

# VICTORIA PLACE

LAND BLOCK 2, PROJECT 3  
HCDA PLANNED DEVELOPMENT  
PERMIT APPLICATION

JULY 2019

*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



**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 1100 Ala Moana Boulevard, Honolulu, HI 96814  
 Land Owner Victoria Place, LLC (TMK 2-3-001:131) and Victoria Ward, Limited (TMK 2-3-001:130)  
 Address 1240 Ala Moana Blvd., Suite 200, Honolulu, HI 96814

Description of Work to be Done  
Construction of a high-rise residential community consisting of residential condominiums, recreational facilities, a parking garage, and an on-site drop-off area.

**PROJECT INFORMATION**

<b>Existing Use and Floor Area (s.f.)</b>	<b>Nature of Work</b>
<input type="checkbox"/> Commercial _____	<input checked="" type="checkbox"/> New Building * <input type="checkbox"/> Repair
<input type="checkbox"/> Industrial _____	<input type="checkbox"/> Addition * <input type="checkbox"/> Electrical
<input type="checkbox"/> Residential _____	<input type="checkbox"/> Demolition <input type="checkbox"/> Plumbing
<input type="checkbox"/> Other _____	<input type="checkbox"/> Alteration _____
TOTAL <u>0 sf (vacant)</u>	<input type="checkbox"/> Other _____
<b>Proposed Use and Floor Area (s.f.)</b>	<b>Notes:</b>
<input type="checkbox"/> Commercial _____	_____
<input type="checkbox"/> Industrial _____	_____
<input checked="" type="checkbox"/> Residential <u>556,305 sf</u>	_____
<input type="checkbox"/> Other _____	_____
TOTAL <u>556,305 sf</u>	_____

**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: (1) 2-3-001:131 and (1) 2-3-001:130 (port)  
 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: 7-15-19  
 Print name: RACE RANDLE Telephone No.: 791-2998

**FOR HCDA USE ONLY:**

Permit Fee: \_\_\_\_\_ Paid by: \_\_\_\_\_

Landowner's Consent (if applicable): \_\_\_\_\_

Section 206E-5.6 (if applicable): \_\_\_\_\_

Reviewed By HCDA: \_\_\_\_\_ Date: \_\_\_\_\_ Date: \_\_\_\_\_

HCDA Approved

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

T 808.791.2998  
 F 808.792.3550  
 race.randle@howardhughes.com

**Race Randle**  
 Senior Vice President, Development

July 16, 2019

**HAND DELIVER**

Mr. Aedward Los Banos,  
 Executive Director  
 Hawai'i Community Development Authority  
 547 Queen Street  
 Honolulu, Hawai'i 96813

Subject: Planned Development Permit Application for Victoria Place in Ward Village Block C-West (Land Block 2, Project 3) in Kaka'ako, Honolulu, Hawai'i, Tax Map Key (1) 2-3-001:131 and TMK (1) 2-3-001:130 (portion)

Dear Mr. Los Banos,

Victoria Ward, Limited (VWL), a subsidiary of the Howard Hughes Corporation (HHC), is pleased to submit this Planned Development Permit (PDP) application for Victoria Place, the next milestone in VWL's commitment to redevelopment and continued revitalization of Kaka'ako.

Victoria Place will be located within Land Block 2 in the Auahi neighborhood, Mauka Area of the Kaka'ako Community Development District (KCDD), between Auahi Street and Ala Moana Boulevard, immediately to the west of Waiea [KAK 13-036]. This location is the same as Gateway [KAK 14-066], which will be withdrawn upon approval of Victoria Place.

Victoria Place will be a residential, high-rise community that will include approximately: 350 homes, 15,590 square feet of ground-level open space, and 64,105 square feet of recreational area.

Victoria Place has been designed with input from community stakeholders and in response to the market success of 'A'alii' [KAK 16-075] and Kō'ula [KAK 18-038]. Compared to Gateway, Victoria Place is more compact, providing more open space for an expanded Victoria Ward Park (a.k.a. Ward Commons) and improved view corridors. Adjacent and east of the Victoria Ward Park makai area, Victoria Place will seamlessly integrate with the park.

Victoria Place meets a demand in the Ward Village and urban Honolulu housing market that is not being addressed. VWL provides communities in response to market demand and pricing structures, strong buyer preferences, sales feedback, and community input. With the completion of Waiea, no other Ala Moana Boulevard fronting residences are available. Anaha and Kō'ula are providing sensible home sizes and generous recreational space. Home offerings at Ke Kilohana, Ae'o, and 'A'alii' have focused on attainable, convenient mixed-use housing for Honolulu's young professionals and active urban residents. Victoria Place will offer comfortable ocean front homes in a Hawaiian garden setting.

This application includes information on VWL's progress toward implementing the Ward Neighborhood Master Plan (Ward MP) as well as specific plans and details regarding Victoria Place and how it continues the Ward MP vision.

Victoria Place will be on Land Block 2, which is bounded by Auahi Street to the north (mauka), Kamake'e Street to the east (Diamond Head), Ala Moana Boulevard to the south (makai), and Ward Avenue to the west ('Ewa). Land Block 2 totals approximately 8.2 acres (355,130 square feet).

The design of Victoria Place is consistent with Chapter 22, Title 15, Hawai'i Administrative Rules (the "2005 Mauka Area Rules"), which are vested rules for the Ward MP. Victoria Place's location, mauka-makai orientation, and interface with Victoria Ward Park intentionally integrate with the pattern of a connected and walkable community coming to life at Ward Village. In contrast to the active integration that Kō'ula will bring to the Victoria Ward Park mauka area and its flexible event space, the makai park area is meant to be a more passive, natural, open space. To that end, the lush landscaping of Victoria Place's ground-level open space will create a nature-focused interface with the landscape design of Victoria Ward Park.

Victoria Place will include approximately 556,305 square feet of new floor area that will generally coincide with the following design parameters:

VICTORIA PLACE: LAND BLOCK 2, PROJECT 3	
Ground Level Open Space	Approximately 15,590 square feet
Outdoor & Indoor Recreation Area	Approximately 64,105 square feet
Projected Height	Maximum height of 400 feet, plus 18 feet for rooftop elements
Homes (Units)	350 homes proposed

Of note is that Victoria Place will contribute approximately 15,590 square feet of open space, which exceeds the requirement of 10,243 square feet by 52 percent. In addition, Victoria Place's recreation space of approximately 64,105 square feet greatly exceeds the requirement of 19,250 square feet and surpasses recreation space provided at other Ward Village communities.

Victoria Place will include recreation space both at the ground-level and on the recreation deck located above the parking structure:

- Ground Level: The ground level will provide both outdoor (approximately 7,640 square feet) and indoor (approximately 3,150 square feet) recreation space, including gardens, lounge areas, and casual meeting spaces.
- Recreational Deck: (Level 5): The recreational deck will provide both outdoor (approximately 40,415 square feet) and indoor (approximately 12,900 square feet) recreation space, including a lap pool, a recreational pool, a fitness facility, lawns, and gathering and entertaining spaces.

Victoria Place's recreation spaces are: 1) based on market research and potential buyer feedback; and 2) aimed toward promoting wellness and sense of community among residents and guests in the spirit of Victoria Ward.

VWL has met all requirements for the provision of Reserved Housing under the Ward MP and will continue to do so with Victoria Place. To meet the remaining Reserved Housing requirements for Victoria Place and Kō'ula, at least 108 new Reserved Housing units are planned to be provided within Ward Village Block F.

VWL will pursue Leadership in Energy and Environmental Design certification for new construction (LEED-NC) for Victoria Place, which is consistent with the Platinum certification held for the overall Ward Village area under the LEED for Neighborhood Design (LEED-ND) program.

This application includes plans and numerical data so that HCDA can review and make determinations regarding the approval of the PDP. 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 Cord Anderson, Director, Development at (808) 791-2780.

Respectfully,

VICTORIA WARD, LIMITED

By:   
 Race Randle  
 Senior Vice President  
 Victoria Ward, Limited

# VICTORIA PLACE

LAND BLOCK 2, PROJECT 3  
HCDA PLANNED DEVELOPMENT  
PERMIT APPLICATION

JULY 2019

*Howard Hughes*



WARD VILLAGE.



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## LIST OF ACRONYMS & ABBREVIATIONS

ADRP	Archaeological Data Recovery Plan
AIS	Archaeological Inventory Survey
AMP	Archaeological Monitoring Plan
CSH	Cultural Surveys Hawai'i
DPP	City and County of Honolulu Department of Planning and Permitting
DOH	State Department of Health
HAR	Hawai'i Administrative Rules
HART	Honolulu Authority for Rapid Transportation
HCDA	Hawai'i Community Development Authority
HECO	Hawaiian Electric Company
HHC	Howard Hughes Corporation
IAR	Infrastructure Availability Report
KCDD	Kaka'ako Community Development District
LEED	Leadership in Energy and Environmental Design
LEED-NC	LEED-New Construction
LEED-ND	LEED-Neighborhood Development
PD	Planned Development
ROH	Revised Ordinances of Honolulu
RWDI	Rowan Williams Davies & Irwin Inc.
SHPD	State Historic Preservation Division
SIHP	State Historic Property
TIR	Traffic Impact Report
TMK	Tax Map Key
VWL	Victoria Ward, Limited
Ward MP	Ward Neighborhood Master Plan
WOC	Wilson Okamoto Corporation



*Victoria Ward*

Victoria Place, a residential, high-rise community, represents the next milestone in the Victoria Ward, Limited's (VWL) commitment to redevelopment and continued revitalization of Kaka'ako and is the result of replanning and redesigning the previously approved Gateway community.

Victoria Place will be in the approximate space of the Gateway Diamond Head building (commonly referred to as the Cylinder) within Land Block 2 in the Auahi neighborhood, Mauka Area of the Kaka'ako Community Development District (KCDD), between Auahi Street and Ala Moana Boulevard. Upon the approval of the Victoria Place Planned Development (PD) Permit, the Gateway PD Permit (PD Permit No. KAK 14-066) will be withdrawn.

Designed based on input from community stakeholders and in reaction to the market success experienced with 'Aali'i and Kō'ula, compared to Gateway, Victoria Place provides more space for the Victoria Ward Park (formerly referred to as the Central Plaza) makai area, improved view corridors, and one residential building rather than two (see Section 5.2 for a comparison between Victoria Place and Gateway). Adjacent and east of the Victoria Ward Park makai area, Victoria Place will seamlessly integrate with the park space and contain approximately, 15,590 square feet of ground-level open space, 64,105 square feet of recreational area, and 350 homes.

Victoria Place's location, mauka-makai orientation, and interface with Victoria Ward Park intentionally integrate with the pattern of a connected and walkable community coming to life at Ward Village and are key to implementing the vision of the Ward Neighborhood Master Plan (Ward MP). In contrast to the active integration that Kō'ula will bring to the Victoria Ward Park mauka area (where community events are held), the makai park area is meant to be a more passive, quiet, open space. To that end, the lush landscaping of Victoria Place's ground-level open space will create a nature-focused interface with the landscape design of Victoria Ward Park.

Ward Village is coming to life with ground-level activity created by new retail, dining, and public spaces. The completion of the Waiea, Anaha, Ae'o, and Ke Kilohana residential communities has created the energy that—when combined with kama'āina and visitors who come to experience Ward Village—is making Kaka'ako an active urban community for the long-term future of Honolulu. Energized by the new residents, the street level energy throughout Ward Village—from South Shore Market, to Whole Foods Market, to Victoria Ward park, to Ke Kilohana—has changed. Victoria Place is the next step in the evolution of the neighborhood fabric, providing new a residential community along Auahi Street integrated with the public space created by Victoria Ward Park.

### 1.1 The Significance of Victoria Place

#### Inoa

From ancient times Hawaiians believe that names, regardless of their meanings, are infused with "mana", or divine life energy and that names honor ancestors, remember acts of heroism, and foretell good or bad fortune.

As Ward Village is the modern evolution of the Ward Estate, VWL is proud to present Victoria Place with respect to Victoria Robinson Ward. Under her leadership, her family's lands in Kaka'ako became a cultural and community oasis which nurtured the community, honored the land, supported her family, and hosted monarchs and masters of industry for decades.

Born in 1846 to a family descended from ali'i, Victoria was a firm supporter and friend to Queen Lili'uokalani. She was a champion of Hawai'i, particularly after the overthrow of the Queen in the 1890s. Throughout this uncertain period of historic change, Victoria sustained the islands' host culture by opening her home to Hawaiian music, traditional gatherings, and the continued practice of Hawaiian crafts and language.

Upon the death of her husband in 1882, Victoria was left to raise their seven daughters as a single mother. Fortunately, the estate, located in lush Kukuluāe'o, supported productive marshland, salt ponds, fishponds, and farmland. Victoria was resourceful in using the abundant native landscape to support her family, and in doing so she honored her land kuleana (responsibility, right, and stewardship). Victoria was also an intelligent businesswoman, and under her care the estate's land and sea resources produced abundantly. Victoria oversaw the addition of thousands of coconut trees to the estate and the restoration of a large Hawaiian fishpond, laying the foundation for a comfortable, self-reliant, and self-sustaining home.



## 2 HISTORY & CULTURE



Victoria Ward's "Old Plantation" home.



Victoria Ward and her family.



Two of Victoria Ward's seven daughters on the "Old Plantation" grounds.



Victoria Ward's "Old Plantation" entrance, 1916.

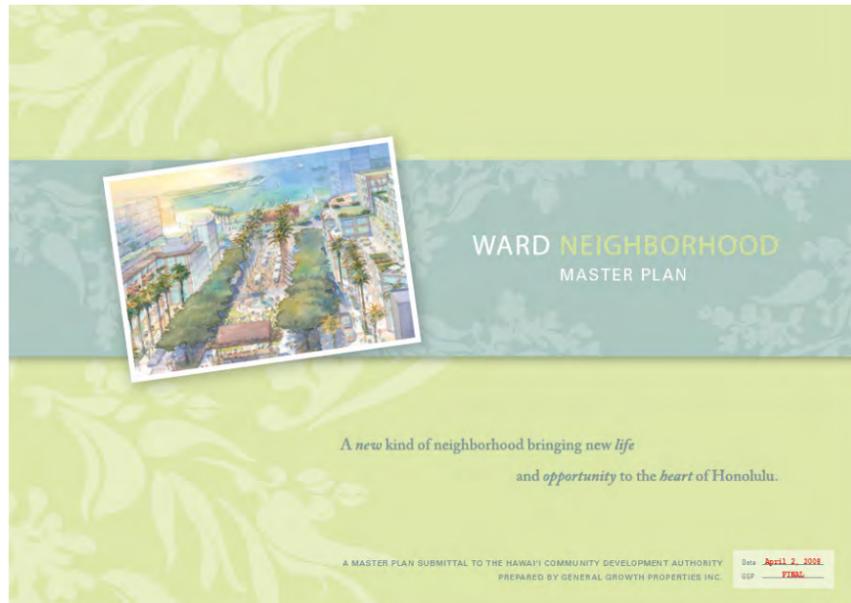
Kaka'ako and the Ward Village area have a long history of productivity, culture, and community. Under the rule of King Kamehameha I in the early 1800s, much of the Kaka'ako area was a coastal wetland. Since there were no streams to support intensive agriculture like other nearby ahupua'a, Kaka'ako supported 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 fishponds 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 the Howard Hughes Corporation (HHC) assuming leadership of Ward Village community and master planning efforts in 2010. VWL is a subsidiary of HHC.





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 certain typical Ward Village streetscapes.



Mauka-makai views.

### 3.1 Ward Master Plan History

Following years of community engagement and public meetings, on January 14, 2009, the Hawai'i Community Development Authority (HCDA) approved the Ward Neighborhood Master Plan (Ward MP) pursuant to Hawai'i 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 Hawai'i 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 VWL'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 VWL. The Master Plan proposes a pedestrian-friendly, smart-growth community where residents can live, work, and play.

<sup>1</sup>2005 Mauka Area Rules, Subchapter 8.

### 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 is the Central Plaza (now named Victoria Ward Park), 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.

**Connected Public Spaces:** Provide three significant and connected public spaces. At the center of Ward Neighborhood is the Central Plaza (now named Victoria Ward Park), 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).



Victoria Ward Park, in the heart of Ward Village, provides public space for activities such as Yoga in the Park.



Victoria Ward Park, Cinema in the Park.

**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.

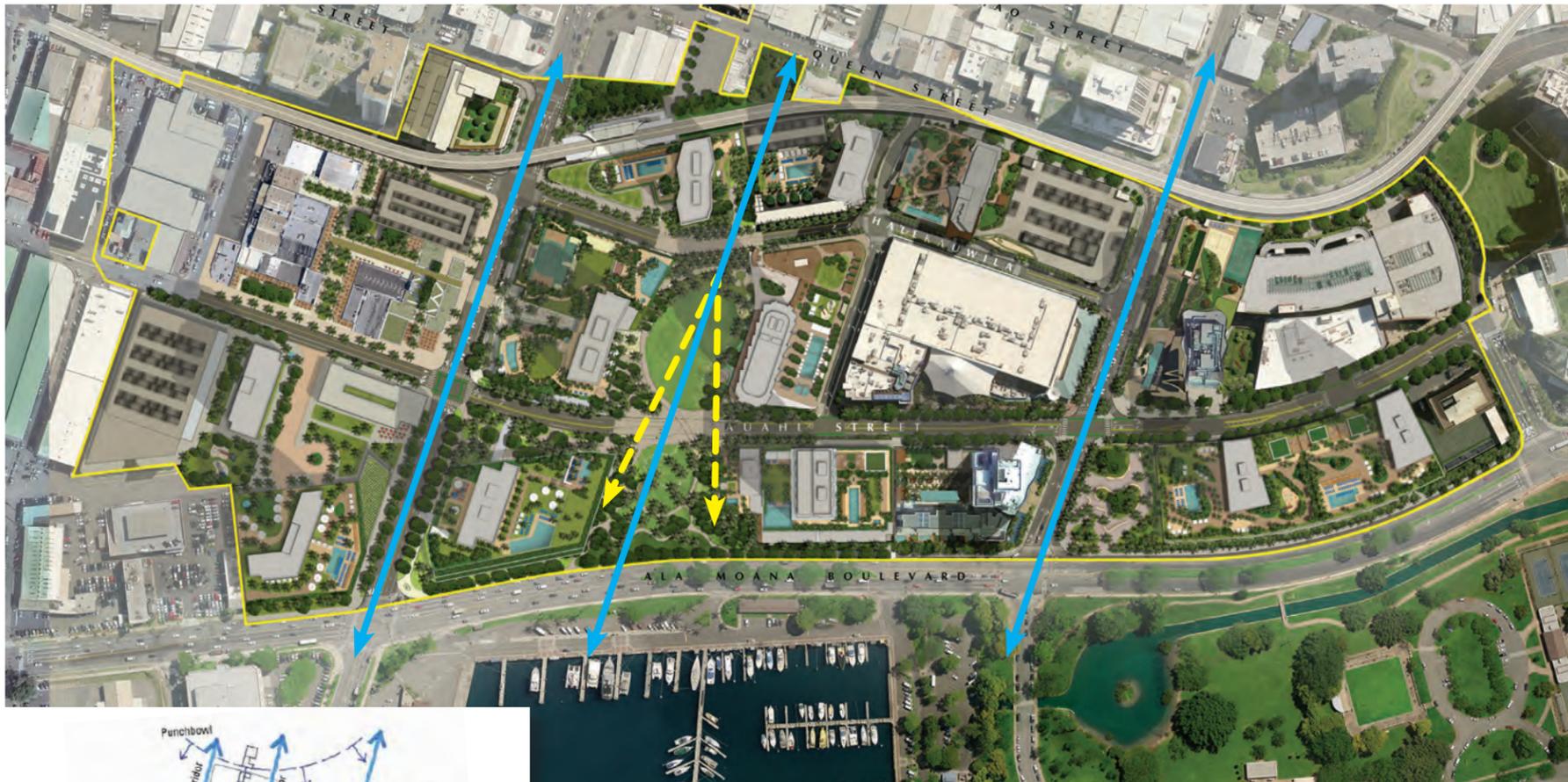


Rendering showing Auahi Street as a great pedestrian promenade and shopping street.



Auahi Street full of activity and character during Pow Wow! Hawaii.

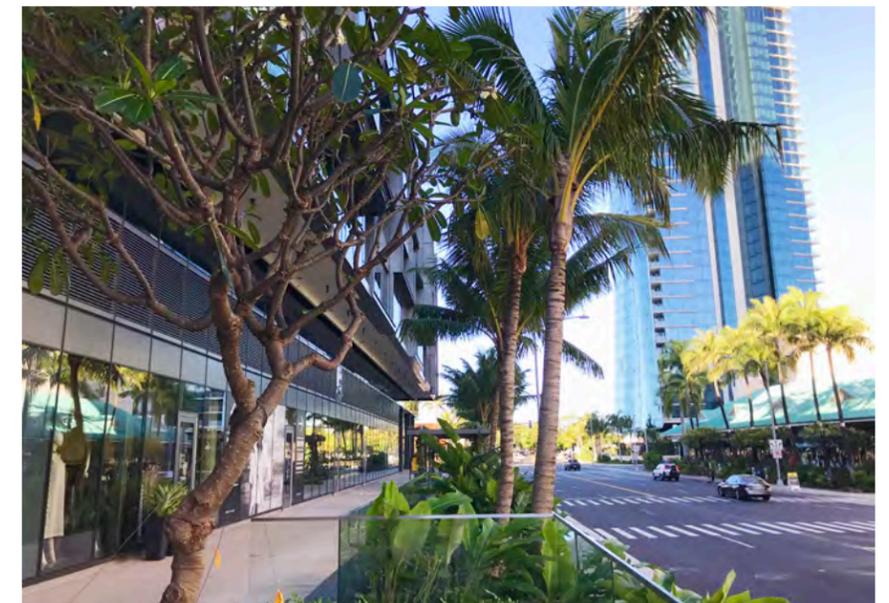
**Mauka-Makai View Corridors:** Introduce an additional mauka-makai view corridor between Ward Avenue and Kamake'e Street. This new corridor will also serve as a visual window into Ward Village from Ala Moana Boulevard and out to Kewalo Basin and the ocean. Each view corridor may include functional and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



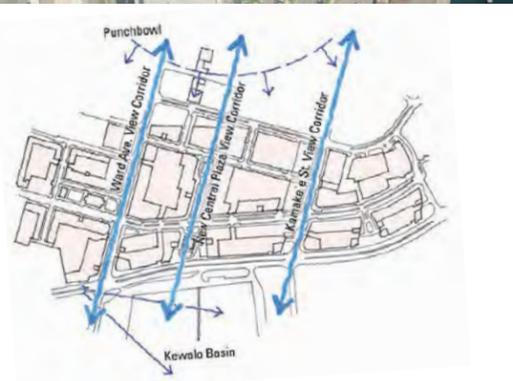
Ward Village is designed to maximize mauka-makai views.



The makai area of Victoria Ward Park will provide a visual window out to Kewalo Basin and the ocean and into Ward Village from Ala Moana Boulevard.

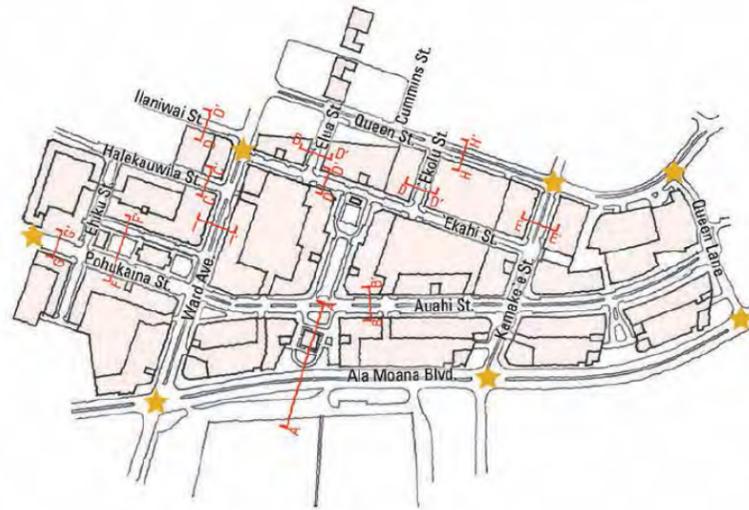


Kamake'e Street view corridor, as realized.



Mauka-makai views shown in the 2008 Ward MP.

**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.



Streetscape network as envisioned in the Ward MP.



