

STATE OF HAWAII
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
KAKAAKO
Honolulu, Hawaii, 96813

September 2, 2020

Chairperson and Members
Hawaii Community Development Authority
State of Hawaii
Honolulu, Hawaii

HCDA Board Members:

SUBJECT: Shall 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 19-069) 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?

SUMMARY:

On June 5, 2020, Victoria Ward, Limited (VWL) submitted an Auahi Street Activation Plan pursuant to the provisions of Planned Development Permit No. KAK19-069 for the Authority's review and acceptance. VWL's submission is attached hereto as Exhibit A.

On October 2, 2019, VWL had received approval for its Planned Development Permit for Land Block 2, Project 3, (KAK 19-069) located between Auahi Street and Ala Moana Boulevard immediately 'Ewa of the Waiea Condominium on October 2, 2019.

The Project is more commonly known as Victoria Place and its TMK is (1) 2-3-001:131 and a portion of TMK (1) 2-3-001:130.

In the Findings of Fact, Conclusions of Law and Decision and Order (D&O) the authority found the following:

186. **Pedestrian Environment.** In accordance with the Ward Master Plan Application, Auahi Street is proposed to be a major landscaped, 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.

The D&O is attached hereto as Exhibit B.

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.

The 2016 Ward Village Street Tree Master Plan is attached hereto as Exhibit C.

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 19-069) 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?

Respectfully Submitted



Garett Kamemoto, Interim Executive Director

Attachments:

Exhibit A – VWL Auahi Street Activation Plan

Exhibit B – KAK 019-069 D&O

Exhibit C – 2016 Ward Village Street Master Plan



June 5, 2020



VIA EMAIL AND U.S. MAIL

Mr. Garrett Kamemoto
Executive Director
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813



RE: HCDA: VWL – Land Block 2, Project 3 – Decision and Order Compliance
Planned Development Permit No.: KAK 19-069

Dear Mr. Kamemoto:

Pursuant to the provisions of Planned Development Permit No. KAK 19-069 Decision and Order (“D&O”) dated October 2, 2019, and received via certified mail on October 31, 2019, The Howard Hughes Corporation, hereby submits the below documents, for your review and acceptance.

D&O Condition Number	Documentation
No. 26	1. VWL letter summarizing the Auahi Street Frontage Activation Plan for Land Block 2, Project 3, dated June 3, 2020. 2. Auahi Street Activation plan, dated May 21, 2020

If you have any questions or require further information or documentation, please do not hesitate to contact me and/or Development Director Cord Anderson.

Very Truly Yours,

VICTORIA WARD, LIMITED

Race Randle
Authorized Signatory
Victoria Ward, Limited

cc: Doug Johnstone, Race Randle & Cord Anderson of The Howard Hughes Corporation (via e-mail only)
J. Douglas Ing, Esq. & Brian Kang, Esq., of Watanabe Ing LLP (via e-mail only)

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Race Randle
Senior Vice President,
Development



June 3, 2020



Mr. Garrett Kamemoto
Executive Director
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813



RE: Land Block 2, Project 3 (Victoria Place)
Planned Development Permit No.: KAK 19-069
Condition No. 26 (Auahi Street Frontage Activation Plan)

Dear Mr. Kamemoto:

Pursuant to Condition No. 26 of Planned Development Permit KAK 19-069, Decision and Order dated October 2, 2019 (the "D&O"), Victoria Ward, Limited ("VWL") submits the following:

Decision and Order Condition No. 26 (Submission of Auahi Street Frontage Activation Plan)

Condition No. 26 of the D&O requires that VWL submit for review and approval by the HCDA board, a plan to activate the sidewalk and Victoria Place building frontage along Auahi Street to meet the goals outlined in the Vested Rules. Specifically, VWL is required to 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.

As discussed during the permitting hearing, the Ewa side of Victoria Place will feature the makai portion of Victoria Ward Park, which will provide a tranquil, lush and relaxing area for residents and visitors of Ward Village to enjoy in an outdoor setting. This area is consistent with community feedback and VWL's plan to provide a diversity of experiences throughout Ward Village, as the park will provide a green and calm oasis in the heart of the community, while also being conveniently located right across the street from the retail and commercial establishments mauka of Auahi Street.

With this in mind, HCDA intended Condition No. 26 to ensure that the façade and sidewalk fronting Victoria Place along Auahi Street would be an inviting, desirable, and environmentally-interactive pedestrian path to Victoria Ward Park, which would continue the same "feel" of the relaxing and non-commercial nature of the area. See Transcript of Proceedings (October 2, 2019) at 14-15 (discussing intent of Condition No. 26).

Consistent with the foregoing, and pursuant to Condition No. 26, please find enclosed the Victoria Place – Auahi Street Activation plan, dated May 21, 2020. This plan complies with the goals and requirements of both the Ward Neighborhood Master Plan and the applicable provisions of the 2005 Mauka Area Rules (the "Vested Rules").

The Ward Neighborhood Master Plan envisions the transformation of Auahi Street into a park-like pedestrian promenade, which will feature a pedestrian-friendly, enhanced streetscape, with large street trees providing shade, extensive landscaping and pocket parks to stitch together the urban fabric. The Activation Plan is fully consistent with -- and is a significant step forward in realizing -- this vision for the pedestrian promenade, as the plan thoughtfully integrates large palms and trees

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Howard Hughes

to provide shade, lush landscaping, and a park-like atmosphere that provides a relaxing transition to Victoria Ward Park.


In addition, the Activation Plan also meets the requirements and overall goals of the Vested Rules to enhance the “attractiveness of the streetscape”; to provide for “street tree planting and general landscaping”; and provide certain pedestrian amenities “to improve the quality of the street environment.” See Hawaii Administrative Rules (“HAR”) §§ 15-22-86(18) (factors considered by HCDA for determination of planned development permit); 15-22-140 (statement of purpose of special urban design rules for Mauka Area); 15-22-142 (streetscape requirements); 15-22-144 (landscaping); and the 2016 Ward Village Street Tree Master Plan (which supersedes certain tree landscaping requirements of HAR § 15-22-144) (enclosed for convenience as Exhibit “A”). Specifically, the plan incorporates extensive and compliant streetscape planting, shaded sidewalk and sitting areas, and the inclusion of historically appropriate song lyrics in the sidewalk paving that pay homage to the original Victoria Ward estate residence.

In addition to complying with the vision and goals of the Master Plan for Auahi Street (and the applicable provisions of the Mauka Area Rules), the Activation Plan also fulfills HCDA’s stated intent of Condition No. 26 to provide a shaded, landscaped and environmentally-interactive façade and sidewalk area for pedestrians, which will also provide a visual and thematic transition to Victoria Ward Park. As depicted in the plan, pedestrians walking along the Victoria Place frontage on Auahi Street will enjoy a lush, shaded oasis, with opportunities to relax or interact with others in designated seating areas, and experience an unique opportunity to appreciate the cultural significance and rich legacy of the Ward Estate through the lyrics incorporated in the sidewalk as they walk towards the park.

