WARD VILLAGE & SURROUNDING AREAS

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

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WARD VILLAGE - STREETSCAPE ACTIVATIONS

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These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.
• 32 restaurants, cafes and entertainment venues  • 40 retail shops  • 63 specialized neighborhood services
WARD VILLAGE'S LOCAL TEAM
WARD VILLAGE’S COMMITMENT TO ESG
• 330 homes  
• 45’ Podium – No Modifications  
• 19,282 SF of open space (exceed requirements of 11,371 SF)  
• 71,689 SF of recreation space (exceed requirements of 18,150 SF)  
• 2,144 SF of street level commercial/retail  
• 70% expansion of Victoria Ward Makai Park  
• Park retail kiosks activation  
• Auahi & Pohukaina Street connection  
• Setback meandering sidewalk and open space with integrated public art, lyrical sidewalk  
• Mauka – Makai enhanced view corridor  
• Landscaped & Monkeypods on Ala Moana Blvd.
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KALAE – OPEN SPACE DETAILED SITE PLAN

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WARD AVENUE – SCULPTURAL WALK

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VIEW EAST: WARD AVE. & AUahi ST.

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VIEW MAUKA: WARD AVE. & ALA MOANA BLVD.

These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.
VIEW MAKAI: AUahi ST. AT VICTORIA WARD PARK
These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.
KALAE ECONOMIC IMPACT

• **Initial Contribution**
  - $606M in economic impact (direct, indirect, total output)
  - $198M in workers’ earnings
  - $37M in State tax revenue (income, GET, other)
  - Workforce Employment
    - Year 1 - 763 jobs
    - Year 2 - 949 jobs
    - Year 3 - 858 jobs
  - $4.6 M in Building Permit & Impact Fees

• **Additional 30 Year Contribution**
  - $148M in economic impact
  - $49M in workforce earnings
  - $9M in State tax revenue (income, GET, other)
  - Building & Facility technical & management jobs
  - $127M in real property tax enabling City bonding capacity

• **DOE School Impact Fee** - $1.3M
EXECUTIVE SUMMARY

What sets Ward Neighborhood apart?

What do you arrive a new kind of neighborhood in the heart of Honolulu? First, bring together the past, present and future in a way that is unique to the spirit of Kaimuki and Honolulu. Second, enhance the qualities that are so important to people today from a diversity of housing to economic stability to environmental stewardship.

The Ward Neighborhood Master Plan is a long-range plan of 20plus years that would enable us to fulfill the needs of the community. It follows the guidelines set forth in the Kakaako Area Plan of the Honolulu Community Development Authority.

This vision builds on the legacy of the 30th century that have helped to define the Ward personality. These range from large retailers to unique boutiques that have become urban favorites and include small businesses opened by long-time residents with a sense of attitude and distinct Worth ethic. A goal of Ward Neighborhood is to create better locations and even more potential for those existing businesses. The neighborhood hopes to welcome new local and national retailers as well along with entrepreneurs who want to bring their fresh ideas to this exciting urban environment.

For decades, Ward has been a favorite gathering place for friends socializing, business meetings, family outings, and community events. Ward Neighborhood would build on this tradition, creating a place to live, work and play that can be a magnet for people of all ages and backgrounds.

The Central Plaza will reach out toward Kakaako Park and the Koolau Mountains, providing inspiration for residents and visitors. Two additional public plazas would be located on the Diamond Head end. Two ends of the community, Kapiolani Street could be transformed into a thoroughfare that in both motion and ground, ideal for strolling, window shopping and outdoor dining, shaded by a large canopy of trees. These are the characteristics of a community that can become favorite gathering places and a source of connections with surrounding neighborhoods.

Hawaii’s multi cultural diversity would be celebrated in Ward Neighborhood. There will be a place to raise a family or to grow an international business. Residents and visitors—people of all ages and incomes—can be part of an
DEVELOPMENT STRATEGIES
DEVELOPMENT STRATEGIES

Delivery of the public amenities sets on the ability to develop with higher density, leaving space for parks, wider landscaped streets and stunning views. 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.
The Master Plan includes an area of approximately 40 acres and proposes a mid-density development that will not exceed the maximum 5:1 Floor Area Ratio (FAR) permissible by the HCDTA Ward Area Plan. This plan includes the development of a number of local parks or greens. Each block will be developed individually or concurrently. The actual program for each parcel may vary depending on market demand and opportunities, but the overall development size is controlled by the maximum permissible FAR and the total size of the area.

