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**RACE A. RANDLE**  
**VICE PRESIDENT,**  
**DEVELOPMENT**

November 15, 2016

Aedward LosBanos, Acting Executive Director  
Hawaii Community Development Authority  
461 Cooke Street  
Honolulu, HI 96813

Subject: Ward Village Street Tree Master Plan

Dear Mr. LosBanos:

Forwarded for your information is the finalized plan that was discussed in draft form with your staff on November 1, 2016. The purpose of the plan is to provide a unifying framework for the selection of street trees by the various design teams working on projects across the Ward Village master plan area.

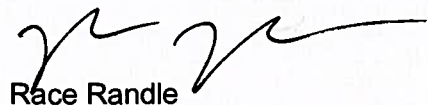
You'll note that:

- Consistent with traditional pacific island sustainable practice, the plan calls for trees to be planted in 'ohana groupings vs. traditional linear & regular interval spacing; and
- A theme has been developed for each street which focuses the suggested tree palette and brings diversity and interest to the overall village landscape.

Please feel free to contact me should you have any questions.

Very Truly Yours,

**VICTORIA WARD, LIMITED**



Race Randle  
Vice President, Development

Enclosure: Ward Village Street Tree Master Plan, November 2016

cc: J. Douglas Ing, Esq., Watanabe Ing LLP (via e-mail)

*Howard Hughes*

# STREET TREE MASTER PLAN

for



## WARD VILLAGE

Prepared by

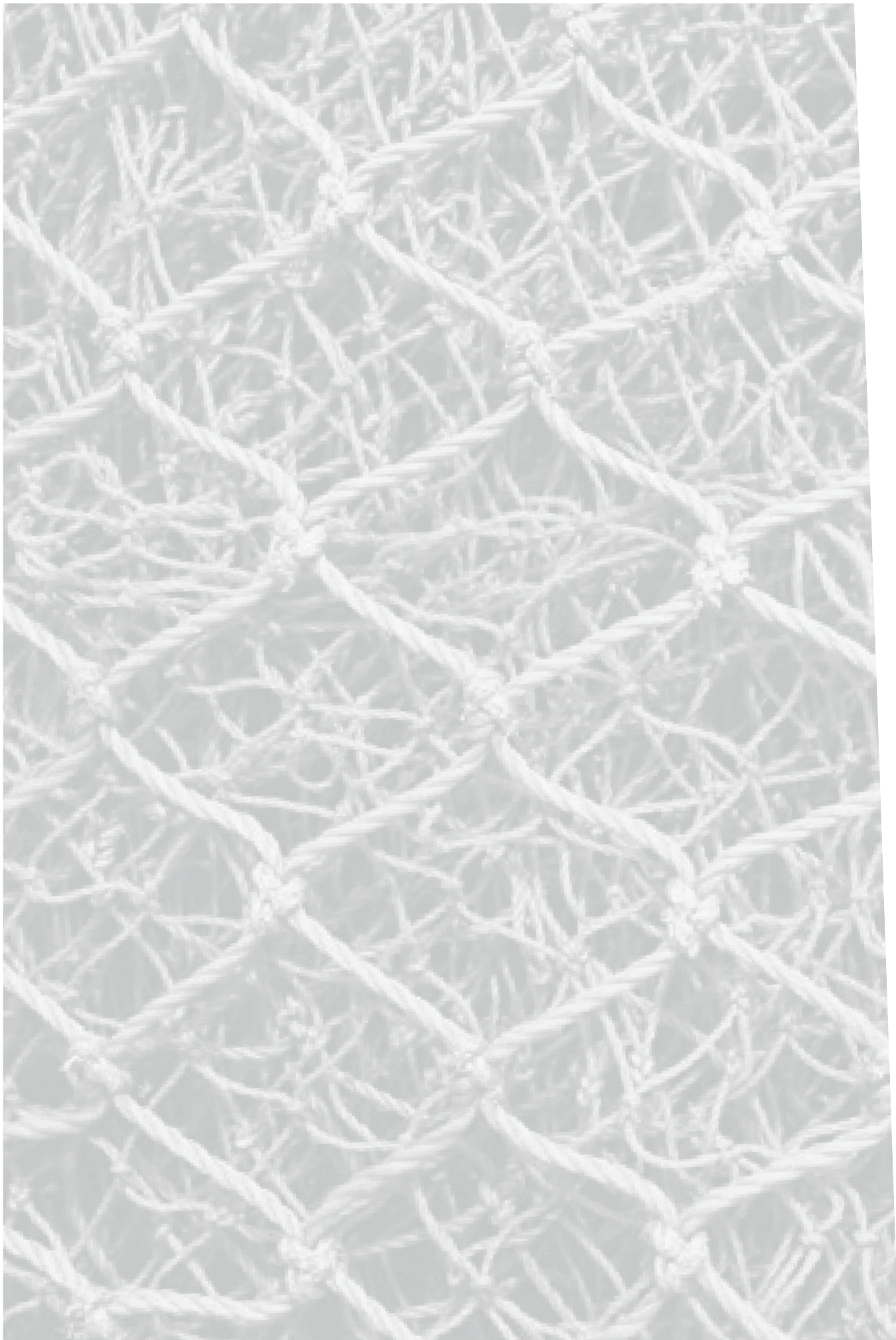


PBR HAWAII  
& ASSOCIATES, INC.

