

ORDER
OF THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY
OF THE STATE OF HAWAII

In re Application of)	APPLICATION NO. KAK 19-069
)	
Victoria Ward, Limited,)	
)	
Applicant)	
)	
For a Planned Development Permit for Land)	
Block 2, Project 3)	

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION AND ORDER

On July 15, 2019, VICTORIA WARD, LIMITED (“VWL”) submitted an application (“Application”) for a planned development permit pursuant to Chapter 206E of the Hawaii Revised Statutes (“HRS”), Chapter 15-22 (“Vested Rules”) and Chapter 15-219 of the Hawaii Administrative Rules (“HAR”) for a proposed residential high-rise condominium project known as Land Block 2, Project 3 of the Ward Neighborhood Master Plan (“Project”), which will replace the currently-approved Gateway Project (KAK-14-066). The Project is located within the Kakaako Community Development District (“KCDD”) on in the middle of Land Block 2, bound by Auahi Street on the Mauka side, Kamakee Street on the Diamond Head side, Ala Moana Boulevard on the Makai side, and Ward Avenue on the Ewa side and further identified as Tax Map Key Nos. (1) 2-3-001:131, and a portion of 130 (por.).

The Hawaii Community Development Authority (the “HCDA” or “Authority”), having heard and examined the testimony, evidence, and argument of counsel, which were presented during the hearings of September 4 and October 2, 2019, along with their respective pleadings filed herein, along with public comments submitted to the Authority, hereby makes the

113. **Flood Hazard District.** Pursuant to HAR § 15-22-82, the applicable provisions of the LUO relating to flood hazard districts apply to all properties within the mauka area.

114. The Project site is located in the Federal Emergency Management Agency Flood Insurance Rate Map as Zone AE, in which the annual chance of flooding for a 100-year flood is determined as one percent. The property's flood base elevation is 9 feet above mean sea level, and the proposed finish floor elevation at Level 1 for the Project is 9.25 feet above mean sea level.

HRS 206E REQUIREMENTS

115. **Extent to which the Project advances the goals, policies, and objectives of the applicable district plan.** The Project has been designed consistently with the goals of the Ward Master Plan, the Vested Rules, the Authority's development guidance policies, and the district wide plan for the Kakaako mauka area.

116. This Project, along with other projects in the KCDD, and the additional required reserved housing will help to fill a shortage in housing for Hawaii families.

117. **Extent to which the Project protects, preserves, or enhances desirable neighborhood characteristics through compliance with the standards and guidelines of the applicable district rules.** The Project is adjacent to bus and trolley routes, providing excellent connectivity for residents and visitors. The Project will bring housing, parks, open space, and amenities to the urban core in a compatibly planned, smart growth way.

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 Master Plan for Waiea, Anaha, Aeo, Ke Kilohana, Aalii and Koula 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.

119. The decision to replace the Gateway development, which included two residential buildings, with the single Victoria Place building is also compatible with the existing and planned land use character of the surrounding area.

120. While the Ward 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.”

122. Finding of Fact No. 48 of the May 6, 2019 WVMP D & O states: “Major design objectives of the Master Plan include connected public spaces, a pedestrian supportive environment including the redesign of Auahi Street as a landscaped promenade, preservation of Mauka-Makai view corridors and an enhanced roadway network with canopy trees and pedestrian amenities.”

123. Finding of Fact No. 48 of the WVMP D & O further states: “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.”

124. Community outreach conducted by the applicant showed the community wanted to see more green space.

125. The current application proposes to facilitate more green space that will help activate the makai side of Auahi Street, however it does not specifically provide the green space provided by the makai Central Plaza.

126. **Extent to which the Project provides housing opportunities for all income groups, particularly low, moderate, and other qualified income groups.** The Project will provide approximately 350 residential units, with a mix of bedroom unit types.

127. Consistent with the Ward Master Plan, and to meet remaining reserved housing requirements for both Victoria Place and Koula, at least 108 new reserved housing units will be provided in Ward Village Block F.

128. **Impact of the Project on pedestrian oriented development, including complete streets design.** The building location and orientation was chosen to accommodate the pattern of a connected and walkable community coming to life at Ward Village, among other considerations.

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.

130. Currently, the makai portion of Victoria Ward Park has not been constructed.

131. **Impact of the Project on transit oriented development, including rail, bus, and other modes of rapid transit.** The Project's design has been accomplished in consideration of major existing transportation routes, recreational and service areas.

132. The Project is designed in consideration of major existing and contemplated transportation routes, recreational and service areas. Consistent with HCDA's transit-oriented development principles, Victoria Place is located within walking distance of the proposed rail station (near Ward Avenue and Queen Street) and adjacent to bus and trolley routes, all of which could provide increased synergy with existing and future transportation systems.

133. **Impact of Project on community amenities such as gathering places, community centers, culture and arts facilities, and the full array of public facilities normally provided by the public sector.** The Project offers easily-accessible amenities and social gathering space to encourage interaction within its community of residents and visitors, and within the greater communities of Ward Village, Kakaako, and Honolulu.

134. A public amenity that would create a social gathering space is the Victoria Ward Park, part of the Central Plaza.

135. **Impact of the Project on preservation of important natural systems or habitats.** The Project will avoid an adverse impact to the surrounding environment through the