

KŌ`ULA

LAND BLOCK 1, PROJECT 4
HCDA PLANNED DEVELOPMENT
PERMIT APPLICATION

APRIL 2018

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 1020 Auahi 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 _____
Construction of a mixed-use high-rise community consisting of residential and commercial uses, podium and tower condominium homes, a parking garage, and a public porte cochere/dropoff area that connects to the Ward Village Central Plaza.

PROJECT INFORMATION

Existing Use and Floor Area (s.f.)

☐ Commercial _____
☐ Industrial _____
☐ Residential _____
☐ Other _____
TOTAL 0 sf (vacant)

Proposed Use and Floor Area (s.f.)

☒ Commercial approx. 58,300 sf
☐ Industrial _____
☒ Residential approx. 639,270 sf
☐ Other _____
TOTAL approx. 697,570 sf

Nature of Work

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

Notes: _____

TYPE OF REQUEST

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

PARCEL INFORMATION

Tax Map Key: 2-3-002: 109 and 110 por.

Neighborhood Zone: _____

Ward MP Single Mixed-Use

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.

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: 4-27-2018
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
Ward Village
1240 Ala Moana Boulevard
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Honolulu, Hawaii 96814

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race.randle@howardhughes.com

Race Randle
Senior Vice President, Development

April 27, 2018

HAND DELIVER

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

Subject: Planned Development Permit Application for Kō'ula in Ward Village Block I (Land Block 1, Project 4) in Kaka'ako, Honolulu, Hawai'i, Tax Map Key (1) 2-3-002:109 and TMK (1) 2-3-002:110 (portion)

Dear Mr. Kamemoto,

Victoria Ward, Limited (VWL), a subsidiary of the Howard Hughes Corporation (HHC), is pleased to submit this Planned Development Permit (PDP) application for Kō'ula, the next step in implementing the Ward Neighborhood Master Plan (Ward MP) and transforming Kaka'ako into a thriving neighborhood.

Kō'ula will be a mixed-use, high-rise community that will include approximately: 570 homes, 58,300 square feet of dining and retail space, 10,800 square feet of ground-level open space, and 58,496 square feet of recreational area. The parcel was originally known as "Block I" within Land Block 1 within the Auahi neighborhood, Mauka Area of the Kaka'ako Community Development District (KCDD).

Kō'ula represents the next milestone in HHC's commitment to Kaka'ako's revitalization. From a street level, neighborhood activity perspective, Kō'ula will be a key part of the Central Plaza as well as an important element of Auahi Street. Kō'ula emphasizes connectivity with Central Plaza with ground-level shops, restaurants, and a courtyard and public drop-off area opening to the plaza. These features will create synergy and activate public engagement in this central Ward Village location. Kō'ula will also unify connections with the Central Plaza, the Ward Entertainment Center, and Whole Foods.

From a housing perspective, Ko'ula will fill a void in the Ward Village housing spectrum that resulted from of the wide acceptance of Waiea and Anaha. It will avoid overlapping with home offerings at Ke Kilohana, Ae'o, and 'A'ali'i. With sensible home sizes and generous recreational space, Kō'ula will offer a housing and amenity mix in accordance market demand and buyer preferences to be part of a walkable, social, "live, work, play" community near jobs, restaurants, shops, farmer's markets, services, and recreation.

This application includes information on HHC's progress toward implementing the Ward MP as well as specific plans and details regarding 'Kō'ula and how Kō'ula implements the Ward MP long-term vision. 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.

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Senior Vice President, Development

Kō'ula will be located on Land Block 1, which is bound 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). Within Land Block 1, the Kō'ula site is mauka of Auahi Street (northwest of Ward Entertainment Center). The Kō'ula site is located roughly in the center of the overall Ward MP area.

The design of Kō'ula 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 carefully considered to preserve mauka-makai views, address known cultural sites within Land Block 1, and integrate Kō'ula with the pattern of a connected and walkable community coming to life at Ward Village. Kō'ula's location, design, and features are key to implementing the vision of the Ward MP, by creating not just an individual residential building, but by integrating the new building as a key element in the greater community, with shops, restaurants, entertainment, and public gathering spaces seamlessly and cohesively integrated with homes.

Kō'ula will include approximately 697,570 square feet of new floor area that will generally coincide with the following design parameters:

KŌ'ULA: LAND BLOCK 1, PROJECT 4	
Ground Level Open Space	Approximately 10,800 square feet
Commercial Space	Approximately 58,300 square feet
Outdoor & Indoor Recreational Area	Approximately 58,496 square feet
Projected Height	Maximum height of 400 feet, plus 18 feet for rooftop elements
Homes (Units)	Approximately 570 homes

Of note is that Kō'ula's ground level open space of approximately 10,800 square feet exceeds requirements by 32 percent and Kō'ula's approximately 58,496 square feet of recreation spaces that include: 1) a recreation area on the 8th level with both outdoor and indoor recreation space, including a swimming pool, playground, outdoor dining/BBQ areas, and interior rooms for resident gatherings; and 2) second-level terrace for additional outdoor recreation space. The recreational amenities respond to community and potential buyer feedback and will provide many top-ranked features 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 Kō'ula. Kō'ula will utilize credits from the Ke Kilohana Project, currently under construction. Plus, Kō'ula will provide at least 64 new reserved housing units either within Kō'ula or off-site within Ward Village.

HHC will pursue Leadership in Energy and Environmental Design certification for new construction (LEED-NC) for Kō'ula, 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 Jim Miller, Development Manager at (808) 426-7685.

Respectfully,

VICTORIA WARD, LIMITED


By:
Race Randle
Vice President
Victoria Ward, Limited

Howard Hughes

Howard Hughes

KŌ`ULA

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WARD VILLAGE

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LIST OF ACRONYMS & ABBREVIATIONS

AIS Archeological Inventory Survey
CSH Cultural Surveys Hawaii
HART Honolulu Authority for Rapid Transportation
HCDA Hawaii Community Development Authority
HDOH State Department of Health
HHC Howard Hughes Corporation
IAR Infrastructure Availability Report
KCDD Kaka’ako Community Development District
MP Master Plan
OIBC O’ahu Island Burial Council
PDP Planned Development Permit
SHPD State Historic Preservation Division
TIR Traffic Impact Report
VWL Victoria Ward, Limited
WOC Wilson Okamoto Corporation



*The character of place reflects in the name
Kōʻula: the inoa of this ʻilimoʻo is ʻāina
momona, fat abundant land with
flowing water.*

Kōʻula, a mixed-use, high-rise community, represents the next milestone in the Howard Hughes Corporation’s (HHC) commitment to Kakaʻako’s revitalization. Located on Auahi Street between the Ward Entertainment Center and the Central Plaza, the community will include approximately: 570 homes, 58,300 square feet of dining and retail space, 10,800 square feet of ground-level open space, and 58,496 square feet of recreational area. The parcel was originally known as “Block I” within Land Block 1 within the Auahi neighborhood, Mauka Area of the Kakaʻako Community Development District (KCDD).

The building location and orientation were carefully considered to preserve mauka-makai views, address known cultural sites within Land Block 1, and integrate Kōʻula with the pattern of a connected and walkable community coming to life at Ward Village.

Kōʻula’s location, design, and features are key to implementing the vision of the Ward MP, by creating not just an individual residential building, but by integrating the new building as a key element in the greater community, with shops, restaurants, entertainment, and public gathering spaces seamlessly and cohesively integrated with homes.

Ward Village is coming to life with the completion of its first residential communities, Waiea and Anaha. Energized from these new residents, the street level energy along Auahi Street—from South Shore Market, past Anaha, and to Waiea and the Ward Entertainment Center, has changed. In 2018 and 2019, the opening of Whole Foods Market, new residents moving into Aeʻo, and the completion of the Central Plaza will further the “live-work-play” feeling of Ward Village, for not only those who live there, but for greater Honolulu residents and visitors as well. Kōʻula is the next step in the evolution of the neighborhood and a key component in joining new and existing uses with the public gathering space created by the Central Plaza.

1.1 The Meaning of Kōʻula

Inoa

In honor of and respect for Hawaiian cultural naming practices and traditions, HHC consulted respected cultural expert Sig Zane and his company Sig Zane Kaiao (SZK), to select an appropriate name for the building at Ward Village.

From ancient times Hawaiians 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. It was with this in mind that we shared our vision of the development with the SZK team and asked that they find a name for the project. Based upon their research, and key effort by the family of Sig, Nalani and Kuhaʻo, they presented the project with the name – Kōʻula.

Kōʻula is the Hawaiian name for red sugar cane. Separately, Kō references sugar cane, and ʻula the color red. Kōʻula is also the name of the ʻili on the Kou side of the lokoʻia that used to exist in the area.

Water and Kō

Ward Village is in an area formerly known as Kukuluāeʻo, which supported productive marshland, salt ponds, fishponds, and other water-based resources. Land kuleana (responsibility, right, and stewardship) in old Hawaiʻi was defined by watershed and water source, and the Ward family used water to support growth and sustain their lands.

Inspiration

The name carries connotations of sweetness, sacredness, and fulfillment as red was a color reserved for aliʻi.

Kōʻula brings distinction and fulfillment to the neighborhood by infilling a central area of Land Block 1 that is surrounded by approved and existing amenities and mixed use buildings. To blend with the surrounding community, Kōʻula will include a range of home prices, open space gathering areas, and a focus on neighborhood amenities at the street level.

In recognizing the cultural significance of its setting and history, Kōʻula 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.



2 HISTORY & CULTURE



Victoria Robinson and Curtis Perry ("CP") Ward.



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.

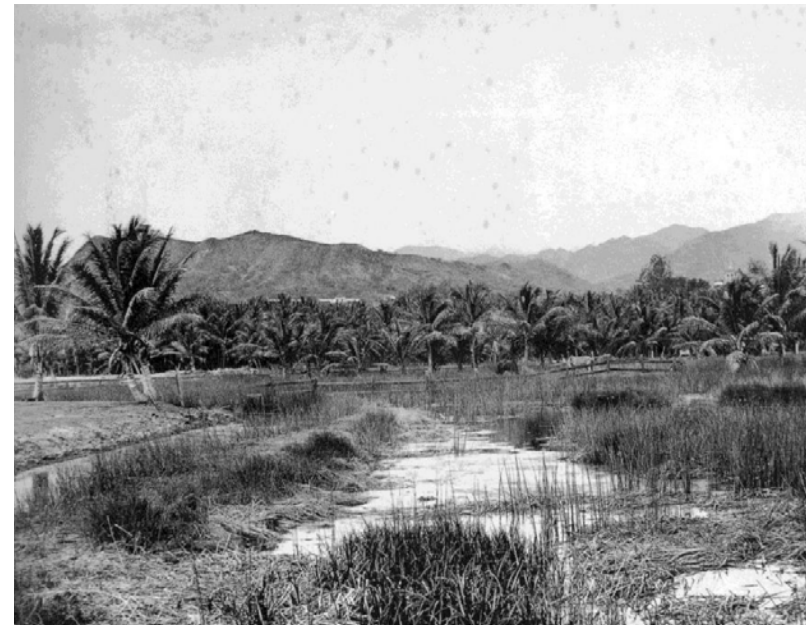
In the 1870s, Victoria Ward, a descendant of Hawaiian ali'i and the Robinson family, established the Ward Estate with her husband Curtis Perry "CP" Ward. The estate extended mauka to makai from Thomas Square to the shoreline, with an area of over 100 acres. The property generated income in the form of 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. The Legislature proposed to drain the area. 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 community in Kaka'ako, with HHC assuming leadership of Ward Village community and master planning efforts in 2010.



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



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



Where Ward Village now exists are several traditionally defined land areas, including Kaka'ako, Kewalo, and Kukulua'e.



3 WARD NEIGHBORHOOD MASTER PLAN

3.3 Ward Master Plan Design Strategies

The Ward MP puts forth four principal strategies that provide for:

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

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.

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.

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.

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.

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 Neighborhood Master Plan (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").

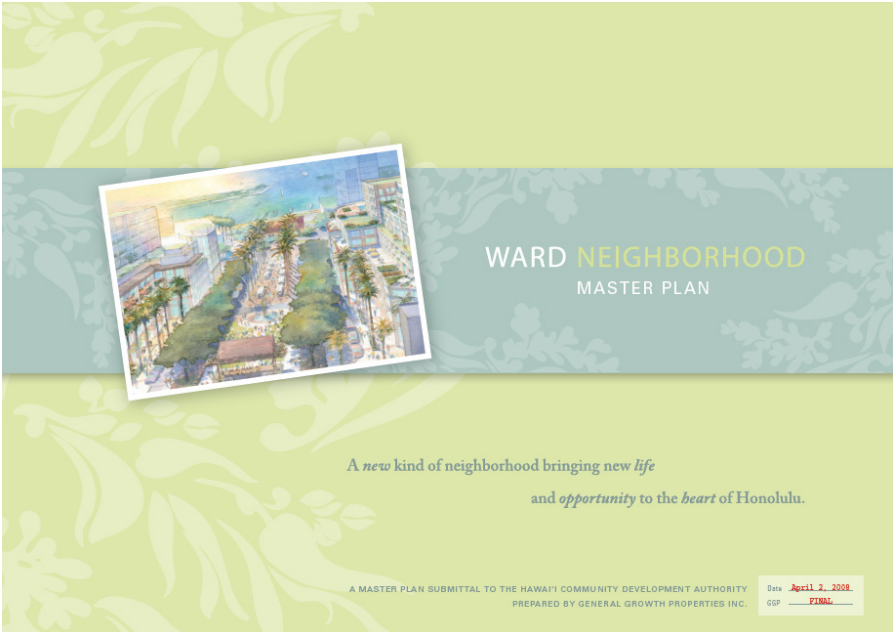
As set forth in the Master Plan Rules, a master plan is intended to "encourage timely development, reduce the economic cost of development, allow for the orderly planning and implementation of public and private development projects, and provide a reasonable degree of certainty in the development approval 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.

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

²2005 Mauka Area Rules, Subchapter 8.



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



Ward MP vision for Central Plaza.



Nighttime activities at Central Plaza.

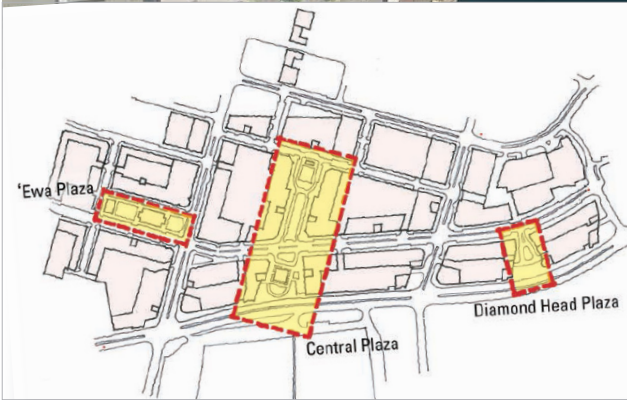
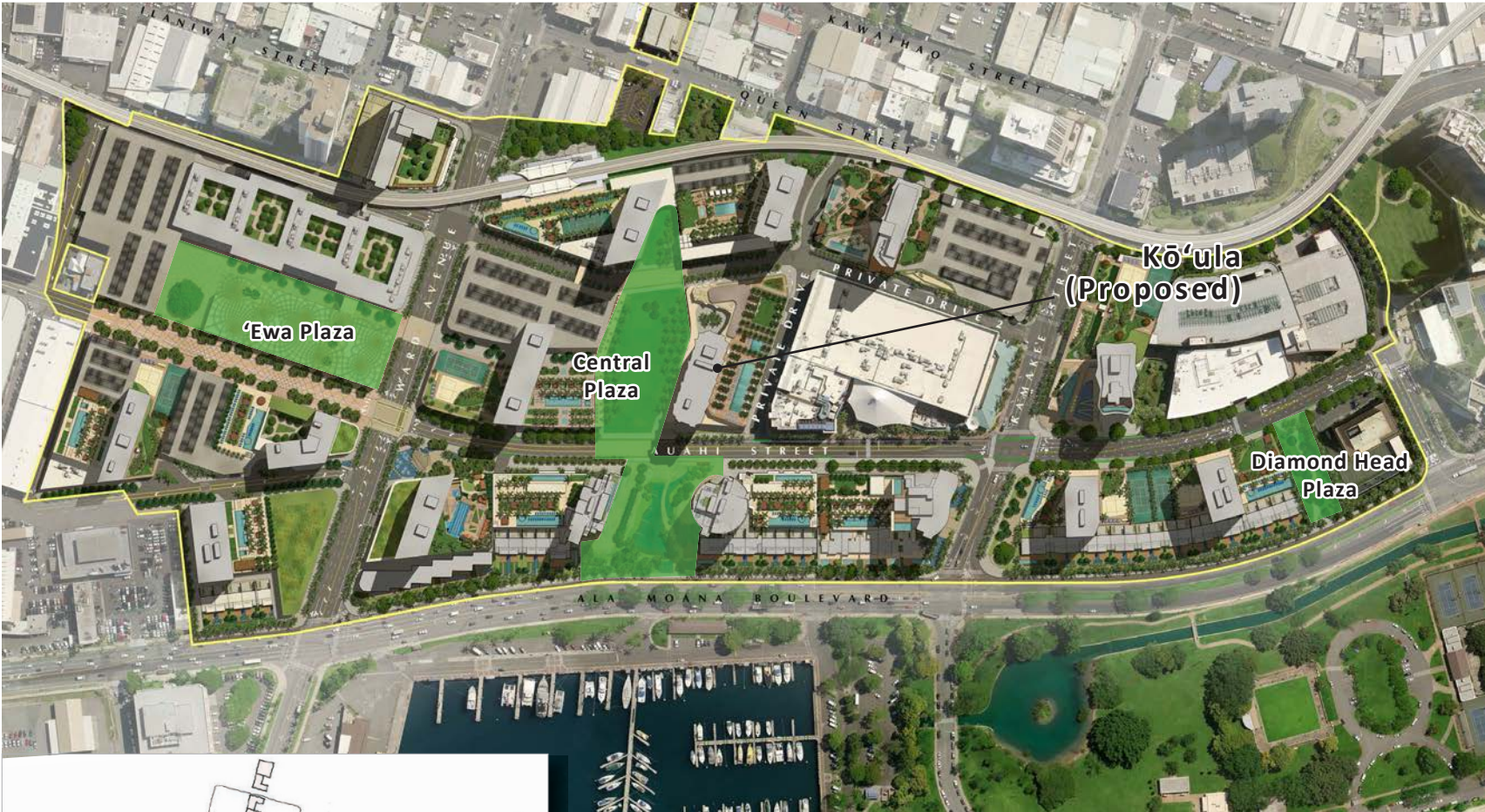


Ward MP vision for the typical Ward Village streetscape.



Mauka-makai views.

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 (From 2008 Master Plan).

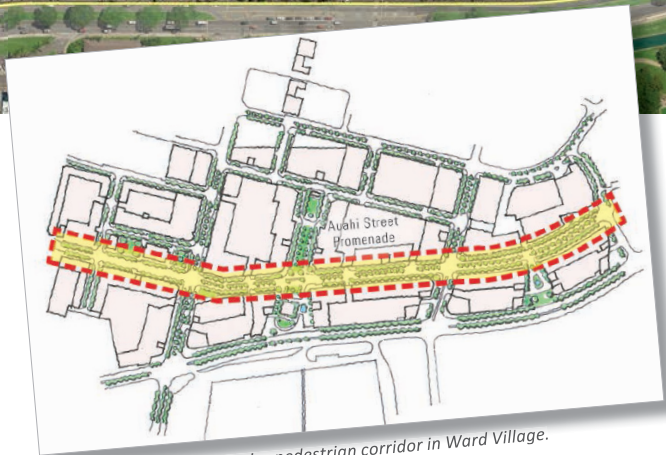


The IBM Building courtyard, renovated and utilized as a neighborhood information center and community gathering place.

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, as envisioned in the Ward MP.



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



Auahi Street today. Car-centric and sparsely shaded.

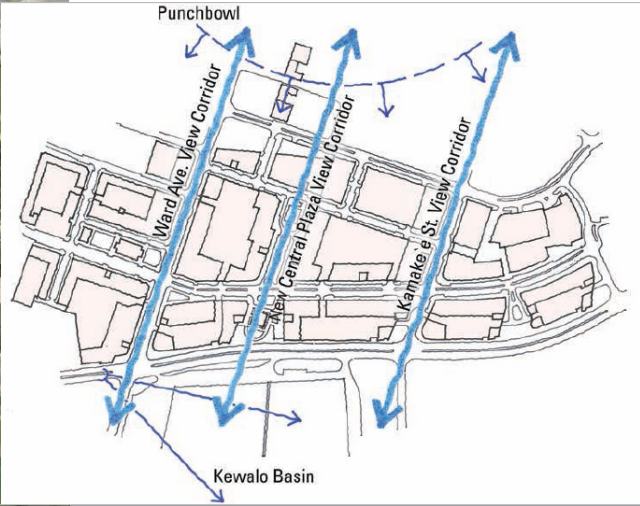


Auahi Street as envisioned. Shaded with wide sidewalks, bike lanes, and improved for pedestrians.

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 2008 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.

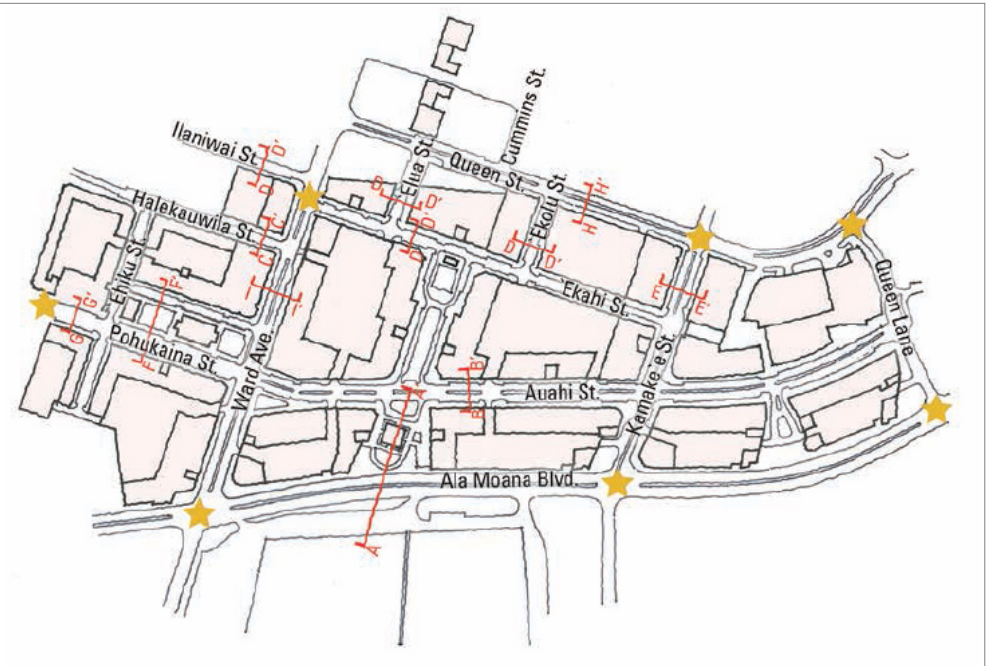


Kamake'e Street view corridor, as realized.

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)



Streetscape network as envisioned in the Ward MP.



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



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

3.4 Ward Village Today

Ward Village is a driving a factor in the transformation of Kaka`ako into a thriving, urban, mixed use and residential neighborhood. Named the best planned community in the United States by Architectural Digest and the 2018 Master Planned Community of the Year by National Association of Home Builders, Ward Village is becoming a dynamic, thriving community whose energy is sparked by the local retail, dining, art, and entertainment that is shaping the area.

With eight years of progress to date, the transformation of Ward Village started with the preservation of the historic, iconic IBM Building as an informational and community gathering center – 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 Nordstrom Rack, Pier 1 Imports, South Shore Market, and a district parking garage) is another visible sign of the transformation that is taking place. Most recently, with the opening of the Waiea and Anaha residential communities, Ward Village has welcomed its first residents, and the neighborhood is coming to life.

With over 35 food and beverage options, Ward Village has everything, from restaurants created by world-famous (Nobu) and locally-renowned chiefs (Merriman’s), to innovative newcomer eateries like Piggy Smalls, Gomatei, Agu, and Scratch Kitchen & Meatery. This diverse culinary experience draws people to Ward Village, where sought-after restaurants are just a short walk from parking, shops, and homes.

Honolulu’s new wave of makers, creators, and entrepreneurs are calling Ward Village home. At South Shore Market, young, local designers are creating clothing and accessories that reflect Hawai`i’s culture and lifestyle with a modern, stylish edge. They’re part of a new wave of designers inspired by Pacific, Asian, European, and North American influences, creating a singular Hawai`i style. These innovators have helped make South Shore Market a destination within Ward Village and an oasis of independent fashion and goods where personal style is at the forefront, and where the shopping experience is unlike anything in Hawai`i.

