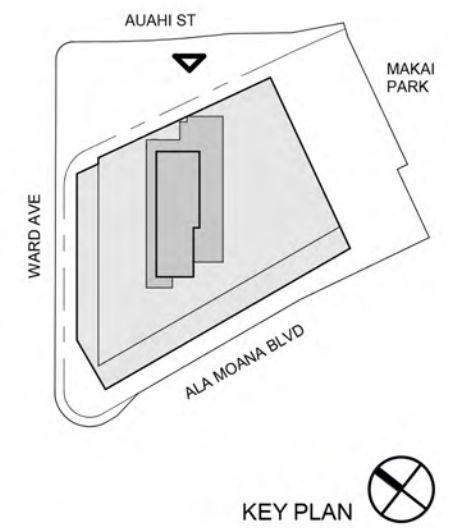
KEY PLAN

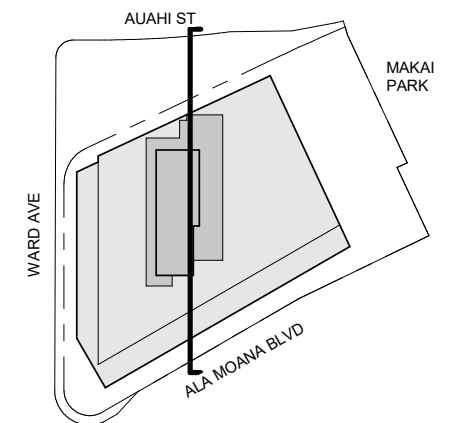
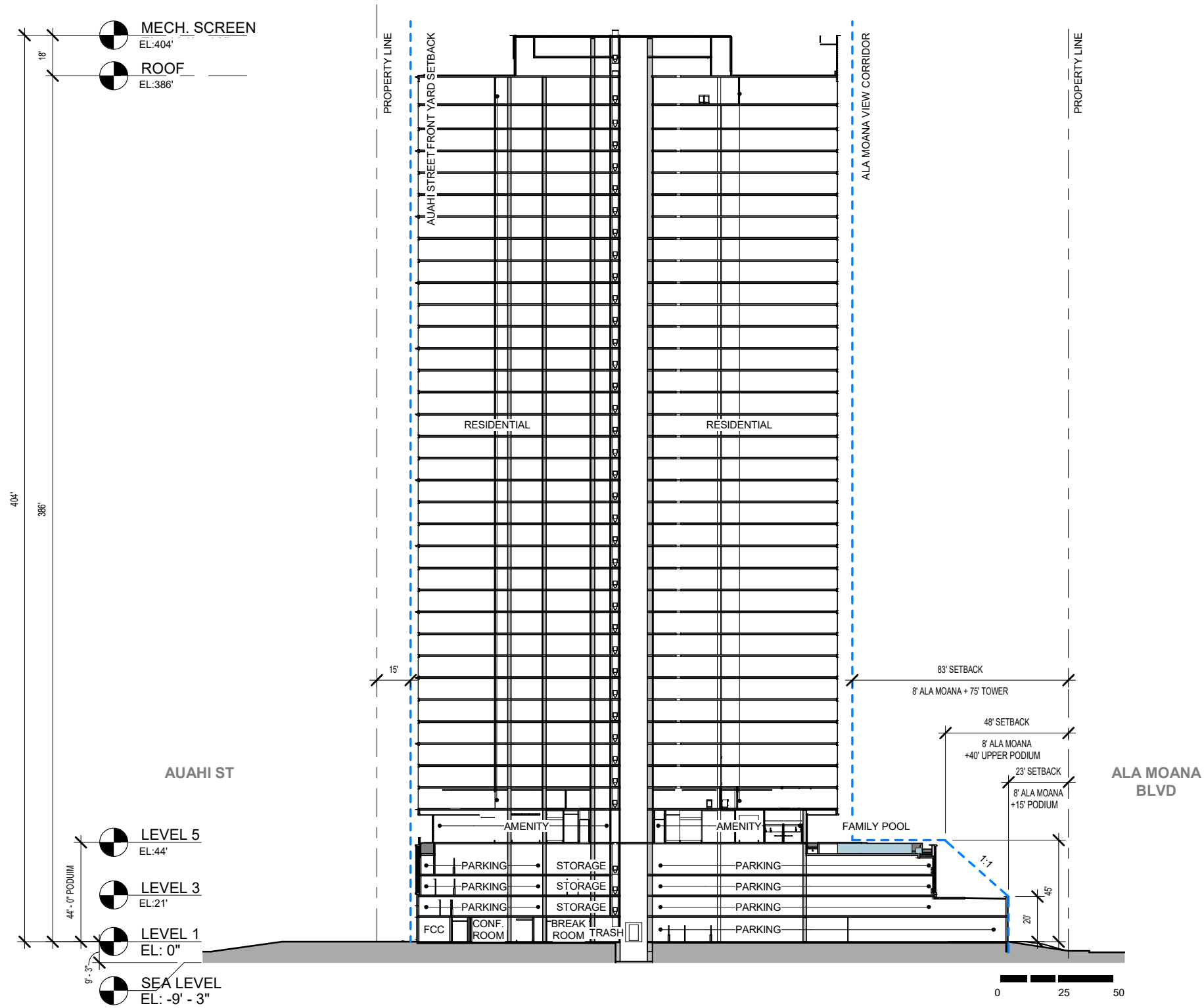