Given the foregoing, VWL respectfully requests that the HCDA Board approve the enclosed plan and determine that VWL has fulfilled the requirements of Condition No. 26.

If you have any questions or require further information or documentation, please contact me or Cord Anderson, Development Director at (808) 791-2780.

Very Truly Yours,
VICTORIA WARD, LIMITED



Race Randle
Authorized Signatory

Enclosures

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VITA

SOLOMON CORDWELL BUENZ

VICTORIA PLACE - AUAHI STREET ACTIVATION

THE HOWARD HUGHES CORPORATION

PLANNED DEVELOPMENT PERMIT NO : KAK 19-069

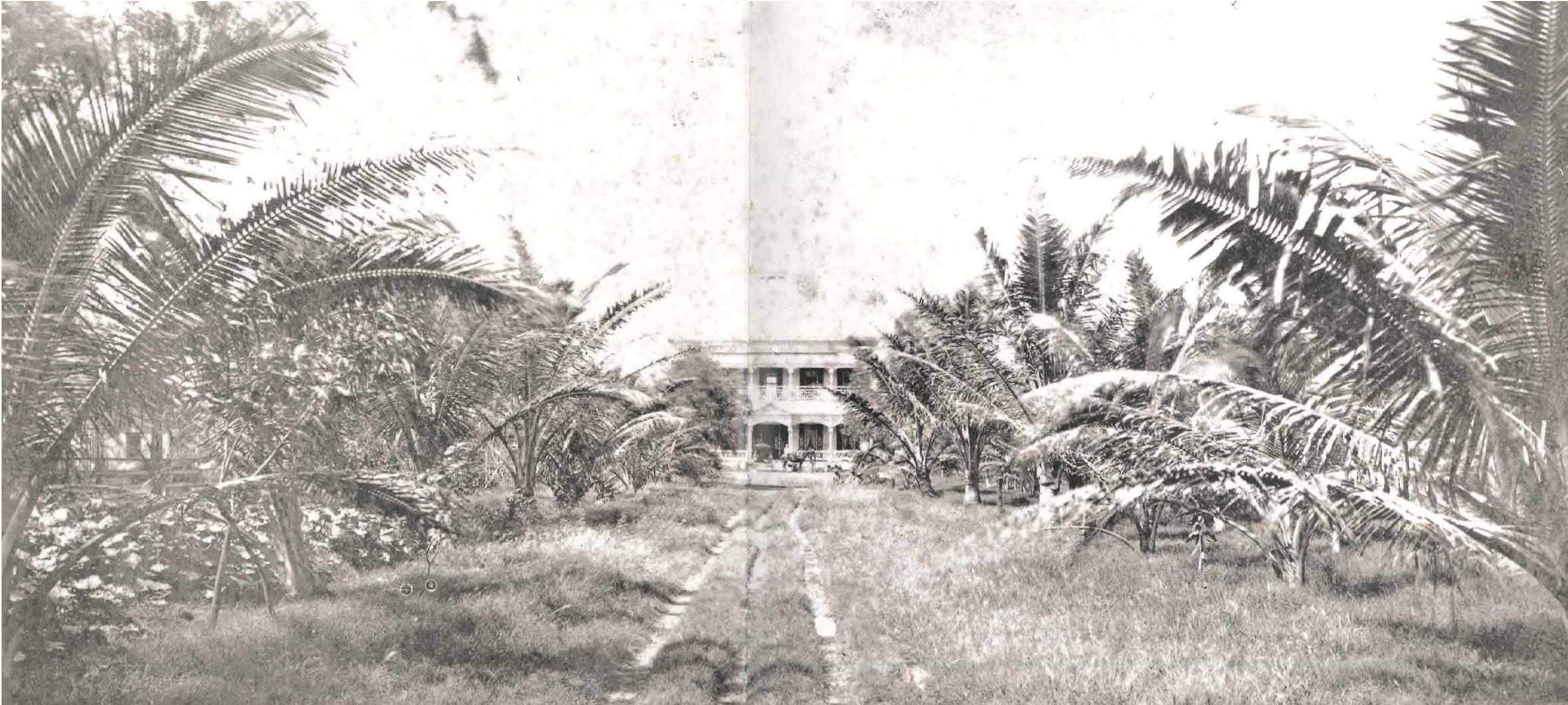
DECISION AND ORDER : CONDITION 26

May 21, 2020

Victoria Ward Makai Park, when complete, will be reminiscent of the Ward Estate providing a natural sanctuary to the neighborhood. Fronting the Park, Victoria Place takes inspiration from Victoria Ward’s profound love of the land, and her legacy as a gracious host who celebrated local culture by opening her home, “Old Plantation”, to Hawaiian music, traditional gatherings, and the continued practice of Hawaiian crafts and language.

The Makai side of Auahi Street is the pedestrian gateway to both Victoria Place and the Makai Park, and provides an opportunity to tell the story of the site and to understand its inspiration. The “Old Plantation” is celebrated in a song which recalls the fragrant flowers found there: Ginger, Gardenia, Pikake and Pua Male, Plumeria, Puakenikeni and Spider Lily. A combination of these flowers will be planted in the understory of the shade trees along Auahi Street, evoking the spirit of the plantation. One of these plants, Gardenia, will only be found in this portion of the site, with its unique scent heightening the attachment to the story.

Within the sidewalk, the lyrics of the song will be etched in a sequence that allows them to be read while entering the park. The sidewalk will take on a strong cultural significance relative to the site, and provide a public learning opportunity ensuring that the legacy of the Old Plantation will be present in the new park.



OLD PLANTATION

THE OLD PLANTATION

(KUU HOME)

Words by MRS. A. A. MONTANO

Music by DAVID NAPE

Andante.

ff

cres *cen* *do* *rit.* *p*

Solo.

1. Pua wa-le mai no ke a-lo - ha 'ka pu-i-a pu-i-a 'ke a - la I ka
2. Naha-na-he ke a-le o-na pu - a I ka pe ia e ke Ke-hu - u Ho-o-

a tempo p

wai hui-hu-i a-ni-a-ni Ko-i-awe 'ka hu-i-la wai A-
-ki na ma-nu i-la-i-la Ho-o-ipo i-ke oho o'a niu Luhe

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3

mf

- i - a i-la-i-la ka i-i - ni Ka n-na-i a ko-u pu'a - wa - i
- e - hu kapa-la-i i-ka pu - a I ka o-lu oke Old Plan - ta - tion

CHORUS.

