



‘A‘ALI‘I

LAND BLOCK 1, PROJECT 3

HCDA PLANNED DEVELOPMENT
PERMIT APPLICATION

SEPTEMBER 2016

Howard Hughes



WARD VILLAGE



Hawaii Community Development Authority
Planning Office
547 Queen Street
Honolulu, Hawaii 96813
(808) 594-0340 FAX (808) 587-0299

PERMIT APPLICATION
Kakaako Community Development District



Application No. _____

APPLICANT INFORMATION

Applicant Victoria Ward, Limited
Mailing Address 1240 Ala Moana Blvd. Suite 200
Honolulu, HI 96814
Telephone No. (808) 591-8411
Project Site Address 987 Queen Street, Honolulu, HI 96814
Land Owner Victoria Ward, Limited
Address 1240 Ala Moana Blvd. Suite 200 Honolulu, HI 96814
Description of Work to be Done Demolition of existing building.
Construction of a mixed-use project comprised of ground floor retail,
Podium and tower condominium homes, and a parking garage.

TYPE OF REQUEST

- ☐ Rules Clearance
☐ Improvement Permit
☒ Development Permit
☐ Conditional Use Permit
☐ Conditional Use of Vacant Land
☐ Temporary Use
☐ Development (Makai)
☐ Other _____

PARCEL INFORMATION

Tax Map Key: 2-3-002-086, 087 (portion), & 106 (portion)

Neighborhood Zone: _____

Ward MP Single Mixed Use Zone

NOTE TO APPLICANT

- Please refer to Subchapter 5 of the Mauka Area Rules, Chapter 217, Hawaii Administrative Rules for detailed information on procedures, permit requirements and fee schedule.
- Final approval by HCDA is required prior to issuance of a building permit for any development within the Kakaako District. For approval of building permits, submit the building permit application form and the following sets of plans:
 - Building Department copy
 - Job site copy
 - HCDA copy (if applicable)
- For any project where construction drawings are not available, submit two (2) sets of project information as listed in "Filing Procedures".
- For any project located within the Special Management Area (SMA) of the Kakaako Makai Area, please consult with the State Office of Planning for SMA use requirements.

PROJECT INFORMATION

Existing Use and Floor Area (s.f.)

☒ Commercial approx. 22,082 sf
☐ Industrial _____
☐ Residential _____
☐ Other _____
TOTAL approx. 22,082 sf

Nature of Work

☒ New Building * ☐ Repair
☐ Addition * ☐ Electrical
☒ Demolition ☐ Plumbing
☐ Alteration
☐ Other _____

Proposed Use and Floor Area (s.f.)

☒ Commercial approx. 15,000 sf
☐ Industrial _____
☒ Residential approx. 608,460 sf
☐ Other _____
TOTAL approx. 623,460 sf

Notes:

I hereby acknowledge that I have read this application and attached information for the above-referenced project site and state that the information is correct. I hereby agree to comply with all City and County of Honolulu ordinances and state laws regulating development and building construction and authorize HCDA to inspect the property or construction upon notification of the undersigned for compliance with the respective Permit.

Signature (applicant or agent): Race Randle Date: 9/20/16
Print name: Race Randle Telephone No.: (808) 591-8411

FOR HCDA USE ONLY:

Permit Fee: _____ Paid by: _____

Landowner's Consent (if applicable): _____

Section 206E-5.6 (if applicable): _____

Reviewed By HCDA: _____ Date: _____
HCDA Approved _____ Date: _____

July 2015

The Howard Hughes Corporation
1240 Ala Moana Boulevard
Suite 200
Honolulu, Hawaii 96814

T 808.591.8411
F 808.792.3550
M 808.349.9364
race.randle@howardhughes.com

Race Randle
Vice President
Development

September 22, 2016

HAND DELIVER

Mr. Aedward Los Banos
Interim Executive Director
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

Subject: Planned Development Permit Application for 'A'ali'i in Ward Village Block N-East (Land Block 1, Project 3) in Kakaako, Honolulu, Hawaii, Tax Map Keys (1) 2-3-002:086, 087 (por.), and 106 (por.)

Dear Mr. Los Banos,

Victoria Ward, Limited (VWL), a subsidiary of the Howard Hughes Corporation (HHC), is pleased to submit a Planned Development Permit (PDP) application for 'A'ali'i, the next step in transforming Kaka'ako into a thriving neighborhood.

'A'ali'i will be a mixed-use, high-rise community, that will include approximately 751 homes, 15,000 square feet of retail space, 19,000 square feet of ground-level open space, and 41,740 square feet of recreational area.

The planning and design of 'A'ali'i is the result of direct input from the community, stakeholders, cultural advisors, prospective buyers, as well as from the HCDA Board through our July 13th presentation of the Ward Village Master Plan (Ward MP). Additionally, 'A'ali'i will help solve the supply shortage of homes on Oahu in a highly sustainable manner - through sensible home sizes along with building and neighborhood amenities that provide hundreds of eager homeowners a convenient urban lifestyle in the heart of Honolulu.

The name 'A'ali'i was bestowed upon this project by Sig Zane Design and Hina Wong, with the blessing of Ka'anohi Kalekini and other recognized cultural descendants. The name, which originates from the native plant honored for its beauty and strength when gathered together, sets the tone for the project and those who will call 'A'ali'i their home.

The application includes specific details regarding 'A'ali'i and the continued progress of revitalizing the Ward Village neighborhood. As the Ward MP intended, planning for Ward Village continues to meet community desires, market demand, and the needs of new area residents, businesses, and visitors.

The 'A'ali'i design is consistent with Chapter 22, Title 15, Hawaii Administrative Rules (the "2005 Mauka Area Rules"), which are vested rules for the Ward MP. The building location and orientation were designed to: accommodate known iwi kupuna and the proposed HART guideway, orientate the tower in a mauka-makai direction preserving mauka property views, and to continue the pattern of a connected and walkable community envisioned by the Ward MP. The design provides the outstanding pedestrian environment desired by the community, creating street-level retail and open spaces.

'A'ali'i will be located makai of Queen Street on Land Block 1 of the Ward MP within the Auahi neighborhood, Mauka Area of the Kaka'ako Community Development District (KCDD), Honolulu, Hawai'i. Land Block 1 is bounded by Queen Street to the north (mauka), Kamake'e Street to the east (Diamond Head), Auahi Street to the south (makai) and Ward Avenue to the west (Ewa), and totals 20.93 acres (911,887 square feet). Within Land Block 1, the 'A'ali'i site is makai of Queen Street (roughly centered between Kamake'e Street and Ward Avenue) and west of the Ae'o site (Land Block 1, Project 2). Diagonally to the south is the Ward Entertainment Center. The 'A'ali'i site comprises Tax Map Key (TMK) parcels (1) 2-3-002:86, 87 (portion), and 106 (portion), roughly in the mauka center of the overall Ward MP area.

'A'ali'i will include approximately 623,460 square feet of new floor area that will generally coincide with the following design parameters:

'A'ALI'I: LAND BLOCK 1, PROJECT 3	
Ground Level Open Space	Approximately 19,000 square feet
Commercial Space	Approximately 15,000 square feet
Outdoor & Indoor Recreational Area	Approximately 41,740 square feet
Projected Height	Maximum height of 400 feet, plus 18 feet for rooftop elements
Homes (Units)	Approximately 751 homes

Of note is that 'A'ali'i's ground level open space of approximately 19,000 square feet exceeds requirements by over 100 percent. Additionally, 'A'ali'i's approximately 41,740 square feet of recreation spaces includes: (1) an outdoor recreation deck on the 8th level with a variety of spaces for resident gatherings; and (2) a "Sky Lounge" recreation space and penthouse fitness center on the 42nd floor. The recreational amenities respond to community and prospective buyer feedback and will provide a large number of the desired spaces to promote a healthy lifestyle and sense of community among residents and guests.

HHC has met all requirements for the provision of reserved housing under the Ward MP and will continue to do so with 'A'ali'i. 'A'ali'i will include at least 100 reserved housing units. Pending market conditions, HCC may elect to provide more reserved housing units than required. To date, HHC has provided 375 reserved housing units that are under contract to qualified buyers and will be located in HHC's Ke Kilohana community, which starts construction next month.

'A'ali'i will continue HHC's sustainable building efforts with a target of Leadership in Energy and Environmental Design certification for new construction (LEED-NC) for 'A'ali'i, which is consistent with the Platinum certification held for the overall Ward Village area under the LEED for Neighborhood Design (LEED-ND) program.

The application includes plans and numerical data so that HCDA can review and make determinations regarding the approval of the PDP. Significant efforts have been made to present current engineering and architectural drawings at the schematic stage of drawing preparation. Design refinements are likely to occur based on market conditions, constructability issues, coordination with City and State agencies, and overall design progression.

VWL hereby requests that HCDA: (a) review the transmitted PDP application and supporting documentation, and advise us as soon as possible if the application is complete, (b) then proceed with the necessary and required HCDA staff review of the application for Development Permit, and (c) thereafter schedule any necessary public hearing and Authority meeting(s) to obtain a final determination and approval by HCDA on the proposed PDP.

If you have any questions or require further information or documentation, please contact Race Randle, Vice President of Development at (808) 591-8411.

Respectfully,

VICTORIA WARD, LIMITED



By:
Race Randle
Vice President
Victoria Ward, Limited

‘A‘ALI‘

LAND BLOCK 1, PROJECT 3

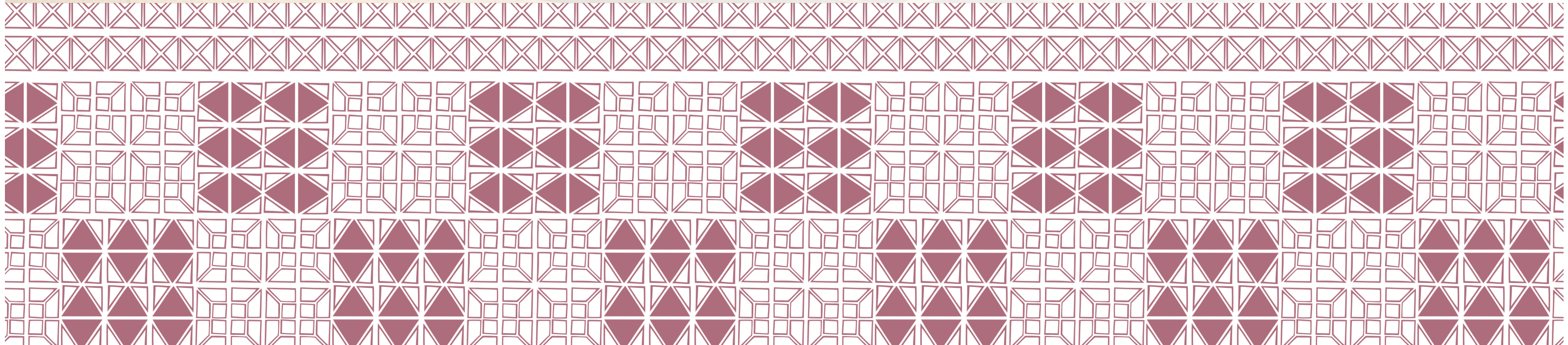
**HCDA PLANNED DEVELOPMENT
PERMIT APPLICATION**

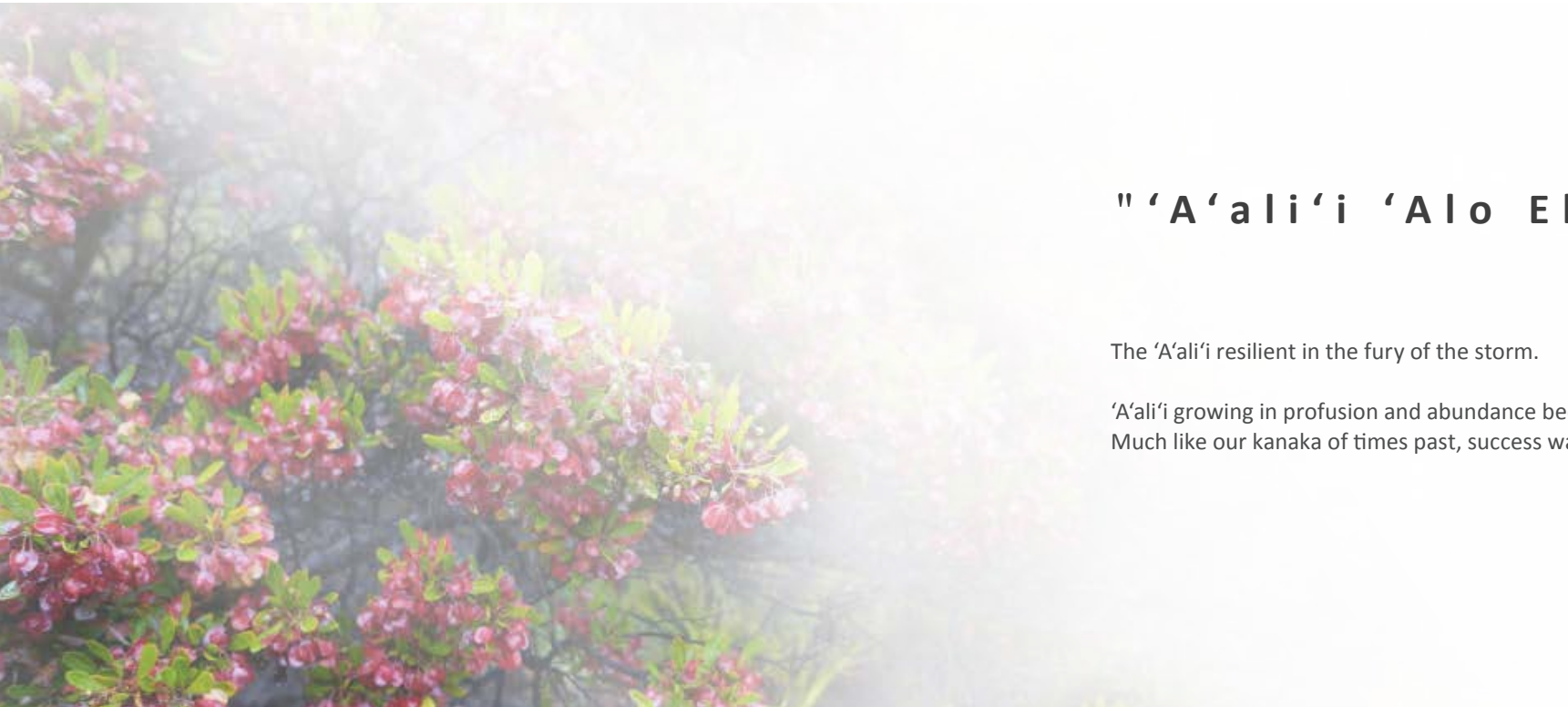
SEPTEMBER 2016

Howard Hughes.



WARD VILLAGE.



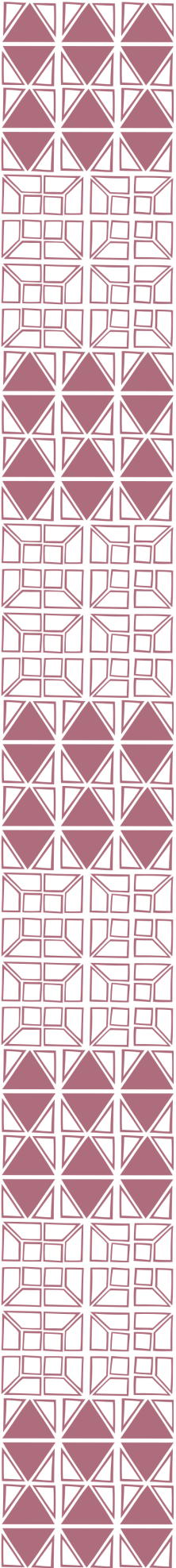


" 'A'ali'i 'Alo Ehuehu "

-Hinaleimoana Wong

The 'A'ali'i resilient in the fury of the storm.

'A'ali'i growing in profusion and abundance become much more hardy and resilient to weather and the elements.
Much like our kanaka of times past, success was not commonly found by standing alone, but instead found in standing together.





CONTENTS

1 INTRODUCTION 1

1.1 The Meaning of ‘A’ali’i.....1

2 HISTORY & CULTURE..... 3

3 WARD NEIGHBORHOOD MASTER PLAN 5

3.1 Ward Master Plan History.....5

3.2 Ward Master Plan5

3.3 Ward Master Plan Design Strategies5

3.4 Ward Village Today10

3.5 Ward Village Tomorrow12

4 ‘A’ALI’I15

4.1 Community Input & Market Demand.....15

4.2 ‘A’ali’i Location.....16

4.3 ‘A’ali’i Site16

4.4 Site Constraints16

4.5 Surrounding Uses.....16

4.6 ‘A’ali’i Design16

4.7 Building & Site.....18

4.8 Open & Recreation Space18

4.9 Parking & Loading.....18

4.10 Bicycle Facility Plans18

4.11 Vehicular, Pedestrian, & Bicycle Circulation18

4.12 Reserved Housing18

4.13 Sustainability Strategy20

4.14 Development Timetable20

4.15 Existing Business Relocation Plan20

5 MAUKA AREA RULES & WARD NEIGHBORHOOD MASTER PLAN 21

5.1 Conformance22

5.2 Tower Spacing27

5.3 Proposed Modification28

5.3.1 Allowance for Modification28

5.3.2 Modification to Podium or “Street Front Element” Height28

5.4	Site Tabulations.....	30
5.4.1	Ward Master Plan FAR Allocation Summary	30
5.4.2	‘A‘ali‘i FAR Allocation Summary	30
5.4.3	Floor Area Allowed & Floor Area Used	30
5.4.4	‘A‘ali‘i Relationship to Surrounding Properties	30
5.4.5	Ward Master Plan Public Facilities & Open Space	30
5.4.6	Parking & Loading Summary	31

6	TECHNICAL STUDIES.....	33
6.1	Archeological and Cultural Resources.....	33
6.2	Traffic Impact Report	33
6.3	Infrastructure Availability Report	34
6.4	Shade/Shadow Analysis and Wind Direction	34
6.5	Environmental Noise Study	34

LIST OF TABLES

Table 4-1	Building & Site Summary – ‘A‘ali‘i: Land Block 1, Project 3.	18
Table 4-2	Reserved Housing Requirement.	18
Table 4-3	Tenant Relocation.	20
Table 5-1	Development Agreement Prerequisites.	21
Table 5-2	Conformance with Mauka Area Rules and Ward MP.	22
Table 5-3	Floor Area.....	30
Table 5-4	Ward Village Public Facilities Dedication.....	31
Table 5-5	Ward Village Open Space.	31
Table 5-6	Parking & Loading Summary.....	31
Table 6-1	Available Infrastructure.	34

LIST OF FIGURES

Figure 3-1	Ward Village today, showing projects completed, underway, and the proposed ‘A‘ali‘i.
Figure 3-2	Ward Village tomorrow, current plans showing potential buildout of the Ward MP.
Figure 4-1	Constraints map for ‘A‘ali‘i showing existing easements, future HART rail corridor, known burial preserves, and surrounding existing and approved buildings
Figure 4-2	‘A‘ali‘i Building and Site
Figure 5-1	Spacing, orientation, and easements that constrain ‘A‘ali‘i tower spacing.
Figure 5-2	Renderings of ‘A‘ali‘i building envelope and streetscape.