for



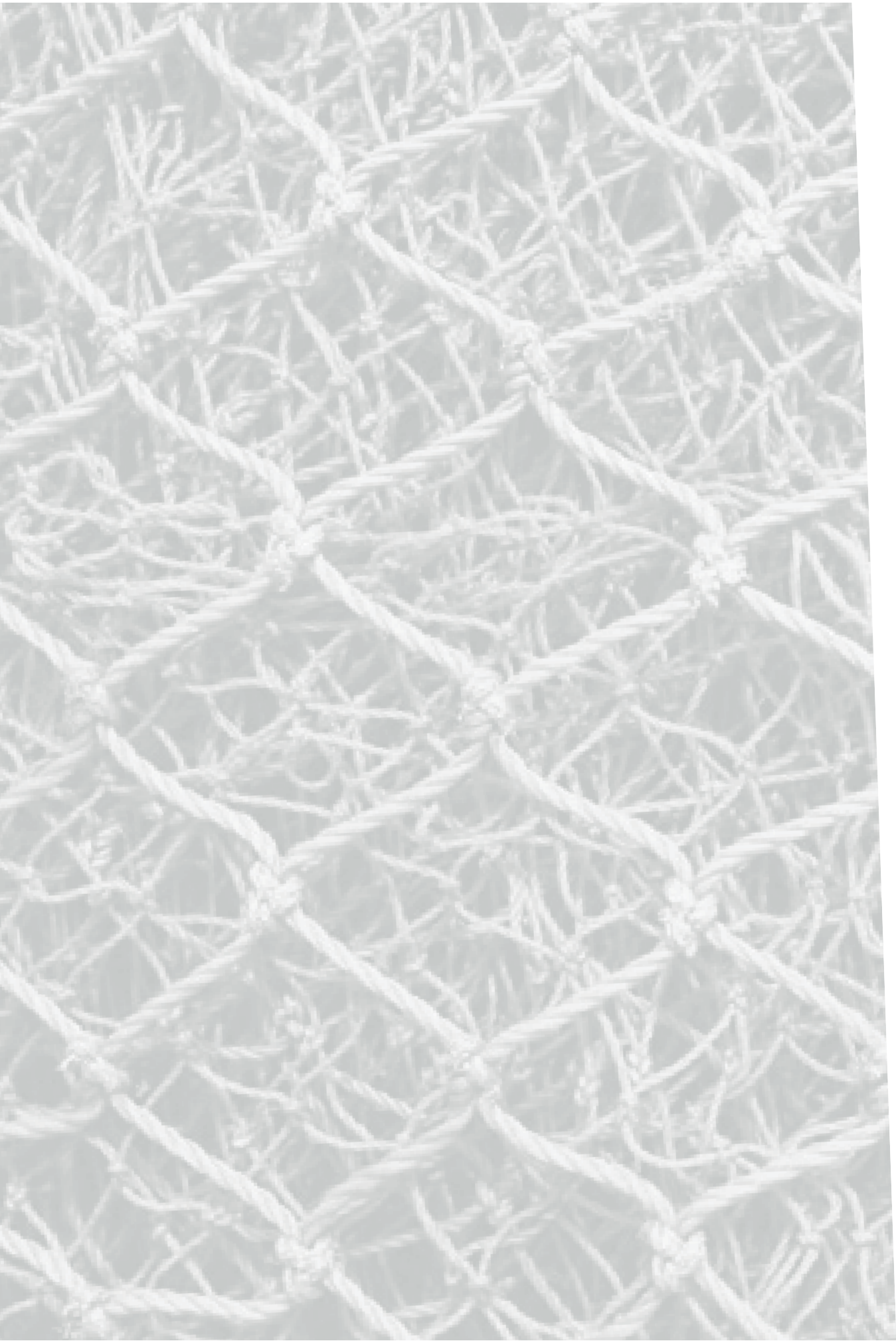
November, 2016



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# HAHAI NO KA UAI KA ULU LA'AU

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## “The Forest Attracts Rain”

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

Grow Trees. Attract Rain.

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

# SUGGESTED TREE PALETTE

## SIGNATURE TREE



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

## Kou (*Cordia subcordata*)

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

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

## NATIVE



ALAHEE



ULU



KAMANI



KOU



LONOMEA



MILO



HALA



KUKUI



OHIA



LOULU PALM

## ADAPTED



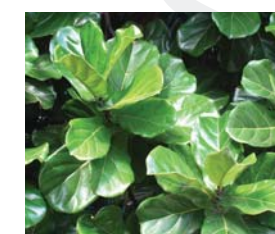
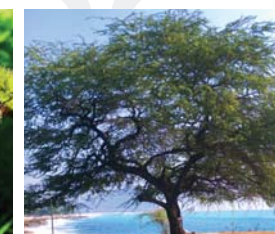
BEACH HELIOTROPE