Old Plan-tation na-ni o - e Ho-me pu-me-ha-na i kea-lo - ha

ff *mf*

I ka o - lu o - ka niu I ka po-li o-ke o-na - o - na

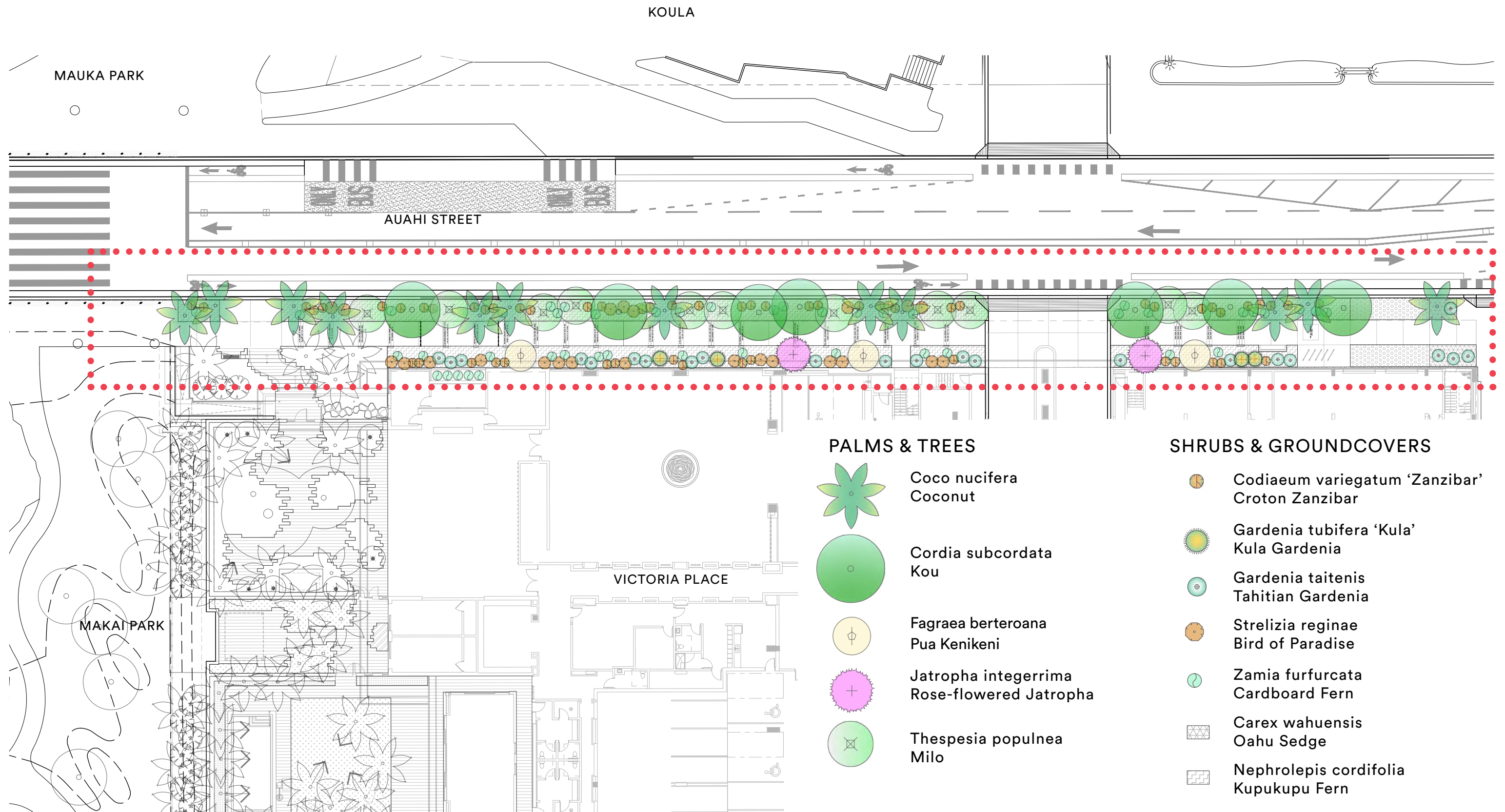
cres *cen* *do* *rit.*

ENGLISH TRANSLATION

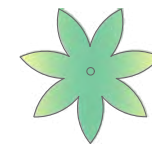
Often I love to think
Of a corner sweet and dear,
Of water cold as crystal
Drawn softly by the old wind-mill;
'Tis there I love to ponder—
Where my heart yearns ever to be.

Gently permeates the fragrance of flowers
Sent forth by the falling dew;
Happily the birds with their love notes
Make love to the plumes of the coconut trees;
Tenderly drop the silvery-leaved ferns on the terrace,
In the shades of the Old Plantation.

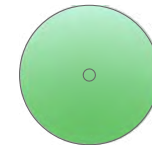
Chorus—Old Plantation, beautiful art thou,
Home warmed by love,
Dwelling 'neath the shades of the coconuts;
In the heart of fragrance