LIST OF EXHIBITS

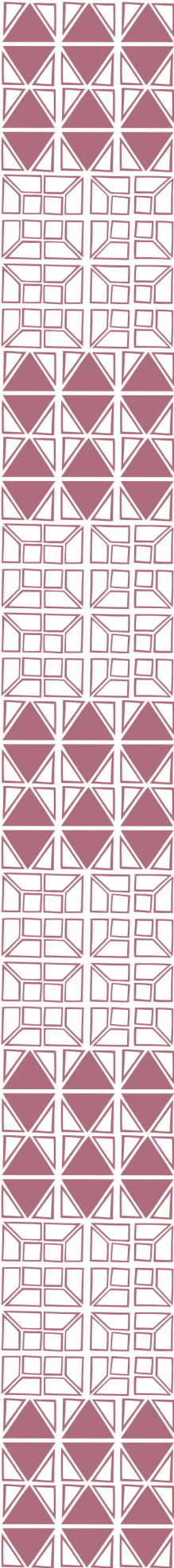
Exhibit 1	Location and Ward Master Plan Area
Exhibit 2	Ward Village Master Plan Land Blocks and Parcels
Exhibit 3	Land Block 1 Existing and Proposed Subdivisions
Exhibit 4	Detailed Site Plan
Exhibit 5	Landscape Plan, Ground Level
Exhibit 6	Recreation Deck, Podium Level
Exhibit 7	Recreation Deck, Sky Lounge
Exhibit 8	Circulation Plan
Exhibit 9	Floor Plan, Ground Floor
Exhibit 10	Floor Plan, Floor 2
Exhibit 11	Floor Plan, Floors 3 to 7
Exhibit 12	Floor Plan, Floor 8
Exhibit 13	Floor Plan, Floors 9 to 41
Exhibit 14	Floor Plan, Floor 42
Exhibit 15	Summary Sheet
Exhibits 16-18	Elevations
Exhibits 19A-19C	Sections
Exhibit 20	Queen Street View Corridor
Exhibits 21A-21C	Platform Height
Exhibit 22	Tower Spacing and Orientation
Exhibit 23	Public Facilities and Open Space

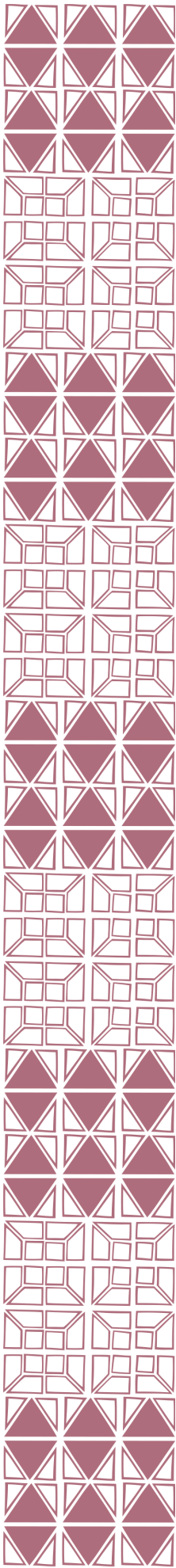
LIST OF ACRONYMS & ABBREVIATIONS

AIS	Archeological Inventory Survey	KCDD	Kaka‘ako Community Development District
CSH	Cultural Surveys Hawaii	MP	Master Plan
DOE	State Department of Education	OIBC	O‘ahu Island Burial Council
DPP	Department of Planning and Permitting	PDP	Planned Development Permit
HART	Honolulu Authority for Rapid Transportation	SHPD	State Historic Preservation Division
HCDA	Hawaii Community Development Authority	TIR	Traffic Impact Report
HDOH	State Department of Health	TRB	Traffic Review Branch
HHC	Howard Hughes Corporation	VWL	Victoria Ward, Limited
HRS	Hawai‘i Revised Statutes	WOC	Wilson Okamoto Corporation
IAR	Infrastructure Availability Report		

APPENDICES (Separate Volume)

Appendix A	LEED Checklist
Appendix B	SHPD Letter
Appendix C	Traffic Impact Report
Appendix D	Infrastructure Availability Report
Appendix E	Shadow & Wind Studies
Appendix F	Wind Analysis Study Letter
Appendix G	Environmental Noise Study
Appendix H	View Analysis





To wear a Lei ‘A’ali’i is to adorn oneself in the finery of the land representative of strength, resilience, fortitude, and survival. Trial and tribulation, challenge and strife, the storms of life cannot bend the ever standing ‘A’ali’i.

1 INTRODUCTION

‘A’ali’i is the next step in the growing Ward Village neighborhood. As the newest component of the Ward Neighborhood Master Plan (Ward MP). ‘A’ali’i will be a mixed-use, high-rise community, makai of Queen Street on Land Block 1 within in the Auahi neighborhood, Mauka Area of the Kaka’ako Community Development District (KCDD), Honolulu, Hawai’i. The community will include approximately: 750 homes, 15,000 square feet of retail space, 19,000 square feet of ground-level open space, and 41,740 square feet of recreational area.

The creation of ‘A’ali’i is anticipated to significantly enhance Kaka’ako’s revitalization. With home prices responsive to community need and desire, ‘A’ali’i will: (1) serve the market of buyers demonstrated by the overwhelming response to The Howard Hughes Corporation’s (HHC) Ke Kilohana and Ae’o mixed-use communities; and (2) continue the vision of the Ward MP to return Kaka’ako to its historic origins of a mixed-use residential community with a wide range of homes.

The building location and orientation were carefully chosen to accommodate known iwi kupuna, the proposed Honolulu Authority for Rapid Transportation (HART) guideway, mauka-makai views, and the pattern of a connected and walkable community coming to life at Ward Village,

1.1 The Meaning of ‘A’ali’i

Inoa

In honor of and respect for Hawaiian cultural naming practices and traditions, HHC consulted respected cultural experts and practitioners Sig Zane Kaiao and Hinaleimoana Wong to select an appropriate name for the new condominium community at Ward Village.

The native people of Hawai’i believe “nā inoa” (Hawaiian names), regardless of their meanings, are infused with “mana”, or divine life energy. Names honor ancestors, remember acts of heroism, and foretell good or bad fortune. Consequently, respect and care should always be given when selecting, bestowing, or accepting a name for a person, object, or place.

Strength & Resilience

When the Ward family acquired the land formerly known as Kukuluāe’o between 1870 and 1875, the area where Ward Village now stands had been converted from marshlands into salt ponds and fishponds. One of the plants believed to inhabit the area was the ‘a’ali’i, a hardwood utilitarian shrub used by native Hawaiians for canoe building, making weapons, rafters, and house posts. Known to be present on every island but Kaho’olawe, the fruit and leaves of the ‘a’ali’i were used medicinally, for making lei, and to make dyes for designing kapa.

The sturdy ‘a’ali’i also grows abundantly in Kā’u, the ancestral home of Victoria Ward’s ‘ohana, and where it earned a reputation for being resilient and hardy. As a “pioneer plant” it is responsible for a host of ecological benefits that leads to greater eco-system biodiversity. It can survive both fire and drought, and is capable of standing up to harsh winds and arid temperatures.

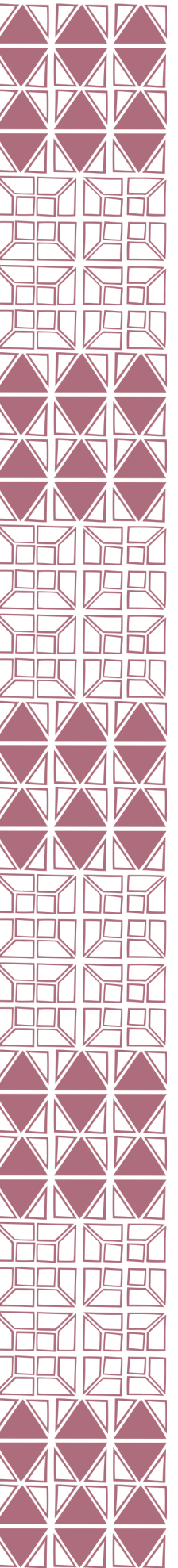
Inspiration

Like the sturdy plant that inspired its name, ‘A’ali’i is rooted and positioned to meet the winds of change. It brings strength, resilience, and diversity to Ward Village by broadening the spectrum of residential opportunities. ‘A’ali’i will include lower price point opportunities, open space gathering areas, and a focus on neighborhood amenities at the street level.

In recognizing the cultural significance of its setting and history, ‘A’ali’i provides a foundation where those who choose it as their home can take pride and comfort knowing that they reside in a place rooted in culture, which respects and honors the past, and contributes to the growth and future of Ward Village.



‘a‘ali‘i



2 HISTORY & CULTURE

Kaka’ako and the Ward Village area have a long history of productivity, culture, and community. Under the rule of King Kamehameha I in the early 1800s, much of the Kaka’ako area was a coastal wetland. Since there were no streams to support intensive agriculture like other nearby ahupua’a, Kaka’ako supported fishing and salt production along with limited agriculture from artesian springs.

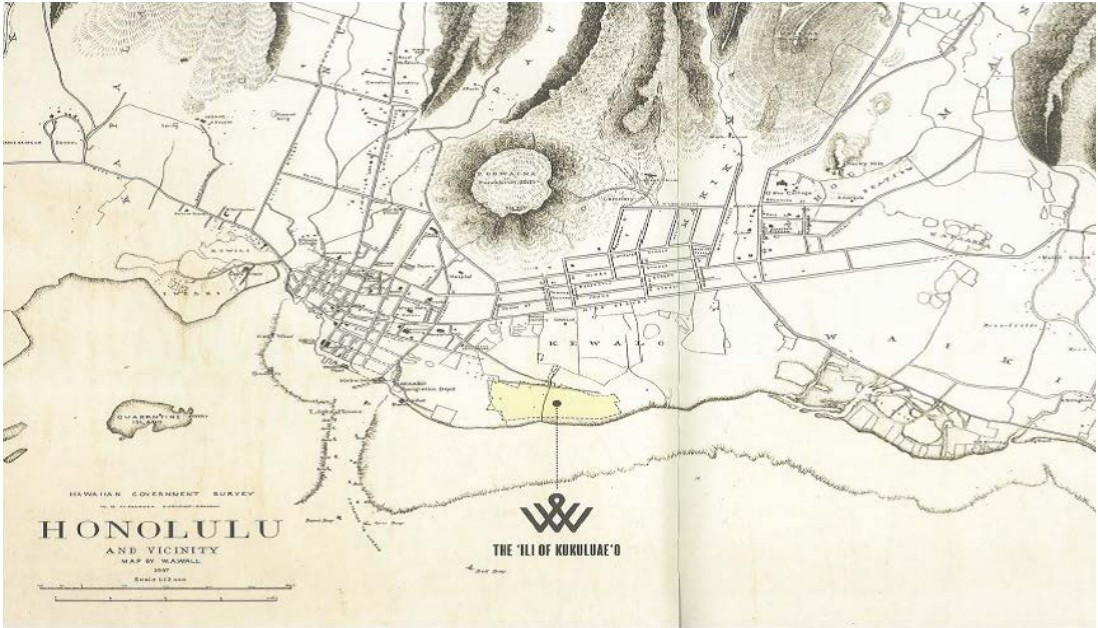
In the 1870s, Victoria Ward, a descendant of Hawaiian ali’i and the Robinson family, established the Ward Estate with her husband Curtis Perry “CP” Ward. The estate extended mauka to makai from Thomas Square to the shoreline, with an area of over 100 acres. The property generated income in the form of makaloa grass, horses, taro, coconuts, kiawe firewood, fish, and salt from the estate’s salt pans, which had fallen into disrepair and which the Wards restored. After the death of CP Ward in 1882, the productivity of the estate continued to support Victoria Ward and her seven daughters. By 1901, most of the fish ponds and salt pans makai of Queen Street were abandoned, including those on the Ward Estate. In 1930, Victoria Ward incorporated Victoria Ward, Limited (VWL) to manage the estate.

As the need for commercial and residential space grew in the late 19th and early 20th centuries, low-lying areas were filled and the shoreline area was extended seaward. Gradually the Kaka’ako area surrounding the estate evolved into a mixed-use, working class neighborhood with homes, churches, schools, parks, and other community-serving uses such as a movie theater. Residents began to move out of the area when Kaka’ako was rezoned to encourage industrial uses, beginning in the 1950s. In 1957, the City and County of Honolulu purchased the mauka portion of the Ward Estate to construct the Honolulu International Center, now named the Neal S. Blaisdell Center. Businesses in some areas then transitioned to low-rise retail and industrial uses in the 1970s through early 2000s.

In 2002 ownership of VWL and the Estate’s lands passed to General Growth Properties. General Growth Properties then began community outreach and planning to create a neighborhood in Kaka’ako, with HHC assuming leadership of Ward Village community and master planning efforts in 2010.



Victoria Robinson and Curtis Perry (“CP”) Ward.



Where Ward Village now exists are several traditionally defined land areas, including Kaka’ako, Kewalo, and Kukuluāe’o.



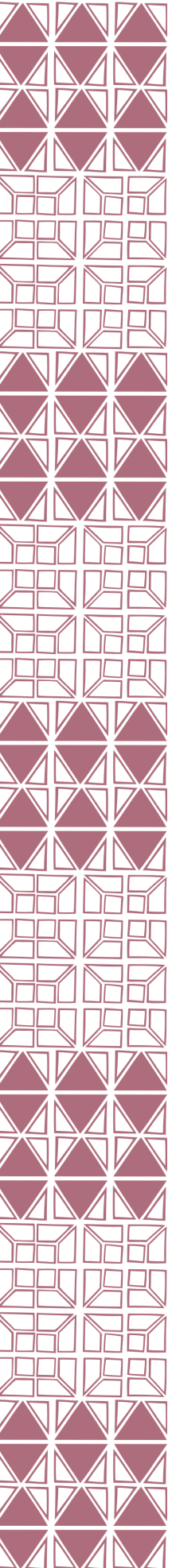
Coconut grove and fish pond in foreground, with natural wetland vegetation in the background.

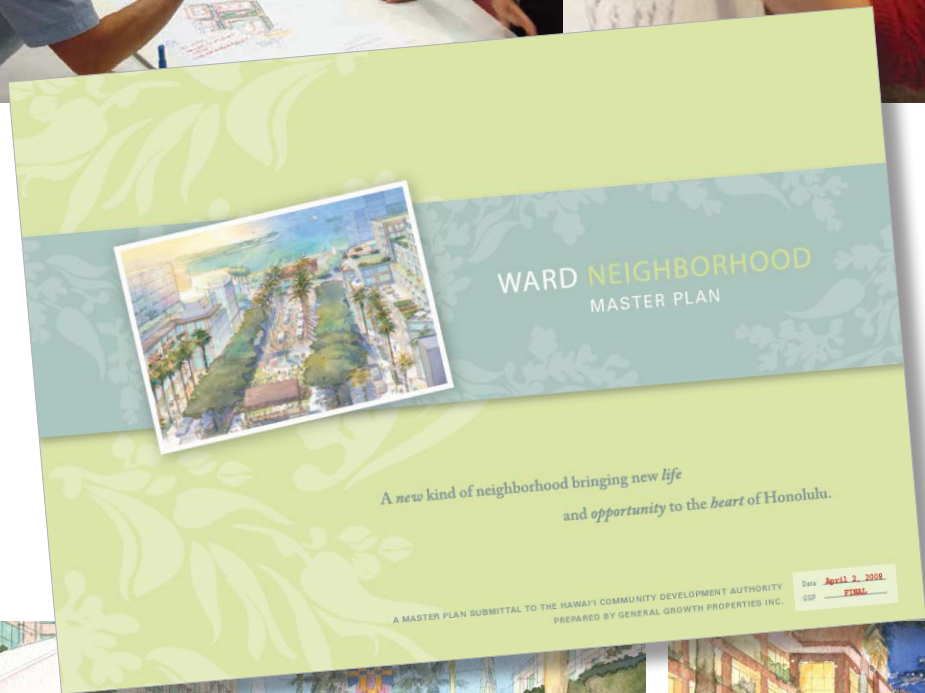
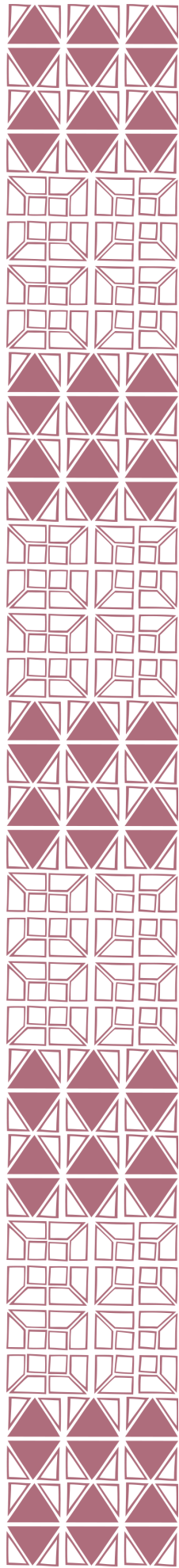


Makaloa grass was harvested on site, dried, and sold.



