

CONFORMANCE WITH MAUKA AREA RULES

Description	Mauka Rule Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
Lot Area		Development Lot consists of Land Block 2 as per the Master Plan	TMK 2-3-001:01: 56,446 SF TMK 2-3-001:04: 25,000 SF TMK 2-3-001:05: 273,684 SF Total: 355,130 SF	
Street Widening	n/a	n/a	n/a	
§15-22-30; §15-22-33 Land Use Zone	Mixed-Use Zone - Commercial (MUZ-C)	Single Mixed-Use Zone per 10/2012 Declaratory Order	Mixed-Use: Residential and commercial uses	
§15-22-9 Method of Development	Base Zone Development or Planned Development		Planned Development	
§15-22-113 Floor Area for Commercial Use	No more than 1.2 FAR, or 426,156 SF		Project 1 - Approximately 8,255 SF	
Floor Area for Residential Use			Project 1 - Approximately 519,526 SF	
Total Dwelling Units			Approximately 177 including manager's unit	
§15-22-115 Reserved Housing Units	At least 20% of the total number of dwelling units		Approximately 45 Reserved Housing units to be provided pursuant to Development Agreement offsite via credits generated.	
§15-22-116 Building Height	400 FT		400 feet above Finish Grade plus 18 feet for rooftop elements	
§15-22-120 Platform Height	45' with 1:1 slope from 20 FT high	Increase the maximum platform or Street Front Element height from 45 feet to 65 feet for parcels fronting Ala Moana Blvd, and increase all other parcels not directly fronting Ala Moana Blvd to 75 feet. Increasing the platform height allows for retail, restaurants, offices and residential units to be built within the platform. The additional platform height gives the parking structure the opportunity to move up and away from the street, occupying a smaller floor plate and making room for alternative uses. These new uses can then surround the bulk of the garages providing a more aesthetically pleasing and pedestrian friendly façade on the street.	Increase the maximum platform or Street Front Element height from 45 to 65 feet. Allow an additional 12 feet of height for accessory use structures with a total area less than 15% of the platform roof area.	Request modification: See Exhibits B-3, C-19 & C-20
§15-22-116 FAR	3.8 (including 0.3 bonus)	The entire with total allowable floor area of 9,334,240 SF based on 3.8 FAR.	This development is part of the Ward Village Land Block"2", which is allowed 1,686,867 SF (4.75 FAR including 25% transfer) This development will provide 527,781 SF of floor area.	See Exhibit B-5
§15-22-203 Transferred FAR	No more than 25% of the allowable FAR, or 0.95 FAR (3.8 x 0.25)	Up to 25% of the allowable FAR	25% of the allowable FAR	
§15-22-116 Tower Footprint	15-22-116 Maximum Tower Footprint. 16,000 sq. ft. for Lot Size 80,000 sq. ft. or more	16,000 SF	Approximately 15,000 SF of Floor Area	

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<p>§15-22-117 View Corridor Setback - Tower</p>	<p>75 Ft from property line fronting Kamakee Street</p>	<p>The Kamake'e Street View Corridor reflects the same principles as the Ward Avenue View Corridor and will serve to frame, organize and define the district's development pattern on the 'Ewa and Diamond Head sides of the street. With all of its planned improvements, Kamake'e Street will be a key element in preserving the mauka-makai perspective as the development transitions between existing and future phases. The streetscape treatment would include safe and inviting pedestrian connections across Ala Moana Boulevard from Ala Moana Beach Park to Ward Neighborhood.</p>	<p>VWL is seeking to Provide Mauka-Makai View corridors equivalent or greater than required under New Mauka Rules. Under the New Mauka Rules, the Mauka-Makai view corridor consists of a tower setback 50' from the property line. As Kamake'e Street is 76' wide, this results in a minimum required corridor at the tower level of 176' (76'+50'+50') wide.</p> <p>As VWL owns the land on both sides of Kamake'e from Ala Moana Blvd up to Queen St VWL can respect the equivalent view corridor, and help align the corridor more perpendicular with Ala Moana Blvd.</p> <p>Proposing to increase the setback beyond the New mauka rules to 75' on Land Block 4 (across Kamake'e), and reduce the setback on Project 1 to 30'. This will result in an overall increased view corridor of 181' from building to building on Kamake'e Street.</p>	<p>Request modification: See Exhibits B-3 & E-1 through E-9</p>
<p>§15-22-117 View Corridor Setback - platform</p>	<p>15 FT from property line fronting Kamake'e Street; 1H:2V slope from 20 FT high</p>	<p>Building-to Building width of 106' at Kamake'e & Auahi Streets.</p>	<p>Additional 15' of setback being provided beyond requirements. VWL is seeking to Provide Mauka-Makai view corridors equivalent or greater than required under New Mauka Rules. Under the New Mauka Rules, the Mauka-Makai view corridor consists of a platform setback 15' from the property line. As Kamake'e Street is 76' wide, this results in a minimum required corridor at the pedestrian level of 106' (76'+15'+15) wide.</p> <p>VWL is proposing to increase the platform setback on Project 1 to 30' from property line along Kamake'e and 30' along Ala Moana Blvd.</p>	<p>Request modification: See Exhibits B-3 & E-1 through E-9</p>
<p>§15-22-63.1 Front Yard</p>	<p>15 FT</p>		<p>Over 15 FT with front yard averaging approach; canopy encroachment up to 10 ft.</p>	<p>Request modifications: See Exhibits B-3 & E-1 through E-9</p>
<p>§15-22-62 Front Yard Height Setback</p>	<p>Same as View Corridor Setbacks.</p>		<p>Same as View Corridor Setbacks.</p>	
<p>§15-22-63.2 Side and Rear Yard Height Setback</p>	<p>0 FT from property line; 1H:2V slope from 15 Ft.</p>		<p>Eliminate side and rear yard setbacks in selected locations where the facades of new buildings will abut solid walls of existing or future neighboring structures.</p>	