PALMS & TREES



Coco nucifera
Coconut



Cordia subcordata
Kou



Fagraea berteriana
Pua Kenikeni



Jatropha integerrima
Rose-flowered Jatropha



Thespesia populnea
Milo

SHRUBS & GROUNDCOVERS



Codiaeum variegatum 'Zanzibar'
Croton Zanzibar



Gardenia tubifera 'Kula'
Kula Gardenia



Gardenia taitenis
Tahitian Gardenia



Strelizia reginae
Bird of Paradise



Zamia furfurata
Cardboard Fern



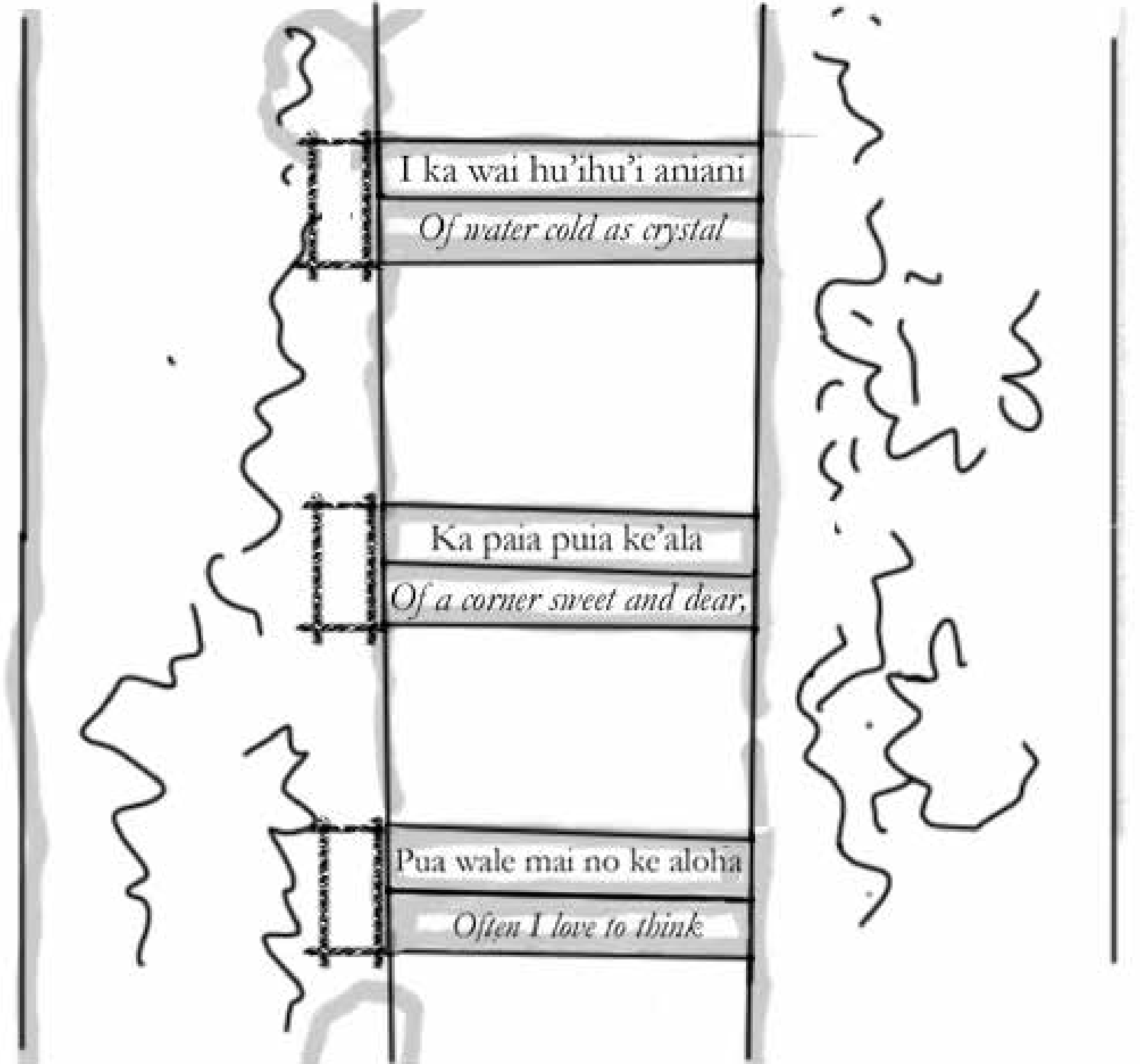
Carex wahuensis
Oahu Sedge



Nephrolepis cordifolia
Kupukupu Fern



Grasspave2/ Oahu Sedge







STREET TREE MASTER PLAN

for



WARD VILLAGE

Prepared by



for

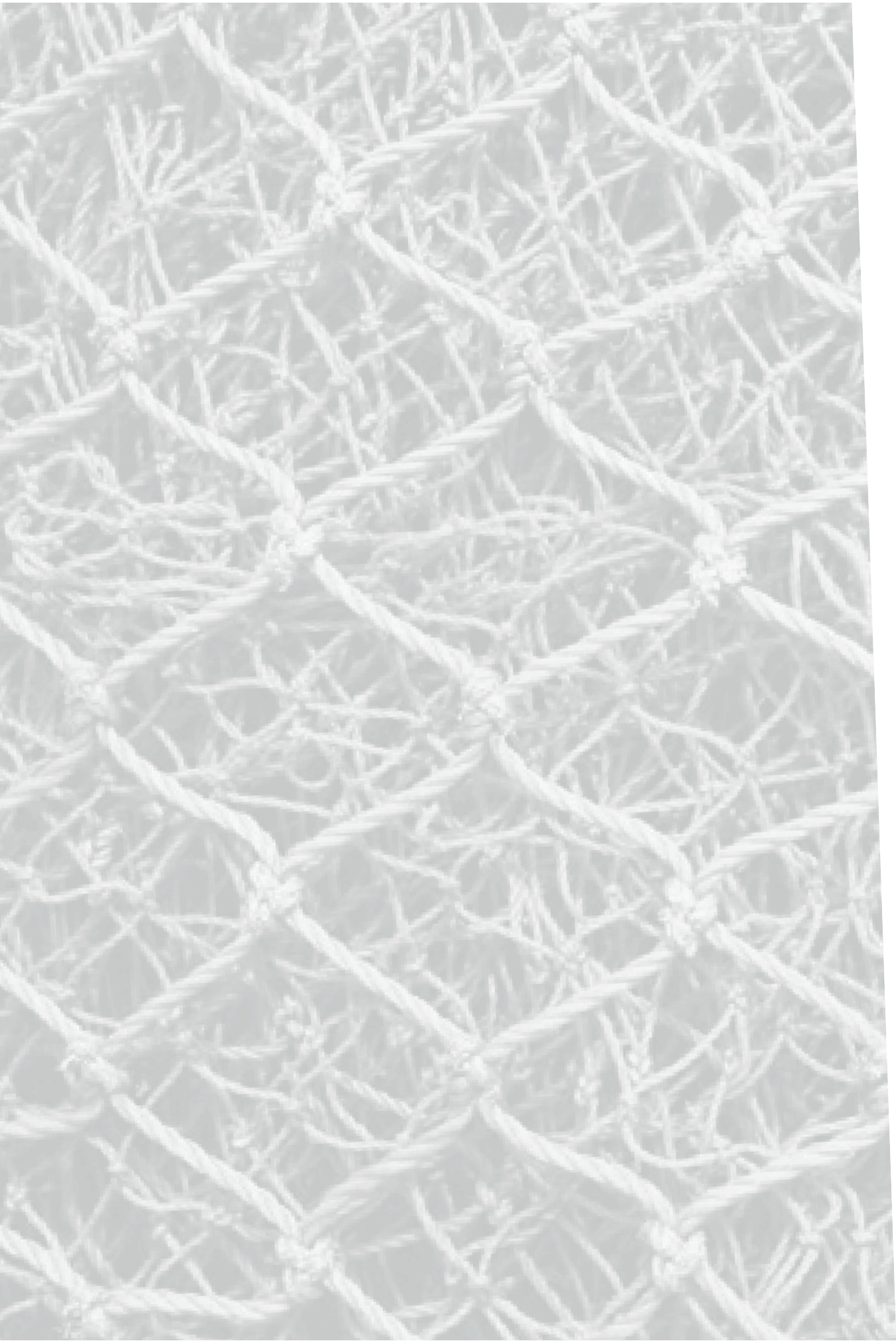


November, 2016



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HAHAI NO KA UAI KA ULU LA’AU

“The Forest Attracts Rain”

Ward Village is its own ecosystem. Roads and streets act like rivers and streams delivering life giving water to the village’s many habitats. There is a tempo, temperature and texture about the experience that is unlike any other urban destination in Honolulu. Vertical energies of metal and glass are balanced with the horizontal energies of wood and grass. Landscaped street experiences compliment the high rise forest of residential towers, commercial spaces and retail experiences. Honoring the past. Living fully in the present. Planning and preparing for the future. Kaiāulu o Kukuluāe’o is a living breathing space that connects mountains to sea, culture and commerce, people to place.

Grow Trees. Attract Rain.

Just as the people from cultures around the world blend and mix with hawaiian island style and create the unique local hapa culture, a thoughtfully curated palette of plant materials will mix both native and introduced, adapted species to create a unique landscape that is environmentally conscious, aesthetically exciting, and brings value to the people of ward village.

SUGGESTED TREE PALETTE

SIGNATURE TREE



A prominent feature within the landscape, a signature tree assists in creating a unique identity and sense of place.