Ward Village continues to support local farmers with its on-going farmer’s market which brings fresh local produce, prepared foods, and baked goods from O`ahu’s community of growers and makers. Farmer’s market patrons take pride in knowing where their food comes from and support the local economy in the process. And with a flagship Whole Foods Market opening in 2018, Ward Village will have a convenient grocery option that offers high-quality food and provides a new distribution point for local products.

Ward Village continues to broaden its support of art and culture in Honolulu. In the past few years Ward Village has embraced Hawai`i’s unique geographic location by showcasing a melting pot of contemporary art from around the world. Today, Ward Village sits at the epicenter of this modern art renaissance. Most recently Ward Village served as the title sponsor of the inaugural Honolulu Biennial, an arts and cultural event that showcases diverse perspectives of artists from Hawaii, the Pacific, Asia, North America, New Zealand, and Australia – and provides a platform for bringing art, artists, and the greater community together.

With the coming Central Plaza, Ward Village looks to broaden events that shape the neighborhood as a central gathering area in the heart of Honolulu. These events

including Kona Nui Nights, Courtyard Cinema, Courtyard Yoga, and New Wave Friday will continue to evolve and grow as the Central Plaza comes to life. And with Ward Village hosting food celebrations such as “Ricefest” and an “Noodlefest” the neighborhood will continue be a venue for food festivals that showcase local favorites.

HHC has also begun its \$20 million renovation of Kewalo Basin that will result in infrastructure improvements and added security. With future improvements to the lifeguard response station, landscaping, signs, and restroom facilities, the renovations will support more than 70 small businesses located at the basin and will strengthen connections between the basin, Ala Moana Beach Park, and other nearby areas.

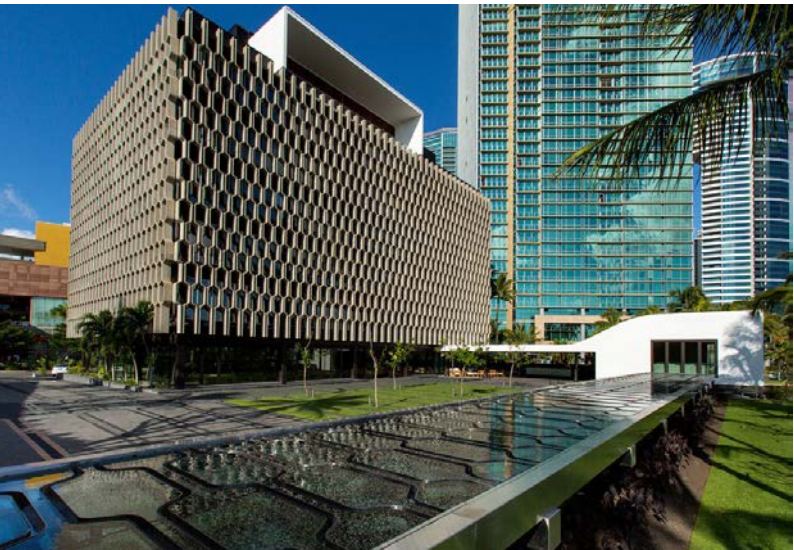
Other key elements in the neighborhood include the creation of cultural preservation areas, the planning for the neighborhood HART station and guideway, and the extension of Private Drive 2 (de facto Halekauwila Street extension) through Land Block 1.

Importantly, in its efforts to create Ward Village, HHC has also:

- Contracted to sell 375 Reserved Housing homes to qualified Reserved Housing buyers within Ke Kilohana (Land Block 5, Project 1)
- Committed to provide 150 Reserved Housing homes to qualified Reserved Housing buyers within `A`ali`i (Land Block 1, Project 3)
- Started construction of the Central Plaza
- Designated 78% of the open space required by the Ward MP
- Designated 64% of public facilities required by the Ward MP
- Received approvals for 44% of floor area permitted
- 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

In addition, HCDA has approved HHC’s:

- Planned Development Permit (PDP) applications for:
 - Waiea (Land Block 2, Project 1), completed
 - Anaha (Land Block 3, Project 1), completed
 - Ae`o (Land Block 1, Project 2), under construction
 - Ke Kilohana (Land Block 5, Project 1), (includes 375 Reserved Housing homes), under construction
 - Gateway (Land Block 2, Project 2), construction not yet scheduled
 - `A`ali`i (Land Block 1, Project 3), construction anticipated to start in 2019
- Central Plaza plans, under construction



The Iconic IBM Building will continue to serve as an informational and community gathering center at Ward Village.



The South Shore Market has revitalized Queen Lane.



The South Shore Market is home to a new wave of makers, creators, and entrepreneurs.



Figure 3-1 Ward Village today, showing projects completed, underway, and the proposed Kō'ula.

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. Kōʻula (Land Block 1, Project 4) is HHC’s next step in the implementation of the Ward MP and the revitalization and transformation of Kakaʻako 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.



Top: Gateway, retail shops along Auahi Street
Bottom: Farmer's Market in the Central Plaza, under construction.



Merriman's restaurant, opening 2018.



Nobu Honolulu sushi bar.



Whole Foods, Kaka'ako, opening 2018.



Longs Drugs on the ground floor of Ke Kilohana, under construction.



Ke Kilohana rooftop resident park, under construction.



Weekly yoga, envisioned in the Central Plaza, under construction.



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





HHC's vision for Kō`ula

4.1 Market Demand

4.1.1 Community Input & Housing Demand

As the Ward MP intended, planning for Ward Village has evolved to respond to community desires, market demand, and the needs of area residents, businesses, and visitors. Over the years, HHC has taken public input in various ways. In addition to the Ward Neighborhood Master Plan (Ward MP) HHC continues to draw direction from community feedback via organized in-person and telephone surveys and informal feedback received during engagement with homebuyers, community events, non-profit organizations, businesses, and government.

From the housing perspective, Kō`ula will fill a void in the Ward Village housing spectrum that resulted from the wide acceptance of Waiea and Anaha. It will avoid overlapping with home offerings at Ke Kilohana, Ae`o, and `A`ali`i. With sensible home sizes and generous recreational space, Kō`ula will offer a housing and amenity mix in accordance market demand and buyer preferences as demonstrated to HHC through sales feedback and community input. Additionally, the design of Kō`ula is supported by current sales trends in surrounding Ward Village mixed-use 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 those seeking quality homes and amenities with the convenience of living near work, shops, services, and recreation areas.

Limited space, traffic congestion, and a trend toward urban living have contributed to the demand for multi-family housing on Oahu. According to a 2016 market and feasibility analysis prepared for Ward Village, multi-family residential building permits on O`ahu went from 31 percent of total residential building permits from 2000 through 2005 to nearly 60 percent of all residential building permits from 2011 through 2016.

From a street level, neighborhood activity perspective, Kō`ula will be a key part of the Central Plaza as well as an important element of Auahi Street. Kō`ula emphasizes connectivity with Central Plaza with ground-level shops, restaurants, and a courtyard and public drop-off area opening up to the plaza. These features will create synergy

and activate public engagement in this central Ward Village location. Local demand for unique, locally owned, small business retail and dining continue to show great strength in the urban core. Kealopiko, Salvage Public, Piggy Smalls, Scratch Kitchen & Meatery have joined mainstays like Big City Diner, Dave & Busters, Crazy Shirts and Paul Brown Salon to define the Ward Village of today. Kō`ula will add to this community and unify connections with the Central Plaza, the Ward Entertainment Center, and Whole Foods.

With Kō`ula, HHC continues to respond to prospective residents' desires, community feedback regarding the implementation of the Ward MP, and market demand. Stakeholders have demonstrated a strong interest in living in Ward Village, with a desire to be part of a walkable, social, "live, work, play" community near jobs, restaurants, shops, farmer's markets, services, and recreation. In line with the goals of the Ward MP, highly-prized neighborhood amenities include restaurants and retail, dining with outdoor seating, and proximity to parks and the ocean. Location, neighborhood, and price are important to prospective residents, and Kō`ula has been designed accordingly.

4.1.2 Demand for Commercial Space

Demand for commercial space at Ward Village is anticipated to be strong, due to a general increase in resident and visitor populations, increased expenditures, and the closure of some of Kaka`ako's former commercial space.

While many areas of the state are experiencing major expansion, none compare to Kaka`ako regarding scale, number of under-construction and proposed projects, level of capital investment, and transformative impact. The resident population of Kaka`ako is expected to nearly triple by 2035 (relative to 2015 levels), and visitors to O`ahu are projected to increase by 20 percent by 2025. Retail sales and visitor expenditures have expanded as well.



New Wave Friday, held on the second Friday of every month, is the ultimate pau hana get-down in Honolulu.



Ward Village Shops is a mixed-use urban center featuring national retailers such as Nordstrom Rack, Pier 1 Imports, and TJ Maxx.



Live Music outside South Shore Market



Outdoor Dining at Piggy Smalls

A 2016 market and feasibility analysis prepared for Ward Village concludes that, overall, Ward Village will result in a direct demand for 750,000 square feet of new retail and restaurant space: restaurant tenants (approximately 100,000 square feet needed), at least 60 specialty shop tenants (approximately 300,000 square feet needed), and major anchor retailers (approximately 350,000 square feet needed).

In addition to demand anticipated from overall growth, new retail and food and beverage space is needed to restore the approximately the 263,000 square feet of commercial space formerly at Ward Warehouse, Ward Plaza, and Ward Industrial (where Marukai Market Place and warehouses were located). As required as a condition of the `A`ali`i Decision and Order (`A`ali`i D&O (HCDA Application No. KAK 16-075) Condition 18), HHC began construction of the Central Plaza by removing Ward Industrial, which was situated within the Central Plaza footprint and portion of the Kō`ula site.

To accommodate demand from anticipated growth, commercial displacement, and the overall build-out of the entire Ward Village area, the Ward MP includes over 1 million square feet of commercial space. Kō`ula contributes to addressing part of this overall demand, as will subsequent future Ward Village phases that fulfill the overall vision of the Ward MP. The continued public demand for homes, shops, and restaurants in this urban community has driven the design and planning concepts of Kō`ula.

4.2 Economic Impact

Beyond enhancing the lives of its residents and the Ward Village community, Kō`ula it will have a direct, positive impact on the state economy. Accounting for additional indirect and induced impacts, in the first two years of construction the creation of Kō`ula is estimated to generate:

- \$954 million in real gross domestic product, including:
 - \$302 million in workers’ earnings
 - \$57 million in state tax revenue
 - 2,394 jobs in year one of construction
 - 1,718 jobs in year two.

Building operations and maintenance over a 30-year period (not including commercial uses) are anticipated to generate:

- \$191 million in real gross domestic product
- \$64 million in workers’ earnings
- \$11.6 million in state tax revenue
- 35 permanent jobs on site

Commercial and retail uses at Kō`ula will further increase positive economic impact.

4.3 Kō`ula Location

Kō`ula (Land Block 1, Project 4) 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.

Kō`ula 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 Kō`ula site. Exhibit 2 shows the Land Blocks within the Ward MP area, including Land Block 1.

4.4 Kō`ula Site

Within Land Block 1, the Kō`ula site is mauka of Auahi Street (northwest of Ward Entertainment Center). The Kō`ula site is located on Tax Map Key (TMK) parcel (1) 2-3-002:109 and TMK parcel (1) 2-3-002:110 (portion), roughly in the center of the overall Ward MP area owned by HHC. A re-subdivision of existing lots within TMK (1) 2-3-002:109 and TMK 2-3-002:110 will be completed

to create a separate parcel for the Kō`ula site. The resultant parcel of approximately 82,049 square feet will be the Kō`ula site. Exhibit 3 shows existing TMKs within Land Block 1, along with and the proposed re-subdivision to create the Kō`ula site.

The majority of the Kō`ula site is vacant. The site includes portions of three warehouse buildings (Ward Industrial), which were vacated of tenants during the permitting process for the adjacent Central Plaza and in the process of being demolished.

4.5 Site Constraints

The design, orientation, and features of the Kō`ula and its facilities are primarily constrained by the growing neighborhood fabric of Ward Village and its existing and approved roadways, mixed-use communities, and public facilities. Constraints around Kō`ula include:

- **North: `A`ali`i (Land Block 1, Project 3) and Private Drive 2:** The `A`ali`i mixed-use community was approved in 2016. Private Drive 2 (de facto Halekauwila Street extension) will provide key access and connectivity through Land Block 1, including to `A`ali`i and Kō`ula. Both `A`ali`i and Private Drive 2 (de facto Halekauwila Street extension) are located to avoid known iwi kupuna within Land Block 1.
- **East: Ward Entertainment Center, Service Drive, and existing utilities:** Ward Entertainment Center is located directly east of Kō`ula and is accessed by Service Drive, which will also provide access to Kō`ula. An existing electrical utilities easement constrains the building footprint to the east.
- **South: Auahi Street:** The Auahi Street pedestrian promenade ensures neighborhood walkability for Kō`ula residents and the greater Ward Village community, as well as ocean access.
- **West: Central Plaza and Archeological Resources:** The Central Plaza is under construction directly to the west. The Kō`ula design enhances the Central Plaza by providing space for ground-level shops and restaurants along the west side of the building to fully activate the Central Plaza public realm. While there are no known iwi kupuna within the Kō`ula site, iwi kupuna have been discovered in Central Plaza area, and a burial treatment plan has been prepared in consultation with the O`ahu Island Burial Council (OIBC), recognized Native Hawaiian cultural descendants, and the State Historic Preservation Division (SHPD). As a result, the iwi kupuna will remain preserved in the Central Plaza, a vital public amenity for the neighborhood. Central Plaza will provide a connective (non-required) view plane and connect Kō`ula to several surrounding mixed-use communities as well as the HART elevated rail line.

4.6 Surrounding Uses

Existing uses which surround the Kō`ula site include:

- **North:** Private Drive 2 (de facto Halekauwila Street extension), and `A`ali`i (Land Block 1, Project 3), approved;
- **East:** Ward Entertainment Center; completed;
- **South:** Auahi Street;
- **West:** Central Plaza, under construction

4.7 Kō`ula Design

The Kō`ula design is consistent with the 2005 Mauka Area Rules, and is informed by several principles defined in the Ward MP:

- Encourage improvements in the street-level experience for residents and visitors,
- Promote the development of exceptional public spaces,
- Provide distinctive retail and public-realm experiences, and
- Optimize ocean views.
- Exhibit 23: Kō`ula Orientation and Tower Spacing

To implement these principles, the design situates the Kō`ula within a network of public spaces, enhancing the public realm with shops, community amenities, landscaped areas, and water features, with the adjacent Central Plaza at its heart. These features line Private Drive 2 (de facto Halekauwila Street extension), the Central Plaza, and Auahi Street, resulting in the vibrant streetscape envisioned by the Ward MP and the connected, walkable environment desired by the community.

The design provides an interior courtyard that creates a new civic hub adjacent to the Central Plaza. This courtyard provides access to the residential building, a convenient, off-street drop-off area for anyone visiting the neighborhood, and a significant amount of added public space. Open to the sky, the courtyard bridges the tower and the Central Plaza and allows direct visual connections to and from Kō`ula homes, the recreation deck, 2nd level restaurants. The courtyard will serve the entire neighborhood with valet service for public parking at the nearby district parking garage at 1001 Queen Street (Ae`o/Whole Foods parking garage).

Kō`ula’s architecture embraces and enhances the building’s unique position within the fabric of Ward Village. The tower is oriented mauka-makai and is carefully integrated with the Central Plaza to the west. Its design amplifies views to the ocean, connection to the Central Plaza, and supports seamless indoor/outdoor living, creating strong connections to the natural world. To maximize ocean views, the homes within the building bend toward the ocean. This also creates a subtle but functional differentiation of space within the homes into “wet” zones and “dry” zones. The wet zones contain kitchens, bathrooms, plumbing and mechanical shafts, while the dry zones feature open living spaces and bedrooms. The design also provides generous lanais for each home and ensures that homes are comfortable, adequately shaded, and can take advantage of natural ventilation from trade winds. The lanais are deep, accessible, and designed to enhance a sense of privacy by virtue of the structural “wallumns” which are pushed to the exterior of the building, thereby freeing up interior space.

The design draws inspiration from sugar cane stalks and hala leaves, which are embodied by the wallumn system, providing a dynamic structural facade that is both highly functional and visually exciting. These structural fibers also take on the qualities of traditional Hawaiian weaving and textiles, celebrating Hawai`i’s special blend of nature and culture. The facade is formed by a combination of structural wallumns and window walls. By alternating between opaque and transparent material the amount of glass is reduced, thereby improving environmental performance, and reducing reflectivity. The wallumns, as a system, are designed to be stacked, copied, and shifted over the height of the tower; a feature that is simple in principle but in aggregate creates a unique architectural expression.

Primary vehicular access to Kō`ula will be from a private driveway (Service Drive) extending from Private Drive 2 (de facto Halekauwila Street extension) to Auahi Street. Exhibit 7 shows vehicular, pedestrian, and bicycle circulation.

4.8 Building & Site Summary

Kō`ula will include approximately 697,570 square feet of new floor area that will generally coincide with the following design parameters:

Table 4-1 Building & Site Summary – Kō`ula: Land Block 1, Project 4.

KŌ’ULA: LAND BLOCK 1, PROJECT 4	
Ground Level Open Space	Approximately 10,800 square feet
Commercial Space	Approximately 58,300 square feet
Outdoor & Indoor Recreational Area	Approximately 58,496 square feet
Projected Height	Maximum height of 400 feet, plus 18 feet maximum rooftop elements
Homes (Units)	570 homes proposed

The following exhibits show detailed Kō`ula plans:

- Exhibit 4: Detailed Site Plan
- Exhibit 5: Landscape Plan, Ground Level
- Exhibit 6: Recreation Area, Podium Level
- Exhibit 7: Circulation Plan
- Exhibit 8: Floor Plan, Ground Floor
- Exhibit 9: Floor Plan, Floor 1 Mezzanine
- Exhibit 10: Floor Plan, Floor 2
- Exhibit 11 Floor Plan, Floor 3
- Exhibit 12: Floor Plans, Floors 4 to 6
- Exhibit 13: Floor Plan, Floor 7
- Exhibit 14: Floor Plan, Floor 8
- Exhibits 15A-15C: Floor Plans, Floors 9 to 41
- Exhibit 16: Roof Plan
- Exhibit 17: Summary Sheet (Open Space, Recreation Space, Loading, Parking Floor Area by Level)
- Exhibits 18A-18D: Elevations
- Exhibits 19A-19C: Sections
- Exhibits 20A-20F: Tower Massing and Platform Height
- Exhibit 21: Kō`ula Orientation and Tower Spacing

4.9 Open & Recreation Space

The ground level of Kō`ula will contribute approximately 10,800 square feet of open space, which exceeds the requirement of 8,205 square feet by 32 percent.

Kō`ula will provide approximately 58,496 square feet of recreation space, including approximately 43,401 square feet of multi-purpose outdoor recreation space and approximately 15,095 square feet of indoor recreation space.

The recreation deck above the parking area will provide both outdoor (approximately 41,164 square feet) and indoor (approximately 15,095 square feet) recreation space, including a swimming pool, playground, outdoor dining/BBQ areas, and interior rooms for resident gatherings. Second-level terraces will provide an additional 2,237 square feet of outdoor recreation space.

Ground-level amenities will include the central courtyard and public valet and drop off with public restrooms and ample outdoor seating for patrons.

The recreational amenities follow community and potential buyer feedback and are aimed toward promoting a healthy lifestyle and sense of community among residents and guests.

4.10 Parking & Loading

Kō`ula will include approximately 732 off-street parking spaces. All stalls within Kō`ula will be for residential use. Approximately 147 commercial stalls will be provided within the district parking garage at 1001 Queen Street (Ae`o/Whole Foods parking garage). To allow for the commercial stalls within the district parking garage at 1001 Queen Street (Ae`o/Whole Foods parking garage), HHC will amend the existing offsite parking agreement for the district parking garage at 1001 Queen Street.

Under the 2005 Mauka Area Rules (Section 15-22-67), approximately 782 parking stalls would be required for the building (for residential and commercial uses) as currently designed. Under typical market demands approximately 1,045 parking stalls would be needed. Kō`ula provides more parking than required under the 2005 Mauka Area Rules, but less than typical market demand in light of Kō`ula’s location in close proximity to amenities, employment centers, and transit. Five off-street loading spaces will conveniently serve both residents and retail spaces. See Section 5.3 and Exhibits 8 and 17 for more details.

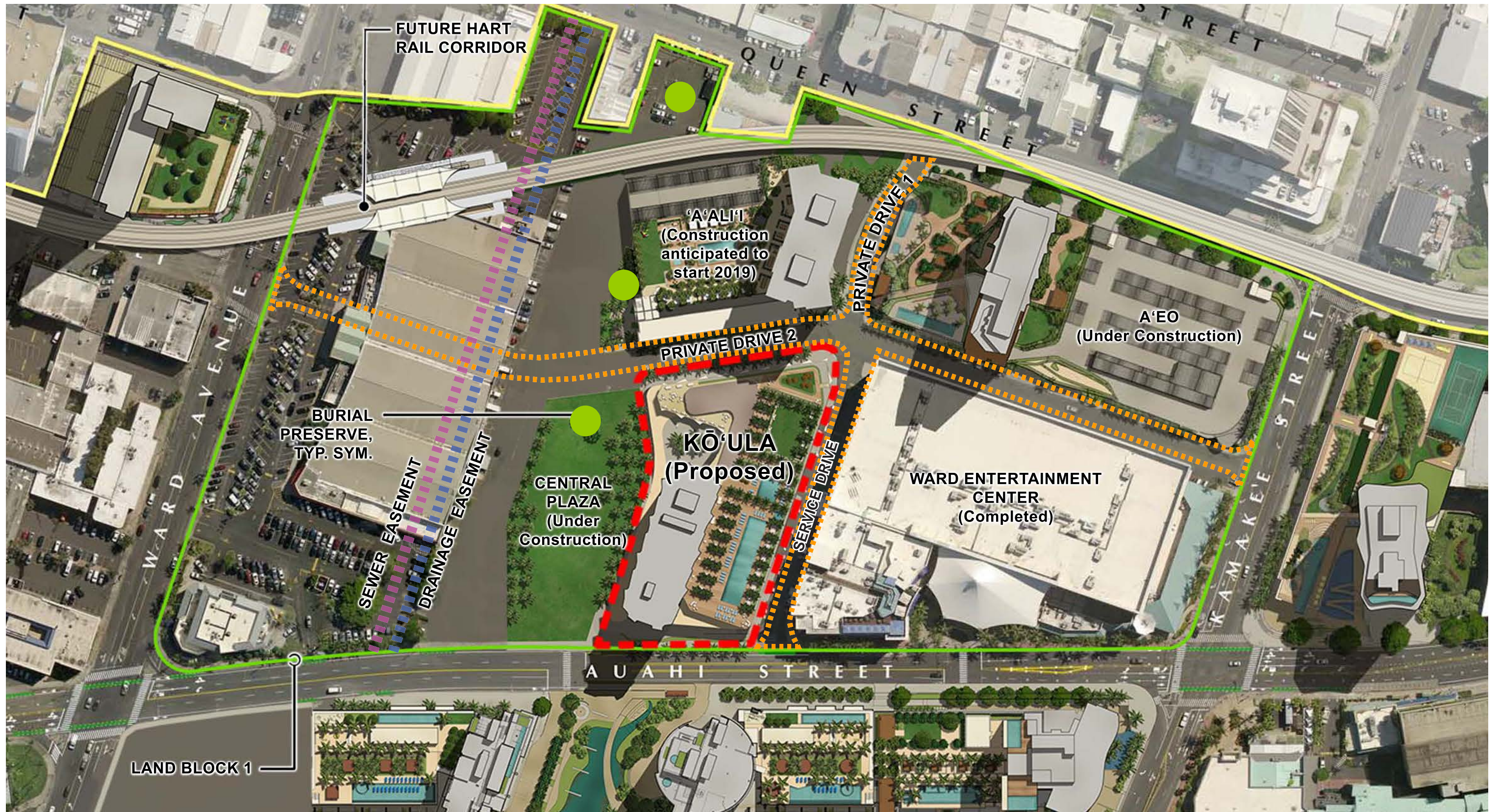


Figure 4-1 Constraints map for Kō'ula showing existing easements, Auahi Street pedestrian promenade and future Central Plaza, known burial preserves, and surrounding existing and approved buildings

4.11 Bicycle Facility Plans

Kō`ula will include bicycle parking on the ground-level near retail areas. Resident bicycle parking will be provided on some upper 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 7 shows the location of public bicycle racks and a bicycle sharing station near the ground-level retail spaces. Exhibits 10 and 11 show the location of the resident bicycle parking areas.