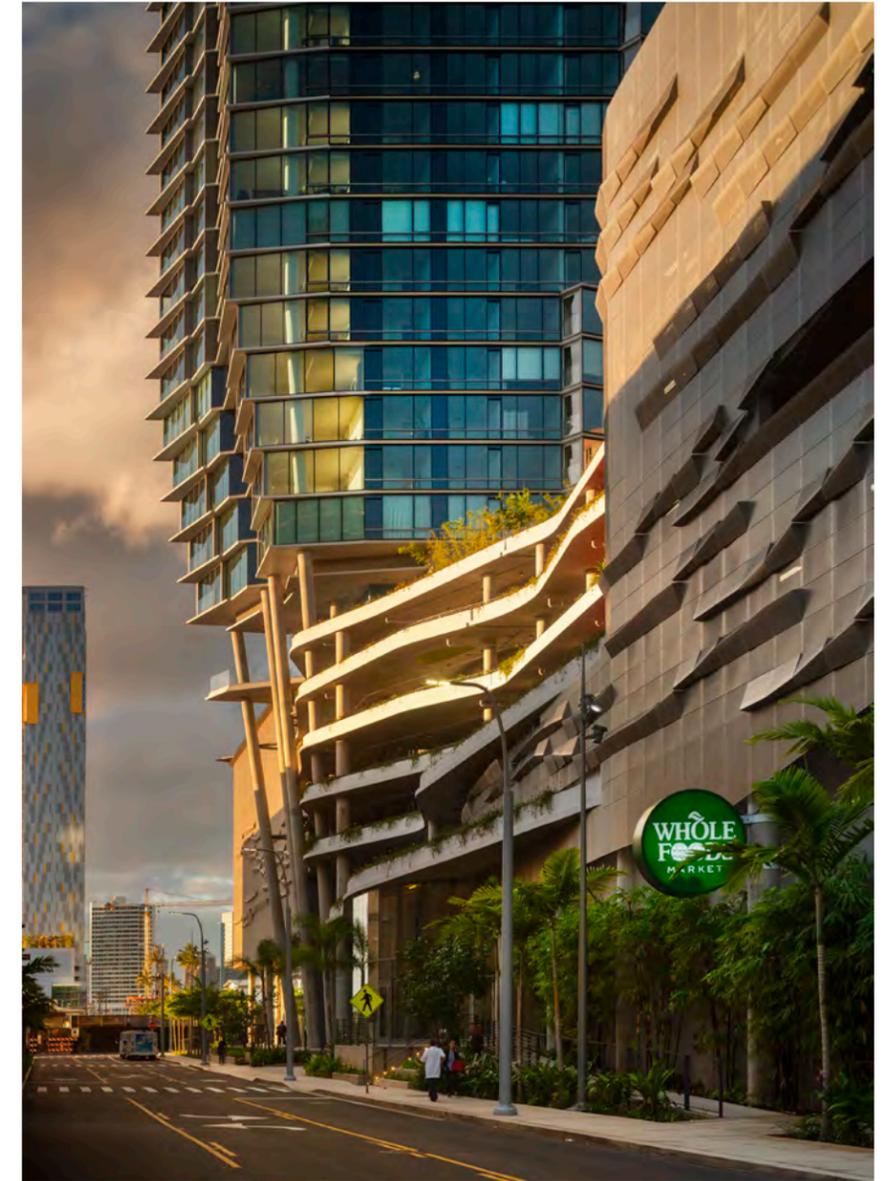
The iconic IBM Building strongly defines the identity of Ward Village’s east gateway at the key intersection of Ala Moana Boulevard and Queen Street.



Streetscape along Kamake'e Street.



Streetscape along Auahi Street.



Streetscape along Private Drive 2.

### 3.4 Ward Village Today

Ward Village is a driving 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 nine 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) and the opening of Whole Foods are other visible signs of the transformation that is taking place. With the opening of the Waiea, Anaha, Ae'ō, and Ke Kilohana residential communities, Ward Village welcomed its first residents.

With a varied selection of food and beverage options, Ward Village has everything from restaurants created by world-famous and locally-renowned chefs, to innovative newcomer eateries. 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. And at Ohana Hale Marketplace, the space previously occupied by the Sports Authority "big box" store, over 200 local retail and food vendors have the opportunity to set up shop in a high-traffic location.

Ward Village continues to support local farmers with its ongoing 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. With the

2018 opening of Whole Foods Market, Ward Village has a convenient grocery option that offers high-quality food and provides a new distribution point for local products.

Ward Village also 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. Ward Village serves as the title sponsor of the Honolulu Biennial, an arts and cultural event that showcases diverse perspectives of artists from Hawai'i, the Pacific, Asia, North America, New Zealand, and Australia – and provides a platform for bringing art, artists, and the greater community together. Other unique public art and culture opportunities include the 2018-2019 Ward Light Garden, which activated the Victoria Ward Park, and The Summer Slide, a celebration of surf art and culture.

With Victoria Ward Park open, Ward Village can offer even more events that shape the neighborhood as a central gathering area in the heart of Honolulu. Regular events including Kona Nui Nights, Cinema in the Park, Yoga in the Park, and New Wave Friday will continue to evolve and grow as Victoria Ward Park comes to life. And with Ward Village hosting food celebrations such as "Ricefest" and an "Noodlefest" the neighborhood will continue to be a venue for food festivals that showcase local favorites.

Other key elements in the neighborhood include the creation of cultural preservation areas, the planning for the neighborhood Honolulu Authority for Rapid Transportation (HART) rail 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, VWL has also:

- Provided 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)
- Proposed to provide 108 additional Reserved Housing homes within the Ward MP area to satisfy the requirements of Kō'ula (Land Block 1, Project 4) and Victoria Place (Land Block 2, Project 3)
- Completed construction of Victoria Ward Park on Land Block 1
- Designated 46% of the open space required by the Ward MP
- Dedicated 55% of public facilities required by the Ward MP
- Received approvals for 51% 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:

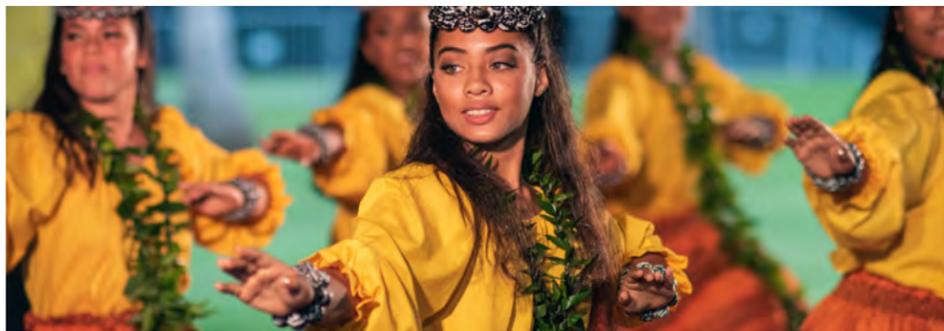
- Waiea (Land Block 2, Project 1), completed
- Anaha (Land Block 3, Project 1), completed
- Ae'ō (Land Block 1, Project 2), completed
- Ke Kilohana (Land Block 5, Project 1), completed
- Gateway (Land Block 2, Project 2), permit to be withdrawn upon approval of the Victoria Place PD Permit
- 'A'ali'i (Land Block 1, Project 3), construction started in 2018
- Kō'ula (Land Block 1, Project 4), construction planned to start in fall 2019



Honolulu Biennial 2019.



2018-2019 Ward Light Garden in Victoria Ward Park.



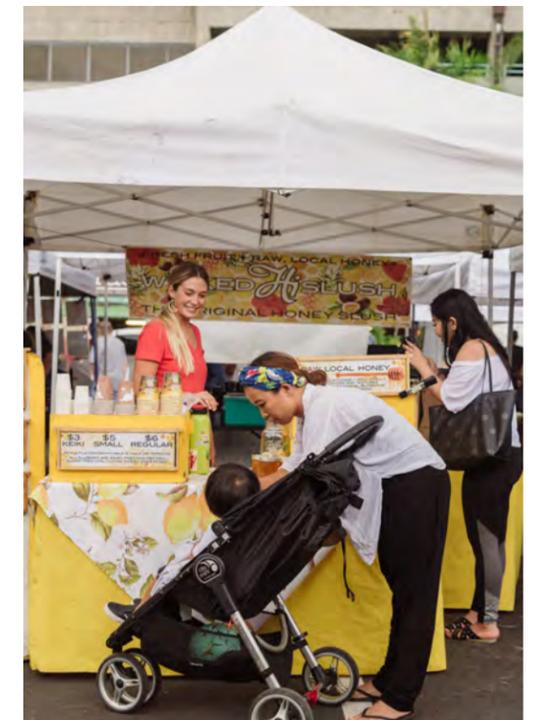
Kona Nui Nights in the Park.



New Wave Friday.



Whole Foods Market.



Kaka'ako Farmer's Market at Ward Village.



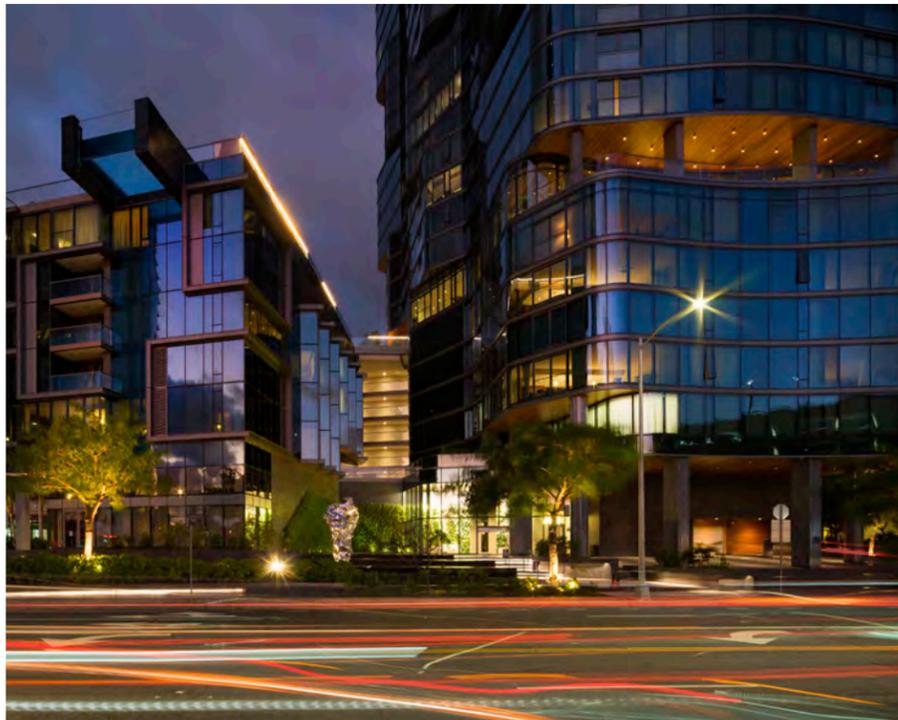
The Summer Slide, a celebration of surfart and culture.



Yoga in the Park in Victoria Ward Park.



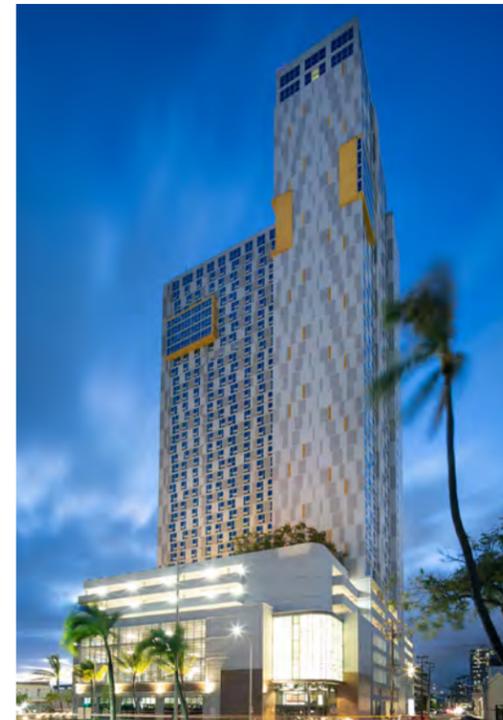
Kaka'ako Farmer's Market at Ward Village.



Anaha at night.



Ke Kilohana blessing with new Reserve Housing owners getting the keys to their new home.



Ke Kilohana at dusk.



Honolulu Biennial 2019.

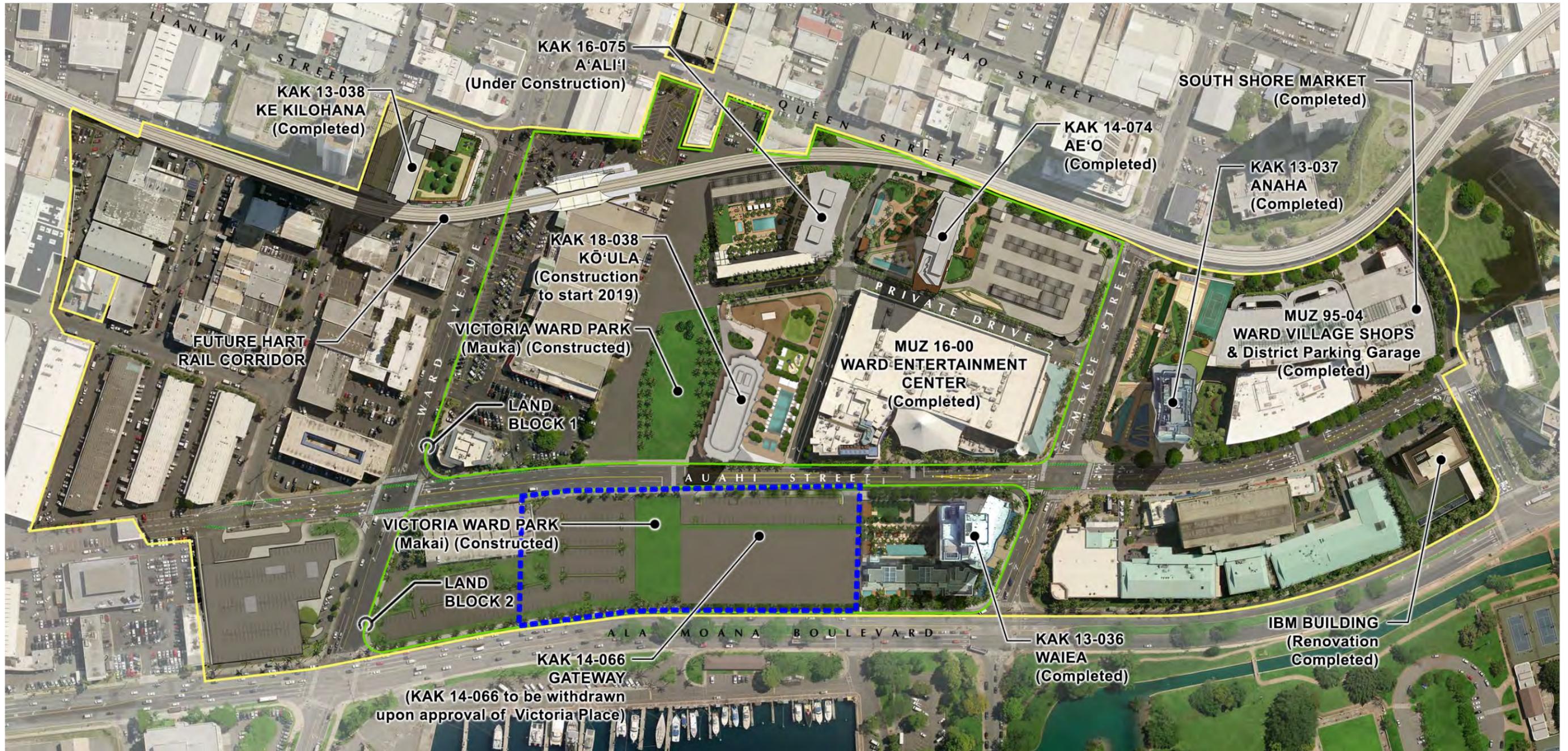


Figure 3-1 Ward Village today, showing projects completed, underway, and the previously proposed Gateway site.

### 3.4 Ward Village Tomorrow

As demonstrated by the progress to date, VWL is committed to enhancing the KCDD and realizing the vision and goals of the Ward MP. Victoria Place (Land Block 2, Project 3) is VWL's next step in the implementation of the Ward MP and the revitalization and transformation of Kaka'ako into a cohesive master-planned community.

Moving forward, VWL 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.



The proposed streetscape between 'A'ali'i (far side of the street) and Kō'ula (left).



Kō'ula (right) will enliven Victoria Ward Park with ground level shops and restaurants.



Rendering of 'A'ali'i when completed.



Another view of the streetscape between Kō'ula (left) and 'A'ali'i (right).



Longs Drugs is scheduled to open on the ground floor of Ke Kilohana in late 2019.



Rendering of Kō'ula when completed.







Rendering of Victoria Place (center). Kō'ula (under construction) is to the left; Waiea (completed) is to the right.

#### 4.1 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, VWL has taken public input in various ways. In addition to the Ward MP, VWL 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.

Currently Victoria Place is the only residential building along Ala Moana Boulevard being actively planned in Honolulu. From the housing perspective, Victoria Place will meet a demand in the Ward Village and urban Honolulu housing spectrum that is not being addressed, as other Ala Moana Boulevard fronting residences have been built and are now sold and occupied. VWL has provided previously approved communities in accordance with market demand and pricing structures, strong buyer preferences, sales feedback, and community input. To date, Waiea, Anaha, and most recently Kō'ula have been able to provide sensible home sizes and generous recreational space. Home offerings at Ke Kilohana, Ae'o, and 'Aali'i have focused on attainable, convenient mixed-use housing for Honolulu's young professionals and active urban residents. Victoria Place offers comfortable homes in a Hawaiian garden setting.

While Victoria Place will not include commercial space, as a residential community at the makai edge of Ward Village, Victoria Place will generate support for Ward Village businesses and, more broadly, Kaka'ako businesses.

#### 4.2 Economic Impact

Beyond enhancing the lives of its residents and the Ward Village community, Victoria Place will have a direct, positive impact on the state economy. Accounting for additional indirect and induced impacts, construction of Victoria Place is estimated to generate:

- \$772 million in real gross domestic product
- \$253 million in workers' earnings
- \$49 million in state tax revenue
- 1,609 jobs in year one of construction
- 1,517 jobs in year two.

Victoria Place operations and maintenance over a 30-year period are anticipated to generate:

- \$296 million in real gross domestic product
- \$94 million in workers' earnings
- \$18million in state tax revenue
- 29+ permanent jobs on site.

#### 4.3 Location

Victoria Place (Land Block 2, Project 3) represents the latest component of the Ward MP. Consistent with the Master Plan Rules, the Ward MP, and the Development Agreement between HCDA and VWL, development within the Ward MP area shall proceed in phases initiated by development permit applications, and phasing will occur by and within the various Land Blocks.

Victoria Place will be on Land Block 2, which is bounded by Auahi Street to the north (mauka), Kamake'e Street to the east (Diamond Head), Ala Moana Boulevard to the south (makai), and Ward Avenue to the west ('Ewa). Land Block 2 totals approximately 8.2 acres (355,130 square feet) and consists of one development lot, bound by an existing joint development agreement. Exhibit 1 shows the Victoria Place site. Exhibit 2 shows the Land Blocks within the Ward MP area, including Land Block 2.

#### 4.4 Site

Within Land Block 2, the Victoria Place site is: 1) bounded by Auahi Street and Ala Moana Boulevard; and 2) west ('Ewa) of Waiea. The Victoria Place site is on: 1) Tax Map Key (TMK) (1) 2-3-001: 131 (the location of the previously approved Gateway Diamond Head building referred to as the "Cylinder"); and 2) a portion of TMK (1) 2-3-001: 130.

Re-subdivision of four TMKs within Land Block 2 (TMK (1) 2-3-001: 131, TMK (1) 2-3-001: 130, TMK (1) 2-3-001: 129, and TMK (1) 2-3-001: 128) will be completed to create: 1) a separate TMK parcel of approximately 102,427 square feet for the Victoria Place site; 2) a larger makai Victoria Ward Park area parcel (i.e., larger than TMK (1) 2-3-001: 130); and 3) a parcel for a future development between the west ('Ewa) side of the Victoria Ward Park makai area and Ward Avenue. Exhibit 3 shows existing TMKs and proposed parcels within Land Block 2, including the Victoria Place site.

The majority of the Victoria Place site is vacant, with the exception of a temporary parking lot along Auahi Street. The temporary parking lot does not provide parking required for any Ward Village development.



Ala Moana Boulevard with Ward Village in the background.

#### 4.5 Surrounding Uses

The design, orientation, and features of Victoria Place and its facilities are planned in accordance with and context of the existing streets and the growing neighborhood fabric of Ward Village's mixed-use communities and public facilities. Uses surrounding Victoria Place include:

**North: Auahi Street.** The Auahi Street pedestrian promenade ensures neighborhood walkability for Victoria Place residents and the greater Ward Village community. Across Auahi Street is the Victoria Ward Park mauka area, the Ward Entertainment Center, and the Kō'ula mixed-use community site (PD Permit No. KAK 18-038) where construction is scheduled to start in 2019.

**East: Waiea.** Waiea is a completed a mixed-use community (PD Permit No. KAK 13-036) adjacent to the Victoria Place site.

**South: Ala Moana Boulevard.** Ala Moana Boulevard is the makai boundary. Across Ala Moana Boulevard is Kewalo Basin Harbor which houses boat slips and multiple ocean commercial and recreation businesses.

**West: Victoria Ward Park.** The Victoria Ward Park makai area is directly to the west of Victoria Place. The design of Victoria Place will enhance the public Victoria Ward Park makai area with lush landscaping designed to seamlessly integrate Victoria Place with the park. Victoria Ward Park (mauka and makai) provides Ward Village with a connective (non-required) view plane and weaves together the surrounding residences and commercial areas and will also provide access to the future HART elevated rail line.

#### 4.6 Victoria Place Design

The design of Victoria Place is consistent with the 2005 Mauka Area Rules, which are applicable under the Ward MP. The residential tower's location was set by meeting the recommended separation with Waiea on the Diamond Head side, and Kō'ula on the mauka/'Ewa side, thus maximizing mauka-makai view corridors. The tower is at the approximate midpoint of the building podium. On the 'Ewa side, the podium edge steps down to a double height lobby structure flanked by series of single-story amenity spaces, structures, and courtyards that provide a transition of scale from the tower down to the Victoria Ward Park makai area and blend Victoria Place's ground-floor elements and open space with the public park.

Along Auahi Street the building is set back 15 feet from the property line with generous landscaping along both sides of the sidewalk creating a gracious and inviting public pathway to the park and implementing the Ward MP design strategies of Auahi Street a great pedestrian promenade and streetscape design with landscape character and identity.

Victoria Place's primary vehicle and bicycle entrance is on Auahi Street, creating a four-way intersection with Robinson (the road between Kō'ula and the Ward Entertainment Center) mauka of Auahi Street, and thus integrating the entrance with existing circulation patterns and street infrastructure. The entrance leads to vehicle parking levels and to a ground-level drop-off area entirely under the podium. A second vehicle entrance for the loading area shares the same access point off Auahi Street as for the Waiea loading area.

The primary pedestrian entrance to Victoria Place is along Auahi Street on the 'Ewa end of the building near Victoria Ward Park. The entrance is designed to have the look and feel of a kama'aina estate entrance and bring a human scale and residential character to the edge of the building to promote pedestrian connection to the park and neighborhood. The lobby is oriented toward the park along with a series of indoor and outdoor amenities at ground level including lounge spaces, and casual meeting spaces, which activate the building's edge. Landscaping of Victoria Place's open space in this area will merge and combine with park landscaping creating a discrete transition but unified interface with Victoria Place and Victoria Ward Park. A secondary pedestrian entrance to Victoria Place is provided from Ala Moana Boulevard.

Behind and above the ground floor amenity spaces, four stories of parking, screened from view, provide parking and a series of storage spaces for residents.

Victoria Place's recreation deck, on top of the podium, is split by the tower in to two large lanais. The Sunrise Lanai, on the Diamond Head side, has a focus on health and wellness with fitness facilities, a lap pool, and gracious lawns and gathering spaces suitable for group exercise activities. The Sunset Lanai, facing 'Ewa and overlooking the park, is focused on gathering, relaxing, and entertaining with several dining facilities, a great lawn, a recreational pool, and a strong visual connection to harbor and sunset vistas. The tower above is designed to provide each home with large operable windows, oriented to views, enhancing the connection to the outdoors, and bringing residential life and character to the façade of the tower.

