

DEVELOPMENT PERMIT REQUEST
Presentation Hearing Staff Report
KAK 19-069: Ward Village Land Block 2, Project 3
(Master Plan Permit No.: PL MASP 13.1.3)

September 4, 2019

I. REQUEST

Victoria Ward, Limited, a subsidiary of The Howard Hughes Corporation (Applicant) is requesting a Planned Development Permit (Permit) to construct a new high-rise condominium building (Project). The Project site is located within Land Block 2 of the Ward Neighborhood Master Plan (Ward MP), which is bordered by Auahi Street to the north (Mauka), Kamakee Street to the east (Diamond Head), Ala Moana Boulevard to the south (Makai) and Ward Avenue to the west (Ewa), within the Mauka Area of the Kakaako Community Development District (KCDD) [Tax Map Key Nos. 2-3-001: 131, and 130 (Portion)]. The Applicant's Development Permit Application (Permit Application) was provided to the Authority Members on July 23, 2019.

II. COMPLETENESS REVIEW, AUTOMATIC APPROVAL AND FILING FEES

The Permit Application was deemed complete on July 23, 2019. Pursuant to Hawaii Administrative Rules (HAR) §15-22-23, Automatic Approvals, the Permit Application will be deemed automatically approved if no decision is made by the Hawaii Community Development Authority (HCDA) granting or denying approval within 160 days from the date of the submission of a complete application. Therefore, the automatic approval date is December 30, 2019. In a letter dated July 23, 2019, the Applicant was informed that the submitted Permit Application for the Project was complete and was notified of the automatic approval date. The letter is provided as Exhibit A.

All filing fees have been paid in accordance with the provisions of HAR §15-22-11 and §15-22-16.

III. PUBLIC HEARING NOTICE AND COMMUNITY OUTREACH

A Notice of Public Hearings for the Project in accordance with the provisions of §206E-5.6, Hawaii Revised Statutes (HRS), was published in the Honolulu Star-Advertiser, The Garden Island, Hawaii Tribune-Herald and Maui News on July 23, 2019. An amended Notice of Public Hearings clarifying the Tax Map Key for the Project was published in the Honolulu Star-Advertiser, The Garden Island, West Hawaii Today, Hawaii Tribune-Herald and Maui News on July 30, 2019. In accordance with the provision of HRS §206E-5.6, the President of the Senate and the Speaker of the House of Representatives were notified upon posting of the Notice of Public Hearings. Association of apartment owners of residential buildings adjacent to the Project, surrounding landowners and businesses, the Ala Moana/Kakaako Neighborhood Board,

Kakaako Business and Landowners Association, and the Kakaako Improvement Association were notified of the public hearings. Various elected officials and State and County agencies were also notified of the public hearings. The Notice of Public Hearings was provided to 106 individuals and organizations that have shown interest in the development in Kakaako in the past and requested that they be kept informed of development activities in the district. A copy of the Notice of Public Hearings is provided as Exhibit B. The amended Notice of Public Hearings is provided as Exhibit C. In accordance with the provisions of HRS §206E-5.5, the Applicant has also notified both owners and lessees of record of real property within a three hundred-foot radius of the Project.

The deadline for filing for intervention was August 19, 2018. HCDA received no requests for intervention.

IV. WARD NEIGHBORHOOD MASTER PLAN

The Project is located on Land Block 2 of the Ward MP, permit number PL MASP 13.1.3. On January 14, 2009, the Ward MP was approved by the HCDA pursuant to HAR Title 15, Chapter 22, Subchapter 8, entitled “Master Plan Rules”. The Ward MP is vested under HAR, Chapter 15-22, Mauka Area Rules (Vested Rules) that were in effect on January 14, 2009. Therefore, the Project is being reviewed under the Vested Rules.