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§15-22-143 Tower Orientation	<p>15-22-143 Building Orientation</p> <p>(1) Up to 45 feet in height, the long axis of structures shall be oriented, to the extent practicable, between 25 degrees and 55 degrees east of south to maximize ventilation effect of prevailing winds.</p> <p>(2) Above the 45 foot level, the long axis of structures shall be oriented to the extent practicable, between 35 degrees and 65 degrees west of south to minimize exposing the long side to direct sunlight</p> <p>(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.</p>	<p>The Ward Neighborhood Master Plan is vested under the old Mauka Area Rules, and therefore do not require Mauka – Makai orientation of towers. However, VWL has volunteered to implement the principle of Mauka-Makai tower orientation into its plans wherever possible, which is consistent with the new Mauka Area Rules. The Ward MP proposed to eliminate the 75 foot right of way setback for those tower elements along Ala Moana Boulevard with a Mauka-Makai orientation. Eliminating this setback allows for the tower footprint to be rotated perpendicular to the ocean in a Mauka-Makai direction. This tower orientation would facilitate a slender building profile, which will help to preserve ocean and mountain views and maximize visual transparency through the district.</p>	<p>The long axis of the DH tower face is 48 degrees west of south. The long axis of the Ewa Tower face is 71 degrees west of south. This design respects the desire for a slender building profile while accommodating the non-perpendicular angle of Kamake'e St. in relation to Ala Moana Blvd.</p>	
Tower Spacing	<p>15-22-143 Tower Spacing</p> <p>(1) At least 300 feet between the long parallel sides of neighboring towers; and</p>	<p>300 FT between the long parallel sides of neighboring towers to the extent practicable.</p>	<p>There are no neighboring towers within 300 FT of the long parallel faces.</p>	
§15-22-143 Tower Spacing	<p>(2) At least 200 feet between the short side of towers</p>	<p>200 FT between the short side of towers</p>	<p>No existing towers are within 200 FT from the short side of the tower.</p>	
§15-22-144 Landscape	<p>Along Ala Moana Blvd, provide 3 palms min per 100' of street frontage. Along Kamakee St, Silver Buttonwood to be provided at 40' on center.</p>	<p>Development Strategies Ward Neighborhood Master Plan:</p> <p>All planting designs will comply with the HCDA Mauka Area Rules currently in effect</p>	<p>Will provide a mix trees including coconut trees in order to meet sidewalk shading requirements under LEED ND and provide more comfortable pedestrian environment. See exhibit D-11</p>	
§15-22-64 Open Space	<p>15-22-64 Open Space</p> <p>(1) The min. amount of open space shall be the lower of:</p> <p>(a) 10% of lot area; or</p> <p>(b) 25% of the lot area less required yards.</p> <p>(2) Up to 25% of the minimum required open space may include an adjacent front yard provided that the open space is:</p> <p>(a) Entirely in one location</p> <p>(b) Publicly accessible or visible from an adjacent street; and</p> <p>(c) Proportioned to a max. length to width of 2:1.</p>	<p>At least 10% of the lot area within the Ward Properties.</p> <p>More than 260,000 sq. ft. to be provided as open space.</p> <p>While no specific phasing sequence is defined, it is intended that public spaces will be developed earlier in the sequence, allowing residential, office and retail buildings to draw on a "bank" of public spaces that are already in place.</p>	<p>19.2% of the development lot area, or 68,158 SF.</p> <p>Project 1 will provide 13,667 SF or 16.8% of its own lot area.</p>	
§15-22-65 Recreation Space	<p>15-22-65 Recreation Space</p> <p>(b) Development lots within any land use zone with 20,000 sq. ft. or more of land area shall provide 55 sq.ft. of recreation space per dwelling unit.</p> <p>C) The required on-site recreation space , if provided outdoors, may be used to satisfy a portion of the open space requirements set forth in 15-22-64.</p>	<p>To be provided throughout the Ward MP.</p>	<p>Approximately 88.44 SF per dwelling unit, or 15,653 SF provided on-site. 15,653sf/177 units = 88.44sf/unit</p>	