4.12 Vehicular, Pedestrian, & Bicycle Circulation

Primary vehicular access to Kō`ula will be from Service Drive which extends from Auahi Street to Private Drive 2 (de facto Halekauwila Street extension). Exhibit 7 shows vehicular, pedestrian, and bicycle circulation.

4.13 Reserved Housing

The Ward MP establishes a Reserved Housing requirement of 20 percent of the total number of residential units within the Ward MP area. With Kō`ula, plus buildings approved to date (Waiea, Anaha, Ke Kilohana, Gateway, Ae`o, and `A`ali`i), a total of 2,942 residential units will be built. The total amount of Reserved Housing required is 589 homes (units). Ke Kilohana (which is under construction) will include 375 Reserved Housing units, that are already under contract to Reserved Housing buyers. `A`ali`i will include 150 Reserved Housing homes (units). Therefore, consistent with the Ward MP, and to meet remaining Reserved Housing requirements, at least 64 new Reserved Housing units will be provided either within Kō`ula or off-site within Ward Village.

Table 4-2 Reserved Housing Requirement.

RESERVED HOUSING REQUIREMENT		
Project	Residential Units	Reserved Housing Units
KAK 13-036 [LB2-P1] Waiea	177	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
KAK 16-075 [LB1-P2] `A`ali`i	751	150
Kō`ula [LB1-P4]*	<u>570</u>	<u>64</u>
Total Residential Units	2,942	589
Reserved Units Required (20%)	589	
Reserved Housing Balance	0	
*At least 64 reserved housing units will be provided either in Kō`ula or off-site within Ward Village		

4.14 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 Kō`ula. To achieve this, the following sustainable practices will be employed.

The project team is using an integrative design process throughout the creation of Kō`ula, identifying and using opportunities across disciplines and building systems. This includes carrying out analyses to inform the design and measure water and energy savings.

Sustainable Sites: To foster a healthy outdoor environment, HHC is committed to minimizing erosion and sedimentation during construction. Landscaping will capture rainwater, encourage time spent outdoors, and cool outdoor spaces. Kō`ula will feature indigenous and/or ethnic plantings to embrace Hawaiian ecosystems and avoid contributing to invasive plant populations. HHC is exploring the feasibility of recycling rainwater from Kō`ula to irrigate the adjacent Central Plaza.

Location and Transportation: There are community services within walking distance of the property, and multiple opportunities for public transit. Bike facilities will be provided on site. Kō`ula is directly tied into the planned Auahi Street promenade, and will contribute to the pedestrian network of Ward Village. Proximity to the Kaka`ako Station will help to further reduce vehicle trips in favor of public transit.

Water Efficiency: A number of water-conserving measures will be employed at Kō`ula, with the goal of 50-75% reduction in potable water use for landscaping irrigation, and 30% savings in indoor water through the use of low-flow fixtures.

Energy and Atmosphere, Indoor Environmental Quality: Kō`ula will optimize energy performance and air filtration equipment will exceed performance standards. Outdoor airflow will be monitored, and mechanical systems will be kept clean.

Materials and Resources: Kō`ula will responsibly manage construction waste, recycling at least as much waste as possible at the construction site. The building itself will have recycling facilities and recycling will be encouraged.

Indoor Environmental Quality: Kō`ula 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: Kō`ula 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.



Figure 4-2 Kō'ula Building and Site.

4.15 Development Timetable

HCC intends to construct Kō`ula in a single phase. The building permit application is anticipated to be submitted the second quarter of 2019 with construction expected to commence in the third quarter of 2019. This timetable is subject to change based on sales and market trends.

4.16 Existing Business Relocation Plan

The site is vacant of businesses and tenants. The site overlaps with a portion of three warehouse buildings, which were vacated in the fall of 2017 to meet the conditions of the `A`ali`i Decision and Order (`A`ali`i D&O (HCDA Application No. KAK 16-075) Condition 18), for construction of the Central Plaza.

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.





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 amendments 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 Halekauwila 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

The following section indicates Kō`ula’s conformance with the Mauka Area Rules and the approved Ward Neighborhood Master Plan.

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

DESCRIPTION	VESTED RULES REQUIREMENTS (2005 Mauka Area Rules)	WARD NEIGHBORHOOD MASTER PLAN (Ward MP)	LAND BLOCK 1, PROJECT 4 (Kō`ula)	REMARKS
§15-22-9 Method of Development	Base Zone Development or Planned Development		Kō`ula 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.	Kō`ula consists of mixed-use residential and commercial spaces.	
§15-22-61 Density	(a) Maximum floor area ratio (FAR) 1.5; additional FAR permitted pursuant to planned development provisions. (b) FAR bonus, not to exceed 0.3 FAR, permitted for development that provides industrial use, nursing facilities, assisted living administration, and ancillary assisted living amenities.	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) With allowable transfers and without the industrial bonus, the maximum FAR on any land block is 4.375 (3.5 FAR x 1.25 = 4.375 FAR)	Kō`ula 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: • Current projections are for 3,555,945 SF of floor area on Land Block 1, inclusive of Kō`ula floor area of 697,570 SF. • Land Block 1 projected FAR: 3.90 (3,555,945 SF / 911,887 SF = 3.90 FAR) • Land Block 1 complies with or without the industrial bonus	See Section 5.3.1, Section 5.3.2, Section 5.3.3, Table 5-3 and Exhibit 17.
§15-22-62 Heights	No portion of any building or other structure located within any land use zone shall exceed forty-five feet in height; provided that additional height is permitted pursuant to the planned development provisions of subchapter 4 (Planned Developments).	The Ward MP is a Planned Development that proposes to construct towers of a range of heights with a maximum of 400 feet. The Ward MP proposes building heights be consistent with the Mauka Area Plan and Rules.	Kō`ula complies. Kō`ula has been designed consistent with §15-22-116. A modification for the podium height is proposed pursuant to §15-22-120.	See Section 5.2.2 and Exhibits 18A - 18D, 19A - 19C, and 20A - 20F.
§15-22-63(d)((8) Yards; General (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.	Kō`ula will include bicycle parking on the ground-level near retail areas. Resident bicycle parking will be provided on some upper parking floors.	See Section 4.11, Exhibit 7, Exhibit 10, and Exhibit 11
§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.	Kō`ula complies. Kō`ula 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. Kō`ula is partially bounded by Auahi Street and does not share a property line with Queen Street, Kamakee Street, nor Ward Avenue. This application considers the Auahi Street frontage as the required front yard. A 15-foot deep front yard is provided parallel to the Auahi Street right-of-way.	See Exhibit 4.

DESCRIPTION	VESTED RULES REQUIREMENTS (2005 Mauka Area Rules)	WARD NEIGHBORHOOD MASTER PLAN (Ward MP)	LAND BLOCK 1, PROJECT 4 (Kō`ula)	REMARKS
§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 yards be provided consistent with the Mauka Area Plan and Rules.	Kō`ula complies. Kō`ula 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. Kō`ula is partially bound by a common property line with Auahi Street (front yard). The balance of Kō`ula is bounded by a continuation of the Land Block 1 development lot. As such, no side yards are present.	See Exhibit 4.
§15-22-64 Open Space	(c)(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. (c)(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, 137,846 SF of open space has been identified on permitted projects. In addition 53,251 SF of open space is pending with at the Central Plaza	Kō`ula complies. Open Space Required: Proposed lot of 82,049 SF x 10% = 8,205 SF Open Space Provided: Kō`ula provides approximately 10,800 SF of open space at the ground level (13.2% of the lot area).	See Sections 4.9 and 5.3.5, Table 5-5, and Exhibits 4, 5, and 17.
§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.	Kō`ula complies. Recreation Space Required: 570 DU x 55 sf/DU = 31,350 sf Recreation Space Provided: Kō`ula provides 58,496 square feet of recreation space: • Level 8 Recreation Deck = 41,164 SF outside and 15,095 SF inside • Level 2 Recreation Deck = 2,237 SF outside	See Section 4.9 and Exhibits 6, 14, and 17.
§15-22-66 View Corridors	Per the 2005 Mauka Area Rules exhibit titled "View Corridor Streets," view corridors are established along: • Ward Avenue • Kamake`e Street • Queen Street • Ala Moana Boulevard • Kapiolani Boulevard; and • Other streets not in the vicinity of Kō`ula	The Ward MP proposes two major mauka-makai view corridors: Ward Avenue and Kamake`e Street. In addition the Ward MP design strategies call for introducing an additional mauka-makai view corridor between Ward Avenue and Kamake`e Street.	Kō`ula complies. Kō`ula is not along any of the "View Corridor Streets" designated in the 2005 Mauka Area Rules. Kō`ula allows for a mauka-makai view corridor between Ward Avenue and Kamake`e Street that is not required under the 2005 Mauka Area Rules.	See illustrations and photograph on page 8.

DESCRIPTION	VESTED RULES REQUIREMENTS (2005 Mauka Area Rules)	WARD NEIGHBORHOOD MASTER PLAN (Ward MP)	LAND BLOCK 1, PROJECT 4 (Kōʻula)	REMARKS
§15-22-67 Off Street Parking	<p>(a) 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</p> <p>Multi-family dwellings (including reserved housing units):</p> <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 <p>(b)(4) All required parking spaces shall be standardized parking spaces except that dwelling units may have up to fifty per cent compact spaces</p> <p>(c)(5) 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.</p> <p>(d)(5) Tandem parking shall be permissible in instances where two parking spaces are assigned to a single dwelling unit</p>	<p>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.</p>	<p>Kōʻula complies.</p> <p>Off-Street Parking Required:</p> <ul style="list-style-type: none">• 245 U @ 600 SF or less x 0.9 = 220.5 spaces• 111 U @ 600 SF to 799 SF x 1.13 = 125.4 spaces• 214 U @ 800 SF or more x 1.35 = 288.9 spaces <p>SUBTOTAL RESIDENTIAL = 635 spaces</p> <ul style="list-style-type: none">• 21,314 SF Eating Drinking @ 1 / 333 sf = 64 spaces• 36,986 SF Kitchen, Retail @ 1 / 444 sf = 83.3 spaces <p>SUBTOTAL COMMERCIAL = 147 spaces</p> <p>GRAND TOTAL = 782 spaces required</p> <p>Off-Street Parking Provided: Kōʻula will include at least 732 off-street parking spaces. All 732 parking spaces within Kōʻula will be for residential use. The required 147 commercial stalls will be provided within the district parking garage at 1001 Queen Street (Aeʻo/Whole Foods parking garage). HHC will amend the existing offsite parking agreement for the district parking garage at 1001 Queen Street.</p>	<p>See Section 5.3.6 and Exhibits 10, 11, 12, 13, 17.</p>
§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• No loading space or maneuvering area shall be located within a required yard.	<p>The Ward MP proposes off street loading be provided consistent with the Mauka Area Plan and Rules.</p>	<p>Kōʻula complies.</p> <p>Off-Street Loading Required:</p> <ul style="list-style-type: none">• Retail uses of 58,300 SF = + 4• Residential uses of 639,270 SF = + 4• 50% reduction = - 4• TOTAL REQUIRED = 4 <p>Off-Street Loading Provided: Kōʻula provides 5 loading spaces, two sized 12 x 35 feet and three sized 8-1/2 x 19 feet on the ground floor of the parking structure</p>	<p>See Section 5.3.6, Table 5-6, and Exhibits 4, 7, 8, and 17.</p>
§15-22-70 Architectural Criteria	<p>All rooftop mechanical appurtenances, stairwells and elevator enclosures, ventilators, and air-conditioning equipment shall be screened from view by architectural or landscape treatments.</p> <p>Parking structures shall have a minimum fifteen-foot landscape strip within the front yard setback along adjacent streets.</p>		<p>Kōʻula complies.</p>	<p>See Exhibits 18a - d, 19a, and 20a.</p>

DESCRIPTION	VESTED RULES REQUIREMENTS (2005 Mauka Area Rules)	WARD NEIGHBORHOOD MASTER PLAN (Ward MP)	LAND BLOCK 1, PROJECT 4 (Kōʻula)	REMARKS
§15-22-72 Lanai Enclosures	Any area originally approved as a lanai and not included as floor area shall not be subsequently enclosed without meeting all requirements relating to the addition of floor area; As a condition to the initial project approval, covenants or other documentation may be required to assure that lanais will not be converted to floor area.		Kōʻula complies. Kōʻula’s covenants or other documentation will assure that lanais will not be converted to floor area.	
§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.	<p>Kōʻula complies.</p> <p>Public Facilities Dedication Required:</p> <ul style="list-style-type: none"> • Kōʻula Commercial Area: 3% x 58,300 = 1,749 SF • Kōʻula Residential Area: 4% x 639,270 = 25,570.8 SF • Kōʻula ‘PFD required = 27,320 SF • PFD required for projects previously approved = 129,722 SF • PFD total required – including Kōʻula = 157,042 SF <p>Public Facilities Dedication Provided: PFD credit from Pre-Ward MP Projects = 39,581 SF PFD dedications for projects previously approved = 76,120 SF PFD dedictions for projects pending approval = 95,751 } = 115,701</p> <p>Kōʻula proposed PFD dedications = 0 SF</p> <p>Total PFD dedications including Kōʻula = 211,452 SF (115,701 approved and 95,751 pending)</p> <p>PFD credit balance after Kōʻula = 54,410 SF</p>	See Section 5.3.5, Table 5-4.
§15-22-74 Prohibition of Structures within a Mapped Street.	No building or structure shall be erected within the area of any mapped street, as designed in the Mauka Area Plan.	The Ward MP streetscape strategy provides for internal connectivity among Ward Village’s public places and external connectivity with adjacent neighborhoods. Streets are organized into public and private streets. The network provides pedestrian, vehicular, transit and bicycle access throughout Ward Village.	<p>Kōʻula complies.</p> <p>There are no mapped streets, as designed in the Mauka Area Plan, within the Kōʻula site.</p> <p>Private Drive 2 (de facto Halekauwila Street extension), directly north of the Kōʻula site, will provide key access and connectivity through Land Block 1, including to Kōʻula.</p> <p>Service Drive, directly east of the Kōʻula site, will also provide access to Kōʻula.</p>	See Figure 3-2, Figure, 4-2, Exhibit 1, and Exhibit 3
§15-22-76 Utilities Required to be Underground	Public utility companies shall place utility lines underground within the Mauka Area	The Ward MP proposes new underground utility lines and contemplates placing existing overhead utility lines underground.	<p>Kōʻula complies.</p> <p>All utilities will be underground.</p>	

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§15-22-77 Performance Standards	No building shall contain a reflective surface more than thirty percent of that wall's surface area. "reflective Surface" means any glass or other surface...having reflectance of over thirty per cent		Kōʻula 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 Exhibits 18 - 18d.
§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.	Kōʻula is subject to the Land Block 1 Joint Development Agreement recorded May 11, 2015 [DOC A-56090748]	
§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.	Kōʻula 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 Kōʻula 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 Kōʻula site Flood Base Elevation is 8 feet (see Appendix D, Figure 1-5). The proposed finish floor elevation at Level 1 for Kōʻula is 8.25 feet.	See Appendix D, Section 1.4 and Figure 1-5
§15-22-113 Permitted Uses	No more than 60% of the total allowable floor area shall be placed in commercial use.		Kōʻula complies. Kōʻula commercial use is 8.4% of the total floor area (58,300 SF/697,570 SF = 8.4 %).	See Exhibits 8, 9, 10, and 17.
§15-22-115 Reserved Housing	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.	Kōʻula complies. RH Units Required: With the addition of 570 residential units in Kōʻula, a total of 2,942 residential units are being provided in the Ward MP area. The associated Reserved Housing requirement is 2,942 x 20%= 589 RH units. RH Units Provided: Ke Kilohana (KAK 13-038) is providing 375 RH units. `A`ali`i (KAK 16-075) is providing 150 RH Units. To meet the total amount required with Kōʻula , at least 64 RH units will be provided either within Kōʻula or offsite within Ward Village.	See Section 4.13 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 	<p>The Ward MP establishes an FAR = 3.8 (inclusive of a 0.3 FAR industrial bonus) across the master plan area.</p> <p>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)</p> <p>With allowable transfers and without the industrial bonus, the maximum FAR on any land block is 4.375 (3.5 FAR x 1.25 = 4.375 FAR)</p>	<p>Kōʻula complies.</p> <p>Allowable FAR on Land Block 1: Land Block 1: 911,887 SF x 4.75 = 4,331,463 SF</p> <ul style="list-style-type: none"> Proposed FAR on Land Block 1: Current projections are for 3,555,945 SF of floor area on Land Block 1, inclusive of Kōʻula floor area of 697,570 SF. Land Block 1 projected FAR: 3.90 (3,555,945 SF / 911,887 SF = 3.90 FAR) Land Block 1 complies with or without the industrial bonus 	See Sections 5.3.1, 5.3.2, and 5.3.3, Table 5-3, and Exhibit 17.
§15-22-116 Maximum Development 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.	Kōʻula complies. The proposed tower roof height is 400 feet. Mechanical screening extends 18 feet above the tower roof.	See Exhibits 18A -18D, and 19a.

DESCRIPTION	VESTED RULES REQUIREMENTS (2005 Mauka Area Rules)	WARD NEIGHBORHOOD MASTER PLAN (Ward MP)	LAND BLOCK 1, PROJECT 4 (Kō`ula)	REMARKS
§15-22-116 Maximum 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.	Kō`ula complies. The Kō`ula lot is approximately 82,049 SF. The Kō`ula tower floor plates are 15,944 SF or smaller.	See Exhibits 4 and 15A-15C, and 17.
§15-22-117 Other Rules for Applicants of Planned Developments.	Building setbacks along view corridor streets (per the 2005 Mauka Area Rules exhibit titled "View Corridor Streets") shall be required as provided in the Mauka Area Plan and as shown on the exhibit titled "View Corridor Setbacks" in the 2005 Mauka Area Rules.	The Ward MP proposes two major mauka-makai view corridors: Ward Avenue and Kamake`e Street. In addition the Ward MP design strategies call for introducing an additional mauka-makai view corridor between Ward Avenue and Kamake`e Street.	Kō`ula complies. Kō`ula is not along any of the "View Corridor Streets" designated in the 2005 Mauka Area Rules. Kō`ula allows for a mauka-makai view corridor between Ward Avenue and Kamake`e Street that is not: 1) required under the 2005 Mauka Area Rules; and 2) not subject to the building setbacks requirements shown on the exhibit titled "View Corridor Setbacks" in the 2005 Mauka Area Rules.	See Section 3.3 and illustrations and photograph on page 8 ,
§15-22-120 Modification of Specific Provisions	(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; Industrial, commercial, residential, or community service uses are substantially located within the platform, especially along streets or public spaces; or (C) 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 Kō`ula includes ground-level, street-front retail and residential units along the street frontage as well as open space areas which extend into and break up the platform mass. 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 Kō`ula design increases the maximum platform or street front element height from 45 feet to 75 feet which allows for an additional: 1) 12 feet of height for accessory use structures with a total area less than 15% of the platform roof area; and 2) 18 feet of height for structures housing elevator machinery on the platform roof.	See Section 5.2.2 and Exhibits 18A - 18D, 19A - 19C, and 20A - 20F.
§15-22-142 Streetscapes	(a) Curb cuts are permitted only upon approval by the executive director; (b) All new developments shall provide facilities for central trash storage within the development lot; (c) All new developments shall provide street furniture: (1) Benches shall be provided along pedestrian ways at appropriate locations; one eight-foot bench shall be located in an area receiving shade adjacent to or near a public sidewalk; (2) Bus stop shelters shall be provided where bus stops are located.	The Ward MP proposes connected public spaces, a pedestrian supportive environment including the Auahi Street Promenade, preservation of mauka-makai view corridors, and an enhanced roadway network with canopy trees and pedestrian amenities. The Ward MP supports multi-modal transportation to increase transit ridership, improve the pedestrian and bicycle environment, and minimize traffic congestion.	Kō`ula complies. Kō`ula will: Not require any new curb cuts on Auahi Street (a public street) Provide for central trash storage within the Kō`ula site Include a bench along the Auahi Street Promenade and will include other outdoor seating areas in other areas. There is no bus stop along Auahi Street in front of the Kō`ula site.	See Section 3.3 and Exhibits 20C - 20E.

DESCRIPTION	VESTED RULES REQUIREMENTS (2005 Mauka Area Rules)	WARD NEIGHBORHOOD MASTER PLAN (Ward MP)	LAND BLOCK 1, PROJECT 4 (Kōʻula)	REMARKS
§15-22-143(a) Building Orientation	(a) Building orientation: To the extent practicable: 1) Up to 45 feet in height, the long axis of structures shall be oriented between 25 degrees and 55 degrees east of south to maximize the ventilation effect of prevailing winds. 2) Above the 45-foot level, the long axis of structures shall be oriented between 35-degrees and 65-degrees west of south to minimize exposing the long side to direct sunlight.		Kōʻula complies. Kōʻula is over 45 feet in height (400 feet). The long axis of Kōʻula is approximately 53 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 21 and Appendix E.
§15-22-143(b) Tower Spacing	(b) Tower Spacing: To the extent practicable: 1) At least 300 feet between the long parallel sides of neighboring towers; and 2) At least 200 feet between the short sides of towers. (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.	Kōʻula complies. The long side of the tower is at least 300 feet from the nearest tower and the short side of the tower is at least 200 feet from the nearest tower. The design and siting of Kōʻula minimizes shadow effects on neighboring buildings. Kōʻula’s homes will have direct access to sunlight.	See Exhibit 21 and Appendix E.
§15-22-144 Landscape		The Ward MP proposes landscaping be provided consistent with the Mauka Area Plan and Rules.	Kōʻula complies. Landscaping will be consistent with the Mauka Area Rules and the Ward Village Street Tree Master Plan.	See Exhibit 5.



5.2 Proposed Modification

Consistent with the 2005 HCDA Mauka Area Rules (HAR Title 15, Chapter 22) HHC seeks one modification for Kō`ula to create a 75-foot podium. The request is consistent with the rules and the already approved buildings in Ward Village. Furthermore, the podium height is key to being able to create the street-level community activation integral to the Central Plaza and the desired urban neighborhood.

5.2.1 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 Kō`ula:

- (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;
- Development of land use activities that are mixed horizontally and vertically; and
- Residential development which results in 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.

All of the modifications set forth in the Ward Master Plan, and the singular modification requested in this application, facilitate a 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.

The modification is also consistent with modifications approved by HCDA for Ae’o (Land Block 1, Project 2), Anaha (Land Block 3, Project 1), Ke Kilohana (Land Block 5, Project 1), and `A`ali`i (Land Block 1, Project 4) and thus would provide for uniform street front elements and the continuation of street front retail uses throughout Ward Village.

Figure 5-1 shows renderings of the Kō`ula building envelope and streetscape, as allowed under the Vested Rules and as proposed.

5.2.2 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, Kō`ula includes a podium platform height of 75 feet to accommodate mixed uses, provide additional public and open space, and create street and plaza-level retail space that will enhance the walkability of the neighborhood and the Auahi Street pedestrian promenade while providing amenities for the plaza.

According to the 2005 HCDA 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 Kō`ula, 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 Kō`ula podium height of 75 feet is consistent with the Ward MP and provides for inclusion of street-level retail space to greatly enhance the streetscape aesthetics and contribute to a walkable neighborhood.

- 15-22-22(a)(2) The modification would not adversely affect adjacent developments or uses;

Consistent with the Ward MP, the Kō`ula podium height and resultant mix of uses will not adversely affect adjacent developments or users and is consistent with modifications approved by HCDA for Ae’o (Land Block 1, Project 2), Anaha (Land Block 3, Project 1), Ke Kilohana (Land Block 5, Project 1), and `A`ali`i (Land Block 1, Project 4), thus allowing uniformity with neighboring developments The raised podium height will also allow the creation of the recreation deck 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, with street-level retail space and additional public and open space 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. The additional height also provides an opportunity to move parking uses up and away from the street, thereby improving the street environment. As illustrated in Figure 5-1, the streetscape is greatly enhanced with ground-level retail and dining along the street frontage.

To minimize platform modification and conform to the Ward MP, all commercial parking will be provided within the district parking garage at 1001 Queen Street (Ae`o/Whole Foods parking garage). To allow for the commercial stalls within the district parking garage at 1001 Queen Street (Ae`o/Whole Foods parking garage), HHC will amend the existing offsite parking agreement for the district parking garage at 1001 Queen Street.



Allowed



Proposed



Allowed



Proposed

Figure 5-1 Renderings of Kō'ula building envelop and streetscape.