The following Area Summary reflects how the proposed development is consistent with HCDTA’s development requirements under the current Ward Area Plan. Space savings for various uses and density for each land block are listed along with related information.

There are many possible development solutions in which the Master Plan can be implemented within the parameters established. The scenarios presented on the following pages are possible development solutions and do not represent a commitment to building within a defined sequence. It determines how the various uses can work together on distinct layers. The actual program and uses for each block will be negotiated through the process of the Master Plan based on market conditions. Each development phase will add another component consistent with the Master Plan vision.

The Master Plan consists of four distinct layers of development that organize the uses horizontally as well as vertically. The layers include: 
1. First floor, ground level, and pedestrian level – the primary retail level.
2. Second floor – the second retail level.
3. Third floor – above retail level.

The full development of Ward Neighborhood will unfold over an extended 20-plus year period, in accordance with the planning principles and design guidelines established in the Ward Neighborhood Master Plan. The plans depicted on the next few pages represent a possible “vertical sequence” of uses and density distribution at build-out. The actual development, while consistent with the Master Plan, will be adjusted to reflect evolving needs of the community and accommodate changing market conditions.
The Street Level

This plan shows all street level functions including:

- New public spaces and pedestrian friendly sidewalks
- Retail, dining, and entertainment uses fronting public streets and open spaces
- New formal public pathways (private ownership)
- Residential units at base of podium
- Residential and office lobbies
- Parking garage entries and exits
- Parking structures
- Pedestrian access ways to/from parking structures
- Significant landscape screening at Ali Moina Boulevard
The Second Level

This plan shows all second level development including:

- Additional levels of retail, dining, and entertainment uses at various locations
- Office space at the second level
- Residential units facing public streets and open spaces
- Public and residential parking
The Podium Levels

The podium is defined as the portion of the building on which a tower structure sits. It is the main façade area at street level. The tower structure would sit above the podium and be set back from the right-of-way. Podium level uses might include:

- Office space
- Residential uses, facing public streets and open spaces
- Screened public and residential parking structures
The Amenity Roofs, Mid-Rise and High-Rise Towers

Mid-rise and high-rise buildings are located above the podium. These buildings vary in height depending on their location, and they include multiple uses such as residential units and commercial office space.

The upper level of the podium serves as an area for residential amenities and landscaped gardens, providing safety and green space for the residents above.

Uses above the podium level could include the following:

- Mid-rise and high-rise commercial office space
- Mid-rise residential on various parcels, of various heights as noted
- Residential amenities on various parcels, of various heights as noted
- Roof deck amenities and recreation areas for residential and office uses
Phasing Flexibility

The Master Plan expresses a long term vision that will be incrementally implemented in response to market demand. Each stage of the development will help to advance the development of subsequent phases to better meet the needs of the evolving community.

The Ward Neighborhood Master Plan calls for a redevelopment of the Ward properties over more than twenty years toward the ultimate vision of a Neighborhood that is integrated by its public spaces and culture to its building designs, landscape plans and more amenities. The timeline for development of 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.

While no specific phasing sequence is outlined, it is intended that public spaces will be developed earlier in the sequence, allowing unbuilt, office and retail buildings to serve as a “bank” of public space that are already in place.
A new kind of neighborhood bringing new life and opportunity to the heart of Honolulu.
5. Public Spaces
Public spaces will provide an organizing framework for Ward Neighborhood.
- The Central Plaza will provide unique opportunities for people throughout Oahu to enjoy performances and interact with others.
- Public spaces, parks and plazas will accommodate a range of neighborhood needs and requirements.
- A network of pedestrian links, made up of streets and streetscapes, will add to the character and identity of Ward Neighborhood.
- In total, more than 8.5 acres are proposed for public places and other open spaces.

6. Public Facilities
- In addition to the public places, more than 7.5 acres will be set aside for new public recreational facilities.
- Additional public facilities in the form of other community facilities, utilities, infrastructure and parking will be provided. In total, the distribution will be equivalent to the land value of at least an additional 2.4 acres.