‘a‘ali‘i





The Ward MP incorporates feedback from stakeholders gathered through outreach and education events.



Ward MP vision for Central Plaza.



Nighttime activities at Central Plaza.



Ward MP vision for the typical Ward Village streetscape.



Mauka-makai views.

3 WARD NEIGHBORHOOD MASTER PLAN

3.1 Ward Master Plan History

Following years of community engagement and public meetings, on January 14, 2009, the Hawaii Community Development Authority (HCDA) approved the Ward MP pursuant to Hawaii Administrative Rules (HAR) Title 15, Chapter 22, Subchapter 8 (the “Master Plan Rules.”). The Ward MP governs the development of certain lands in Kaka’ako under the authority of the Hawaii Revised Statutes, Chapter 206E, as amended, and Chapter 22, Title 15, HAR (the “2005 Mauka Area Rules”), in effect on January 14, 2009. Subsequent to the Ward MP, a Master Plan Development Agreement by and between HCDA and VWL was approved and entered into, effective December 30, 2010 (the “Development Agreement”).

As set forth in the Master Plan Rules, a master plan is intended to “encourage timely development, reduce the economic cost of development, 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.” A master plan “provide[s] assurances to landowners, developers and investors that projects proposed within a master planned area that are in accordance with the applicable mauka area rules in effect at the time the master plan is approved will not be restricted or prohibited at the permit stage by subsequent changes to those rules.” A master plan provides certain development rights, and necessarily relies upon development permits for its implementation.

3.2 Ward Master Plan

The Ward MP is a long-range master plan (covering a period of 15+ years) which encourages orderly planning and development for HHC’s large land holdings and provides: (1) greater flexibility than would otherwise be allowed under lot-by-lot development; and (2) a vesting of rules in exchange for certain public amenities and benefits that government would otherwise be responsible for providing. The Ward MP covers an area of approximately 60 acres in the Kaka’ako Mauka area owned by HHC. The Master Plan proposes a pedestrian-friendly, smart-growth community where its residents can live, work, and play.

3.3 Ward Master Plan Design Strategies

The Ward MP also puts forth four main design strategies that provide for:

- Connected Public Spaces
- Auahi Street as a Pedestrian Promenade
- Mauka-Makai View Corridors
- Streetscape Design

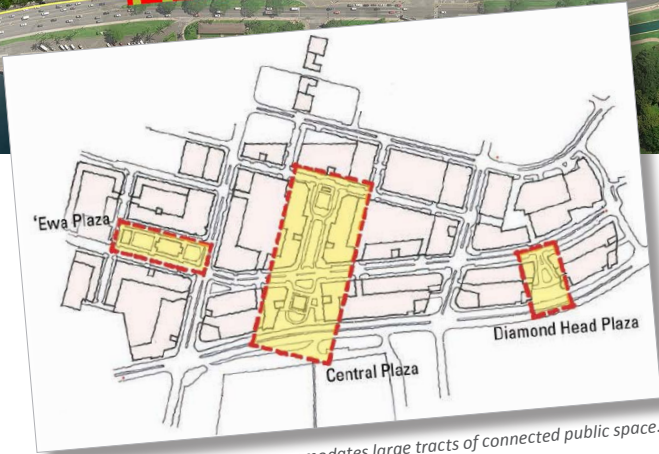
An overview of these design strategies and their implementation follows.

¹Victoria Ward, Limited (VWL), is a subsidiary of The Howard Hughes Corporation.

Connected Public Spaces: Provide three significant and connected public spaces. At the center of Ward Neighborhood will be a new Central Plaza, with major public spaces ‘Ewa of Ward Avenue and on the Diamond Head end of the Neighborhood. All three will be linked via Auahi Street.



Connected public spaces, as envisioned in the Ward MP.



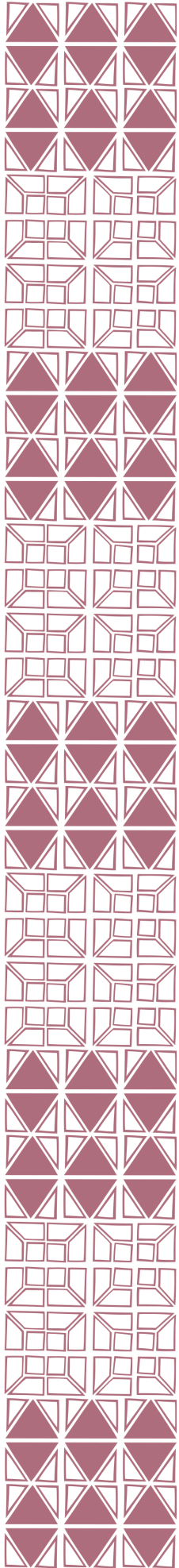
The design of Ward Village accommodates large tracts of connected public space.



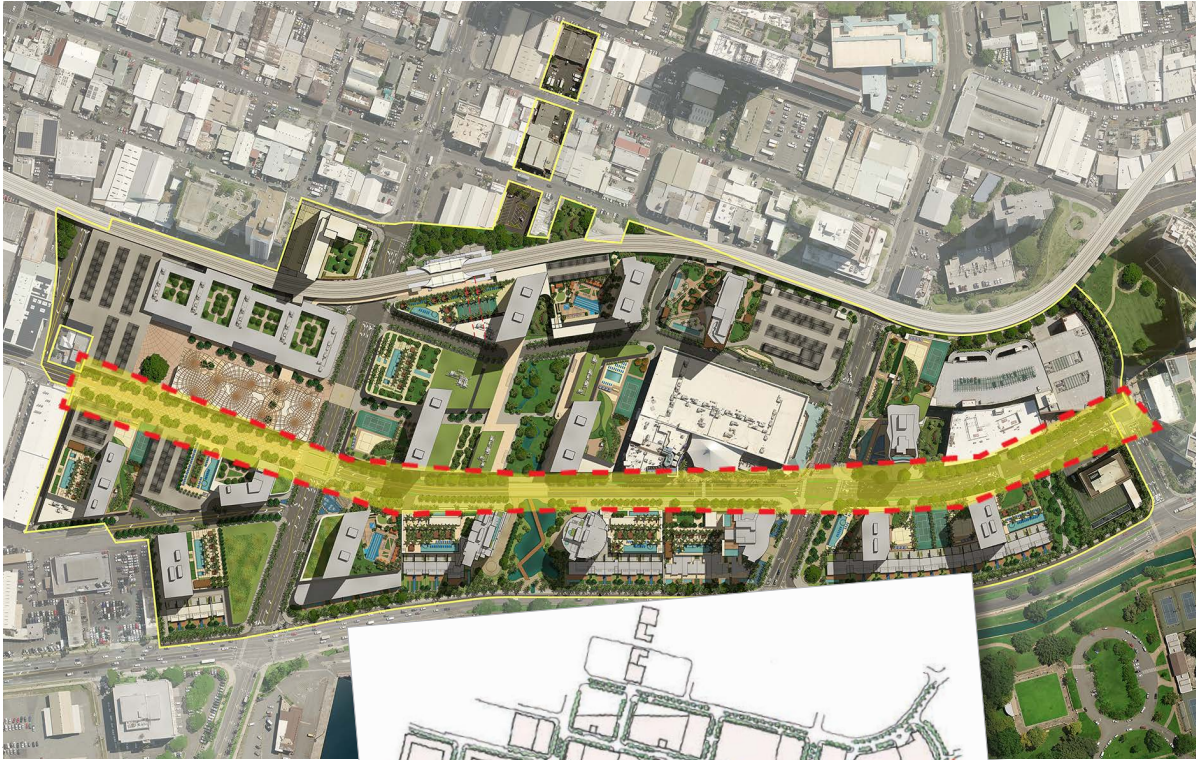
The Central Plaza, looking makai, as currently envisioned



The IBM Building courtyard, renovated and utilized as a neighborhood information center and community gathering place.



Auahi Street as a Pedestrian Promenade: Redevelop Auahi Street as a great pedestrian-oriented urban promenade and shopping street, a landscaped spine full of activity and character.



Auahi Street will form a major pedestrian corridor in Ward Village.

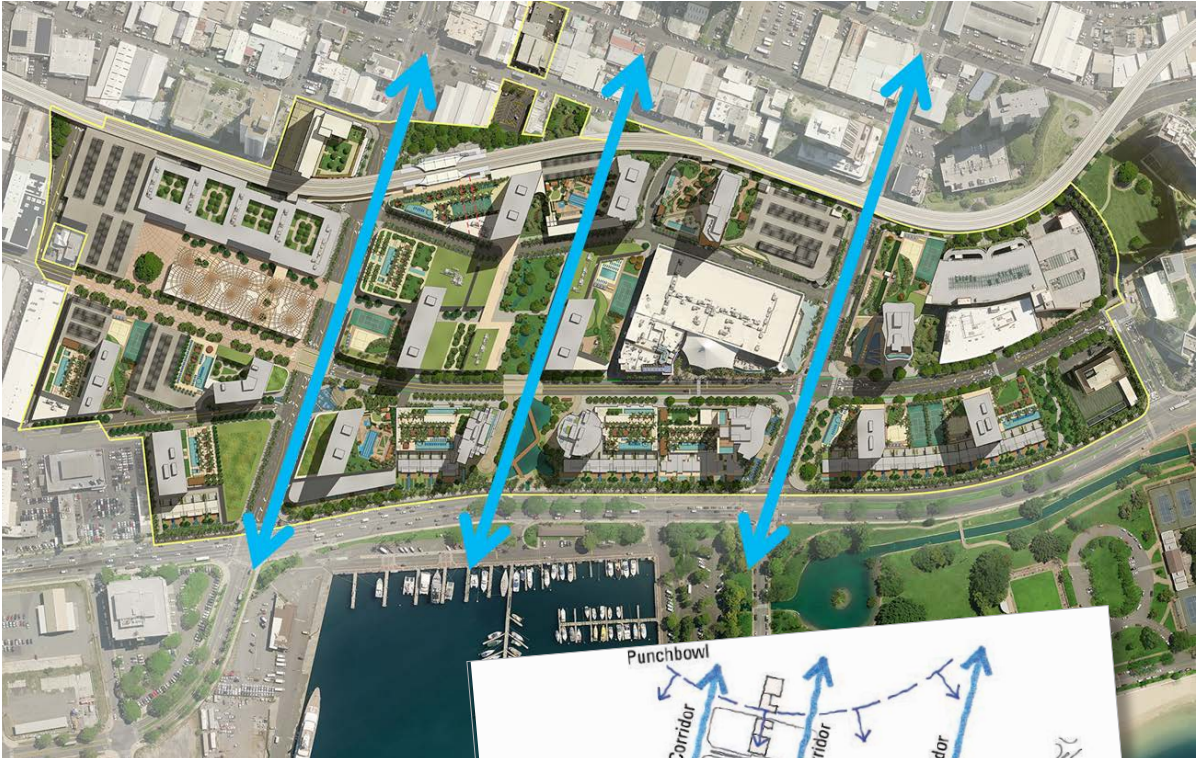


Auahi Street today. Car-centric and sparsely shaded.

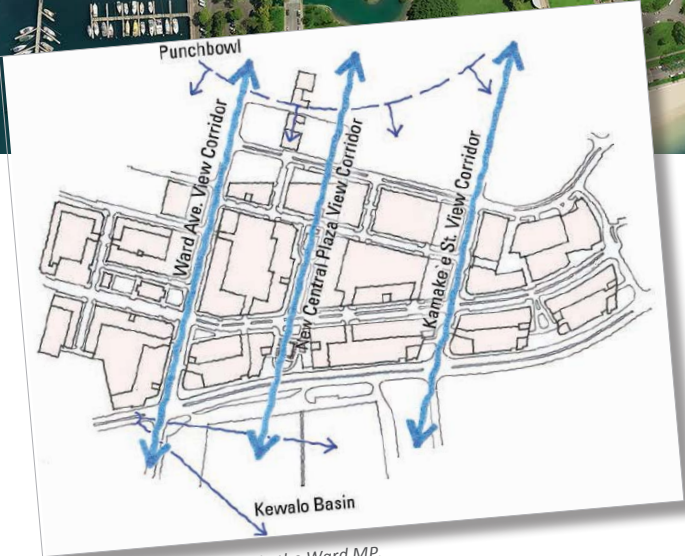


Auahi Street as envisioned. Shaded with wide sidewalks, bike lanes, and improved for pedestrians.

Mauka-Makai View Corridors: Introduce an additional mauka-makai view corridor between Ward Avenue and Kamake'e Street. This new corridor will also serve as a visual window into Ward Village from Ala Moana Boulevard and out to Kewalo Basin and the ocean. Each view corridor may include functional and safe pedestrian connections to encourage walking.



Ward Village is designed to maximize mauka-makai views.



Mauka-makai views shown in the Ward MP.



The Central Plaza from Ala Moana Boulevard (pictured here looking mauka) will open a new mauka-makai view corridor between Ward Avenue and Kamake'e Street.



Kamake'e Street view corridor, as being realized.



Streetscape Design: Strongly define an identity for the three key intersections along Ala Moana Boulevard, marking them as gateways into the district and Central Kaka’ako on the mauka edge. The landscape character will provide a sense of arrival into Ward Neighborhood. The streetscape design will also create an identity for the pedestrian network within the community.



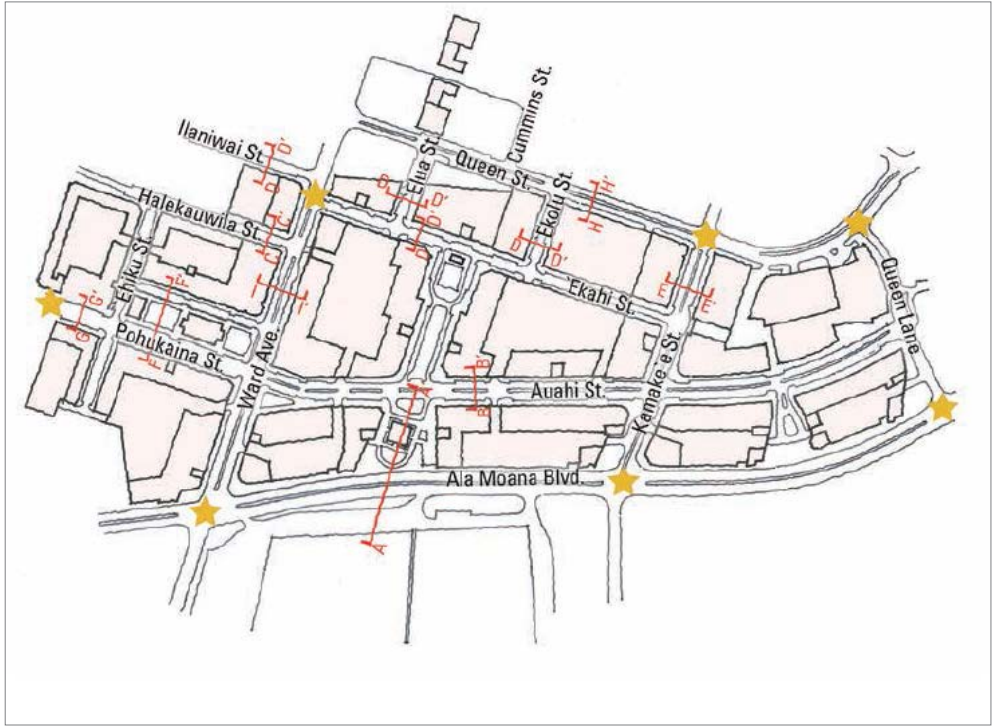
Adding retail along the streets will create an identity of a welcoming neighborhood for visitors and residents. (Future new road mauka of Ward Theatres)



Ward Village streetscape changes will promote pedestrian friendliness. (Future Ala Moana Blvd.)



Shaded walkways with activated streets will be lined with retail offerings. (Future Auahi streetscape)



Streetscape network as envisioned in the Ward MP.

3.4 Ward Village Today

With seven years of progress to date, HHC has demonstrated its commitment towards enhancing the KCDD and realizing the Ward MP goals of creating a vibrant, mixed-use community.

The preservation of the historic, iconic IBM Building as an informational and community gathering center was an early achievement that set the tone for the attention to quality and detail that defines Ward Village. The completion of the Ward Village Shops (with the relocation of Nordstrom Rack and Pier 1 Imports, the addition of a district parking garage, and the recently announced South Shore Market) was another visible sign of progress and commitment to the existing businesses by providing relocation opportunities.

Other key steps have been the creation of cultural preservation areas, the planning for the HART station and guideway, and the planned alignment of Private Drive 2 (de facto Halekauwila Street extension) through Land Block 1.