Figure 4-1 shows the Victoria Place Building and Site.

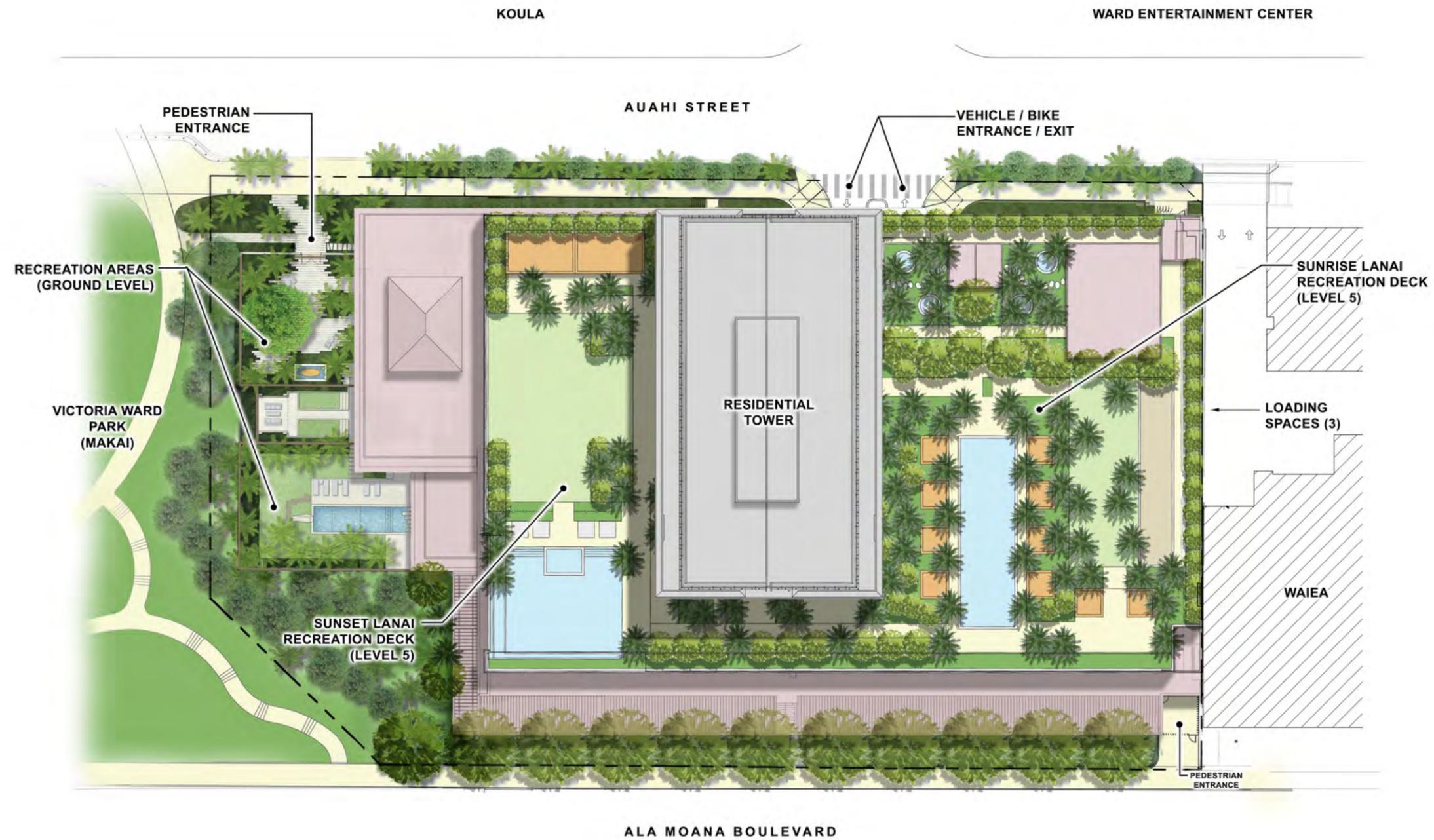


Figure 4-1 shows the Victoria Place Building and Site.

## 4.7 Building & Site

Victoria Place will include approximately 556,305 square feet of new floor area that will generally coincide with the following design parameters:

Table 4-1 Building & Site Summary – Victoria Place Land Block 2, Project 3.

VICTORIA PLACE: LAND BLOCK 2, PROJECT 3	
Ground Level Open Space	Approximately 15,590 square feet
Outdoor & Indoor Recreational Area	Approximately 64,105 square feet
Projected Height	400 feet plus 18 feet maximum rooftop elements
Homes (Units)	350 homes proposed

The following exhibits show detailed plans for Victoria Place:

- Exhibit 4: Detailed Site Plan
- Exhibit 5: Landscape Plan
- Exhibit 6: Circulation Plan
- Exhibit 7: Floor Plan, Ground Level
- Exhibit 8: Floor Plan, Floor 2
- Exhibit 9: Floor Plan, Floor 3
- Exhibit 10: Floor Plan, Floor 4
- Exhibit 11: Floor Plan, Floor 5
- Exhibit 12: Floor Plan, Floors 6 to 40
- Exhibit 13: Roof Plan
- Exhibit 14: Summary Sheet
- Exhibits 15-19: Elevations
- Exhibits 20-22: Building and Podium Sections
- Exhibit 23-24: Street Sections
- Exhibit 25: Ala Moana Boulevard View Corridor
- Exhibit 26: Victoria Place Orientation and Tower Spacing

## 4.8 Open & Recreation Space

The ground level of Victoria Place will contribute approximately 15,590 square feet of open space, which exceeds the requirement of 10,243 square feet by 52 percent.

Victoria Place will provide a total of approximately 64,105 square feet of recreation space, including approximately 48,055 square feet of outdoor recreation space and approximately 16,050 square feet of indoor recreation space.

The recreation space will be provided on the ground level and the recreation deck above the parking area (Level 5):

**Ground Level.** The ground level will provide both outdoor (approximately 7,640 square feet) and indoor (approximately 3,150 square feet) recreational space, including gardens, lounge areas, clubrooms, and casual meeting spaces.

**Recreation Deck.** (Level 5): The recreational deck will provide both outdoor (approximately 40,415 square feet) and indoor (approximately 12,900 square feet) recreational space, including a lap pool, a recreational pool, a fitness facility, lawns, and gathering and entertaining spaces.

Victoria Place's recreational amenities exceed recreational amenities provided at other Ward Village communities (on a square foot

per unit basis) and are: 1) based on market research and potential buyer feedback; 2) aimed toward promoting wellness and sense of community among residents and guests in the spirit of Victoria Ward.

## 4.9 Parking & Loading

Victoria Place will include approximately 593 off-street parking spaces. All stalls within Victoria Place will be for residential and guest use.

Under the 2005 Mauka Area Rules (Section 15-22-67), a minimum of 465 parking stalls would be required for the building as currently designed. For comparison purposes Exhibit 14 includes parking calculations based on typical market demands. Under typical market demands approximately 674 parking stalls would be needed. Victoria Place achieves the minimum parking required under the 2005 Mauka Area Rules, but less than typical market demand considering Victoria Place's location near amenities, employment centers, and transit.

Victoria Place will include three off-street loading spaces to serve the building. See Section 5.3.6 and Exhibits 6, 7, and 14 for more details.

## 4.10 Bike Facility Plans

Victoria Place will include bicycle parking at the street level in both public areas and within the parking structure. Public short-term bicycle parking will be provided at the street level along Auahi Street. Resident long-term bicycle parking will be provided within the parking structure. Victoria Place will provide bicycle parking using Revised Ordinances of Honolulu (ROH) Section 21-6.150, as a general recommendation.

Exhibit 6 shows the location of public short-term public bicycle racks. Exhibits 6 and 7 show the location of resident long-term bicycle parking. Bikeshare stations are situated at various convenient locations throughout Ward Village.

## 4.11 Vehicular, Pedestrian & Pedestrian Access Circulation

Vehicle, bicycle, and primary pedestrian access to Victoria Place will be from Auahi Street. A secondary pedestrian access will be provided from Ala Moana Boulevard. Exhibit 6 shows vehicle, bicycle, and pedestrian, and access and circulation.

## 4.12 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 Victoria Place, plus buildings approved to date (Waiea, Anaha, Ke Kilohana, Ae'ō, 'Aali'i, and Kō'ula, but excluding Gateway), a total of 3,056 residential units will be built. Ke Kilohana provides 375 Reserved Housing units sold to Reserved Housing buyers. 'Aali'i will provide 150 Reserved Housing units sold to Reserved Housing buyers. Consistent with the Ward MP, and to meet remaining Reserved Housing requirements (for Kō'ula and Victoria Place), at least 108 new Reserved Housing units will be provided within Ward Village Block F.

Table 4-2 Reserved Housing Requirement.

Reserved Housing		
Project	Residential Units	Reserved Housing Units Provided
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
<del>KAK 14-066 [LB2-P2] Gateway Towers</del>	<del>236</del>	<del>0</del>
KAK 14-074 [LB1-P2] Ae'o	466	0
KAK 16-075 [LB1-P3] 'A'ali'i	751	150
KAK 18-038 [LB1-P4] Kōula	570	0
KAK 19-069 [LB2-P3] Victoria Place	350	0
Future [LB5-P2] Block F	<u>108</u>	<u>108</u>
Total Residential Units	3164	633
Reserved Housing Units Required (20%)		633
<b>Reserved Housing Units Balance (exceeding requirements)</b>		<b>0</b>

NOTE: KAK 14-066 [LB2-P2] Gateway Towers will be withdrawn upon issuance of the Development Permit for KAK 19-069 [LB2-P3] Victoria Place.

### 4.13 Sustainability Strategy

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

VWL will pursue LEED certification for new construction (LEED-NC) for Victoria Place. To achieve this, the following sustainable practices will be employed.

The project team is using an integrative design process throughout the creation of Victoria Place, 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, VWL is committed to minimizing erosion and sedimentation during construction. Landscaping will capture rainwater, encourage time spent outdoors, and cool outdoor spaces. Victoria Place will feature indigenous and/or ethnic plantings to embrace Hawaiian ecosystems and avoid contributing to invasive plant populations.

**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. Victoria Place is directly tied into the planned Auahi Street promenade and will contribute to the pedestrian network of Ward Village. Proximity to the HART Kaka'ako Station will help to further reduce vehicle trips in favor of public transit.

**Water Efficiency:** A number of water-conserving measures will be employed at Victoria Place, 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:** Victoria Place 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:** Victoria Place 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:** Victoria Place will create sensitive indoor environments with adjustable lighting and cooling systems and will provide substantial outdoor views. The building will use materials that meet requirements for indoor environmental air quality.

**Innovation:** To support the LEED design approach, Victoria Place will consider a range of sustainability measures that fit the LEED Innovation criteria—intended to support creative approaches to green building.

**Regional Priority.** Victoria Place will pursue sustainability opportunities that specifically address local priorities with regard to environment, social equity, and/or public health. Victoria Place will address LEED-designated Regional Priority issues including responsible waste management and indoor water conservation.

Appendix A contains the LEED-NC checklist.

### 4.14 Development Timetable

HCC intends to construct Victoria Place in a single phase. The building permit application is anticipated to be submitted the fourth quarter of 2019 with construction expected to commence in the third quarter of 2020. This timetable is subject to change based on sales and market trends.



# 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 VWL 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 archaeological model for master plan	D&O - MP Restatement, §111, Pg. 36 COMPLETE
3	Historic building inventory	D&O, § 5, Pg. 45 COMPLETE
4	Archaeological 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 Victoria Place'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	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 2, Project 3 (Victoria Place)	Remarks
§15-22-9 Method of Development	Base Zone Development or Planned Development		Victoria Place 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 Designation was implemented without amending the 2005 Mauka Rules by the Declaratory Order issued October 10, 2012.	Victoria Place is a residential building.	
§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) × 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 × 1.25 = 4.375 FAR)	Victoria Place complies.  Allowable FAR on Land Block 2: Land Block 2: 355,130 SF × 4.75 = 1,686,867.5 SF  Proposed FAR on Land Block 2: <ul style="list-style-type: none"> <li>Current projections are for 1,578,900 SF of floor area on Land Block 2, inclusive of Waiea (522,654 SF), Victoria Place (556,305 SF), and a future planned project (499,941 SF)</li> <li>Land Block 2 projected FAR: 4.45 (1,578,900 SF / 355,130 SF = 4.45 FAR), with 139,645 SF of Industrial Use projected across the master plan area.</li> <li>Victoria Place complies with or without the projected industrial bonus (assumes Gateway is withdrawn).</li> </ul>	See Sections 5.3.1, 5.3.2, and 5.3.3, Table 5-4, and Exhibit 14.
§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.	Victoria Place complies.  Victoria Place is designed consistent with §15-22-116.	See Exhibits 15, 16, 17, 18, 20, 21, and 25.
§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.	Victoria Place complies.  Victoria Place will provide bicycle parking using ROH Section 21-6.150, as general recommendation. Short-term bicycle parking for employees and guests will be provided on the ground level. Long-term bicycle parking for residents will be provided on the ground floor within the parking structure.	See Sections 4.9 and 5.3.6, and Exhibits 6 and 7.
§15-22-63.1 Front Yard	(a) ...the minimum front yard for each development lot shall be fifteen feet. Every yard bounded by a street shall be a front yard.	The Ward MP proposes that yards be provided consistent with the Mauka Area Plan and Rules.	Victoria Place complies.  Victoria Place is a portion of the single development lot created by the Land Block 2 Joint Development Agreement recorded March 18, 2014 [Doc A-51900683]. The Land Block 2 development lot is bounded by Ala Moana Boulevard, Kamake'e Street, Auahi Street, and Ward Avenue.  Victoria Place is partially bounded by Auahi Street and Ala Moana Boulevard. Both are designated front yards and 15-foot setbacks are provided.	See Exhibit 4.
§15-22-63.2 Side and Rear Yards	(a) ...the minimum side and rear yards for structures containing windows or openings facing side or rear property lines shall be ten feet for side yards and ten feet for rear yards.	The Ward MP proposes that yards be provided consistent with the Mauka Area Plan and Rules.	Victoria Place complies.  Victoria Place is a portion of the single development lot created by the Land Block 2 Joint Development Agreement recorded March 18, 2014 [Doc A-51900683]. The Land Block 2 development lot is bounded by Ala Moana Boulevard, Kamake'e Street, Auahi Street, and Ward Avenue.  Victoria Place is bounded to the east and west by adjacent parcels within the Block 2 development lot. As such, no side or rear yards are present.	See Exhibit 4.

# MAUKA AREA RULES & WARD NEIGHBORHOOD MASTER PLAN

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 2, Project 3 (Victoria Place)	Remarks
§15-22-64 Open Space	<p>(a) Open space is that portion of a development lot, exclusive of required yards, setback areas, or parking areas, which is:</p> <p>(1) Open and unobstructed overhead;</p> <p>(2) Landscaped or maintained as a recreational or social facility; and</p> <p>(3) Not to be used for driveways, loading purposes or storage, or for the parking of vehicles.</p> <p>(b) Berms, landforms, or underground structures covered with landscape treatment including artificial turf, shall be considered as part of the required open space, provided that any open space shall not exceed four feet from the sidewalk elevation.</p> <p>(c) For any development lot within any land use zone:</p> <p>(1) The minimum amount of open space shall be the lower of:</p> <p>(A) 10% of lot area; or</p> <p>(B) 25% of the lot area less required yard areas.</p> <p>(2) Up to 25% of the minimum required open space may include an adjacent front yard provided that the open space is:</p> <p>(A) Entirely in one location;</p> <p>(B) Publicly accessible or visible from an adjacent street; and</p> <p>(C) Proportioned to a maximum length to width ratio of 2:1</p>	<p>The Ward MP establishes an open space requirement of 245,638 SF (10% of the total land area).</p> <p>To date, 97,191 SF of open space has been identified on permitted projects, excluding Gateway (7,807 sf).</p>	<p>Victoria Place complies.</p> <p>Open Space Required: Proposed lot of 102,427 SF X 10% = 10,243 SF.</p> <p>Open Space Provided: Victoria Place provides approximately 15,590 SF of open space at the ground level (15% of the lot area).</p>	<p>See Sections 4.8 and 5.3.5, Table 5-6, and Exhibits 4, 5, and 14.</p>
§15-22-65 Recreation Space	<p>(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</p> <p>(c) The required on-site recreation space, if provided outdoors, may be used to satisfy a portion of the open space requirements</p>	<p>The Ward MP proposes recreation space be provided consistent with the Mauka Area Plan and Rules.</p>	<p>Victoria Place complies.</p> <p>Recreation Space Required: 350 DU x 55 sf/DU = 19,250 SF.</p> <p>Recreation Space Provided: Victoria Place provides 64,105 SF of recreation space:</p> <ul style="list-style-type: none"> <li>Level 5 Recreation Deck = 12,900 SF interior and 40,415 SF exterior.</li> <li>Level 1 = 3,150 SF interior and 7,640 SF exterior.</li> </ul>	<p>See Section 4.8 and Exhibits 5, 7, 11, and 14.</p>
§15-22-66 View Corridors	<p>Per the 2005 Mauka Area Rules exhibit titled "View Corridor Streets," view corridors are established along:</p> <ul style="list-style-type: none"> <li>Ward Avenue;</li> <li>Kamakee Street</li> <li>Queen Street;</li> <li>Ala Moana Boulevard; and</li> <li>Other streets not in the vicinity of Victoria Place</li> </ul>	<p>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.</p>	<p>Victoria Place complies.</p> <p>Victoria Place is along the Ala Moana Boulevard view corridor established in the 2005 Mauka Area Rules exhibit titled "View Corridor Streets."</p> <p>Victoria Place is setback 15 feet at street level up to 20 feet in height, then has a 1:1 slope to 45 feet in height, with the residential tower setback at 75 feet</p>	<p>See Section 3.3, illustration on page 8, and Exhibits 4, 17, 19, 20, 22, and 25.</p>
§15-22-67 Off Street Parking	<p>Multi-family dwellings (including reserved housing units):</p> <ul style="list-style-type: none"> <li>600 sq. ft. or less = 0.9 per unit;</li> <li>More than 600 but less than 800 sq. ft. = 1.13 per unit;</li> <li>800 sq. ft. and over = 1.35 per unit</li> </ul> <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>Victoria Place complies.</p> <ul style="list-style-type: none"> <li>0 Units @ 600 SF or less x 0.9 = 0 spaces</li> <li>35 Units @ 600 SF to 799 SF x 1.13 = 39.55 spaces</li> <li>315 Units @ 800 SF or more x 1.35 = 425.25 spaces</li> <li>Total required = 465 spaces</li> </ul> <p>Victoria Place will provide 593 parking spaces for residential use:</p> <ul style="list-style-type: none"> <li>551 Standard spaces</li> <li>27 Tandem spaces - assigned to the same residential unit as the stall in front</li> <li>13 Accessible (HC) spaces</li> <li>2 Accessible van (HC Van) spaces</li> </ul>	<p>See Sections 4.9 and 5.3.6, Table 5-7, and Exhibits 7, 8, 9, 10, and 14.</p>

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 2, Project 3 (Victoria Place)	Remarks
§15-22-68 Off-Street Loading	<ul style="list-style-type: none"> <li>Multi-family dwellings 150,001-300,000 SF = two loading spaces + one space for each additional 200,000.</li> <li>No loading space or maneuvering area shall be located within a required yard.</li> </ul>	The Ward MP proposes off street loading be provided consistent with the Mauka Area Plan and Rules.	<p>Victoria Place complies.</p> <p>Off-Street Loading Required:</p> <ul style="list-style-type: none"> <li>Residential uses of 556,305 SF = 3</li> <li>TOTAL REQUIRED = 3</li> </ul> <p>Off-Street Loading Provided: 3 loading spaces, two sized a minimum of 12' x 35' and one sized a minimum of 19' x 8-1/2'</p>	See Sections 4.9 and 5.3.6, Table 5-7, and Exhibits 4, 6, 7, and 14.
§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>		Victoria Place complies.	See Exhibits 4, 5, 13, 15, 16, 17, 18, 19, and 24.
§15-22-72 Lanai Enclosures	<p>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;</p> <p>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.</p>		Victoria Place complies.	
§15-22-73 Dedication of Public Facilities	<p>(d)(1) 3% of Commercial Floor Area</p> <p>(d)(2) 4% of Residential Floor Area, exclusive of the floor area devoted to reserve housing units</p>	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>Victoria Place complies.</p> <p>Public Facilities Dedication Required:</p> <ul style="list-style-type: none"> <li>Victoria Place Residential Area: 4% x 556,305 = 22,252 SF</li> <li>PFD required for projects previously approved = 122,811 SF (not including Gateway)</li> <li>PFD total required – including Victoria Place = 145,064 SF</li> </ul> <p>Public Facilities Dedication Provided:</p> <ul style="list-style-type: none"> <li>PFD credit from Pre-Ward MP Projects = 39,581 SF</li> <li>PFD dedications for projects previously approved = 140,989 SF</li> <li>Victoria Place proposed PFD dedications = 0 SF</li> <li>Total PFD dedications including Victoria Place = 180,570 SF</li> </ul> <p>PFD credit balance after Victoria Place = 35,506 SF</p>	See Section 5.3.5 and Table 5-5.
§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>Victoria Place complies.</p> <p>There are no mapped streets, as designed in the Mauka Area Plan, within the Victoria Place site.</p>	See Figure 3-2, Figure, 4-1, Exhibit 1, and Exhibit 6.
§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>Victoria Place complies.</p> <p>All utilities serving Victoria Place will be underground and the existing overhead utilities along Victoria Place's Auahi St. frontage will be placed underground.</p>	
§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"		<p>Victoria Place complies.</p> <p>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.</p>	§15-22-77 is noted on Exhibits 15, 16, and 17.
§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.	Victoria Place is subject to the Land Block 2 Joint Development Agreement recorded March 18, 2014 [Doc A-51900683].	

# MAUKA AREA RULES & WARD NEIGHBORHOOD MASTER PLAN

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 2, Project 3 (Victoria Place)	Remarks
§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.		<p>Victoria Place will comply with the applicable flood hazard provisions of Article 7 of the LUO.</p> <p>The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) shows that Victoria Place 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%.</p> <p>The Victoria Place site Flood Base Elevation is 9 feet (see Appendix D, Figure 1-4). The proposed finish floor elevation at Level 1 for Victoria Place is 9.25 feet.</p>	See Appendix D: Section 1-4 and Figure 1-4.
§15-22-113 Permitted Uses	(a) The uses permitted within a planned development shall be any of the uses permitted within the mixed-use zone within which the development is located. (b) For any planned development of lots 20,000 square feet or more in size, no more than sixty per cent of the total allowable floor area shall be placed in commercial use and the remaining floor area shall be placed in multi-family dwellings.	The Ward MP contemplated a single "mixed-use" land use designation. The Single Mixed-Use Designation was implemented without amending the 2005 Mauka Rules by the Declaratory Order issued October 10, 2012.	<p>Victoria Place complies.</p> <p>Victoria Place does not propose any commercial use; all of the floor area is proposed for multi-family dwellings.</p>	
§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.	<p>Victoria Place complies.</p> <p>RH Units Required: With the addition of 350 residential units in Victoria Place, a total of 3,164 residential units (excluding Gateway) are being provided in the Ward MP area. The associated Reserved Housing requirement is <math>3,164 \times 20\% = 633</math> RH units.</p> <p>RH Units Provided: Ke Kilohana (KAK 13-038) provides 375 RH units. 'A'ali'i (KAK 16-075) will provide 150 RH Units.</p> <p>To meet the total amount of RH required with Victoria Place (and Kō'ula), at least 108 RH units will be provided within Ward Village Block F.</p>	See Section 4.12 and Table 4-2.
§15-22-116 FAR and §15-22-203 FAR Transfers	<ul style="list-style-type: none"> <li>3.5 FAR for lots over 80,000 sf</li> <li>0.3 FAR bonus for industrial uses</li> <li>Floor area may be transferred from lot to lot under a master plan, allowing up to a 25% increase</li> </ul>	<p>The Ward MP establishes a 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 <math>4.75 (3.5 \text{ FAR} + 0.3 \text{ FAR}) \times 1.25 = 4.75 \text{ FAR}</math></p> <p>With allowable transfers and without the industrial bonus, the maximum FAR on any land block is <math>4.375 (3.5 \text{ FAR} \times 1.25 = 4.375 \text{ FAR})</math></p>	<p>Victoria Place complies.</p> <p>Allowable FAR on Land Block 2: Land Block 2: <math>355,130 \text{ SF} \times 4.75 = 1,686,867.5 \text{ SF}</math></p> <p>Proposed FAR on Land Block 2:</p> <ul style="list-style-type: none"> <li>Current projections are for 1,578,900 SF of floor area on Land Block 2, inclusive of Waiea (522,654 SF), Victoria Place (556,305 SF), and a future planned project (499,941 SF)</li> <li>Land Block 2 projected FAR: <math>4.45 (1,578,900 \text{ SF} / 355,130 \text{ SF} = 4.45 \text{ FAR})</math>, with 139,645 SF of Industrial Use projected across the master plan area.</li> <li>Victoria Place complies with or without the projected industrial bonus (assumes Gateway is withdrawn).</li> </ul>	See Sections 5.3.1, 5.3.2, and 5.3.3, Table 5-4, and Exhibit 14.
§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.	<p>Victoria Place complies.</p> <p>The proposed tower roof height is 400 feet. Mechanical screening extends 18 feet above the tower roof.</p>	See Exhibits 15, 16, 17, 18, 20, 21, and 25.
§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.	<p>Victoria Place complies.</p> <p>Victoria Place's lot is approximately 102,427 SF. Victoria Place's tower floor plates are approximately 14,500 SF.</p>	See Exhibits 4, 12, and 14.
§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.	<p>Victoria Place complies.</p> <p>Victoria Place is along the Ala Moana Boulevard view corridor established in the 2005 Mauka Area Rules exhibit titled "View Corridor Streets."</p> <p>Victoria Place is setback 15 feet at street level up to 20 feet in height, then has a 1:1 slope to 45 feet in height, with the residential tower setback at 75 feet.</p>	See Section 3.3, illustration and images on page 8, and Exhibit 4.