7. Connectivity
Ward Neighborhood will connect internally and externally, serving as a neighborhood and as a greater community.
- As part of a larger transportation network, traffic circulation and access to, within and through the Neighborhood is a principal component of this Master Plan vision.
- Creation of an attractive and engaging pedestrian environment will be a fundamental, defining element of Ward Neighborhood.

8. Urban Design
Purposes within Ward Neighborhood will be carefully planned to enhance and improve pedestrian views in a manner consistent with the Master Area Plan.

In addition, the sustainability framework for the Ward Neighborhood will include use of sustainable and recycled materials, building orientation that takes advantage of prevailing winds and natural light, and native vegetation.

In certain respects, however, the Ward Neighborhood Master Plan proposes a departure from the current Master Area Plan. The intent of the proposed modifications and other deviations from the current Master Area Plan is to achieve a more functional, beautiful, inviting, and walkable urban center, and improve the pedestrian experience at the street level.

Buildings oriented to the street level and to pedestrians
- The current Master Area Plan – Emphasized de-emphasized streets on the 40 foot and 60 foot alternate conventional building orientation and more pedestrian-friendly urban centers, widening and more pedestrian-oriented design.
- The Ward Neighborhood Plan – Proposes development that is oriented towards the street level to enhance the pedestrian experience.

Increased pedestrian heights
- The current Master Area Plan – Sets the pedestrian height at 40 feet
- The Ward Neighborhood Plan – Proposes increasing the pedestrian height
  - For public frontages: Ali Wai Oahu Boulevard – from 40 feet to 50 feet
  - For other parcels: directly fronting Ali Wai Oahu Boulevard – from 40 feet to 55 feet

Among the advantages of increasing the pedestrian height:
- Allows for retail, restaurants, offices and residential units to be built within the pedestrian zone.
- Additional pedestrian height provides an opportunity to aesthetically support and enhance the facade of buildings.
- Facing retail, restaurants, offices and residential units to the street is more aesthetically pleasing than facing a parking structure in the street.
BULLET POINT 1. continued

- Superblock Development
  - The current Mouse Area Plan – Proposes development in superblocks, with the concept of variable setback to achieve the consolidation of parcels.
  - The Ward Neighborhood Plan – Exposes no development through a smaller grid pattern to promote better connectivity for pedestrians and vehicles.

- Setback rules for parcels
  - The current Mouse Area Plan – Requires a 13 setback within the parcels from 20 feet to 45 feet.
  - The Ward Neighborhood Plan – Proposes the elimination of the 13 setbacks within the parcels along the Maren Boulevard, Ward Avenue, Kamesuke Street, and Queen Street.

  Eliminating the 13 setback within the parcels along those areas allows for the development of a continuous building facade that will better define the edge of the street. Retail and residential use can be built within these areas.

- Tower Elements setback
  - The current Mouse Area Plan – Establishes a 25 foot setback for towers along certain streets.
  - The Ward Neighborhood Plan – Proposes the elimination of the 25 foot setback for towers along Ward Avenue, with a smaller setback along a master street orientation.

  Elimination of this setback allows for the tower footprint to extend perpendicular to the street in a multi-modal direction. This tower orientation will facilitate design of the building in a slender building profile, which will help to preserve views and maintain visual transparency through the slender.

- Modification to side and rear setbacks
  - The current Mouse Area Plan – Requires side and rear yard setbacks for all buildings.
  - The Ward Neighborhood Plan – Proposes the elimination of side and rear yard setbacks in selected locations where the facades of new buildings will also act as walls of existing or future neighboring structures.

  Eliminating setbacks in those locations will allow connections between buildings and prevent new residual spaces from being created between buildings, thus helping to minimize narrow and unsafe areas.

- Addition of Mid-rise as “Mid-Height Element”
  - The current Mouse Area Plan – Does not include a “Mid-Height Element”.
  - The Ward Neighborhood Plan – Proposes the inclusion of a “Mid-Height Element” with a maximum height of no more than 290 feet, with a minimum separation of 60 feet between buildings and without a minimum floor plate restriction.

  The introduction of a “Mid-Height Element” will provide an opportunity to disrupt building mass more evenly among different parcels and reduce the number of reviews needed to achieve the proposed density in the Ward Neighborhood.

