

U L A N A WARD VILLAGE

LAND BLOCK 5, PROJECT 2
HCDA PLANNED DEVELOPMENT
PERMIT APPLICATION

DECEMBER 2020



WARD VILLAGE.

Application No. _____



WARD VILLAGE

HONOLULU, HI

December 21, 2020



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 820 Auahi St.; 831, 841, 851 Pohukaina St., Honolulu, HI 96814
Land Owner Victoria Ward, Limited
Address 1240 Ala Moana Blvd., Suite 200, Honolulu, HI 96814

Description of Work to be Done
Construction of a reserved housing community consisting of residential space, recreational facilities, open space, and a mixed-use platform containing industrial space, commercial space, and off-street parking.

PROJECT INFORMATION

Existing Use and Floor Area (s.f.)		Nature of Work	
<input type="checkbox"/> Commercial		<input checked="" type="checkbox"/> New Building *	<input type="checkbox"/> Repair
<input checked="" type="checkbox"/> Industrial	<u>47,432 sf</u>	<input type="checkbox"/> Addition *	<input type="checkbox"/> Electrical
<input type="checkbox"/> Residential		<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> Plumbing
<input type="checkbox"/> Other		<input type="checkbox"/> Alteration	
TOTAL	<u>47,432 sf</u>	<input type="checkbox"/> Other	
Proposed Use and Floor Area (s.f.)		Notes:	
<input checked="" type="checkbox"/> Commercial	<u>6,916 sf</u>		
<input checked="" type="checkbox"/> Industrial	<u>34,501 sf</u>		
<input checked="" type="checkbox"/> Residential	<u>581,262 sf</u>		
<input type="checkbox"/> Other			
TOTAL	<u>622,679 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) 2-1-053:001(por.)

Neighborhood Zone: _____

Ward MP Single Mixed-Use

NOTE TO APPLICANT

- Please refer to Subchapter 5 of the Mauka Area Rules, Chapter 217, Hawaii Administrative Rules for detailed information on procedures, permit requirements and fee schedule.
- Final approval by HCDA is required prior to issuance of a building permit for any development within the Kakaako District. For approval of building permits, submit the building permit application form and the following sets of plans:
 - Building Department copy
 - Job site copy
 - HCDA copy (if applicable)
- For any project where construction drawings are not available, submit two (2) sets of project information as listed in "Filing Procedures".
- For any project located within the Special Management Area (SMA) of the Kakaako Makai Area, please consult with the State Office of Planning for SMA use requirements.

I hereby acknowledge that I have read this application and attached information for the above-referenced project site and state that the information is correct. I hereby agree to comply with all City and County of Honolulu ordinances and state laws regulating development and building construction and authorize HCDA to inspect the property or construction upon notification of the undersigned for compliance with the respective Permit.

Signature (applicant or agent): [Signature] Date: 12/20/20
Print name: Race Randle Telephone No.: 808-791-2998

FOR HCDA USE ONLY:

Permit Fee: _____ Paid by: _____

Landowner's Consent (if applicable): _____

Section 206E-5.6 (if applicable): _____

Reviewed By HCDA: _____ Date: _____

HCDA Approved

July 2015

VIA HAND DELIVERY

Mr. Deepak Neupane
Executive Director
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

Re: Planned Development Permit Application for Ulana Ward Village in Ward Village Block F (Land Block 5, Project 2) in Kaka'ako, Honolulu, Hawai'i, Tax Map Key (1) 2-1-053:001 (por.)

Dear Mr. Neupane:

Victoria Ward, Limited (VWL) is pleased to submit this Planned Development Permit (PDP) application for Ulana Ward Village, a key step in implementing the Ward Neighborhood Master Plan (Ward MP) and continuing the transformation and revitalization of Kaka'ako into a diverse and thriving, mixed-use urban community.

Ulana Ward Village will include approximately 697 reserved housing homes, as well as commercial and light industrial space in the heart of Kaka'ako adjacent to the planned Ka La'i o Kukukuāe'o Park (formerly known as the Ewa Plaza) and steps away from the future Auahi Street pedestrian promenade. The development will be located in Block F, Land Block 5 in the Auahi Neighborhood, and within the Mauka Area of the Kaka'ako Community Development District (KCDD).

Ulana Ward Village will assist in addressing the significant demand for reserved housing in Honolulu's urban core, and will fulfill the reserved housing requirement for Ward Village to date (with reserved housing credits for future developments). The development exemplifies VWL's continuing focus on bringing together and integrating the key elements of the Ward MP within Kaka'ako, including providing quality homes, generous open spaces, and seamless transitions for residents and visitors between active uses, retail and light industrial areas, and outdoor amenities.

WARD VILLAGE
1240 Ala Moana Boulevard, Suite 200, Honolulu Hawaii'i 96814
808.591.8411 WardVillage.com

Ulana Ward Village residents and visitors will enjoy over 26,000 square feet of open space and over 40,000 square feet of recreation space, including over 31,000 square feet of ground floor, outdoor landscaped recreation space exclusively for residents. Ulana Ward Village residents will also be steps away from the planned 30,000 square foot Ka La'i o Kukukuāe'o Park, which is a component of the Ward MP for Land Block 5. The development is central to VWL's continuing efforts to enhance the street-level activation, engagement and walkability within Ward Village as envisioned by the Ward MP. The mauka side of Ulana Ward Village will face the planned Auahi Street pedestrian promenade, which will visually and thematically connect the residences, amenities and public spaces throughout Ward Village.

This application includes additional information and details on VWL's progress toward implementing the Ward MP as well as specific plans and details regarding Ulana Ward Village and how the development implements the long-term vision of the Ward MP. As the Ward MP intended, planning for Ward Village has evolved to flexibly respond to community desires, market demand, and the diverse needs of residents, businesses, and visitors.

The design of Ulana Ward Village is consistent with Chapter 22, Title 15, Hawaii Administrative Rules (the "2005 Mauka Area Rules"), which are the vested rules for the Ward MP. The development's location and orientation were carefully considered to preserve mauka-makai views, and seamlessly integrate Ulana Ward Village with the pattern of a connected, walkable and active community that continues to thrive. Ulana Ward Village's location, design, and features (including generous amenities and convenient retail and light industrial spaces) are key to implementing the vision of the Ward MP, not only by creating quality reserved housing homes to help meet the needs of local residents, but also by fostering a sense of place and community within Ward Village and the greater Kaka'ako area by providing access to extensive outdoor experiences within an urban setting.

Ulana Ward Village will include approximately 622,679 square feet of new floor area that will generally coincide with the following design parameters:

ULANA WARD VILLAGE: LAND BLOCK 5, PROJECT 2	
Ground Level Open Space	Approximately 26,597 square feet
Light Industrial Space	Approximately 34,501 square feet
Commercial Space	Approximately 6,916 square feet
Outdoor & Indoor Recreational Space	Approximately 40,708 square feet
Projected Height	Maximum height of approximately 375 feet, plus 18 feet for rooftop elements
Homes (Units)	Approximately 697 homes

Of note, Ulana Ward Village features functional living, convenient amenities and lush outdoor experiences. Residents will enjoy expansive greenery, open spaces, and comfortable outdoor areas, all steps away from retail and light industrial areas, the Ka La'i o Kukukuāe'o Park, and access to the future Auahi Street pedestrian promenade. These amenities and features are directly responsive to community and potential buyer feedback, and are a part of VWL's continuing efforts to promote a healthy, active and productive lifestyle, as well as a sense of community among residents and guests.

The application includes plans and numerical data so that HCDA can review and make determinations regarding the approval of the PDP. Significant efforts have been made to present current engineering and architectural drawings at the schematic stage of drawing preparation. Design refinements are likely to occur based on market conditions, constructability issues, coordination with City and State agencies, and overall design progression.

VWL 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) proceed with the necessary and required HCDA staff review of the application for a 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, Planning & Development
Authorized Signatory
Victoria Ward, Limited

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LAND BLOCK 5, PROJECT 2
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LIST OF ACRONYMS & ABBREVIATIONS

AIS	Archaeological Inventory Survey
ADA	Americans with Disabilities Act
AMP	Archaeological Monitoring Plan
CSH	Cultural Surveys Hawai'i
DOH	State Department of Health
DTS	City and County of Honolulu, Department of Transportation Services
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
ROH	Revised Ordinances of Honolulu
RWDI	Rowan Williams Davies & Irwin Inc.
SHPD	State Historic Preservation Division
TIR	Traffic Impact Report
TMK	Tax Map Key
VWL	Victoria Ward, Limited
Ward MP	Ward Neighborhood Master Plan
WOC	Wilson Okamoto Corporation



Victoria Ward

Ulana Ward Village represents the next milestone in the Victoria Ward, Limited's (VWL) commitment to redevelopment and continued revitalization of Kaka'ako.

Ulana Ward Village, within Land Block 5 in the Pauahi neighborhood, Mauka Area of the Kaka'ako Community Development District (KCDD) will have great connectivity via the future realignment of Auahi street to connect with Pohukaina Street, creating a direct route through Ward Village with the greater Kakaako area. The community will also enjoy ample park space (over 30,000 square feet) with adjacency to Ka La'i o Kukulua'e'o Park (formerly Ewa Plaza)—a key element of the open space plan of the Ward Master Plan.

Designed to significantly increase Reserved Housing in Ward Village, Ulana Ward Village will integrate with both publicly accessible park space and private outdoor recreation areas. Ulana Ward Village will provide approximately 26,597 square feet of ground-level open space, 40,708 square feet of recreational area, and 697 homes.

Ulana Ward Village's location, orientation, and interface with surrounding park space and streets are key to implementing the vision of the Ward Neighborhood Master Plan (Ward MP).