Kou (Cordia subcordata)

Native to Hawaii and a traditionally prolific tree species along the warm coastal landscape of the leeward side of Oahu, the kou tree played a significant part in the daily lives of the ancient Hawaiians. It's broad, dense crown made for an excellent shade tree among the homesteads and as part of the indigenous agroforestry system. Its flowers were made into lei; its leaves used to dye tapa or combined into medicines; its wood favored for use in food vessels and utensils as well as crafted into furniture, containers, fish hooks and canoes. The kou tree to this day continues to prove its usefulness in today's modern times through finely crafted woodwork and as a popular native shade tree.

As a signature tree, the kou tree's cultural significance and future value is celebrated in its presence throughout the streetscape as it provides a cohesiveness and familiarity of place throughout Ward Village in Honolulu, an area historically known as Kou.

NATIVE



ALAHEE



KAMANI



LONOMEA



HALA



OHIA



ULU



KOU



MILO



KUKUI



LOULU PALM

ADAPTED



BEACH HELIOTROPE



MONKEYPOD



THORNTLESS KIAWE



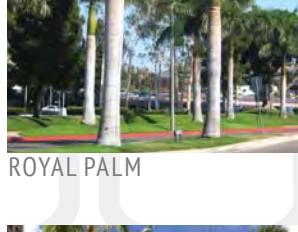
FIDDLE LEAF



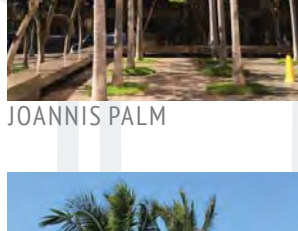
NARRA



ROYAL PALM



JOANNIS PALM



COCONUT

SUGGESTED TREE PALETTE

COLOR ACCENT TREES: POPS OF COLOR PLACED THOUGHTFULLY
PROVIDING VISUAL INTEREST & DELIGHT



HONG KONG ORCHID



JATROPHA



PINK TECOMA



QUEENS WHITE SHOWER TREE



RAINBOW SHOWER TREE



RED PLUMERIA



ROYAL POINCIANA



YELLOW PLUMERIA



PLANTING STYLE: 'OHANA PLANTING



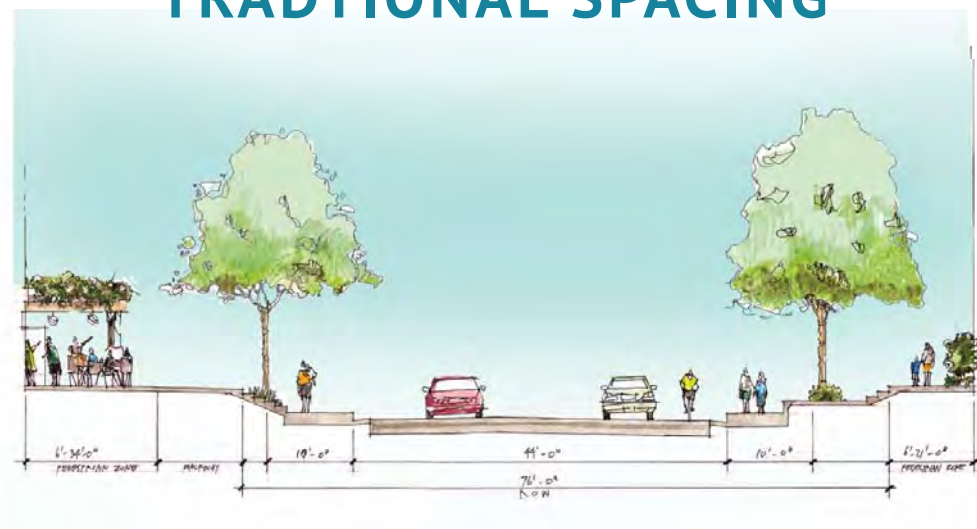
indigenous pacific island agroforestry system depicting 'ulu, coconut, banana, ylang ylang, tahitian chestnut, hau, kalo, 'uala, and 'awa

'Ohana Planting

based on the traditional pacific island sustainable practice of a multi-species agroforestry planting system, grouping street trees in plant families or 'ohana groupings not only provides lush visual and experiential interest, but also achieves greater biodiversity, a more natural habitat within the village ecosystem, assists with stormwater uptake, and provides opportunity for comfortable places of shaded refuge for the village inhabitants.



TRADITIONAL SPACING

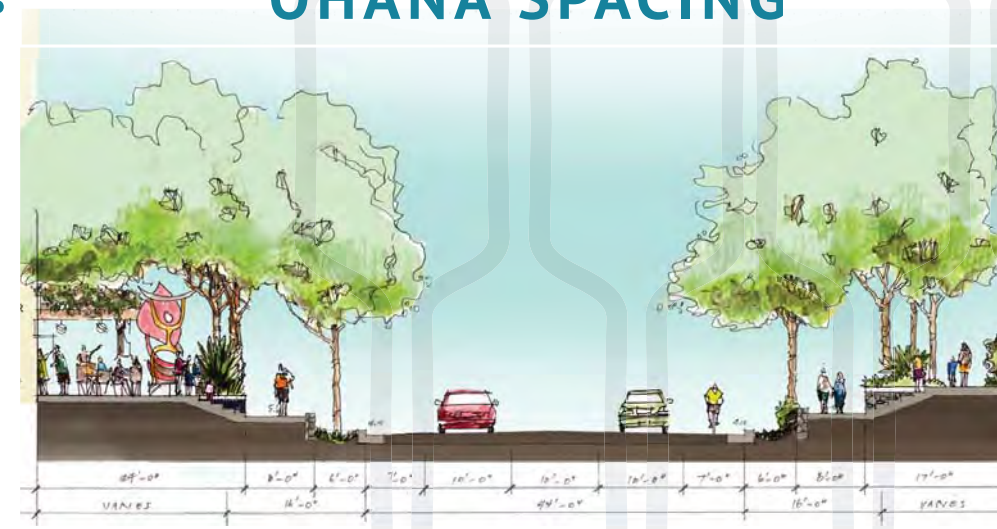


TRADITIONAL SPACING: traditional, linear-style street tree placement has become ubiquitous and expected in typical community streetscapes. it does little to enhance visual interest along the landscape, mitigate heat island effect or provide wind screening, and is less like natural planted habitats.



VS.