- Halkaulua Street Extension
  - The current Mouse Area Plan – Includes an extension of Halkaulua Street on the Diamond Head side of Ward Avenue connecting to Queen Street.
  - The Halkaulua Street Extension was envisioned as part of a row of commercial retail and mixed-use.

  The Ward Neighborhood Plan – Proposes a new street in place of the Halkaulua Street Extension that would be vaguely parallel to Queen and Anahil Street and would connect Ward Avenue to Kamesuke Street. A similar streets alignment to replace the Halkaulua Street Extension is proposed in the draft revisions to the Mouse Area Plan.

  The proposed new street would enhance pedestrian and vehicular connectivity in the area and would break down a large block into smaller, more walkable blocks.

BULLET POINT 1. (continued)

Mixed Use zones

1. The current Master Area Plan – Includes two mixed-use zones that permit residential, commercial and industrial uses with an emphasis on commercial uses and the other, industrial uses.

2. The Ward Neighborhood Plan – Proposes a single “Mixed Use” zone that would allow more flexibility in designing and developing the mixed-use community that is proposed for Ward Neighborhood. This is in concurrence with the proposed single mixed use zone in the draft rezoning for the Ward Area Plan.
Mauka Area Plan

“The upper-level pedestrianways will join neighborhoods, link residential areas with off-site employment areas, and provide access to public facilities throughout the community. This upper-level system will allow people to move throughout the Mauka Area without going to the street level with its accompanying automobiles.” (page 15)

“A series of bridges or skywalks will be built across the public streets to create a system of continuous pedestrianways.” (page 15)

“At approximately the 45-foot elevation, 6- to 8-foot wide corridors shall be provided on the decks of platforms within the upper-level setback area. Six- to eight-foot street over crossings for pedestrians and wheelchairs shall be provided to link blocks or superblocks, or to link complimentary facilities, such as a parking garage to employment centers.

The basic upper level pedestrianway system shall follow the routes shown on the Open Space and Recreation Plan. This system provides for an upper-level pedestrian corridor within one block of most parcels in the Mauka Area. Developments located near the system or in adjacent superblocks should be encouraged to connect their internal circulation system to the larger Mauka Area system.” (page 43)
Mauka Area Plan

Figure 5: Mauka Area’s Future Urban Form
Proposed FOF, COL, and D&O for a Master Plan Permit

35. Master plans are intended to encourage timely development, reduce the economic cost devourment, 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. See id. (pages 7-8)

36. Through the master planning process, a developer can obtain assurances that proposed projects within the Kaka'ako Mauka area that are in accordance with the Authority's Mauka Area Rules in effect at that time will not later be restricted or prohibited by subsequent changes to those rules. See HAR § 15-22-200(c). Master planning also provides a developer with greater flexibility than would otherwise be possible through typical lot-by-lot development. See HAR § 15-22-200(d). (page 8)

46. Land Uses/Area:…It is a long range plan that would span over more than 20 years, potentially including 10-15 different phases. The phasing and mix of uses developed under the Master Plan will depend on changing market and social conditions. (page 10)
Proposed FOF, COL, and D&O for a Master Plan Permit

48. Streetscapes:…To mitigate the unsightliness of structured parking, the Plan anticipates extensive use of "liners" which are buildings designed to have aesthetically pleasing facades and to provide interaction with pedestrian traffic at ground level. See id. (page 11)

62. Modifications to Mauka Area Rules: Petitioner has identified the following necessary modifications to the Mauka Area Plan to achieve the vision of the Master Plan:

- Increase the maximum podium or street front element height from 45 feet to 65 feet for parcels fronting Ala Moana Boulevard and to 75 feet for all other parcels not directly fronting Ala Moana Boulevard, which will allow retail, restaurants and residential units to be built within the podium and parking structures to be moved up and away from the street, creating a more aesthetically pleasing and pedestrian friendly facade;

- Eliminate the 1:1 setback slope from 20 feet to 45 feet in the building height along Ala Moana Boulevard, Ward Avenue, Kamake'e Street and Queen Street, which will allow for development of a continuous building facade that better defines the edge of the street;
Proposed FOF, COL, and D&O for a Master Plan Permit

- Eliminate the 75-foot view corridor setback for towers along Ala Moana Boulevard that have a Mauka-Makai orientation, which will allow for the tower footprint to be rotated perpendicular to the ocean, in a Mauka-Makai direction, to enhance ocean and mountain views;
- Allow for the development of a mid-rise or mid-height element without a maximum floor plate restriction where the maximum building height is no more than 240 feet and the separation between the buildings is at least 60 feet, which allows for a more evenly distributed building mass and reduces the number of towers needed to achieve the density proposed for this area; and
- Preserve all modifications and variances previously granted for the Ward Village Shops project in Land Block 3, in order to complete and include it in the Master Plan framework.