A Nunc Pro Tunc Order dated May 6, 2009 was approved to resolve a clerical error issue in the Ward MP Decision & Order. The Nunc Pro Tunc Ward MP Decision and Order (D&O) is provided as Exhibit D. Subsequently, and as provided in the D&O, a Master Plan Development Agreement (MP Development Agreement) for the Ward MP was entered into on December 30, 2010. The MP Development Agreement is provided as Exhibit E. On October 10, 2012, the Authority issued a Declaratory Relief, through a Declaratory Order relating to Condition No. 4 of the D&O. The Declaratory Order is provided as Exhibit F.

Approval of the Ward MP is valid until January 14, 2024, which is fifteen (15) years from the original Decision and Order issued on January 14, 2009.

As provided in both the Ward MP and the MP Development Agreement, the Ward MP may be implemented in phases through planned developments. The first phase of the Ward MP is comprised of three (3) Planned Development projects (Waiea, Anaha, and Ke Kilohana) that were approved by the HCDA in 2013. All three projects (Waiea, Anaha, and Ke Kilohana) approved as part of phase one have been completed. The second phase of the Ward MP is comprised of three (3) Planned Development projects (Gateway, Aeo, and Aalii) that were approved by the HCDA in 2014, 2015, and 2017, respectively. This Project is part of the second phase of the Ward MP, and is in the same location as the Gateway project (KAK 14-066). The Applicant says it will withdraw

Gateway upon the approval of the Project.

Condition #5 of the D&O required that prior to submission of the first individual development permit application for the development projects under the Master Plan, the Applicant shall prepare and submit a historic building inventory, a cultural impact assessment, and an archaeological inventory survey plan accepted by the State of Hawaii, Department of Land and Natural Resources' (DLNR) State Historic Preservation Division (SHPD) (or its successor agency) to the Authority. The Applicant has submitted the following documents in satisfaction of Condition #5 of the D&O:

- Historic Building Inventory,
- Cultural Impact Assessment, and
- Archaeological Inventory Survey.

HCDA's letter of receipt of these documents to the Applicant is provided as Exhibit G.

Condition #10 of the D&O requires that prior to the submission of the first development permit application for an individual project pursuant to the Master Plan, the Applicant shall conduct a regional traffic study. In addition, at the individual development permit stage, the Applicant shall conduct traffic impact assessments for each development phase. The Applicant has prepared a regional traffic study for the Ward MP area in consultation with the City and County of Honolulu (City), Department of Transportation Services, Department of Planning and Permitting-Traffic Branch, and the HCDA. HCDA's letter of receipt of these documents to the Applicant is provided as Exhibit H. The Applicant has also prepared a traffic impact assessment report specific to all the projects in the first and second phase of development, as well as a report for this Project. The traffic impact assessments for the first and second phases of the Ward MP development are available digitally on the HCDA website.

Condition #12 of the D&O requires that prior to the submission of the first development permit application for an individual project pursuant to the Ward MP, the Applicant shall provide sustainability guidelines to the HCDA. At the time the Applicant applies for any individual development permit, it shall indicate how the sustainability guidelines shall be implemented for the respective project in the development permit area. The Applicant has prepared and submitted sustainability guidelines for developments covered under the Ward MP. HCDA's letter of receipt of the sustainability guidelines to the Applicant is provided hereto as Exhibit I.

The Applicant has fulfilled the conditions stipulated under the D&O necessary to apply for a development permit under the Ward MP.

V. GOVERNMENT AGENCY AND UTILITY COMPANY CONSULTATION

The Applicant had consulted with the following government agencies and utility companies for review and comment on the Project.

State of Hawaii

- Department of Land and Natural Resources, State Historic Preservation Division (SHPD).

City

- Department of Planning and Permitting,
- Honolulu Board of Water Supply, and
- Honolulu Fire Department.

Utility Companies

- Hawaiian Electric Company, Inc.,
- Hawaii Gas,
- Hawaiian Telcom, Inc., and
- Spectrum.

The Applicant has included the comments received from these agencies and utility companies as part of the Permit Application. Subsequently, after receiving the Permit Application and deeming the application complete, the HCDA has also provided a complete set of the Permit Application to the following government agencies and utility companies for review and comment.

Federal

- United States Postal Service.