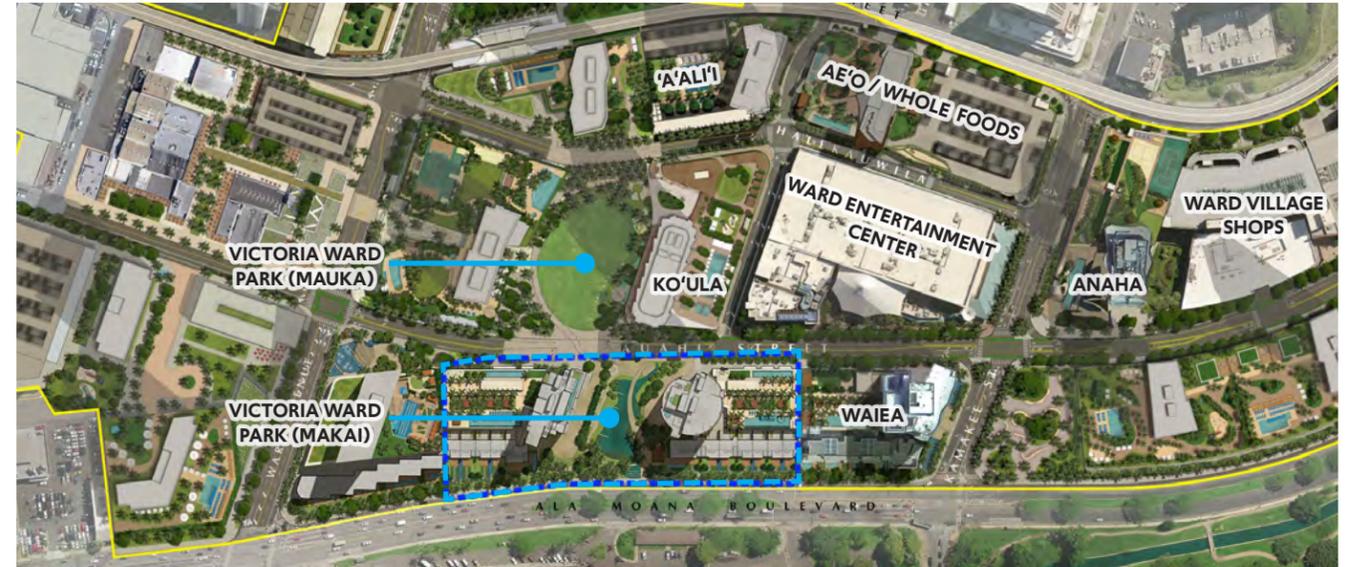
Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 2, Project 3 (Victoria Place)	Remarks
§15-22-142 Streetscapes	(a) Curb cuts are permitted only upon approval by the executive director; (b) All new developments shall provide facilities for central trash storage within 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.	Victoria Place complies.  Victoria Place will: <ul style="list-style-type: none"> <li>• Provide for central trash storage within the Victoria Place building</li> <li>• Provide a shaded, 8-foot long bench along the Auahi Street public sidewalk</li> <li>• Use an existing curb cut along Auahi Street for loading dock entry (shared loading driveway with Waiea)</li> <li>• Relocate an existing curb cut along Auahi Street to align it with the Ward Entertainment Center drive for resident vehicle and bicycle parking entry/exit</li> <li>• Remove an existing curb cut along Auahi Street</li> </ul> No bus stops are present along the Victoria Place street frontages	See Section 3.3 and Exhibits 7, 15, 16, 17, 18, 19, 20, 21, 23, 24, and 25.
§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.		Victoria Place complies.  Victoria Place is over 45 feet in height (400 feet). The long axis of the Victoria Place tower is approximately 35 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 26 and Appendix E.
§15-22-143(b & c) 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.	Victoria Place 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 Victoria Place minimizes shadow effects on neighboring buildings. Victoria Place homes will have direct access to sunlight.	See Exhibit 26 and Appendix E.
§15-22-144 Landscape		The Ward MP proposes landscaping be provided consistent with the Mauka Area Plan and Rules.	Victoria Place complies.  Landscaping will be consistent with the Mauka Area Rules and the 2016 Ward Village Street Tree Master Plan.	See Exhibit 5.

**5.2 Comparison - Victoria Place and Gateway**

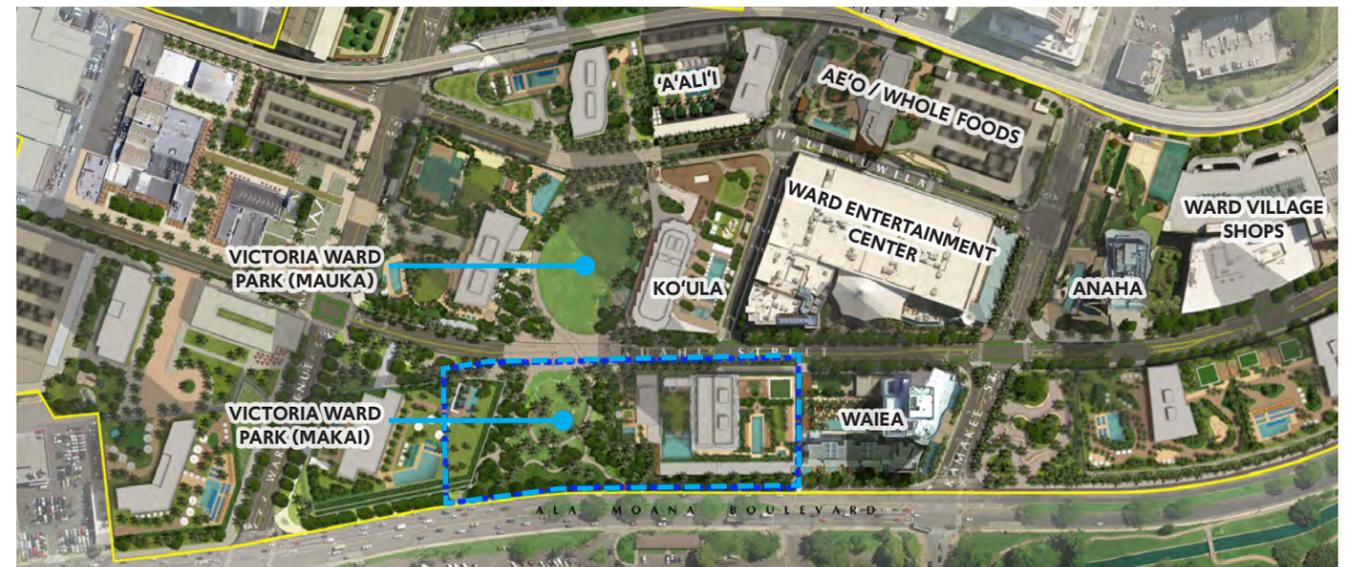
Victoria Place will be in the approximate space of the Gateway Diamond Head building (commonly referred to as the Cylinder). Upon the approval of the Victoria Place Planned Development (PD) Permit, the Gateway PD Permit (PD Permit No. KAK 14-066) will be withdrawn.

Table 5-3 Comparison of Victoria Place and Gateway (PD Permit No. KAK 14-066)

	VICTORIA PLACE (PD Permit No. KAK 19-069)	GATEWAY (PD Permit No. KAK 14-066)
Location	TMK (1) 2-3-001: 131 TMK (1) 2-3-001: 130 (portion)	Diamond Head building: TMK (1) 2-3-001: 131 'Ewa building: TMK (1) 2-3-001: 129
Site Area	102,427 sf	191,664 sf
Podium Height	43 feet and 5 inches	Diamond Head building: 65 feet 'Ewa building: 65 feet
Tower Height	400 feet plus 18 feet maximum rooftop elements	Diamond Head building: 311 feet plus rooftop elements 'Ewa building: 400 feet plus rooftop elements
Number of Floors	40	Diamond Head building: 27 'Ewa building: 34
Number of Units	350	Diamond Head building: 123 'Ewa building: 113 Total: 236
Recreational Area	Indoor: 16,050 sf Outdoor: 48,055 sf Total: 64,105 sf	Diamond Head building: 40,827 sf 'Ewa building: 39,415 sf Total: 80,242 sf
Open Space	15,590 sf	Diamond Head building 'Ewa building Combined total: 7,807 sf
Parking and Loading	Parking: 593 spaces Loading: 3 spaces	Parking: 548 spaces Loading: 4 spaces
Floor Area	Residential: 556,305 sf Commercial: 0 sf Total: 556,305 sf	Residential: 764,284 sf Commercial: 19,730 sf Total: 784,014 sf
Reserved Housing Requirement	70 units required	48 units required



Gateway (site outlined in blue), as previously approved, included two residential buildings with space for Victoria Ward Park (makai) in between.



Victoria Place (shown within the Gateway site) will include one residential building in the same area to provide more space for Victoria Ward Park (makai) and wider makai view corridors.

Figure 5-1 Comparison of Victoria Place and Gateway

## 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 is planned to be located in Land Block 5 and Land Block 6.

Table 5-4 Floor Area.

MASTER PLAN ADDENDUM 9/12/2008	FLOOR AREA						TOTAL
	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	
<b>Land Area</b>							
Land Area (acres)	20.93	8.15	6.20	5.30	17.84	1.53	<b>59.96</b>
Land Area (SF)	911,887	355,130	270,159	230,706	777,167	66,626	<b>2,611,675</b>
Existing Streets (SF)	-	-	-	-	155,296	-	<b>155,296</b>
Net Development Area (SF)	911,887	355,130	270,159	230,706	621,871	66,626	<b>2,456,379</b>
<b>ZSF @ 3.8 FAR</b>	<b>3,465,171</b>	<b>1,349,494</b>	<b>1,026,604</b>	<b>876,683</b>	<b>2,363,110</b>	<b>253,178</b>	<b>9,334,240</b>
<b>9/12/2008 Master Plan Addendum</b>							
Planned Gross Building Area (SF)	3,046,296	1,537,651	777,105	1,018,650	2,835,404	119,134	<b>9,334,240</b>
Open Space Required (SF)	91,189	35,513	27,016	23,071	62,187	6,663	<b>245,638</b>
Forecast Public Facilities Required (SF)	104,981	55,391	27,068	37,157	101,580	3,876	<b>330,053</b>
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%	
<b>PLANNED FAR 9/12/2008</b>	<b>3.34</b>	<b>4.33</b>	<b>2.88</b>	<b>4.42</b>	<b>4.56</b>	<b>1.79</b>	<b>3.80</b>
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
<b>Existing Improvements to Remain</b>							
[LB4] IBM Building	-	-	-	62,500	-	-	<b>62,500</b>
MUZ 16-00 [LB1] Ward Entertainment Center	213,840	-	-	-	-	-	<b>213,840</b>
MUZ 93-04 [LB3] Ward Village Shops	-	-	129,778	-	-	-	<b>129,778</b>
<b>Approved Development Permits (SF)</b>							
KAK 13-036 [LB2-P1] Waiea	-	522,654	-	-	-	-	<b>522,654</b>
KAK 13-037 [LB3-P1] Anaha	-	-	649,168	-	-	-	<b>649,168</b>
KAK 13-038 [LB5-P1] Ke Kihohana	-	-	-	-	508,829	-	<b>508,829</b>
KAK 14-066 [LB2-P2] Gateway Towers	-	784,014	-	-	-	-	<b>784,014</b>
KAK 14-074 [LB1-P2] Ae'o	624,748	-	-	-	-	-	<b>624,748</b>
KAK 16-075 [LB1-P3] 'A'ali'i	612,272	-	-	-	-	-	<b>612,272</b>
KAK 18-038 [LB1-P4] Kāula	697,570	-	-	-	-	-	<b>697,570</b>
<b>Pending Development Permit (SF)</b>							
KAK 19-069 [LB2-P3] Victoria Place	-	556,305	-	-	-	-	<b>556,305</b>
<b>Subtotal Approved &amp; Pending (SF)</b>	<b>2,148,430</b>	<b>1,078,959</b>	<b>778,946</b>	<b>62,500</b>	<b>508,829</b>	-	<b>4,577,664</b>
Residential/Commercial Area Planned (SF)	1,161,494	499,941	-	963,200	1,314,096	80,931	<b>4,019,662</b>
Industrial Area Planned (SF)	-	-	-	-	120,637	19,008	<b>139,645</b>
<b>Area Planned (SF)</b>	<b>1,161,494</b>	<b>499,941</b>	-	<b>963,200</b>	<b>1,434,733</b>	<b>99,939</b>	<b>4,159,307</b>
Projected Total Floor Area (SF)	3,309,924	1,578,900	778,946	1,025,700	1,943,562	99,939	<b>8,736,971</b>
Projected Floor Area Ratio	3.63	4.45	2.88	4.45	3.13	1.50	<b>3.56</b>
Projected Floor Area Transfer	2%	25%	-19%	25%	-12%	-58%	<b>0%</b>
<b>Additional Industrial Area Allowed (SF)</b>							<b>597,269</b>
<b>Total Floor Area Allowed (SF)</b>							<b>9,334,240</b>
FAR Allowed							<b>3.80</b>
Change from 9/12/2008							-

NOTE: KAK 14-066 [LB2-P2] Gateway Towers will be rescinded upon issuance of the Development Permit for KAK 19-069 [LB2-P3] Victoria Place

### 5.3.2 FAR Allocation Summary

Exhibit 14 includes a table summary of the approximate floor area used in calculating the floor area of each Victoria Place level. For floor area details of each level, see floor plans shown in Exhibits 7 through 12.

### 5.3.3 Floor Area Allowed & Floor Area Used

Floor area currently allocated to Land Block 1 and used by Victoria Place is pursuant to the FAR Allocation in Table 5 4.

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 Relationship to Surrounding Properties

Victoria Place would replace the previously approved Gateway community (PD Permit No. KAK 14-066). Upon the approval of the Victoria Place PD Permit, the Gateway PD Permit (PD Permit No. KAK 14-066) will be withdrawn.

Surrounding development includes:

- Victoria Ward Park, located west of Victoria Place
- Land Block 2, Project 1 (Waiea), located east of Victoria Place
- The Ward Entertainment Center, located north and east of Victoria Place
- Land Block 1, Project 4 (Kō'ula), located north and west of Victoria Place Auahi Street promenade, located north of Victoria Place
- Ala Moana Boulevard and Kewalo Basin, located south of Victoria Place

Upon its eventual build out, Land Block 2 is projected to include approximately 1,578,900 cumulative gross square feet of commercial and residential area. Land Block 2 totals approximately 8.2 acres (355,130 square feet), which results in projected Floor Area Ratio of 4.45.

### 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 15,590 square feet of open space will be provided in the Victoria Place site. HHC has dedicated 180,570 square feet of public facilities within Ward Village, which is more than required. The following tables show the public facilities and open space dedications for Ward Village projects, including the areas proposed for Victoria Place.

# MAUKA AREA RULES & WARD NEIGHBORHOOD MASTER PLAN

Table 5-5 Ward Village Public Facilities Dedication.

WARD VILLAGE PUBLIC FACILITIES DEDICATION		
<b>Credit from Pre- Ward MP Projects</b>		
<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	715 sf	
<b>Subtotal - Credit from Pre-Ward MP Projects [a]</b>	<b>39,581 sf</b>	
<b>Ward MP Dedications</b>		
<i>Location</i>	<i>Dedication Area</i>	
KAK 13-036 [LB2-P1] Waiea [Doc A-52480775]	521 sf	
KAK 13-037 [LB3-P1] Anaha [Doc A-52480776]	353 sf	
KAK 13-037 [LB3-P1] Anaha [Doc A-52480777]	496 sf	
KAK 13-037 [LB3-P1] Anaha [Doc A-52480777]	431 sf	
KAK 13-037 [LB3-P1] Anaha [Doc A-52480779]	902 sf	
KAK 13-038 [LB5-P1] Ke Kihohana [Doc A-52480780]	1,785 sf	
Halekauwila Street Transfer to HCDA [Doc A-55070352]	37,261 sf	
Gateway Plaza [Doc A-60100943]	34,371 sf	
KAK 16-075 [LB1-P3] 'A'ali'i [Doc A-69270954] - Sidewalk Easement	6,034 sf	
LB1: 2017/SUB-40 Lot D, Esmt A-7 [Doc A-68720531] - Roadway Easement	53,062 sf	
LB1: 2017/SUB-40 Lot B, Esmt P-4 [Doc A-68720628] - Sidewalk Easement	5,773 sf	
<b>Subtotal - Ward MP Dedications [b]</b>	<b>140,989 sf</b>	
<b>Total Dedications to Date [a + b]</b>	<b>180,570 sf</b>	
<b>Required Public Facilities Dedication</b>		
<i>Project</i>	<i>Dedication Area</i>	
KAK 13-036 [LB2-P1] Waiea	20,831 sf	
KAK 13-037 [LB3-P1] Anaha	25,796 sf	
KAK 13-038 [LB5-P1] Ke Kihohana	3,092 sf	
<del>KAK 14-066 [LB2-P2] Gateway Towers</del>	<del>31,163 sf</del>	
KAK 14-074 [LB1-P2] Ae'o	24,119 sf	
KAK 16-075 [LB1-P3] 'A'ali'i	21,653 sf	
KAK 18-038 [LB1-P4] Kōula	27,320 sf	
KAK 19-069 [LB2-P3] Victoria Place	22,252 sf	
<b>Total Required Dedication</b>	<b>145,064 sf</b>	
<b>Remaining Balance (exceeding requirements)</b>	<b>35,506 sf</b>	

NOTE: KAK 14-066 [LB2-P2] Gateway Towers will be rescinded upon issuance of the Development Permit for KAK 19-069 [LB2-P3] Victoria Place  
 NOTE: 2018/SUB-95, Lot D-1, Easement P-8 [CENTRAL PLAZA] has not yet been recorded

Table 5-6 Ward Village Public Open Space

MASTER PLAN ADDENDUM 9/12/2008	OPEN SPACE						TOTAL
	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	
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
<b>9/12/2008 Master Plan Addendum</b>							
Open Space Area (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
<b>Existing Properties to Remain</b>							
[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	-	-	32,988	-	-	-	32,988
<b>Approved Development Permits</b>							
KAK 13-036 [LB2-P1] Waiea	-	13,667	-	-	-	-	13,667
KAK 13-037 [LB3-P1] Anaha	-	-	10,907	-	-	-	10,907
KAK 13-038 [LB5-P1] Ke Kihohana	-	-	-	-	1,323	-	1,323
<del>KAK 14-066 [LB2-P2] Gateway Towers</del>	<del>-</del>	<del>7,807</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>7,807</del>
KAK 14-074 [LB1-P2] Ae'o	5,047	-	-	-	-	-	5,047
KAK 16-075 [LB1-P3] 'A'ali'i	9,905	-	-	-	-	-	9,905
KAK 18-038 [LB1-P4] Kōula	10,800	-	-	-	-	-	10,800
LB1: Central Plaza	-	-	-	-	-	-	-
<b>Pending Development Permit</b>							
KAK 19-069 [LB2-P3] Victoria Place	-	15,590	-	-	-	-	15,590
<b>Subtotal</b>	<b>28,611</b>	<b>29,257</b>	<b>43,895</b>	<b>9,695</b>	<b>1,323</b>	<b>-</b>	<b>112,781</b>
Projected Remaining Area Planned (SF)	22,531	42,734	-	24,550	42,042	1,000	132,857
<b>Projected Total Area (SF)</b>	<b>51,142</b>	<b>71,991</b>	<b>43,895</b>	<b>34,245</b>	<b>43,365</b>	<b>1,000</b>	<b>245,638</b>
Projected Open Space Percentage	6%	20%	16%	15%	7%	2%	10%
Change from 9/12/2008 (SF)	(40,047)	36,478	16,879	11,174	(18,822)	(5,663)	-

NOTE: KAK 14-066 [LB2-P2] Gateway Towers will be rescinded upon issuance of the Development Permi for KAK 19-069 [LB2-P3] Victoria Place

### 5.3.6 Parking & Loading Summary

Exhibit 14 includes tables detailing: 1) parking and loading requirements; and 2) parking and loading spaces provided. Victoria Place will include approximately 593 off-street parking spaces. All stalls within Victoria Place will be for residential and guest use.

Under the 2005 Mauka Area Rules (Section 15-22-67), a minimum of 465 parking stalls would be required for the building as currently designed. For comparison purposes Exhibit 14 includes parking calculations based on typical market demands. Under typical market demands approximately 674 parking stalls would be needed. Victoria Place achieves the minimum parking required under the 2005 Mauka Area Rules, but less than typical market demand considering Victoria Place's location near amenities, employment centers, and transit.

Victoria Place will provide bicycle parking using ROH Section 21-6.150 as a general recommendation. Bikeshare stations are situated at various convenient locations throughout Ward Village.

Table 5-7 Parking & Loading Summary.

PARKING & LOADING SUMMARY			
	Required	Provided	Typical Demand
Parking	465	593	674
Loading	3	3	N/A

**6.1 Archaeological and Cultural Resources**

Cultural Surveys Hawai'i (CSH) conducted an archaeological inventory survey (AIS) for the area of Land Block 2 that includes the Victoria Place site. The State Historic Preservation Division (SHPD) accepted the AIS report on October 20, 2014.

Subsequent to the AIS report, CSH prepared an archaeological monitoring plan (AMP) addressing the area of the Victoria Place site, combined with the additional area of Land Block 2 that would have comprised the Gateway site. SHPD accepted the AMP on November 18, 2014.

On November 19, 2014, SHPD accepted an archaeological data recovery plan (ADRP) for the area covering the Victoria Place and including the rest of the Gateway site. The ADRP addresses State Historic Property (SIHP) # 50-80-14-7655 (a historical salt pan complex). CSH completed the archaeological data recovery work for SIHP # 50-80-14-7655 on March 4, 2015. SHPD then accepted An End of Fieldwork Letter Report for Archaeological Data Recovery on August 8, 2017.

In a letter dated July 9, 2019, SHPD formally acknowledged compliance with Chapter 6E, HRS (the State of Hawai'i Historic Preservation Program) for the Victoria Place 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 Victoria Place in April 2019. The purpose of the report was to identify and assess the potential traffic impacts resulting from Victoria Place. The TIR concludes that with the implementation of several recommendations, traffic operations at intersections in the vicinity of Victoria Place are generally expected to operate at levels of service similar to without Victoria Place.

The TIR recommendations below have been incorporated in into the design of Victoria Place:

- Maintain sufficient sight distance in driveways, including consideration of bicyclists and pedestrians;
- Provide adequate on-site loading and off-loading service areas, and prohibit off-site loading;
- Provide adequate on-site turn-around area for service, delivery, and refuse collection vehicles, 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 directional signage for vehicles entering the driveway, to facilitate traffic flow and clearly indicate the locations of the porte cochere and parking. Consider appropriate lighting for the directional signage to ensure visibility.
- Provide adequate signage regarding the location of the ground-level drop-off area such as signs indicating a passenger loading area, maximum loading time, and parking restriction.
- On-site staff may monitor the drop-off area to facilitate traffic flow. Monitoring would also ensure that queues do not extend beyond the provided pull-out area.
- 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) an email from the City and County of Honolulu Department of Permitting (DPP) Traffic Review Branch stating: "the traffic analysis for the subject development is acceptable to the Traffic Review Branch (TRB)."