See Petitioner’s Exhibit 5 (Staff Findings), at 5; Petitioner’s Exhibit 6 (Petitioner’s Response to Staff Findings), at 1221-24. Petitioner requests that these modifications be granted as part of the approval of the Master Plan (pages 15-16)
Proposed FOF, COL, and D&O for a Master Plan Permit

72. **Urban Form:** Urban form refers to the physical layout and design of a development. A major focus of the Master Plan is to create gathering places in the neighborhood. It also attempts to improve the pedestrian experience and foster an urban village lifestyle. 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 retail use at the street level will promote pedestrian activity. The proposed design concepts will significantly improve the quality of the urban environment. Many of the platform levels will also include a certain amount of landscaping to serve as resident and employee recreation areas. 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. (pages 21-22)
Proposed FOF, COL, and D&O for a Master Plan Permit

84. Pedestrian Circulation: The Master Plan proposes several enhancements to pedestrian circulation within the district in the form of street improvements to Auahi Street, Ward Avenue, Kamake'e Street, and Pohukaina Street. Auahi Street is being proposed as a major landscaped, pedestrian friendly street. In addition to the street improvements, the Master Plan includes several public plazas and open spaces that are connected to Auahi Street. Retail and commercial liners have been proposed along major streets that would hide the parking structures behind them. The buildings and public plazas will be linked by a street system that is designed to accommodate pedestrians. The Master Plan’s proposed pedestrian circulation system is consistent with the goals of the Mauka Area Plan and Rules. See Petitioner’s Exhibit 5 (Staff Findings), at 15. (pages 26-27)
Proposed FOF, COL, and D&O for a Master Plan Permit

102. **Modification of 75 foot tower setback** -- The modification of the 75-foot tower setback requirement for buildings along Ala Moana Boulevard will allow the orientation of buildings in a Mauka-Makai direction, thereby facilitating a slender building profile, enhancing ocean and mountain views and maximizing visual transparency throughout the area. The existing 75-foot tower setback for buildings along major roadways could encourage the construction of structures along Ala Moana Boulevard in an 'Ewa to Diamond Head direction, potentially blocking view planes. The 75-foot tower modification would allow the tower footprint to be rotated perpendicular to the ocean, so that the narrow part of the footprint would face the ocean. See Petitioner's Exhibit 4 (Addendum), at 38-39.

103. **Modification to podium heights** -- The Master Plan proposes increasing the maximum podium height from 45 feet to 65 feet for parcels fronting Ala Moana Boulevard, and from 45 feet to 75 feet for other parcels not directly fronting Ala Moana Boulevard. Increasing the podium height allows for retail, restaurants, office and residential units to be built within the podium. The additional podium height offers the opportunity to move a parking structure up and away from the street, occupying a smaller floor plate and making room for alternative uses. These new uses can then surround the garages. See Petitioner's Exhibit 4 (Addendum), at 36-37.
Proposed FOF, COL, and D&O for a Master Plan Permit

104. **Modification to podium setback** -- The Master Plan proposes to eliminate the 1:1 setback slope defined as a 20-foot to 45-foot slope in building height along Ala Moana Boulevard, Ward Avenue, Kamake'e Street and Queen Street. This would allow a more continuous urban street front with greater usable building density brought closer to ground level and a facade that would better define the edge of the street. See Petitioner's Exhibit 4 (Addendum), at 37-38.