State of Hawaii

- Department of Education,
- Department of Transportation,
- Department of Transportation, Highways Division,
- Department of Transportation, Airports Division, and
- Department of Health, Disability and Communication Access Board.

City and County of Honolulu

- Department of Transportation Services,
- Department of Planning and Permitting,
- Honolulu Board of Water Supply,
- Office of Climate Change, Sustainability and Resiliency,
- Department of Environmental Services,
- Honolulu Authority for Rapid Transportation,
- Department of the Corporation Counsel, and
- Honolulu Fire Department.

Utility Companies

- Hawaiian Electric Company, Inc.,
- Hawaii Gas,
- Hawaiian Telcom, Inc., and
- Spectrum.

Comments received as part of the Permit Application Review are provided as Exhibit J and were forwarded to the Applicant to be addressed in the Project.

VI. STATE HISTORIC PROPERTY REVIEW

Pursuant to HRS §6E-42, the HCDA is required to advise SHPD of any project which may affect historic property, aviation artifacts, or a burial site (collectively, historic properties), and prior to HCDA's approval of a permit for the Project, allow SHPD the opportunity for review and comment on the effect of the proposed Project on historic properties. The following documents were provided to SHPD for review.

- Draft Archaeological Inventory Survey Report for Block I (accepted by SHPD on June 12, 2015),
- Draft Archaeological Monitoring Plan for Block I (accepted by SHPD on August 18, 2015),
- Burial Treatment Plan for Block I (accepted by SHPD on December 3, 2015),
 - Burial Site Component and Preservation Plan for Block I (accepted by SHPD on March 24, 2017),
- Archaeological Data Recovery Plan for Block I (accepted by SHPD on June 30, 2017), and

- End of Fieldwork Report for Archaeological Data Recovery for State Inventory of Historic Places (accepted by SHPD on January 30, 2018).

The HCDA has received written documentation from SHPD confirming that the Applicant has complied with the requirements of HRS §6E-42, §6E-43 and HAR §13-284. Copies of the written confirmation from SHPD are provided hereto as Exhibit K.

VII. PROJECT DESCRIPTION

The Applicant proposes a residential high-rise building with a tower and base platform structure. The Project proposes 350 residential units (approximately 556,305 square feet), and an onsite parking structure which is expected to house 593 parking stalls and three loading stalls.

The development parcel will be approximately 102,427 square feet in area. The site has been vacant since Ward Warehouse was demolished.

Land Use and Zoning

Subchapter 2 of the Vested Rules establishes land use zones. The Project site is identified as a mixed-use zone residential emphasis (MUZ-R) in the “Land Use Plan” within the Vested Rules. Pursuant to §15-22-113 of the Vested Rules, any planned development within MUZ-R shall restrict commercial floor area to no more than 1.2 floor area ratio (FAR). Section 15-22-203(1) of the Vested Rules allows for the transfer of floor area and land uses from one development lot to one or more development lots within the master planned areas subject to certain conditions. However, the D&O and the subsequent Declaratory Order establishes a single mixed-use zone (MUZ) land use designation in place of the MUZ-R designation under the Vested Rules. The MUZ designation allows for any percentage of either commercial or residential to be developed on the Project site. The Applicant proposes a residential use for the Project.

Platform Height

Section 15-22-62 of the Vested Rules requires that building platform heights shall not exceed forty-five (45) feet in height. Section 15-22-62(c) of the Vested Rules does exclude certain building elements or features and the associated screening from the height requirement as long as the restrictions of this subsection are met.

The applicant is not requesting any modification to the platform height.

Density and Tower Height

Density and height for a planned development is determined by the development lot size using the table referenced in §15-22-116 of the Vested Rules and provided in Table 1 below.