5.3 Site Tabulations

5.3.1 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/ Development Lot 6	TOTAL
Existing Improvements to Remain							
[LB4] IBM Building	-	-	-	62,500	-	-	62,500
MUZ 16-00[LB1] Ward Entertainment Center	213,840	-	-	-	-	-	213,840
MUZ 93-04[LB3] Ward Village Shops	-	-	129,778	-	-	-	129,778
Approved Development Permits							
KAK 13-036 [LB2-P1] Waiea	-	522,654	-	-	-	-	522,654
KAK 13-037 [LB3-P1] Anaha	-	-	649,168	-	-	-	649,168
KAK 13-038 [LB5-P1] Ke Kilohana	-	-	-	-	508,829	-	508,829
KAK 14-066 [LB2-P2] Gateway Towers	-	784,014	-	-	-	-	784,014
KAK 14-074 [LB1-P2] Ae'o	623,175	-	-	-	-	-	623,175
KAK 16-075 [LB1-P3] 'A'ali'i	623,460	-	-	-	-	-	623,460
Kō'ula [LB1-P4]	697,570	-	-	-	-	-	697,570
Subtotal	2,158,045	1,306,668	778,946	62,500	508,829	-	4,814,988
Projected Remaining Area Planned (SF)	1,397,900	380,232	-	1,033,400	1,607,781	99,939	4,519,252
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)	-

5.3.2 Kō`ula FAR Allocation Summary

Exhibit 17 includes a table summary of approximate floor area to be used in calculating the floor area for each level of Kō`ula. For a complete listing of total gross square feet of each level, see floor plans shown in Exhibits 8 through 16.

5.3.3 Floor Area Allowed & Floor Area Used

Floor area currently allocated to Land Block 1 and used by Kō`ula is pursuant to the FAR Allocation 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 proposes a maximum Industrial floor area of 736,914 square feet. Industrial floor area will be included in future Ward MP projects.

5.3.4 Kō`ula Relationship to Surrounding Properties

Kō'ula is the fifth phase in the redevelopment of Land Block 1 within the Ward MP. Surrounding development includes:

- The Central Plaza, located west of Kō`ula
- The Ward Entertainment Center, located east of Kō`ula
- Auahi Street, located south of Kō`ula and
- The Land Block 1, Project 2 (Ae`o, located northwest of Kō`ula)
- The Land Block 1, Project 3 ('A`ali`i), located north of Kō`ula

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.

5.3.5 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 11,000 square feet of open space will be provided in the Kō`ula site. HHC has designated 95,751 square feet of public facilities within Land Block 1, bringing the total public facilities dedication of Ward Village to 211,452 square feet, which is more than required. The following tables show the public facilities and open space dedications and pending dedications for Ward Village projects, including Kō`ula.

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
Ward MP Dedications <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-52480778]	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 Plaza [Doc A-60100943]	34,371 sf
LB1: Sidewalk Easements A-1 to A-5 [2015/SUB-19] - Pending	4,500 sf
LB1: Driveway Easements A-6 [2015/SUB-19] - Pending	38,000 sf
LB1: Central Plaza - Pending	<u>53,251 sf</u>
Subtotal - Ward MP Dedications [b]	171,871 sf
Total Dedications to Date [a + b]	211,452 sf
Required Public Facilities Dedication Project	Dedication Area
<i>KAK 13-036 [LB2-P1] Waiea</i>	20,831 sf
<i>KAK 13-037 [LB3-P1] Anaha</i>	25,796 sf
<i>KAK 13-038 [LB5-P1] Ke Kilohana</i>	3,092 sf
<i>KAK 14-066 [LB2-P2] Gateway Towers</i>	31,163 sf
<i>KAK 14-074 [LB1-P2] Ae`o</i>	24,052 sf
<i>KAK 16-075 [LB1-P3] `A`ali`i</i>	24,788 sf
<i>Kō`ula [LB1-P4]</i>	<u>27,320 sf</u>
Total Required Dedication	157,042 sf
Remaining Balance (exceeding requirements)	54,410 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	-	-	-	9,695	-	-	9,695
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	-	-	-	-	1,323	-	1,323
KAK 13-038 [LB5-P1] Ke Kilohana	-	42,178	-	-	-	-	42,178
KAK 14-066 [LB2-P2] Gateway Towers	5,047	-	-	-	-	-	5,047
KAK 16-075 [LB1-P2] `A`ali`i	17,000	-	-	-	-	-	17,000
Pending Development Permits							
<i>CENTRAL PLAZA</i>	53,251	-	-	-	-	-	53,251
<i>Kō`ula [LB1-P4]</i>	<u>10,800</u>	-	-	-	-	-	<u>10,800</u>
Subtotal	88,957	55,845	46,077	9,695	1,323	-	201,897
Projected Remaining Area Planned (SF)	7,043	-	-	13,305	22,394	1,000	43,742
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)	-

5.3.6 Parking & Loading Summary

Exhibit 17 includes tables detailing: 1) parking and loading requirements; and 2) parking and loading spaces provided. For comparison purposes Exhibit 17 also includes parking calculations based on typical market demands. Kō`ula will include approximately 732 on-site parking stalls for residents.. Approximately 147 commercial stalls will be provided within the district parking garage at 1001 Queen Street (Ae`o/Whole Foods parking garage). To allow for the commercial stalls within the district parking garage at 1001 Queen Street (Ae`o/Whole Foods parking garage), HHC will amend the existing offsite parking agreement for the district parking garage at 1001 Queen Street.

Under the 2005 Mauka Area Rules (Section 15-22-67), approximately 782 parking stalls would be required for the building (for residential and commercial uses) as currently designed. Under typical market demands approximately 1,045 parking stalls would be needed. Kō`ula provides more parking than required under the 2005 Mauka Area Rules, but less than typical market demand in light of Kō`ula’s location in close proximity to amenities, employment centers, and transit. Five off-street loading spaces will conveniently serve both residents and retail areas. See Section 5.3 and Exhibits 8 and 17 for more details.

Table 5-6 Parking & Loading Summary.

PARKING & LOADING SUMMARY			
	Required	Provided	Typical Demand
Residential Parking	635	732 on site	812
Retail Parking	147	147 off site	N/A
Total	782	879	N/A
Loading	4	5	N/A

6.1 Archeological and Cultural Resources

Cultural Surveys Hawai`i (CSH) conducted an archeological inventory survey (AIS) for the area of Land Block 1 that includes the Kō`ula site and the Central Plaza site. The State Historic Preservation Division (SHPD) accepted the AIS report on June 12, 2015. An archeological monitoring plan (AMP) for the area covered by the AIS was submitted to SHPD and accepted on August 15, 2015.

To sensitively manage a burial site discovered within the area of Land Block 1 covered by the 2015 AIS, a burial treatment plan (BTP) has been prepared in consultation with the O`ahu Island Burial Council (OIBC), recognized Native Hawaiian cultural descendants, and SHPD. The OIBC approved the burial treatment plan in December 2015. The burial site is within the Central Plaza area (SIHP #50-80-14-7655, Feature 6) and the OIBC determined preservation in place is the appropriate measure. As required, a Burial Site Component of a Preservation Plan (BSCPP) addressing SIHP #20-80-14-7655, Feature 6 was prepared, and SHPD accepted the BSCPP on March 24, 2017.

Subsequently, SHPD accepted an archeological data recovery plan (ADRP) created for the Kō`ula site and the Central Plaza area on June 30, 2017.

In a letter dated September 6, 2017, SHPD formally acknowledged compliance with Chapter 6E, HRS (the State of Hawaii Historic Preservation Program) for the Kō`ula site and the Central Plaza site. 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 Kō`ula in March 2017. The purpose of the report was to identify and assess the potential traffic impacts resulting from Kō`ula. The report concludes that with the implementation several recommendations, traffic operations at intersections in the vicinity of Kō`ula are generally expected to operate at levels of service similar to without Kō`ula.

The TIR recommendations below have been incorporated in into the design of Kō`ula:

- Maintain sufficient sight distance in driveways;
- Provide adequate on-site loading areas, and prohibit off-site loading;
- Provide adequate turn-around area for service, delivery, and refuse collection vehicles to maneuver on-site to avoid vehicle-reversing maneuvers onto public roadways;
- Provide sufficient turning radii at all driveways to avoid or minimize vehicle encroachments to oncoming traffic lanes;
- Provide sufficient storage for entering vehicles access-controlled parking areas (i.e., parking entrances with automatic gates, etc.) to ensure that queues do not extend onto the adjacent public roadways;
- Update the TIR should development, phasing, land use intensity, or land use mix change;
- Continue to develop and enhance bicycle and pedestrian facilities and public transportation services in the Ward Village area.

Appendix C contains: 1) the TIR; and 2) a letter from the City and County of Honolulu Department of Permitting (DPP) Traffic Review Branch agreeing with the findings of the TIR with recommendations.

6.3 Infrastructure Availability Report

WOC prepared an Infrastructure Availability Report (IAR) for Kō`ula. The purpose the report was to determine and confirm the availability of infrastructure utilities to accommodate Kō`ula, including sanitary sewer, water, fire safety, drainage, electrical, communication, cable, and gas.

WOC anticipates that available infrastructure will be adequate to accommodate Kō`ula, 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	September 2, 2016	Approved September 21, 2016
Water	Board of Water Supply	Adequacy Letter	March 8, 2017	Adequacy confirmed March 28, 2017
Fire Safety	Honolulu Fire Department	Approval Letter	April 11, 2017	General compliance confirmed at April 11, 2017 meeting Formal approval pending building permit review
Drainage	HDPP Civil Engineerring Branch	Approval of drainage design and Low Impact Development (LID) design	October 3, 2017	General acceptability confirmed at October 3, 2017 meeting Formal approval pending building permit review
Electricity	Hawaiian Electric Company	Approval Letter	March 14, 2017	Will-serve letter received September 28, 2017
Telephone/ Communication System	Hawaiian Telcom Incorporated	Assessment Letter	March 14, 2017	Availability confirmed April 18, 2017 Easement required
Cable TV	Spectrum	Confirmation of design parameters	March 14, 2017	Design parameters confirmed
Gas	Hawaii Gas	Availability letter		Availability letter received April 10, 2017

Appendix D contains the IAR, 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, Kō`ula was designed and sited to preserve mauka-makai views and minimize shadow effects on neighboring buildings.

Rowan Williams Davies & Irwin Inc. (RWDI) is preparing a detailed wind analysis study for Kō`ula. The wind study will focus on frequently-used pedestrian areas such as main entrances, sidewalks, and outdoor seating areas at both the street and podium levels. Wind tunnel measurements for 36 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 Kō`ula.

Appendix F contains a letter from RWDI describing the wind analysis study.

6.5 Environmental Noise Study

Censeo AV+Acoustics will conduct a detailed environmental noise study as part of the design process for Kō’ula. Study findings and recommendations are expected to include the following:

- Transit Noise. Transit noise is anticipated from vehicular traffic and the future HART alignment. Insulation from transit noise will be considered in the design of Kō`ula’s building exterior.
- 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 and Mechanical Noise. Mechanical noise may occur throughout the building, due to generators and pumps at the street level and elevators at all levels. Mitigation of building operational noise to meet HDOH rules will be incorporated into the project design. A range of measures to reduce mechanical sound is being considered. Stationary mechanical equipment will be designed to comply with applicable HDOH noise limits.
- Parking Structure and Loading Area Noise. Vehicles that utilize the parking structure and loading areas may generate some noise, particularly those under residential and amenity level spaces. To mitigate parking and loading noise, noise mitigation will be considered in the design of the parking area and selection of materials. If needed, weather-resistant acoustical panels or spray-on treatments can be added for sound absorption. Street-level Retail. Retail uses may generate noise from customer activity, but the level of noise generated is expected to be reasonable and should not generate significant noise complaints from Kō’ula or the surrounding buildings. Demising wall partitions and floor/ceiling assemblies may be upgraded for noise mitigation. The need for other mitigations will be evaluated during the design process for Kō’ula.
- Amenity Level Noise. Noise generated on the amenity level is being considered, particularly for residential units above, below, and/or overlooking outdoor amenity areas. Mitigation measures such as floor/ceiling assemblies and limiting nighttime amenity use will be evaluated during the design process for Kō`ula. Mitigations for noise will be made throught the design and construction phases for Kō`ula, where applicable.

Appendix G contains a letter from Censeo AV+Acoustics describing the environmental noise study that will be completed as building plans are finalized and Kō`ula approaches the design phase.

KŌ`ULA EXHIBITS

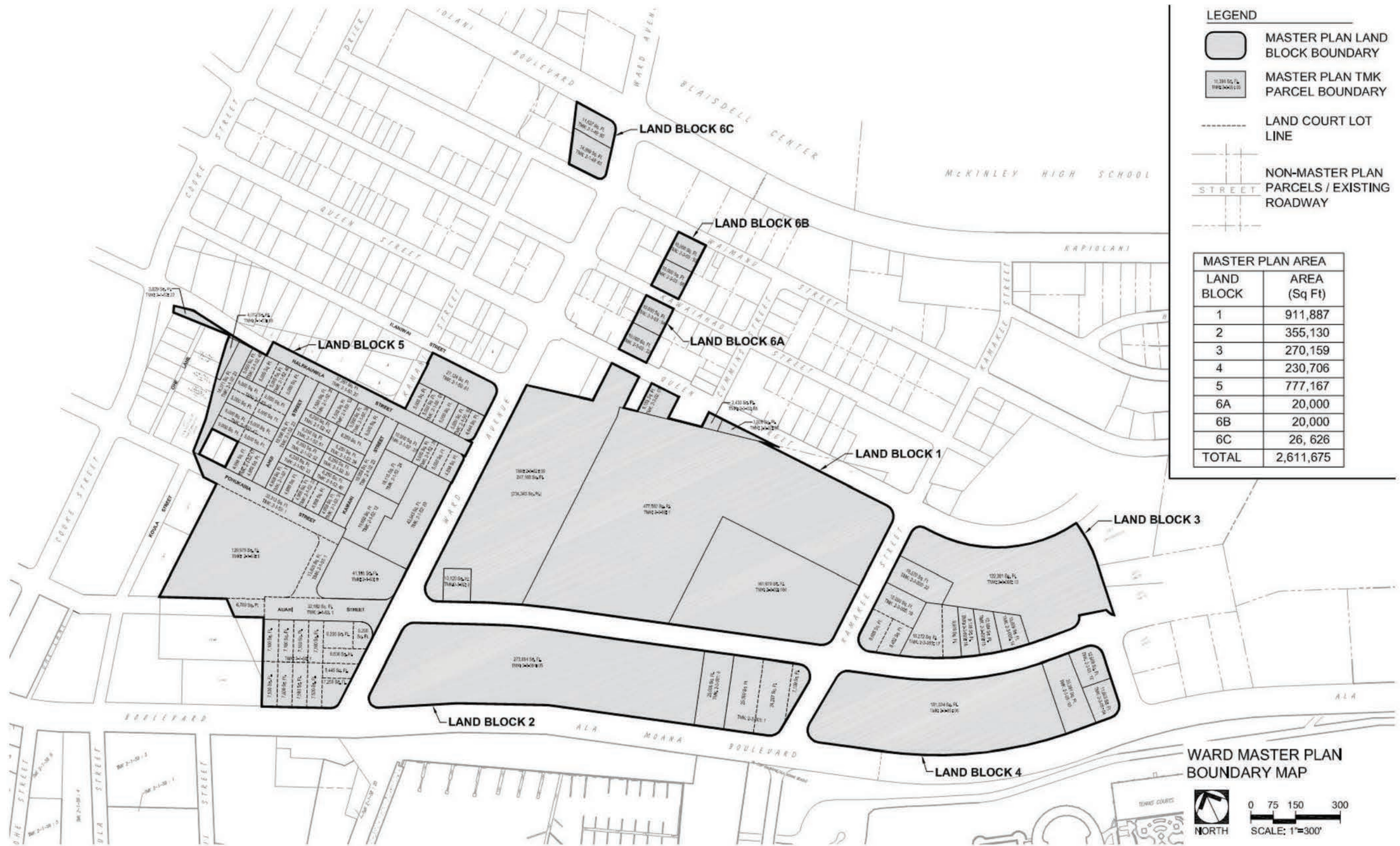
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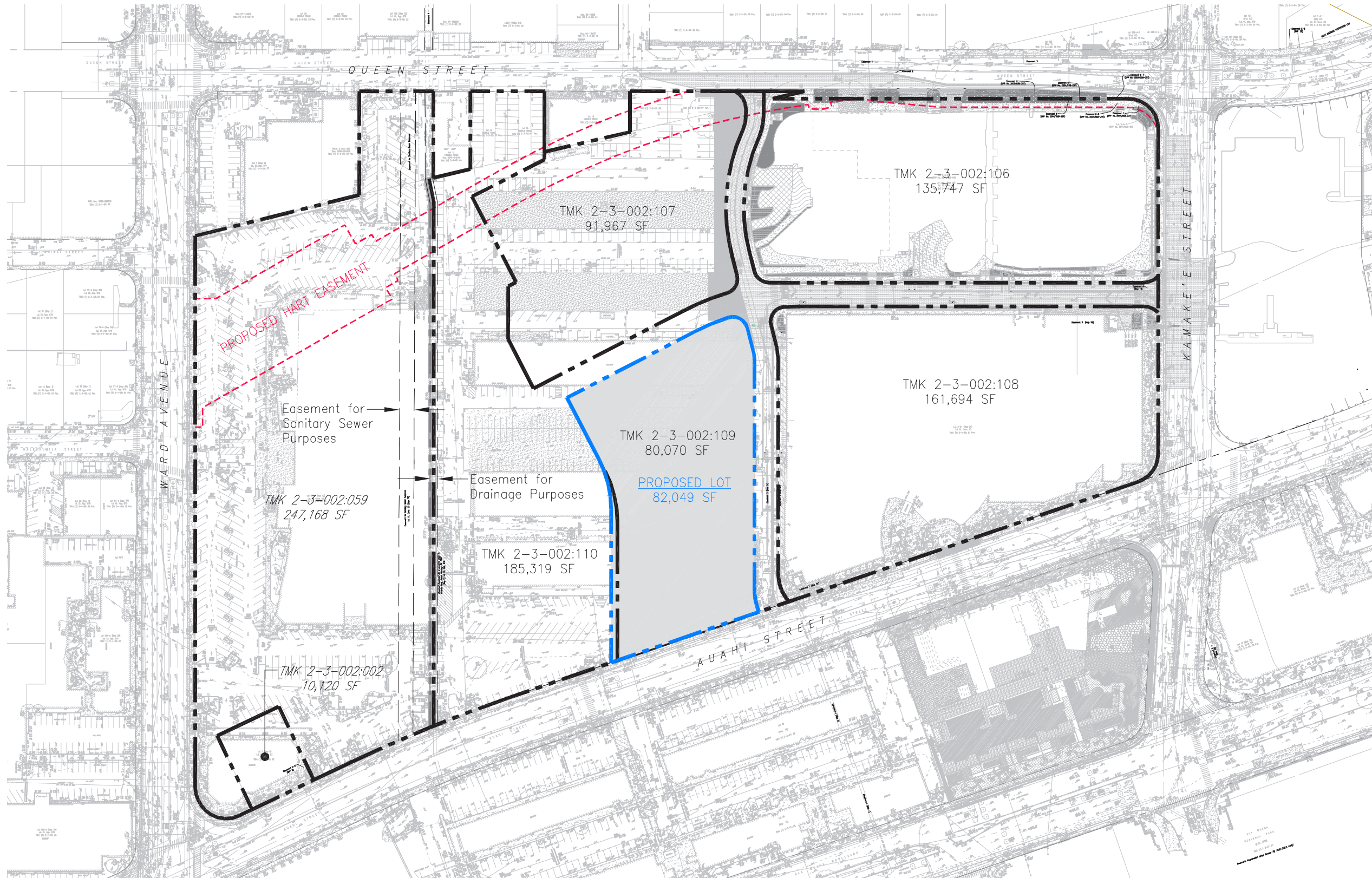


WARD VILLAGE









- EXISTING TMKs
- PROPOSED LO
- PROPOSED HA EASEMENT

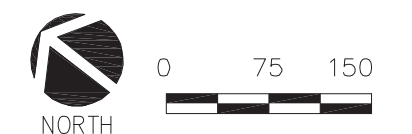


Exhibit 4

Landscape Plan, Ground Level

Open Space Provided (in SF)	
Open Space Provided	10,800
1. All Open Space is NOT covered	



LEGEND

Tower Footprint
 Front Yard Setback
 Open Space
 Property Line

SITE AREA: 82,049 SF

* DIMENSIONS ARE APPROXIMATE, WILL BE CONFIRMED DURING DESIGN DEVELOPMENT PHASE

*To be coordinated during Design Development phase, reserve the right to further design interface between plaza and paved walkway



*Reserve the right to use any variety of tree that complies with the Ward Village Street Tree Masterplan

Exhibit 6

Recreation Deck, Podium Level

Recreation Space Provided (in SF)			
	Interior	Exterior ¹	Total
L8 Tower	14,590	0	14,590
Level 8 Deck	505	41,164	41,669
Level 2 Exterior	0	2,237	2,237
Total	15,095	43,401	58,496

1. Up to 15% of outdoor amenities may be covered recreational features such as cabanas and canopy.





*Reserve the right to change location and total count in later project phases.

Exhibit 8

Floor Plan, Ground Floor

Floor Area				
Residential	Commercial	Com Outdoor ¹	Parking ²	Total ²
12,400	30,700	6,900	14,318	50,000
Parking Provided				
Standard	Compact	HC	HC Van	Total
0	0	0	0	0
Loading Provided				
Loading Type	Number	Length	Width	Area (SF)
Large	2	35'	12'	840
Small	3	19'	8'-6"	484.5
Circulation				2,041
Total	5	-	-	3,365
1. Outdoor area beneath level 2 terrace counts as floor area				
2. Total floor area calculation does NOT include parking				



Exhibit 9

Floor Plan, Mezzanine

Floor Area				
Residential	Commercial ¹	Parking	Total ^{2,3}	
5,600	6,100	0	11,700	
Parking Provided				
Standard	Compact	HC	HC Van	Total
0	0	0	0	0
1. Comm. BOH with clear height lower than 7'-0" is NOT included in floor area				
2. Total floor area calculation does NOT include parking				
3. Stairs and Elevators with no landing at L1M are NOT included in FA				



LEGEND

-  Residential
-  Commercial Mechanical Mezzanine

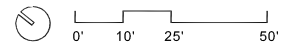


Exhibit 10 Floor Plan, Floor 2

Floor Area				
Residential	Commercial	Parking	Total ¹	
8,200	14,600	36,076	22,800	
Parking Provided ^{2,3}				
Standard	Compact	HC	HC Van	Total
40	40	1	3	84
1. Total floor area calculation does NOT include parking				
2. See floor plan for typical parking stall dimensions				
3. EV Stalls to be located in Design Development phase				



Exhibit 11 Floor Plan, Floor 3

Floor Area				
Residential ¹	Commercial	Parking ²	Total ³	
7,300	0	36,065	7,300	
Parking Provided				
Standard	Compact	HC	HC Van	Total
57	69	4	0	130
1. Elevator overruns are NOT included in Floor Area				
2. EV Stalls to be located in Design Development phase				
3. Total floor area calculation does NOT include parking				