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'aina 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 Longs Drugs has changed.

1.1 Meaning

The Hawaiian word ulana describes the act of plaiting or weaving. Ulana Ward Village's name was chosen out of respect for the story and history of the lands that underlie the Ward Village neighborhood, and for VWL's optimism about the future of Ward Village and the greater Kaka'ako area.

The Ward Estate extended from Thomas Square to the shoreline, and its over 100 acres generated income from makaloa grass, horses, taro, coconuts, kiawe firewood, fish and salt. Makaloa grass in particular was an important crop, as weaving it produced one of the most prized craft items of early Hawai'i - the makaloa mat. Hawai'i was known for producing the finest sleeping mats in Polynesia. Humble, natural, and timeless, the mats are a beautiful symbol of Hawaiian heritage and workmanship, which provided comfort, rest, and relaxation.

In keeping with this theme, Ulana Ward Village strives to provide a productive place of rest that remains connected with its surroundings and makes the best possible use of its location. Ulana Ward Village's residents will enjoy key amenities of Ward Village, including indoor and outdoor recreation space along with the proposed Ka La'i o Kukulua'e'o Park. The prioritization of Ulana Ward Village over other future phases of Ward Village demonstrates VWL's commitment to the connection between Ward Village and its neighboring communities, who will ultimately be able to enjoy and share in many of the investments VWL is making in Ward Village.



2 HISTORY & CULTURE



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



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



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



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

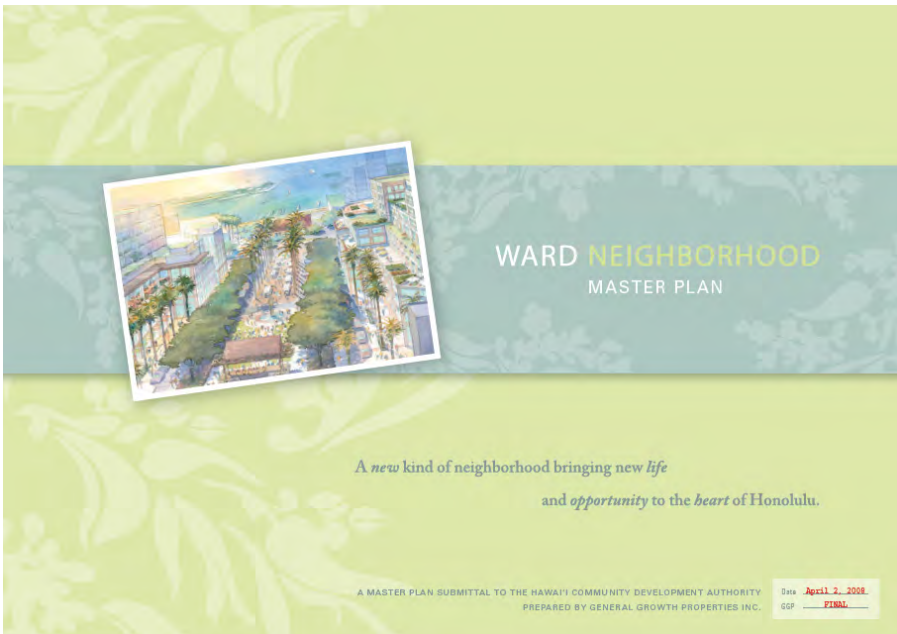
Kaka'ako and the Ward Village area have a long history of productivity, culture, and community. Under the rule of King Kamehameha I in the early 1800s, much of the Kaka'ako area was a coastal wetland. Since there were no streams to support intensive agriculture like other nearby ahupua'a, Kaka'ako supported 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 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.

3 WARD NEIGHBORHOOD MASTER PLAN



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



Ward Entertainment Center.



Auahi Street retail.

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.

¹2005 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.



The design of Ward Village accommodates large tracts of connected public space (From 2008 Master Plan).

Connected public spaces, as envisioned in the Ward MP.

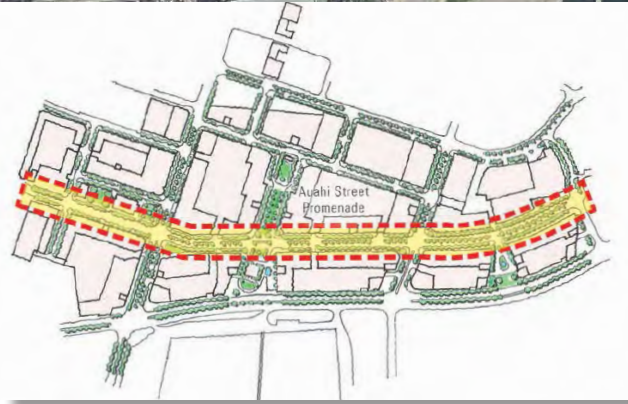
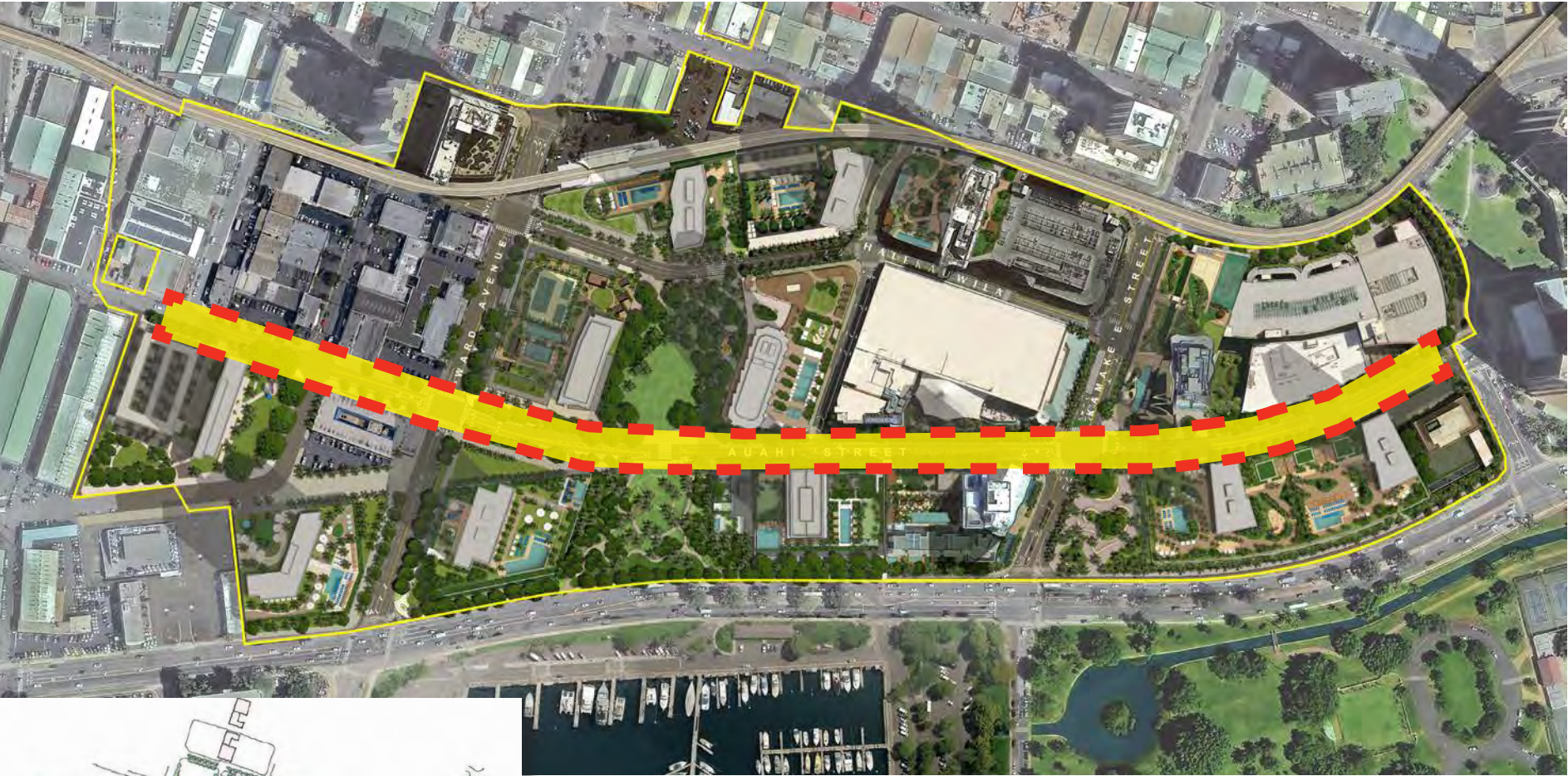


Victoria Ward Park, in the heart of Ward Village, provides public space for activities such as Yoga in the Park.



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 will form a major pedestrian corridor in Ward Village.

Auahi Street, as envisioned in the Ward MP.

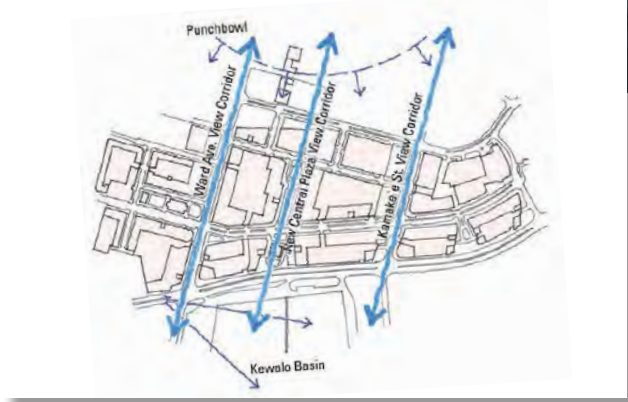


The vision for The Park Ward Village along Auahi Street with landscaped pedestrian ways, shops and restaurants, and seamless integration with Victoria Ward Park.