Table 1: Allowable Building Height, FAR and Tower Footprint

PLANNED DEVELOPMENTS IN ALL MIXED-USE ZONES MAUKA AREA			
<u>Lot Size</u> (sq. ft.)	<u>Building Height</u> (feet)	<u>FAR</u>	<u>Tower Footprint</u> (sq. ft.)
10,000	65	1.8	5,000
20,000	100	2.0	8,000
40,000	200	2.5	14,000
60,000	300	3.0	15,000
80,000 or more	400	3.5	16,000

As a condition of the D&O for Project 2 (Aeo) on Land Block 1, the Applicant executed a Joint Development Agreement (JDA) approved by the HCDA Executive Director and filed it with the Bureau of Conveyances as a covenant running with the land (DOC A-56090748). Therefore, all the parcels included within the JDA will be considered and treated as one development lot under the Vested Rules. A copy of the JDA is provided as Exhibit L. Land Block 2 has an effective development lot area of 355,130 square feet (8.15 acres). The Project development lot is approximately 102,427 square feet (2.35 acres).

The Ward MP establishes a FAR of 3.8 (inclusive of the industrial bonus of 0.3 FAR). In addition, §15-22-203(1) of the Vested Rules allows for the transfer of floor area and land uses from one development lot to one or more development lots within the master planned areas as long as the FAR for any lot to which floor area has been transferred to shall not be increased by more than twenty-five percent (25%) of the FAR otherwise allowed for the size of the development lot. Therefore, with the permitted twenty-five percent (25%) transfer, the maximum allowable FAR for Land Block 2 is 4.75 $[(0.25 * 3.8) + 3.8]$ or 1,686,867.5 square feet $(355,130 - \text{square feet} * 4.75)$ of floor area. As such, the projected floor area of 1,578,900 square feet (inclusive of this proposed Project)

and FAR of 4.45 (1,578,900 square feet /355,130 square feet) for Land Block 2 is consistent with the provisions of the Vested Rules as approved under the Ward MP. The Project proposes a residential high-rise tower consisting of approximately 350 residential units. The total proposed floor area for the Project is 556,305 square feet and when added to the existing Waiea project that has 522,654 square feet of floor area, and subtracting the Gateway project that has 784,014 square feet of floor area (on the same location as the Project that would be withdrawn should the proposed Project be Land Block 2 results in a total floor area of 1,078,959 square feet and FAR of approximately 3.62 (1,078,959 square feet /335,130 square feet), which is within the allowable FAR. The remaining floor area for Land Block 2 is approximately 512,908 square feet. The Table 2 below summarizes the floor area allocations for Land Block 2.

Table 2: Floor area allocations

Floor Area Allocation for Land Block 2	
Development Lot Area for Land Block 2	355,130 (SF)
Projected Floor Area for Land Block 2	1,578,900 (SF)
Projected Floor Area Ratio for Land Block 2	4.45
Projects and Floor Area Allocation on Land Block 2 to Date	
Waiea (Completed)	522,654 (SF)
Gateway (Permitted)	784,014 (SF)
Victoria Place (Proposed)	556,305 (SF)
Subtotal of Floor Area Allocated on Land Block 2 to Date	1,078,959 (SF)
Remaining Floor Area on Land Block 2	499,941

Proposed height of the residential tower is 400 feet and an additional eighteen (18) feet for rooftop mechanical equipment enclosure, which is permitted under the Vested Rules.

Industrial Use

As noted in the above table (Table 1) §15-22-116 of the Vested Rules allows a maximum density of 3.5 FAR for projects with land area of 80,000 square feet or more. This section also provides 0.3 FAR bonus for any planned development that provides industrial use. Under the Ward MP, the Applicant utilized the 0.3 FAR bonus and established a FAR of 3.8 for all the developments under the Ward MP. As noted under the Finding and Facts, item number 46, of the Nunc Pro Tunc Order “The Master Plan proposes a mixed-use development including residential, retail, office, commercial, and industrial uses, for total floor area of 9,334,240 square feet, with a floor area ratio (“FAR”) of 3.8.” Under this same item it was also noted that the Master Plan will have 736,914 square feet of industrial floor area among other uses. To date, under the Master Plan, six (6) development permits have been approved by the HCDA. However, none of these projects have included industrial space. To address the issue relating to the lack of

the industrial spaces provision, as a condition of the D&O for Project 3 (Aalii) on Land Block 1, the HCDA had noted that prior to the staff approval of the certificate of occupancy for the Aalii project, the Applicant shall submit a development program to provide industrial floor area within the Ward MP for review by the HCDA Executive Director, and remains outstanding.