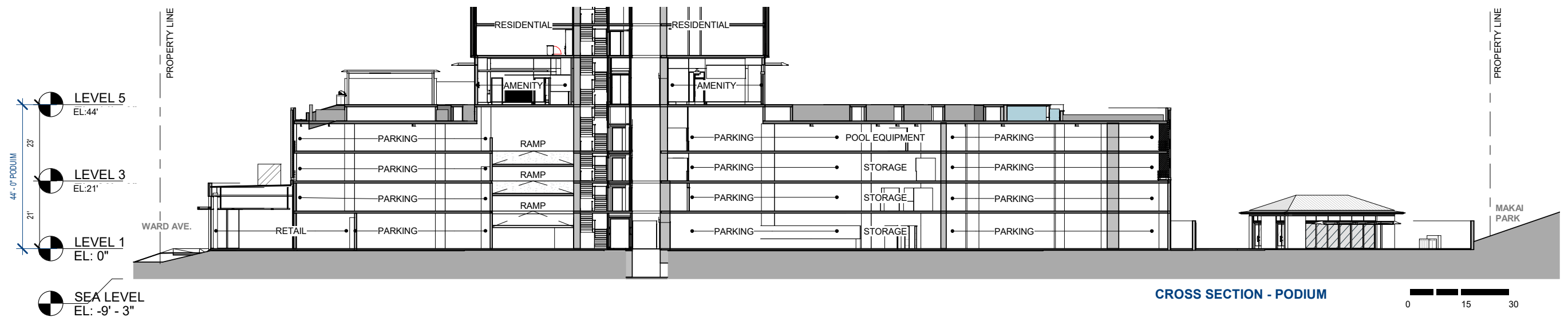
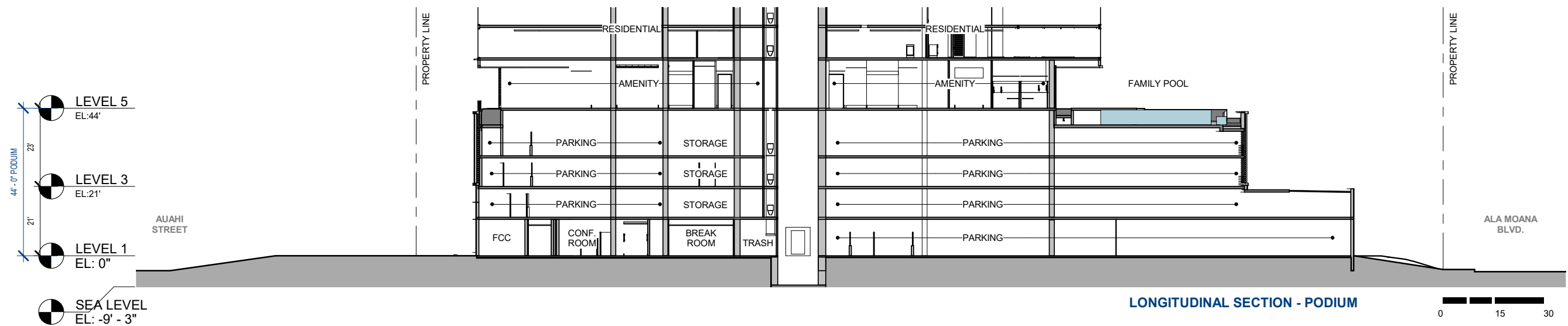