Importantly, HHC has also:

- Contracted to sell 375 Reserved Housing homes (50 more than required by projects underway) to qualified reserved housing buyers
- Designated 51% of the open space required by the Ward MP
- Designated 35% of public facilities required by the Ward MP
- Received approvals for 37% of floor area permitted
 - ~ Waiea (Land Block 2, Project 1), under construction
 - ~ Anaha (Land Block 3, Project 1), under construction
 - ~ Ae’o (Land Block 1, Project 2), under construction
 - ~ Ke Kilohana (Land Block 5, Project 1), (includes 375 reserved housing homes); construction scheduled to start in October 2016
 - ~ Gateway (Land Block 2, Project 2), construction anticipated to start in 2017
- Completed and fulfilled all Ward MP implementation prerequisites, including preparing and submitting to HCDA:
 - ~ A Historic Building Inventory
 - ~ A Cultural Impact Assessment
 - ~ An Archeological Inventory Survey Plan
 - ~ A Regional Traffic Study
 - ~ Sustainability Guidelines



Top: The Iconic IBM Building will continue to serve as an informational and community gathering center at Ward Village.
Bottom: The South Shore Market will revitalize Queen Lane.



Regular cultural events such as Kona Nui Nights bring together the community and the rich culture in the IBM Courtyard.



Free weekly yoga, now in its third year, has become a hit with the neighborhood.



Public art such as the 2016 Biennial takes center stage at the IBM building.



Interior of South Shore Market, opening soon.



Figure 3-1 Ward Village today, showing projects completed, underway, and the proposed 'A'ali'i.

3.5 Ward Village Tomorrow

As demonstrated by the progress to date, HHC is committed to enhancing the KCDD and realizing the vision and goals of the Ward MP. ‘A‘ali‘i (Land Block 1, Project 3) is HHC’s next step in the implementation of the Ward MP and the revitalization and transformation of Kaka`ako into a cohesive master-planned community.

Moving forward, HHC will continue to implement the four main Ward MP design strategies of: connected public spaces, Auahi Street as a pedestrian promenade, mauka-makai view corridors, and streetscape design. The images presented here illustrate the vision of Ward Village tomorrow.



Farmer's Market in the future Central Plaza.



South Shore Market



Top: Nobu Honolulu will open in late 2016.
Bottom: Whole Foods, Kaka'ako, is under construction.



Gateway, opening the Central Plaza.



Longs Drugs will begin construction in October 2016.



Ke Kilohana rooftop resident park.



Weekly yoga, envisioned in the future Central Plaza.



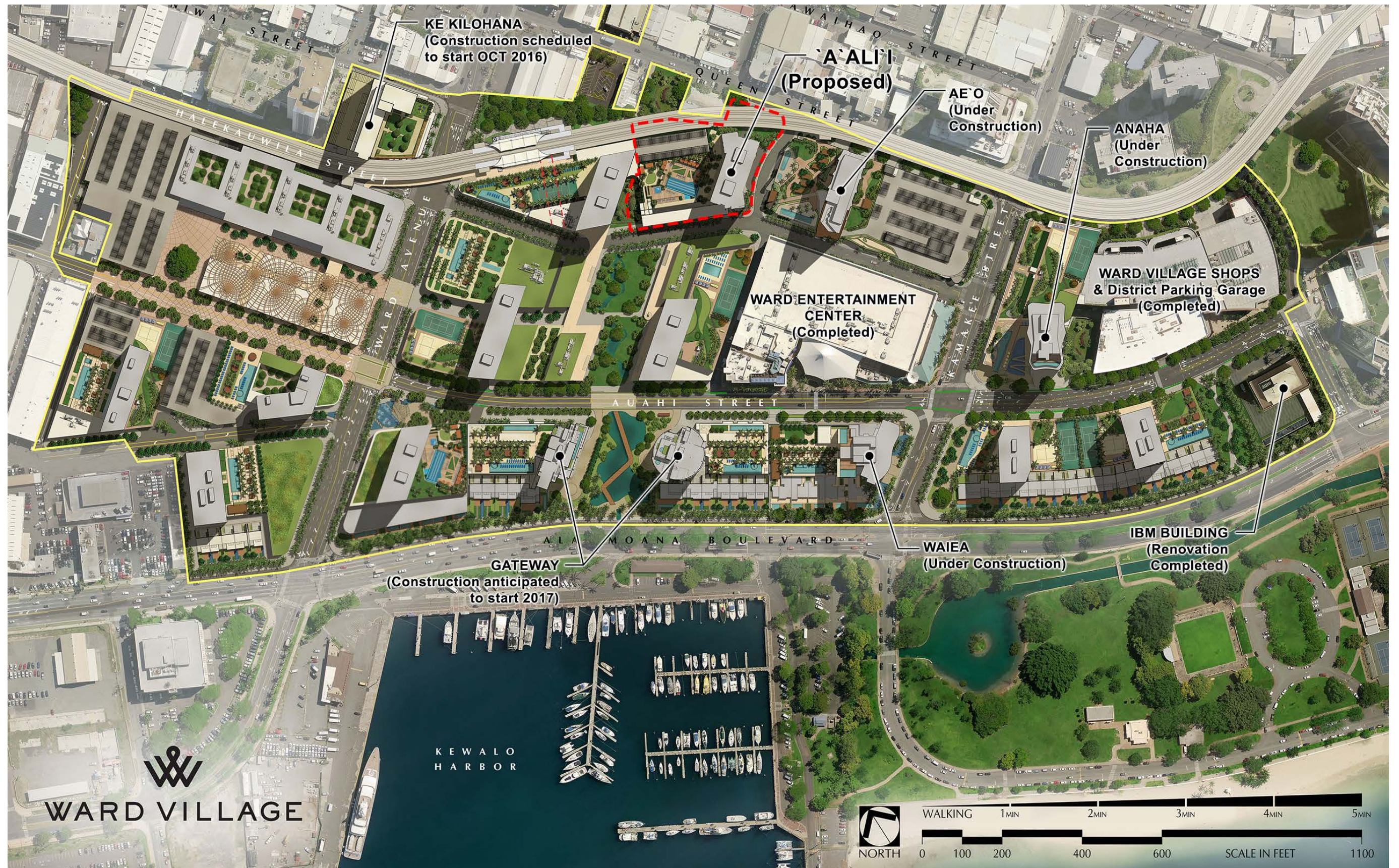
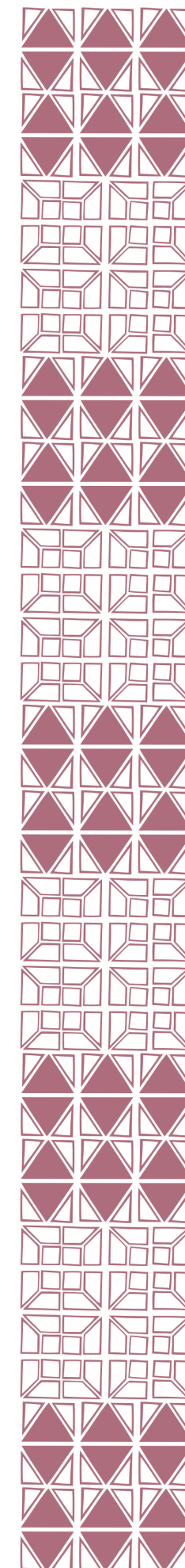


Figure 3-2 Ward Village tomorrow; current plans showing potential buildout of the Ward MP.



'a'ali'i



4.1 Community Input & Market Demand

As the Ward MP intended, planning for Ward Village has evolved to respond to community desires, market demand, and the needs of new area residents, businesses, and visitors.

The plans for 'A'ali'i arose from market demand and the overwhelming positive response HHC received from its Ke Kilohana (Land Block 5, Project 1) and Ae'o (Land Block 1, Project 2) communities. With thousands of local singles, couples, and families turning out for sales events, there is strong demand for homes in Ward Village designed and priced to appeal to kama'āina and others seeking quality homes and amenities with the convenience of living in close proximity to work, shops, services, and recreation areas.

At a community event held on July 19, 2016 feedback received confirmed initial market assumptions for prospective residents looking to relocate to Ward Village. Over 120 community members attended the event, and participants provided input through a series of survey questions with results posted instantaneously.

The findings showed continued strong interest in living in Ward Village, with a desire to be part of a walkable, social, “live, work, play” community. In line with the goals of the Ward MP, highly-prized neighborhood amenities included a grocery or drug store, restaurants, coffee or tea shops, and close proximity to the ocean and parks. Survey results indicated a high interest in neighborhood shops, dining with outdoor seating, retail services, and open space. The top-ranked building amenities include those for fitness, socializing with friends and family (such as BBQ areas), storage, and recreation. Price, location, and neighborhood were the most important considerations identified in deciding where buy a home, more so than design/layout or view. Nearly half of respondents said that they would walk or bike to work if they lived in Ward Village; however most said that they would still desire one or more parking spaces.

HHC also provided an update on the progress toward implementing the Ward MP to the Ala Moana – Kaka'ako Neighborhood Board on July 26, 2016. The update included the conclusions from the community event survey and HHC reiterated its commitment to communication with the Neighborhood Board regarding Ward Village.

In total, prospective residents’ desires, community feedback regarding the implementation of the Ward MP, and market demand all contributed to and shaped the design and concept for 'A'ali'i.



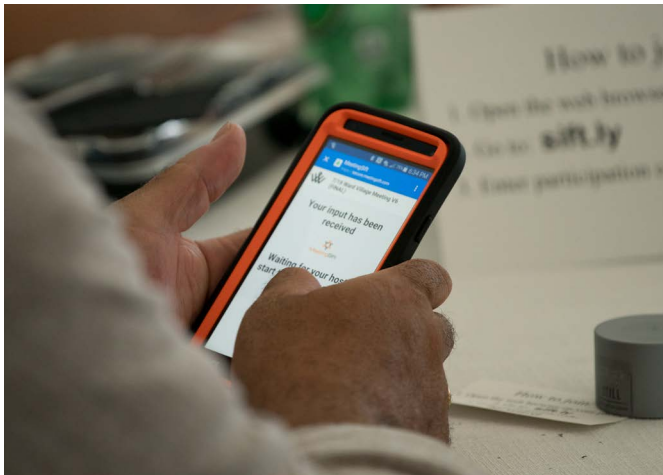
HHC's vision for 'A'ali'i.



July 19, 2016 community event. Participants learned about the history and vision behind Ward Village.



July 19, 2016 community event. Participants provided input through a series of survey questions.



July 19, 2016 community event. Survey results were posted instantaneously.



July 19, 2016 community event.

4.2 ‘A’ali’i Location

This PDP application for ‘A’ali’i (Land Block 1, Project 3) represents the latest component of the Ward MP. Consistent with the Master Plan Rules, the Ward MP, and the Development Agreement between HCDA and VWL, development within the Ward MP area shall proceed in phases initiated by development permit applications, and phasing will occur by and within the various Land Blocks.

‘A’ali’i will be located on Land Block 1, which is bounded by Queen Street to the north (mauka), Kamake’e Street to the east (Diamond Head), Auahi Street to the south (makai) and Ward Avenue to the west (Ewa). Land Block 1 totals 20.93 acres (911,887 square feet) and consists of one development lot, bound by an existing joint development agreement. Exhibit 1 shows the ‘A’ali’i site. Exhibit 2 shows the Land Blocks within the Ward MP area, including Land Block 1.

4.3 ‘A’ali’i Site

Within Land Block 1, the ‘A’ali’i site is makai of Queen Street (roughly centered between Kamake’e Street and Ward Avenue) and west of the Ae’o site (Land Block 1, Project 2). Diagonally to the south is the Ward Entertainment Center. The ‘A’ali’i site is on portions of Tax Map Key (TMK) parcels (1) 2-3-002:106 and 087 and on Parcel 86, roughly in the mauka center of the overall Ward MP area owned by HHC. A re-subdivision of the existing parcels will be completed to create the sub-parcel referred to as Parcel N-East. The resultant lot of approximately 92,072 square feet will define the ‘A’ali’i site. Exhibit 3 shows existing TMKs and the proposed subdivisions within Land Block 1.

The majority of the site is vacant, as two warehouses previously on the site were removed in 2016 in accordance with the previously-approved plan for Ae’o (Land Block 1, Project 2). A portion the site overlaps with a portion of an existing warehouse building, which is proposed to be removed. Relocation assistance will be provided to current tenants as required under the Ward MP (see Section 4.15 for Existing Business Relocation Plan).

4.4 Site Constraints

The ‘A’ali’i site is constrained by several factors which influenced the design, orientation, and features of the building and facilities. These constraints include:

- **North: HART Guideway:** The HART rail guideway is proposed through the north portion of the site, and subsequently ‘A’ali’i has been designed to accommodate the proposed HART guideway and required setbacks.
- **North and West: Archeological Resources:** The building will be placed to sensitively avoid known iwi kupuna within the site and adjacent areas. Iwi kupuna were found to the west of the currently proposed building footprint, and would have been disturbed by a previously-proposed building footprint and roadway. HHC responded by repositioning the building and moving Private Drive 2 (de facto Halekauwila Street extension), in consultation with the recognized Native Hawaiian cultural descendants. This redesign early in the planning process ensured that the iwi kupuna area will remain an unobstructed, landscaped open space.
- **Northeast, Southeast, and Southwest Roadways:** The position of ‘A’ali’i is further constrained to the: (1) northeast by Queen Street; (2) southeast by the future Private Drive 1 (between Queen Street and Private Drive 2); and (3) southwest by Private Drive 2 (de facto Halekauwila Street extension). The current location of Private Drive 2 avoids know burial sites.
- **Northwest/Northeast Existing Easements:** A northwest/northeast (mauka-makai) easement, which supports existing storm drain and wastewater utilities, is located to the north of the ‘A’ali’i site.

- **West: Future Buildings:** West of ‘A’ali’i is the future Block N-West project site. HHC considered shifting the proposed Block N-West building further from ‘A’ali’i, but doing so would preclude the future Block N-West building’s preferred mauka-makai orientation and disrupt view lines, due to the proposed HART station and guideway and the utility easement described above.

4.5 Surrounding Uses

Existing uses which surround the ‘A’ali’i site include:

- **North:** Adjacent: Quonset hut style building (Tropical Land & Shade Company) not owned by HHC and not part of the Ward MP area; Across Queen Street: various industrial uses (such as Queen Auto Sales);
- **East:** Ae’o (Land Block 1, Project 2), currently under construction;
- **South:** Ward Entertainment Center and warehouses
- **West:** Retail center anchored by Ross Dress for Less and formerly Sports Authority

‘A’ali’i represents the next stage in accomplishing the Ward MP and delivering on HHC’s goal to provide connected public spaces, mauka-makai view corridors, and smart streetscape design.

4.6 ‘A’ali’i Design

The ‘A’ali’i design is consistent with the 2005 Mauka Area Rules, which are applicable under the Ward MP (see Section 5.1). The building location and orientation were carefully-chosen to: accommodate known iwi kupuna and the proposed HART guideway, orientate the tower in a mauka-makai direction to preserve view planes, and continue the pattern of a connected and walkable community envisioned in the Ward MP. The design provides the outstanding pedestrian environment desired by the community by creating street-level retail and open spaces. The retail space is located along Private Drive 2 (de facto Halekauwila Street extension) with space for gathering and outdoor seating areas.

The residential lobby, residential parking and passenger drop off will be accessed from a new private driveway (Private Drive 1) extending from Queen Street to Private Drive 2 (de facto Halekauwila Street extension). The recreation decks on the 8th and 42nd levels will provide outdoor and indoor recreational facilities designed based on feedback from potential buyers.

In line with the Ward MP, the ‘A’ali’i design includes:

- Commercial space along Private Drive 2 (de facto Halekauwila Street extension) at the ground floor with outdoor gathering and seating areas
- “Wrapping” parking structure parking along Private Drive 2 (de facto Halekauwila Street extension) with retail and residential units to create a vibrant streetscape and desired urban form
- Accommodating the proposed HART guideway through the north portion (Queen Street side) of the site
- One residential tower at the 400-foot height limit, plus rooftop elements
- Shared parking, storage, and amenity spaces for the residents
- Building management and support spaces



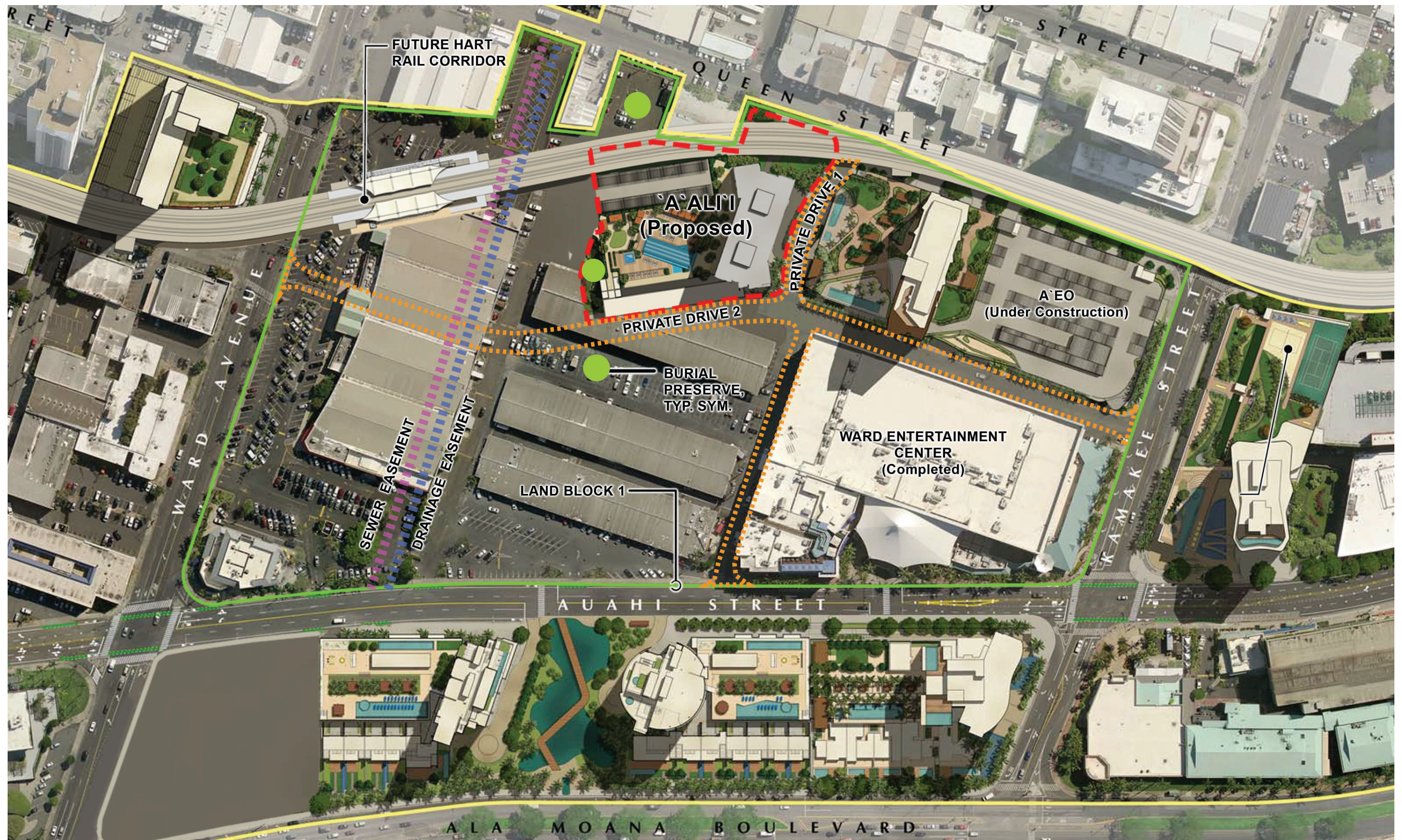


Figure 4-1 Constraints map for 'A'ali'i showing existing easements, future HART rail corridor, known burial preserves, and surrounding existing and approved buildings.