The Auahi Street pedestrian promenade landscaped and 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.



Mauka-makai views shown in the 2008 Ward MP.

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.

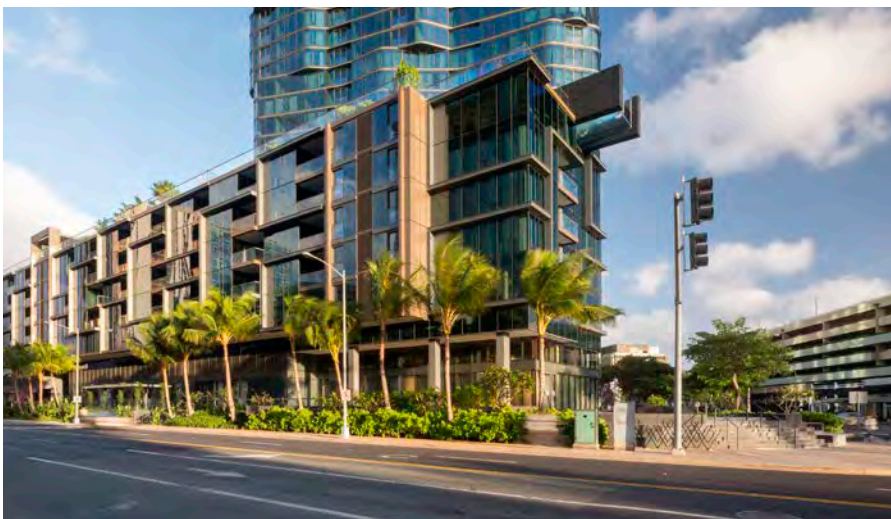
Streetscape Design: Strongly define an identity for the three key intersections along Ala Moana Boulevard, marking them as gateways into the district and Central Kaka’ako on the mauka edge. The landscape character will provide a sense of arrival into Ward Neighborhood. The streetscape design will also create an identity for the pedestrian network within the community.



The landscaped streetscape of Waiea along Ala Moana Boulevard provides a dynamic gateway and sense of arrival into the Ward Neighborhood.



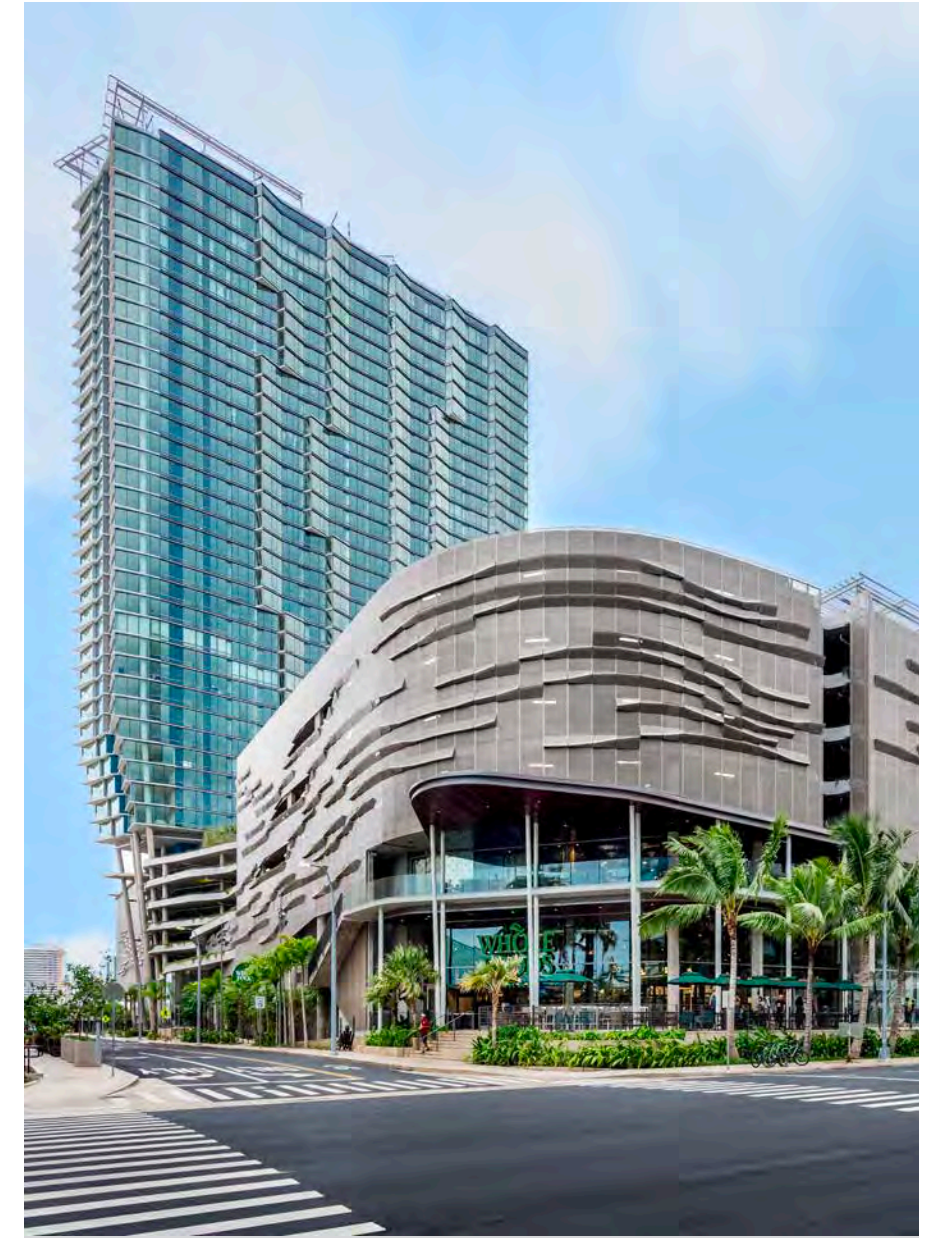
The iconic IBM Building strongly defines the identity of Ward Village’s east gateway at the key intersection of Ala Moana Boulevard and Queen Street.



Ground floor restaurant and retail spaces of Anaha activate Kamakee Street and Auahi Street.



Mature trees along Auahi Street in front of Nordstrom Rack provide shade for shoppers and landscaping between the curb and the sidewalk add a sense of calm and protection from vehicle traffic.



Pedestrian ways and landscaping frame the entrance to Whole Foods while the form of Ae’o adds interest long Private Drive 2 (de facto Halekauwila Street extension).



A family enjoying Ward Village activities.



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

3.4 Ward Village Today

Ward Village is a driving factor in Kaka’ako’s ongoing transformation into a thriving, urban, mixed use 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 a dynamic community whose energy is sparked by local retail, dining, art, and entertainment.

With eleven years of progress to date, Ward Village’s transformation started with the preservation of the historic, iconic IBM Building as an informational and community gathering center. The completion of the Ward Village Shops and the success of Whole Foods are other visible signs of its transformation. With the opening of the Waiea, Anaha, Ae’o, and Ke Kilohana residential communities, Ward Village has now welcomed over 1,000 new residents.

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. The ongoing farmers market at Ward Village supports local farmers and brings fresh local produce and prepared foods from O’ahu’s community. With Whole Foods Market, Ward Village offers a convenient grocery option that provides high-quality food and a distribution point for local products.

Ward Village also continues its support of art and culture in Honolulu, embracing Hawai’i’s unique geographic location by showcasing a melting pot of contemporary art from around the world. Other unique public art and culture opportunities include the 2018-2019 Ward Light Garden in 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 outdoor events that shape the neighborhood as a central gathering area in the heart of Honolulu. Regular events have included Kona Nui Nights and Cinema in the Park. Signature events such as Yoga in the Park, and the Kaka’ako Farmers Market demonstrate VWL’s commitment to wellbeing and an active local lifestyle.

Other key elements in the neighborhood include the creation of cultural preservation areas 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)
- Begun construction of 150 Reserved Housing homes to qualified Reserved Housing buyers within ‘A’ali’i (Land Block 1, Project 3)
- Committed to providing 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 the initial version of Victoria Ward Park on Land Block 1
- Designated 66 % of the open space required by the Ward MP
- Dedicated 52 % of public facilities required by the Ward MP
- Received approvals for 49 % 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 Archaeological Inventory Survey Plan
 - A Regional Traffic Study
 - Sustainability Guidelines

In addition, HCDA has approved HHC’s Planned Development Permit (PDP) applications for:

- Waiea (Land Block 2, Project 1), completed
- Anaha (Land Block 3, Project 1), completed
- Ae’o (Land Block 1, Project 2), completed
- Ke Kilohana (Land Block 5, Project 1), completed
- ‘A’ali’i (Land Block 1, Project 3), construction completion scheduled for 2021
- Kō’ula (Land Block 1, Project 4), construction started in fall 2019
- Victoria Place (Land Block 2, Project 3), construction to start in 2021

As Ward Village residents and visitors have adapted their lifestyles in response to COVID-19, VWL remains committed to its vision of a thriving, vibrant urban neighborhood. VWL continues to work closely with its events teams and tenants to minimize disruptions and accommodate new preferences. VWL looks forward to continuing to provide a safe and active Ward Village experience, both under current conditions and looking to the future.



Auahi Street block party.



Keiki fun.



The popular Kaka’ako Farmers Market brings people together.



People and pets stroll along Auahi Street during an event.



Space for contemplation, solitude, and respite at the Anaha recreation deck.



A crowd enjoys live music at the iconic IBM building.



The South Shore Market full of activity.



Local vendors thrive at the Kaka'ako Farmers Market.



