



A Village, A Neighborhood, A Community

Presentation to the Hawai'i Community Development Authority



WARD VILLAGE®

Today's Discussion

- Victoria Ward Ltd.
- The Last Decade
- The Ward Legacy
- Looking Forward
 - Ala Moana Boulevard Elevated Walkway
 - The Park on Ward
 - Ulana Ward Village and the Ewa Plaza
 - Community Benefits



Victoria Ward, Ltd. is pleased to share these proposals for the next phase of Ward Village, which are based on current plans, projections and information relating to our community. As Victoria Ward, Ltd. continues to receive input and further plan for the continuing evolution of Ward Village as a world-class, master planned community, these proposals are subject to change.



Victoria Ward Ltd.



We are Victoria Ward Ltd. by The Howard Hughes Corporation

WARD VILLAGE - 2020



80 Full-Time Staff with a Commitment to Community



A Commitment to Community

- Deliver community improvements focused on sustainability, infrastructure enhancements, open space creation, and neighborhood programming
- Support local job & business creation through development and operations
- Provide housing for multiple sectors of the market
- Make an active difference in Hawai'i through philanthropic giving, volunteerism, and cultural engagement





The Last Decade



Deliver community improvements focused on sustainability, infrastructure enhancements, open space creation, and neighborhood programming

- Largest LEED-ND Platinum pre-certified neighborhood in the country and the only one in Hawai'i
- Smart Growth - homes near job centers
- Walkable - reduce vehicle miles
- Greener buildings and modern infrastructure



Deliver community improvements focused on sustainability, infrastructure enhancements, open space creation, and neighborhood programming

- Auahi Street Promenade - pedestrian and bicycle friendly, musical sidewalks
- Over 140,000 SF of new open space
- Mauka and Makai Victoria Ward Parks
- Hundreds of trees planted, saved, and relocated
- Cultural preserves, native gardens and trees
- Public art, sculptures, murals, and exhibits
- Weekly Kakaʻako Farmers Market



Deliver community improvements focused on sustainability, infrastructure enhancements, open space creation, and neighborhood programming

- 116,000 SF of neighborhood services including Longs Drugs, Whole Foods Market, Straub Clinic, local banks, fitness, dry cleaners, and more
- Over 3,700 public parking stalls
- Kewalo Basin Harbor public private partnership



Support local job & business creation through development and operations

- 39 restaurants, cafes, and entertainment
- 36 retail shops
- 14 neighborhood services
- 550,000+ SF of commercial use
- 160,000+ SF of light industrial use
- 170,000+ SF of office use



Provide housing for multiple sectors of the market

- 2,160,953 square feet of new residential space
- 375 reserved homes for local couples, families, and first-time homebuyers, starting from \$323K
- 1,010 market homes for empty-nesters, families and more, starting from \$405K
- Studio to three-bedroom homes with diverse amenities
- Opportunity to live, work, and play



Make an active difference in Hawai‘i through philanthropic giving, volunteerism, and cultural engagement

- Ward Village has donated over \$3.5 million to over 170 local non-profits, serving thousands of local residents
- Hawaii Community Foundation – Freshwater Initiative
- Kupu – Ho‘okupu Center at Kewalo Basin
- Queen’s Medical Center – The Caregiver Sanctuaries
- HomeAid Hawaii – Kauhale tiny homes
- Other philanthropic partners include:
Hawaii Food Bank, Bishop Museum, YMCA, Child & Family Services, Make A Wish Hawaii, Boys & Girls Club, Biki, American Red Cross, Hawaiian Humane Society, Waikiki Health, Children’s Discovery Center, Hawaii Homeownership Center, and many more...