'OHANA SPACING

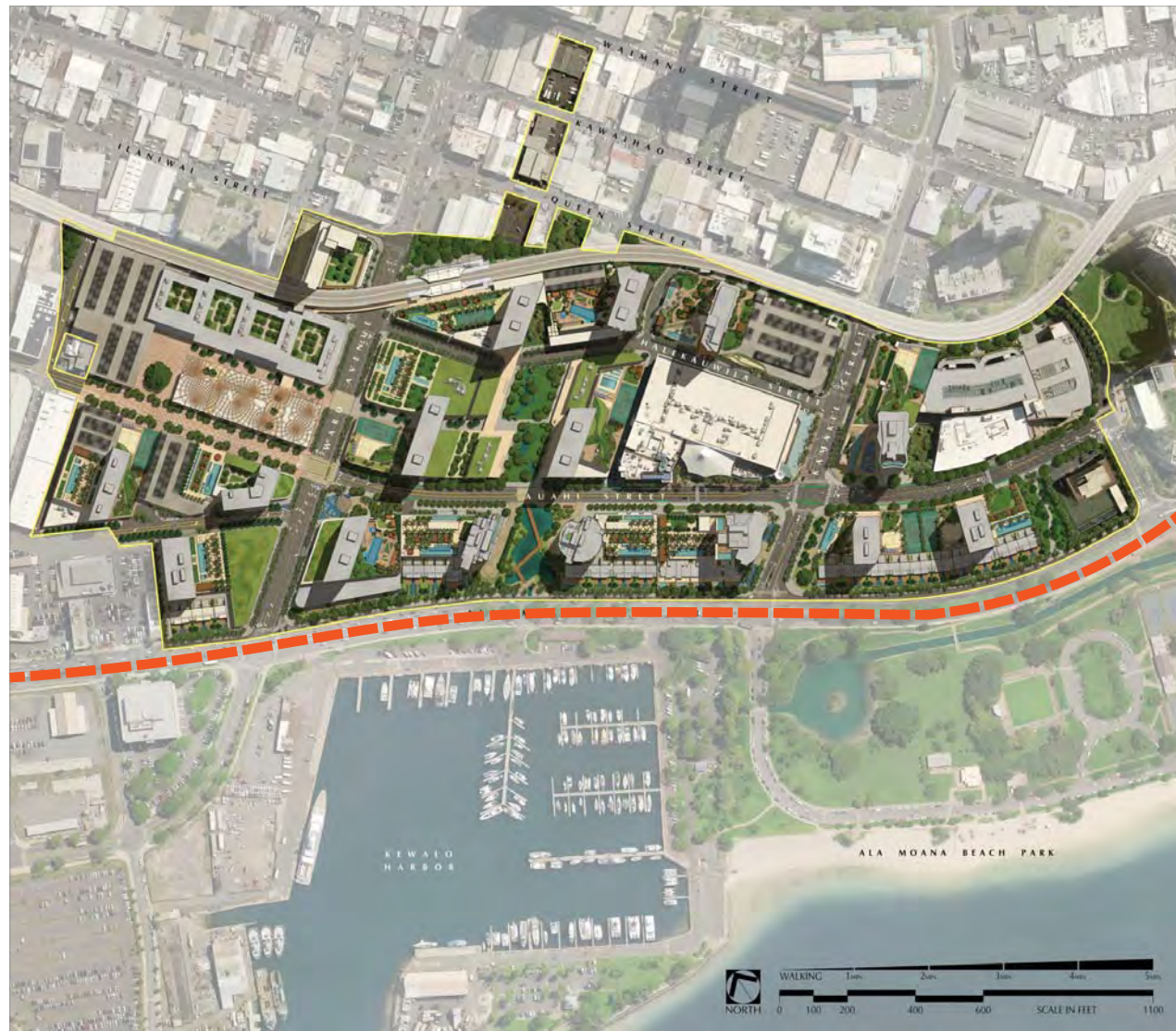


'OHANA SPACING: by grouping street trees in an 'ohana, greater biodiversity and sustainability efforts can be achieved allowing the creation & restoration of a more natural habitat within the Village ecosystem. 'ohana grouping can assist with stormwater uptake and also induces more vertical growth through closer tree spacing, providing more opportunity for shaded places of refuge and contributing to enhanced visual and experiential interest within the streetscape that is unique to Ward Village .

ALA MOANA BOULEVARD

Theme: Beach Coastline

Hugging the historic shoreline edge between the mauka wetlands and expansive makai coral reefs of yesteryear, the roadway formerly known as “Beach Road” ran from Honolulu harbor to Waikiki. Known as Ala Moana Boulevard today, this historic corridor sits at the coastal edge of Ward Village and is dressed with an island shoreline landscape of beach trees and palms.



PLAN



BEACH HELIOTROPE (TOURNFORTIA ARGENTEA)



HALA (PANDANUS TECTORIUS)



COCONUT (COCOS NUCIFERA)