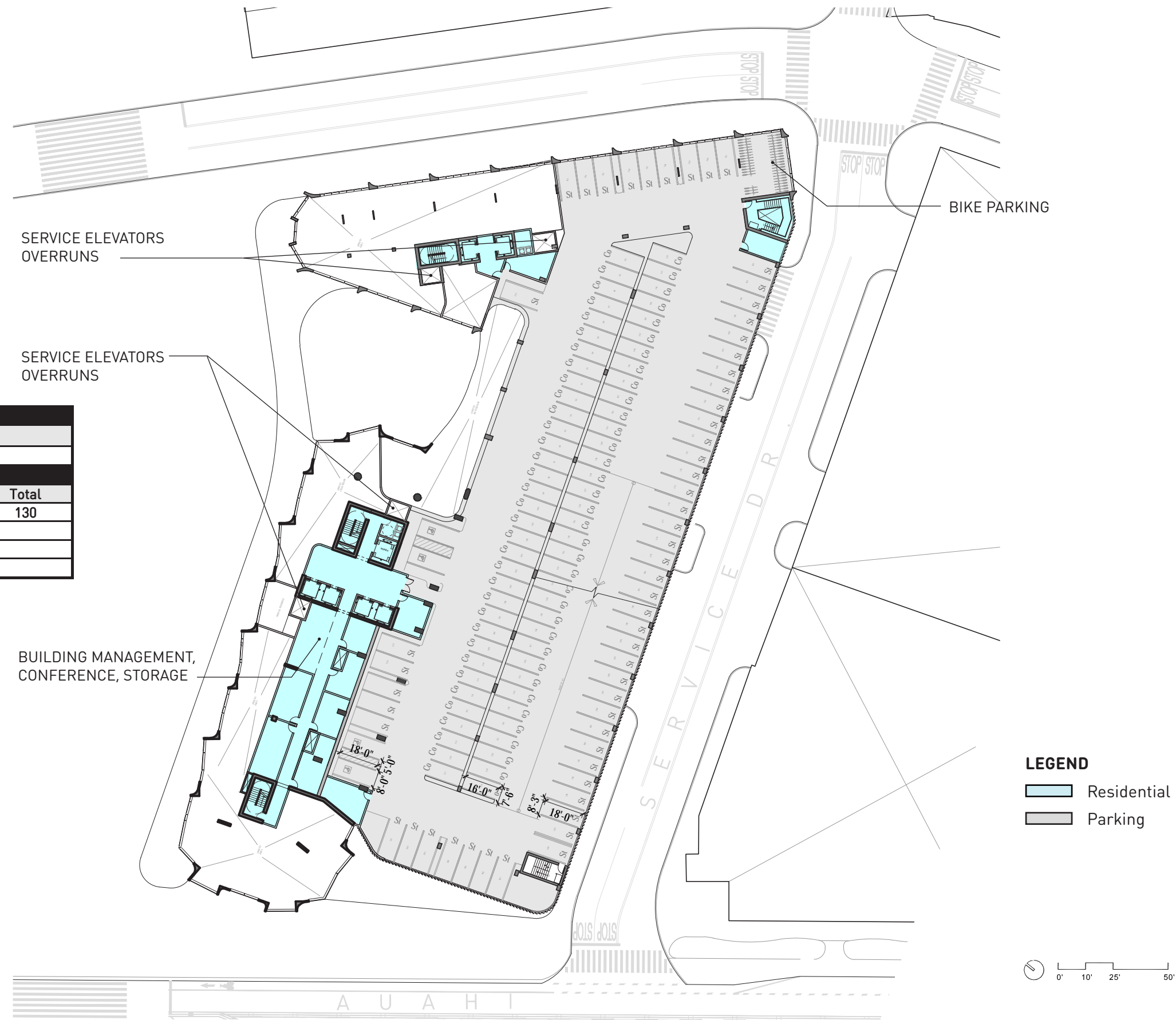


Exhibit 12 Floor Plan, Floors 4-6

Floor Area				
Residential ¹	Commercial	Parking ²	Total ³	
21,700	0	35,211	21,700	
Parking Provided				
Standard	Compact	HC	HC Van	Total
61	68	4	0	133
1. Lanai area less than 15% of respective unit area is not counted. Lanais at Units D, F count as Floor Area: Unit D, F Area=469 SF, Lanai = 76 SF				
2. EV Stalls to be located in Design Development phase				
3. Total floor area calculation does NOT include parking				



Exhibit 13 Floor Plan, Floor 7

Floor Area				
Residential ¹	Commercial	Parking ²	Total ³	
22,500	0	32,412	22,500	
Parking Provided				
Standard	Compact	HC	HC Van	Total
58	61	0	0	119
1. 1. Lanai area not counted, no lanai area exceed 15% of respective unit area. Min Unit Area= 469SF, MAX Lanai=68 sf				
2. EV Stalls to be located in Design Development phase				
3. Total floor area calculation does NOT include parking				



Exhibit 14 Floor Plan, Amenity Level⁴

Floor Area			Exterior Outdoor ³
Amenity Indoor ¹	Deck Indoor ²	Total	
15,944	1,556	17,500	41,164
1. 'Amenity Indoor' Includes lanais, vertical circulation and storage			
2. 'Deck Indoor' includes restrooms, storage, stair and elevators on recreation deck itself			
3. Up to 15% of outdoor amenities may be covered recreational features such as cabanas and canopies			
4. See Exhibit 6 for further detail			



Exhibit 15A

Floor Plan, Floors 9-14, 19-26, 31-38

Tower Floor Area and Footprint		
# of Floors	Residential ¹	Footprint ²
22	15,120	15,944

1. Lanai area not counted, no lanai area exceed 15% of respective unit area.

MIN Residential Unit Area=469 SF, MAX Lanai = 68 SF

2. Tower Maximum footprint =15,944 SF

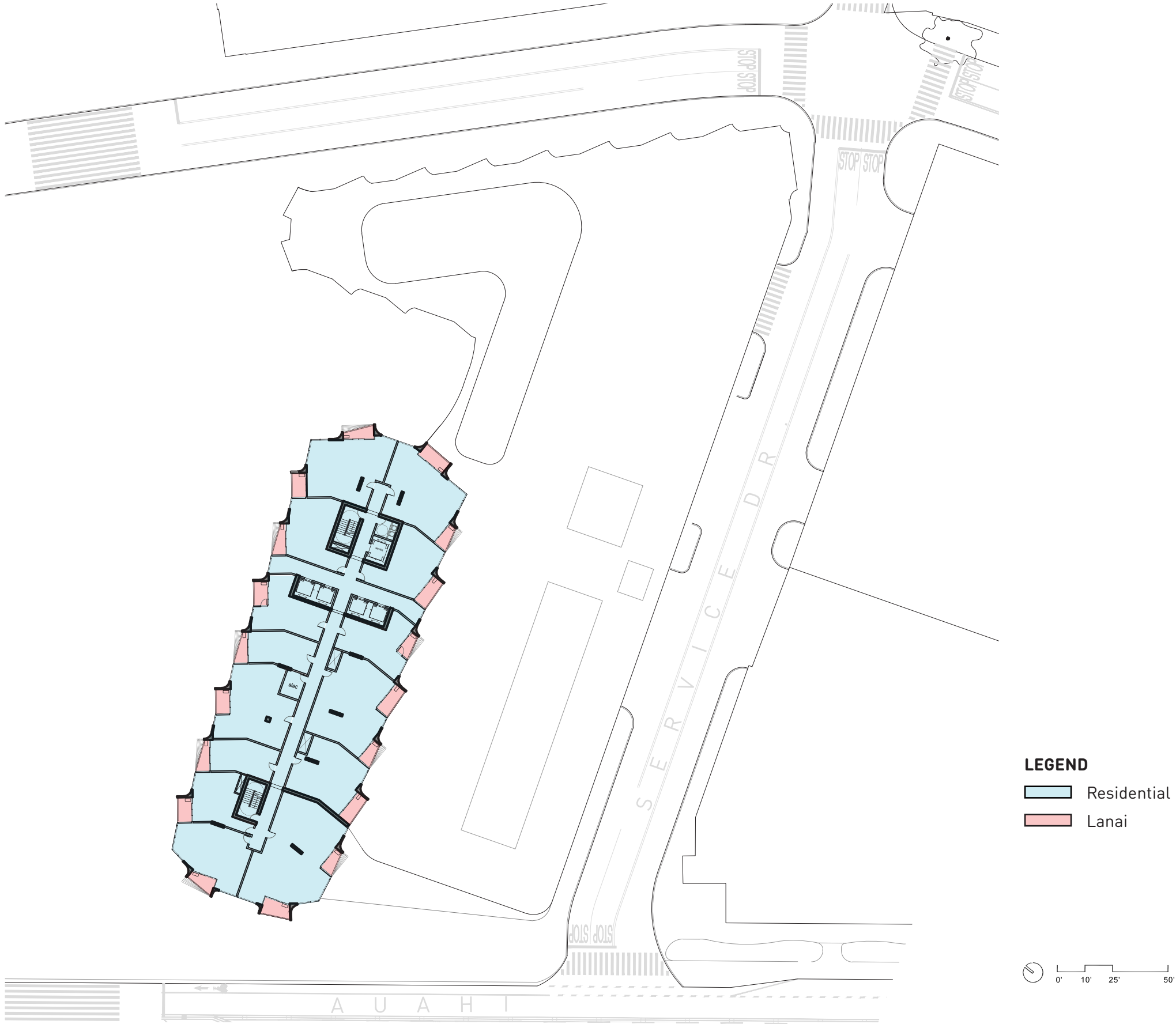


Exhibit 15B

Floor Plan, Floors 15, 18, 27, 30, 39

Tower Floor Area and Footprint		
# of Floors	Residential ¹	Footprint ²
5	15,270	15,941

1. Lanai area less than 15% of respective unit area is not counted. Lanais at Units D, F count as Floor Area. MIN Unit Area=469SF, MAX Lanai=68SF

2. Tower Maximum footprint =15,944 SF

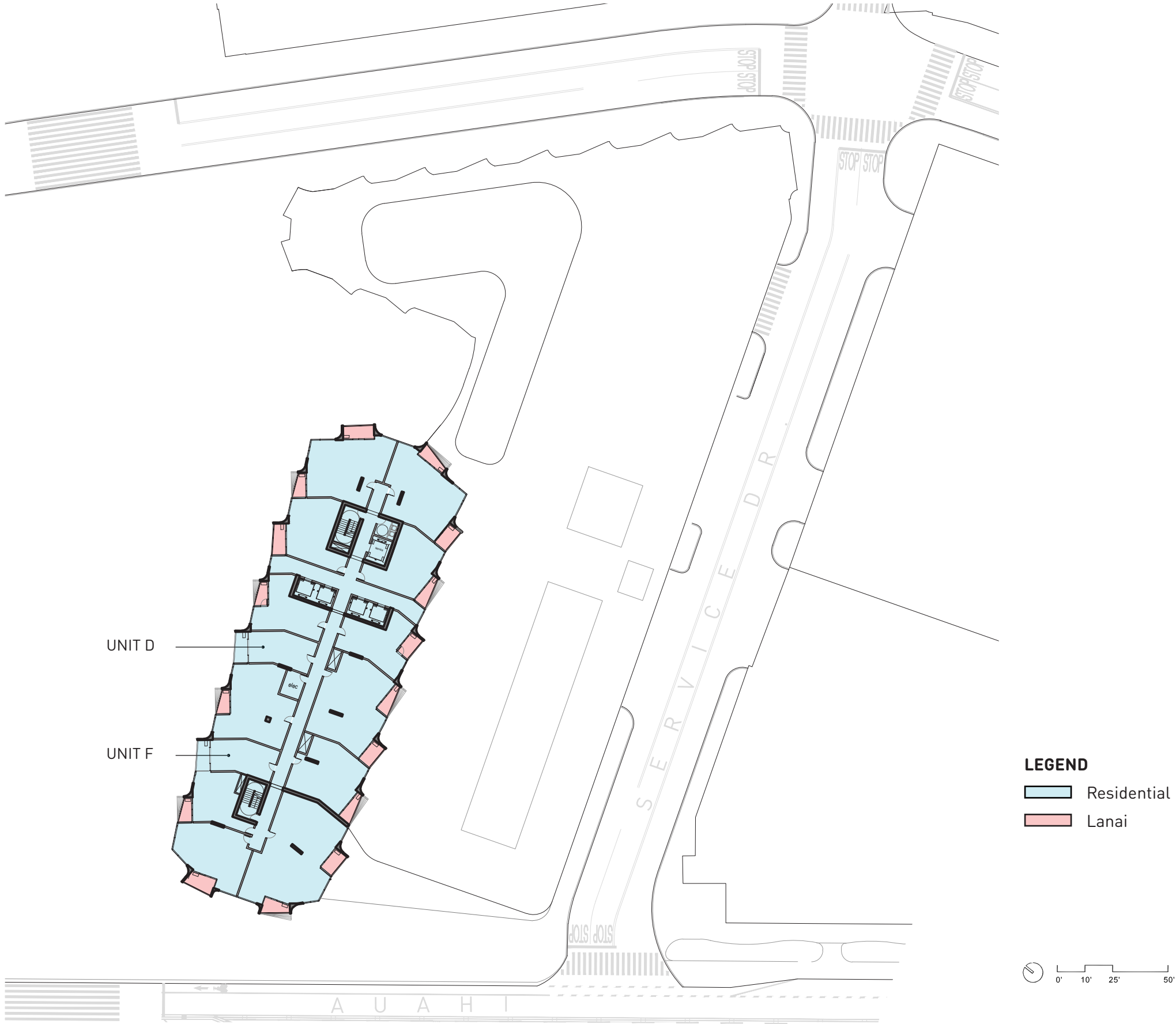


Exhibit 15C

Floor Plan, Floors 16, 17, 28, 29, 40, 41

Tower Floor Area and Footprint		
# of Floors	Residential ¹	Footprint ²
6	15,280	15,943

1. Lanai area less than 15% of respective unit area is not counted.
Lanais at Units D, F count as Floor Area. MIN Unit Area=469SF, MAX Lanai=68SF

2. Tower Maximum footprint =15,944 SF

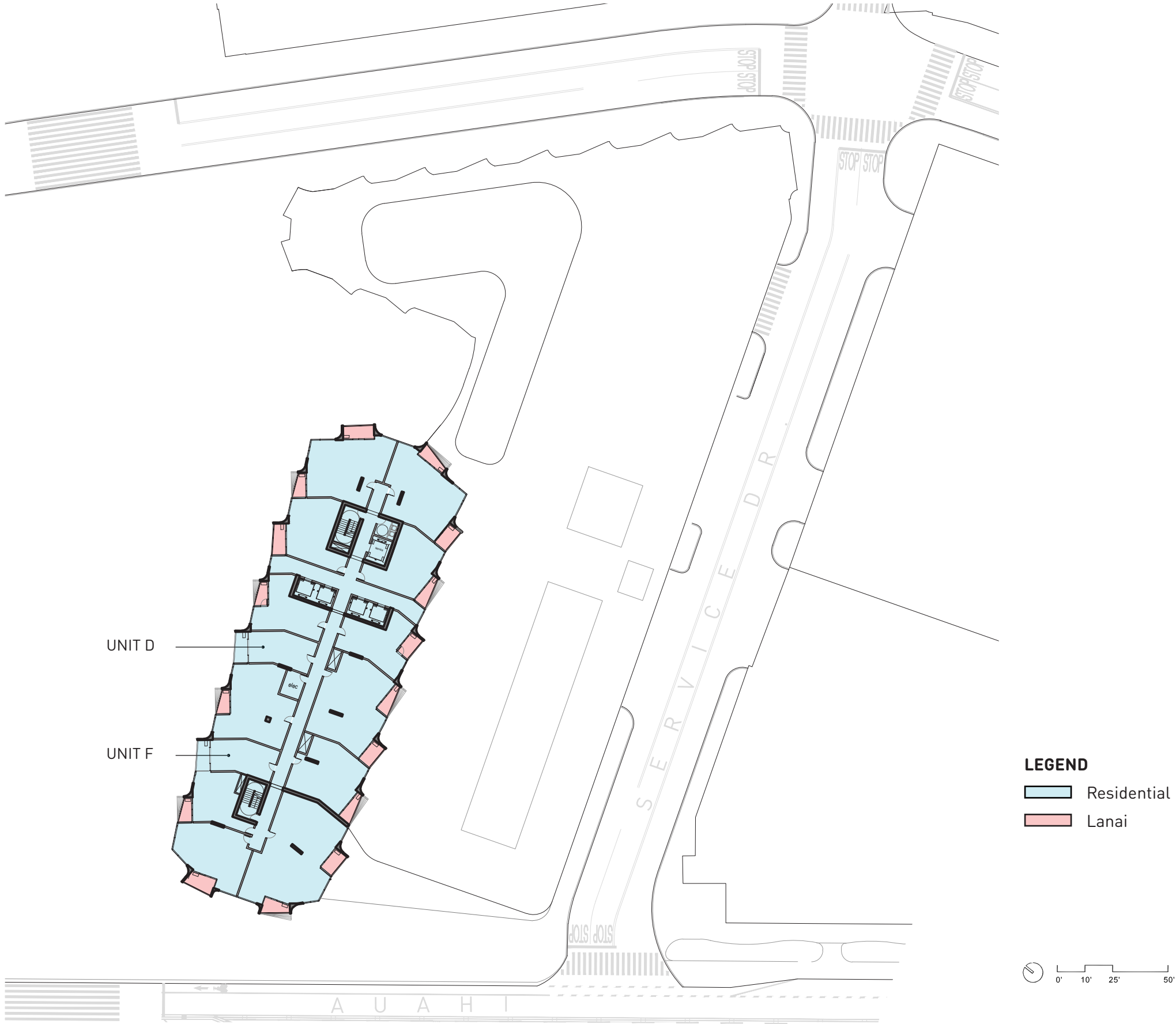
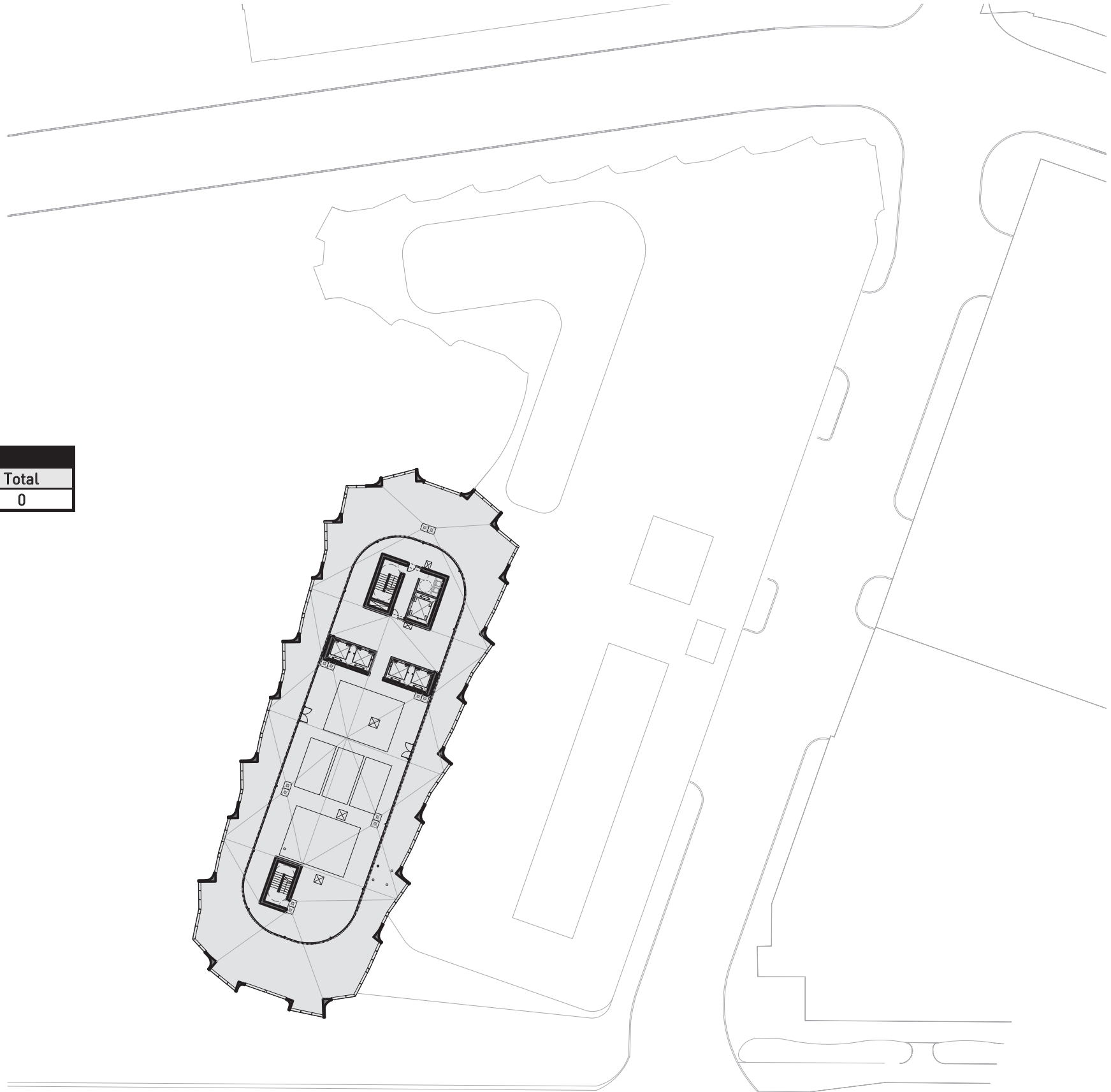


Exhibit 16 Floor Plan, Roof

Floor Area				
Residential	Commercial	Res BOH	Parking	Total
0	0	0	0	0



LEGEND
Roof Area

Open Space Provided (15-22-64)	
Open Space Required (in SF)	
Site Area	82,049
Required Percentage of Open Space	10%
Open Space Required	8,205
Open Space Provided (in SF)	
Open Space Provided	10,800

Recreation Space (15-22-65)			
Open Space Required (in SF)			
Dwelling Units			570
Required Recreation Space per Unit			55
Recreation Space Required			31,350
Recreation Space Provided (in SF) ¹			
Floor	Interior	Exterior	Total
2		2,237	2,237
8 ⁽²⁾	15,095	41,164	56,259
TOTAL			58,496
1. Areas are approximate			
2. Up to 15% of platform amenities may be covered recreational features, such as cabanas.			

Off Street Loading Count (15-22-68)		
Spaces	Floor Area	Spaces
Retail Area	58,300	4
Residential Area	639,270	4
Total	697,570	8
Allowed Reduction	50%*	4
Total Required		4
Total Provided		5
*Allowed reduction per (15-22-68 (e))		

Off Street Residential Parking Required (15-22-67)					
HCDA Required Residential Parking Stalls				Market Req'd	
Unit Type	Number of Units	Ratio	Total Required Spaces	Ratio	Demand
600SF or less	245	0.90	220.5	1	245
Between 600SF and 800SF	111	1.13	125.4	1.25	138.75
800SF or more	214	1.35	288.9	2	428
Total Residential	570		635		812
HCDA Required Retail Parking Stalls				Market Req'd	
Area Type	Area	Ratio	Total	Ratio	Demand
Eating & Drinking	21,314	1/333	64.0	1/250	85.3
Eating & Drinking Accessory	14,209	1/444	32.0	1/250	56.8
Commerical & Other	22,777	1/444	51.3	1/250	91.1
Total Required	58,300		147		233
GRAND TOTAL			782	1045	

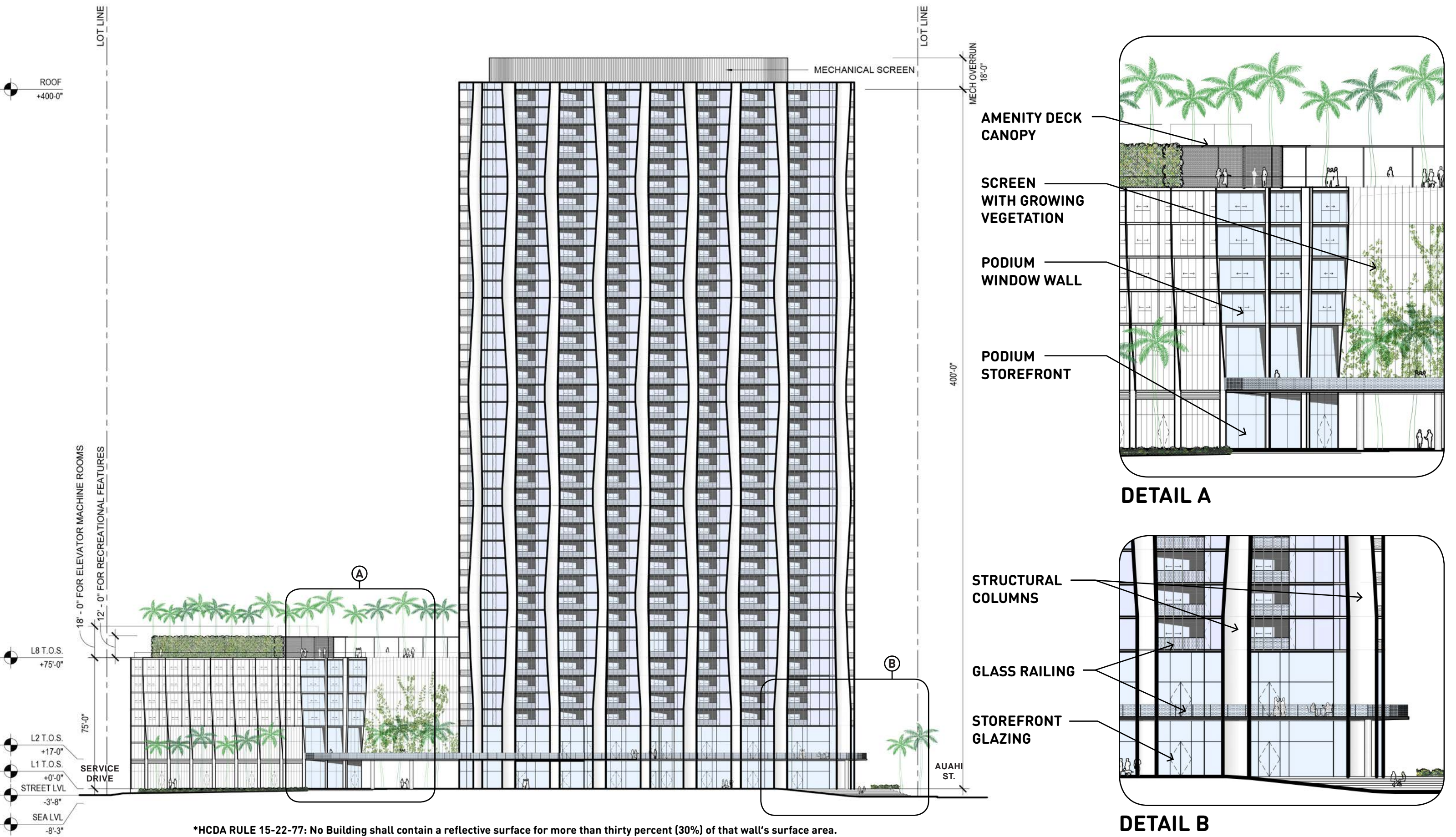
Parking Provided						
Parking Provided Onsite - Residential and Guest						
Floor	Standard (ST)	Compact (CP)*	Tandem (TD)	Accessible (HC)	Acc. Van	Total
7	58	61	0	0	0	119
6	61	68	0	4	0	133
5	61	68	0	4	0	133
4	61	68	0	4	0	133
3	57	69	0	4	0	130
2	40	40	0	1	3	84
Total	338	374	0	17	3	732
*Per 2005 HAR 15-22-67 (b)(4), dwelling units may have up to 50% compact spaces						
Offsite Commercial Parking						
Commercial stalls at 1001 Queen Street district garage per joint parking agreement						721
Commercial stalls required for Aeo project [KK 14-074]						-196
Commercial stalls for Ward Entertainment Center moved from Ward Industrial						-251
Commercial stalls available at 1001 Queen Street district garage						274
Commercial stalls allocated for Block I						-147
Commercial stalls available at 1001 Queen Street district garage						127