MONKEYPOD



THORNLESS KIAWE



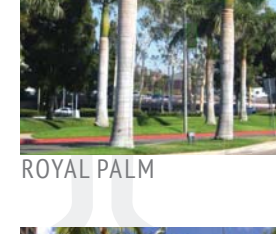
FIDDLE LEAF



NARRA



ROYAL PALM



JOANNIS PALM



COCONUT

# SUGGESTED TREE PALETTE

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



HONG KONG ORCHID



JATROPHA



PINK TECOMA



QUEENS WHITE SHOWER TREE



RAINBOW SHOWER TREE



RED PLUMERIA



ROYAL POINCIANA



YELLOW PLUMERIA



# PLANTING STYLE: 'OHANA PLANTING



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

## 'Ohana Planting

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



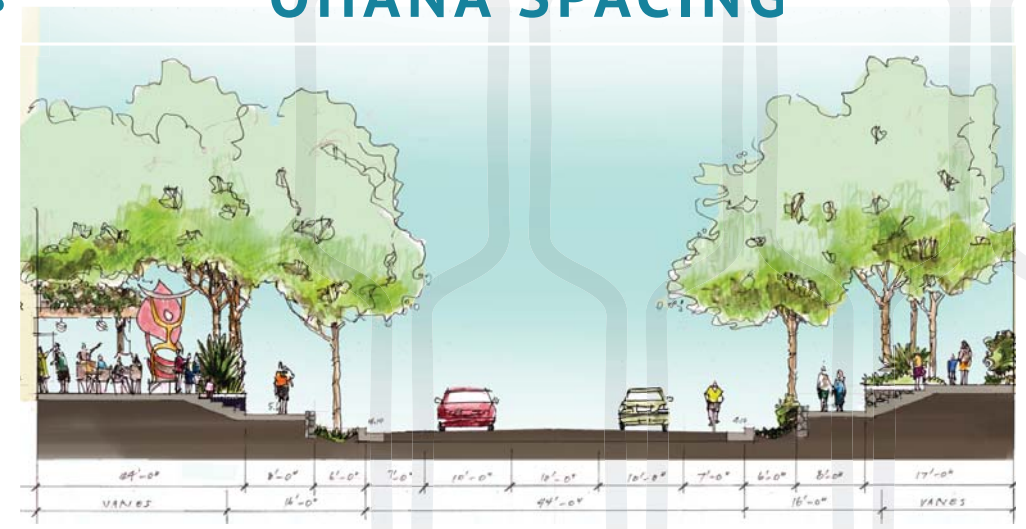
## TRADITIONAL SPACING



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



## 'OHANA SPACING

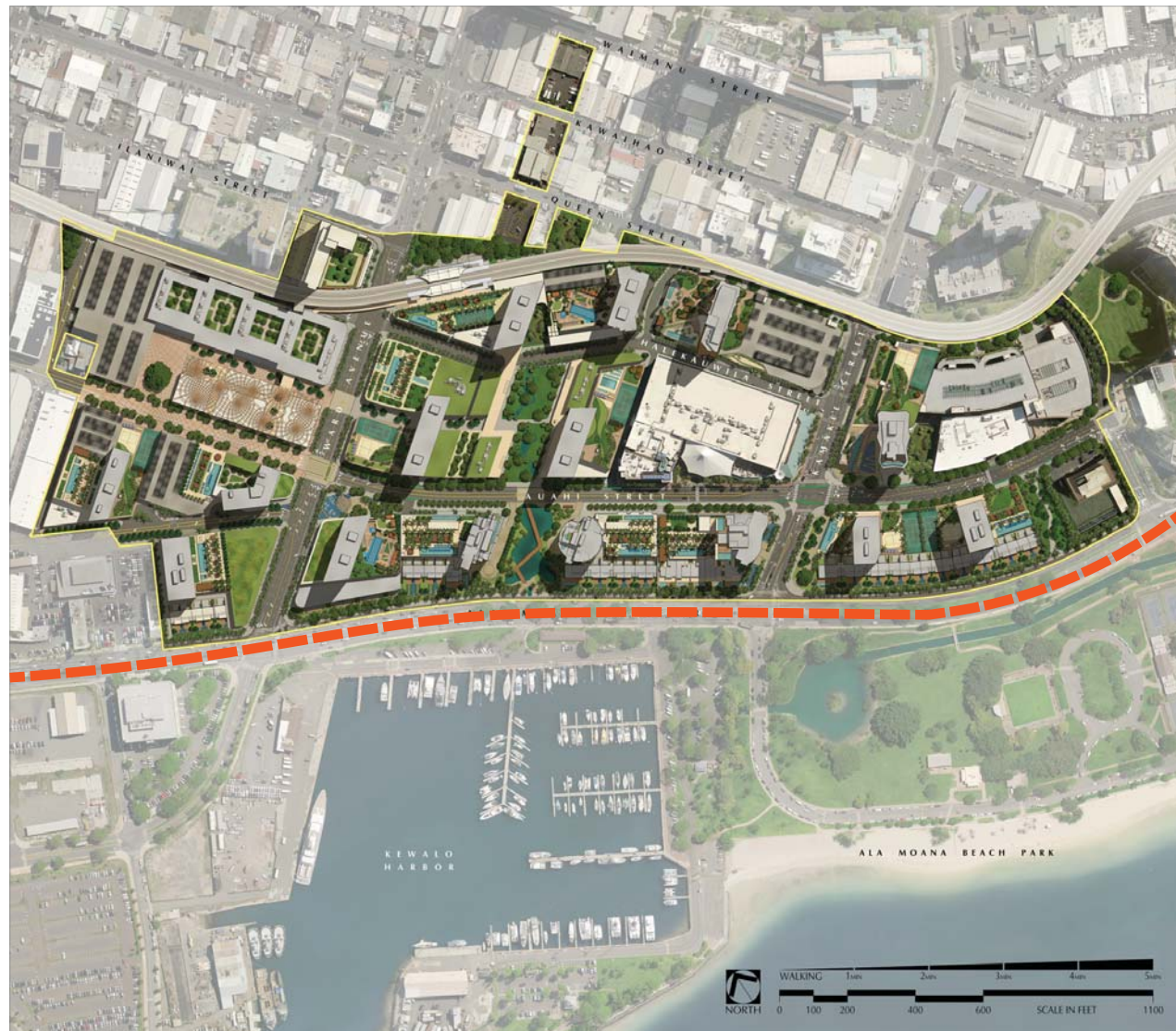


**'OHANA SPACING:** by grouping street trees in an 'ohana, greater biodiversity and sustainability efforts can be achieved allowing the creation & restoration of a more natural habitat within the Village ecosystem. 'ohana grouping can assist with stormwater uptake and also induces more vertical growth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

# ALA MOANA BOULEVARD

## Theme: Beach Coastline

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



PLAN



BEACH HELIOTROPE (TOURNEFORTIA ARGENTEA)



HALA (PANDANUS TECTORIUS)



COCONUT (COCOS NUCIFERA)