The Ward Legacy

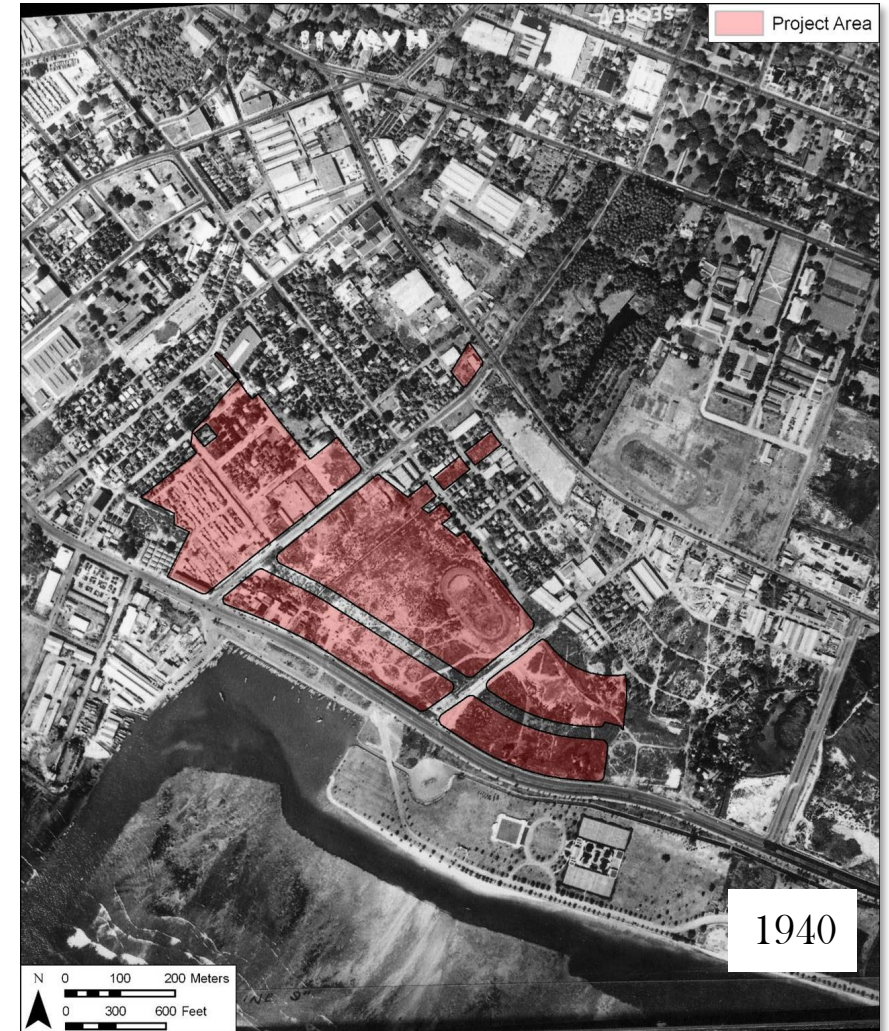




Victoria Ward Ltd., 1930 - Today

“Centrally located on the shore between Downtown Honolulu and Waikiki, the company anticipates development of a new residential community in the area and envisions Victoria Ward Centers as an expanding ‘town center,’ where people of all ages will gather, live, and work together.”

Excerpt from *Victoria Ward and Her Family: Memories of Old Plantation*
by Frank Ward Hustace III, 2000



Victoria Ward Centers, 1970s

- 60 acres centrally located in the urban core
- Fragmented retail
- Surface parking lots
- Light industrial uses such as auto body shops, furniture stores, electronic shops, appliance stores, printers



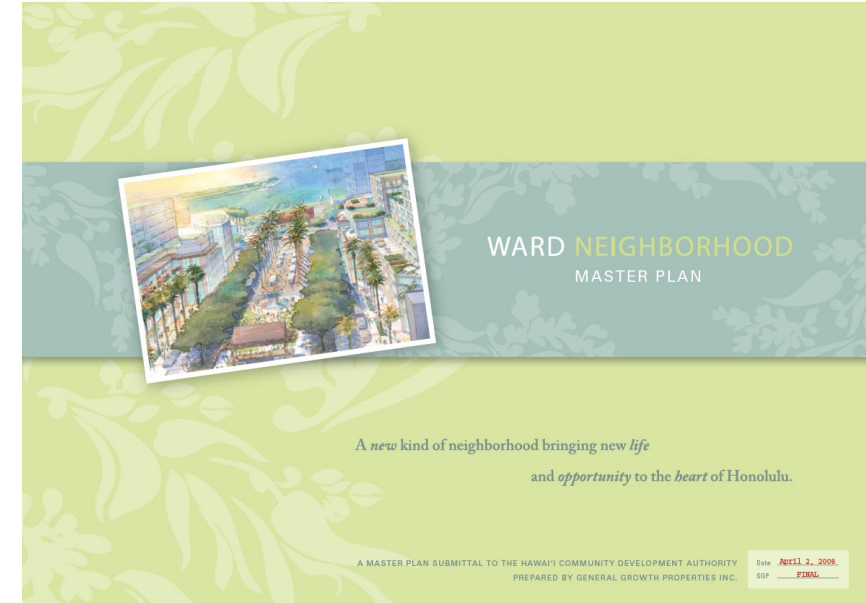
Hawai'i Community Development Authority, est. 1976