**6.3 Infrastructure Availability Report**

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

WOC anticipates that infrastructure systems will be able to accommodate Victoria Place, 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	May 10, 2019	Approved May 24, 2019
Water	Board of Water Supply	Adequacy Letter	April 17, 2019	Adequacy confirmed May 10, 2019
Fire Safety	Honolulu Fire Department	Approval Letter	April 5, 2016	General compliance confirmed at May 21, 2019 meeting. Formal approval pending building permit review.
Drainage and Low Impact Development	HDPP Civil Engineering Branch	Approval of drainage design and LID design	June 28, 2019	General acceptability confirmed by email dated June 29, 2019. Formal approval pending building permit review.
Electricity	Hawaiian Electric Company (HECO)	Will-Serve Letter	Consulted on January 22, 2019	Will-serve letter dated May 6, 2019. HHC is coordinating with HECO regarding upgrades to the Kewalo Substation.
Telephone/ Communication System	Hawaiian Telcom Incorporated	Assessment Letter	January 22, 2019	Availability confirmed by email dated April 22, 2019
Cable TV	Spectrum	Confirmation of design parameters	January 22, 2019	Design parameters confirmed by email dated January 24, 2019
Gas	Hawaii Gas	Informal confirmation of availability	June 13, 2019	Availability confirmed by email dated June 14, 2019

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Appendix D contains the IAR, which contains figures showing:

- Topographic survey (Appendix D, Figure 1-3)
- Flood Hazard (Appendix D, Figure 1-4)
- Existing Sanitary 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, Victoria Place is designed and orientated 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 Victoria Place. The wind study will focus on frequently used pedestrian areas such as main entrances, sidewalks, and outdoor seating areas at both the ground 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 Victoria Place.

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 Victoria Place. Study findings and recommendations are expected to include the following:

**Transit Noise.** Transit noise is anticipated from vehicular traffic (particularly from Ala Moana Boulevard) and the future HART alignment. Insulation from transit noise will be considered in the design of Victoria Place's building exterior.

**Construction Noise.** Construction noise will be governed by the State Department of Health (DOH) and other state standards. While care will be taken to minimize construction noise, the acoustical consultant anticipates that a noise permit will be warranted.

**Building Operational and Mechanical Noise.** Mechanical noise may occur throughout the building, due to HECO transformers at the street level and elevators at all levels. Mitigation of building operational noise to meet DOH standards will be incorporated into the Victoria Place's design. A range of measures to reduce mechanical sound are being considered. Stationary mechanical equipment will be designed to comply with applicable DOH noise limits.

**Parking Structure and Loading Area Noise.** Vehicles that use the parking structure and loading areas may generate some noise, particularly in areas 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 with selection of materials. If needed, weather-resistant acoustical panels or spray-on treatments may be added for sound absorption.

**Amenity Level Noise.** Noise generated on the amenity level will be considered, particularly for residential units above or overlooking outdoor amenity areas. Mitigation measures such as floor/ceiling assemblies and limiting nighttime amenity use will be evaluated during the design process. Mitigation for noise will be made throughout the design and construction phases for Victoria Place, 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 Victoria Place approaches the design phase. The letter makes preliminary recommendations regarding noise mitigation strategies.

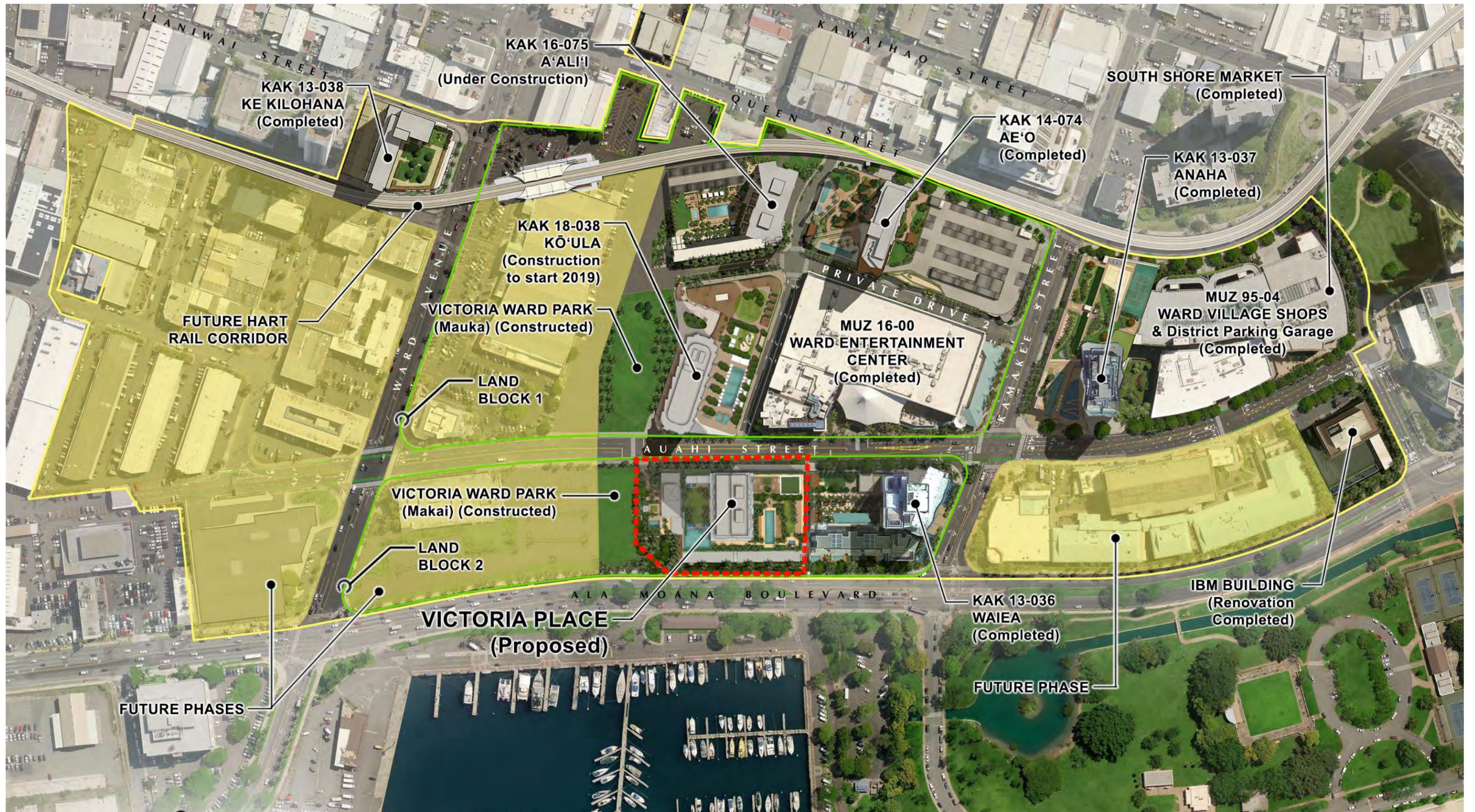
# VICTORIA PLACE

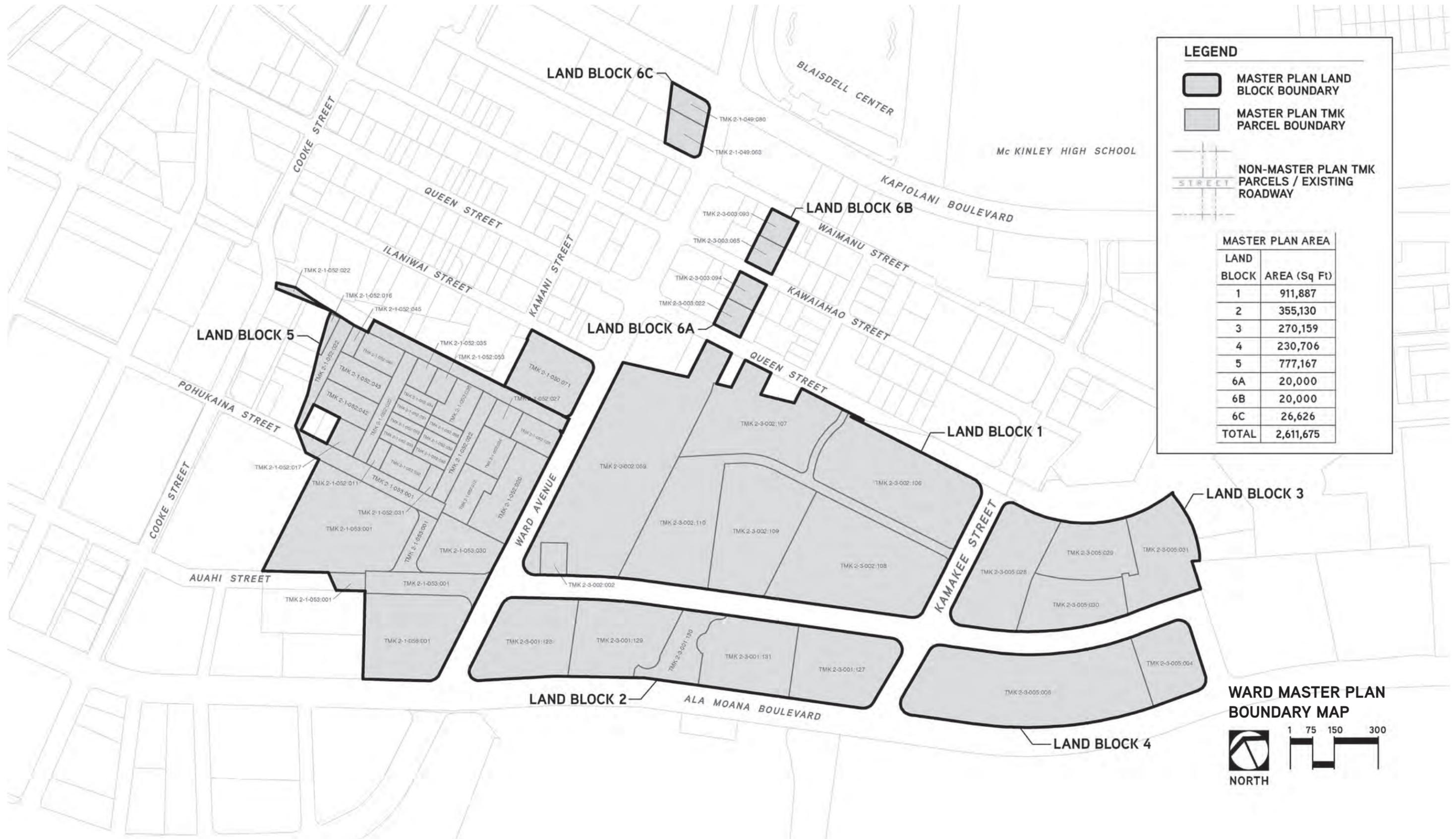
## EXHIBITS

*Howard Hughes*

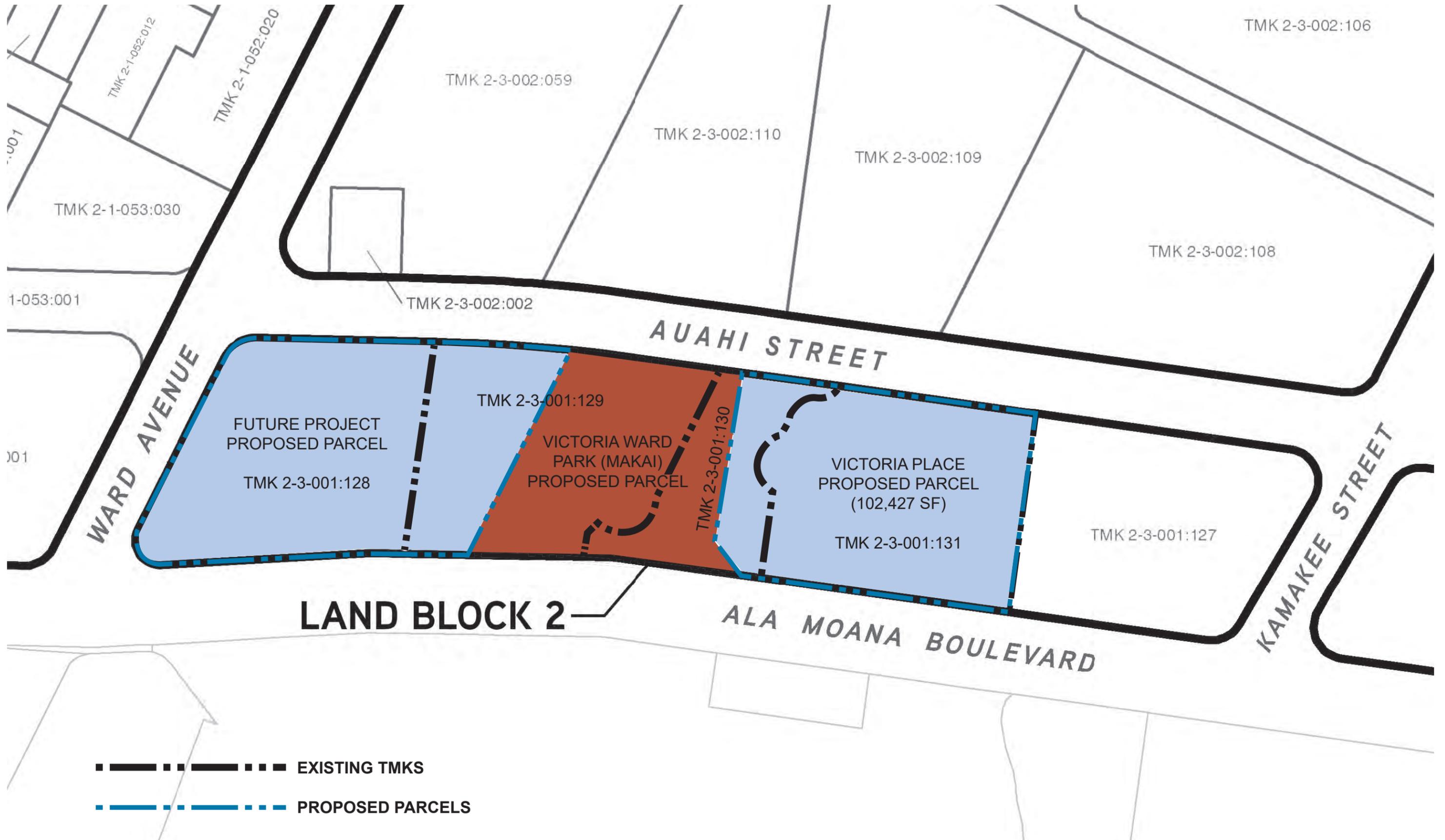


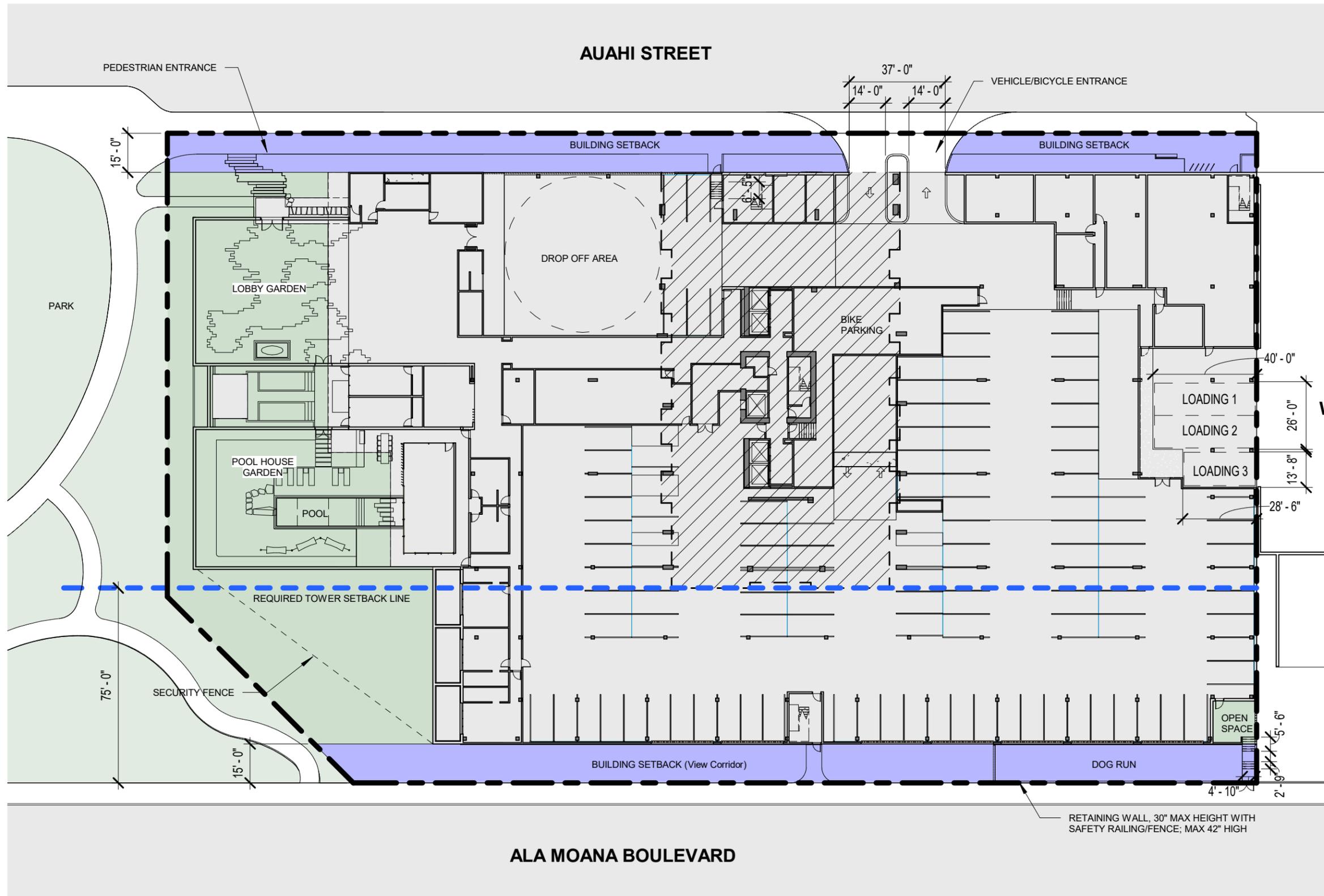
WARD VILLAGE.





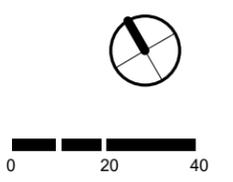
Source: City and County of Honolulu, January 2019.

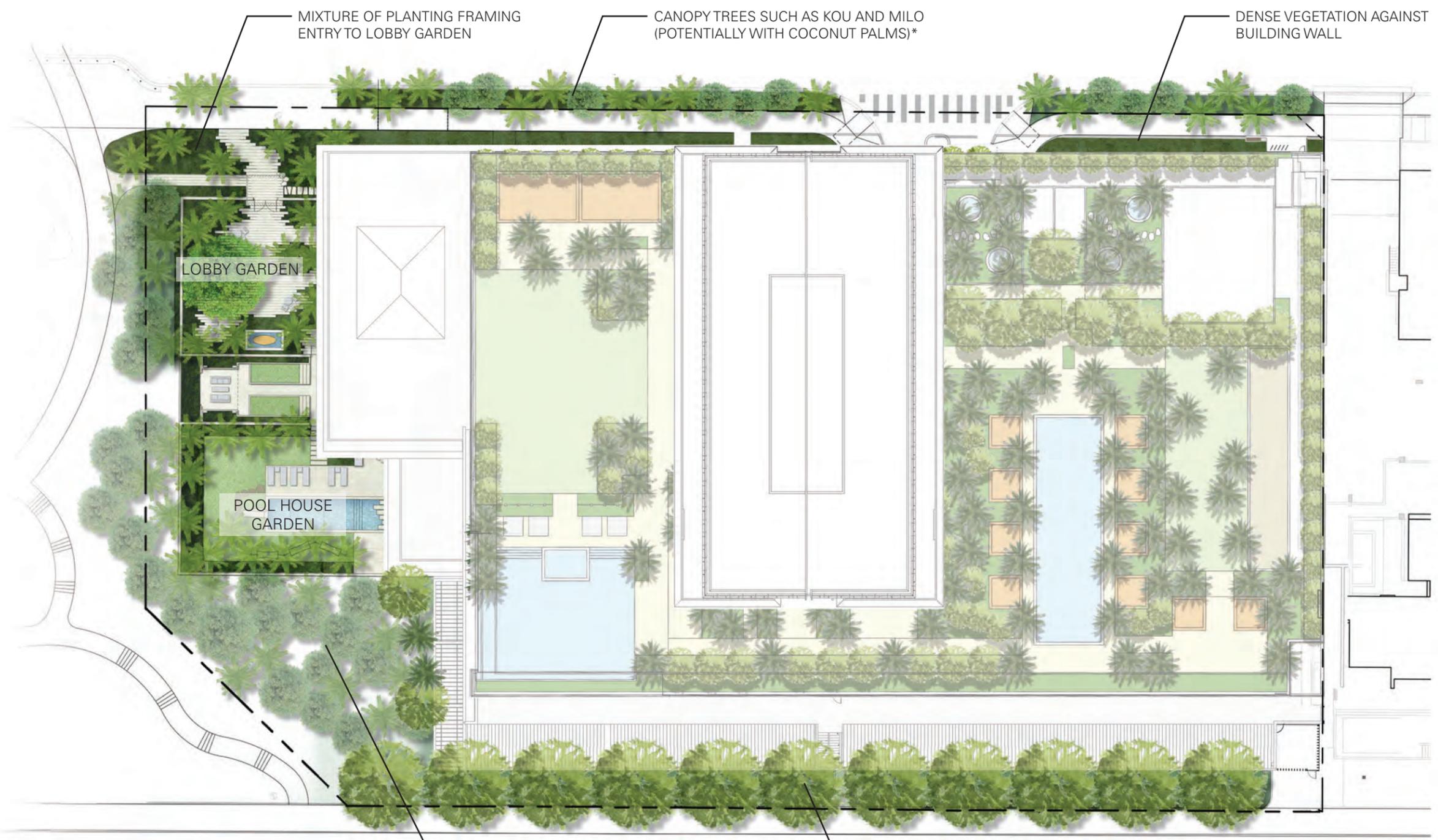




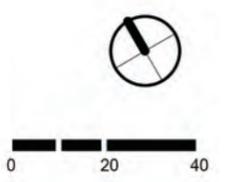
-  TOWER FOOTPRINT
-  BUILDING SETBACK (SEE HAR 15-22-63.1)
-  OPEN SPACE (SEE HAR 15-22-64) 15,590 SF
-  PROPERTY LINE
-  ALA MOANA BOULEVARD VIEW CORRIDOR (75')

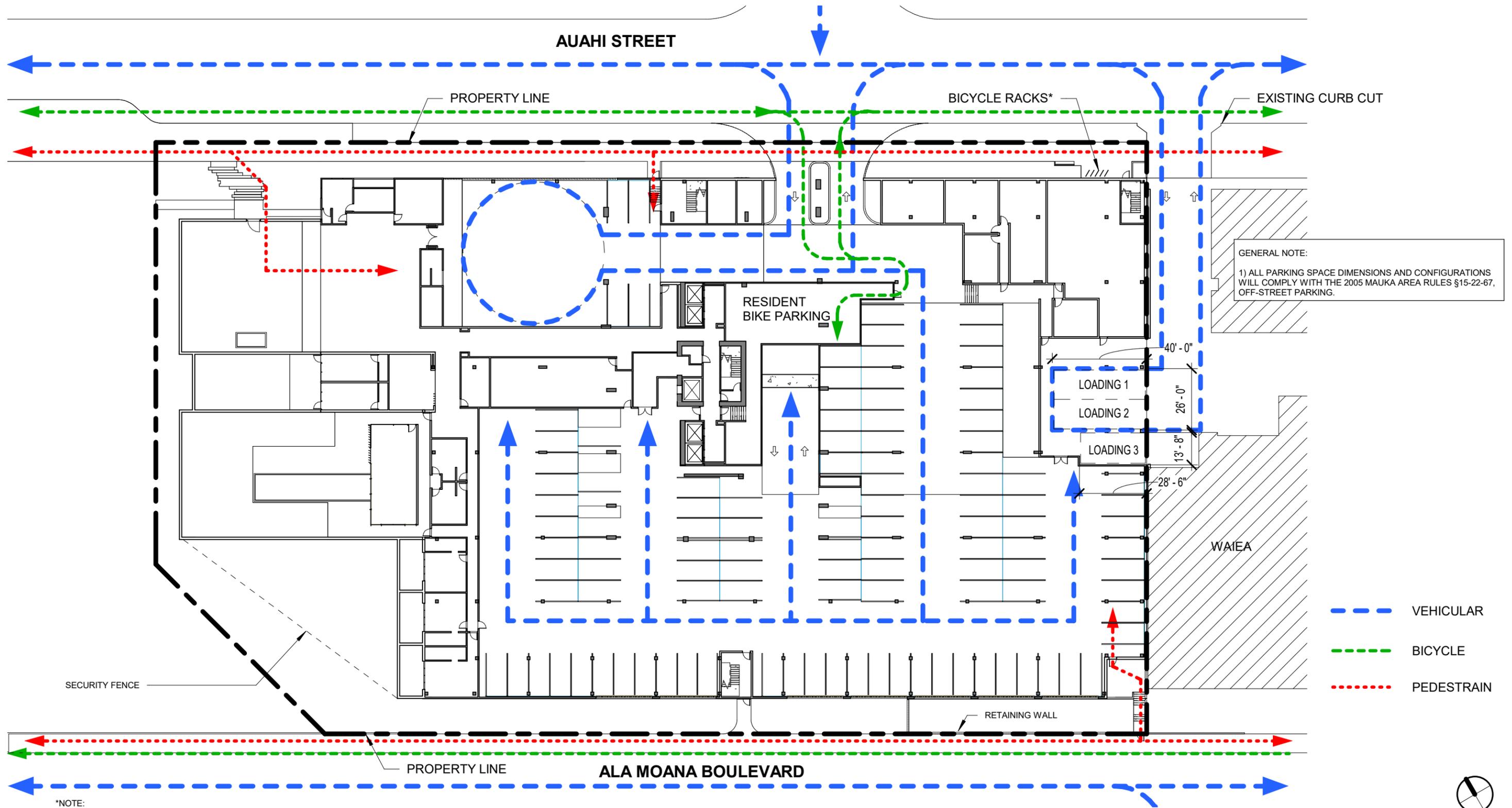
GENERAL NOTE:  
 1) ALL PARKING SPACE DIMENSIONS AND CONFIGURATIONS WILL COMPLY WITH THE 2005 MAUKA AREA RULES §15-22-67, OFF-STREET PARKING.





