

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~~ 445 parking stalls would be required for the building as currently designed.

All stalls within Kalae will be for residential and guest use. Approximately ~~seven~~ six 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.

EXHIBIT 26



| 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> | 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>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 1,144 SF Kitchen & Accessory Area x 1 per 444 SF = 2.6 spaces Total required = 446 spaces 445 <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</p> <p>Exhibits 7-9 - Floor Plans for Floors 2-4</p> <p>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. | The Ward MP proposes off street loading be provided consistent with the Mauka Area Plan and Rules. | <p>Kalae complies.</p> <p>Off-Street Loading Required:</p> <ul style="list-style-type: none"> Residential uses of 538,075 SF = 4 Residential uses of 533,887 SF = 4 Commercial uses of 2,560 SF = 1 Commercial uses of 2,144 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</p> <p>Exhibit 5 - Circulation Plan</p> <p>Exhibit 6 - Floor Plan, Ground Level</p> <p>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> | | Kalae complies. | <p>Exhibit 14-17 - Elevation Drawings</p> <p>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> | | Kalae complies. | n/a |



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. | <p>Kalae complies.</p> <p>Public Facilities Dedication Required:</p> <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 Kalae total required = 21,420 SF • PFD required for projects previously approved or pending= 169,796 SF • PFD total required – including Kalae = 191,216 SF <p>Public Facilities Dedication Provided:</p> <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 <p>• Kalae proposed PFD dedications = 0 SF</p> <p>PFD credit balance after Kalae = 173,311 SF</p> | 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. | <p>Kalae complies.</p> <p>There are no mapped streets, as designed in the Mauka Area Plan, within the Kalae site.</p> | 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. | <p>Kalae complies.</p> <p>All utilities serving Kalae will be underground and the existing overhead utilities along Kalae’s Auahi St. frontage will be placed underground.</p> | 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” | | <p>Kalae complies.</p> <p>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.</p> | 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. | | <p>Kalae will comply with the applicable flood hazard provisions of Article 7 of the LUO.</p> <p>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%.</p> <p>The Kalae site Flood Base Elevation is 9 feet. The proposed finish floor elevation at Level 1 for Kalae is 9.25 feet.</p> | Appendix E: Section 1.4 and Figure 1-4 |



Table 5-5 Ward Village Open Space.

| SUMMARY OF WARD VILLAGE MP Open Space (OS) | |
|--|-------------------|
| OS for Existing & Under Construction Projects (To Date) | |
| | Area |
| [LB4] IBM Building | 9,695 sf |
| MUZ 16-00 [LB1] Ward Entertainment Center | 2,859 sf |
| MUZ 93-04 [LB3] Ward Village Shops | 34,817 sf |
| KAK 13-036 [LB2-P1] Waiea | 13,667 sf |
| KAK 13-037 [LB3-P1] Anaha | 11,260 sf |
| KAK 13-038 [LB5-P1] Ke Kilohana | 1,323 sf |
| KAK 14-074 [LB1-P2] Ae'o | 5,047 sf |
| KAK 16-075 [LB1-P3] 'A'ali'i | 9,905 sf |
| KAK 16-075 [LB1-P3] Victoria Ward Park - Mauka | 55,263 sf |
| KAK 18-038 [LB1-P4] Kō'ula | 9,220 sf |
| KAK 19-069 [LB2-P3] Victoria Place [Note 1] | 14,054 sf |
| KAK 19-069 [LB2] Victoria Ward Park - Makai | 59,052 sf |
| Subtotal of OS for Existing & Under Construction Projects | 226,162 sf |
| OS for Projects per HCDA Approved Development Permits (To Date) | |
| KAK 21-001 [LB5-P2] Ulana Ward Village | 26,597 sf |
| KAK 21-001 [LB5] Ewa Plaza | 30,000 sf |
| KAK 21-002 [LB1-P5] The Park Ward Village | 22,198 sf |
| KAK 21-002 [LB1] Victoria Ward Park - Mauka Expansion area | 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) | |
| Block B [LB2-P4] Kalae | 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) | |
| Land Block 1 | 141,658 sf |
| Land Block 2 | 106,055 sf |
| Land Block 3 | 46,077 sf |
| Land Block 4 | 9,695 sf |
| Land Block 5 | 57,920 sf |
| Land Block 6 | 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. 445

All stalls within Kalae will be for residential and guest use. Approximately ~~seven~~ six 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 | 446 445 | 559 |
| Loading | 3 | 4 |



| 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) 1,144 SF | | | |
|---|---------------|----------|--------|
| 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 2.6 |
| Total Required ¹ | | -- | 7 6 |
| GRAND TOTAL REQUIRED | | | 446 445 |

| 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 | |