- Redevelopment agency created in 1976 to facilitate residential and commercial development in the urban core
- To date, HCDA has invested over \$269 million to improve the infrastructure of Kaka'ako and create plans and rules to guide its growth



Ward Village, 2000 – Present

- Master Plan approved in 2009 following extensive community outreach
- Approximately 27 city blocks
 - 14 blocks developed or stabilized
 - 3 blocks currently under construction





Looking Forward

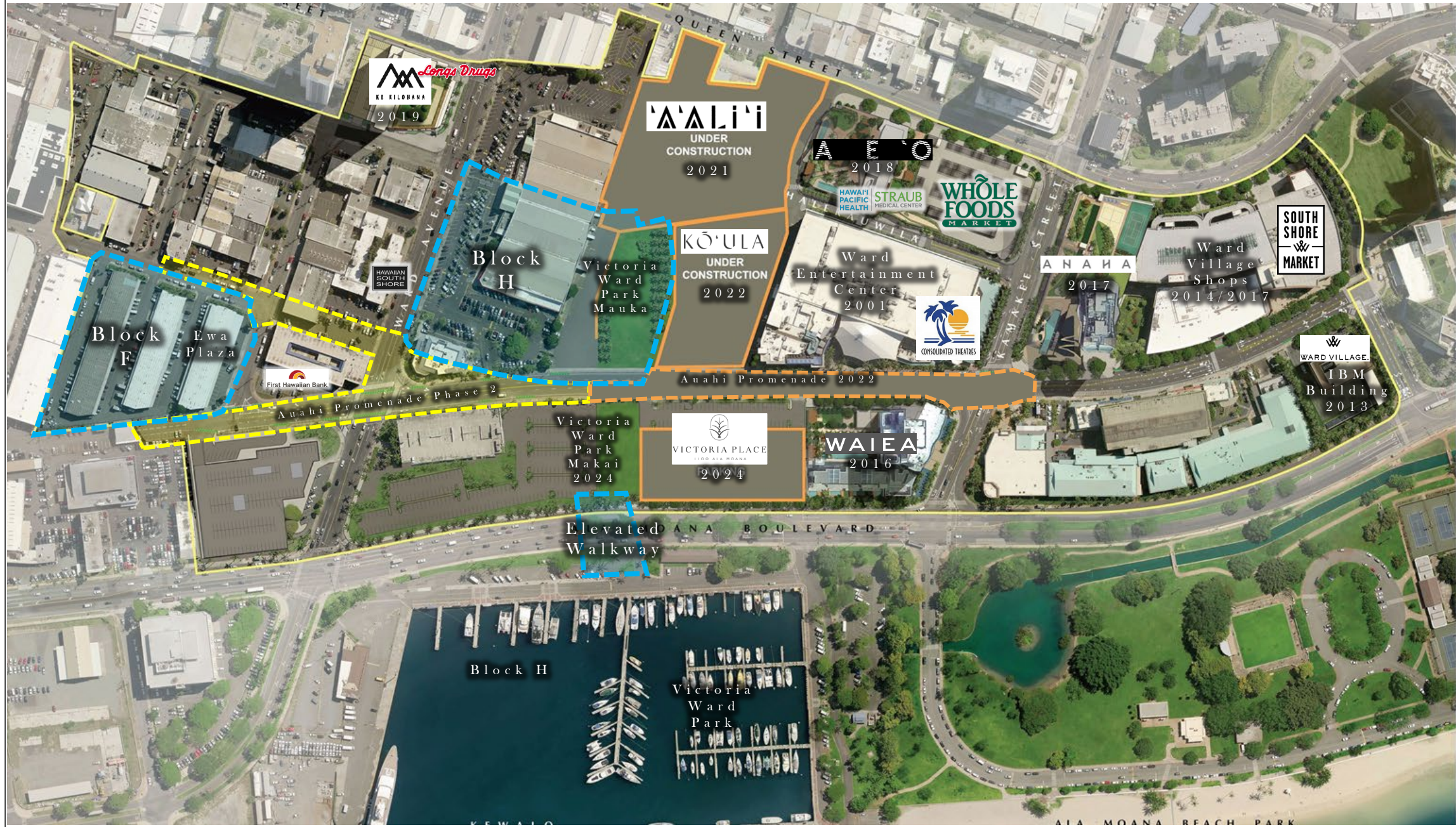


Ward Village Master Planned Community: Next Phase

- Expand and enhance Victoria Ward Parks
- Create a new public park at the Ewa Plaza
- Provide new reserved- and market-priced homes
- Create new shopping, dining, and entertainment areas
- Extend the Auahi Street Promenade
- Develop the Ala Moana Boulevard elevated walkway
- Increase the number of pedestrian- and bike-friendly streets
- Continue to create economic stimulus/jobs, and help Hawai'i recover