\*RESERVE THE RIGHT TO USE ANY VARIETY OF TREE THAT COMPLIES WITH THE 2016 WARD VILLAGE STREET TREE MASTERPLAN





GENERAL NOTE:  
 1) ALL PARKING SPACE DIMENSIONS AND CONFIGURATIONS WILL COMPLY WITH THE 2005 MAUKA AREA RULES §15-22-67, OFF-STREET PARKING.

\*NOTE:  
 ALL STANDARD AND COMPACT STALL DIMENSIONS WILL COMPLY WITH THE 2005 HCDA MAUKA AREA RULES  
 \*RESERVE THE RIGHT TO CHANGE LOCATION AND TOTAL COUNT IN LATER PROJECT PHASES.



Parking Provided				
Standard (ST)	Tandem (TD)	Accessible (HC)	Acc. Van (HC VAN)	Total
99	6	2	2	109

Floor Area (in SF) *				
Residential	Parking	Exterior Recreation	Interior Recreation	Total
22,600	46,555	7,640	3,150	22,600

\*Total Floor Area does not include parking

Loading Provided				
Loading Type	Number	Length	Width	Height
Large	2	40' 0"	13' 0"	14' 0"
Small	1	28' 6"	13' 8"	14' 0"
Total	3	-	-	-

GENERAL NOTE:  
 1) ALL PARKING SPACE DIMENSIONS AND CONFIGURATIONS WILL COMPLY WITH THE 2005 MAUKA AREA RULES §15-22-67, OFF-STREET PARKING.  
 2) UP TO 15% OF OUTDOOR AMENITIES MAY BE COVERED RECREATIONAL FEATURES.

**LEGEND**

- OUTDOOR AMENITY SPACE
- RESIDENTIAL INTERIOR AMENITY SPACE
- PARKING
- RECREATION SPACE

**ALA MOANA BOULEVARD**

SAFETY RAILING / FENCE - MAX 42" HEIGHT ABOVE 30" RETAINING WALL



Parking Provided				
Standard (ST)	Tandem (TD)	Accessible (HC)	Acc. Van (HC VAN)	Total
144	7	7	-	158
Floor Area*				
Residential	Parking	Total		
2,440	52,125	2,440		

\*Total Floor Area does not include parking

GENERAL NOTES:

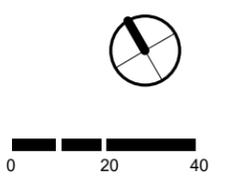
- 1) ALL PARKING SPACE DIMENSIONS AND CONFIGURATIONS WILL COMPLY WITH THE 2005 MAUKA AREA RULES § 15-22-67, OFF-STREET PARKING.
- 2) STORAGE AREAS HAVE 7'-0" CEILING AND ARE NOT COUNTED AS FLOOR AREA PER THE DEFINITION OF "FLOOR AREA" UNDER THE 2005 MAUKA AREA RULES §15-22-5.



**LEGEND**

- PARKING
- RESIDENTIAL

**ALA MOANA BOULEVARD**



AUahi STREET



Parking Provided				
Standard (ST)	Tandem (TD)	Accessible (HC)	Acc. Van (HC VAN)	Total
152	7	2	-	161
Floor Area *				
Residential	Parking	Total		
3,195	53,775	3,195		

\*Total Floor Area does not include parking

GENERAL NOTES:

- 1) ALL PARKING SPACE DIMENSIONS AND CONFIGURATIONS WILL COMPLY WITH THE 2005 MAUKA AREA RULES § 15-22-67, OFF-STREET PARKING.
- 2) STORAGE AREAS HAVE 7'-0" CEILING AND ARE NOT COUNTED AS FLOOR AREA PER THE DEFINITION OF "FLOOR AREA" UNDER THE 2005 MAUKA AREA RULES §15-22-5.

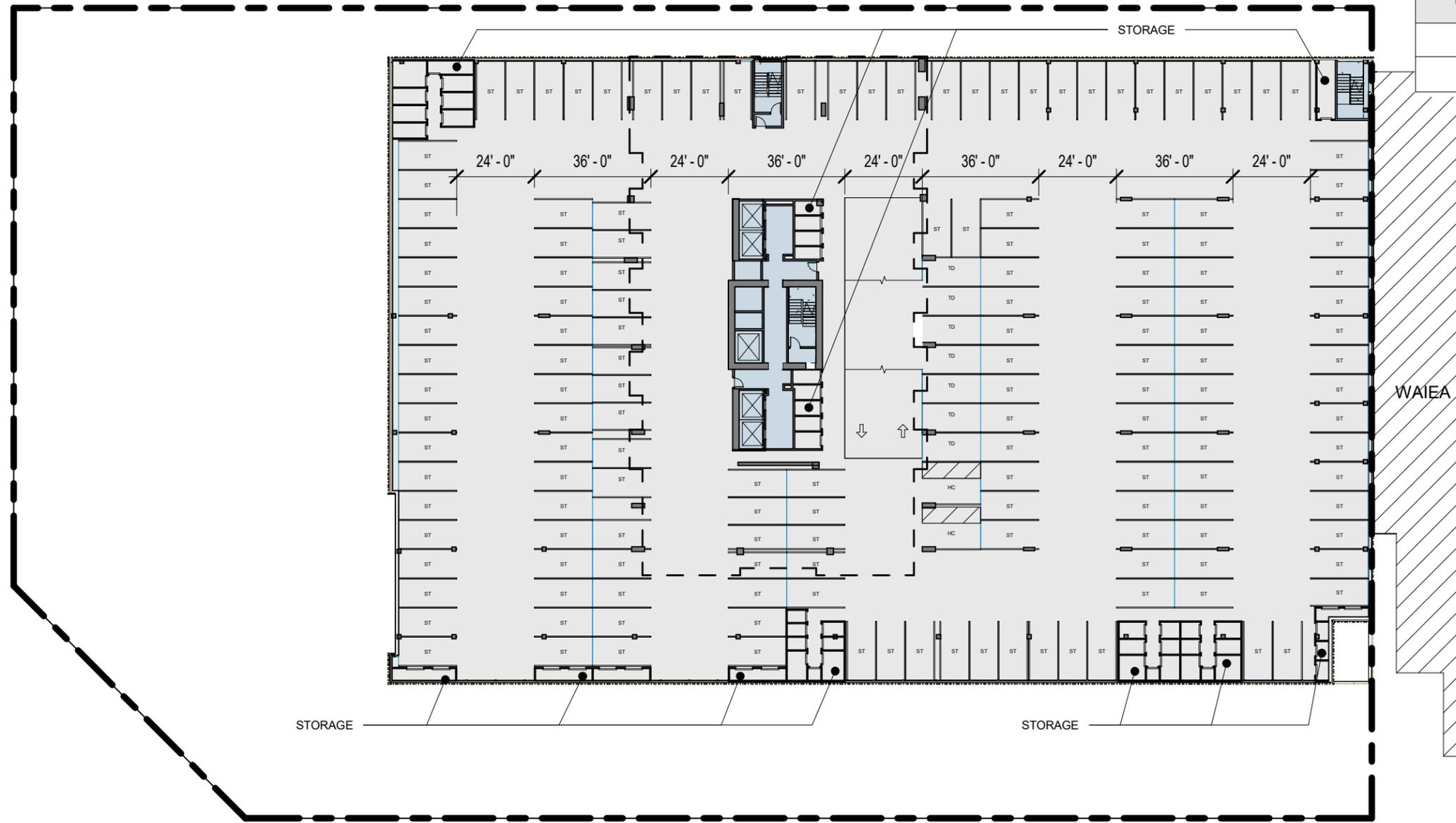
**LEGEND**

- PARKING
- RESIDENTIAL

ALA MOANA BOULEVARD



AUahi STREET



Parking Provided				
Standard (ST)	Tandem (TD)	Accessible (HC)	Acc. Van (HC VAN)	Total
156	7	2	-	165
Floor Area *				
Residential	Parking	Total		
2,225	55,600	2,225		

\*Total Floor Area does not include parking

GENERAL NOTES:

- 1) ALL PARKING SPACE DIMENSIONS AND CONFIGURATIONS WILL COMPLY WITH THE 2005 MAUKA AREA RULES § 15-22-67, OFF-STREET PARKING.
- 2) STORAGE AREAS HAVE 7'-0" CEILING AND ARE NOT COUNTED AS FLOOR AREA PER THE DEFINITION OF "FLOOR AREA" UNDER THE 2005 MAUKA AREA RULES §15-22-5.

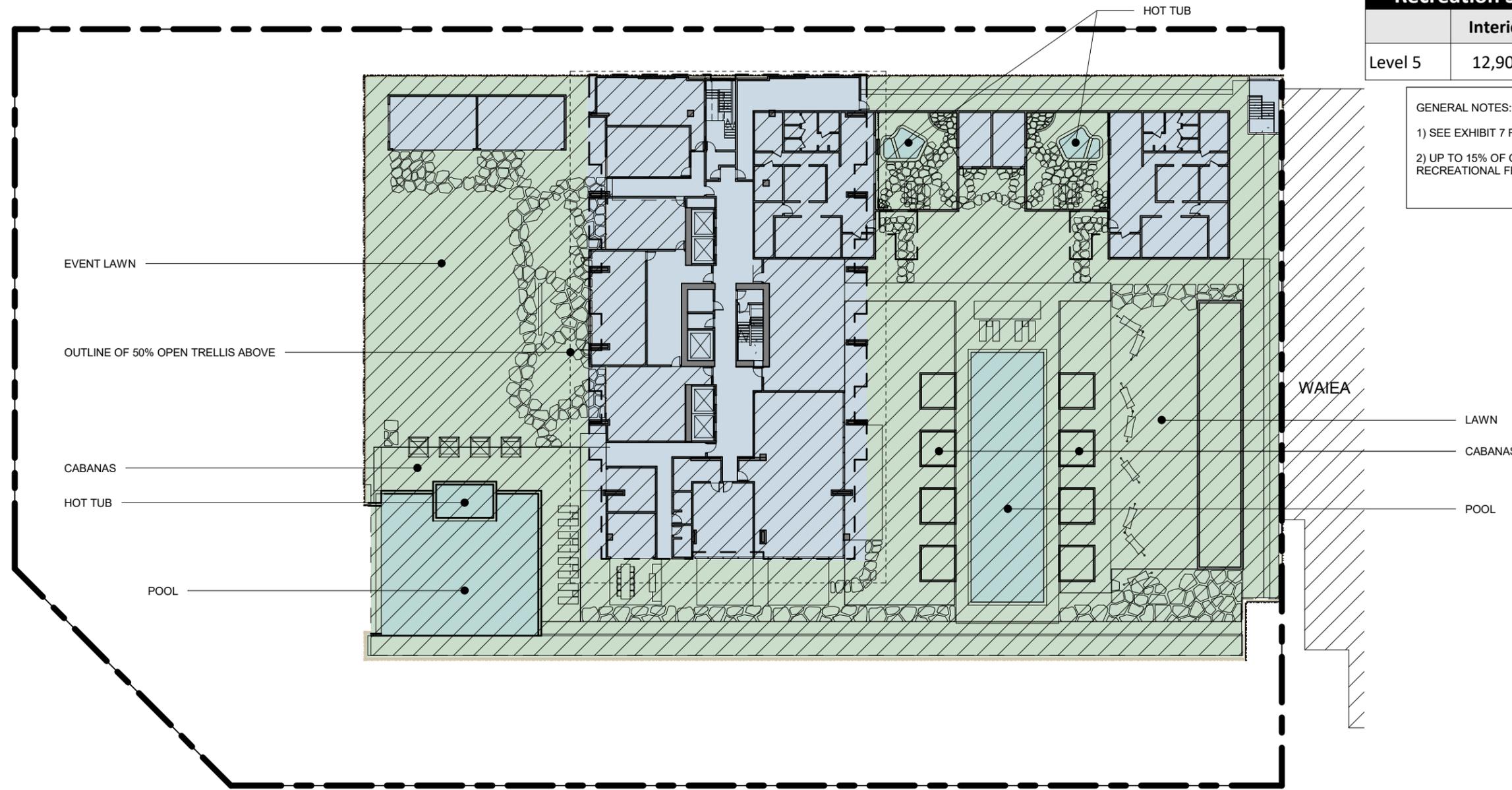
LEGEND

- PARKING
- RESIDENTIAL

ALA MOANA BOULEVARD



AUahi STREET



Floor Area		
Residential	Outdoor Amenity	Total
18,345	40,415	18,345

Recreation Space Provided (in SF)			
	Interior	Exterior	Total
Level 5	12,900	40,415	53,315

GENERAL NOTES:  
 1) SEE EXHIBIT 7 FOR LEVEL 1 RECREATION SPACE  
 2) UP TO 15% OF OUTDOOR AMENITIES MAY BE COVERED RECREATIONAL FEATURES.

EVENT LAWN

OUTLINE OF 50% OPEN TRELLIS ABOVE

CABANAS

HOT TUB

POOL

HOT TUB

WAI EA

LAWN

CABANAS

POOL

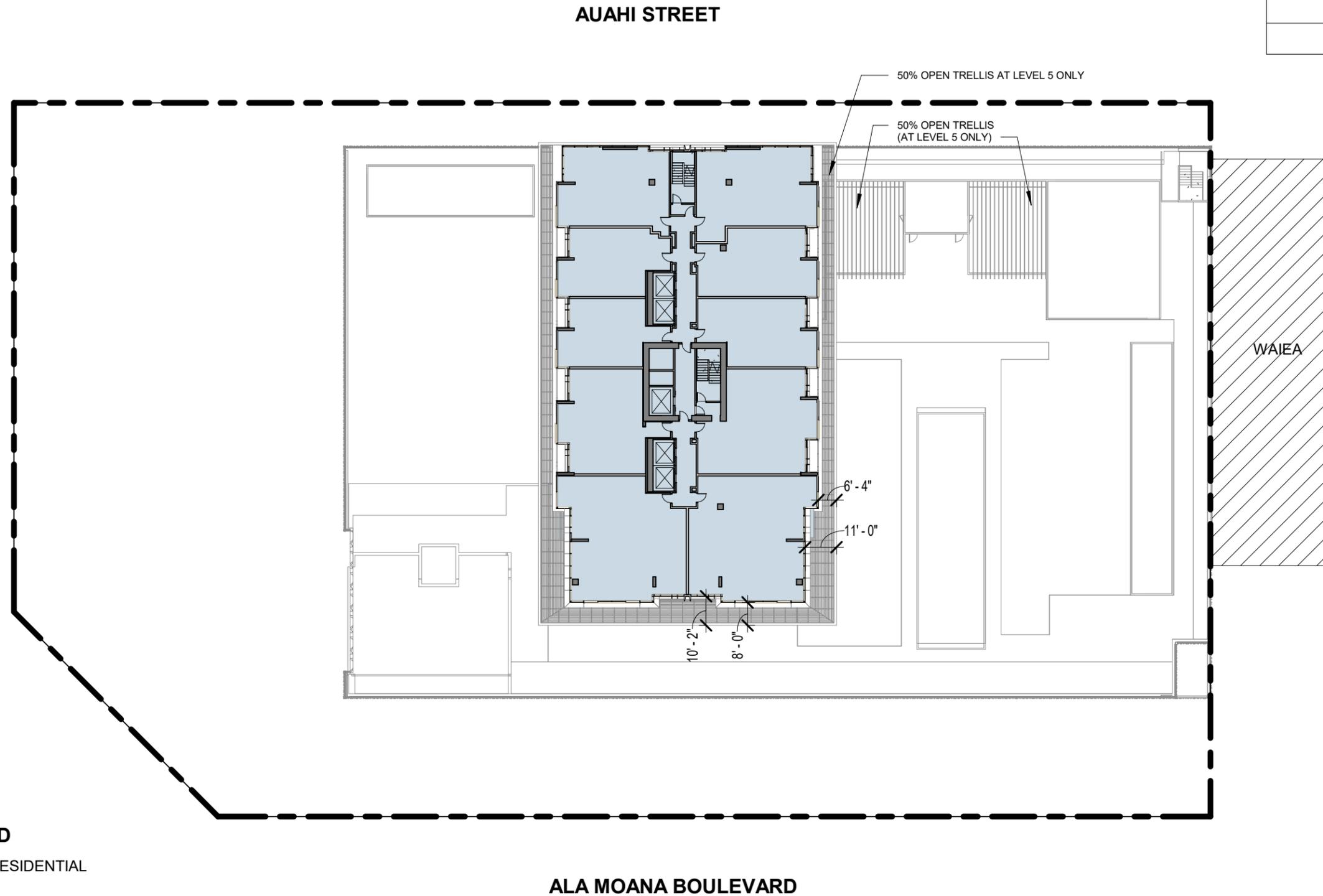
**LEGEND**

- OUTDOOR AMENITY SPACE
- RESIDENTIAL INTERIOR AMENITY SPACE
- RECREATION SPACE

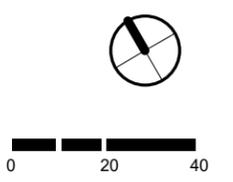
ALA MOANA BOULEVARD



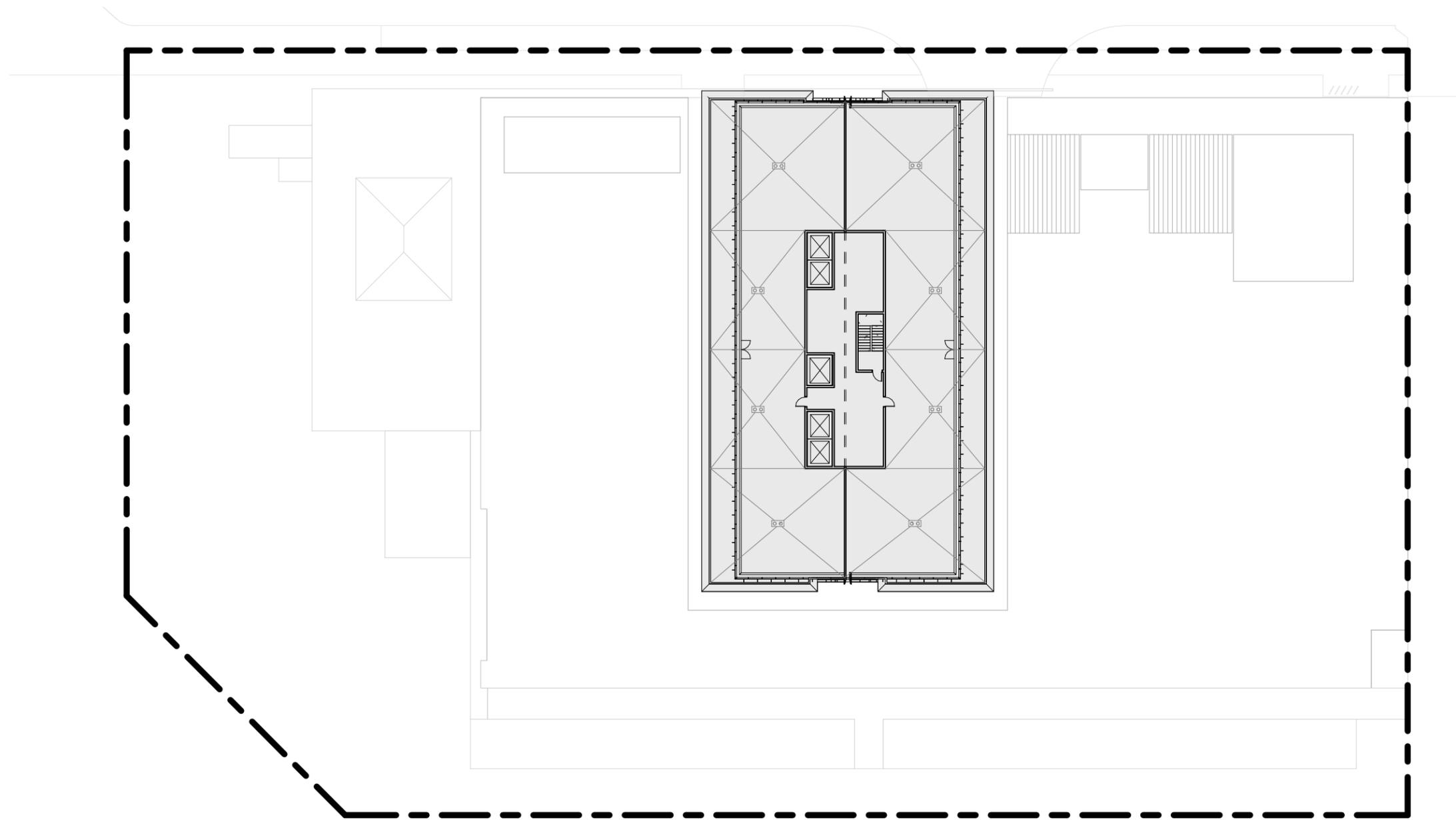
Floor Area	
Residential	Total
14,500	14,500



**LEGEND**  
 RESIDENTIAL



AUahi STREET



**LEGEND**

 ROOF AREA

ALA MOANA BOULEVARD



OPEN SPACE (15-22-64)			
Open Space Required (in SF)			
Site Area	102,427		
Required Percentage of Open Space	10%		
<b>Open Space Required</b>	<b>10,243</b>		
Open Space Provided (in SF)			
<b>Open Space Provided</b>			<b>15,590</b>
RECREATION SPACE (15-22-65)			
RECREATION Space Required (in SF)			
Dwelling Units	350		
Required Recreation Space Required per Unit (in SF)	55		
<b>Recreation Space Required (in SF)</b>	<b>19,250</b>		
Recreation Space Provided (in SF)			
Floor	Interior	Exterior	Total
1	3,150	7,640	10,790
5	12,900	40,415	53,315
<b>Total</b>	<b>16,050</b>	<b>48,055</b>	<b>64,105</b>