STREET TREES

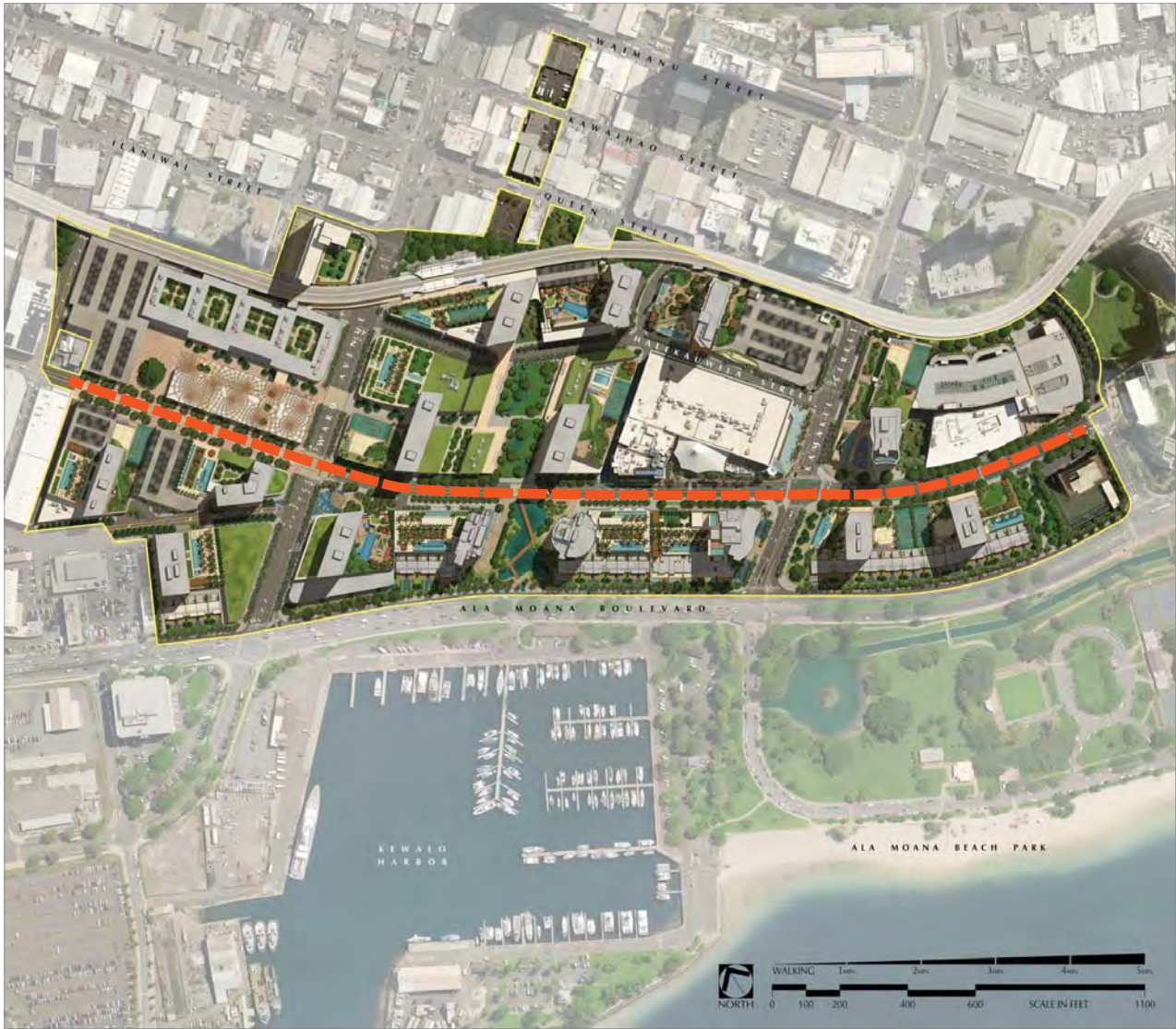


ALA MOANA BOULEVARD

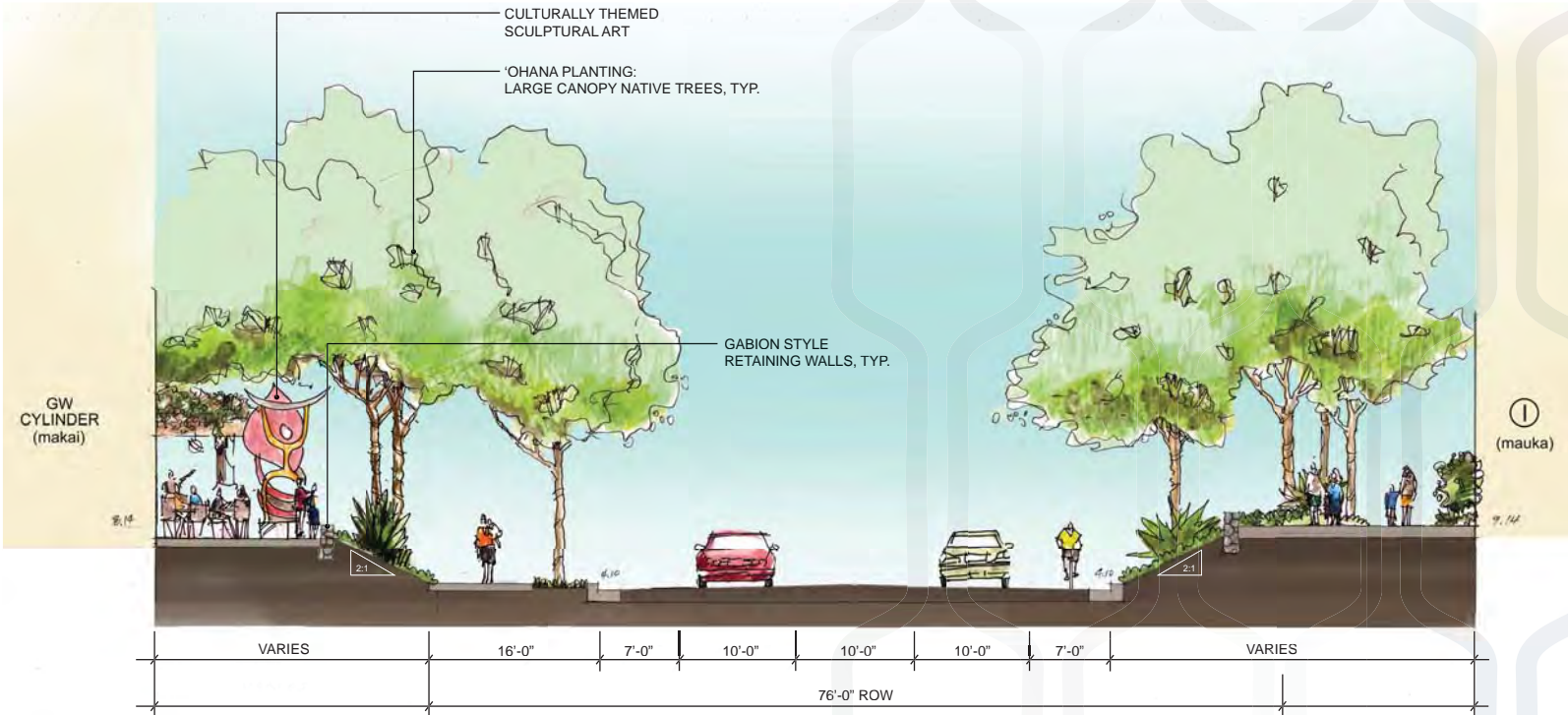
EAST-WEST STREETS

Theme: Shaded Promenade

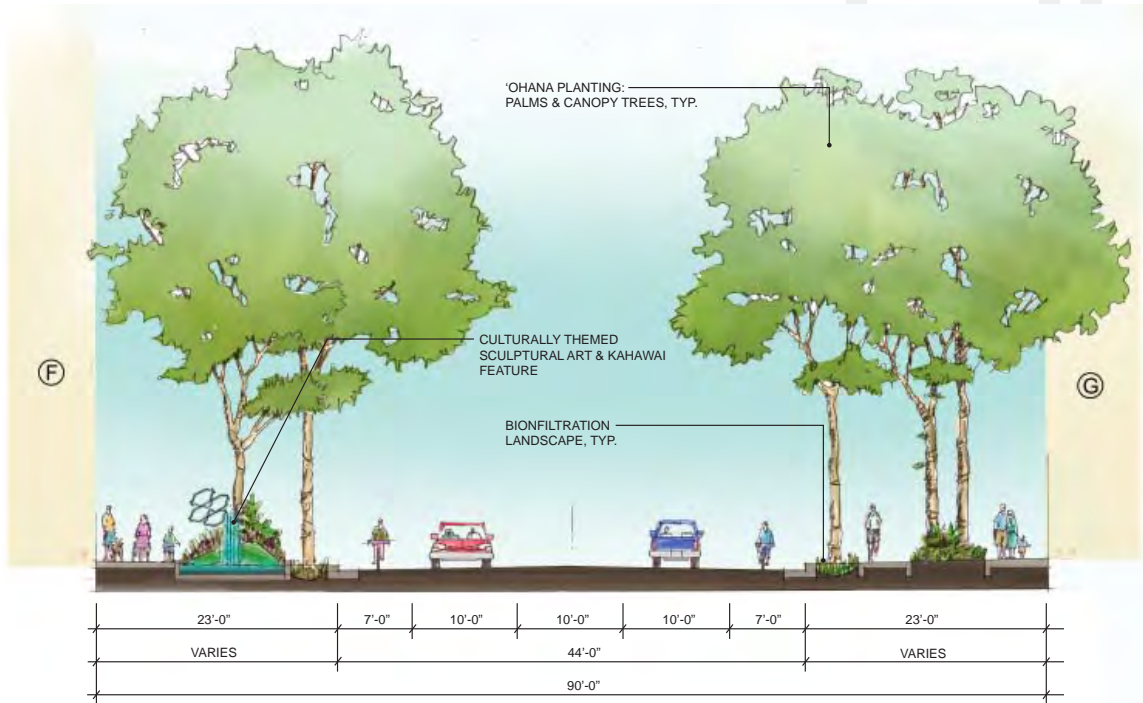
A vibrant and active main corridor carrying the main flow of waiwai (people, vehicles, resources, wealth, water) across the village ecosystem in shaded comfort of canopy trees.