A couple strolls at the Kaka'ako Farmers Market.



Aauhi Street, with space for cyclists, pedestrians, and gatherings.



'Aali'i nears completion.



Figure 3-1 Ward Village today, showing projects completed and underway.

3.5 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. Together, Ulana Ward Village (Block F, Land Block 5, Project 2) and The Park Ward Village (Block H, Land Block 1, Project 5) are VWL's next steps 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 Park Ward Village's retail and restaurant space (right) will seamlessly flow to Victoria Ward Park (left).



The makai area of Victoria Ward Park creates an open vista toward Kewalo Basin.



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.

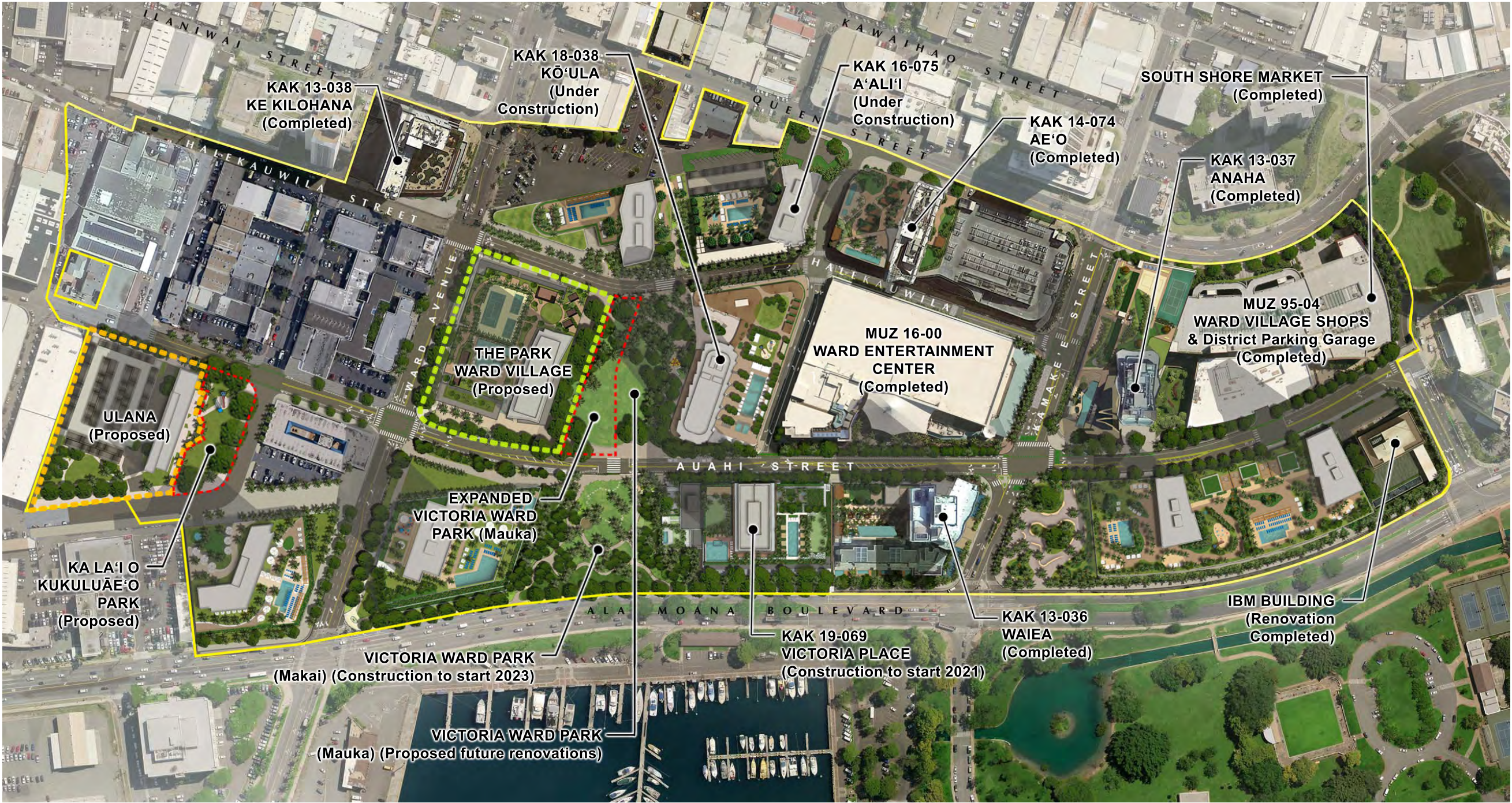


Figure 3-2 Ward Village tomorrow; current plans showing potential buildout of the Ward MP.



Ulana Ward Village.

4.1 Location

Ulana Ward Village (Land Block 5, Project 2) 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.

Ulana Ward Village will be on Land Block 5, which is bounded by Auahi Street to the south, the proposed Ka La’i o Kukuluāe’o Park to the east (and Kamani Street beyond), and the private Pohukaina Street to the north. Ulana Ward Village is bounded to the west by land owned by Kamehameha Schools. Land Block 5 totals approximately 17.84 acres (777,167 square feet) and consists of one development lot, bound by an existing joint development agreement. Exhibit 1 shows the Ulana Ward Village site. Exhibit 2 shows the Land Blocks within the Ward MP area, including Land Block 5.

Centered at the heart of Kaka’ako, Ulana Ward Village is within walking distance of all the diverse conveniences rapidly-evolving Kaka’ako offers—parks, fitness facilities, food markets (such as Whole Foods Market, H Mart, Down to Earth, and the Kaka’ako Farmers Market), a drug store (Longs Drugs), and the many local shops, restaurants, and brew pubs in Ward Village, at Salt at Our Kaka’ako, and throughout Kaka’ako. Figure 4-1 shows key Kaka’ako resources and attractions within one half-mile of Ulana Ward Village—roughly a 10-minute walk or two to three-minute bike ride.

4.2 Site

Within Land Block 5, the Ulana Ward Village site is accessed by Auahi Street and Pohukaina Street. The Ulana Ward Village site is on Tax Map Key (TMK) (1) 2-1-053: 001.

Re-subdivision of the property will be completed to create: 1) a separate TMK parcel of approximately 104,030 square feet for the Ulana Ward Village site; and 2) a park area parcel (Ka La’i o Kukuluāe’o Park , formerly Ewa Plaza) that will be open to the public. Exhibit 3 shows the existing boundary of TMK 2-1-053:001 and the proposed subdivision that will create the Ulana Ward Village site.

The Ulana Ward Village site currently accommodates Pohukaina Center which consists of three warehouses flanked by parking stalls.

4.3 Site Constraints

The design, orientation, and features of the Ulana Ward Village site and its facilities are primarily constrained by the growing neighborhood fabric of Ward Village, especially its existing and approved roadways and public facilities. Constraints around Ulana Ward Village include:

Northeast: Pohukaina Street/Auahi Street Realignment: The Ulana Ward Village site is bounded to the north by the private Pohukaina Street. Another important element of the Ward Master Plan is the future Auahi Street realignment.

Southeast: Ka La’i Kukuluāe’o Park (park open to the public) and Kamani Street: Ka La’i o Kukuluāe’o Park is a key element of the open space plan.

Southwest: Auahi Street (Existing) and City and County Storage Area: Auahi Street bounds the Ulana Ward Village site to the Southwest. The portion of Auahi Street west of Ulana Ward Village’s Auahi Street driveway is gated.

Northwest: Kamehameha Schools-Owned Property: The Ulana Ward Village site is bordered to the west by land owned by Kamehameha Schools (TMK (1) 2-1-053: 032), which marks the western boundary of Ward Village.

4.4 Surrounding Uses

The design, orientation, and features of Ulana Ward Village 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 Ulana Ward Village include:

Northeast: Pohukaina Street/Auahi Street Realignment: The Ulana Ward Village site is bounded to the north by the private Pohukaina Street, which will keep the Ward Village fabric connected with future amenities as Land Block 5 continues to evolve. Pohukaina Street will facilitate easy access to the historic Mother Waldron Park which is a proposed focal point of the Pauahi neighborhood of Kaka’ako. The future extension of Auahi Street pedestrian promenade ensures neighborhood walkability for Ulana Ward Village residents and the greater Ward Village community. The future Auahi Street realignment will create a pedestrian-friendly area at Ward Village’s northeast boundary, and provide essential east-west connectivity through the neighborhood.

