

**DEVELOPMENT PERMIT REQUEST
Modification Hearing Staff Report**

**KAK 18-038: Ward Village Land Block 1, Project 4
(Master Plan Permit No.: PL MASP 13.1.3)**

June 13, 2018

I. MODIFICATION REQUEST

Victoria Ward, Limited, a subsidiary of The Howard Hughes Corporation (Applicant) is requesting a Planned Development Permit to construct a new mixed-use, high-rise condominium building (Project). The Project site is located within Land Block 1 of the Ward Neighborhood Master Plan, which is bordered by Queen Street to the north (Mauka), Kamakee Street to the east (Diamond Head), Auahi Street to the south (Makai) and Ward Avenue to the west (Ewa), within the Mauka Area of the Kakaako Community Development District [Tax Map Key Nos. 2-3-002: 109, and 110 (Portion)]. The Applicant's Development Permit Application was provided to the Authority Members on May 1, 2018. In addition, a Presentation Hearing Staff report with exhibits is being transmitted to the Authority Members along with this Modification Hearing Staff Report.

The Project is proposing a building platform that is seventy-five (75) feet in height with up to fifteen percent (15%) of the platform roof area to be built as high as eighty-seven (87) feet for accessory uses. As such, the Applicant is requesting the following modifications:

- A. Modify §15-22-62 to increase the maximum platform height to seventy-five (75) feet, with an allowance of an additional twelve (12) feet in height for fifteen percent (15%) of the roof area that will be utilized for accessory uses. Section 15-22-62 of the Vested Rules requires that building platform heights shall not exceed forty-five (45) feet in height. Section 15-22-62(c) of the Vested Rules does exclude certain building elements or features and the associated screening from the height requirement as long as the restrictions of this subsection are met.

Section 15-22-120(7) of the Vested Rules notes that platform heights may be commensurately modified to exceed forty-five (45) feet where:

- A. Subsurface construction is infeasible;
- B. Design requirements for ceiling height clearances require height adjustment;

- C. Industrial, commercial, residential or community services 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 or the minimum grade level open space.

The Master Plan, as indicated in the Findings of Fact, Conclusions of Law and Decision and Order provided of the Nunc Pro Tunc Order dated May 6, 2009, proposed to increase the maximum podium height from forty-five (45) feet to sixty-five (65) feet for parcels facing Ala Moana Boulevard, and from forty-five (45) feet to seventy-five (75) feet for other parcels not directly fronting Ala Moana Boulevard. The request for such modification was on the premise that increasing the podium height allowed for retail, restaurants, office, and residential units to be built within the podium and moving parking structures up and away from the street.

The Authority shall consider the modification request pursuant to §15-22-22 of the Vested Rules which notes that in order for the Authority to consider the modification of specific provision, the Applicant must have demonstrated that:

- (1) The modification would provide flexibility and result in a development that is practically and aesthetically superior that which could be accomplished with the rigid enforcement of the Vested Rules.
- (2) The modification would not adversely affect adjacent developments or uses.
- (3) The resulting development will be consistent with the intent of the Vested Mauka Area Plan.

II. PUBLIC TESTIMONY

At the time of submitting this report, HCDA staff has not received any public testimony on the Project.