STREET TREES



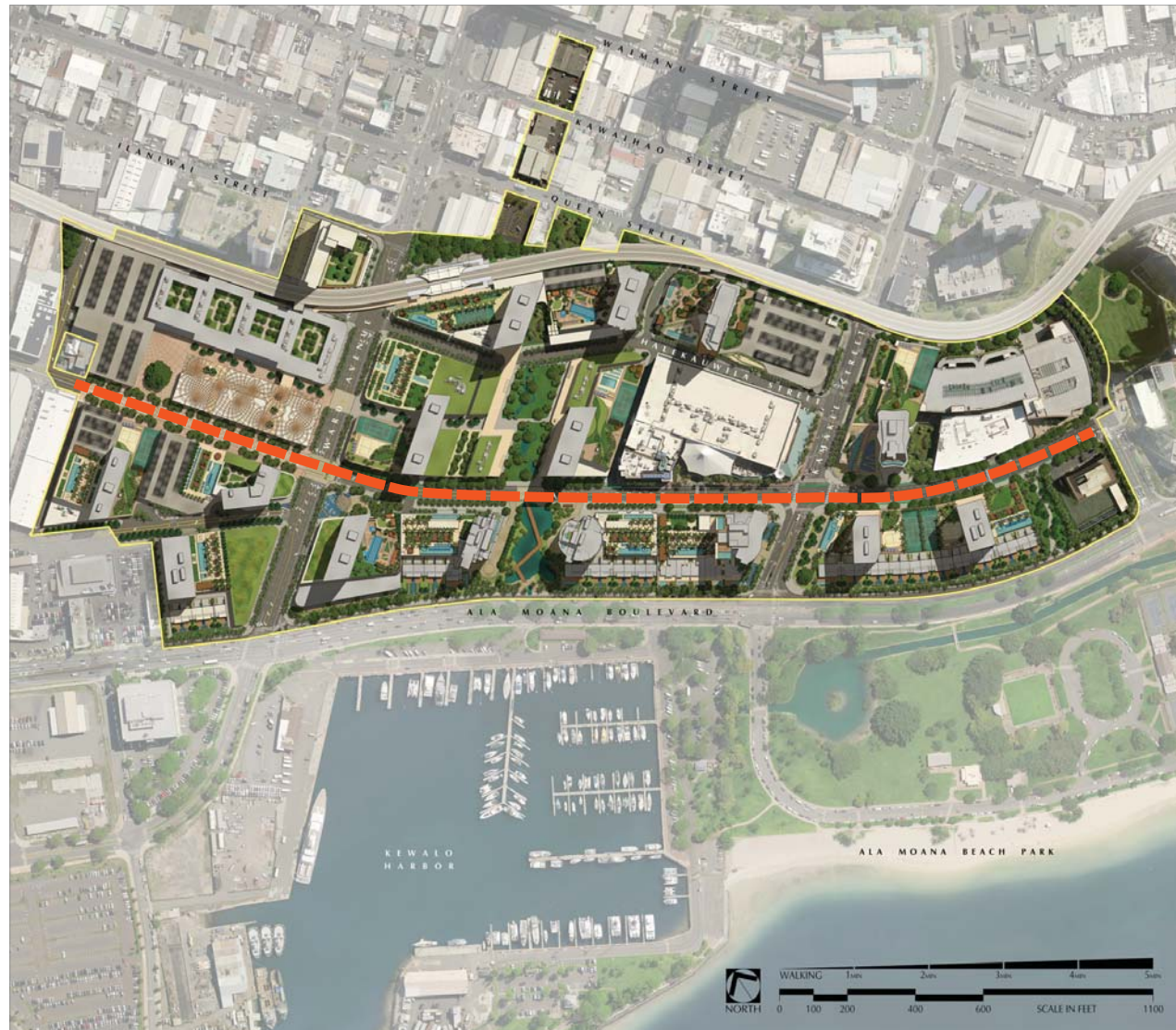
ALA MOANA BOULEVARD



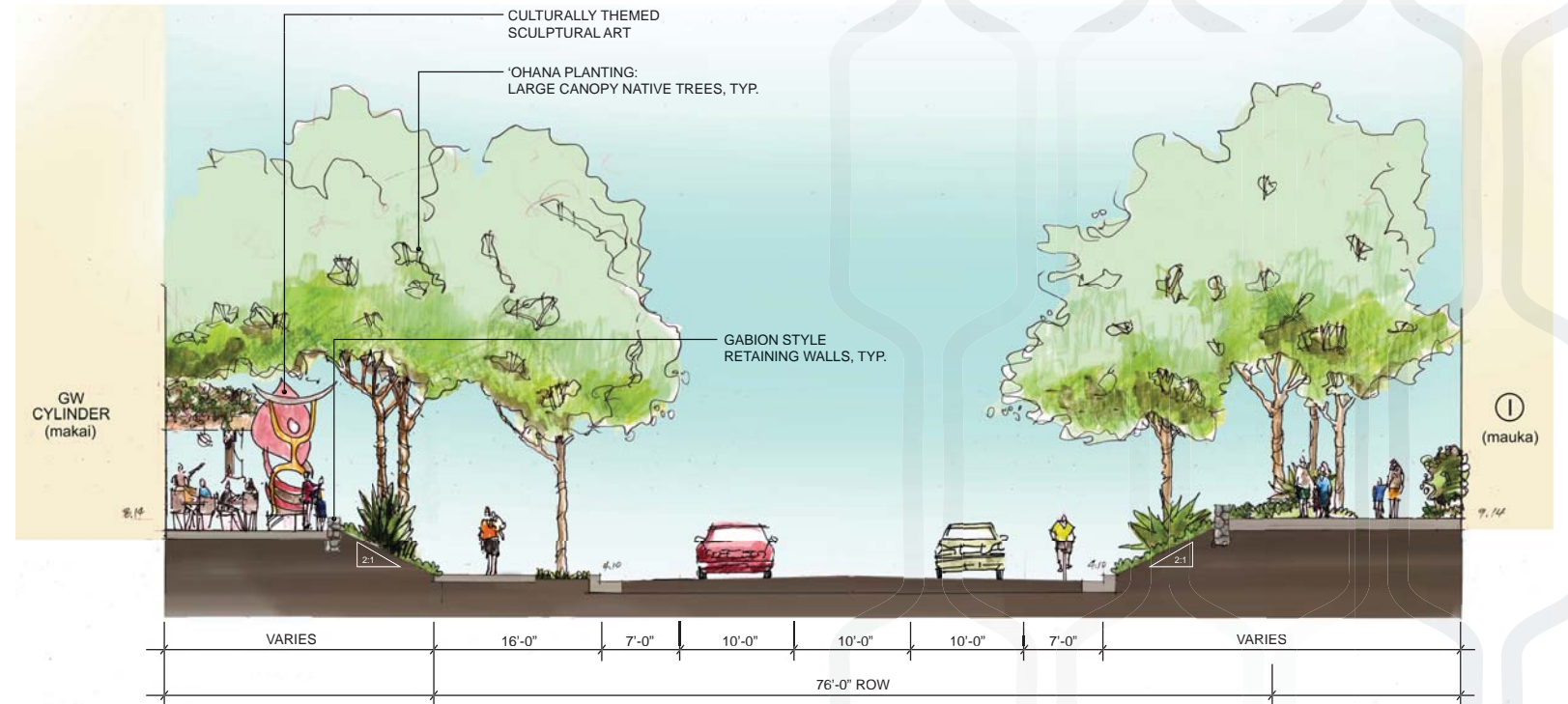
# EAST-WEST STREETS

## Theme: Shaded Promenade

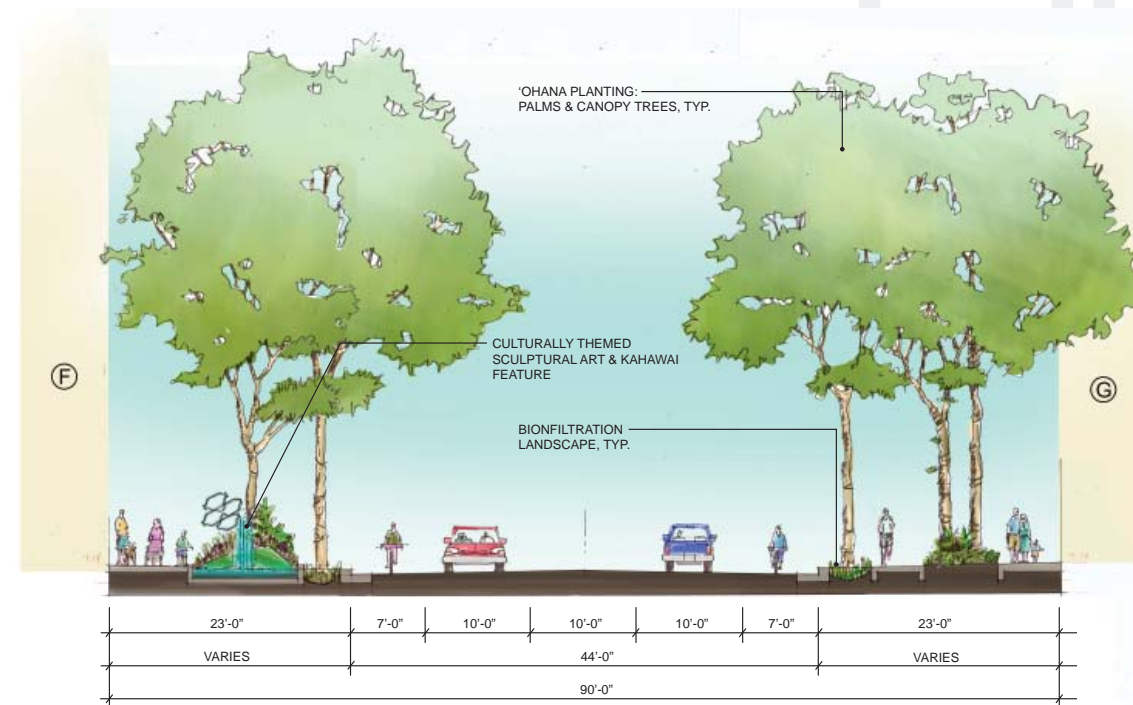
A vibrant and active main corridor carrying the main flow of waiwai (people, vehicles, resources, wealth, water) across