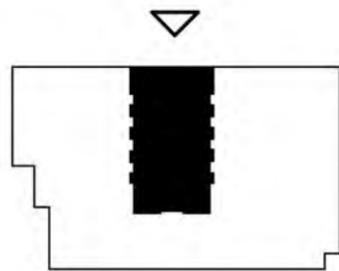
OFF STREET LOADING COUNT (15-22-68)		
Spaces	Floor Area	Number of Spaces
Residential Area	556,305	3
<b>Total</b>	<b>556,305</b>	<b>3</b>
Allowed Reduction		
<b>Total Required</b>		<b>3</b>
<b>Total Provided</b>		<b>3</b>

OFF STREET PARKING REQUIRED (15-22-67)				MARKET REQUIRED	
Residential Parking				Ratio	Demand
Unit Type	Number of Units	Parking Ratio	Total Parking Spaces		
Between 600SF and 800SF	35	1.13	39.55	1.25	<b>43.75</b>
800SF or more	315	1.35	425.25	2.00	<b>630</b>
<b>Total Residential</b>	<b>350</b>		<b>465</b>		<b>674</b>
PARKING PROVIDED					
Floor	Standard (ST)	Tandem (TD)	Accessible (HC)	Acc. Van (HC VAN)	Total
4	156	7	2	0	<b>165</b>
3	152	7	2	0	<b>161</b>
2	144	7	7	0	<b>158</b>
1	99	6	2	2	<b>109</b>
<b>Total</b>	<b>551</b>	<b>27</b>	<b>13</b>	<b>2</b>	<b>593</b>
PARKING SUMMARY					
	RESIDENTIAL	GUEST	Total		
HCDA Required	465		465		
Parking Provided	560	33	593		

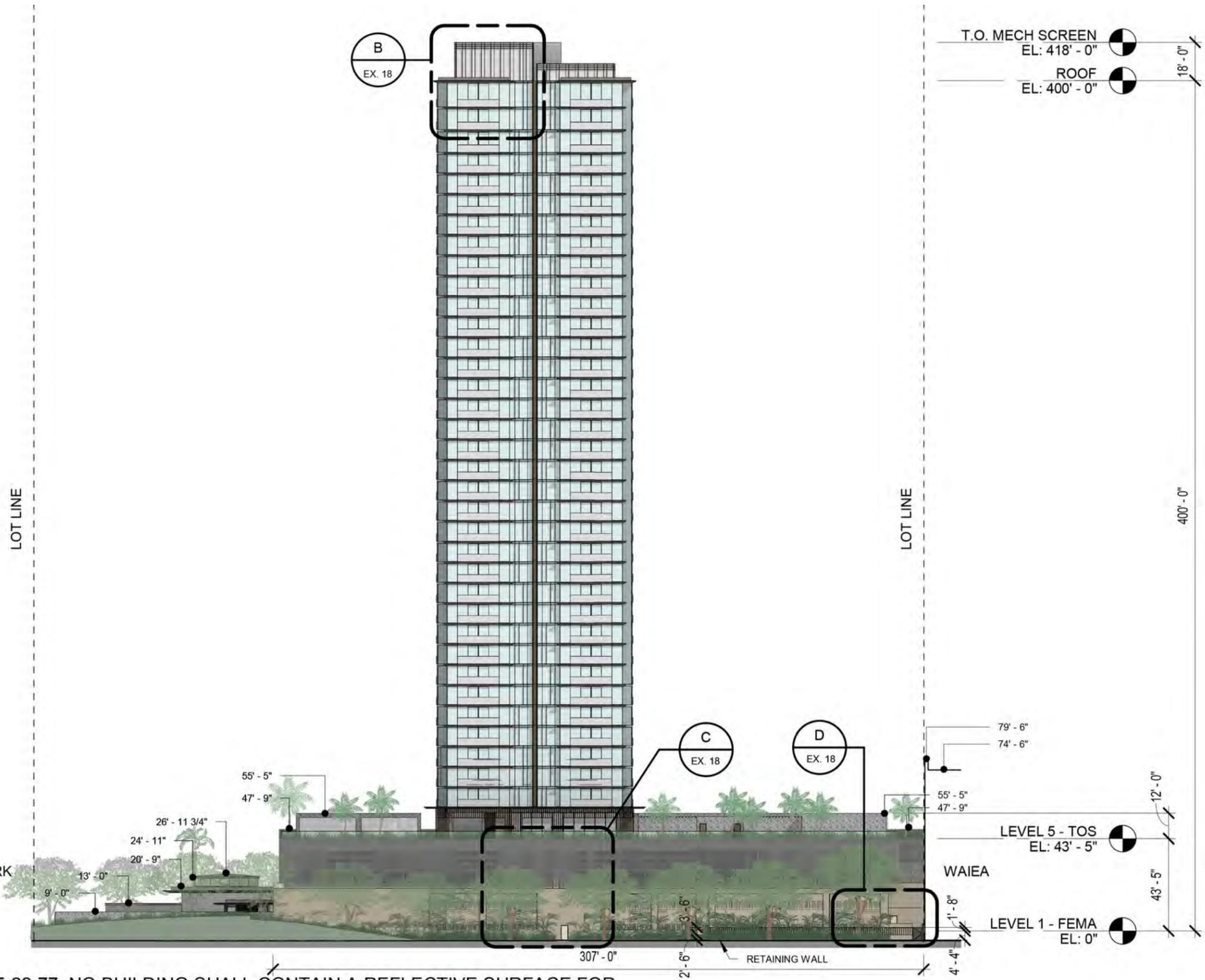
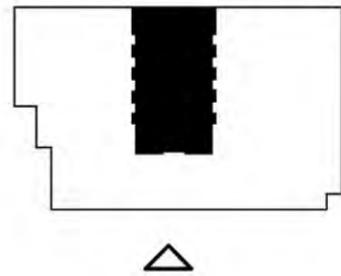
FLOOR AREA SUMMARY - NET AND GROSS						
Floor	Height	Floor to Floor	Gross Residential	Parking *	Tower Footprint	HCDA Floor Area (SF)
Roof	400.00		Mech. Pent.			-
40	387.67	12'-4"	14,500		14,500	14,500
39	377.04	10'-7 1/2"	14,500		14,500	14,500
38	366.42	10'-7 1/2"	14,500		14,500	14,500
37	356.79	9'-7 1/2"	14,500		14,500	14,500
36	347.17	9'-7 1/2"	14,500		14,500	14,500
35	337.54	9'-7 1/2"	14,500		14,500	14,500
34	327.92	9'-7 1/2"	14,500		14,500	14,500
33	318.29	9'-7 1/2"	14,500		14,500	14,500
32	308.67	9'-7 1/2"	14,500		14,500	14,500
31	299.04	9'-7 1/2"	14,500		14,500	14,500
30	289.42	9'-7 1/2"	14,500		14,500	14,500
29	279.79	9'-7 1/2"	14,500		14,500	14,500
28	270.17	9'-7 1/2"	14,500		14,500	14,500
27	260.54	9'-7 1/2"	14,500		14,500	14,500
26	250.92	9'-7 1/2"	14,500		14,500	14,500
25	241.29	9'-7 1/2"	14,500		14,500	14,500
24	231.67	9'-7 1/2"	14,500		14,500	14,500
23	222.04	9'-7 1/2"	14,500		14,500	14,500
22	212.42	9'-7 1/2"	14,500		14,500	14,500
21	202.79	9'-7 1/2"	14,500		14,500	14,500
20	193.17	9'-7 1/2"	14,500		14,500	14,500
19	183.54	9'-7 1/2"	14,500		14,500	14,500
18	173.92	9'-7 1/2"	14,500		14,500	14,500
17	164.29	9'-7 1/2"	14,500		14,500	14,500
16	154.67	9'-7 1/2"	14,500		14,500	14,500
15	145.04	9'-7 1/2"	14,500		14,500	14,500
14	135.42	9'-7 1/2"	14,500		14,500	14,500
13	125.79	9'-7 1/2"	14,500		14,500	14,500
12	116.17	9'-7 1/2"	14,500		14,500	14,500
11	106.54	9'-7 1/2"	14,500		14,500	14,500
10	96.92	9'-7 1/2"	14,500		14,500	14,500
9	87.29	9'-7 1/2"	14,500		14,500	14,500
8	77.67	9'-7 1/2"	14,500		14,500	14,500
7	68.04	9'-7 1/2"	14,500		14,500	14,500
6	58.42	9'-7 1/2"	14,500		14,500	14,500
5	43.42	15'-0"	18,345			18,345
4	29.25	14'-2"	2,225	55,600		2,225
3	20.08	9'-2"	3,195	53,755		3,195
2	10.92	9'-2"	2,440	52,125		2,440
1	0.00	10'-11"	22,600	46,555		22,600
<b>TOTAL</b>			<b>556,305</b>	<b>208,035</b>		<b>556,305</b>
* Floor Area does not include parking.						
General Note: Up to 15% of outdoor amenities may be covered recreational features.						

Roof Height

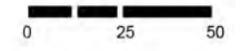
Podium Height

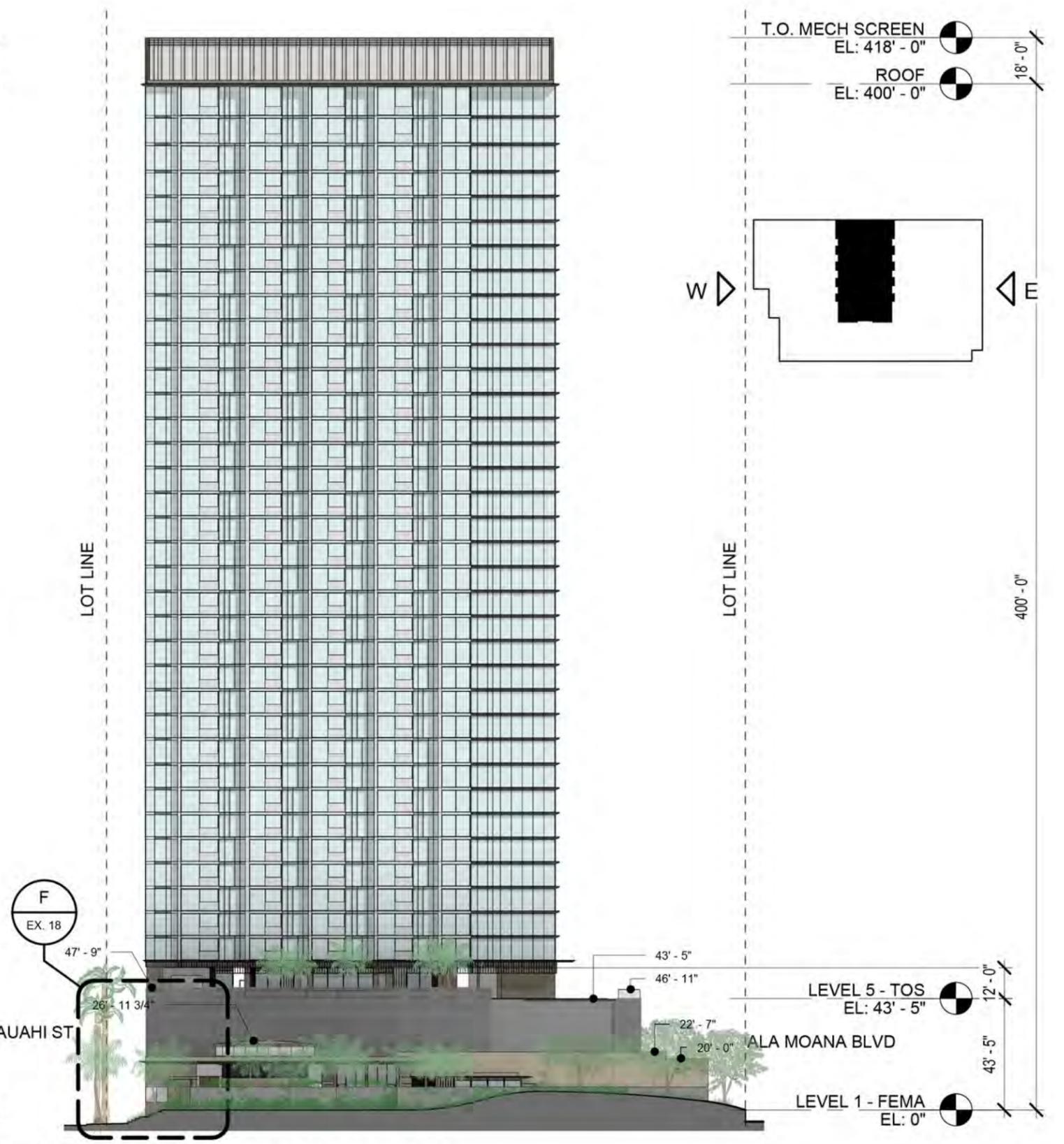
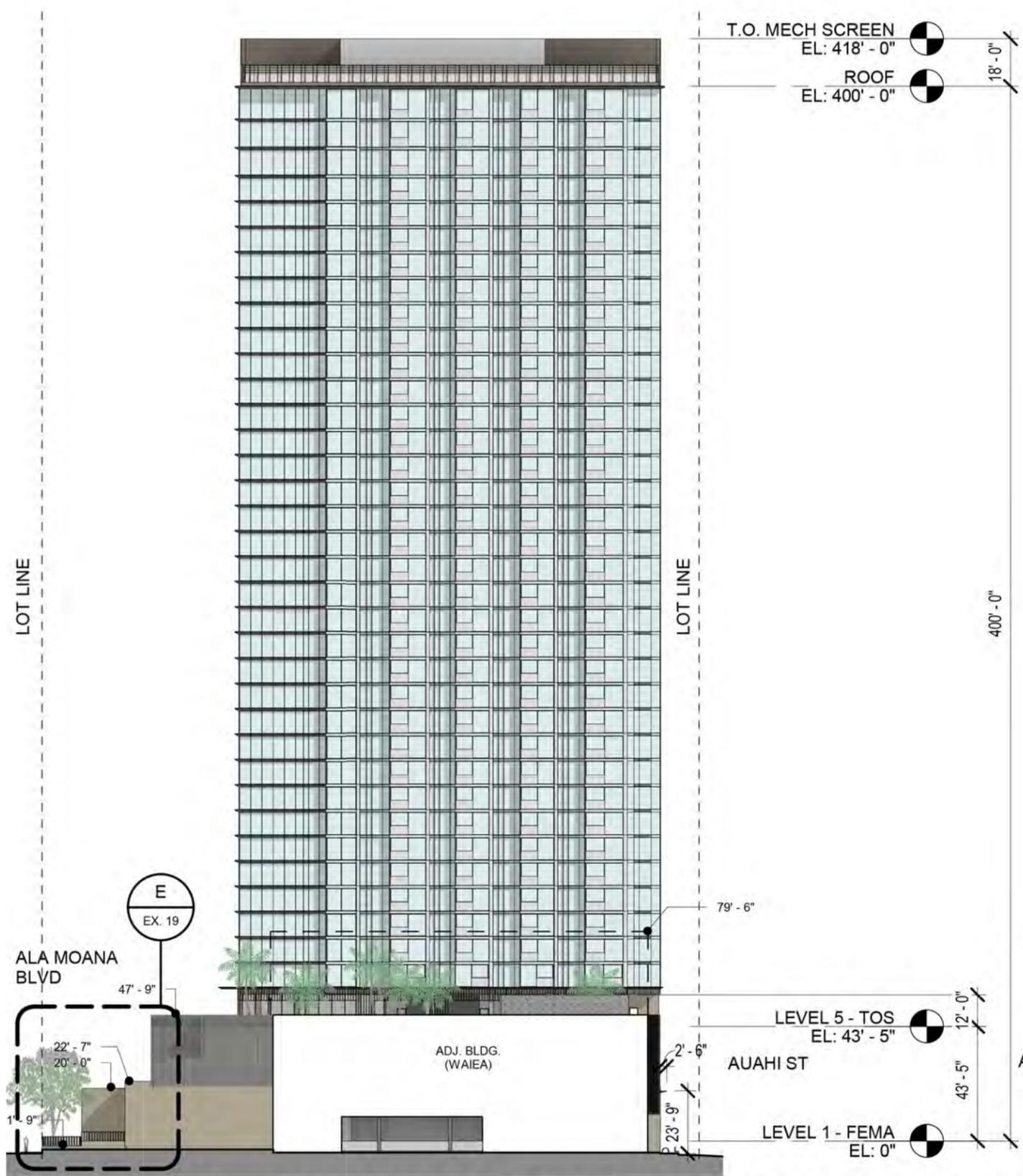


\* HCDA RULE 15-22-77: NO BUILDING SHALL CONTAIN A REFLECTIVE SURFACE FOR MORE THAN THIRTY PERCENT (30%) OF THAT WALL'S SURFACE AREA



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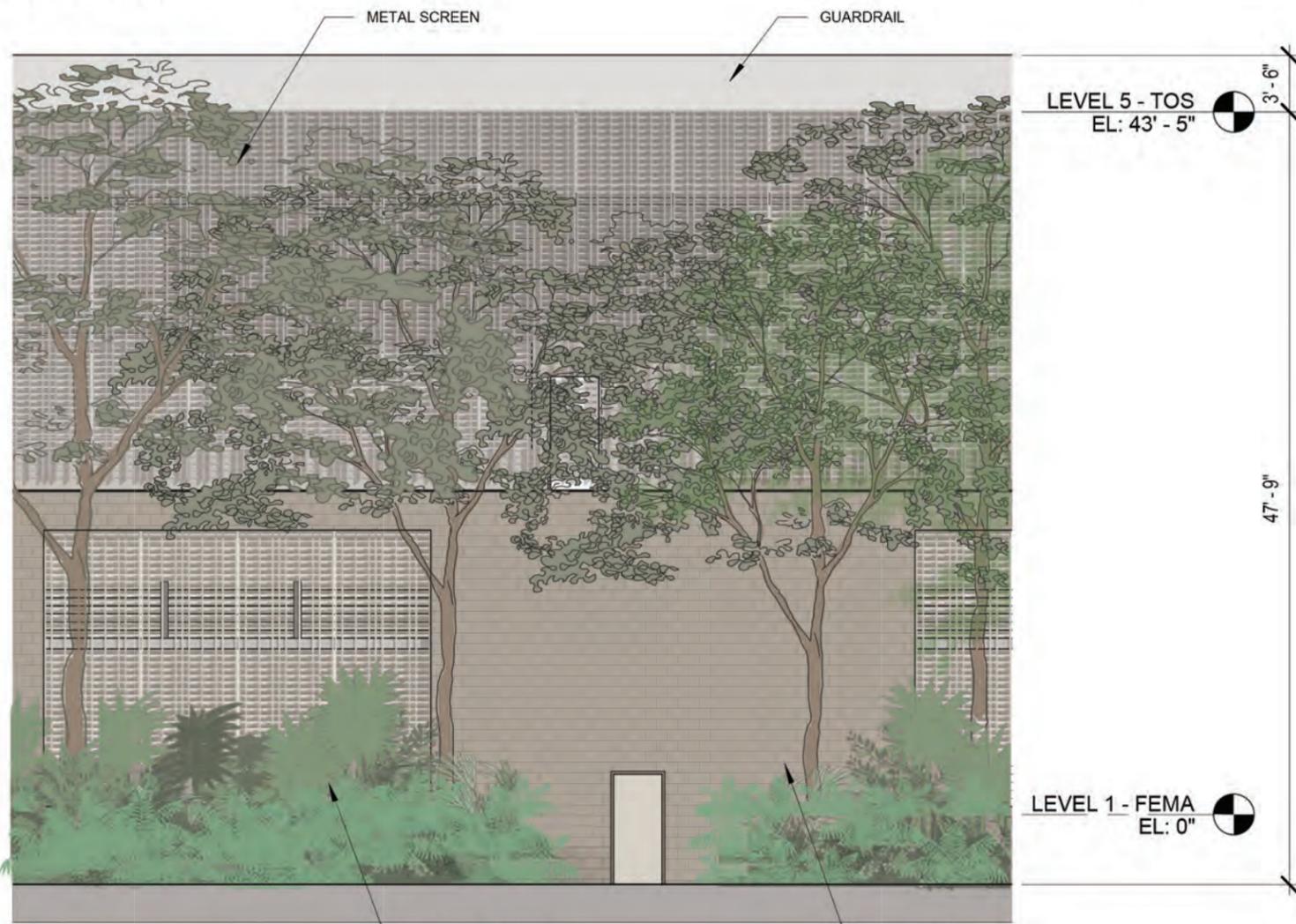
**EAST ELEVATION**

\* HCDA RULE 15-22-77: NO BUILDING SHALL CONTAIN A REFLECTIVE SURFACE FOR MORE THAN THIRTY PERCENT (30%) OF THAT WALL'S SURFACE AREA