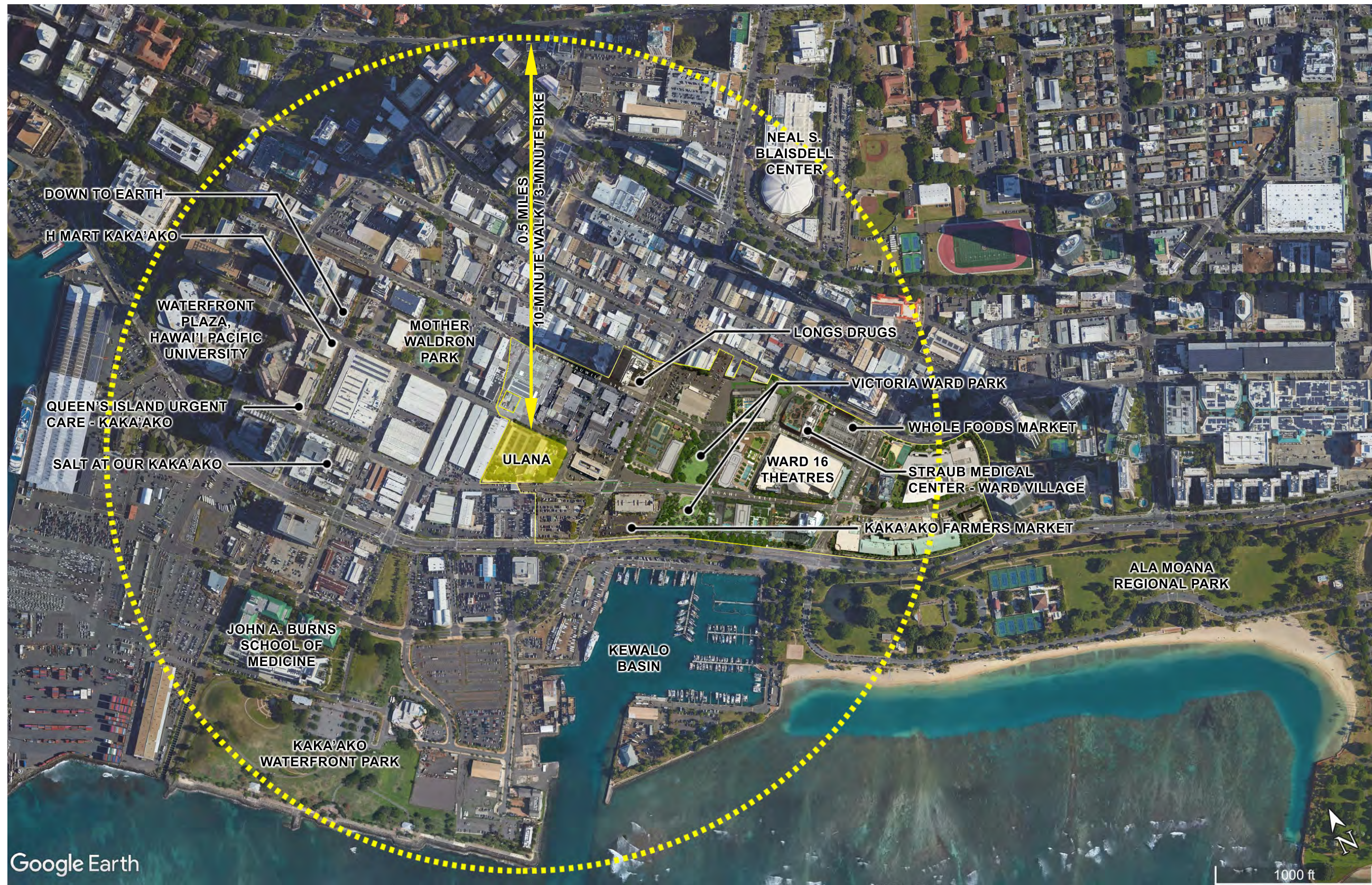


Figure 4-1: Ulana Ward Village location and major parks, markets, and other resources within a 10-minute walk

Southeast: Ka La’i o Kukuluāe’o Park (park open to the public) and Kamani Street: Ka La’i o Kukuluāe’o Park is a key element of the open space plan of the Ward Master Plan and will be bounded by Ulana Ward Village and Pohukaina Street, Kamani Street, and the future Auahi Street realignment. Refer to Section 3.3. Ka La’i o Kukuluāe’o Park will be accessible to the public, and will be conveniently accessed by Ulana Ward Village’s future residents.

Southwest: Auahi Street (Existing) and City and County Storage Area: Auahi Street bounds the Ulana Ward Village site to the Southwest. The portion of Auahi Street west of Ulana Ward Village’s Auahi Street driveway is gated off by the City and County of Honolulu, and used for storage.

Northwest: Kamehameha Schools–Owned Property: The Ulana Ward Village site is bordered to the west by land owned by Kamehameha Schools (TMK (1) 2-1-053: 032), which marks the western boundary of Ward Village. Similar to current uses at Ulana Ward Village, KS’ property is occupied by multiple warehouses that accommodate commercial and light industrial uses, and by Kō’ula Street.

4.5 Design

The design of Ulana Ward Village is consistent with the 2005 Mauka Area Rules, which are applicable under the Ward MP.

Ulana Ward Village’s residents will enjoy key amenities of Ward Village, including indoor and outdoor recreation space along with the proposed 30,000 square foot Ka La’i o Kukuluāe’o Park. With the vision of building an extraordinary community that is diverse and authentic to Hawai’i, Ulana Ward Village is designed to connect its residents to the roots of the land by providing amenities that offer an elevated outdoor experience. At the ground level, large parks and recreation spaces, expansive greenery and open space, comfortable patios and sheltered lanais will all contribute to a backyard feeling, with more urban experiences only a few steps away.

Ulana Ward Village embraces a mix of uses that provide urban and activated streets. The planned future realignment of Auahi Street with Pohukaina Street places Ulana Ward Village on major retail corridor of Ward Village. Commercial and light industrial spaces will occupy the ground level of the mixed-use platform, accommodating the continued growth and diverse needs of Ward Village. Street trees and wide sidewalks will provide a pedestrian and bike friendly environment.

Ulana Ward Village's main residential entrance will be located between its outdoor recreation area and the proposed Ka La’i o Kukuluāe’o Park, providing privacy and a unique landscaped entry for residents.

The ground level provides a wide variety of amenity spaces with residential units extending from the second floor up in a single floor plate type. The mixed-use platform, separate from the tower, and is specifically designed to accommodate commercial and light industrial uses and provide efficient parking.

4.6 Building & Site

Ulana will include approximately 622,679 square feet of new floor area that will generally coincide with the following design parameters:

Table 4-1 Building & Site Summary

ULANA WARD VILLAGE: LAND BLOCK 5, PROJECT 2	
Ground Level Open Space	Approximately 26,597 square feet
Outdoor & Indoor Recreational Area	Approximately 40,708 square feet
Projected Height	Approximately 375 feet plus 18 feet maximum rooftop elements
Homes (Units)	697 Reserved Housing homes proposed

The following exhibits show detailed plans for Ulana:		• Exhibit 12	Floor Plan, Floor 9
• Exhibit 4	Detailed Site Plan	• Exhibit 13	Floor Plan, Floor 10
• Exhibit 5	Landscape Plan	• Exhibit 14	Floor Plan, Floor 11–42
• Exhibit 6	Circulation Plan	• Exhibit 15	Roof Plan
• Exhibit 7	Floor Plan, Ground Level	• Exhibit 16	Summary Sheet
• Exhibit 8	Floor Plan, Floor 2	• Exhibits 17a – 17d	Elevations
• Exhibit 9	Floor Plan, Floor 3	• Exhibit 18a – 18c	Building Sections
• Exhibit 10	Floor Plan, Floor 4	• Exhibit 19a-19b	Street Sections
• Exhibit 11	Floor Plan, Floors 5-8	• Exhibit 22	Tower Spacing and Orientation

4.7 Open & Recreation Space

In addition to the 30,000 SF Ka La’i o Kukuluāe’o Park, the ground level of Ulana Ward Village will contribute approximately 26,597 square feet of open space, which exceeds the requirement of 10,403 square feet. (It is 256 percent of the required open space.)

Ulana Ward Village will provide a total of approximately 40,708 square feet of recreation space, including approximately 31,568 square feet of outdoor recreation space and approximately 9,140 square feet of indoor recreation space.

The recreation space will be provided on the ground level. Recreational space will include an outdoor park area for Ulana Ward Village residents and indoor residential amenity space.

4.8 Parking & Loading

Exhibit 16 includes tables detailing: 1) off-street parking and loading requirements; and 2) off-street parking and loading spaces provided. Ulana Ward Village will include approximately 1,235 off-street parking spaces for residential, guest, commercial, and industrial use in Levels 1-9 of the mixed-use platform which will provide 709 standard stalls, 271 compact stalls, 111 tandem standard stalls, 111 tandem compact stalls, 30 ADA stalls for cars, and 3 ADA stalls for vans.

Ulana Ward Village therefore meets the minimum off-street parking requirements of the 2005 Mauka Area Rules, and meets the off-street parking needs of the market in light of its central location within Ward Village and mix of residential, commercial, and industrial uses. See Section 5.36 for a parking and loading summary table and Exhibits 6 through 12 for more details.



Figure 4-2: Building and Site.

4.9 Bicycle Facility Plans

Ulana Ward Village will include bicycle parking at the street level, with long-term resident bicycle storage in the mixed-use platform, and public short-term bicycle parking in the residential structure.

Ulana Ward Village will provide bicycle parking using Revised Ordinances of Honolulu (ROH) Section 21-6.150, as a general recommendation.

Exhibits 4 through 7 show the location of public short-term public bicycle racks. Exhibits 4, 6 and 7 show the location of resident long-term bicycle parking. Bikeshare stations are situated at various convenient locations throughout Ward Village.

4.10 Vehicle, Bicycle, and Pedestrian Access & Circulation

Vehicle, bicycle, and pedestrian access to Ulana Ward Village will be from Auahi Street and Pohukaina Street. The primary pedestrian access to commercial and industrial areas will be from Pohukaina Street, while the primary pedestrian access to residences will be from the Auahi Street pedestrian promenade. Exhibit 6 shows vehicle, bicycle, and pedestrian, and access and circulation.

4.11 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. Pursuant to the planned development permits for Kōʻula (KAK 18-038) and Victoria Place (KAK 19-069), VWL is currently required to provide a minimum of 108 Reserved Housing units within Ward Village. The 697 Reserved Housing units proposed with Ulana Ward Village significantly exceed the current requirement and, as noted in the table below, after the delivery of Ulana Ward Village and The Park Ward Village, approximately 362 reserved housing units will be available to offset the reserved housing requirements for future projects.

Table 4-2 Reserved Housing Requirement.