105. **Modification with respect to Mid-Rise or "Mid-Height Element"** – The Master Plan proposes the introduction of the "Mid-Height Element" as a building type, without a maximum floor plate restriction, with a maximum height of 240 feet and with a minimum separation of 60 feet between buildings. This could effectively replace one 400-foot tower with two 240-foot mid-rise buildings, which would create more favorable view angles within the Master Plan Area and reduce the number of towers needed to achieve the proposed density in Master Plan Area. In addition, this would allow the building mass to be distributed more evenly among different parcels. (pages 32-33)
Proposed FOF, COL, and D&O for a Master Plan Permit

10. Notwithstanding the physical development parameters of the proposed master planned area provided by the Petitioner, each proposed development shall be subject to applicable development rules on a project-by-project basis. (page 40)

13. Petitioner's proposal to modify Mauka Area Rules may be addressed as part of the planned development review process and shall be evaluated under HAR § 15-22-22.

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. (page 41)

3. Plan Variances. If Petitioner proposes any variances to the Mauka Area Rules, such variance requests shall be addressed at the time of review of each planned development or base zone development project and evaluated for technical adequacy and enhancement of design and urban character. (page 44)
118. Extent to which the Project avoids a substantially adverse effect on surrounding land uses through compatibility with the existing and planned land use character of the surrounding area. Development permits approved under the Ward Maser Plan for Waiea, Anaha, Aeo, Ke Kilohana, Aalii and Kolua have brought mixed-use residential buildings, commercial frontage, shopping destinations, and sizeable plazas with outdoor seating along Kamakee Street and Auahi Street. The Project integrates with these existing and planned conditions by, among other design strategies, seamlessly transitioning to the ground level open space at Victoria Ward Park Makai, and employing appropriate landscaping to create an interesting and calming streetscape and desired urban form. (pages 27-28)

120. While the Ward Area Master Plan Application envisions Auahi Street as including retail opportunities, the plan does not limit the promenade only to retail and commercial activities.
121. The Ward Master Plan Application also envisions areas on Auahi Street as leading to spaces that will provide “opportunities for respite, conversation or contemplation, as well as aesthetic landscape enhancements.” (page 28)

129. While designed to be more of a tranquil and relaxing area than its more active counterpart on the mauka side, the makai portion of Victoria Ward Park will have views of both the ocean and the mountains, and will be visually and thematically connected to the mauka side of Victoria Ward Park across Auahi Street. Collectively, Victoria Ward Park will provide open space for the public to use. (pages 29-30)
186. **Pedestrian Environment.** In accordance with the Ward Master Plan Application, Auahi Street is proposed to be a major landscape, pedestrian friendly street. Retail and Commercial Liners have been proposed that would hide the parking structures behind them. The buildings and public plazas are proposed to be linked by a street system that is designed to accommodate pedestrians.

187. VWL represents its proposed Makai area park will activate the sidewalk on Auahi Street fronting the project, fulfilling the goals of the Mauka Area Plan and Rules and the Ward Master Plan.

Accordingly, condition No. 26 of the D&O states, “Prior to HCDA staff approval of a foundation permit, VWL shall provide a plan approved by the HCDA board to activate the sidewalk and building frontage fronting the project on Auahi Street to meet the goals outlined in the Vested Rules. VWL shall provide a building frontage design that incorporates activation, landscaping, tree canopies and/or awnings or other architectural features to provide shade for pedestrians on Auahi Street.

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ANALYSIS:

VWL’s plan as submitted provides for landscaping and trees consistent with HCDA’s rules and compliant with the 2016 Ward Village Street Tree Master Plan, which supersedes HAR Chapter 15-22-144), meeting the goal of providing landscaping to provide shade for pedestrians on Auahi Street. It also includes interpretive design features designed to activate the sidewalk and building in front of Victoria Place.

RECOMMENDATION:

That the Authority Accept a Plan Proposed By Victoria Ward Ltd. To Create a More Pedestrian Friendly Sidewalk and Building Frontage on Auahi Street as Required Under condition No. 26 of the Findings of Fact, Conclusions of Law, and Decision and Order for Victoria Place (KAK 19069) Located Between Auahi Street and Ala Moana Boulevard Immediately West of the Waiea Condominium and Located at TMK (1) 2-3-001:131 and a portion of TMK (1) 2-3-001-130?
Victoria Ward Park

- Water Features
  - Brackish Pond
  - Fountain
- Keiki play areas
- Interpretive Art
- Native Landscaping
- Open Pavilions
- Connection to
  Ala Moana Park &
  Kewalo Harbor
- Bike & walk paths

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WARD VILLAGE PARKS

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KOULA AND AUahi STREET

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These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.
THE PARK WARD VILLAGE AND AUahi STREET

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