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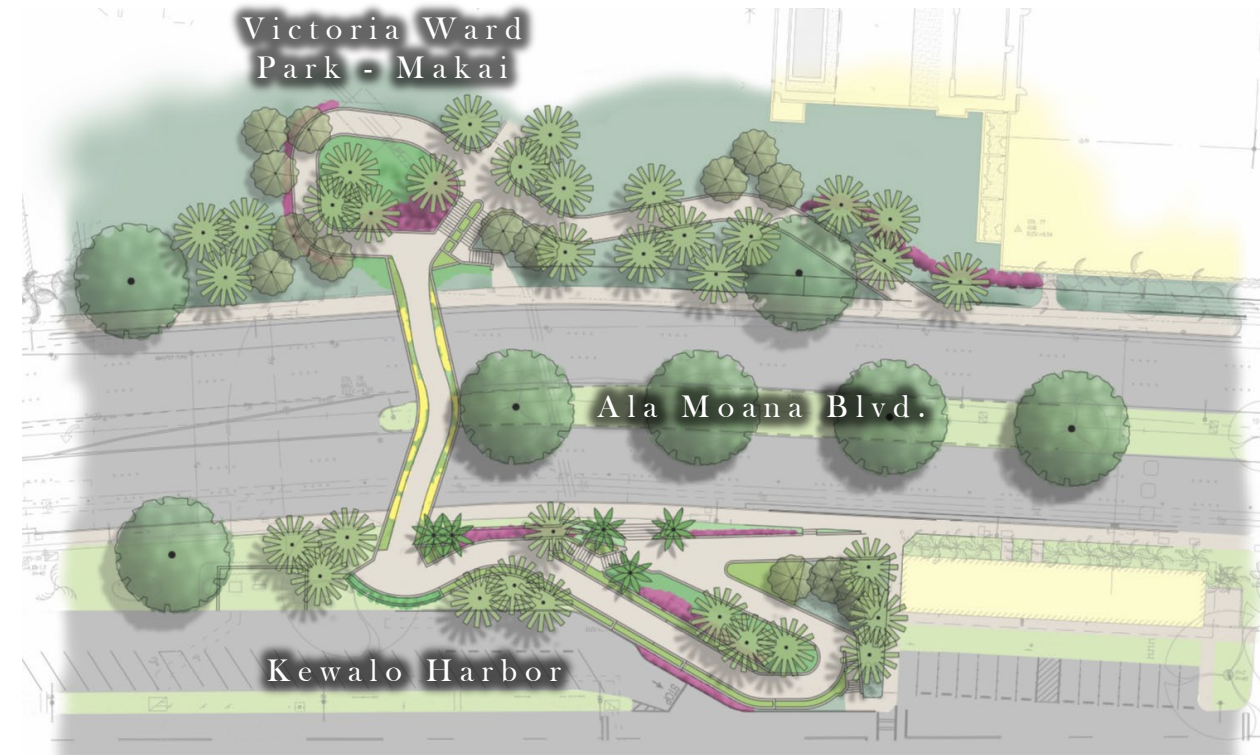