the village ecosystem in shaded comfort of canopy trees.



PLAN



SECTION-AUahi STREET



SECTION-POHUKAINA STREET

# EAST-WEST STREETS



AUHI STREET & POHUKAINA STREET



MONKEYPOD (SAMANEA SAMAN)



KOU (CORDIA SUBCORDATA)



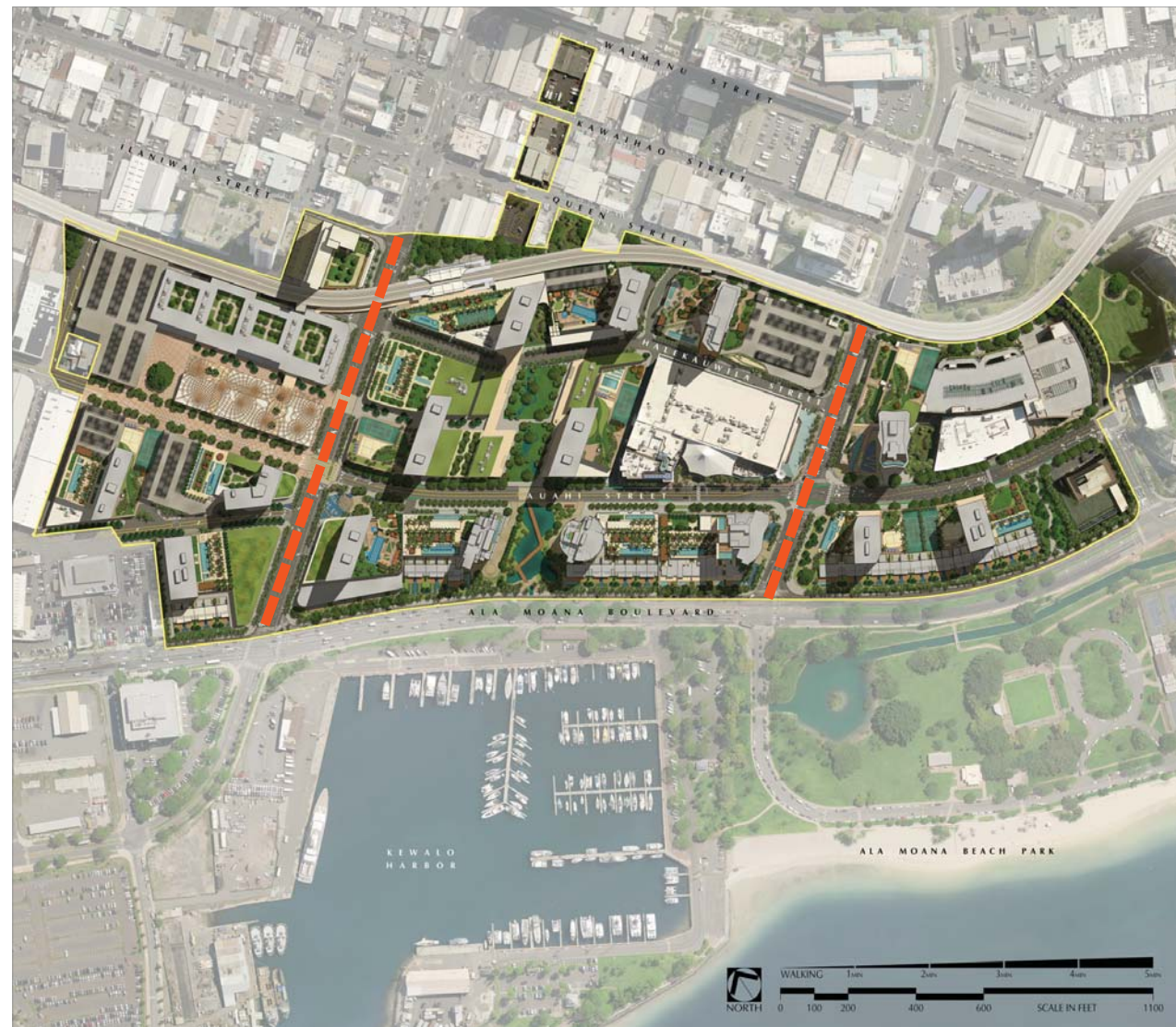
MILO (THESPESIA POPULNEA)