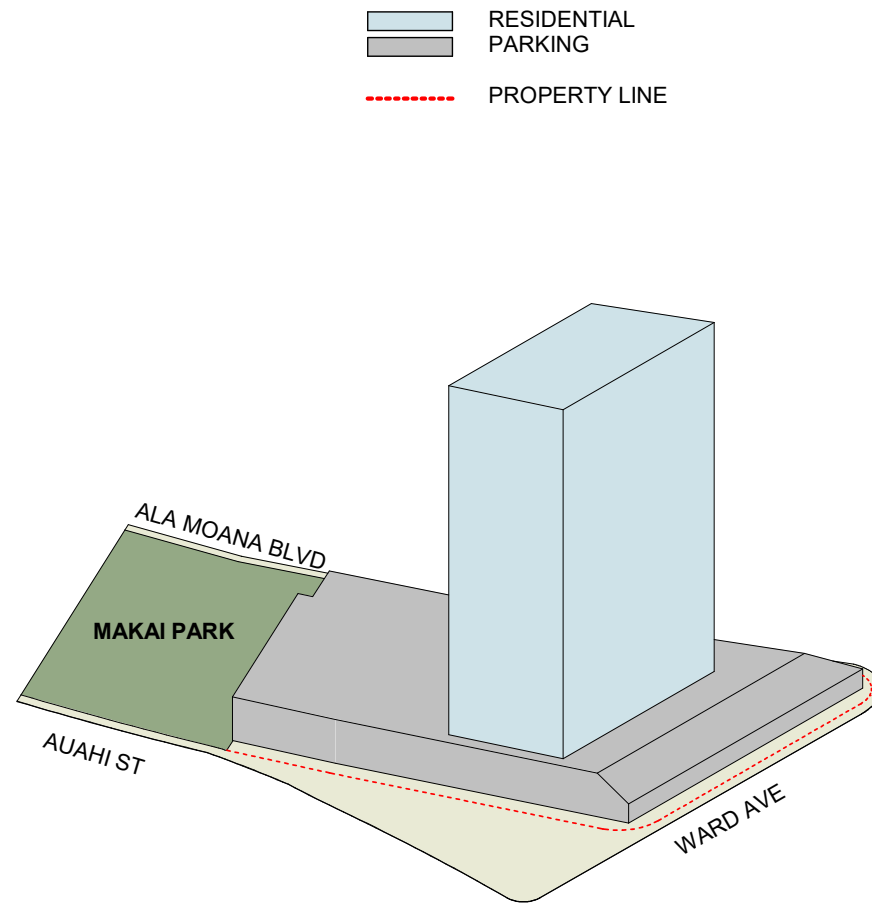


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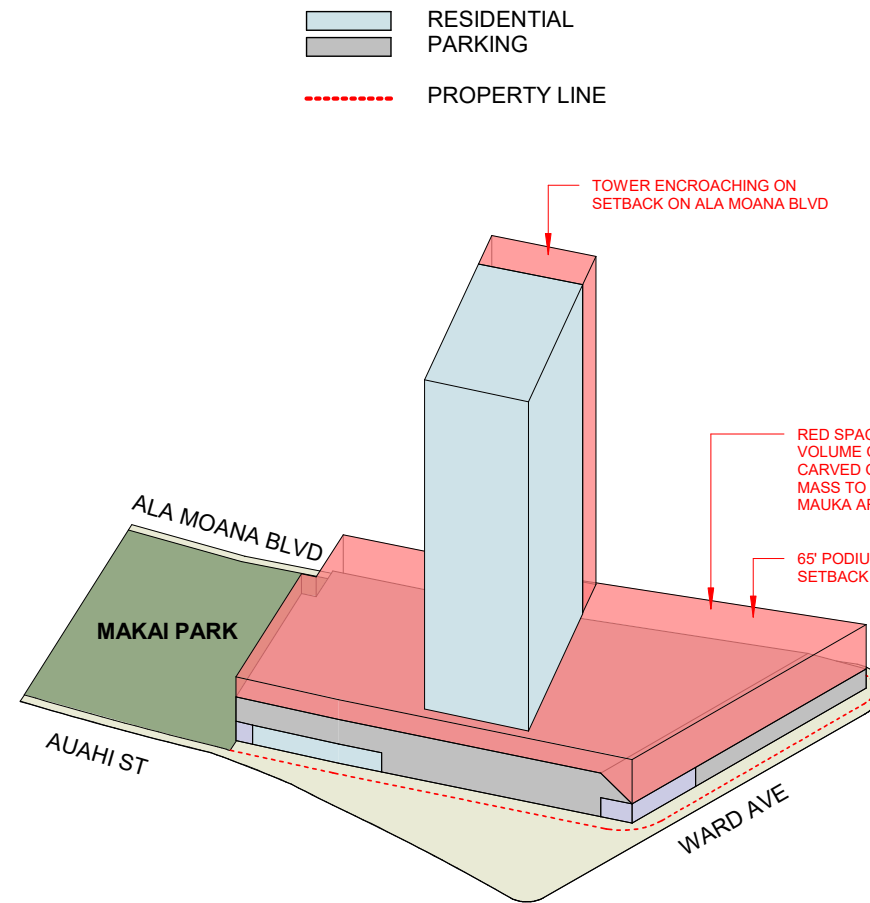