Tower Footprint

The maximum allowable tower footprint for a planned development is determined by the development lot size using the table referenced in §15-22-116 of the Vested Rules. The Project is proposing a maximum tower footprint of 15,944 which is less than the maximum allowable tower footprint of 16,000 square feet.

Front, Side and Rear Yard

Section 15-22-63.1 of the Vested Rules requires a front yard setback of fifteen (15) feet. Section 15-22-63.2 of the Vested Rules requires a minimum side and rear yard setback of ten (10) feet for structures containing windows and openings facing side or rear property lines. The Project site is a development parcel within the larger Land Block 2. The Project site is bordered by Ala Moana Boulevard to the south, Waiea to the east, Auahi Street to the north, and a proposed Victoria Ward Park (designated by the applicant) to the west. Therefore, there is a front yard requirement along Auahi Street, and Ala Moana Boulevard and no side or rear yard requirements. The Applicant has provided the required 15-foot front yard along Auahi Street and Ala Moana Boulevard.

Open Space

Open space for the Project shall be the lower of either ten percent (10%) of the lot area or twenty-five percent (25%) of the lot area less the required yards as provided in §15-22-64(c)(1) of the Vested Rules. Within the Ward MP, the Applicant proposes to provide 35,513 square feet of open space for Land Block 2, which is equal to approximately ten percent (10%) of the total development lot area, before the end of the last phase of development for the development lot. The Project proposes to provide a total of 15,590 square feet of open space on site. The Gateway project proposed to provide 7,807 square feet of open space. The updated open space with the deletion of Gateway and addition of the Project is 29,257 square feet. The Applicant notes it plans another 42,734 square feet of open space in future projects on the Land Block 2, which would bring the total open space to 71,991 square feet, or approximately twenty percent (20%) of the total development area on Land Block 2.

Recreation Space

A minimum of fifty-five (55) square feet of recreation space per dwelling unit is required for the Project pursuant to §15-22-65(b) of the Vested Rules. The Project proposes to have a total of 350 dwelling units; therefore, requiring a minimum of 19,250 square feet of recreation space. The Project proposes approximately 64,105 square feet of recreation space.

Off-Street Loading

The off-street loading provisions for the Project are provided in §15-22-68 of the Vested Rules. For both the residential use with 566,305 square feet of floor area, three (3) off-street loading stalls are required.

The Project proposes to provide a total of three (3) off-street loading stalls: two (2) large loading stalls (12 feet x 35 feet x 14 feet) and one (1) small loading stall (8.5 feet x 19 feet x 10 feet).

Off-Street Parking

Section 15-22-67 of the Vested Rules establishes the off-street parking requirement for the Project. The Vested Rules require at least 465 spaces be provided. The Project proposes 593 spaces, all of which will be provided on site.

Fifty percent (50%) or more of the required off-street parking stalls are required to be a standard-sized stall, except that dwelling units may have up to fifty percent (50%) compact spaces. The Project is required to provide 465 parking stalls for the residential use. The Applicant has noted that 551 out of these 593 parking stalls will be standard-sized stalls, 27 are tandem stalls, 13 are accessible, and 2 are accessible van spaces.

View Corridors

Section 15-22-66 of the Vested Rules establishes provisions for view corridor streets. View corridor streets are identified in the “View Corridor Streets” exhibit of the Vested Rules. The Project fronts Ala Moana Boulevard, which is identified as a “View Corridor Street.” The set back of the project and tower is in compliance with the setback requirements of 15 feet for the project and at least 75 feet for the residential tower.

Building Orientation, Tower Spacing, and Circulation

Section 15-22-143 of the Vested Rules established provisions for building orientation, tower spacing, and circulation.

Section 15-22-143(a)(2) of the Vested Rules requires that to the extent practicable, the tower portion of the structure be oriented between thirty-five and sixty-five degrees west of south. The tower is proposed to be approximately thirty-five degrees west of south.