4.7 Building & Site

‘A‘ali‘i will include approximately 623,460 square feet of new floor area that will generally coincide with the following design parameters:

Table 4-1 Building & Site Summary – ‘A‘ali‘i: Land Block 1, Project 3.

‘A‘ALI‘I: LAND BLOCK 1, PROJECT 3	
Ground Level Open Space	Approximately 19,000 square feet
Commercial Space	Approximately 15,000 square feet
Outdoor & Indoor Recreational Area	Approximately 41,740 square feet
Projected Height	Maximum height of 400 feet, plus 18 feet maximum rooftop elements
Homes (Units)	751 homes proposed

The following exhibits show detailed ‘A‘ali‘i plans:

- Exhibit 4: Detailed Site Plan
- Exhibit 5: Ground-level Landscape Plan
- Exhibit 6: Recreation Deck (Level 8)
- Exhibit 7: Recreation Deck, Sky Lounge (Level 42)
- Exhibit 8: Circulation Plan
- Exhibit 9: Floor Plan, Ground Floor
- Exhibit 10: Floor Plan, Floor 2
- Exhibit 11: Floor Plans, Floors 3 to 7
- Exhibit 12: Floor Plan, Floor 8
- Exhibit 13: Floor Plans, Floors 9 to 41
- Exhibit 14: Floor Plan, Floor 42
- Exhibit 15: Floor Plan, Summary Sheet (Open Space, Recreation Space, Loading, Parking Floor Area by Levels
- Exhibits 16 to 18, Elevations
- Exhibits, 19A to 19C, Sections
- Exhibit 20: Queen Street View Corridor
- Exhibits 21A to 21C, Platform Height

4.8 Open & Recreation Space

The ground level of ‘A‘ali‘i will provide approximately 19,000 square feet of open space, which exceeds the required 9,207 square feet of open space by 106 percent.

‘A‘ali‘i will provide approximately 41,740 square feet of recreation spaces, including 29,260 square feet of multi-purpose outdoor recreation space and approximately 12,480 square feet of indoor recreation space.

The recreation deck above the parking area will provide both outdoor (approximately 25,120 square feet) and indoor (approximately 5,770 square feet) recreation space, including a swimming pool, playground, outdoor dining/BBQ areas, and interior rooms for resident gatherings.

‘A‘ali‘i will also feature a “sky lounge” on the 42nd level, providing indoor (approximately 6,710 square feet) and outdoor (approximately 2,200 square feet) recreation space for residents. A penthouse fitness center is proposed within a portion of the indoor “sky lounge” recreation space.

Ground-level amenities will include a resident’s dog park occupying approximately 1,940 square feet as part of the pet-friendly design.

The recreational amenities follow community and potential buyer feedback and will provide a large number of top-ranked spaces to promote a healthy lifestyle and sense of community among residents and guests.

Exhibit 23 shows public facilities and open space in Land Blocks 1 and 2.

4.9 Parking & Loading

‘A‘ali‘i will include approximately 826 off-street parking spaces, including parking for residents, visitors, and retail uses. Four off-street loading spaces will conveniently serve both residents and retail areas (See and Section 5.4 and Exhibits 9 and 15 for more details.).

4.10 Bicycle Facility Plans

‘A‘ali‘i will include secure resident bicycle parking and storage on the ground-level and exterior retail bicycle parking near retail areas. Additional resident bicycle parking and storage may be provided on some vehicle parking floors. Public bicycle parking will be provided on the ground level near the retail spaces along Private Drive 2 (de facto Halekauwila Street extension). Exhibit 4 shows the location of public bicycle racks near the ground-level retail spaces. Exhibit 9 shows the location of the ground-level resident bicycle storage area.

4.11 Vehicular, Pedestrian, & Bicycle Circulation

Primary vehicular access to ‘A‘ali‘i will be from a new private driveway (Private Drive 1) extending from Queen Street to Private Drive 2 (de facto Halekauwila Street extension). Exhibit 8 shows vehicular, pedestrian, and bicycle circulation.

4.12 Reserved Housing

The Ward MP Development Permit establishes a reserved housing requirement of 20 percent of the total number of residential units within the Ward MP area. With ‘A‘ali‘i, plus buildings approved to date (Waiea, Anaha, Ke Kilohana, Ae‘o, and Gateway), a total of approximately 2,370 residential units will be built. The total amount of reserved housing required is 475 homes (units). Ke Kilo-hana (which will begin construction in October 2016) will include 375 reserved housing units, which are already under contract to qualified reserved housing buyers. ‘A‘ali‘i will include at least 100 reserved housing units, thus providing, at minimum, the additional 100 reserved housing units required. Reserved homes within ‘A‘ali‘i will be integrated within the building.

Table 4-2 Reserved Housing Requirement.

RESERVED HOUSING REQUIREMENT		
Project	Residential Units	Reserved Housing Units
KAK 13-036 [LB2-P1] Waiea	175	0
KAK 13-037 [LB3-P1] Anaha	318	0
KAK 13-038 [LB5-P1] Ke Kilohana	424	375
KAK 14-066 [LB2-P2] Gateway Towers	236	0
KAK 14-074 [LB1-P2] Ae’o	466	0
A’ali’i [LB1-P3]	<u>751</u>	<u>100*</u>
Total Residential Units	2,370	475
Reserved Units Required (20%)	475	
Reserved Housing Balance	0	
* At least 100 reserved housing units will be provided in ‘A’ali’i. Pending market conditions, HHC may elect to provide more reserved housing units than required.		





Figure 4-2 Plan view of 'A'ali'i.

4.13 Sustainability Strategy

Consistent with the Sustainability Framework set out in the Ward MP, Ward Village holds Leadership in Energy and Environmental Design-Neighborhood Development (LEED-ND) Platinum certification, the highest rating provided.

According to the U.S. Green Building Council, Leadership in Energy and Environmental Design (LEED) developments are designed to deliver the following benefits:

- Lower operating costs and increased value;
- Reduced waste;
- Energy and water conservation;
- More healthful and productive environments; and
- Reductions in greenhouse gas emissions

LEED-ND prioritizes the above issues at the neighborhood scale, ensuring the sustainability and well-being of entire communities.

HHC will pursue LEED certification for new construction (LEED-NC) for ‘A’ali’i. To achieve this, the following sustainable practices will be employed.

Sustainable Sites To foster a healthy outdoor environment, HHC is committed to minimizing erosion and sedimentation during construction. There are multiple community services within walking distance of the property, and multiple opportunities for public transit. Bike facilities will be provided on site. ‘A’ali’i is indirectly tied into the planned Auahi Street promenade through the Master Plan, and will contribute to the pedestrian network of Ward Village. Proximity to the HART Kaka’ako Station will help to further reduce vehicle trips in favor of public transit.

Landscaping will capture stormwater, encourage time spent outdoors, and cool outdoor spaces. Indigenous and/or ethnic plantings such as Hala trees, ‘a’ali’i, and palms will be used, to embrace Hawaiian ecosystems and avoid contributing to invasive plant populations.

Water Efficiency: A number of water-conserving measures will be employed at ‘A’ali’i, including a 50% reduction in potable water use for landscaping irrigation, and low-flow fixtures.

Energy and Atmosphere, Indoor Environmental Quality: ‘A’ali’i will optimize energy performance and air filtration equipment will exceed performance standards. Outdoor airflow will be monitored, and mechanical systems will be kept clean. Photovoltaic systems will be studied for potential implementation.

Materials and Resources: ‘A’ali’i will responsibly manage construction waste, recycling it where possible. The building will have recycling facilities and recycling will be encouraged.

Indoor Environmental Quality: ‘A’ali’i will create sensitive indoor environments with adjustable lighting and cooling systems, and will provide substantial outdoor views. The building will use materials that do not emit harmful vapors.

Social Sustainability: ‘A’ali’i offers easily-accessible amenities and social gathering space to encourage interaction within its community of residents, business tenants, and visitors, and within the greater communities of Ward Village, Kaka’ako, and Honolulu.

Appendix A contains the LEED-NC checklist.

4.14 Development Timetable

HCC intends to construct ‘A’ali’i in a single phase. The building permit application is anticipated to be submitted in late 2017 with construction expected to commence before the end of-2018. This timetable is subject to change based on sales and market trends.

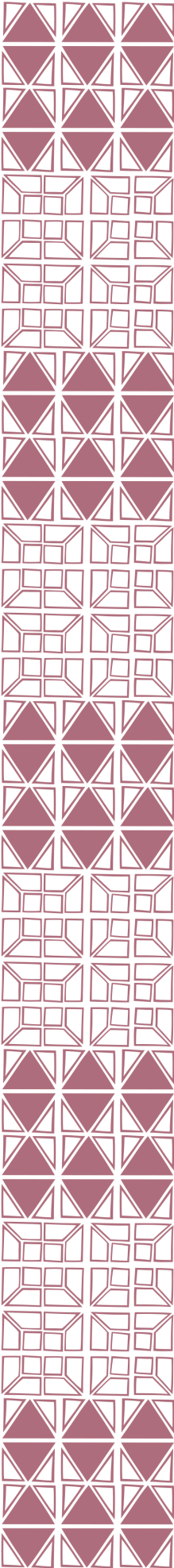
4.15 Existing Business Relocation Plan

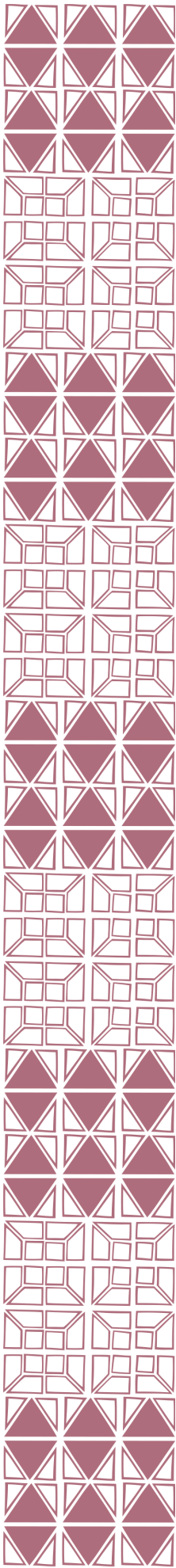
The majority of the site is vacant. A portion the site overlaps with a portion of an existing warehouse building, which is proposed to be removed. Relocation assistance will be provided to current warehouse tenants as required under the Ward MP. Pursuant to HAR 15-22-85(11), HHC certifies that all tenants will be notified via certified mail of the effective of lease termination and at least 60 days before eviction (pursuant to the 2005 Mauka Area Rules).

Ward Village is committed to accommodating a wide range of businesses including shopping, dining, entertainment, and service. HHC has followed and will continue to comply with the business relocation guidelines set forth in the approved Ward MP. This approach includes relocation of as many tenants as possible within the Ward MP area, many of whom have a dedicated local market. Tenant information, pursuant to 15-22-85(c)(10), HAR, is summarized below.

Table 4-3 Tenant Relocation.

TENANT RELOCATION							
Building Name	Building Address	Space #	Tenant Name	Floor Area (sq. ft.)	Business Use	Lease Expiration	Relocation Assistance
WIC Warehouse #3	1020 Auahi Street	B000311	Albert C. Kobayashi	7,082	Office	6/30/2017	<i>HHC IS in the process of notifying and working with affected tenants and will provide at least 60 days notice of lease termination pursuant to the vested rules. In addition HHC will provide relocation assistance first by relocating businesses to other spaces within the Ward MP, and if infeasible, by working with a commercial broker to assist these businesses in locating alternative space.</i>
WIC Warehouse #3	1020 Auahi Street	B000307	Takano Nakamura Landscaping	6,000	Warehouse	3/31/2017	
WIC Warehouse #3	1020 Auahi Street	B000306	Pacific Hi-Tak	1,500	Warehouse	3/31/2017	
WIC Warehouse #3	1020 Auahi Street	B000305	Discount Mutual	1,500	Warehouse	12/31/2016	
WIC Warehouse #3	1020 Auahi Street	B000304	Midnight Tinting	1,500	Warehouse	4/30/2017	
WIC Warehouse #3	1020 Auahi Street	B000301	Kazama Foodservice Inc.	4,500	Warehouse	12/31/2016	





‘a‘ali‘i

5 MAUKA AREA RULES & WARD NEIGHBORHOOD MASTER PLAN

Pursuant to the Ward Neighborhood Master Plan Permit and subsequent Development Agreement, the following items must be addressed by HHC for HCDA’s Development Permit submittal:

Table 5-1 Development Agreement Prerequisites.

DEVELOPMENT AGREEMENT		
Item	Description	Status
1	Petitioner must submit an application to approve the following amend-ments to the Mauka Area Plan subsequent to approval of the Master Plan and prior to applying for the first phase permit: (a) Deletion of the Halekauwila Extension to be replaced by a street parallel to Queen Street between Ward Avenue and Kamake`e Street. (b) Deletion of the park/parking garage facility designation along Halekau-wila Extension contained in Mauka Area Plan. (c) A single “mixed-use” land designation for VWL-owned lands, instead of “mixed-use commercial” (MUZ-C) and “mixed-use residential” (MUZ-R) land use designations.	per D&O - MP Restatement, §63, Pg. 16 COMPLETE
2	Predictive archeological model for master plan	D&O - MP Restatement, §111, Pg. 36 COMPLETE
3	Historic building inventory	D&O, § 5, Pg. 45 COMPLETE
4	Archeological inventory survey plan accepted by SHPD	D&O, § 5, Pg. 45, HAR 13-284-5(c) COMPLETE
5	Cultural impact assessment	D&O, § 5, Pg. 45 COMPLETE
6	Regional traffic study	D&O, § 5, Pg. 45 COMPLETE
7	Sustainability guidelines	D&O, § 10, Pg. 47 COMPLETE

5.1 Conformance

Pursuant to the Ward Neighborhood Master Plan Permit and subsequent Development Agreement, the following items must be addressed by HHC for HCDA’s Development Permit submittal:

Table 5-2 Conformance with Mauka Area Rules and Ward MP.