## STREET TREES

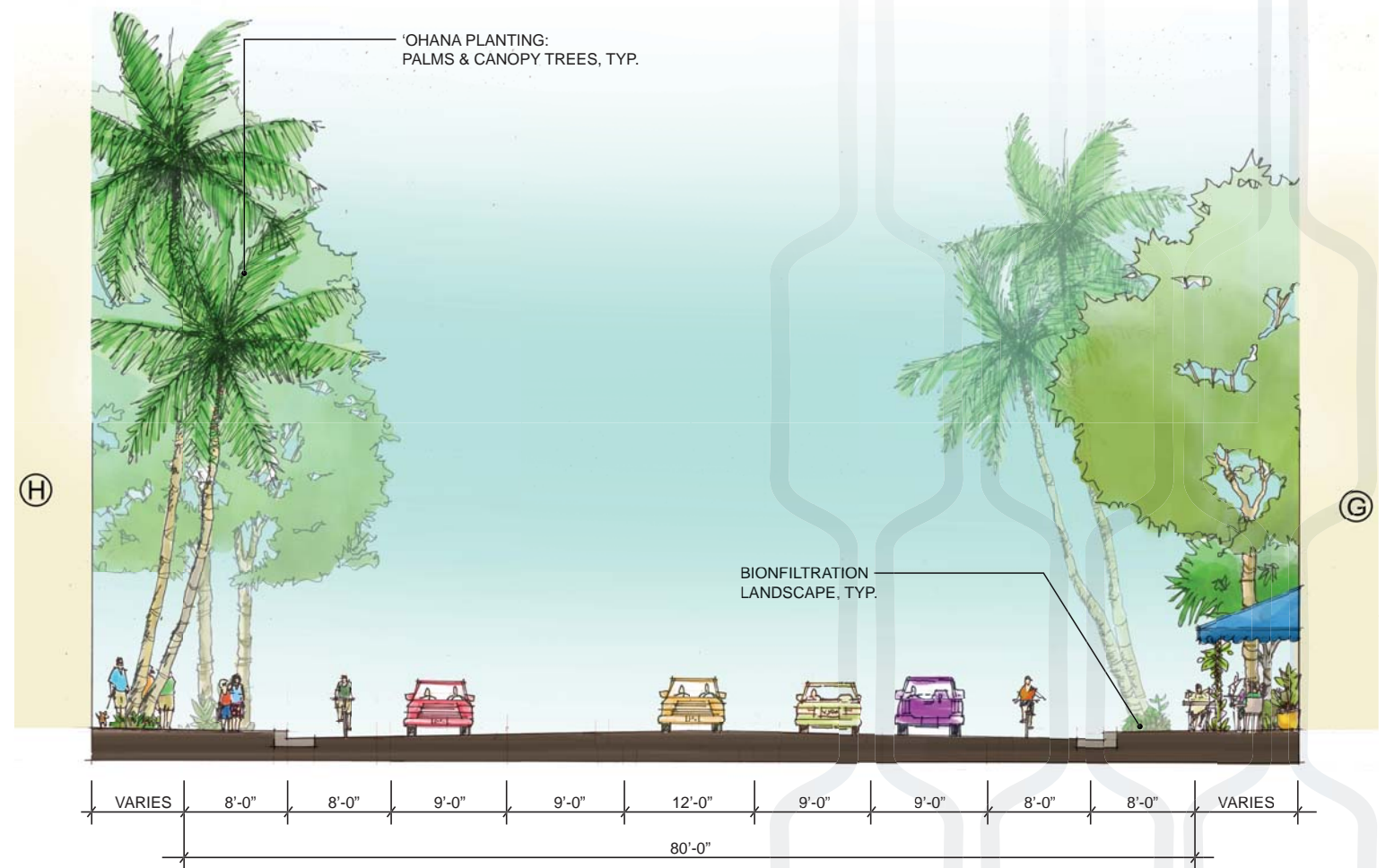
# MAUKA-MAKAI STREETS

## Theme: Mauka-Makai Marked Trails

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



PLAN



SECTION - WARD AVENUE

# MAUKA-MAKAI STREETS



PINK TECOMA (TABEBUIA ROSEA)