Parking Summary			
	Commercial	Residential	Total
HCDA Required	147	635	782
	Commercial	Residential	Total
Provided Onsite	0	732	732
Provided Offsite	147	0	147
Total Provided	147	732	879

Residential Unit Mix					
0 BR	1 BR Jr	1 BR	2 BR	3 BR	Total
130	177	82	144	37	570

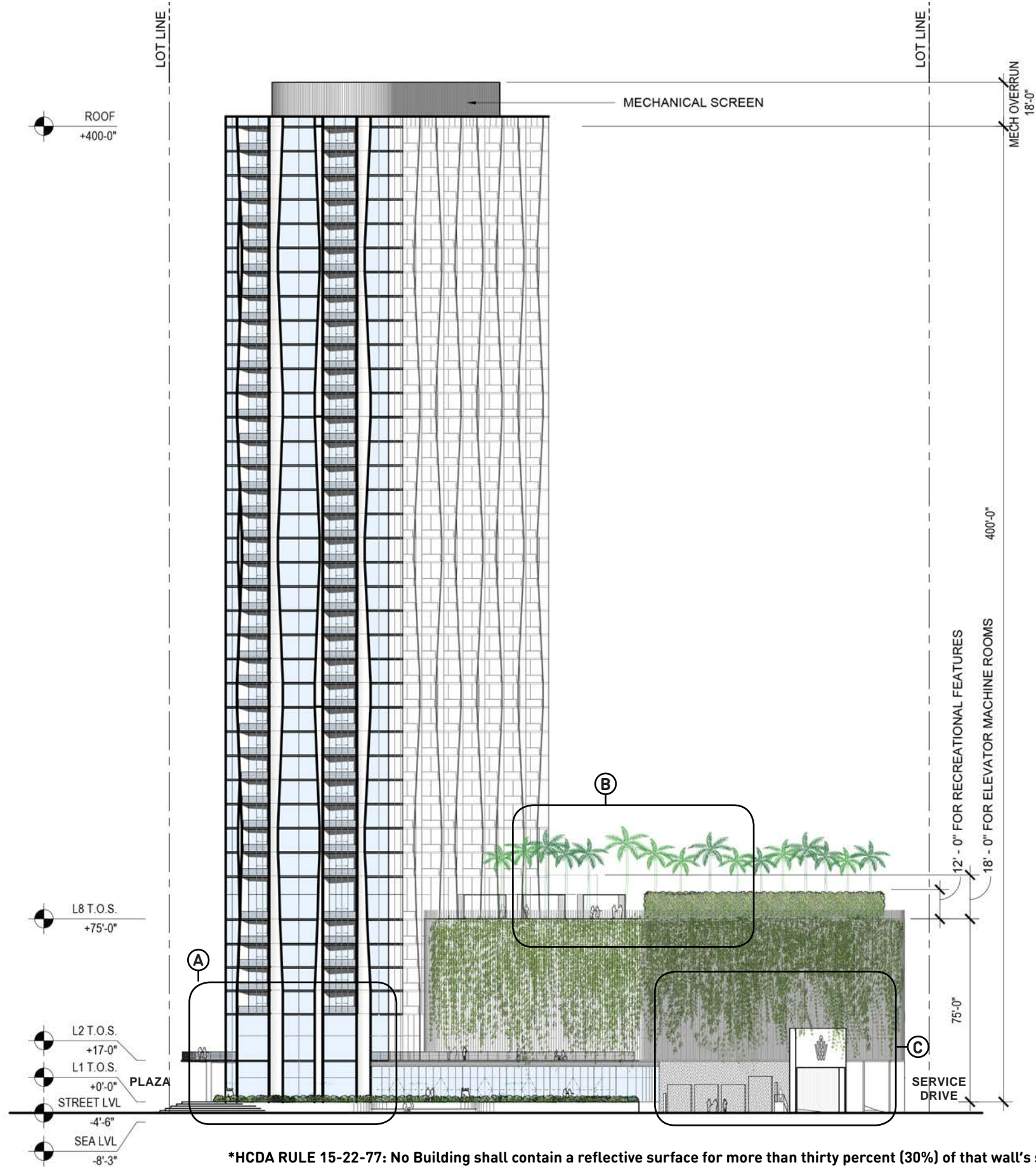
Floor Area Summary By Level (15-22-5) ¹								
Floor	Height	Floor to Floor	Residential	Lanai	Commercial	Parking ²	HCDA Floor Area (SF)	Tower Footprint
Roof	Elev (FF)							
ROOF	400'-0"	0	0	0			0	0
L41	389'-5"	10'-7"	15,128	152			15,280	15,944
L40	378'-10"	10'-7"	15,128	152			15,280	15,944
L39	369'-5"	9'-3"	15,126	144			15,270	15,944
L38	360'-4"	9'-3"	15,120	0			15,120	15,942
L37	351'-1"	9'-3"	15,120	0			15,120	15,942
L36	341'-10"	9'-3"	15,120	0			15,120	15,941
L35	332'-7"	9'-3"	15,120	0			15,120	15,943
L34	323'-4"	9'-3"	15,120	0			15,120	15,943
L33	314'-1"	9'-3"	15,120	0			15,120	15,941
L32	304'-10"	9'-3"	15,120	0			15,120	15,942
L31	295'-7"	9'-3"	15,120	0			15,120	15,942
L30	286'-4"	9'-3"	15,126	144			15,270	15,944
L29	277'-1"	9'-3"	15,128	152			15,280	15,942
L28	267'-10"	9'-3"	15,128	152			15,280	15,942
L27	258'-7"	9'-3"	15,126	144			15,270	15,944
L26	249'-4"	9'-3"	15,120	0			15,120	15,942
L25	240'-1"	9'-3"	15,120	0			15,120	15,942
L24	230'-10"	9'-3"	15,120	0			15,120	15,941
L23	221'-7"	9'-3"	15,120	0			15,120	15,943
L22	212'-4"	9'-3"	15,120	0			15,120	15,943
L21	203'-1"	9'-3"	15,120	0			15,120	15,941
L20	193'-10"	9'-3"	15,120	0			15,120	15,942
L19	184'-7"	9'-3"	15,120	0			15,120	15,942
L18	175'-4"	9'-3"	15,126	144			15,270	15,944
L17	166'-1"	9'-3"	15,128	152			15,280	15,942
L16	156'-10"	9'-3"	15,128	152			15,280	15,942
L15	147'-7"	9'-3"	15,126	144			15,270	15,944
L14	138'-4"	9'-3"	15,120	0			15,120	15,942
L13	129'-1"	9'-3"	15,120	0			15,120	15,942
L12	119'-10"	9'-3"	15,120	0			15,120	15,941
L11	110'-7"	9'-3"	15,120	0			15,120	15,943
L10	101'-4"	9'-3"	15,120	0			15,120	15,943
L9	92'-1"	9'-3"	15,120	0			15,120	15,941
L8	75'-0"	17'-1"	17,500	0			17,500	15,944
L7	64'-11"	10'-1"	22,500	0		32,412	22,500	
L6	55'-4"	9'-7"	21,548	152		35,211	21,700	
L5	45'-9"	9'-7"	21,548	152		35,211	21,700	
L4	36'-2"	9'-7"	21,548	152		35,211	21,700	
L3	26'-7"	9'-7"	7,300	0		36,065	7,300	
L2	17'-0"	9'-7"	8,200	0	14,600	36,076	22,800	
L1M	13'-8"	0'-0"	5,600	0	6,100	0	11,700	
L1	0'-0"	17'-0"	12,400	0	37,600	14,318	50,000	
Total			637,182	2,088	58,300	224,504	697,570	

1. Areas are approximate, will be confirmed during Design Development
2. Parking is not included in Floor Area
3. Up to 15% of platform amenities may be covered recreational features, such as cabanas

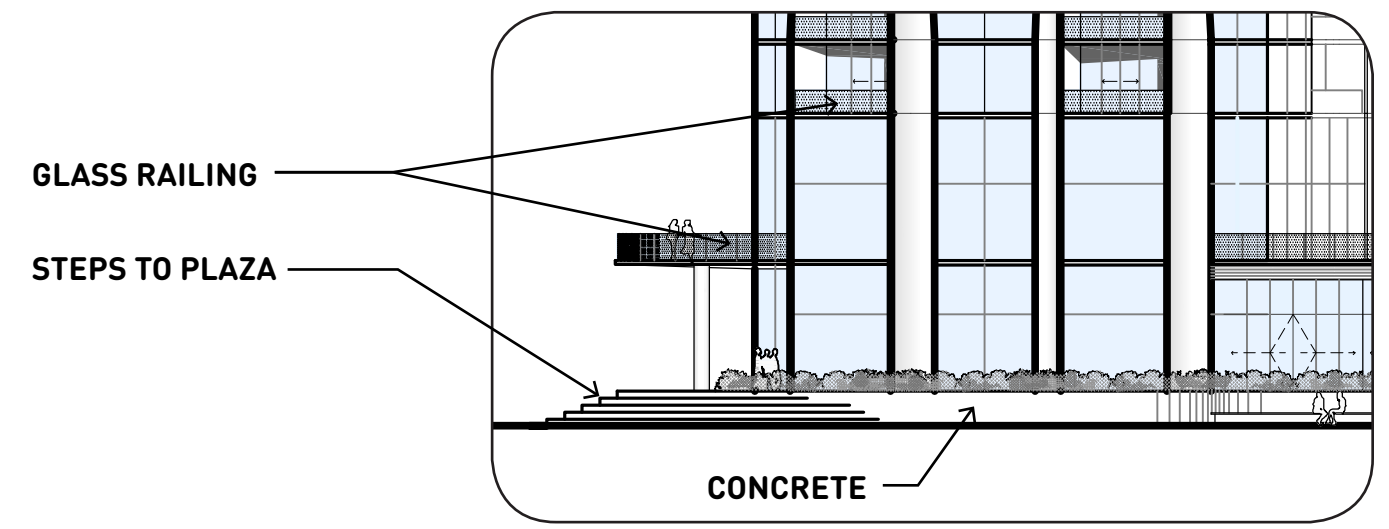


DETAIL A

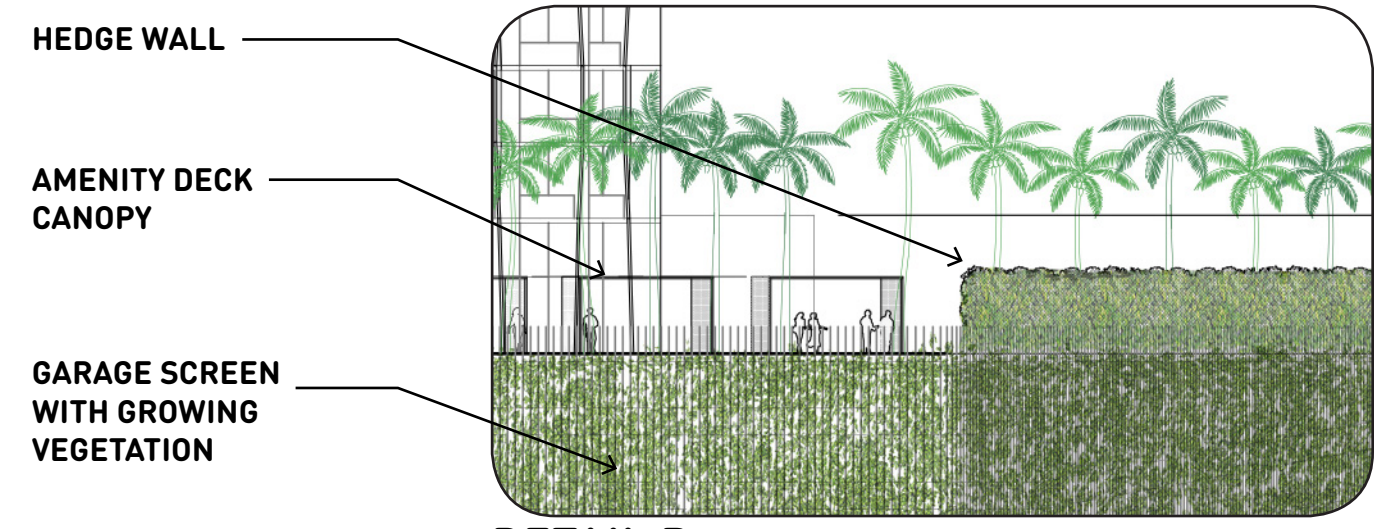
DETAIL B



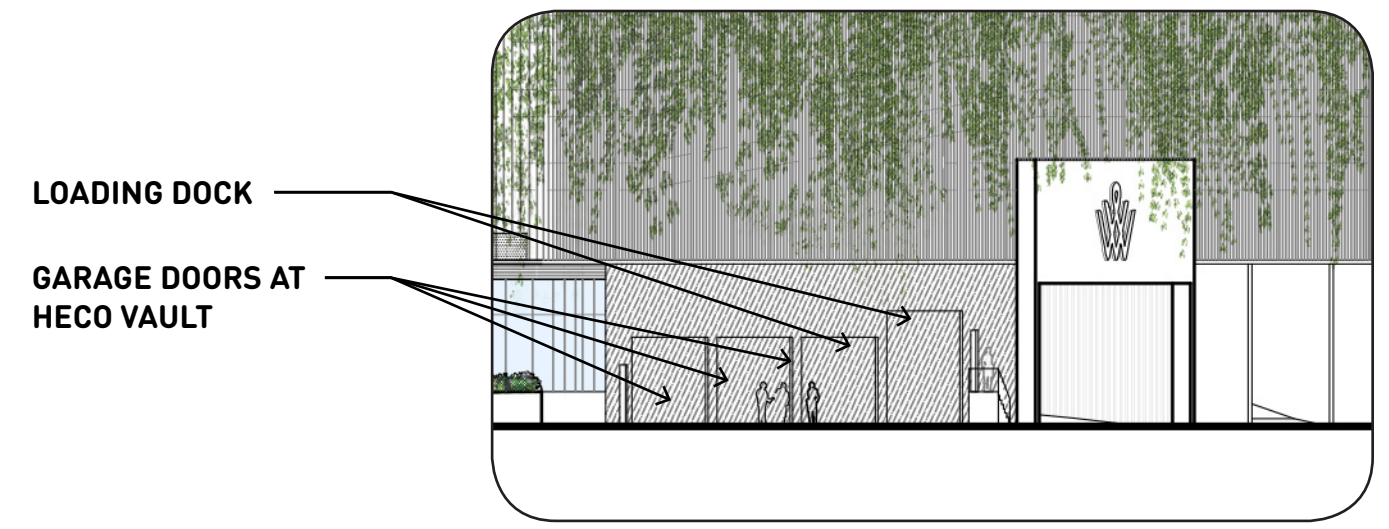
*HCD RULE 15-22-77: No Building shall contain a reflective surface for more than thirty percent (30%) of that wall's surface area.