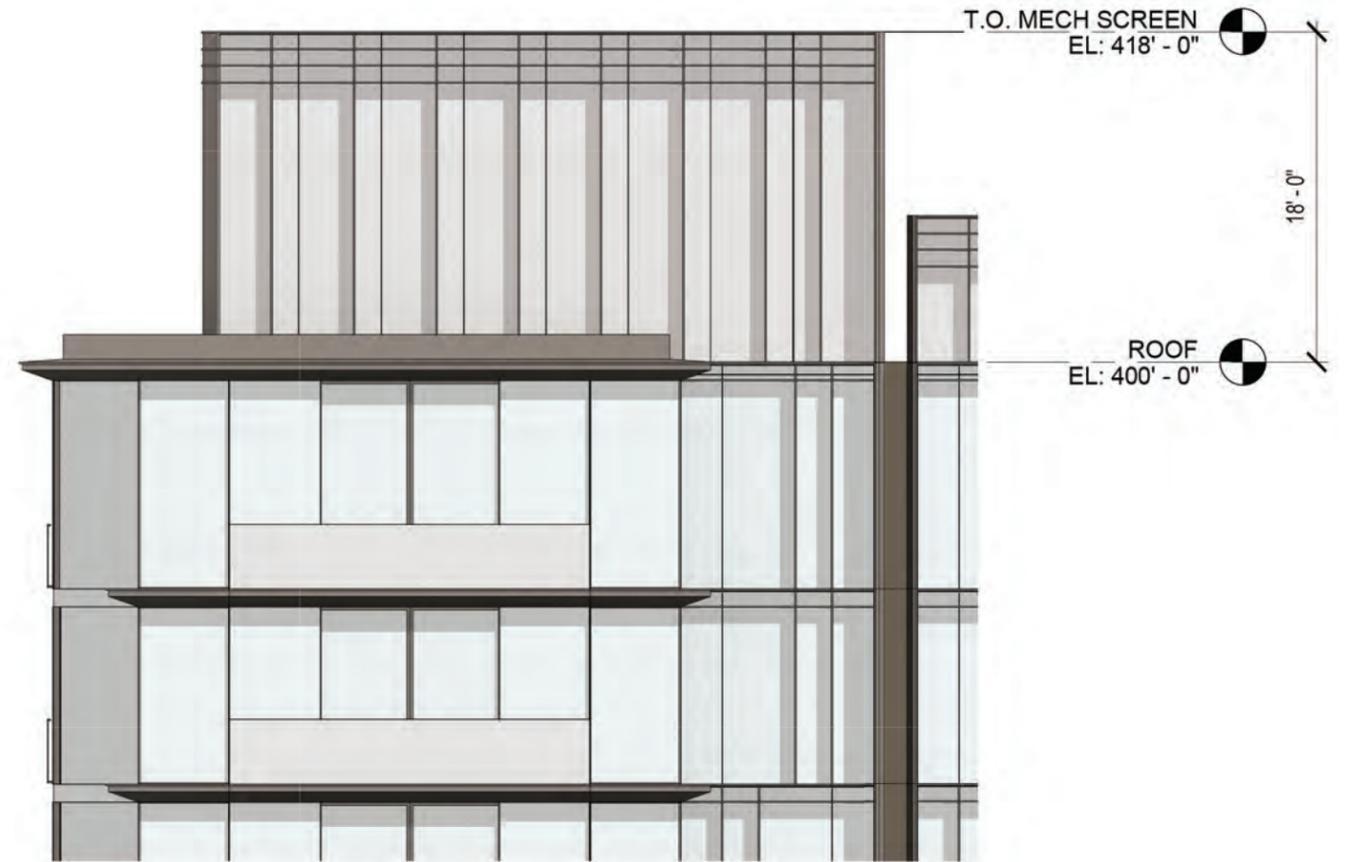
**WEST ELEVATION**



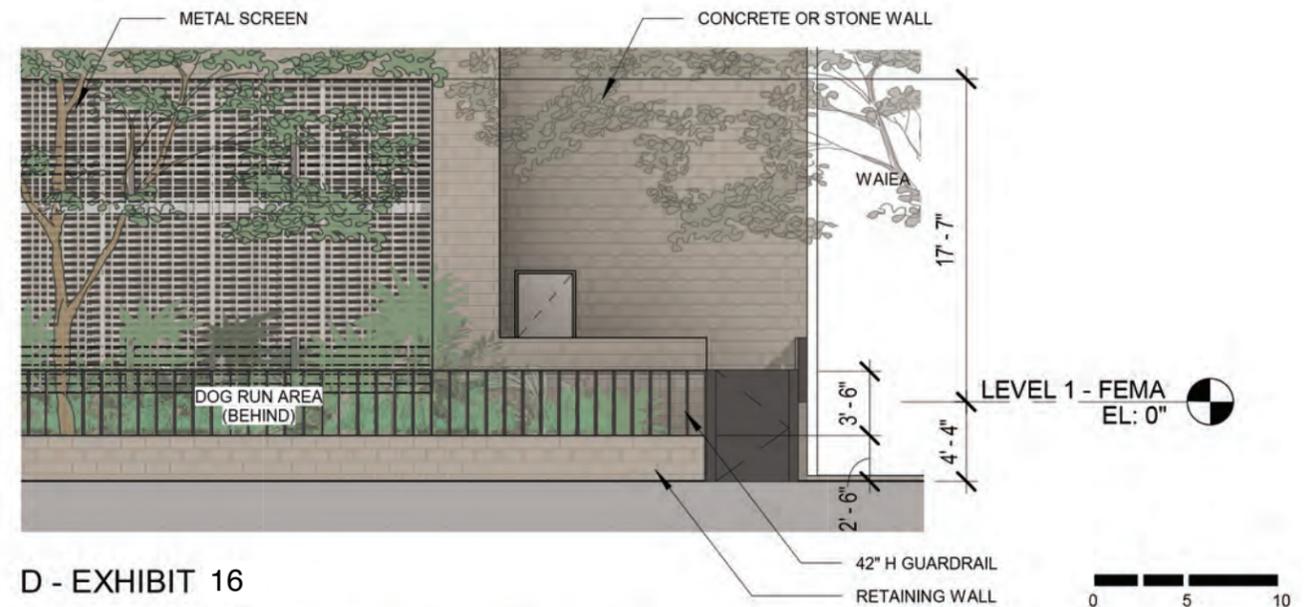
A - EXHIBIT 15



C - EXHIBIT 16



B - EXHIBIT 16



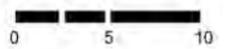
D - EXHIBIT 16

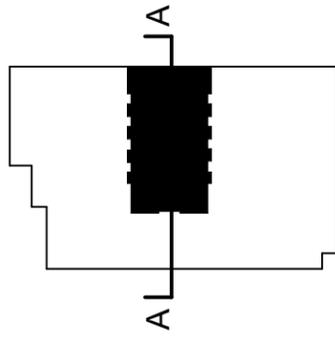


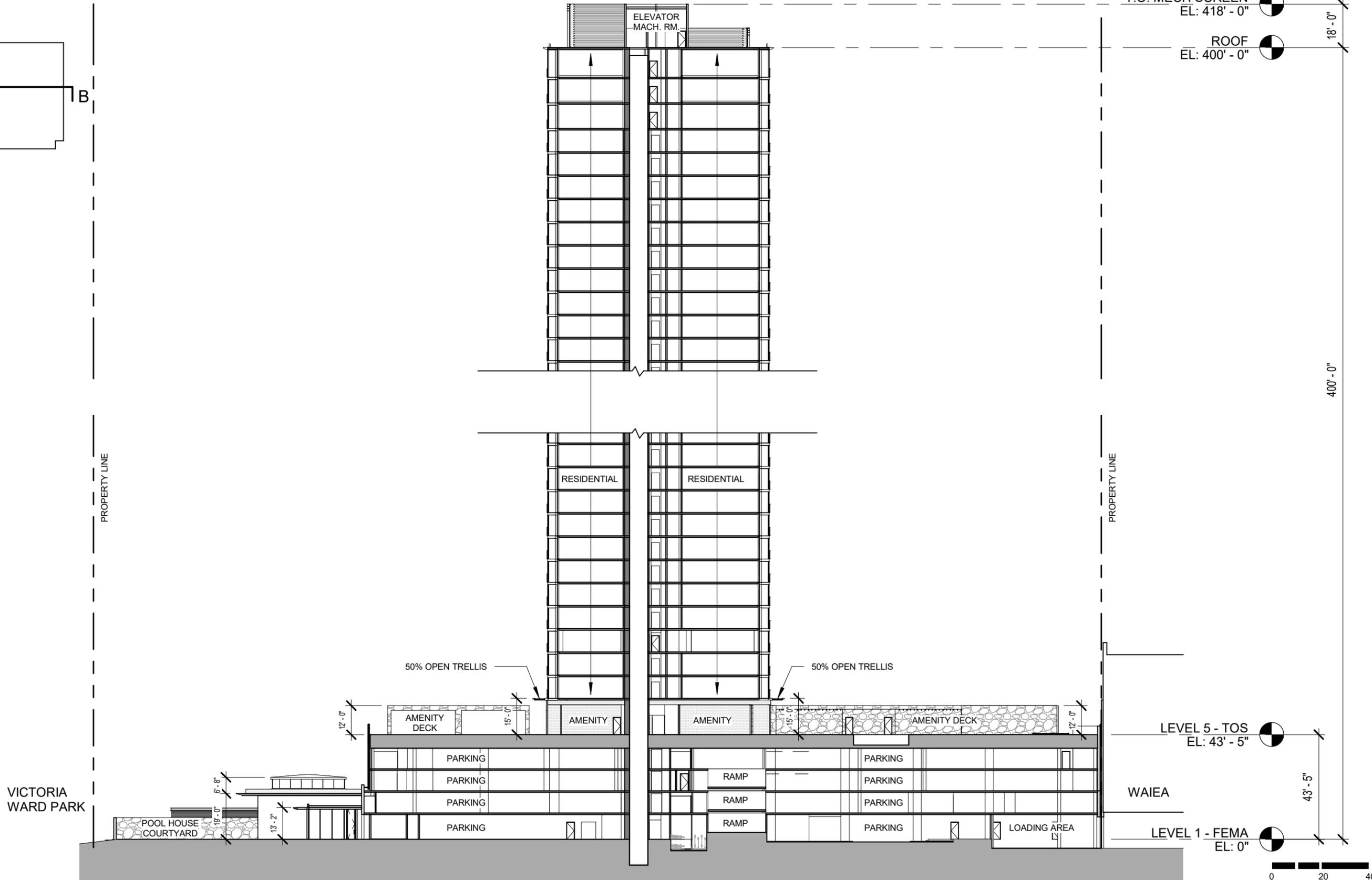
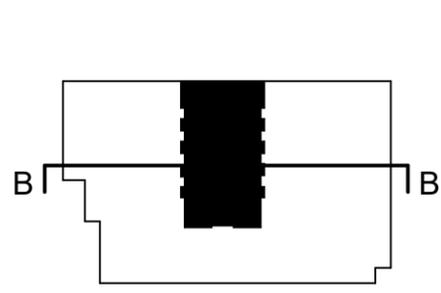
E - EXHIBIT 17

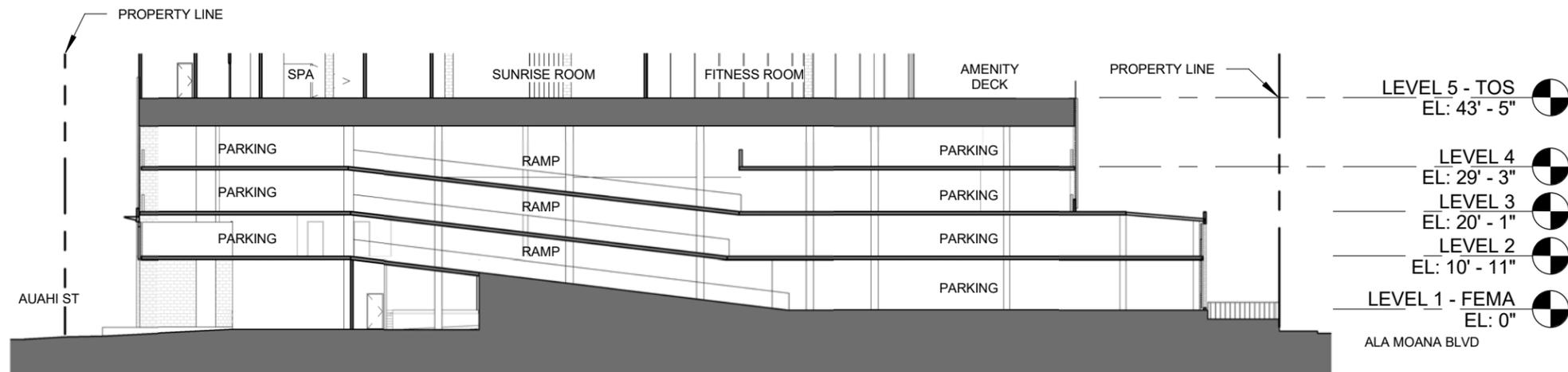


F - EXHIBIT 17

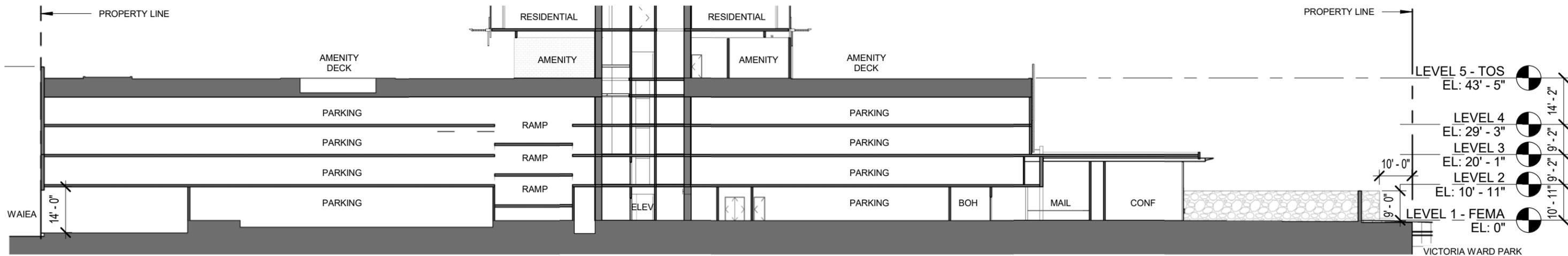
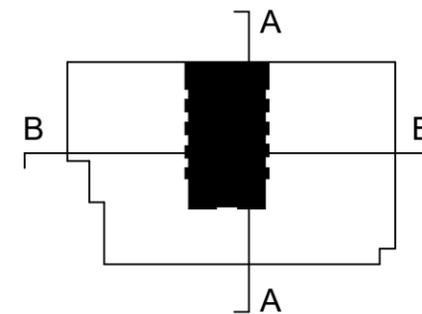




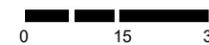


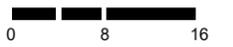
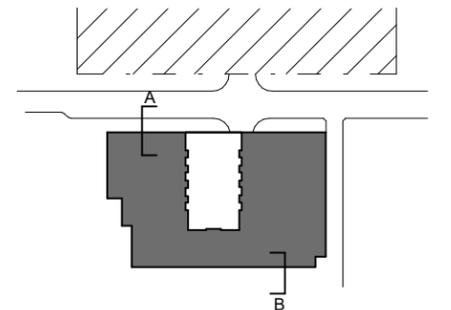
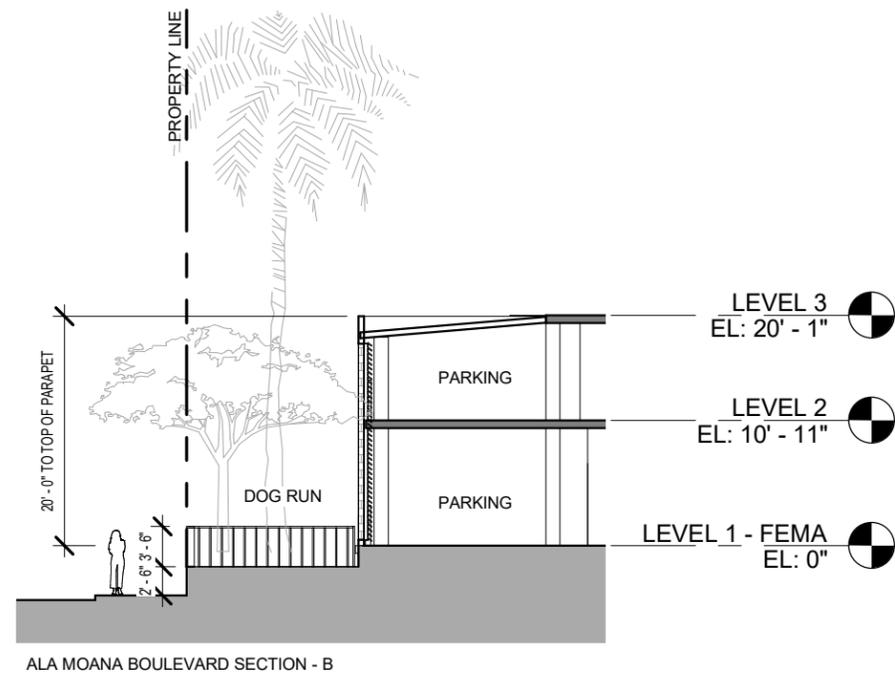
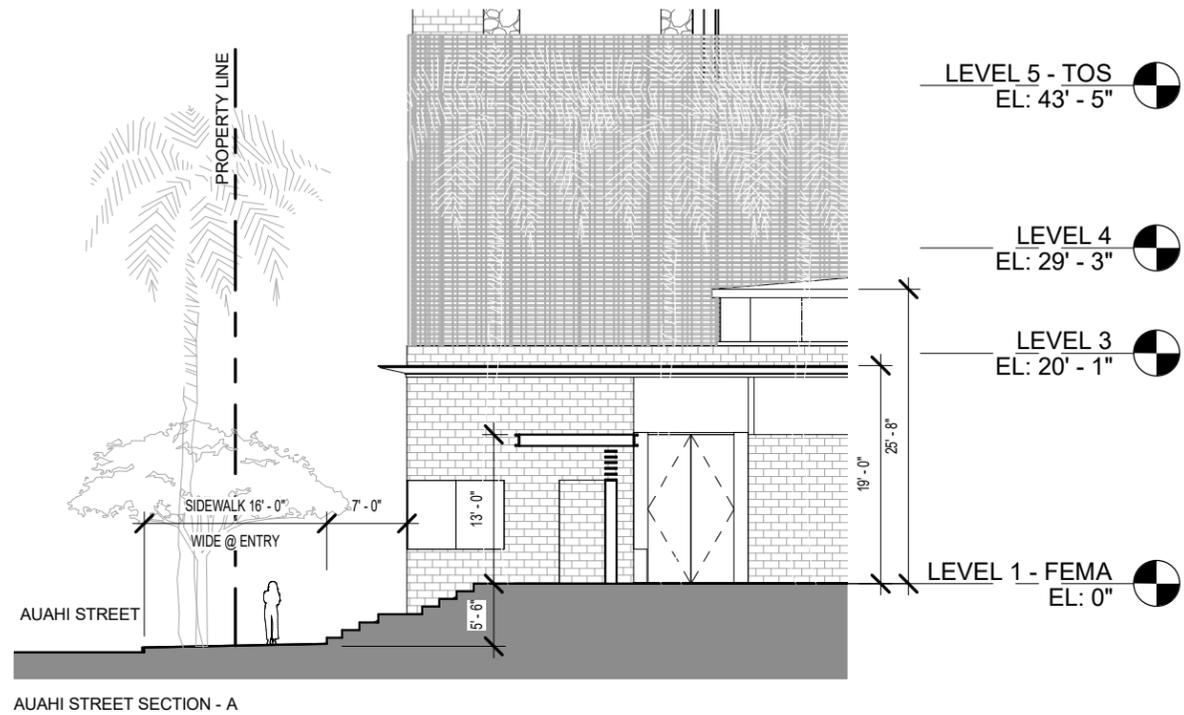


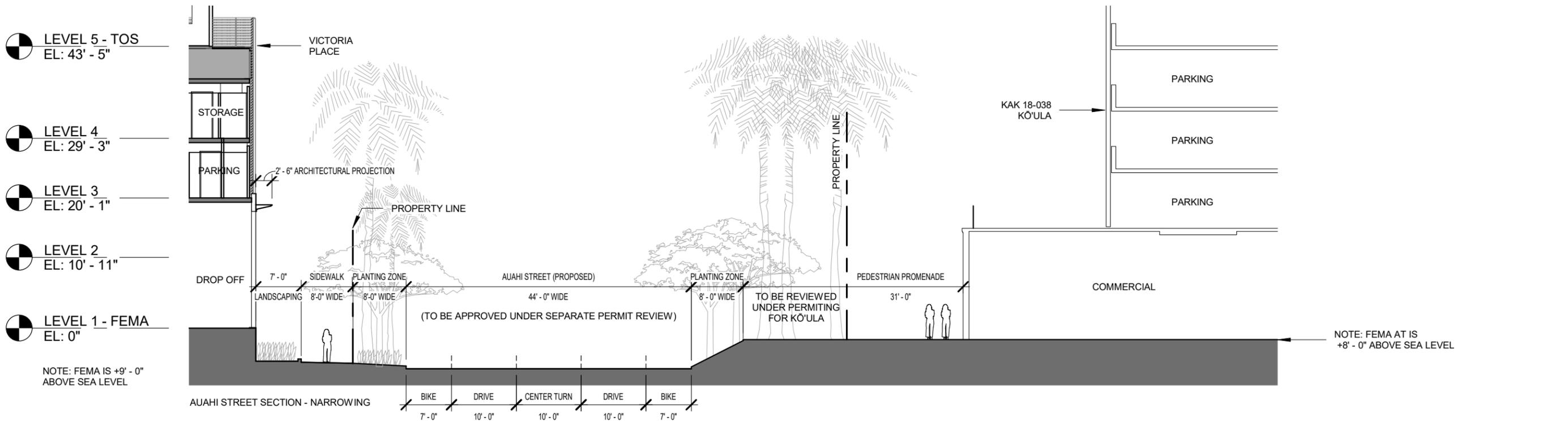
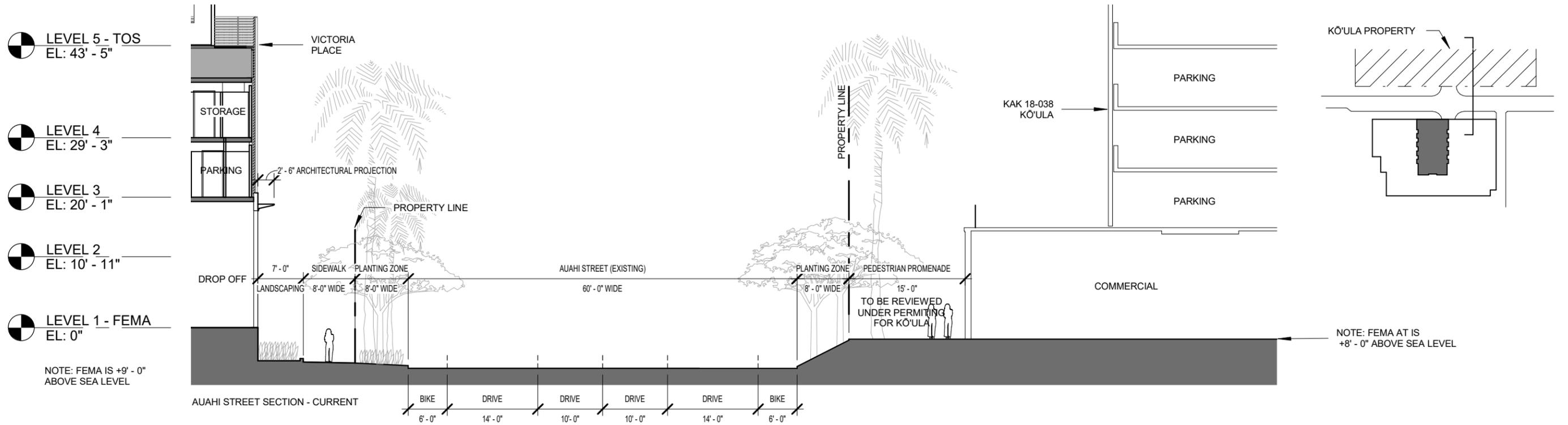
PODIUM SECTION - A

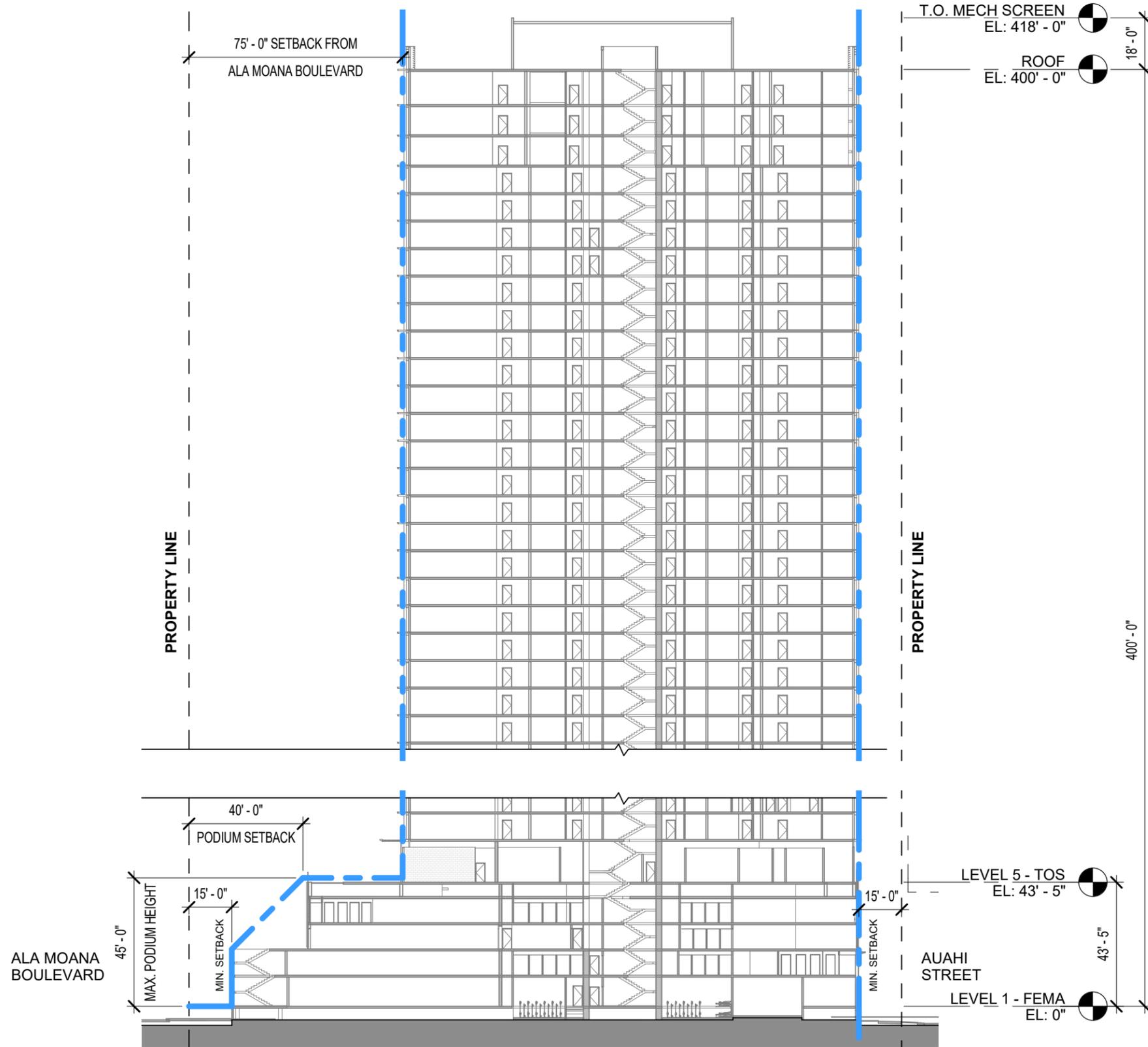


PODIUM SECTION - B









REFER TO 2005 MAUKA AREA RULES  
15-22-117 VIEW CORRIDOR SETBACK