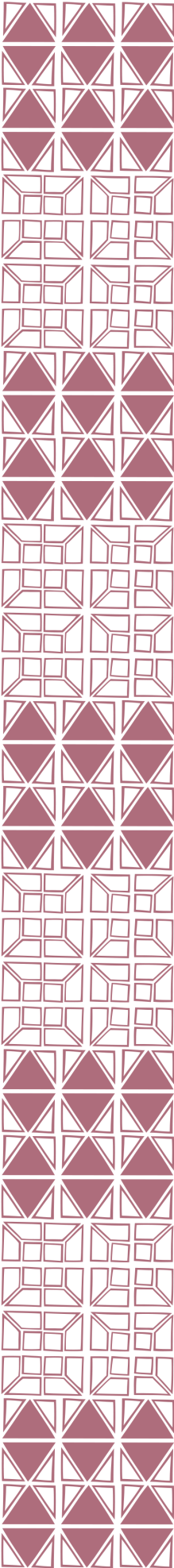
MAUKA AREA RULE	WARD NEIGHBORHOOD MASTER PLAN (Ward MP)	PROPOSED PROJECT (‘A’ali‘i)	NOTES
§15-22-9 Method of Development Base Zone Development or Planned Development		‘A’ali‘i is based upon HCDA’s Planned Development requirements.	
§15-22-30; §15-22-33 Land Use Zone Mixed-Use Zone Commercial (MUZ-C)	The Ward MP contemplated a single "mixed-use" land use designation. The single "mixed-use" land designation was implemented by Declaratory Order issued October 10, 2012.	‘A’ali‘i consists of mixed-use residential and commercial spaces.	
§15-22-62 Platform Height 45-foot height limit plus 12 feet for recreational features and 18 feet for structures housing rooftop machinery, such as elevators. §15-22-120 Platform Height (7) Platform heights may be commensurately modified to exceed forty-five feet were: (A) Subsurface construction is infeasible; (B) Design requirements for ceiling height clearances require height adjustment; (C) Industrial, commercial, residential, or community service uses are substantially located within the platform, especially along streets or public spaces; or (D) Significant public facilities or pedestrian features are provided at the street level, especially arcades or publicly accessible open space in excess of the minimum grade level open space	The Ward MP identified an increase in the maximum platform height from 45 feet to 75 feet for all parcels not directly fronting Ala Moana Boulevard as necessary to achieve the vision of the master plan. The increase allows for retail, restaurants, offices and residential units to surround the bulk of required parking garages and provide for a more aesthetically pleasing and pedestrian friendly facade on the street. The increase allows parking structures to be moved up and away from the street and allowing them to occupy a smaller floor plate, making room for alternative uses.	Modification Required ‘A’ali‘i includes ground-level, street-front retail and residential units along the street frontage. These uses in the platform displace parking, resulting in additional parking floors being necessary to accommodate required parking. As contemplated in the Ward MP, to accommodate the street-level retail and residential units along the street frontage, the ‘A’ali‘i design increases the maximum platform or street front element height from 45 feet to 75 feet and: a) an additional 12 feet of height for recreational features with a total area less than 15% of the platform roof area; and b) an additional 18 feet of height for structures housing machinery on the platform roof. In addition to the pedestrian features provided at street level, the ground floor retail storefronts have been recessed to create a shaded arcade and an excess of publicly accessible open space is being provided.	See Section 5.3, Exhibits 16, 17, 18, 19A, 19B, 20, 21A, 21B, and 21C.
§15-22-63 Bicycle Parking (d)(8) Bicycle parking, including a fixed bicycle rack, is a permitted use within front yards."	The Ward MP envisions an interconnected bicycle network linked to the City system, with the improved bicycle environment being an integral component to the overall transportation management strategy.	‘A’ali‘i will include secure resident bicycle parking and storage on the ground-level. Additional resident bicycle parking and storage may also be provided on upper parking floors. Additionally, public bicycle parking will be provided on the ground level near the retail spaces.	See Section 4.10, Exhibit 4, and Exhibit 9
§15-22-63.1 Front Yard (a) ...the minimum front yard for each development lot shall be fifteen feet. (e) For development lots bounded by more than one street, the owner may designate a single yard as a front yard.	The Ward MP proposes that front yards be provided consistent with the Mauka Area Plan and Rules.	‘A’ali‘i complies. ‘A’ali‘i is a portion of the single development lot created by the Land Block 1 Joint Development Agreement recorded May 11, 2015 [DOC A-56090748]. The Land Block 1 development lot is bound by Queen Street, Kamake’e Street, Auahi Street, and Ward Avenue. ‘A’ali‘i is partially bounded by Queen Street and does not share a property line with Kamake’e Street, Auahi Street, nor Ward Avenue. This application considers the Queen Street frontage as the required front yard. A 15-foot deep front yard is provided parallel to the Queen Street right-of-way.	See Exhibit 4.





MAUKA AREA RULE	WARD NEIGHBORHOOD MASTER PLAN (Ward MP)	PROPOSED PROJECT (‘A‘ali‘i)	NOTES
§15-22-63.2 Side Yard (a) ...the minimum side and rear yards for structures containing windows or openings facing side or rear property lines shall be ten feet	The Ward MP proposes that front yards be provided consistent with the Mauka Area Plan and Rules.	‘A‘ali‘i complies. ‘A‘ali‘i is a portion of the single development lot created by the Land Block 1 Joint Development Agreement recorded May 11, 2015 [DOC A-56090748]. The Land Block 1 development lot is bound by Queen Street, Kamake‘e Street, Auahi Street, and Ward Avenue. ‘A‘ali‘i is partially bounded by common property lines with Queen Street (front yard) and TMK 2-3-002:069. The balance of ‘A‘ali‘i is bounded by a continuation of the Land Block 1 development lot. This application considers the TMK 2-3-002:069 property line as the only side yard. A 10-foot deep side yard is provided parallel to the common property line shared with TMK 2-3-002:069.	See Exhibit 4.
§15-22-64 Open Space 1) The minimum amount of open space shall be the lower of: (a) 10% of lot area; or (b) 25% of the lot area less required yards. (2) Up to 25% of the minimum required open space may include an adjacent front yard provided that the open space is: (a) Entirely in one location; (b) Publicly accessible or visible from an adjacent street; and (c) Proportioned to a maximum length to width ratio of 2:1	The Ward MP establishes an open space requirement of 245,638 SF (10% of the total land area). To date, 124,951 SF of open space has been identified on permitted projects.	‘A‘ali‘i complies. Open Space Required: Proposed lot of 92,072 SF x 10% = 9,207 SF Open Space Provided: ‘A‘ali‘i provides approximately 19,000 SF of open space at the ground level (over 20% of the lot area).	See Section 5.4.5, Table 5.5 and Exhibit 4.
§15-22-65 Recreation Space (b) Development lots within any land use zone with 20,000 square feet or more of land area shall provide 55 square feet of recreation space per dwelling unit (c) The required on-site recreation space, if provided outdoors, may be used to satisfy a portion of the open space requirements	The Ward MP proposes recreation space be provided consistent with the Mauka Area Plan and Rules.	‘A‘ali‘i complies. Recreation Space Required: 751 DU x 55 sf/DU = 41,305 sf Recreation Space Provided: ‘A‘ali‘i provides 41,740 square feet of recreation space: <ul style="list-style-type: none">• Level 1 Dog Run = 1,940 SF outside;• Level 8 Recreation Deck = 25,120 SF outside and 5,770 SF inside;• Level 42 Sky Lounge = 2,200 SF outside and 6,710 SF inside	See Section 4.8 and Exhibits 5, 6, 7, and 15.
§15-22-67(a) Off Street Parking Eating and drinking establishments: 0.9 per 300 sq. ft. of eating and drinking area, plus 0.9 per 25 sq. ft. of dance floor area, plus 1 per 444 sq. ft. of kitchen or accessory area Multi-family dwellings (including reserved housing units): <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	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.	‘A‘ali‘i complies. Off-Street Parking Required: <ul style="list-style-type: none">• 504 U @ 600 SF or less x 0.9 = 453.6 spaces• 92 U @ 600 SF to 759 SF x 1.13 = 104.0 spaces• 155 U @ 800 SF or more x 1.35 = 209.3 spaces SUBTOTAL RESIDENTIAL = 767 spaces <ul style="list-style-type: none">• 7,500 SF dining @ 1 / 333 sf = 22.5 spaces• 7,500 SF retail @ 1 / 444 sf = 16.9 spaces SUBTOTAL COMMERCIAL = 39 spaces GRAND TOTAL = 806 spaces required Off-Street Parking Provided: ‘A‘ali‘i provides at least 826 off-street parking spaces. All 752 stalls above the ground floor will be dedicated exclusively for residential use. A portion of the 74 spaces on the ground floor will be reserved exclusively for commercial use, while the balance of ground floor spaces may be made available for both residential and commercial use.	See Section 5.4.6 and Exhibits 9, 10, 11, 12, and 15.

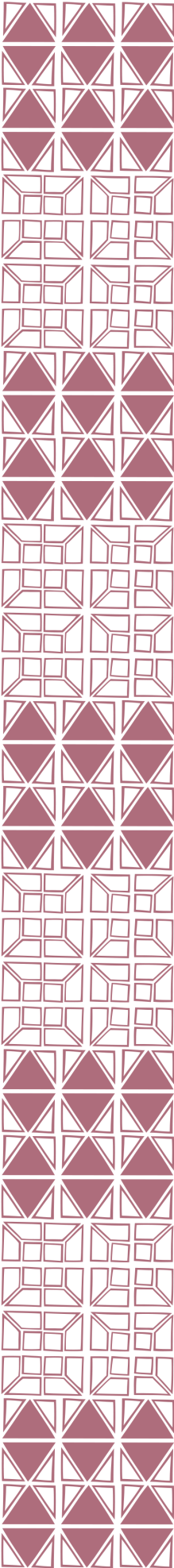
MAUKA AREA RULE	WARD NEIGHBORHOOD MASTER PLAN (Ward MP)	PROPOSED PROJECT (‘A’ali‘i)	NOTES
§15-22-67(b)(4) Off Street Parking All required parking spaces shall be standardized parking spaces except that dwelling units may have up to fifty per cent compact spaces	The Ward MP proposes off street parking be provided consistent with the Mauka Area Plan and Rules.	‘A’ali‘i complies.	See Exhibits 9, 10, 11, 12, and 15.
§15-22-67(c)(5) Off Street Parking 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.	The Ward MP proposes off street parking be provided consistent with the Mauka Area Plan and Rules.	‘A’ali‘i complies.	See Exhibit 15.
§15-22-67(d)(5) Off Street Parking Tandem parking shall be permissible in instances where two parking spaces are assigned to a single dwelling unit	The Ward MP proposes off street parking be provided consistent with the Mauka Area Plan and Rules.	‘A’ali‘i complies.	See Exhibits 9 and 15.
§15-22-68 Off-Street Loading: <ul style="list-style-type: none">• Retail stores, eating and drinking establishments between 10,001 SF and 20,000 SF = two loading spaces.• Multi-family dwellings 150,001-300,000 SF = two loading spaces + one space for each additional 200,000.• An adjustment of up to 50 % is allowed when the spaces serve 2 or more uses	The Ward MP proposes off street loading be provided consistent with the Mauka Area Plan and Rules.	‘A’ali‘i complies. Off-Street Loading Required: <ul style="list-style-type: none">• Retail uses of 15,000 SF = + 2• Residential uses of 608,460 SF = + 4• 50% reduction = - 3• TOTAL REQUIRED = 3 Off-Street Loading Provided: ‘A’ali‘i provides 4 loading spaces, two sized 12 x 35 feet on the ground floor of the parking structure, one sized 8-1/2 x 19 feet also located on the ground floor of the parking structure, and one sized 8-1/2 x 19 feet located in the surface loading area adjacent to the resident surfboard storage area accessed from Queen Street.	See Section 5.4.6, Table 5-6 and Exhibits 9 and 15.
§15-22-68(d)(10) Off-Street Loading 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.	‘A’ali‘i complies.	See Table 5-6 and Exhibit 15.
§15-22-70 Architectural Criteria All rooftop mechanical appurtenances, stairwells and elevator enclosures, ventilators, and air-conditioning equipment shall be screened from view by architectural or landscape treatments.		‘A’ali‘i complies.	See Exhibits 16, 17, 18, 19A, and 20.
§15-22-73 Dedication of Public Facilities <ul style="list-style-type: none">• 3% of Commercial Floor Area• 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.	‘A’ali‘i complies. Public Facilities Dedication Required: <ul style="list-style-type: none">• ‘A’ali‘i Commercial Area: 3% x 15,000 = 450 SF• ‘A’ali‘i Residential Area: 4% x 608,460 = 24,338 SF• ‘A’ali‘i ‘PFD required = 24,788 SF• PFD required for projects previously approved = 105,131 SF• PFD total required – including ‘A’ali‘i = 129,919 SF Public Facilities Dedication Provided: PFD dedications for projects previously approved = 115,701 SF ‘A’ali‘i proposed PFD dedications = 42,500 SF * Total PFD dedications including ‘A’ali‘i = 158,201 SF PFD credit balance after ‘A’ali‘i = 28,282 SF * Public Use easements over the driveways and sidewalks within Land Block 1 will be dedicated as part of ‘A’ali‘i. It is estimated that those dedications will total 38,000 SF and 4,500 SF, respectively.	See Section 5.4.5, Table 5-4 and Exhibit 22.





MAUKA AREA RULE	WARD NEIGHBORHOOD MASTER PLAN (Ward MP)	PROPOSED PROJECT (‘A’ali’i)	NOTES
§15-22-77 Performance Standards No building shall contain a reflective surface more than thirty per- cent of that wall's surface area. “reflective Surface” means any glass or other surface...having reflectance of over thirty per cent”		‘A’ali’i complies. 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.	§15-22-77 is noted on Exhib- its 16, 17, and 18,
§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.	‘A’ali’i complies. 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.	
§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.	Not applicable.	‘A’ali’i will comply with the applicable flood hazard provisions of Article 7 of the LUO. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) shows that ‘A’ali’i 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%. The ‘A’ali’i site Flood Base Elevation is 7 feet (see Appendix D, Figure 1-5). The proposed finish floor elevation at Level 1 for ‘A’ali’i is 7.25 feet.	See Appendix D, Section 1.4 and Figure 1-5
§15-22-113 Floor Area for Commercial Use - No more than 60% of the total allowable floor area.		‘A’ali’i complies. ‘A’ali’i commercial use is 2.4 % of the total floor area (15,000 SF/623,460 SF = 2.4 %).	See Exhibit 15.
§15-22-115 Reserved Housing Units At least 20 percent of the total number of dwelling units	The Ward MP establishes a reserved housing requirement equal to 20 percent of the total number of residential units.	‘A’ali’i complies. RH Units Required: With the addition of 751 residential units in ‘A’ali’i, a total of 2,370 residential units are being provided in the Ward MP area. The associated Reserved Housing requirement is 2,370 x 20%= 475 RH units. RH Units Provided: Ke Kilohana (KAK 13-038) is providing 375 RH units. At least 100 RH units will be provided by ‘A’ali’i for a total of at least 475 RH units provided, meeting the quantity required.	See Section 4.12 and Table 4-2.
§15-22-116 FAR and §15-22-203 FAR Transfers <ul style="list-style-type: none">• 3.5 FAR for lots over 80,000 sf• 0.3 FAR bonus for industrial uses• Floor area may be transferred from lot to lot under a master plan, allowing up to a 25% increase	The Ward MP establishes an FAR = 3.8 (inclusive of a 0.3 FAR industrial bonus) across the master plan area. With allowable transfers, the maximum FAR on any land block is 4.75 (3.5 FAR + 0.3 FAR) x 1.25 = 4.75 FAR)	‘A’ali’i complies. Allowable FAR on Land Block 1: Land Block 1: 911,887 SF x 4.75 = 4,331,463 SF Proposed FAR on Land Block 1: <ul style="list-style-type: none">• Current projections are for 3,555,945 SF of floor area on Land Block 1, inclusive of ‘A’ali’i floor area of 623,460 SF.• Land Block 1 projected FAR: 3.90 (3,555,945 SF / 911,887 SF = 3.90 FAR)	See Section 5.4.1, Section 5.4.2, Section 5.4.3, Table 5-3 and Exhibit 15.
§15-22-116 Building Height 400 feet maximum above finish grade plus 18 feet additional for rooftop elements	The Ward MP proposes building heights be consistent with the Mauka Area Plan and Rules.	‘A’ali’i complies. The proposed tower roof height is 400 feet. Mechanical screening extends 18 feet above the tower roof.	See Exhibits 15, 16, 17, 18, 19A, 20, and 21A.

MAUKA AREA RULE	WARD NEIGHBORHOOD MASTER PLAN (Ward MP)	PROPOSED PROJECT (‘A‘ali‘i)	NOTES
§15-22-116 Tower Footprint 16,000 square feet for lot sizes of 80,000 square feet or more	The Ward MP proposes tower footprints be consistent with the Mauka Area Plan and Rules.	‘A‘ali‘i complies. The ‘A‘ali‘I lot is approximately 92,072 SF. The ‘A‘ali‘i tower floor plate is 13,500 SF.	See Exhibits 4, 12, 13 and 15.
§15-22-117 View Corridor Setback Building setbacks along view corridor streets shall be required as provided in the mauka area plan and shown in the exhibit entitled “View Corridor Setbacks”, dated June 1994, included at the end of the chapter. For Queen Street, the setback is described as follows: a 15-foot minimum front yard setback from the street property line; a street front element rising 20-ft vertical at the rear of the front yard setback then sloping at 1:1 from 20 feet to 45 feet in height; and a minimum 75 foot setback above 45 feet in height.	The Ward MP identified eliminating the 1:1 setback slope from 20 feet to 45 feet in the building height and the 75-foot tower setback along view corridor streets as necessary to achieve the vision of the master plan. Elimination of the sloping setback allows for a continuous building facade that better defines the edge of the street environment. Elimination of the setback allows for towers to be rotated perpendicular to the ocean, in a mauka-makai direction, to enhance ocean and mountain views.	‘A‘ali‘i complies. Both the street front and tower elements are set back 75 feet from the Queen Street property line.	See Exhibits 4, 20, and 22.
§15-22-143 Tower Orientation (a) (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. (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.	The Ward MP contemplates Mauka – Makai orientations where practicable.	‘A‘ali‘i complies. The long axis of the ‘A‘ali‘i tower is approximately 54 degrees west of south in a mauka-makai orientation. The design respects the views of mauka properties and allows for optimal ventilation and minimum sunlight exposure and shadow effect.	See Exhibit 22 and Appendix F.
§15-22-143 Tower Spacing To the extent practicable: (b)(1) At least 300 feet between the long parallel sides of neighboring towers; and (b)(2) At least 200 feet between the short sides of towers		‘A‘ali‘i complies. The short side of the tower is at least 200 feet from the nearest tower. It is not practicable for the ‘A‘ali‘i tower to be located at least 300 feet from the neighboring Ae‘o tower. The two Ward Village towers will be approximately 200 feet apart. Consistent with the flexibility written into the Mauka Area Plan, the 2005 Mauka Area Rules, and the Ward MP, the 300-foot spacing for the long side of the tower facing the tower recently approved for Ward Village under KAK 14-074 (Ae‘o) is not practicable. This is due to: a) in place preservation of burials found during archeological investigations; b) City requirements for a mid-block road network; c) HART's requested right-of-way through the block; d) tower orientation to respect mauka-makai views; e) rule limits placed on tower height and maximum tower floor plate; f) existing sewer and drainage easements through Land Block 1; and g) the provision of housing in close proximity to mass transit.	See Section 5.2 and Exhibit 22.
§15-22-144 Landscape Along Queen Street, provide a Royal Poinciana and three coconut palms minimum per 100 feet of street frontage; except that alternative species, especially native Hawaiian or species long present and common to the Hawaiian Islands, may be substituted.	The Ward MP proposes landscaping be provided consistent with the Mauka Area Plan and Rules.	‘A‘ali‘i complies.	See Exhibit 5.