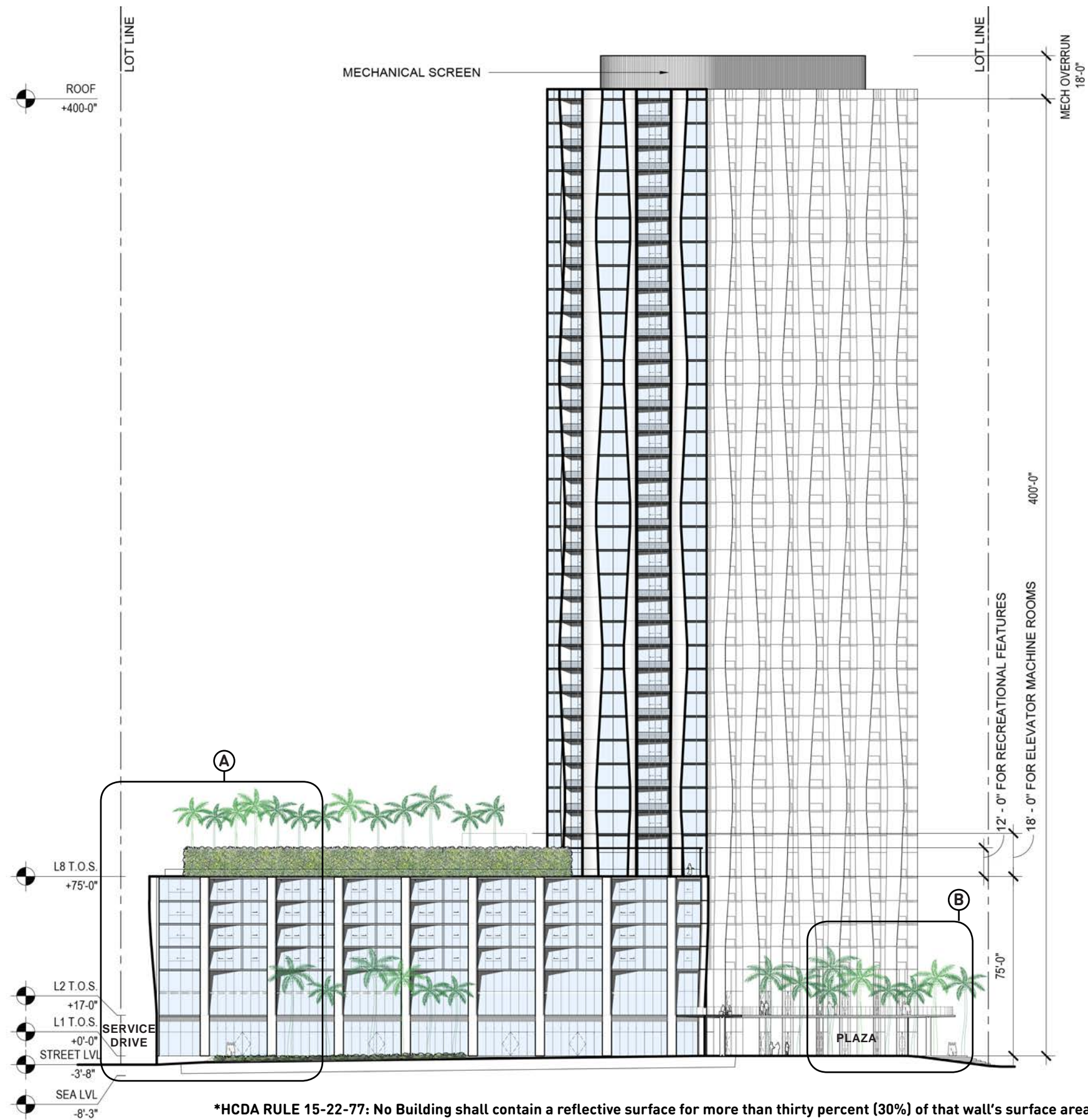
DETAIL A



DETAIL B



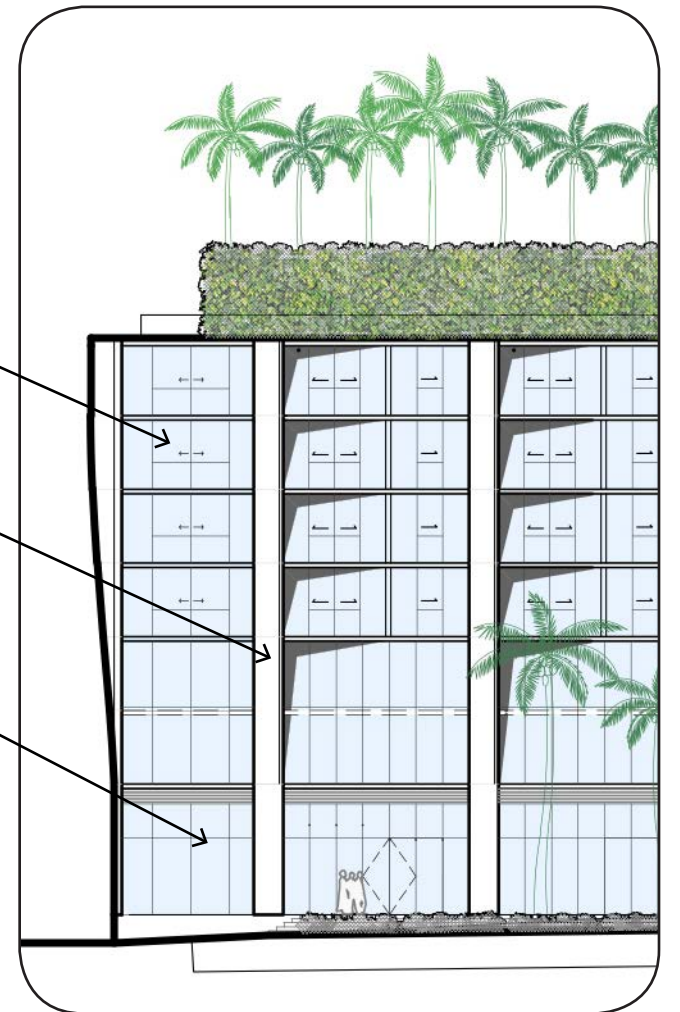
DETAIL C



PODIUM
WINDOW WALL

PODIUM
STRUCTURAL
COLUMNS

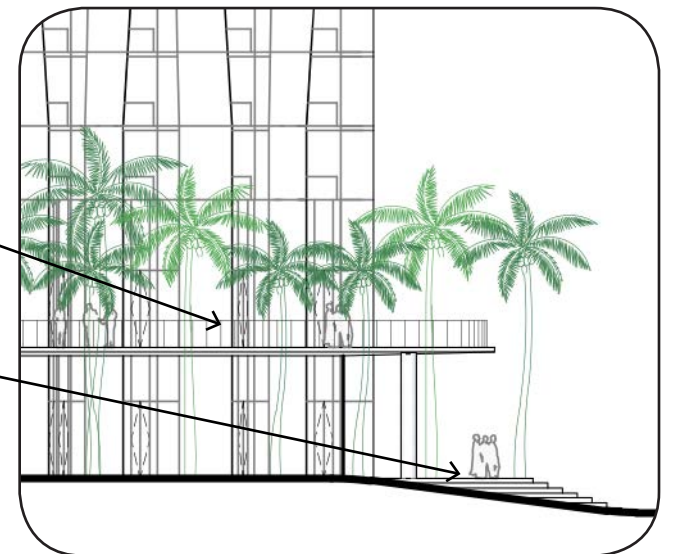
PODIUM
STOREFRONT



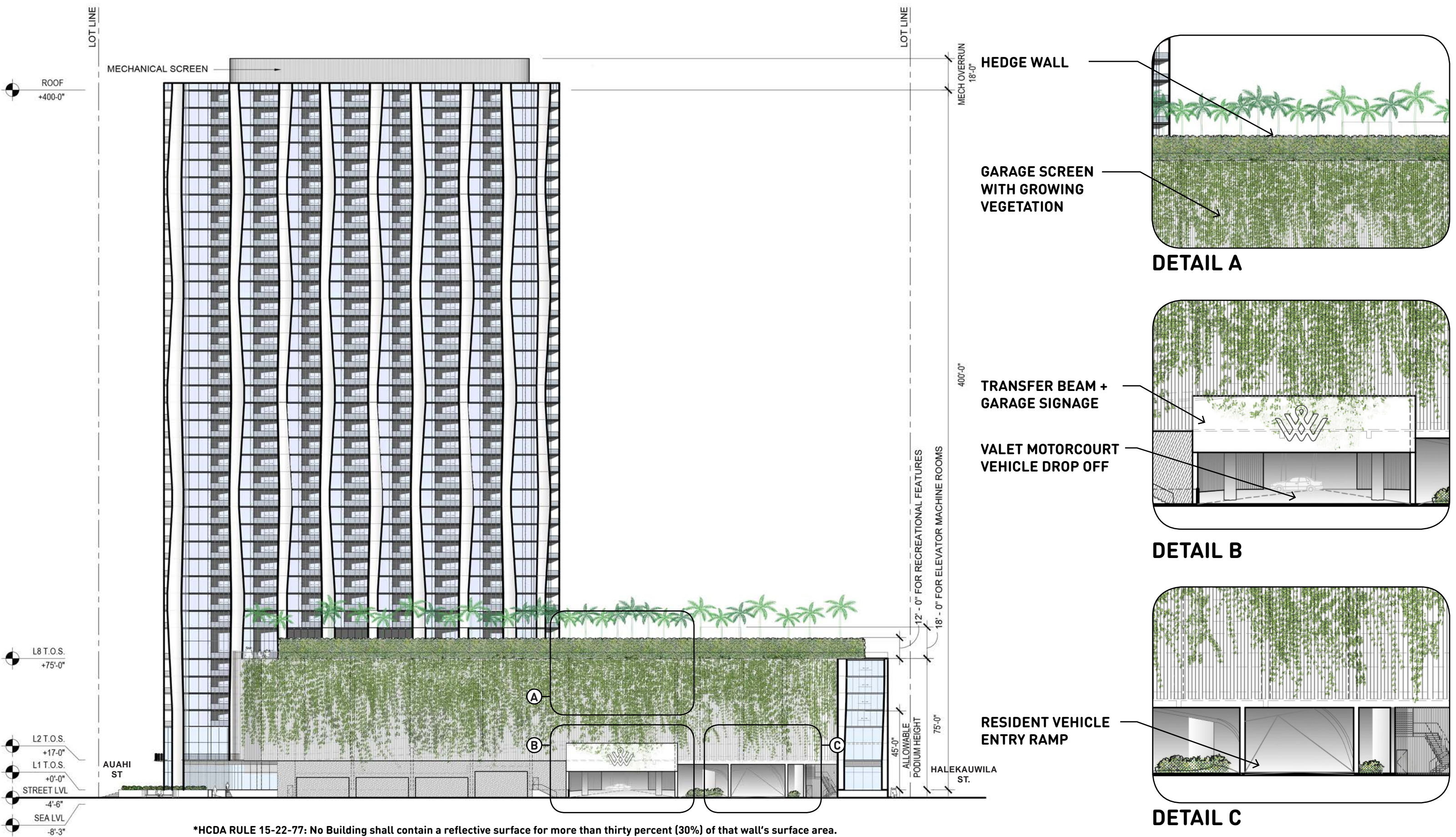
DETAIL A

GLASS RAILING

STEPS DOWN TO
PLAZA



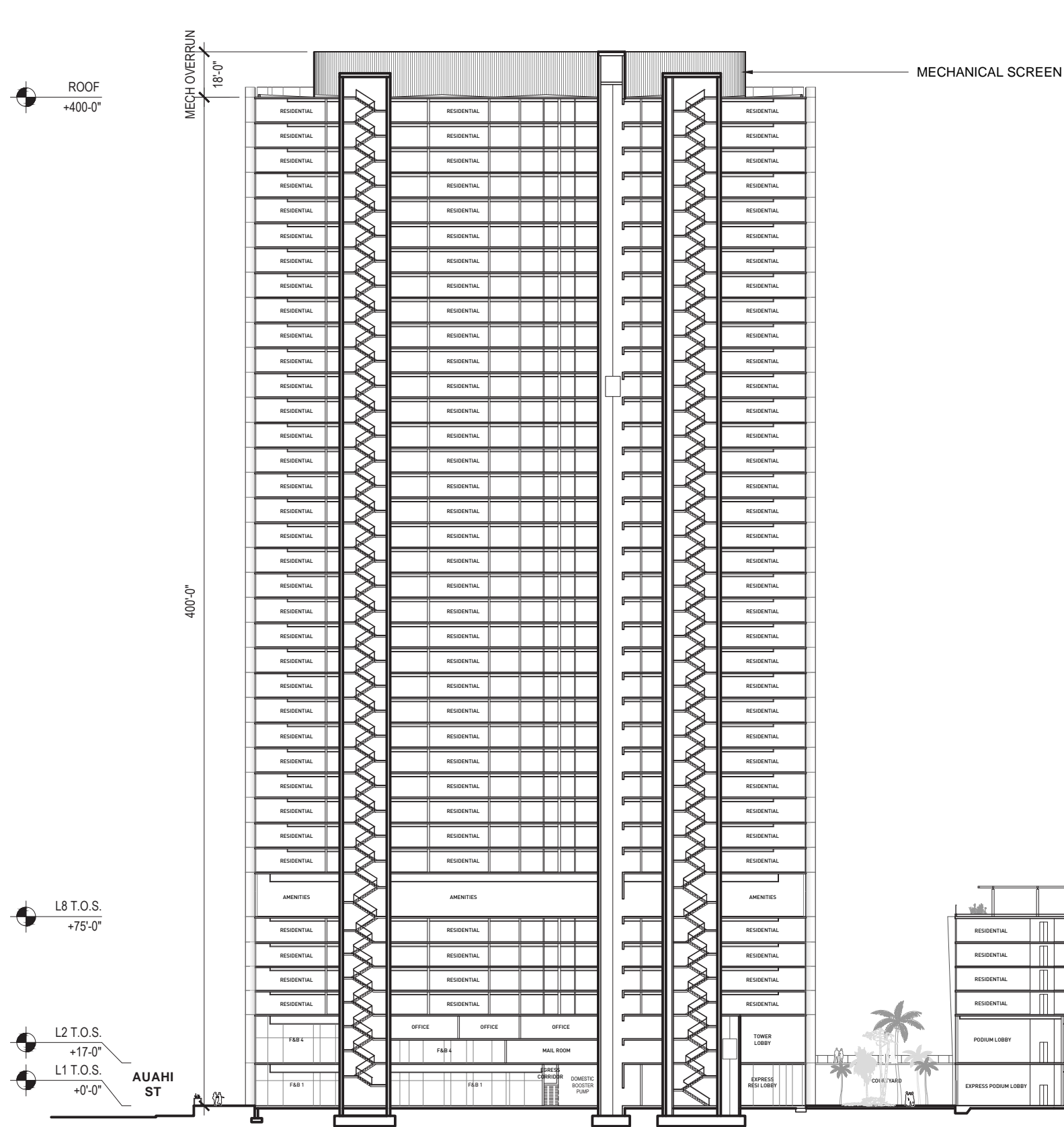
DETAIL B



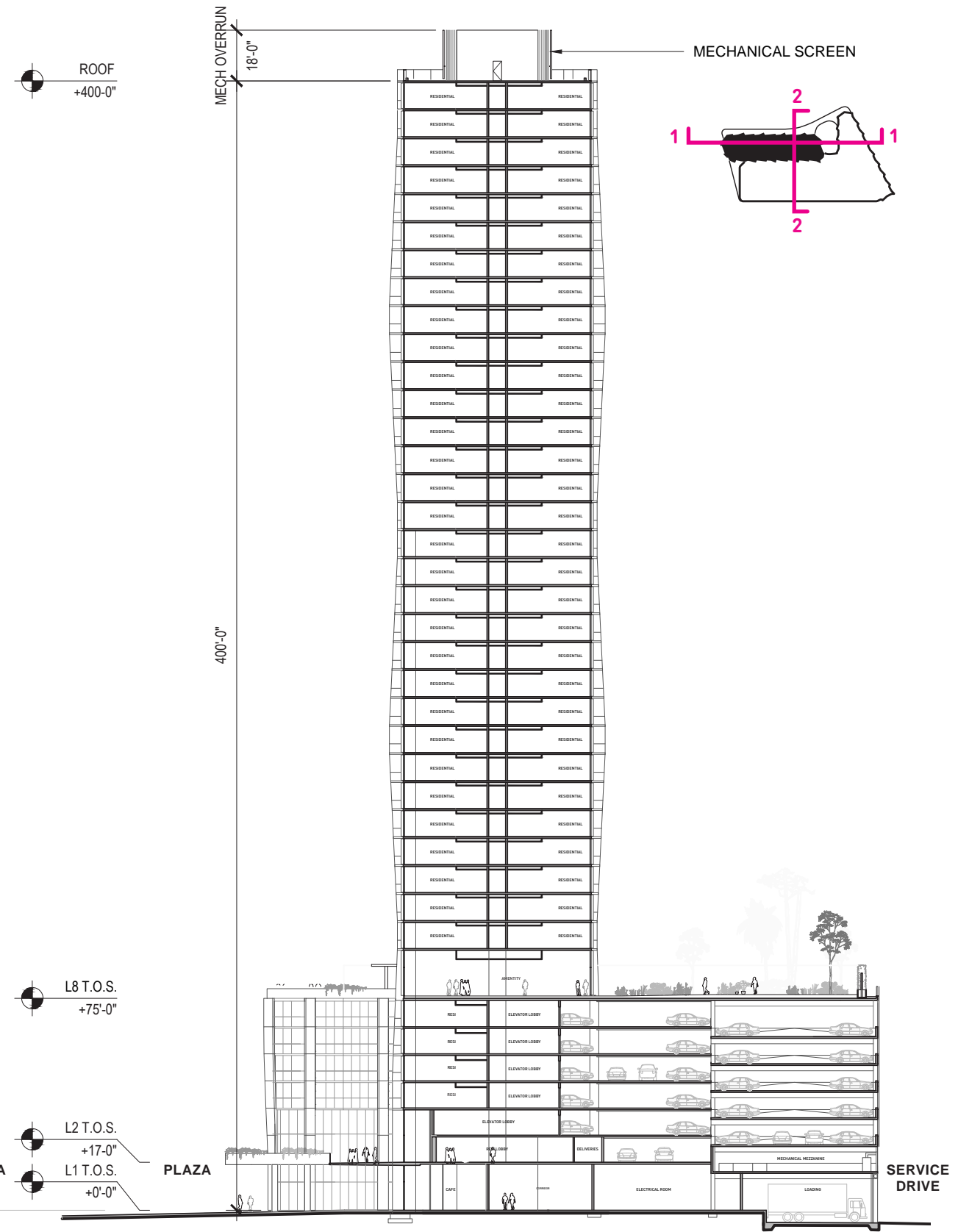
DETAIL A

DETAIL B

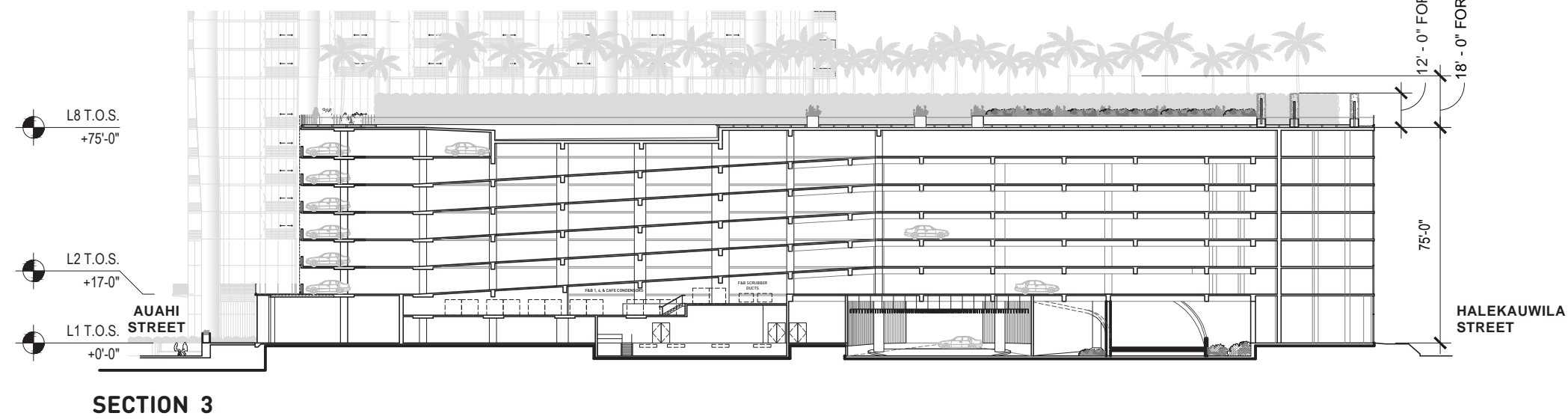
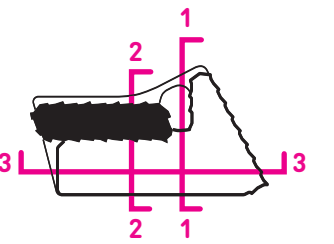
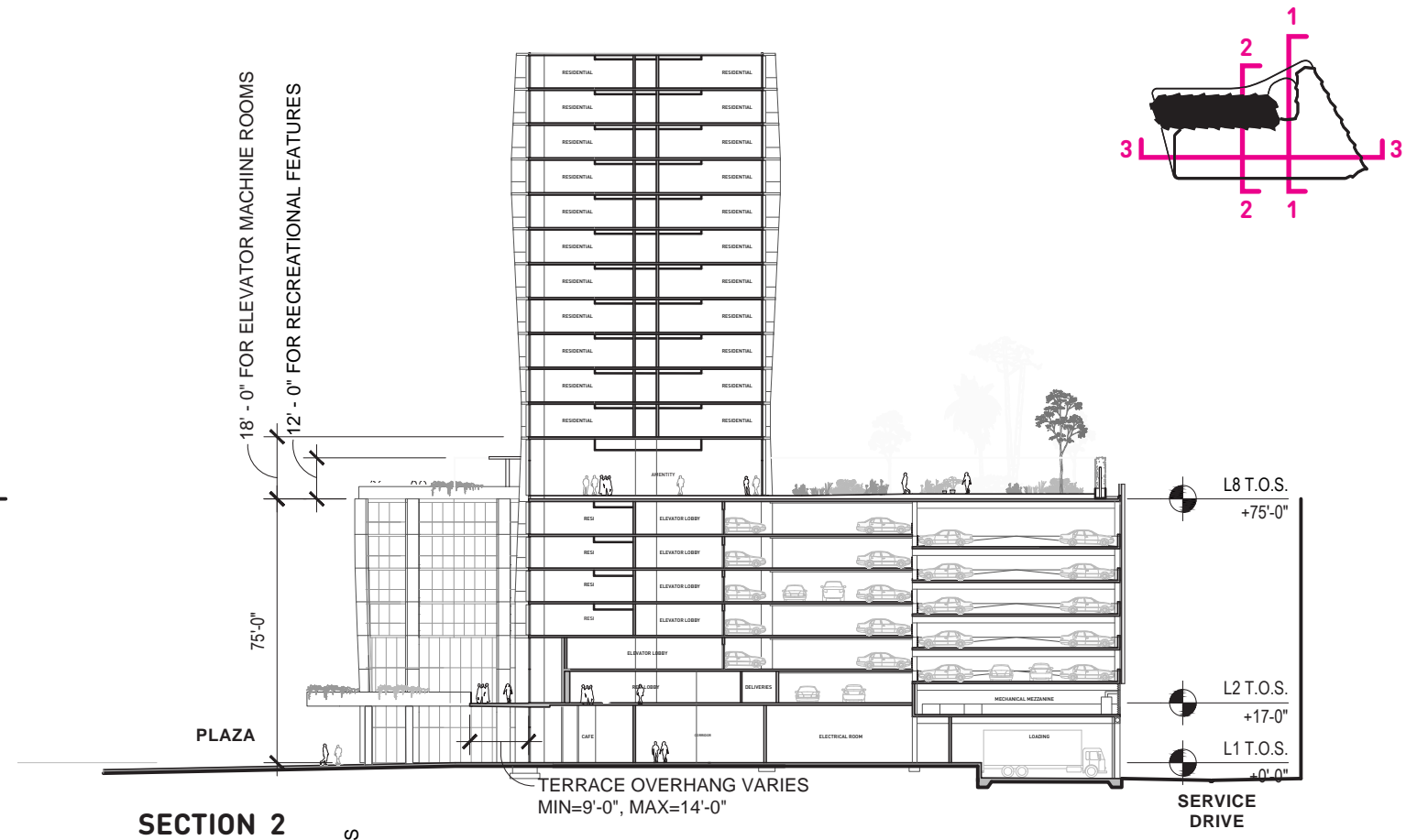
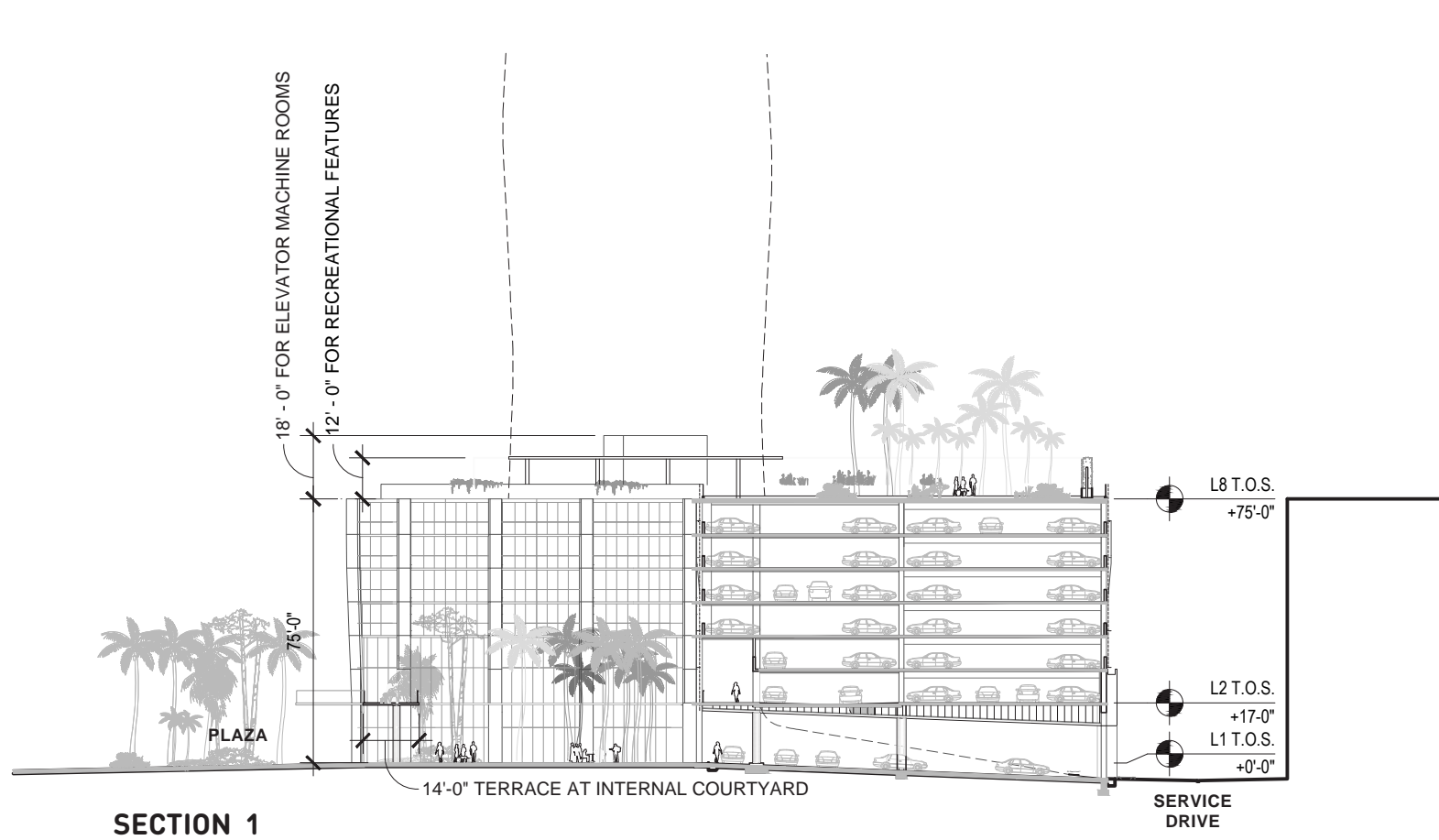
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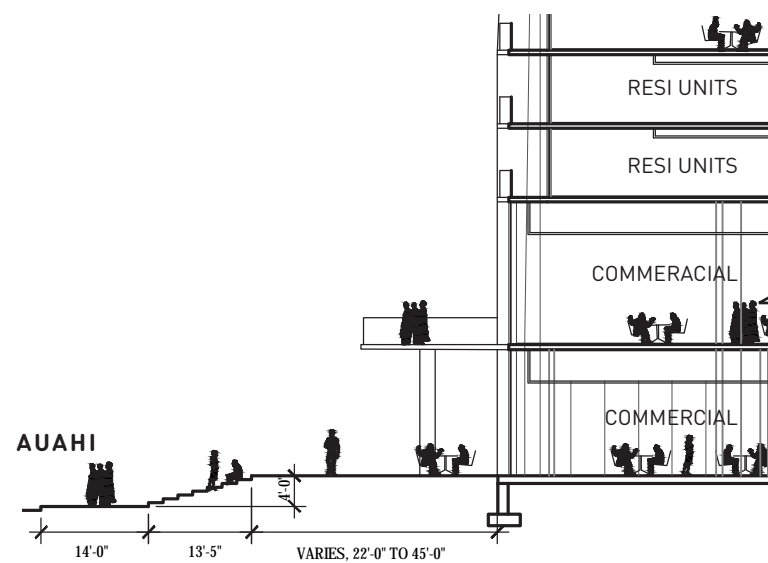


SECTION 1

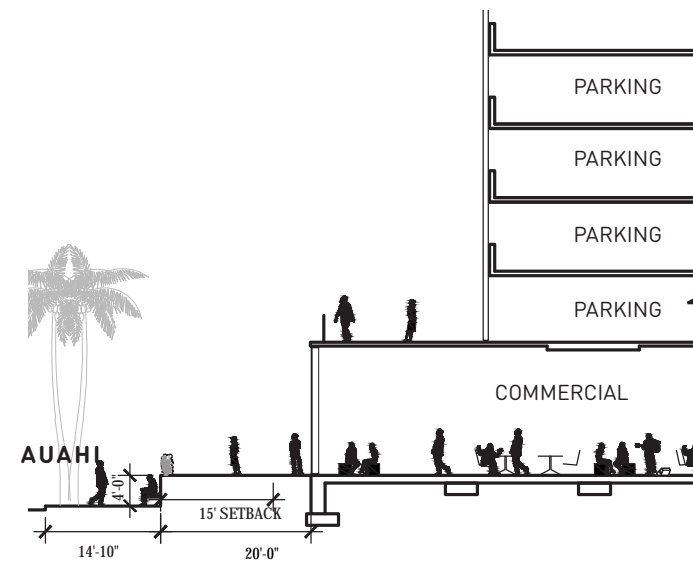


SECTION 2

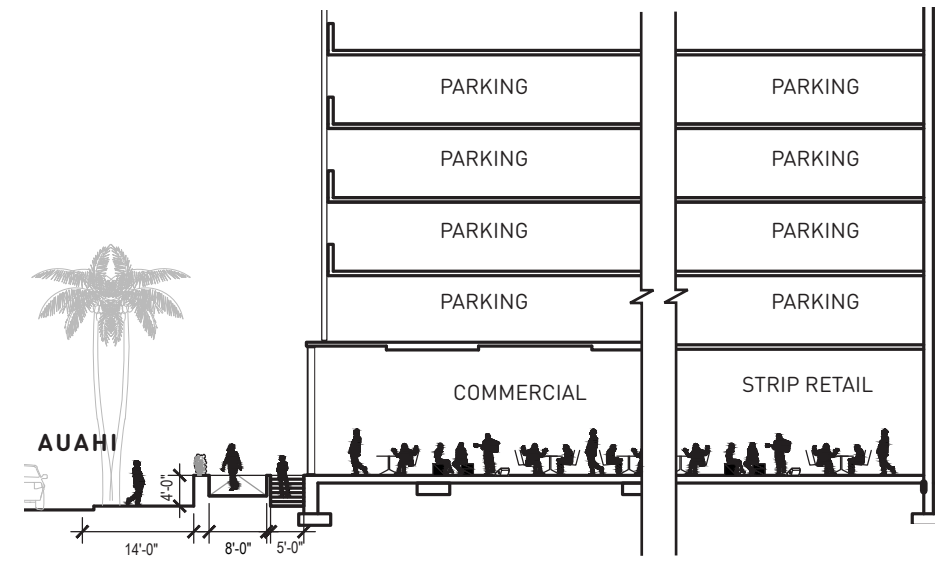




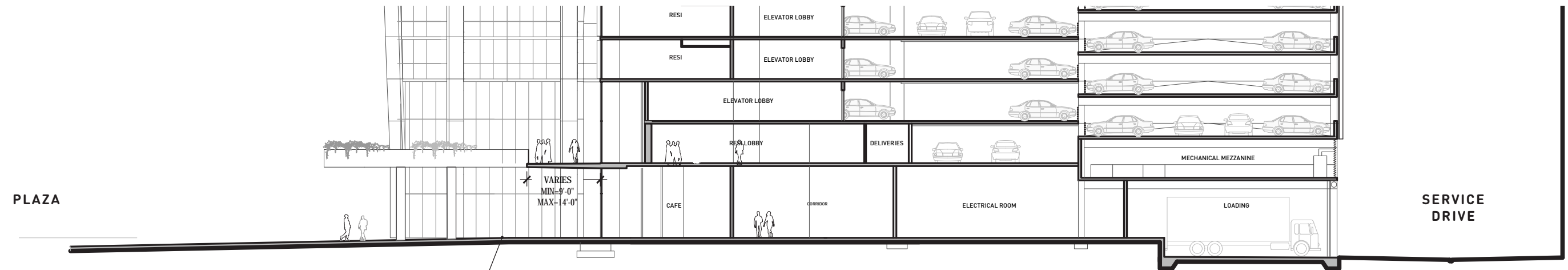
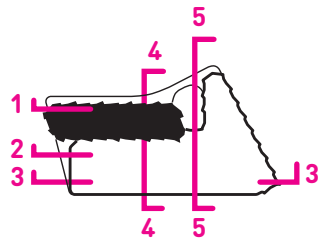
SECTION 1