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<p>§15-22-67 Off-Street Parking</p>	<p>Multi-family dwellings: 600 SF or less: 0.9 per unit 600 SF to 800 SF: 1.13 per unit 800 SF and over: 1.35 per unit</p> <p>Commercial uses: 1 per 444 SF</p> <p>max 50% compact stalls @ residential</p>	<p>Development Strategies Ward Neighborhood Master Plan:</p> <p>All parking areas shall comply with local codes and regulations, ratio requirements, general parking dimensions and any othe applicable policies regarding parking.</p>	<p>Requirements:</p> <p>Multi-family dwellings: 0.90 per unit x 5 units = 5 spaces 1.35 per unit x 177 units = 239 spaces</p> <p>Subtotal: 244 spaces</p> <p>Compact spaces allowed: 122 spaces</p> <p>Standard space required: 122 spaces</p> <p>Commercial Use: 8,255 SF / 444 SF per space = 19 spaces</p> <p>Standard spaces required: 19 spaces</p> <p>Provided via Parking Agreement in existing district parking garages owned by VWL.</p> <p>Total required: 263 spaces Standard: 141 spaces Compact: 122 spaces</p> <p>Provided:</p> <p>Total: 317 spaces Standard: 195 spaces Compact: 122 spaces</p>	<p>See Exhibits C-5 thru C-10</p>
<p>§15-22-68 Off-Street Loading</p>	<p>Commercial Use: 2,000 SF to 10,000 SF: 1 space</p> <p>Residential Use: 519,526 SF: 5 spaces total required = 6 After adjustment of up to 50% for two or more uses, 3 stalls are required.</p> <p>At least 2 stalls shall be 12'W x 35'L x 14'H</p> <p>The balance may be 8.5'W x 19'L x 10'H</p>	<p>Development Strategies Ward Neighborhood Master Plan:</p> <p>All parking areas shall comply with local codes and regulations, ratio requirements, general parking dimensions and any othe applicable policies regarding parking.</p>	<p>2 - 12' x 35' x 14' spaces 1 - 8.5' x 19' x 10' spaces</p> <p>TOTAL of 3 stalls provided</p>	<p>See Exhibit C-5</p>

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BICYCLE PARKING	<p>In the Unofficial Compilation June 2005 there is mention of a Bike way system and Bikeway Plan Figure 15. It is mentioned, to encourage use of bicycles, bicycle racks, rental lockers, bicycle storage areas in public parking garages, and other bike accessories shall be provided. These facilities should be located in readily accessible spaces which are well lit and secured, but generally underutilized, such as corners of parking areas and under stairways.</p> <p>in the New Mauka Area Plan and Rules, there is a section in 217-63 for Bicycle Parking.</p>	<p>In Development Strategies - Ward Neighborhood Master Plan - Bicycle parking in public spaces should be provided at principal destinations and access points, at all open spaces and public facilities, in and around commercial and retail centers, and generally distributed liberally throughout the site to promote bicycle transportation.</p>	<p>Land Block 2 will provide bicycle facilities as described in the Ward Neighborhood Master Plan. Project 1 will provide bicycle racks for the public and visitors along Auahi Street at the retail frontage. Private bike storage will be in the building for residents.</p>	
§15-22-73 Dedication of Public Facilities	<p>15-22-73 Dedication of Public Facilities</p>	<p>3% of commercial floor areas 8,255 SF x 3% = 248 SF 4% of residential floor areas 497,832 SF x 4% = 20,781 SF Exempt for reserved housing</p>	<p>Public Facilities dedication will be provided pursuant to agreement with HCDA 3,769sf provided in Project 1</p>	<p>See Exhibits B-5 & C-1</p>
§15-22-80 Joint Development	<p>Required two or more adjacent lots developed together.</p>		<p>Will apply for joint development agreement.</p>	
§15-22-82 Flood Hazard District	<p>Follow Honolulu Land Use Ordinance Article 7.</p>		<p>Will comply.</p>	