5.2 Tower Spacing

300-Foot Tower Spacing is Not Practicable for ‘A’ali’i.

The ‘A’ali’i site is within Land Block 1 of the Ward MP. It is makai of Queen Street (roughly centered between Kamake’e Street and Ward Avenue) and west of the Ae’o site (Land Block 1, Project 2). Diagonally to the south is the Ward Entertainment Center. A re-subdivision of the existing parcels on Land Block 1 will be completed to create the ‘A’ali’i site (referred to as Parcel N-East). The resultant lot of approximately 92,072 square feet will define the ‘A’ali’i site.

The master planning for the remainder of Land Block 1 to achieve the vision and goals of the Ward MP has required extensive planning to examine alternatives and then evaluate and select the optimal plan that addresses the numerous site constraints. As a result of these efforts, the development plan for Land Block 1, illustrated in Figure 5-1, shows the relationship of ‘A’ali’i in context with: the Ae’o building (under construction), Ward Entertainment Center (existing), three future residential condominium towers, and the Ward Village Central Plaza.

Consistent with:

- The flexibility of the 2005 Mauka Area Rules;
 - The Planned Development Rules within the 2005 Mauka Area Rules;
 - The Ward MP, including mauka-makai building orientations;
 - The legal definition of what constitutes “practicability” and how HCDA has applied the definition of “practicability” to other approved projects; and
 - HCDA’s Draft Transit Orientated Development (TOD) Overlay Plan and demand for residential units near rail to alleviate traffic and generate the live-work-play environment of the Kaka’ako neighborhood,
- a 300-foot tower spacing is not practicable for ‘A’ali’i due to the site constraints discussed below.

A. Conformance with urban design/planning principles. It is important to understand the ‘A’ali’i site constraints. Although placement of the parallel side of the ‘A’ali’i residential tower 300 feet from a neighboring tower (Ae’o, Land Block 1, Project 2) is not practicable, the solution optimizes the overall community design consistent with urban design and planning principles of the Ward MP. The attributes and related public benefits achieved on Land Block 1 and specifically on Block N-East (‘A’ali’i) and Block N-West, include:

1. Mauka-Makai Views. In addition to the existing view corridors of Ward Avenue and Kamake’e Street, the Ward MP introduces additional mauka-makai views to “serve as a visual window into the project from Ala Moana Boulevard and out to Kewalo basin and the ocean.” As illustrated, the additional view utilizes the Central Plaza as the primary open space creating the visual connections mauka to makai that were previously blocked by buildings.
2. Connected Public Spaces and Plazas. The Ward Village Central Plaza will originate with Land Block 1, extend makai to Land Block 2, and terminate at Ala Moana Boulevard. Creating this new public open space is a key component of the Ward MP, but also places constraints on utilization of the remaining Land Block areas.
3. Auahi Street as a Pedestrian Promenade. As the primary access (vehicular and pedestrian) through Ward Village, the Ward MP transforms Auahi Street into a “great pedestrian-oriented urban promenade and shopping street, a landscaped spine full of activity and character.” Near Ward Avenue, Auahi Street is realigned to provide a direct connection to Pohukaina Street that is planned to be extended to Ward Avenue.

4. Streetscape Design. The ‘A’ali’i design provides an outstanding pedestrian environment by creating street-level retail and public open spaces. The retail space “wraps” the ground-level of the parking podium (with residential uses above) along Private Drive 2 (*de facto* Halekauwila Street extension) and public space for gathering and outdoor seating is also provided. All totaled the ‘A’ali’i ground level will provide approximately 19,000 square feet of open space (both public and private, such as a resident dog park), which exceeds the required 9,207 square feet of open space by 106 percent
5. Fewer Towers. The Ward MP provided for approximately 22 towers within the 60-acre master plan area. The current development plan reduces the number of residential towers within the Ward MP area from approximately 22 to 16. With the reduction in the number of towers approved under the Ward MP, floor plates for planned towers ensure a sufficient number of residential units to fully realize the community benefits of a live-work-play neighborhood, including housing near transit.

B. Iwi Kupuna Burial Preserves. Three burial sites have been identified in Land Block 1 that are planned to be preserved in place and treated appropriately under an approved Burial Treatment plan prepared in consultation with recognized descendants. As shown on Exhibit 22, the Ward MP and the development plan for Land Block 1 has responded to avoid impacting these burial preserves.

C. Mid-Block Connectivity. As desired by HCDA, the Ward MP includes mid-block vehicular and pedestrian access in both the mauka-makai and Diamond Head-‘Ewa directions. Within Land Block 1, a *de facto* extension of Halekauwila Street is provided as Private Drive 2, connecting Ward Avenue with Kamake’e Street. Planned for access to Ae’o to the east of ‘A’ali’i, Private Drive 1 extends through the block connecting Queen Street with Private Drive 2, and eventually with Auahi Street. The alignment of these street extensions required modification with recent discoveries of burial sites.

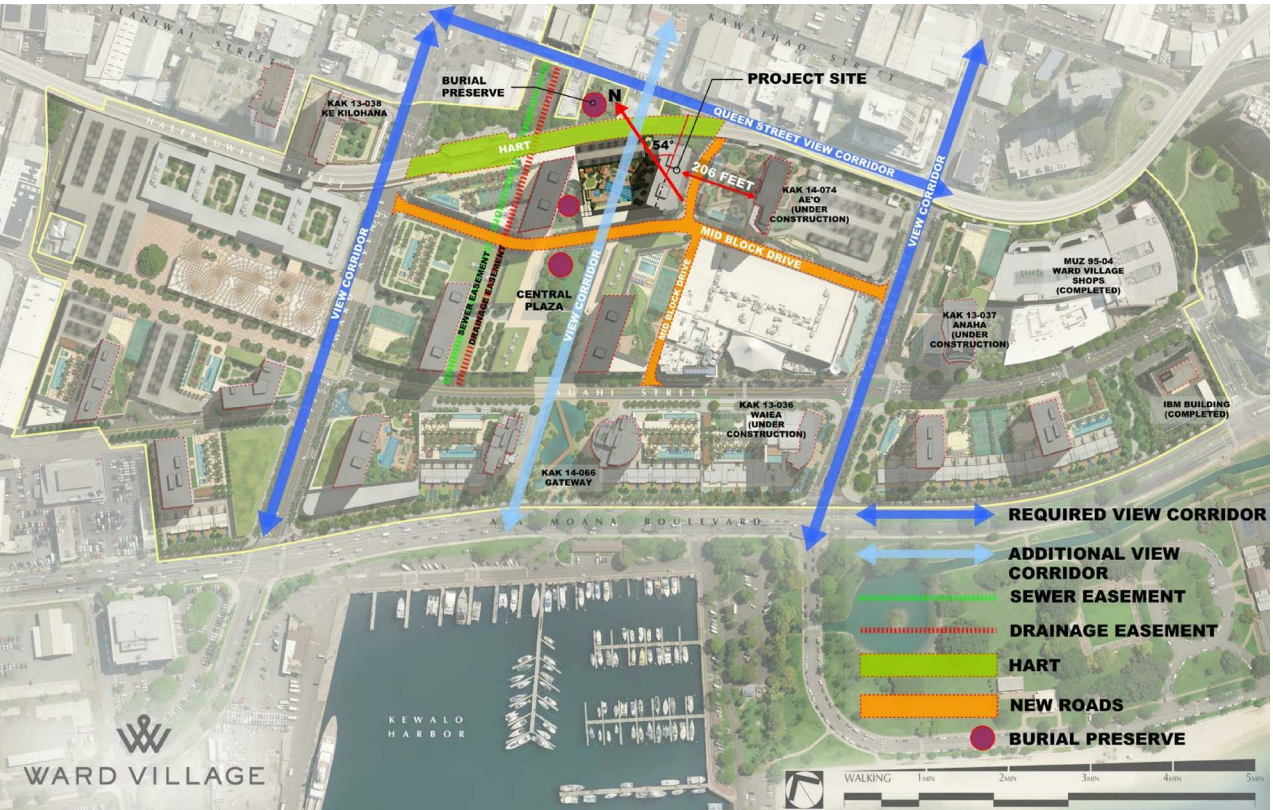


Figure 5-1 Spacing, orientation, and easements that constrain ‘A’ali’i tower spacing. See Exhibit 22 for a full-size drawing.

D. Planned HART Station and Guideway Easement. The construction plans and related requirements for the HART elevated rail system have been incorporated into the Ward MP, and specifically into the design of ‘A‘ali‘i. As required by HART, the elevated guideway with three columns, impact the planning and use of ‘A‘ali‘i, along the mauka boundary and Queen Street frontage. The impact to the planning of Land Block 1 has been significant with a substantial amount of acreage being isolated or encumbered by HART use.

The benefit of the planned transit station is that residents and visitors will have convenient access to rail. To the extent practicable with the other planning determinants, one of the goals of ‘A‘ali‘i is to provide residences with close proximity to the rail station. All of the planned residential units within Land Block 1 are within a five-minute walk (¼ mile) walk of the Ward Station. This is consistent with and fulfills the vision of HCDA’s TOD Overlay Plan to incorporate homes nearby transit stations.

E. Existing Infrastructure Easements. As highlighted on Exhibit 22, an existing 48” sewer line and a drainage line easement constrain where residential towers may be sited with Block N-West and Block H. This isolates the area for the future North-West tower to keep it in the preferred mauka-makai orientation.

5.3 Proposed Modification

5.3.1 Allowance for Modification

The Ward MP and resulting Decision and Order identified a number of plan variances or modifications to the 2005 HCDA Mauka Area Rules (HAR Title 15, Chapter 22) to enhance the design and urban character of the Ward neighborhood. Per the Ward MP decision, modification “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.”

As set forth in Ward MP Decision and Order (Ward MP D&O) Finding of Fact (FOF) No. 106 , and consistent with HAR §15-22-22, the requested modification for ‘A‘ali‘i:

- (a) Will result in a development that is consistent with the intent of the Mauka Area Plan and Rules;
- (b) Will provide flexibility for different uses and various design strategies noted in the Master Plan, including concealed parking structures and pedestrian-friendly facades, which will result in a development that is practically and aesthetically superior to one which could be accomplished without such modifications;
- (c) Will not adversely affect adjacent developments or uses; and
- (d) Is necessary to implement the mixed-use, live-work-play neighborhood vision of the Master Plan and Mauka Area Plan.

The modification is consistent with the purpose and intent of the Mauka Area Plan, particularly:

- Development of a community which permits an appropriate mix of uses;
- Location of uses and activities which support public transportation and pedestrian facilities for internal circulation;
- Preservation of major view planes and corridors, and other environmental elements, including natural light and prevailing winds;
- Preservation of culturally significant sites;
- Development of land use activities that are mixed horizontally and vertically; and
- Residential development which offers an increased supply of reserved housing, and gives all residents access to community facilities such as open space, parks, community meeting places, and other services.

The modification is also consistent with modifications approved by HCDA for Ae‘o (Land Block 1, Project 2), Anaha (Land Block 3, Project 1) ,and Kekilohana (Land Block 5, Project 1), and thus would provide for uniform street front elements and the continuation of street front retail uses throughout Ward Village.

All of the modifications set forth in the Ward Master Plan, and the singular modification requested in this application, are intended to facilitate better building design, preserve and enhance the mauka – makai view corridors and improve the pedestrian experience at the street level in this unique urban neighborhood.

In addition, an overarching benefit of the modification requested, consistent with the Mauka Area Plan, is the prevention of subsurface excavation activities associated with underground parking structures. Keeping the parking structures above-ground in an area with known subsurface sensitivities, including proximity to the water table, is a benefit that accrues from the modification requested herein.

5.3.2 Modification to Podium or “Street Front Element” Height

Modification. The Ward MP identified an increase in the maximum platform height from 45 feet to 75 feet for all parcels not directly fronting Ala Moana Boulevard as necessary to achieve the vision of the master plan (Ward MP D&O (FOF) No. 103). Consistent with the Ward vision, ‘A‘ali‘i includes a podium platform height of 75 feet to accommodate mixed uses, provide additional open space, and create street-level retail space that will enhance the walkability of the neighborhood.

According to the KCDD Mauka Area Rules, a modification to the podium height may be granted under Section 15-22-120(7), which provides that platform heights may be commensurately modified to exceed forty-five feet where:

- (A) Subsurface construction is infeasible;
- (B) Design requirements for ceiling height clearances require height adjustment;
- (C) Industrial, commercial, residential or community service uses are substantially located within the platform, especially along streets or public spaces; or
- (D) Significant public facilities or pedestrian features are provided at the street level, especially arcades or publicly accessible open space in excess of the minimum grade level open space.

Conditions for Modification. As proposed for ‘A‘ali‘i, the modification to the podium height demonstrates consistency with the three conditions of modification specified under Section 15-22-22, HAR:

- 15-22-22(a)(1) The modification would provide flexibility and result in a development that is practically and aesthetically superior to that which could be accomplished with the rigid enforcement of this chapter;

As designed, The ‘A‘ali‘i podium height of 75 feet is consistent with the Ward MP and provides for inclusion of residences and street-level retail space to greatly enhance the streetscape aesthetics and contribute to a walkable neighborhood. Sufficient parking for residents and visitors is provided.

- 15-22-22(a)(2) The modification would not adversely affect adjacent developments or uses;
- Consistent with the Ward MP, the ‘A‘ali‘i podium height and resultant mix of uses and parking would not adversely affect adjacent developments. The planned HART elevated rail line along the mauka boundary of ‘A‘ali‘i is accommodated. The raised podium height will also allow the creation of residential units overlooking an activated streetscape with convenient access to retail uses at the ground level.

- 15-22-22(a)(3) The resulting development will be consistent with the intent of the mauka area plan.

The mixed-use, enhanced streetscape, additional open space, recreation deck, and additional reserved housing units are all consistent with the intent of the Mauka Area Plan, in that they contribute to achieving the vision of the approved Ward MP, embracing a walkable neighborhood of mixed-use living, recreation, and open space.



Benefits. As outlined in the approved Ward MP, the increased platform height to 75 feet for buildings not directly fronting Ala Moana Boulevard allows for retail, restaurant, offices, and residential units to be built within the parking podium to integrate these uses. The additional height also provides an opportunity to move parking uses up and away from the street, thereby improving the street environment. As illustrated below, the streetscape is greatly enhanced with ground-level retail along the street frontage.

Approximately 39 multi-use ground-level parking spaces will be provided in addition to resident parking. To minimize platform modification and conform to the Ward MP, excess retail parking will be accommodated in district parking garages throughout the Ward MP area.



Allowed



Allowed



Allowed



Proposed



Proposed



Proposed

Figure 5-2 Renderings of 'A'ali'i building envelope and streetscape. Above: As allowed under the 2005 Mauka Area Rules. Below: Proposed design.

5.4 Site Tabulations

5.4.1 Ward Master Plan FAR Allocation Summary

Pursuant to the Ward Neighborhood Master Plan Permit and subsequent development agreement, the FAR Allocation Summary below outlines the estimated distribution of floor area throughout the Ward MP. The industrial area contemplated in the Ward MP and 0.3 FAR density bonus is planned to be located in Land Block 5 and Land Block 6.

Table 5-3 Floor Area.

FLOOR AREA							
2009 MASTER PLAN ADDENDUM #1-9/12/2008	LAND BLOCK/ Development Lot 1	LAND BLOCK/ Development Lot 2	LAND BLOCK/ Development Lot 3	LAND BLOCK/ Development Lot 4	LAND BLOCK/ Development Lot 5	LAND BLOCK/ Development Lot 6	TOTAL
Land Area							
Land Area (acres)	20.93	8.15	6.20	5.30	17.84	1.53	59.96
Land Area (SF)	911,887	355,130	270,159	230,706	777,167	66,626	2,611,675
Existing Streets (SF)	-	-	-	-	155,296	-	155,296
Net Development Area (SF)	911,887	355,130	270,159	230,706	621,871	66,626	2,456,379
ZSF @ 3.8 FAR	3,465,171	1,349,494	1,026,604	876,683	2,363,110	253,178	9,334,240
9/12/2008 Master Plan Addendum #2							
Planned Gross Building Area (SF)	3,046,296	1,537,651	777,105	1,018,650	2,835,404	119,134	9,334,240
Open Space Required (SF)	91,189	35,513	27,016	23,071	62,187	6,663	245,638
Forecast Public Facilities Required (SF)	104,981	55,391	27,068	37,157	101,580	3,876	330,053
Planned Area Transfer (SF)	(418,875)	188,157	(249,499)	141,967	472,294	(134,044)	-
Planned Area Transfer (%)	-12%	14%	-24%	16%	20%	-53%	
PLANNED FAR 9/12/2008	3.34	4.33	2.88	4.42	4.56	1.79	3.80

MASTER PLAN IMPLEMENTATION	LAND BLOCK/ Development Lot 1	LAND BLOCK/ Development Lot 2	LAND BLOCK/ Development Lot 3	LAND BLOCK/ Development Lot 4	LAND BLOCK/ Development Lot 5	LAND BLOCK/ Develop- ment Lot 6	TOTAL
Existing Improvements to Remain							
<i>[LB4] IBM Building</i>	-	-	-	49,518	-	-	49,518
<i>MUZ 16-00[LB1] Ward Entertainment Center</i>	213,840	-	-	-	-	-	213,840
<i>MUZ 93-04[LB3] Ward Village Shops</i>	-	-	129,778	-	-	-	129,778
Approved Development Permits							
<i>KAK 13-036 [LB2-P1] Waiea</i>	-	527,776	-	-	-	-	527,776
<i>KAK 13-037 [LB3-P1] Anaha</i>	-	-	649,168	-	-	-	649,168
<i>KAK 13-038 [LB5-P1] Ke Kilohana</i>	-	-	-	-	508,829	-	508,829
<i>KAK 14-066 [LB2-P2] Gateway Towers</i>	-	784,014	-	-	-	-	784,014
<i>KAK 14-074 [LB1-P2] Ae'o</i>	623,175	-	-	-	-	-	623,175
'A'ali'i [LB1-P3]	623,460	-	-	-	-	-	623,460
Subtotal	1,460,475	1,311,790	778,946	49,518	508,829	-	4,109,558
Projected Remaining Area Planned (SF)	2,095,470	375,110	-	1,046,382	1,607,781	99,939	5,224,682
Projected Total Floor Area (SF)	3,555,945	1,686,900	778,946	1,095,900	2,116,610	99,939	9,334,240
Projected Floor Area Ratio	3.90	4.75	2.88	4.75	3.40	1.50	3.80
Projected Floor Area Transfer	3%	25%	-24%	25%	-10%	-61%	0%
Change from 9/12/2008 (SF)	90,774	337,406	(247,658)	219,217	(246,500)	(153,239)	-

5.4.2 'A'ali'i FAR Allocation Summary

Exhibit 15 includes a table summary of approximate floor area to be used in calculating the floor area for each level of 'A'ali'i. For a complete listing of total gross square feet of each level, see floor plans shown in Exhibits 9 through 14.