Section 15-22-143(b)(1) of the Vested Rules requires that to the extent practicable, the parallel sides of adjacent towers shall be separated by a distance of at least 300 feet. The long side of the Project's tower is at least 300 feet from the nearest tower.

Section 15-22-143(b)(2) of the Vested Rules requires that to the extent practicable there should be at least 200 feet between the short side of the towers. The Project's short side is at least 200 feet from the nearest tower.

Public Facilities Dedication

Section 15-22-73 of the Vested Rules establishes requirements for public facilities dedication. The public facilities dedication for residential floor area is four percent (4%) of the total proposed residential floor area. The total residential floor area is 556,305 square feet, which translates to approximately 22,252 square feet of public facilities dedication. A total of approximately 22,252 square feet of public facilities dedication in the form of land is required for the Project.

The Applicant is not proposing to provide any public facilities within the Project. However, the Applicant is proposing to use the public facilities dedication to be provided within the Ward MP. A summary of public facilities dedication requirement for the various development projects under the Ward MP that have been approved by the Authority, public facilities dedication credit accumulated by the Applicant, and public facilities dedication that are proposed and pending is provided in the table below.

WNMP Public Facilities Dedication	
Credit from Pre-WNMP Projects	39,581 (SF)
Public Facilities Dedications Provided After WNMP (To Date)	
Projects	Area (SF)
Land Block 2-Project 1 (Waiea): Sidewalk along Ala Moana Boulevard	521
Land Block 2-Project 2 (Gateway): Central Plaza	34,371
Land Block 3-Project 1(Anaha): Sidewalk along Queen Street	353
Land Block 3-Project 1(Anaha): Sidewalk along Auahi Street	496
Land Block 3-Project 1(Anaha): Sidewalk along Auahi Street	431
Land Block 3-Project 1(Anaha): Midblock	902
Land Block 5-Project 1(Ke Kilohana): Right-of-way along Ilaniwai Street	1,785
Halekauwila Street Dedication to HCDA	37,261
Land Block 1-Project 3 (A‘ali‘i): LB1 Street Easement	53,062
Land Block 1-Project 3 (A‘ali‘i): A‘ali‘i Sidewalk Easement P3A	6,034
Land Block 1-Project 3 (A‘ali‘i): WEC Sidewalk Easement P4	5,773
Subtotal of Public Facilities Dedication Provided to Date	140,989
Proposed (Pending) Public Facilities Dedications (To Date)	
Projects	Area (SF)
Land Block 1-Central Plaza	53,251
Subtotal of Pending Public Facilities Dedication	53,251
Required Public Facilities Dedication (To Date)	
Project	Area (SF)
Land Block 1-Project 2 (Ae‘o)	24,119
Land Block 1-Project 3 (A‘ali‘i)	21,653
Land Block 1-Project 4 (Koula)	27,320
Land Block 2-Project 1 (Waiea)	20,831
Land Block 2-Project 2 (Gateway)	31,163
Land Block 2-Project 3 (Victoria Place)	22,252
Land Block 3-Project 1(Anaha)	25,796
Land Block 5-Project 1(Ke Kilohana)	3,092
Subtotal of Required Public Facilities Dedication to Date	145,063
Remaining Balance Not Including Dedication of Pending Public Facilities	35,507

As noted under item number six (6) of the D&O of the Nunc Pro Tunc Order dated May 6, 2009, for the Ward MP the Applicant needs to satisfy a public facilities dedication requirement that is estimated to be 330,053 square feet of land. Per the Findings of Facts of the Nunc Pro Tunc Order, item number 61, the 330,053 square feet of land for public facilities will include 225,678 square feet of land for public facilities that will include new streets (including typical sidewalks), pedestrian walkways (in addition to typical sidewalks), public plazas, and a mass transit connection while the remainder 104,375 square feet of land for public facilities will consist of community facilities, utility and infrastructure improvements and public parking. Per the D&O of the Nunc Pro Tunc Order, item number 8, for the entire Ward MP, the Applicant shall designate a Ward Neighborhood Commons (a public amenity) that shall be at least 150,000 square feet and the Applicant shall provide capital improvements, day to day maintenance, and security. This Ward Neighborhood Commons will include the public plazas and pedestrian walkways in blocks one (1) and two (2) of the public facilities plan and open spaces on blocks one (1) and two (2) of the open space plan as indicated in the Master Plan Application Addendum (dated September 12, 2008).