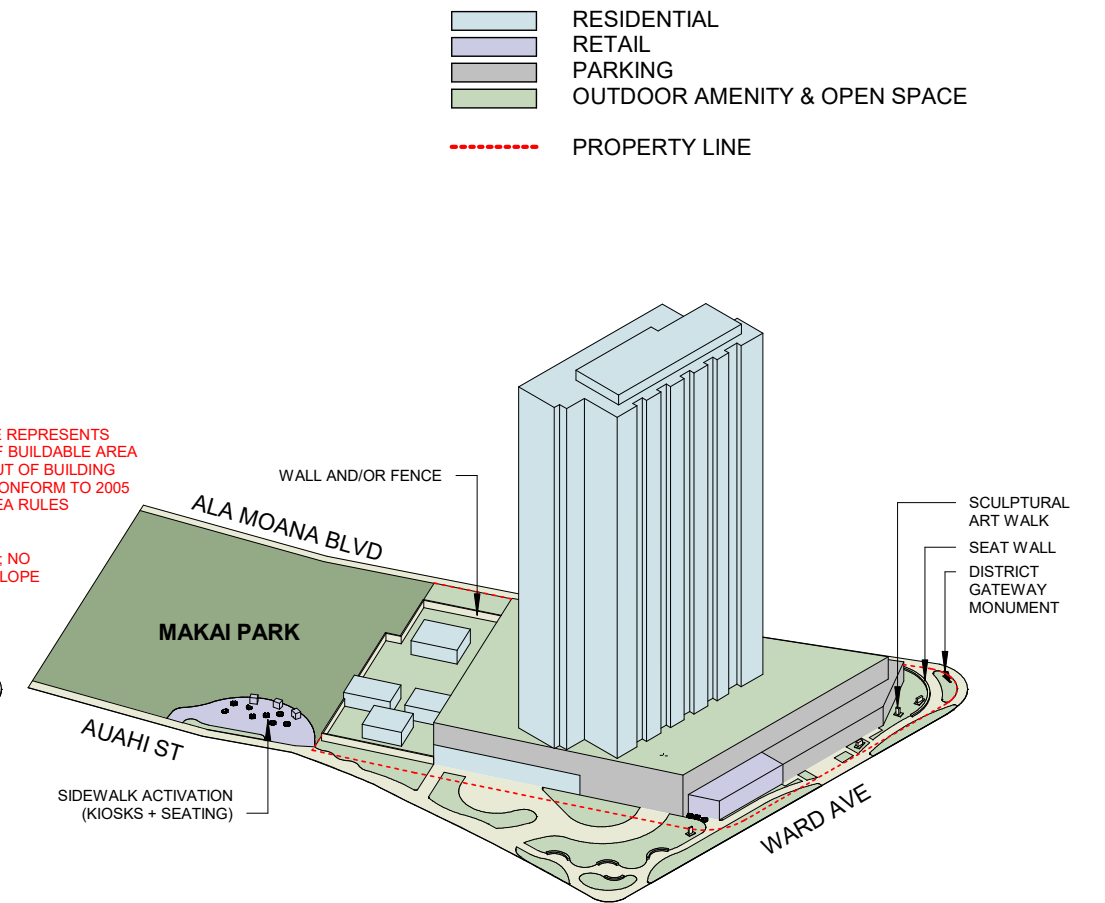
MASSING UNDER 2005 MAUKA AREA RULES

- 45' PODIUM; 16,000 SF TOWER
- ACTIVATED PEDESTRIAN GROUND LEVEL
- AESTHETICALLY PLEASING FACADES



WARD VILLAGE MASTER PLAN (WITH MODIFICATIONS)