PLAN



SECTION-AUAHI STREET



SECTION-POHUKAINA STREET

EAST-WEST STREETS



AUAHI STREET & POHUKAINA STREET



MONKEYPOD (SAMANEA SAMAN)



KOU (CORDIA SUBCORDATA)



MILO (THESPESIA POPULNEA)

STREET TREES

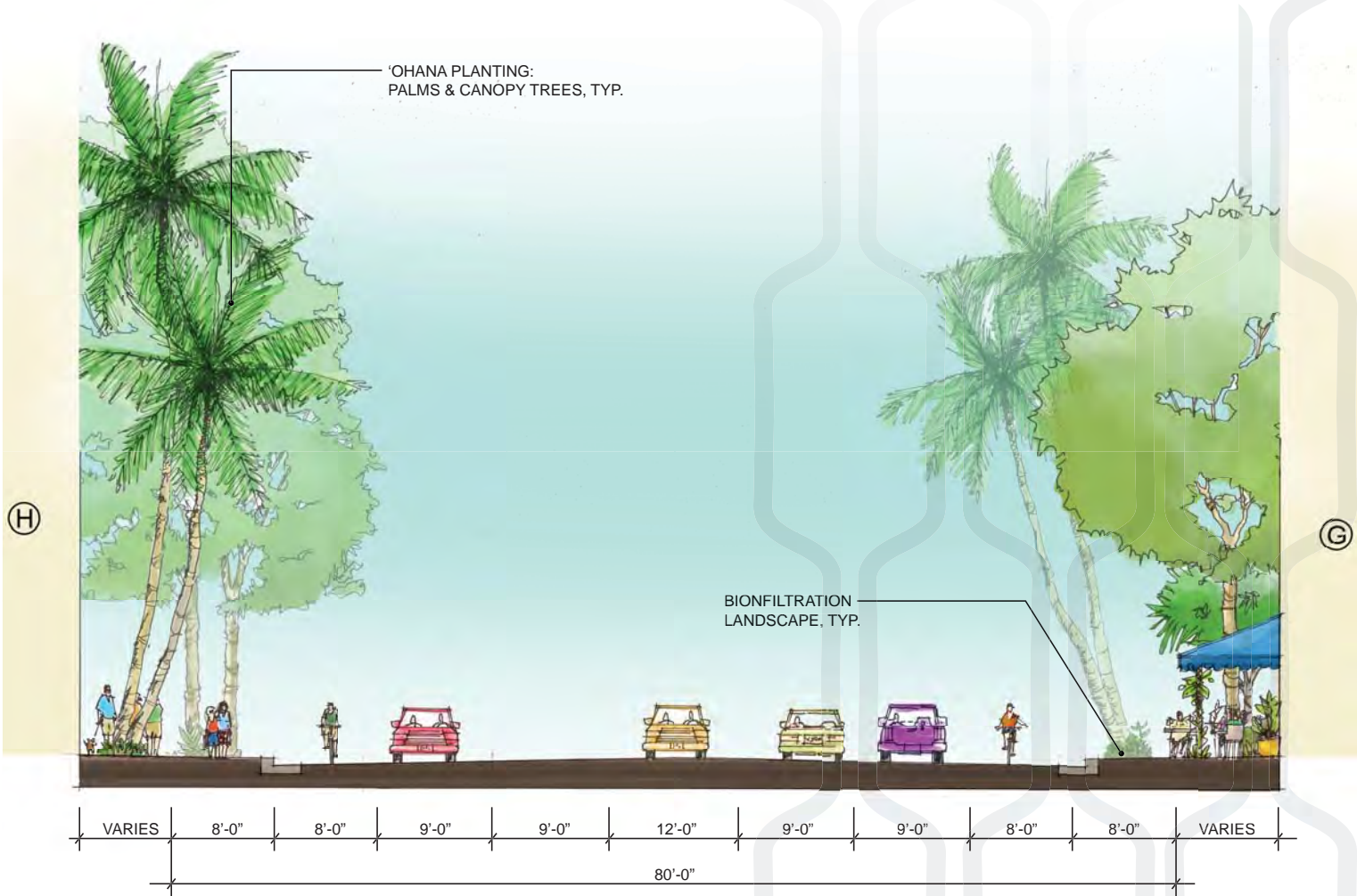
MAUKA-MAKAI STREETS

Theme: Mauka-Makai Marked Trails

In ancient times the Hawaiians would mark the pathways into the mountains with a trail of silvery kukui trees. In the old days of Ward estate, coconut palms lined the pathways to the ocean.



PLAN



SECTION - WARD AVENUE

MAUKA-MAKAI STREETS



PINK TECOMA (TABEBUIA ROSEA)

Color Accent Tree

The wide nature of Ward Avenue provides a greater visual corridor in the Mauka-Makai direction. The addition of color accent trees interspersed thoughtfully amongst the lush greenery of the primary street trees will provide added visual interest and exciting pops of color along the way; a contemporary nod to the traditional marking of mauka-makai trails with bright kukui trees in the days of ancient Hawaii.



KAMAHE'E STREET



COCONUT (COCOS NUCIFERA)



MONKEYPOD (SAMANEA SAMAN)



HALA (PANDANUS TECTORIUS)
STREET TREES



KUKUI (ALEURITES MOLUCCANA)

SIDE STREETS & PRIVATE DRIVES

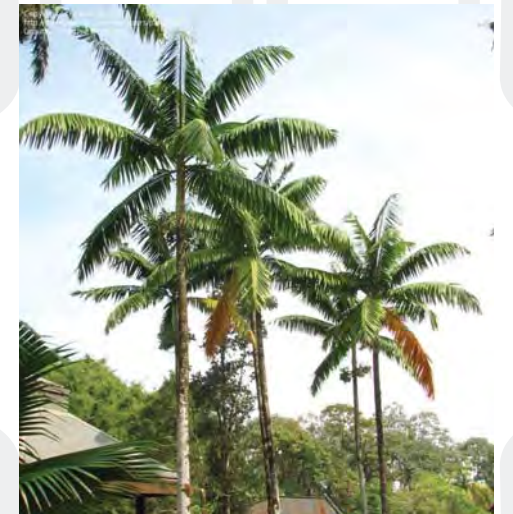


PRIVATE DRIVE (HALEKAUWILA STREET)



COCONUT (COCOS NUCIFERA)

STREET TREES



JOANNIS (VEITCHIA JOANNIS)



LOULU (PRITCHARDIA SPP.)