Reserved Housing		
Project	Residential Units	Reserved Housing Units Provided
KAK 13-036 [LB2-P1] Waiea	174	0
KAK 13-037 [LB3-P1] Anaha	318	0
KAK 13-038 [LB5-P1] Ke Kilohana	424	375
KAK 14-074 [LB1-P2] Aeʻo	466	0
KAK 16-075 [LB1-P3] ʻAʻaliʻi	751	150
KAK 18-038 [LB1-P4] Kōʻula	570	0
KAK 19-069 [LB2-P3] Victoria Place	350	0
Block F [LB5-P2] Ulana Ward Village	697	697
Block H [LB1-P5] The Park Ward Village	546	0
Total Residential Units	4296	1222
Reserved Housing Units Required (20%)		860
Reserved Housing Units Balance - exceeding requirements		362

4.12 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.

For Ulana Ward Village, the following sustainable practices will be employed.

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

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. Ulana Ward Village is directly tied into the planned Auahi Street promenade and will contribute to the pedestrian network of Ward Village.

Sustainable Sites: To foster a healthy outdoor environment, VWL is committed to minimizing erosion and sedimentation during construction. Landscaping will encourage time spent outdoors, and cool outdoor spaces. Ulana Ward Village will feature indigenous and/or ethnic plantings to embrace Hawaiian ecosystems and avoid contributing to invasive plant populations.

Water Efficiency: A number of water-conserving measures will be employed at Ulana Ward Village.

Energy and Atmosphere, Indoor Environmental Quality: Ulana Ward Village will strive to optimize energy performance. Renewable energy sources will be considered, and mechanical systems will be kept clean.

Materials and Resources: Ulana Ward Village will responsibly manage construction waste, recycling as much waste as possible at the construction site. The building itself will have recycling facilities and recycling will be encouraged.

Indoor Environmental Quality: Ulana Ward Village 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: Ulana Ward Village is considering a range of sustainability measures to support a comfortable and sustainable environment.

Regional Priority: Ulana Ward Village will pursue sustainability opportunities that specifically address local priorities with regard to environment, social equity, and/or public health. Ulana Ward Village will address issues including responsible waste management and strategies for energy performance and indoor water conservation.

Appendix A contains the LEED-NC checklist.

4.13 Community Input and Market 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 virtual feedback received during engagement with homebuyers, community events, non-profit organizations, businesses, and government

4.13.1 Economic Impact

Beyond enhancing the lives of its residents and the Ward Village community and providing valuable Reserved Housing opportunities, Ulana Ward Village will have a direct, positive impact on the state economy. Accounting for additional indirect and induced impacts, Ulana Ward Village is estimated to generate:

- Overall economic impact
 - \$409,300,000 in development/construction output (2020 dollars)
 - \$337,700,000 in present value of output generated by operations and maintenance over 30 years
 - \$5,500,000 in annual retail/industrial output (2020 dollars)
- Short-term job creation from development:
 - 246 jobs annually (on average) during construction
 - 512 jobs at peak year (2023)
- 41 long-term jobs created by building operations of homes and residential amenities
- 27 long-term light industrial jobs initially created
- 8 long-term retail jobs initially created
- State tax revenue
 - During development
 - \$25,900,000 in state tax during construction
 - \$398,000 in conveyance at land transfer
 - \$645,000 in conveyance at home closings
 - \$2,700,000 in DOE fees at home closings

- After opening
 - \$20,800,000 in present value of state tax generated by operations and maintenance over 30 years
 - \$178,000 in annual state tax generated by industrial uses
- \$49,000 in annual state tax generated by retail
- City & County revenue
 - \$627,000 in Real Property Tax for current use
 - \$1,500,000 in Real Property Tax for completed use
 - \$1,900,000 in impact fees paid to utilities (sewer fees, water fees, etc.)
 - \$2,000,000 in present value of residential property tax over 30 years
 - \$2,300,000 in present value of commercial property tax over 30 years

4.14 Development Timetable

VWL intends to construct Ulana Ward Village in a single phase. The building permit application is anticipated to be submitted the fourth quarter of 2021 with construction expected to commence in the third quarter of 2022. This timetable is subject to change based on sales and market trends.

4.15 Existing Business Relocation Plan

Ward Village is committed to accommodating a wide range of businesses including shopping, dining, entertainment, and service. VWL has followed and will continue to comply with the business relocation guidelines set forth in the approved Ward MP. This approach includes relocation of as many tenants as possible within the Ward MP area, many of whom have a dedicated local market. Tenant information, pursuant to HAR §15-22-85(c)(10), is summarized below.

The Ulana Ward Village site currently accommodates Pohukaina Center which consists of three warehouses flanked by parking stalls. Pursuant to HAR §15-22-85(11), VWL also certifies that all tenants will be notified in the future via certified mail of the effective date of lease termination and at least 60 days before eviction.*

*All leases include early termination rights for redevelopment. Lease rents and other terms are confidential.

Table 4 3 Tenant Relocation.

TENANT RELOCATION							
Building Name	Building Address	Space #	Tenant Name	Floor Area (sq ft)	Business Use	Lease Expiration	Relocation Assistance
Pohukaina Center	845 Pohukaina Street	A000014	ADVANTAGE WAYPOINT LLC	3,600	Office	8/31/2020*	<p>VWL is in the process of notifying and working with affected tenants and will provide at least 60 days notice of lease termination pursuant to the vested rules. In addition, VWL will provide relocation assistance, first, by relocating businesses to other spaces with the Ward MP, and if infeasible, by working with a commercial broker to assist these businesses in locating alternative space.</p>
Pohukaina Center	846 Pohukaina Street	C000007	ALOHA DRY CLEANERS AND LAUNDRY	2,400	Office/Retail Dry Cleaning	5/31/2023*	
Pohukaina Center	847 Pohukaina Street	C000012	AUDIOLAB, LLC	1,572	Warehouse/Showroom	9/30/2021*	
Pohukaina Center	848 Pohukaina Street	B000003	AUDISSEY	2,440	Office/Warehouse	4/30/2020*	
Pohukaina Center	849 Pohukaina Street	C000006	BOLDFACE	1,200	Beauty Shop	8/31/2022*	
Pohukaina Center	850 Pohukaina Street	A000002	CARIN SHIRTS	2,400	Wholesale Distribution	2/28/2021*	
Pohukaina Center	851 Pohukaina Street	B000005	EKEA SALES & MARKETING LLC	1,200	Office/Warehouse	2/28/2022*	
Pohukaina Center	852 Pohukaina Street	C000003	FIDDLER'S	1,200	Wholesale Distribution	11/30/2021*	
Pohukaina Center	853 Pohukaina Street	C000010	FLORIST GRAND	1,200	Office/Warehouse	4/30/2021*	
Pohukaina Center	854 Pohukaina Street	C000009	H POWER COMPUTING	1,200	Office/Warehouse	11/30/2023*	
Pohukaina Center	855 Pohukaina Street	C000001	HANAHIRO U.S.A., INC.	1,440	Office	8/31/2022*	
Pohukaina Center	856 Pohukaina Street	B000008	HAWAIIAN ISLANDS MEDICAL CORP	2,400	Wholesale Distribution	12/31/2021*	
Pohukaina Center	857 Pohukaina Street	C000005	HONOLULU FLORIST	1,200	Floral Shop	7/31/2021*	
Pohukaina Center	858 Pohukaina Street	A000006	HOWARD HUGHES CORP-DEVELOPMENT	4,800	Warehouse	4/30/2020*	
Pohukaina Center	859 Pohukaina Street	C000004	INDEPENDENT THIRD PARTY REVIEW	1,200	Office	4/30/2023*	
Pohukaina Center	860 Pohukaina Street	C000011	JANA LAM, LLC	1,200	Office/Warehouse	11/30/2022*	
Pohukaina Center	861 Pohukaina Street	A000001	LEADING IMPORTERS LLC	1,400	Warehouse/Manufacturing	5/31/2022*	
Pohukaina Center	862 Pohukaina Street	B000001	LION'S CLEANING & MAINTENANCE	2,110	Office	4/30/2023*	
Pohukaina Center	863 Pohukaina Street	A000017	MEMOIRS, LLC	1,200	Office	3/31/2022*	
Pohukaina Center	864 Pohukaina Street	B000011	PATAGONIA	2,350	Warehouse	6/30/2020*	
Pohukaina Center	866 Pohukaina Street	A000004	PREMIER RESTORATION HAWAII	1,200	Office/Warehouse	6/30/2021*	
Pohukaina Center	867 Pohukaina Street	A000018	PREMO'S PIANO SHOP	720	Office/Warehouse	6/30/2021*	
Pohukaina Center	868 Pohukaina Street	B000006	REVOLUSUN	2,400	Office/Warehouse	10/31/2021*	
Pohukaina Center	869 Pohukaina Street	B000014	SEAFOOD CONNECTION	1,800	Office/Warehouse	4/30/2022*	
Pohukaina Center	870 Pohukaina Street	B000013	SEAFOOD CONNECTION	1,200	Office/Warehouse	4/30/2022*	
Pohukaina Center	872 Pohukaina Street	B000004	WONG'S EQUIPMENT & SERVICE	1,200	Office/Warehouse	3/31/2023*	
Pohukaina Center	873 Pohukaina Street	C000002	ZIMMER US INC.	1,200	Office/Warehouse	6/30/2021*	

*All leases include early termination rights for redevelopment. Lease rents and other terms are confidential.

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 Proposed Modification

Consistent with the 2009 Ward MP, 2005 HCDA Mauka Area Rules (HAR Title 15, Chapter 22), and prior projects in Ward Village and the Kakaako Mauka Area, VWL seeks one modification for Ulana Ward Village to create a 75-foot mixed-use platform. The request is consistent with the rules and the already approved buildings in Ward Village.