## Color Accent Tree

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



KAMAKE'E STREET



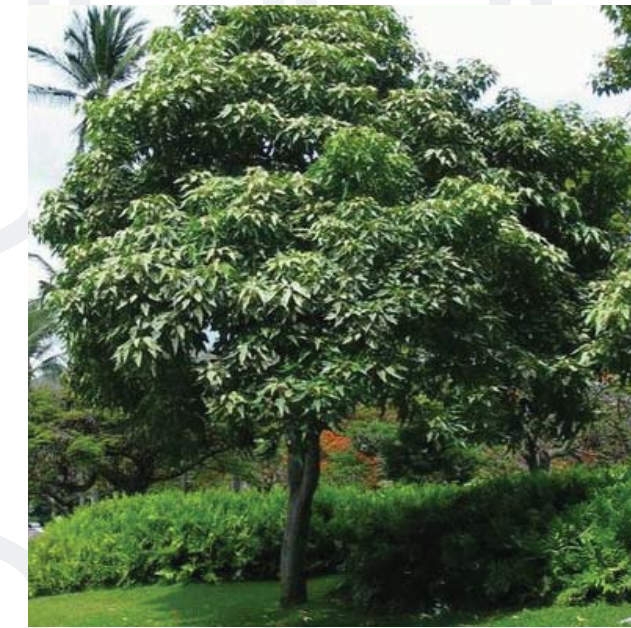
COCONUT (COCOS NUCIFERA)



MONKEYPOD (SAMANEA SAMAN)



HALA (PANDANUS TECTORIUS)  
STREET TREES

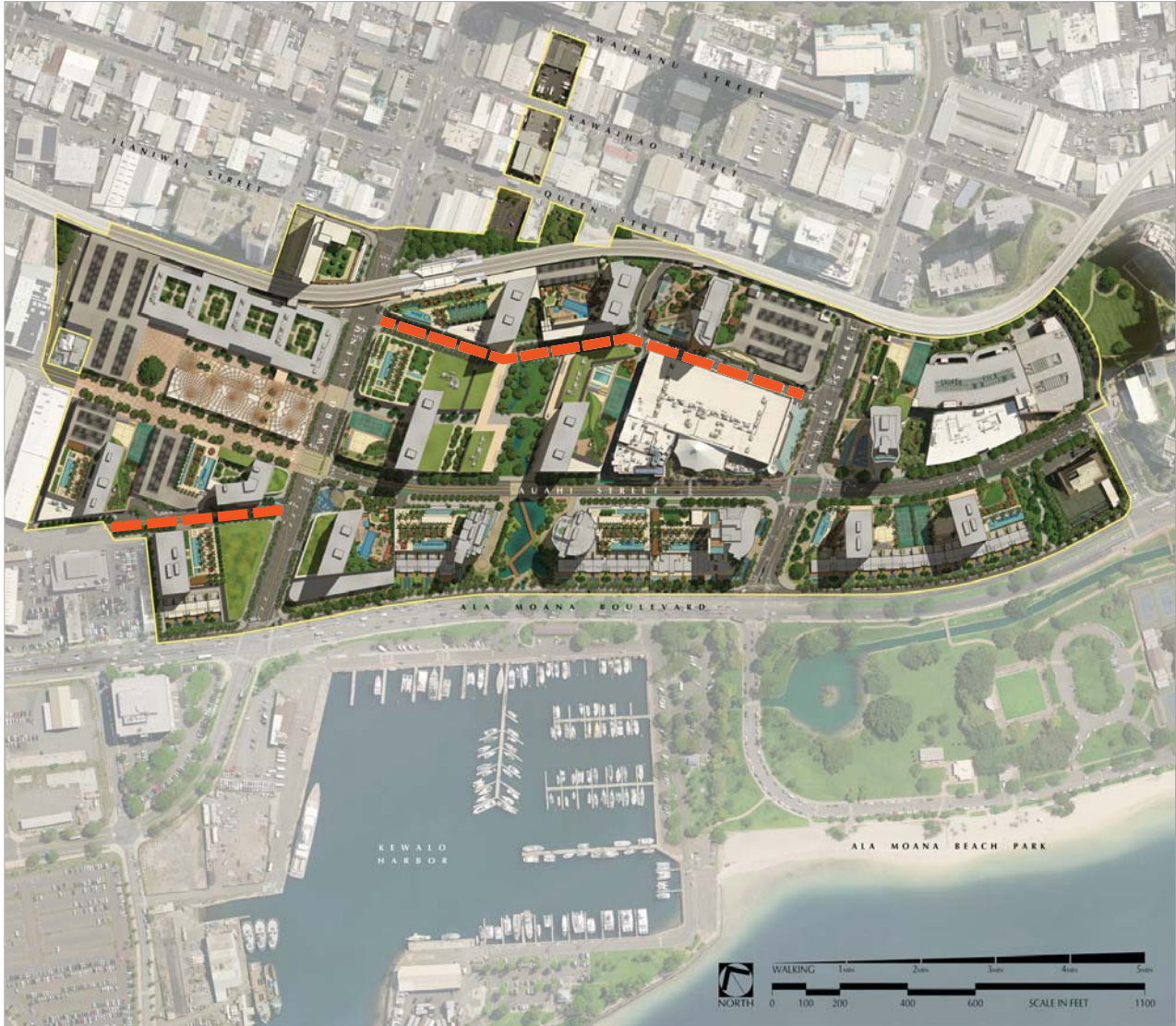


KUKUI (ALEURITES MOLUCCANA)