Ala Moana Boulevard Elevated Walkway



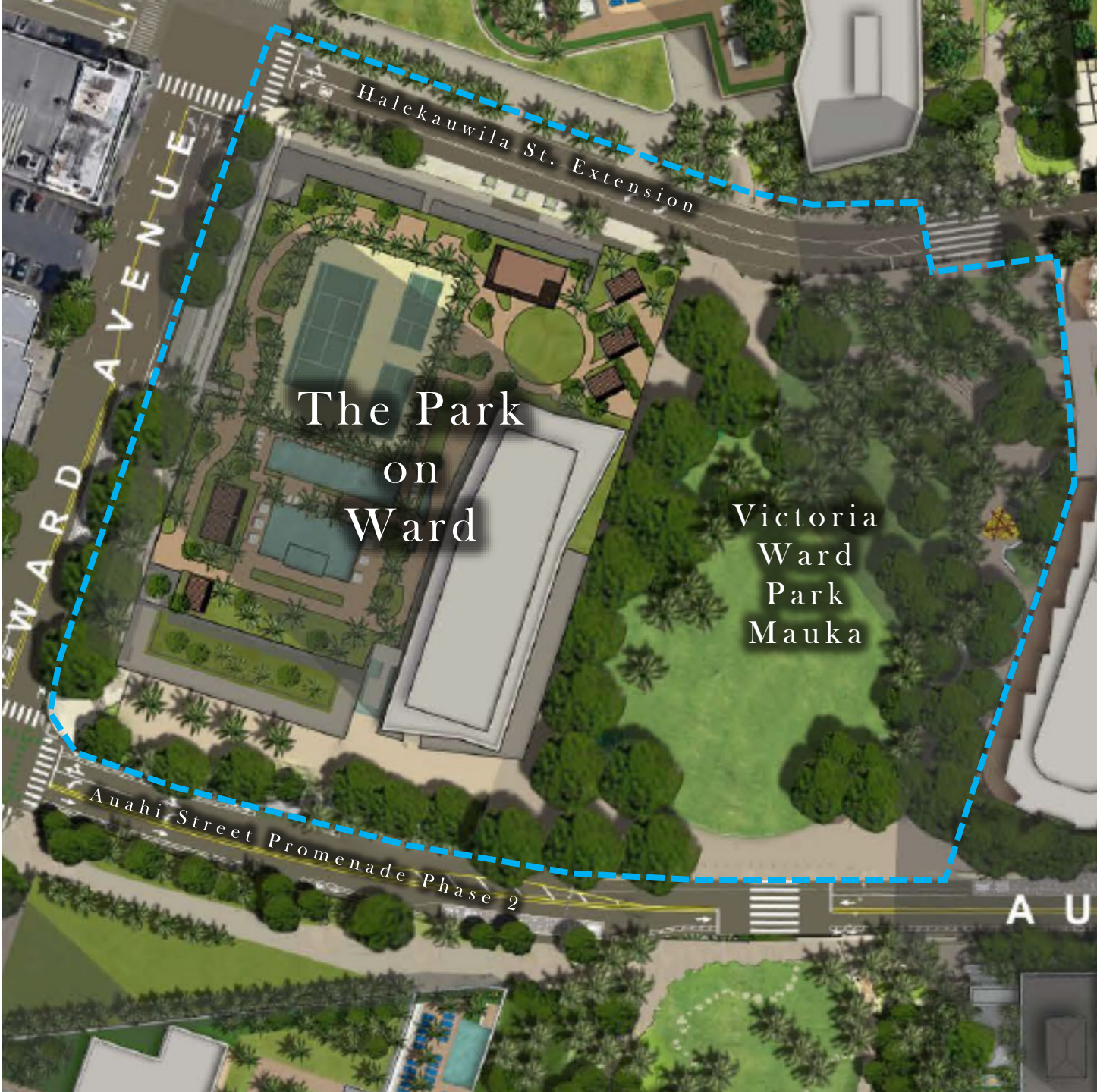
Ala Moana Boulevard Elevated Walkway

- Linking mauka to makai
- Safer crossing over Ala Moana Boulevard's bustling traffic
- New bike and pedestrian connection to the commercial harbor and shoreline