As contemplated in the Ward MP, to accommodate the street-level retail and greater open space, the Ulana Ward Village design increases the maximum platform or street front element height from 45 feet to 75 feet and an additional: a) 12 feet of height for accessory use structures with a total area less than 15% of the platform roof area; and b) 18 feet of height for structures housing elevator machinery on the platform roof.

This modification will allow a platform design that is key to being able to create the street-level open space and community activation integral to Ward Village and the desired urban neighborhood experience. Refer to Exhibit 21 and to the figures below.

5.1.1 Allowance for Modification

The Ulana Ward Village parking and mixed-use structure is a “platform”.

The Ward MP and resulting Decision and Order identified a number of plan variances or modifications to the 2005 HCDA Mauka Area Rules (HAR Title 15, Chapter 22) to enhance the design and urban character of the Ward neighborhood. Per the Ward MP decision, modification “requests shall be addressed at the time of review of each planned development or base zone development project and evaluated for technical adequacy and enhancement of design and urban character.”

Per the Ward MP decision, modification “requests shall be addressed at the time of review of each planned development or base zone development project and evaluated for technical adequacy and enhancement of design and urban character.”

Per HAR §15-22-120 relating to Modification of specific provisions, the HCDA may modify plan and rule requirements provided a public hearing is held. Pursuant to HAR §15-22-120(7):

Platform heights may be commensurately modified to exceed forty-five feet where:

(A) *Subsurface construction is infeasible;*

An overarching benefit of the modifications requested, consistent with the Mauka Area Plan, is the prevention of subsurface excavation activities associated with underground parking structures. Keeping the parking structures above-ground in an area with known subsurface sensitivities, including proximity to the water table, is a benefit that accrues from the modification requested herein.

(B) *Design requirements for ceiling height clearances require height adjustment;*

To facilitate ceiling heights for off-street loading vehicles, commercial uses, and industrial uses, an increase in the ground floor level ceiling height is necessary.

(C) *Industrial, commercial, residential or community service uses are substantially located within the platform, especially along streets or public spaces; or*

Ulana Ward Village includes commercial and industrial uses substantially located within the platform. The mixed-use platform, along Pohukaina Street and separate from the tower, is specifically designed to accommodate commercial and light industrial uses and provide efficient parking.

(D) *Significant public facilities or pedestrian features are provided at the street level, especially arcades or publicly accessible open space in excess of the minimum grade-level open space;*

Significant public facilities and pedestrian features are provided at the street level of Ulana Ward Village, as well as publicly accessible open space in excess of the minimum requirement that is accessible from Pohukaina Street, Kamani Street, Auahi Street, and the residential tower. Refer to Sections 4.5, 4.7, and 5.3.5.

As set forth in Ward MP Decision and Order (Ward MP D&O) Finding of Fact (FOF) No. 106, and consistent with HAR §15-22-22 and 15-22-120(7), the requested modification for Ulana Ward Village:

- (a) *Will result in a development that is consistent with the intent of the Mauka Area Plan and Rules;*
- (b) *Will provide flexibility for different uses and various design strategies noted in the Master Plan, including concealed parking structures and pedestrian-friendly facades, which will result in a development that is practically and aesthetically superior to one which could be accomplished without such modifications;*
- (c) *Will not adversely affect adjacent developments or uses; and*
- (d) *Is necessary to implement the mixed-use, live-work-play neighborhood vision of the Master Plan and Mauka Area Plan.*

The modification is consistent with the purpose and intent of the Mauka Area Plan, particularly:

- Development of a community which permits an appropriate mix of uses;
- Location of uses and activities which support public transportation and pedestrian facilities for internal circulation;
- Preservation of major view planes and corridors, and other environmental elements, including natural light and prevailing winds;
- Development of land use activities that are mixed horizontally and vertically; and
- Residential development which results in an increased supply of Reserved Housing, and gives all residents access to community facilities such as open space, parks, community meeting places, and other services.

All of the modifications set forth in the Ward Master Plan, and the modification requested in this application, facilitate a better building design, preserve and enhance the mauka-makai view corridors, permit various uses within the platform along streets and public spaces, and improve the pedestrian experience at the street level in this unique urban neighborhood.

In addition, as noted above, an overarching benefit of the modification requested, consistent with the Mauka Area Plan, is the prevention of subsurface excavation activities associated with underground parking structures. Keeping the parking structures above-ground in an area with known subsurface sensitivities, including proximity to the water table, is a benefit that accrues from the modification requested herein.

The modification requested for Ulana Ward Village is also consistent with podium modifications approved by HCDA for Ae’o (Land Block 1, Project 2), Anaha (Land Block 3, Project 1), Ke Kilohana (Land Block 5, Project 1), and ‘A’ali’i (Land Block 1, Project 4), Kō’ula (Land Block 1, Project4), and thus would provide for uniform street front elements and the continuation of street front retail uses throughout Ward Village.

Figure 5-1 shows renderings of the Ulana Ward Village building envelope and streetscape, as allowed under the Vested Rules and as proposed.

5 MAUKA AREA RULES & WARD NEIGHBORHOOD MASTER PLAN



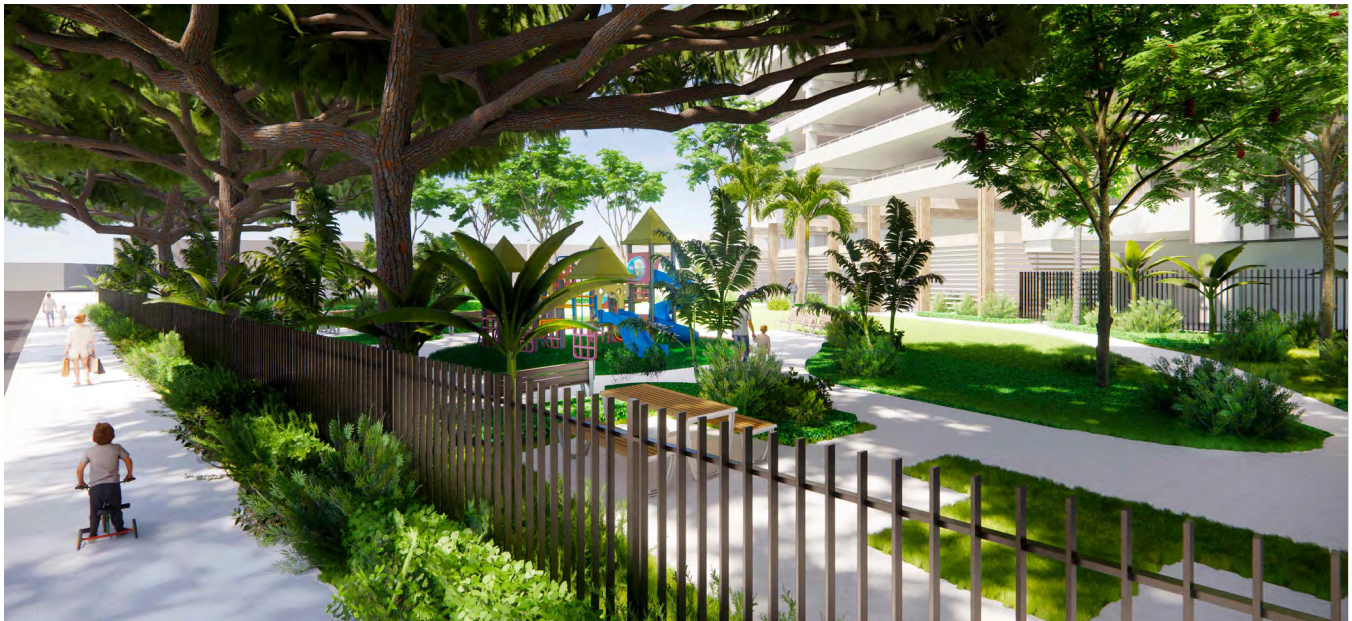
Platform from Auahi Street looking mauka - Allowed by right.



Recreation area from Auahi Street looking mauka - Proposed.



Platform from Auahi Street - Allowed by right.



Mixed-use platform and recreational area from Auahi Street - Proposed.

Figure 5 1: Renderings (Mod) of Building and Streetscape



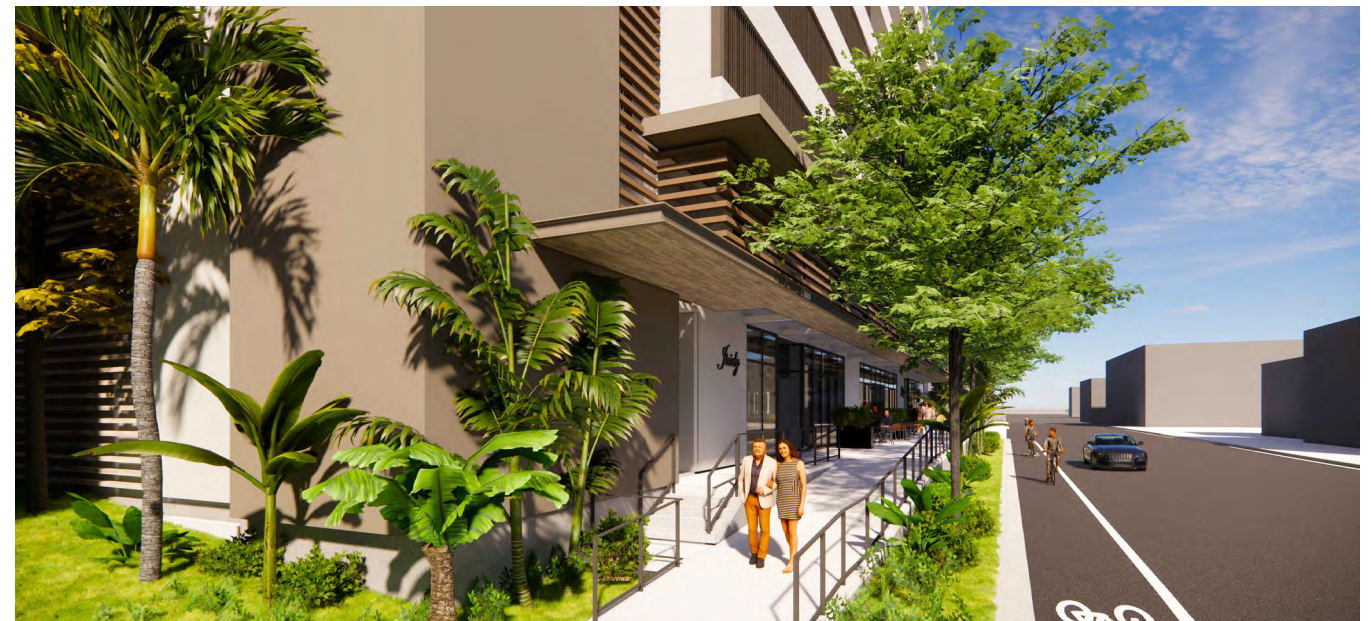
Auahi Street looking mauka towards Ward Avenue - Allowed by right.