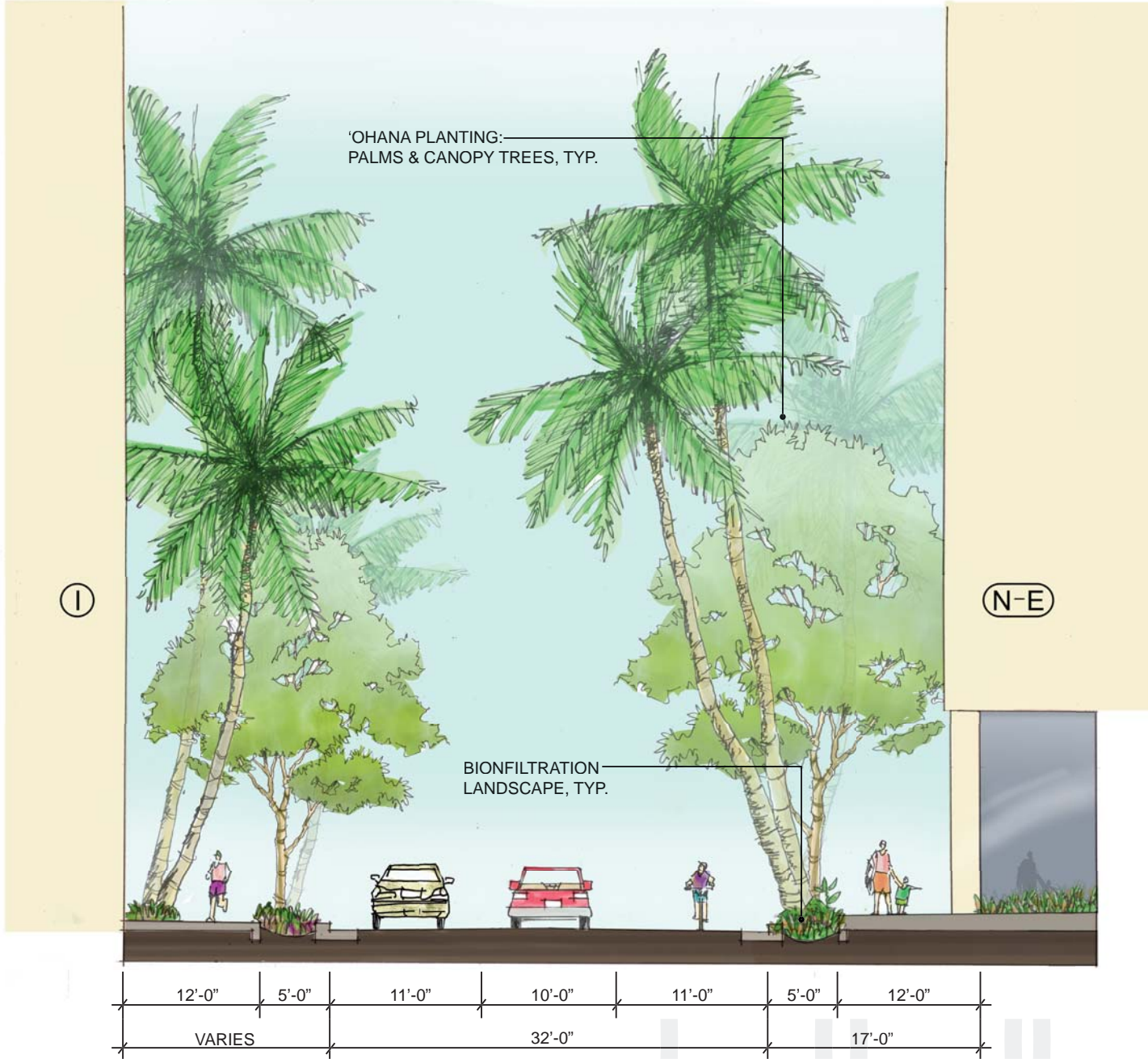
# SIDE STREETS & PRIVATE DRIVES

## Theme: Relaxed Palm Valleys

The narrower side streets and private drives break off from the busier streets to become more calm and relaxed. Skyward reaching palm groves complement the vertical architecture to enhance the feel of a narrow and quiet urban coastal valley.



PLAN

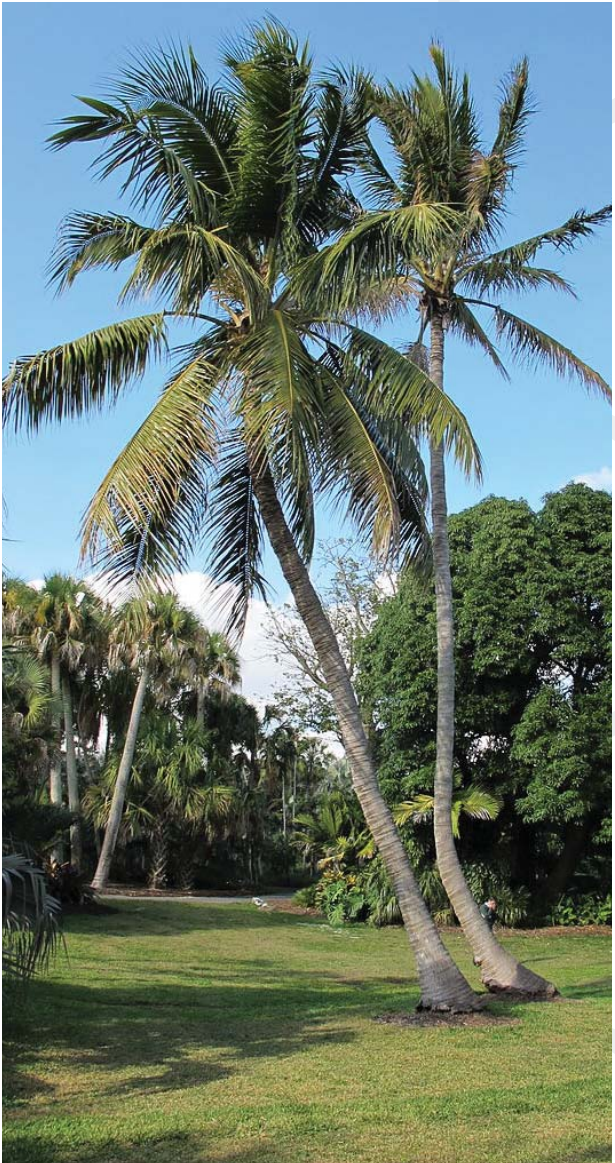


SECTION - PRIVATE DRIVE (HALEKAUWILA STREET)

# SIDE STREETS & PRIVATE DRIVES



PRIVATE DRIVE (HALEKAUWILA STREET)



COCONUT (COCOS NUCIFERA)  
STREET TREES



JOANNIS (VEITCHIA JOANNIS)



LOULU (PRITCHARDIA SPP.)