ALA MOANA BRIDGE - DRAFT
OVERALL PLAN
PBR HAWAII 10/02/2020





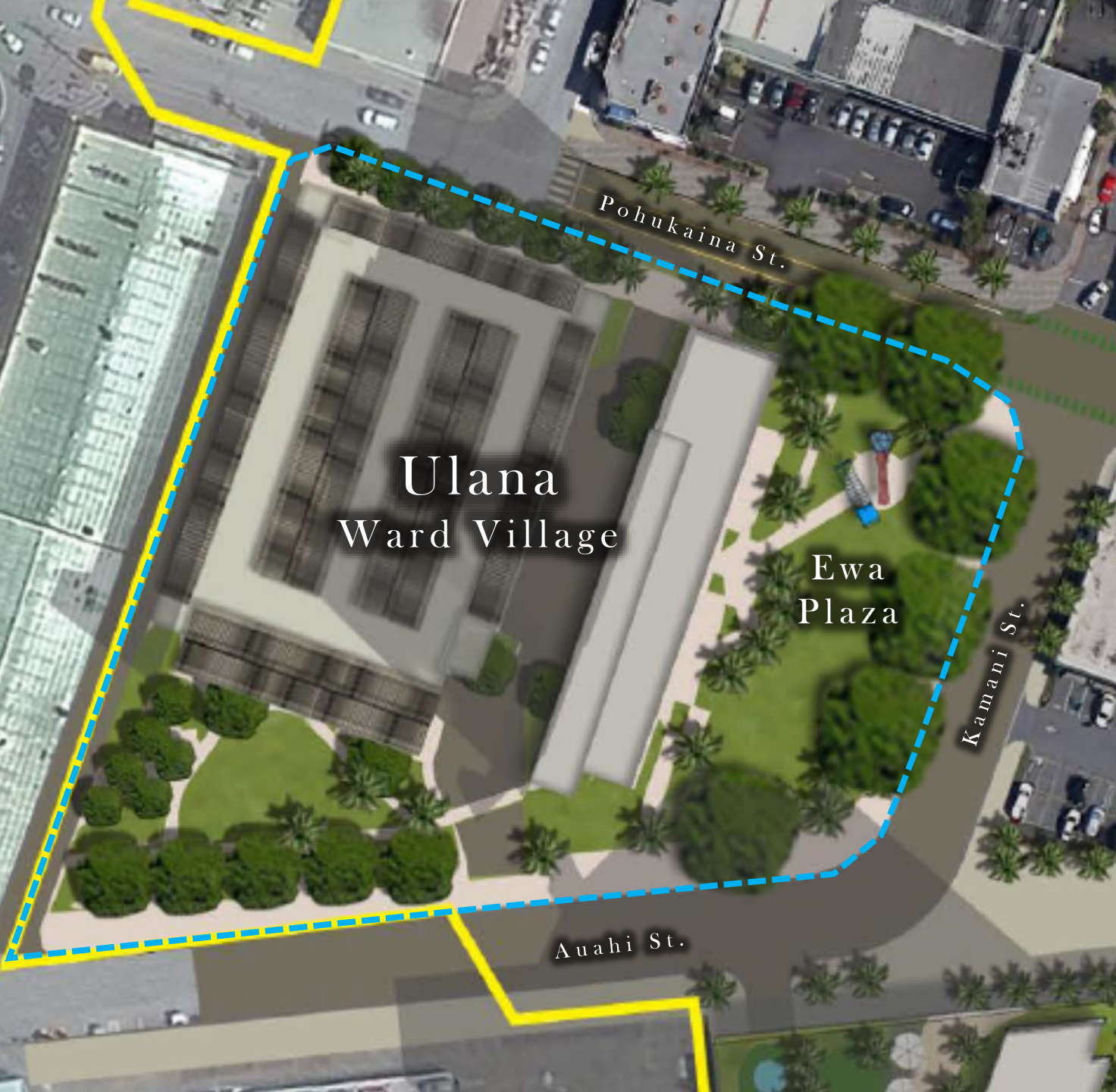
The Park on Ward



The Park on Ward

- Expansion and completion of Victoria Ward Park - Mauka
- Ground floor commercial space around all four sides of the block
- Auahi Street Promenade extension and realignment
- Halekauwila Street extension
- Off-street public parking
- Market rate homes
- Economic recovery estimates:
 - 335 jobs annually during construction
 - \$39 million in State taxes during construction
 - \$7 million in City fees and permits
 - \$2.9 million additional annual Property Tax





Ulana
Ward Village

Ewa
Plaza

Ulana Ward Village & the Ewa Plaza



Ulana Ward Village & the Ewa Plaza

- New Reserved Homes fulfilling current and future Ward Village requirements
- New public park
- New street-front commercial space
- New light industrial space
- New off-street public parking
- Connecting Kaka'ako
- Economic recovery estimates:
 - 200 jobs per year created during construction
 - \$26 million in State taxes during construction
 - \$2 million in City fees and permits
 - \$0.8 million additional annual Property Tax





Community Benefits

- New reserved and market homes for local residents
- New retail, restaurants, and commercial space
- New light industrial space
- Completion and addition of new public park space
- Enhanced walkability, bikeability
- Connectivity to Ala Moana Beach Park and Kakaʻako as a whole
- Significant economic stimulus for our local community





Mahalo

Visit WardVillage.com
for more information