5.4.3 Floor Area Allowed & Floor Area Used

Floor area currently allocated to Land Block 1 and used by 'A'ali'i is pursuant to the FAR Allocation table in Table 5-3.

The Ward MP approved a density of 3.8 FAR on approximately 59.96 acres of land (total land area available for floor area allocation is 56.39 acres and excludes existing streets), including a bonus of 0.3 FAR for industrial use. This translates to 9,334,240 square feet of floor area.

The Ward MP proposed a maximum Industrial floor area of 736,914 square feet. Industrial floor area will be included into future Ward MP projects.

5.4.4 'A'ali'i Relationship to Surrounding Properties

'A'ali'i is the third phase in the redevelopment of Land Block 1 within the Ward MP. Surrounding development includes:

- Land Block 1, Project 1 (Block I) located makai of 'A'ali'i
- Land Block 1, Project 2 (Ae'o), located east of 'A'ali'i and
- The Block N-West project site, located west of 'A'ali'i

Upon its eventual build out, Land Block 1 is projected to include approximately 3,555,945 cumulative gross square feet of commercial and residential area. Land Block 1 totals approximately 20.93 acres (911,887 square feet), which results in projected Floor Area Ratio of 3.90.

5.4.5 Ward Master Plan Public Facilities & Open Space

Pursuant to the Ward MP, public facilities and open space will be provided within the Ward MP area. Approximately 19,000 square feet of public facilities will be provided in the 'A'ali'i site as open space. Additionally, Public Use easements over the drive-ways (Private Drive 1 and Private Drive 2 (approximately 38,000 square feet) and sidewalks (approximately 4,500 square feet) within Land Block 1 will be dedicated as part of 'A'ali'i, bringing the total public facilities dedication of Ward Village to 158,201 square feet, which is more than required. The following tables show the public facilities and open space dedications for 'A'ali'i in the context of other Ward Village developments. Exhibit 23 shows public facilities and open space in Land Blocks 1 and 2.





Table 5-4 Ward Village Public Facilities Dedication.

WARD VILLAGE PUBLIC FACILITIES DEDICATION	
Credit from Pre- Ward MP Projects	
<i>Item</i>	<i>Dedication Area</i>
"2003 Credits" from transfer of lands to HCDA	42,564 sf
Ward Village Shops Ph 1A, 1B, and 2A	(3,893 sf)
Ward Entertainment Center	(142 sf)
Ward Centre	(234 sf)
Ward Village Shops JDA (Jan. 23, 2009) Exemption	571 sf
Queen/Kamakee Intersection Improvements	<u>715 sf</u>
Subtotal - Credit from Pre-Ward MP Projects [a]	39,581 sf
<i>Ward MP Dedications</i>	
<i>Location</i>	<i>Dedication Area</i>
KAK 13-036 [LB2-P1] Waiea [Doc A-52480775]	521 sf
KAK 13-037 [LB3-P1] Anaha [Doc A-52480776]	353 sf
KAK 13-037 [LB3-P1] Anaha [Doc A-52480777]	496 sf
KAK 13-037 [LB3-P1] Anaha [Doc A-52480777]	431 sf
KAK 13-037 [LB3-P1] Anaha [Doc A-52480779]	902 sf
KAK 13-038 [LB5-P1] Ke Kilohana [Doc A-52480780]	1,785 sf
Halekauwila Street Transfer to HCDA [Doc A-55070352]	37,261 sf
KAK 14-066 [LB2-P2] Gateway Park [Doc A-60100943] - Central Plaza Ph 1	34,371 sf
LB1: Sidewalk Easements A-1 to A-5 [2015/SUB-19] - Pending	4,500 sf
LB1: Driveway Easement A-6 [2015/SUB-19] - Pending	<u>38,000 sf</u>
Subtotal - Ward MP Dedications [b]	118,620 sf
Total Dedications to Date [a + b]	158,201 sf
Required Public Facilities Dedication	
<i>Project</i>	<i>Dedication Area</i>
KAK 13-036 [LB2-P1] Waiea	21,029 sf
KAK 13-037 [LB3-P1] Anaha	25,796 sf
KAK 13-038 [LB5-P1] Ke Kilohana	3,092 sf
KAK 14-066 [LB2-P2] Gateway Towers	31,163 sf
KAK 14-074 [LB1-P2] Ae'o	24,051 sf
‘A’ali’i [LB1-P3]	<u>24,788 sf</u>
Total Required Dedication	129,919 sfsf
Remaining Balance (exceeding requirements)	28,282 sf

Table 5-5 Ward Village Open Space.

OPEN SPACE							
2009 MASTER PLAN ADDENDUM #1- 9/12/2008	LAND BLOCK/ Development Lot 1	LAND BLOCK/ Development Lot 2	LAND BLOCK/ Development Lot 3	LAND BLOCK/ Development Lot 4	LAND BLOCK/ Development Lot 5	LAND BLOCK/ Development Lot 6	TOTAL
Land Area							
Land Area (acres)	20.93	8.15	6.20	5.30	17.84	1.53	59.96
Land Area (SF)	911,887	355,130	270,159	230,706	777,167	66,626	2,611,675
Existing Streets (SF)	-	-	-	-	<u>155,296</u>	-	155,296
Net Development Area (SF)	911,887	355,130	270,159	230,706	621,871	66,626	2,456,379
9/12/2008 Master Plan Addendum #2							
Open Space Required (SF)	91,189	35,513	27,016	23,071	62,187	6,663	245,638
Open Space Percentage	10%	10%	10%	10%	10%	10%	10%

MASTER PLAN IMPLEMENTATION	LAND BLOCK/ Development Lot 1	LAND BLOCK/ Development Lot 2	LAND BLOCK/ Development Lot 3	LAND BLOCK/ Development Lot 4	LAND BLOCK/ Development Lot 5	LAND BLOCK/ Development Lot 6	TOTAL
Existing Properties to Remain							
[LB4] IBM Building	-	-	-	13,800	-	-	13,800
MUZ 16-00[LB1] Ward Entertainment Center	2,859	-	-	-	-	-	2,859
MUZ 93-04[LB3] Ward Village Shops	-	-	34,817	-	-	-	34,817
Approved Development Permits							
KAK 13-036 [LB2-P1] Waiea	-	13,667	-	-	-	-	13,667
KAK 13-037 [LB3-P1] Anaha	-	-	11,260	-	-	-	11,260
KAK 14-074 [LB1-P2] Ae’o	5,047	-	-	-	-	-	5,047
KAK 13-038 [LB5-P1] Ke Kilohana	-	-	-	-	1,323	-	1,323
KAK 14-066 [LB2-P2] Gateway Towers	-	42,178	-	-	-	-	42,178
A’ali’i [LB1-P3]	19,000	-	-	-	-	-	19,000
Subtotal	26,906	55,845	46,077	13,800	1,323	-	143,951
Projected Remaining Area Planned (SF)	69,094	-	-	9,200	22,394	1,000	101,688
Projected Total Area (SF)	96,000	55,845	46,077	23,000	23,717	1,000	245,639
Projected Open Space Percentages	11%	16%	17%	10%	4%	2%	10%
Change from 9/12/2008 (SF)	4,811	20,332	19,061	(71)	(38,470)	(5,663)	-

5.4.6 Parking & Loading Summary

Exhibit 15 includes tables detailing: (1) parking and loading requirements; and (2) parking and loading spaces provided. For comparison purposes Exhibit 15 also includes parking calculations based typical market demands. ‘A’ali’i will include approximately 826 parking stalls, including parking for residents, visitors, and retail uses. Under the 2005 Mauka Area Rules (Section 15-22-67), approximately 806 parking stalls would be required for the building as currently designed. Under typical market demands approximately 989 parking stalls would be needed. Thus ‘A’ali’i strikes a balance of providing the parking required, but less than typical market demand in light of ‘A’ali’i’s location in close proximity to retail uses, services, employment centers, and transit. In addition, neighboring Ae’o will provide district retail parking.

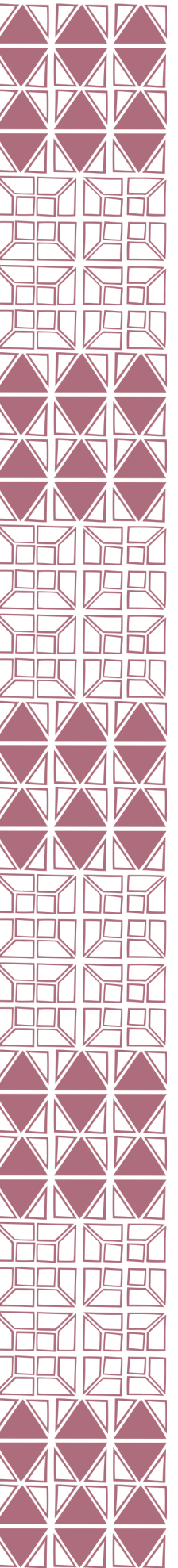
Table 5-6 Parking & Loading Summary.

PARKING & LOADING SUMMARY			
	Required	Provided	Typical Demand
Parking	806	826 (approximately)	989
Loading	3	4	N/A

The existing warehouse on a portion of the ‘A’ali’i site (see Exhibit 1 and Section 4.15) is proposed to be demolished, but will only result in the loss of nine parking stalls to the east of the warehouse. All existing stalls makai of the warehouse can remain in use. Existing uses at the warehouse include 15,000 square feet of warehouse space and 7,082 square feet of office space. This amounts to a current commercial parking requirement of 33 spaces. The demolition of the existing warehouse reduces required parking by 33 spaces while only nine spaces will be removed resulting in a surplus of 24 spaces during construction.



‘a‘ali‘i





6 TECHNICAL STUDIES

6.1 Archeological and Cultural Resources

The presence of iwi kupuna was taken into consideration in ‘A‘ali‘i’s placement and design, as discussed below.

Cultural Surveys Hawai‘i (CSH) conducted three archeological inventory surveys (AIS) that, combined, provide complete coverage of the ‘A‘ali‘i site. The State Historic Preservation Division (SHPD) has accepted all of these AIS reports.

CSH also prepared an archeological monitoring plan and a burial site component of a data recovery and preservation plan for the site.

To sensitively manage burial sites within the property, a burial treatment plan and an accompanying detailed plan were prepared in consultation with SHPD, the O‘ahu Island Burial Council (OIBC), and recognized Native Hawaiian cultural descendants. OIBC approved the burial treatment plan in December 2015.

In a letter dated September 7, 2016, SHPD formally acknowledged ‘A‘ali‘i’s compliance with Chapter 6E, HRS (the State of Hawaii Historic Preservation Program). Appendix B contains the letter from SHPD noting compliance with Chapter 6E, HRS.

6.2 Traffic Impact Report

Wilson Okamoto Corporation (WOC) prepared a Traffic Impact Report (TIR) for ‘A‘ali‘i in August 2016. The purpose of the report was to identify and assess the potential traffic impacts resulting from ‘A‘ali‘i. The report concludes that with the implementation of the recommendations below, traffic operations at intersections in the vicinity ‘A‘ali‘i are generally expected to operate at levels of service similar to without ‘A‘ali‘i.

The TIR provides the following recommendations based on a study of existing and anticipated future traffic patterns in the area.

- Maintain sufficient sight distance in driveways;
- Provide adequate on-site loading areas, and prohibit off-site loading
- Provide adequate turn-around spaces
- Provide sufficient turning radii in driveways
- Modify lanes on Queen Street at the intersection with Ward Avenue in both directions to provide: (1) exclusive left-turn lanes; and (2) shared through and right-turn lanes
- Consider actively managing the loading area
- Continue to develop and enhance bicycle and pedestrian facilities, as well as public transportation services, in the Ward Village area.

Appendix C contains: (1) the TIR; and (2) an email from the City and County of Honolulu Department of Planning and Permitting (DPP) Traffic Review Branch (TRB) concurring with the results and conclusions contained in the TIR.

6.3 Infrastructure Availability Report

WOC prepared an Infrastructure Availability Report for ‘A‘ali‘i. The purpose the report is to determine and confirm the availability of infrastructure utilities to accommodate ‘A‘ali‘i, including water, sanitary sewer, drainage, electrical, communication, cable, and gas.

WOC anticipates that available infrastructure will be adequate to accommodate ‘A‘ali‘i, and has taken steps well ahead of this application to confirm availability of the following utilities.

Table 6-1 Available Infrastructure.

AVAILABLE INFRASTRUCTURE				
Utility	Agency/ Provider	Approval/ Confirmation Sought	Date Submitted	Response
Sewer	DPP Wastewater Branch	Sewer Connection Application Approval	April 13, 2016	Approved September 21, 2016
Water	Board of Water Supply	Adequacy Letter	April 5, 2016	Adequacy confirmed August 17, 2016
Electricity	Hawaiian Electric Company	Approval Letter	Will-serve request submitted June 29, 2016	"Will Serve" letter received September 13, 2014
Telephone/ Communication System	Hawaiian Telcom	Assessment Letter	June 19, 2016	Availability confirmed July 27, 2016
Cable TV	Charter Communications	Will-serve letter	June 30, 2016, email follow-up sent July 26, 2016	Agreed that cable facilities required for ‘A‘ali‘i (Block N-W) could be installed concurrently with those for Ae‘o (Block M)
Gas	Hawaii Gas	Informal confirmation of availability	June 27, 2016	Availability confirmed June 28, 2016
Fire Safety	Honolulu Fire Department	Informal confirmation of availability	June 28, 2016	Availability confirmed at a July 28, 2016 meeting

Appendix D contains the Infrastructure Availability Report, which contains figures showing:

- Topographic survey (Appendix D, Figure 1-3)
- ALTA survey (Appendix D, Figure 1-4)
- Flood hazard (Appendix D, Figure 1-5)
- Existing Sewer System (Appendix D, Figure 2-1)
- Existing Water System (Appendix D, Figure 2-2)
- Existing Drainage System (Appendix D, Figure 2-3)

6.4 Shade/Shadow Analysis and Wind Direction

Appendix E shows a shade analysis and prevailing wind direction. In compliance with the 2005 Mauka Area Rules and the Ward MP, ‘A‘ali‘i was designed and sited to preserve mauka-makai views and minimize shadow effects on neighboring buildings. See Sections 5.1 and 5.2 for more information on site constraints and tower orientation.

Rowan Williams Davies & Irwin Inc. is preparing a detailed wind analysis study for ‘A‘ali‘i. The wind study will focus on frequently-used pedestrian areas such as main entrances, sidewalks, and outdoor seating areas at both street and podium level. Wind tunnel measurements for multiple wind directions will be combined with long-term weather data to predict wind speeds and frequencies. These data will then be compared with wind comfort and safety criteria to determine if they are appropriate for the intended use of the pedestrian areas on and around ‘A‘ali‘i.

6.5 Environmental Noise Study

Charles M. Salter Associates, Inc. is preparing a detailed environmental noise study for ‘A‘ali‘i. Study findings and recommendations are expected to include the following:

- Construction Noise. Construction noise will be governed by the State Department of Health (HDOH) and other state standards. A noise permit may be warranted.
- Building Operational Noise. Operational noise from the building is any noise source that will be present after construction is complete and the building is occupied. Mitigation of building operational noise to meet HDOH rules will be incorporated into the project design.
- Mechanical, Electrical, and Plumbing (MEP) Equipment. MEP equipment will be designed to comply with applicable HDOH limits. Examples of MEP equipment include cooling towers, exhaust fans, condensing units, make-up air fans, and emergency generators.
- Loading Area and Transient Noise. Vehicles that utilize loading areas may cause some degree of noise. Landscaping around the large loading stalls located off of Queen Street will help to mitigate noise. Scheduling of transient noise sources will be considered to minimize impacts on residences and businesses.
- Street-level Retail. Retail uses may generate low levels of noise from pedestrian and customer activity. Future tenants will comply with applicable noise limits to minimize potential impacts on surrounding residences or businesses.

Appendix G contains a preliminary environmental noise study. The more detailed study will be completed as building plans are finalized and ‘A‘ali‘i approaches the construction phase.