SECTION 2

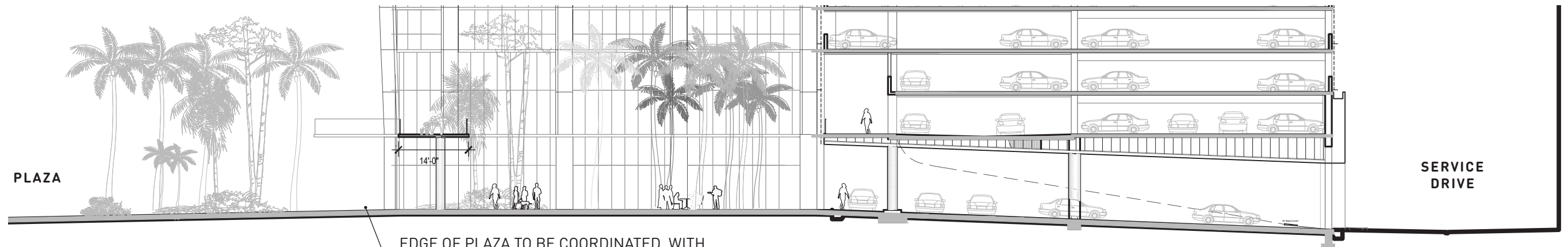


SECTION 3



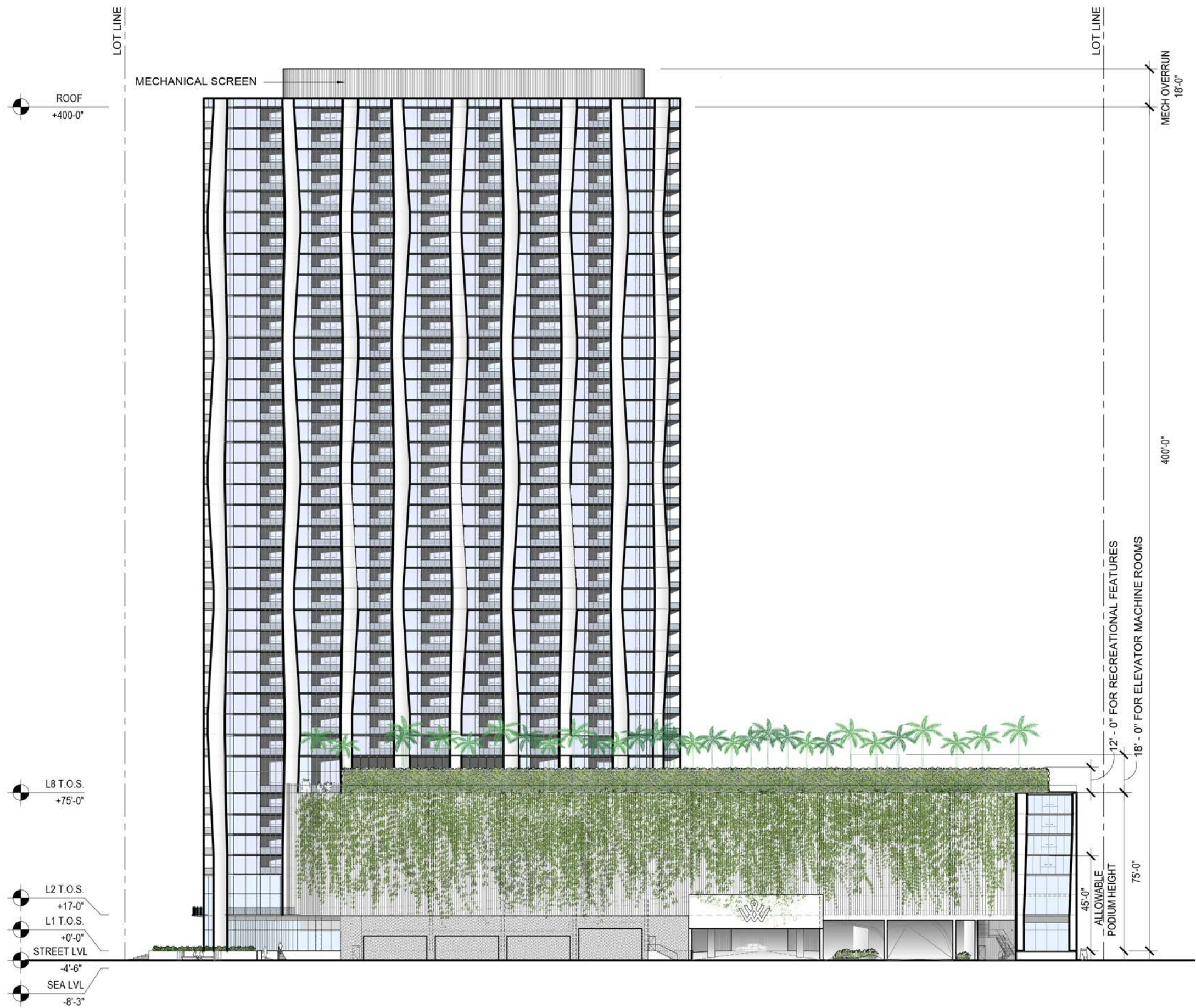
SECTION 4

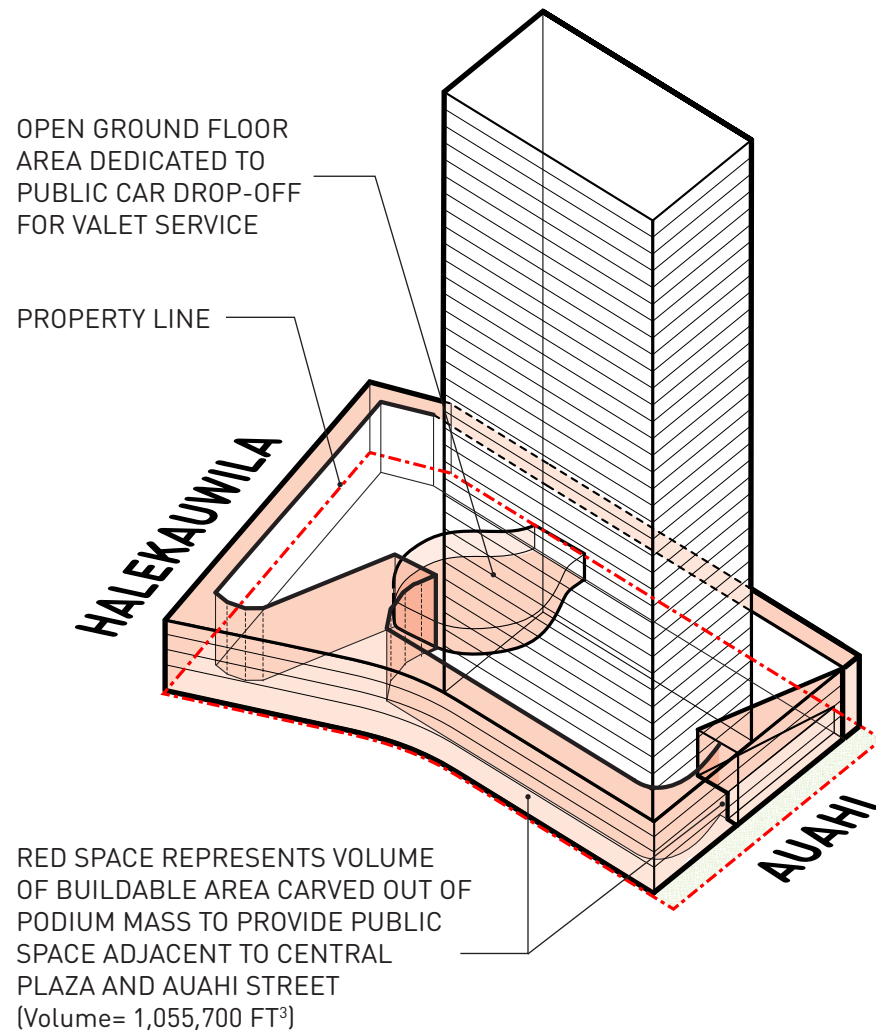
EDGE OF PLAZA TO BE COORDINATED WITH PLAZA LANDSCAPE ARCHITECTS



SECTION 5

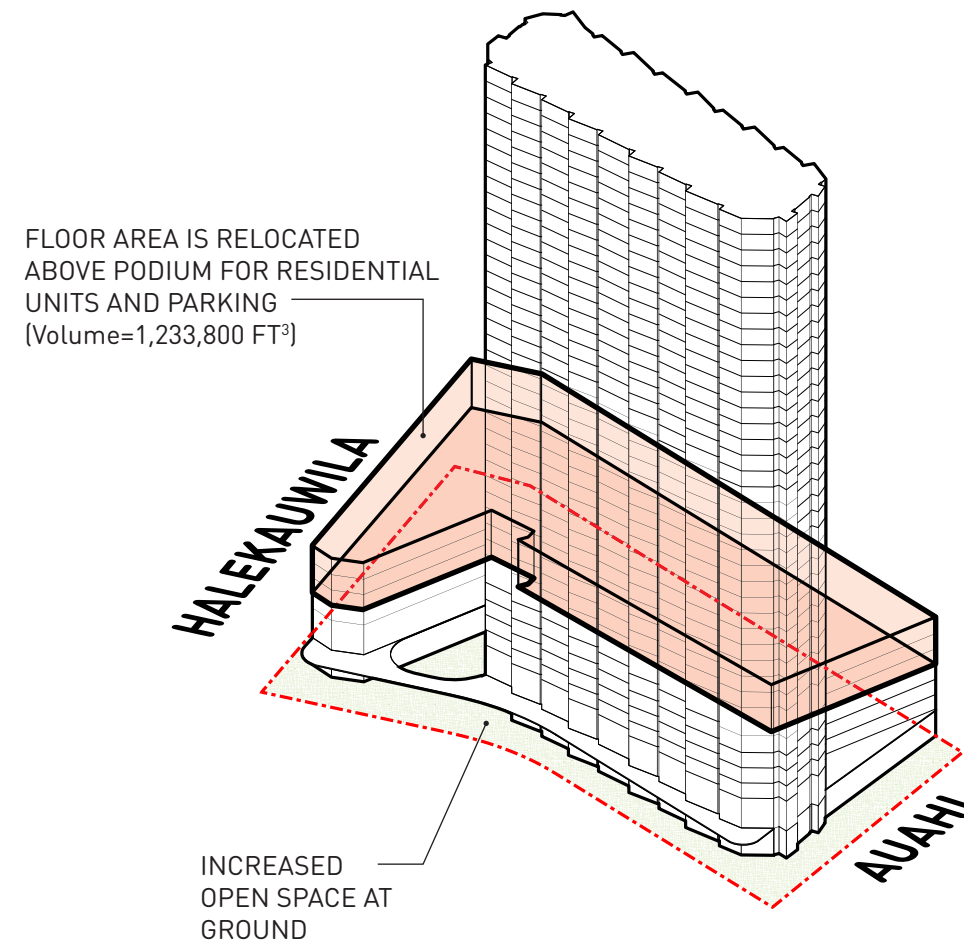
EDGE OF PLAZA TO BE COORDINATED WITH PLAZA LANDSCAPE ARCHITECTS





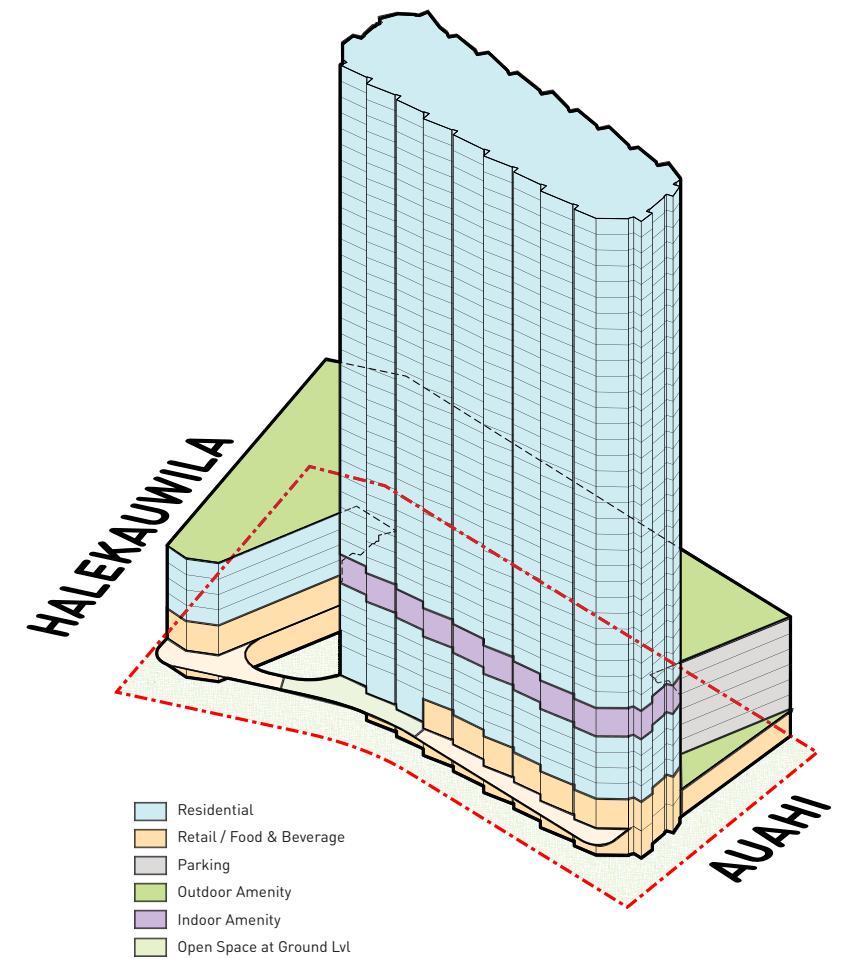
1. Massing allowed under 2005 Mauka Rules

- 45' podium, 16,000SF tower
- Parking all the way to the ground



2. Massing based on commitments in the master plan

- Program carved away from the Auahi Street and Central Plaza frontages is relocated atop the podium and reprogrammed as residential and parking.



3. Kō'ula Design (proposed)

- 75' podium
- Retail on the ground level
- Dedicated retail/plaza drop-off on L1
- Tower oriented mauka-makai
- Pedestrian (covered) promenade on L1 around the central plaza

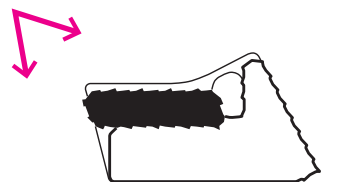


1. Block I massing (allowed under 2005 Mauka Rules)

- 45' podium, 16,000SF MAX tower footprint
- Tower cannot meet the ground due to need for parking garage

2. Block I design (proposed)

- 75' podium, 15,944SF Max tower footprint
- Retail on the ground level
- Dedicated retail/plaza valet parking on L1
- Pedestrian (covered) promenade on L1 around the central plaza





1. Block I massing (allowed under 2005 Mauka Rules)

- 45' podium, 16,000SF MAX tower footprint
- Parking all the way to the ground to fit necessary stalls
- Open garage on L1



2. Block I design (proposed)

- 75' podium, 15,944SF Max tower footprint
- Shopping and dining on the ground level and L2 connected to central plaza
- Dedicated neighborhood retail/plaza drop-off on L1
- Tower oriented mauka-makai
- Pedestrian (covered) promenade on L1 around the central plaza
- Terraced podium off of Auahi Street
- No visible parking from street level





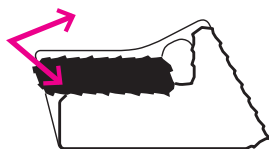
1. Block I massing (allowed under 2005 Mauka Rules)

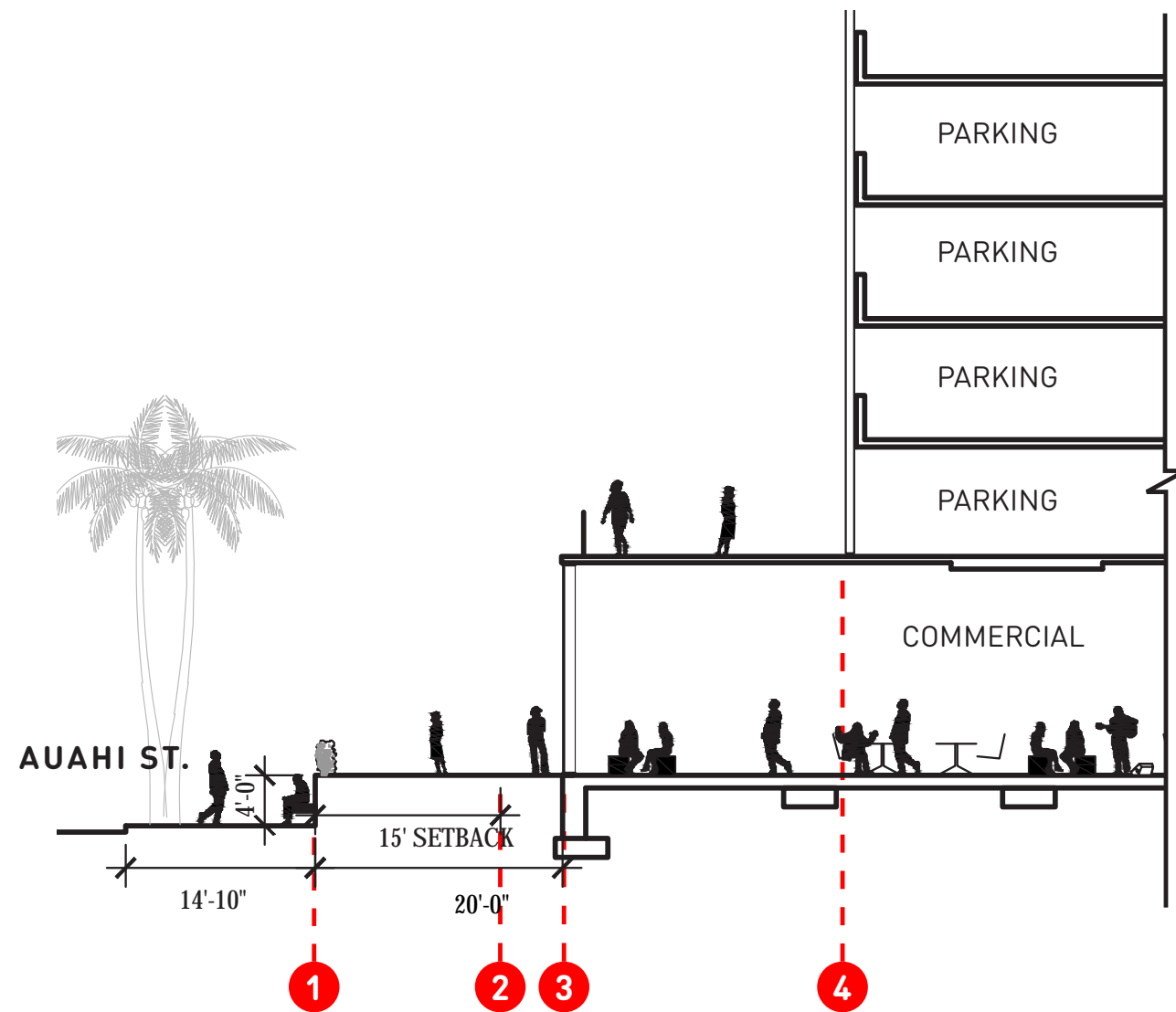
- 45' podium, 16,000SF MAX tower footprint
- Parking all the way to the ground



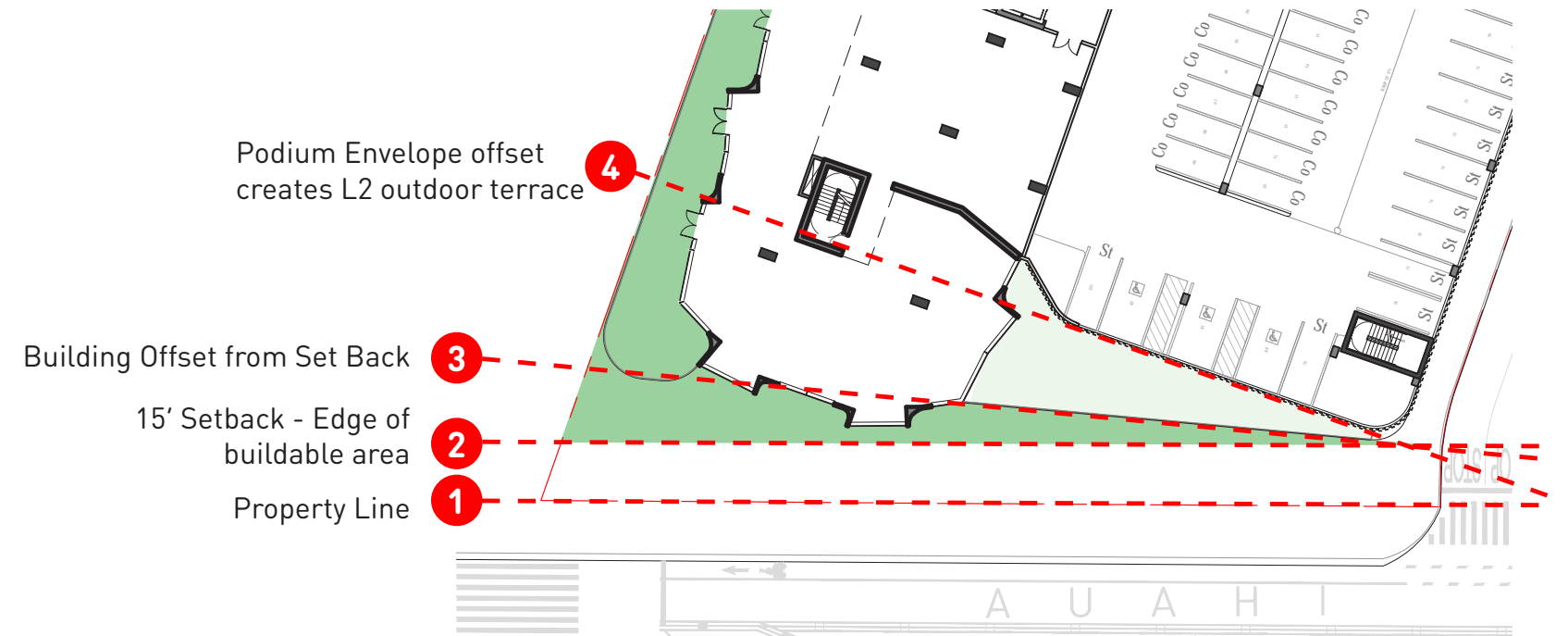
2. Block I design (proposed)

- 75' podium, 15,944SF Max tower footprint
- Retail on the ground level
- Dedicated retail/plaza drop-off on L1
- Pedestrian (covered) promenade on L1 around the central plaza





1. Kō'ula terraced podium - cross section



Kō'ula terraced podium - aerial view

LEGEND

- L01 Offset
- L02 Offset