Reserved Housing

Section 15-22-115 of the Vested Rules requires that every applicant for a planned development containing multi-family dwelling units on a development lot of at least 20,000 square feet shall provide at least twenty percent (20%) of the total number of dwelling units in the development for sale or rental to qualified persons as determined by the Authority. The reserved housing requirement is calculated as a running total for each proposed project under the Ward MP. The reserved housing requirements will be based on the unit counts provided under the Development Permits for each of the projects.

The Applicant has provided 375 reserved housing units in the Ke Kilohana project and will provide additional 150 units in the Aalii project for a total of 525 reserved housing units. The Applicant is proposing to provide the required reserved housing for Koula and for this Project at an offsite location on Land Block 5.

The following table is a summary of the total number of residential units as well as reserved housing units required for approved projects within the Ward MP including the proposed Project, and the future off-site reserved housing project. A total of 108 reserved housing units are required to be built.

Reserved Housing Requirement		
Projects	Residential Units	Reserved Housing Provided to Date
Land Block 1-Project 2 (Aeo)	466	0
Land Block 1-Project 3 (Aalii)	751	150
Land Block 1-Project 3 (Koula)	570	-
Land Block 2-Project 1 (Waiea)	177	0
Land Block 2-Project 2 (Gateway)	236	0
Land Block 2-Project 3 (Victoria Place)	350	
Land Block 3-Project 1 (Anaha)	318	0
Land Block 5-Project 1 (Ke Kilohana)	424	375
Land Block 5-Project 2 (Future Project)	108	108
Total Residential Units	3,164	-
Reserved Units Required (20%)		633
Total Reserved Units Provided to Date	-	525
Reserved Housing Required		108

Relocation Assistance

Section 15-22-85 of the Vested Rules requires the Applicant to give at least 60 days' prior notice to any tenant who will be displaced. Similarly, item number 11 of the D&O of the Nunc Pro Tunc Order requires that the Applicant provide relocation assistance to affected tenants, first, by relocating businesses to other spaces within the Ward MP area, to the extent feasible, and if infeasible by working with a commercial broker to assist these businesses in locating alternative space.

The majority of the Victoria Place site is vacant, therefore, no relocation assistance is needed for this Project. There is a temporary parking lot along Auahi Street, which is not required for any Ward Village Development.

VIII. PUBLIC TESTIMONIES

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

Attachments: Exhibit A – Completeness and Automatic Approval Letter
Exhibit B – Notice of Public Hearing
Exhibit C – Amended Notice of Public Hearing
Exhibit D – Ward MP, Nunc Pro Tunc, Findings of Fact,
Conclusions of Law, and Decision and Order
Exhibit E – Master Plan Development Agreement

Exhibit F – Declaratory Order Relating to Condition No. 4

Exhibit G – HCDA’s Letters of Receipt for Documents in Satisfaction of Condition #5 of the D&O

- Historic Building Inventory,
- Cultural Impact Assessment, and
- Archaeological Inventory Survey

Exhibit H – HCDA’s Letters of Receipt for Documents in Satisfaction of Condition #10 of the D&O

- Regional Traffic Study and Individual Traffic Impact Assessments

Exhibit I – HCDA’s Letters of Receipt for Documents in Satisfaction of Condition #12 of the D&O

- Sustainability Guidelines

Exhibit J – Comments from Government Agencies

Exhibit K –Written Confirmation from SHPD

Exhibit L – Joint Development Agreement approved by the HCDA Executive Director and filed it with the Bureau of Conveyances as a covenant running with the land (DOC A-56090748).