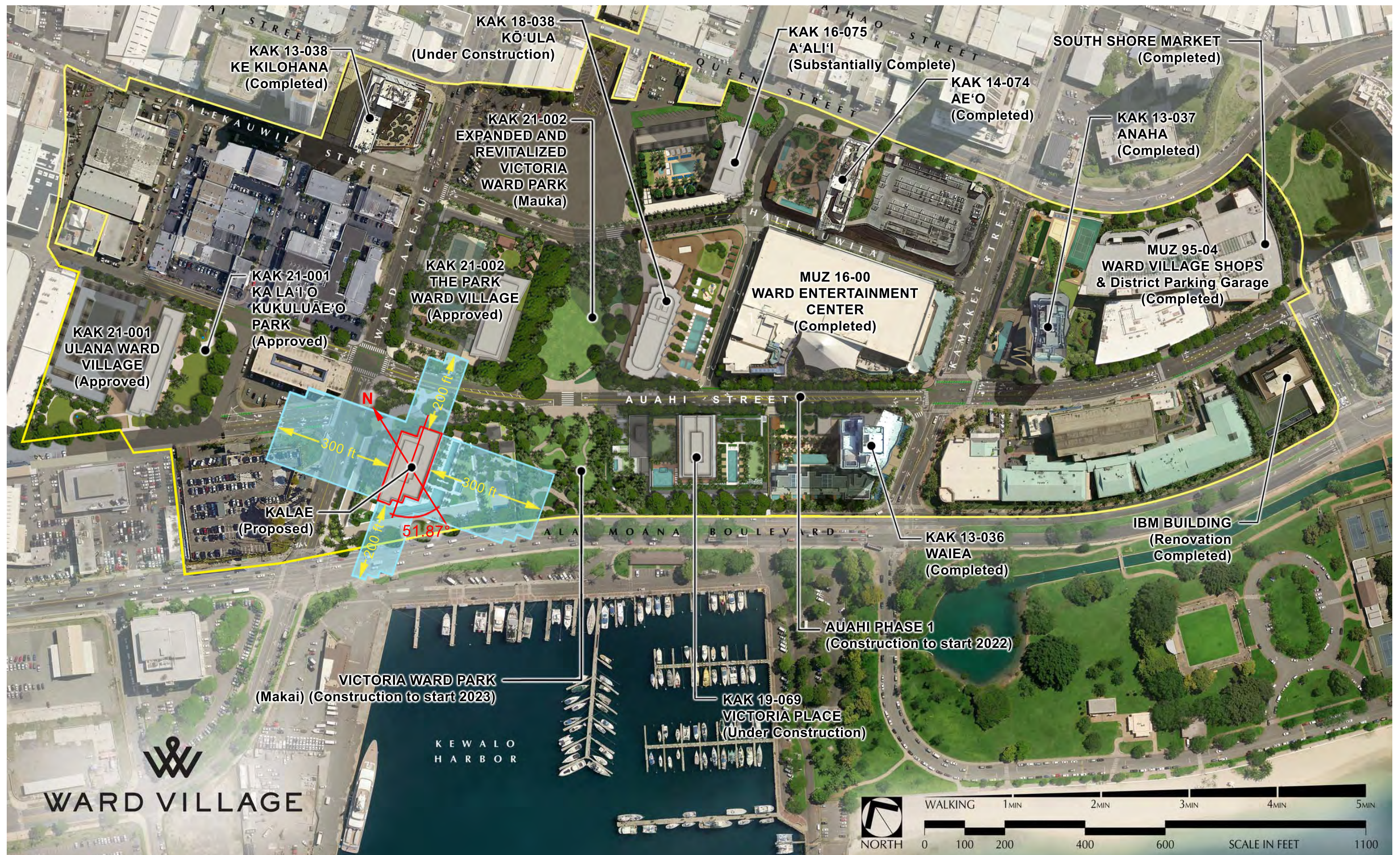
- MODIFICATION REQUIRED FOR A 65' PODIUM
- MODIFICATION REQUIRED TO ELIMINATE THE 1:1 SETBACK SLOPE FROM 20' TO 45' BUILDING HEIGHT ALONG ALA MOANA BLVD & WARD AVE
- MODIFICATION REQUIRED TO ELIMINATE THE 75' TOWER SETBACK



WARD VILLAGE MASTER PLAN (NO MODIFICATIONS)

- AESTHETICALLY PLEASING FACADE WITH ARTICULATION
- ADDITION OF VEGETATION AND ARCHITECTURAL FEATURES ON PODIUM WRAPPED WITH AESTHETICALLY SCREENED LINER
- DISTRICT GATEWAY MONUMENT
- ENHANCED PEDESTRIAN SAFETY MEASURES (PARKLET, INSET SIDEWALK, RAISED SIDEWALK, PLANTING BUFFER TO CURB)
- INTERACTIVE, CULTURALLY THEMED SCULPTURAL ART WALK
- COMMERCIAL STOREFRONT WITH OUTDOOR SEATING





This permit application has been prepared for the limited purpose of HCDA review and approval. This is not a marketing, advertising, or solicitation piece. The content of this application is based on information currently available to the applicant and is subject to change throughout the HCDA review and approval process. The graphics in this application have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.