Auahi Street looking mauka towards Ward Avenue - Proposed.



Platform looking west from Pohukaina Street - Allowed by right.



Mixed-use platform looking west from Pohukaina Street - Proposed.

5.1.2 Public Benefits.

The requested modifications allow for commercial and industrial space to be built within the ground floor of the platform. The additional height also provides an opportunity to move the bulk of parking uses up and away from the street level, thereby dramatically increasing the open and recreation spaces at ground level and improving the street environment. As illustrated in Figure 5-1, the streetscape is greatly enhanced with ground-level commercial use along Pohukaina Street.

As outlined in the approved Ward MP, the increased platform height to 75 feet for buildings not directly fronting Ala Moana Boulevard allows for retail, restaurant, offices, and industrial space to be built within the parking podium. The additional height also provides an opportunity to move parking uses up and away from the street, thereby dramatically increasing the open spaces at ground level and improving the street environment. As illustrated in Figure 5-1, the streetscape is greatly enhanced with ground-level retail, residential open space, and Ka La’i o Kukulūāe’o Park along the street frontages.








MODIFICATION - ADDITIONAL COMMUNITY & PUBLIC BENEFITS				
		REQUIRED BY RIGHT	PROPOSED WITH MODIFICATION	DIFFERENCE
	Open Space	10,403 SF	26,597 SF	16,194 (156% more than required)
	Resident Recreation Space	38,335 SF	40,708 SF	2,373 SF (6% more than required)
	Publicly Accessible Park	30,000 SF	30,000 SF	-
	Community Serving Retail	0 SF	6,916 SF	6,916 SF
	Community Serving Industrial	0 SF	34,501 SF	34,501 SF
	Reserved Housing	Twenty percent of Ward Village constructed homes	697 homes	362 homes provided before required
	Off-Street Public Parking	0	186	186

Figure 5-2 Public Benefits of Proposed Modification

5.2 Conformance

The following section indicates Ulana Ward Village’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 5, Project 2 (Ulana Ward Village)	Refer to
§15-22-9 Method of Development	Base Zone Development or Planned Development		Ulana Ward Village is based upon HCDA's Planned Development requirements.	n/a
§15-22-30; §15-22-33 Land Use Zone	Mixed-Use Zone Commercial (MUZ-C)	The Ward MP contemplated a single "mixed-use" land use designation. The single "mixed-use" land designation was implemented by Declaratory Order issued October 10, 2012.	Ulana Ward Village consists of mixed-use residential, commercial, and light industrial spaces.	Exhibit 7 - Floor Plan for Ground Level
§15-22-61 Density	(a)Maximum floor area ratio (FAR) 1.5; additional FAR permitted pursuant to planned development provisions. (b)FAR bonus, not to exceed 0.3 FAR, permitted for development that provides industrial use, nursing facilities, assisted living administration, and ancillary assisted living amenities.	The Ward MP establishes an FAR = 3.8 (inclusive of a 0.3 FAR industrial bonus) across the master plan area. With allowable transfers, the maximum FAR on any land block is 4.75 (3.5 FAR + 0.3 FAR) x 1.25 = 4.75 FAR) With allowable transfers and without the industrial bonus, the maximum FAR on any land block is 4.375 (3.5 FAR x 1.25 = 4.375 FAR)	Ulana Ward Village complies. Allowable FAR on Land Block 5: Land Block 5: 621,871 SF x 4.75 = 2,953,888 SF Proposed FAR on Land Block 5: • Current projections are for 1,931,246 SF of floor area on Land Block 5, inclusive of Ulana Ward Village (622,679 SF), and future planned projects (801,797 SF) • Land Block 5 projected FAR: 3.11 (1,931,246 SF / 621,871 SF = 3.11 FAR) • Land Block 5 complies with or without an allowable industrial bonus. • Land Block 5 may include additional allowable industrial uses as available under the master plan.	Section 5.3.1 - Ward Master Plan FAR Allocation Summary Section 5.3.2 - FAR Allocation Summary; Section 5.3.3 - Floor Area Allowed & Floor Area Used Exhibit 16- Summary Sheet
§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.	Ulana Ward Village complies. Ulana Ward Village has been designed consistent with §15-22-116. A modification for the height of the free-standing mixed-use parking structure is proposed pursuant to §15-22-120.	Exhibit 17 - Elevation Drawings Exhibit 21 - Design Allowed vs. Proposed With Modification
§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.	Ulana Ward Village complies. Short-term bicycle parking for customers, employees and guests will be provided on the ground level near commercial spaces and in Ka La'i o Kukuluāe'o Park. Long-term bicycle parking for residents will be provided on the ground floor adjacent to the parking structure.	Exhibit 4 - Detailed Site Plan Exhibit 6 - Circulation Plan Exhibit 7 - Floor Plan for Ground Level
§15-22-63.1 Front Yard	(a) ...the minimum front yard for each development lot shall be fifteen feet. (e) For development lots bounded by more than one street, the owner may designate a single yard as a front yard.	The Ward MP proposes that yards be provided consistent with the Mauka Area Plan and Rules.	Ulana Ward Village complies. Ulana Ward Village is a portion of the single development lot created by the Land Block 5 Joint Development Agreement recorded March 18, 2014 [DOC A-51900681]. The Land Block 5 development lot is bounded by Halekauwila Street / Ilaniwai Street, Ward Avenue, Ala Moana Blvd., and adjacent parcels. Ulana does not share a common property line with any street. It is partially bound on the south by an adjacent City owned parcel and to the west by a parcel owned by Kamehameha Schools. This application considers the project to have no required front yards.	Exhibit 1 - Location and Ward Master Plan Area Exhibit 4 - Detailed Site Plan

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Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 5, Project 2 (Ulana Ward Village)	Refer to
§15-22-63.2 Side Yard	(a) ...the minimum side and rear yards for structures containing windows or openings facing side or rear property lines shall be ten feet	The Ward MP proposes that front yards be provided consistent with the Mauka Area Plan and Rules.	<p>Ulana Ward Village complies.</p> <p>Ulana Ward Village is a portion of the single development lot created by the Land Block 5 Joint Development Agreement recorded March 18, 2014 [DOC A-51900681]. The Land Block 5 development lot is bounded by Halekauwila Street / Ilaniwai Street, Ward Avenue, Ala Moana Blvd., and adjacent parcels.</p> <p>Ulana does not share a common property line with any street. It is partially bound on the south by an adjacent City owned parcel and to the west by a parcel owned by Kamehameha Schools.</p> <p>A 10-foot side yard is provided where there are openings present in the project's parking structure along the South facing facade adjacent to the City owned parcel.</p> <p>No openings are present in the project's parking structure along the west facing wall, accordingly no rear yard is provided along the lot line shared with the Kamehameha Schools parcel.</p>	Exhibit 1 - Location and Ward Master Plan Area Exhibit 4 - Detailed Site Plan
§15-22-65 Recreation Space	(b) Development lots within any land use zone with 20,000 square feet or more of land area shall provide 55 square feet of recreation space per dwelling unit(c) The required on-site recreation space, if provided outdoors, may be used to satisfy a portion of the open space requirements	The Ward MP proposes recreation space be provided consistent with the Mauka Area Plan and Rules.	<p>Ulana Ward Village complies.</p> <p>Recreation Space Required: $697 \text{ DU} \times 55 \text{ sf/DU} = 38,335 \text{ sf}$</p> <p>Recreation Space Provided: Ulana provides 40,708 SF of recreation space:</p> <ul style="list-style-type: none">• Level 1 = 31,568 SF outside and 9,140 SF inside	Exhibit 7 - Floor Plan for Ground Level Exhibit 16- Summary Sheet
§15-22-66 View Corridors	Per the 2005 Mauka Area Rules exhibit titled "View Corridor Streets," view corridors are established along streets including: <ul style="list-style-type: none">•Ward Avenue;•Kamakee Street•Queen Street;•Ala Moana Boulevard;•Kapiolani Boulevard; and•Other streets not in the vicinity of Ulana	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>Ulana Ward Village complies.</p> <p>Ulana Ward Village is not located along any of the "View Corridor Streets" designated in the 2005 Mauka Area Rules.</p>	Exhibit 1 - Location and Ward Master Plan Area Exhibit 17 - Elevation Drawings

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 5, Project 2 (Ulana Ward Village)	Refer to
§15-22-67 Off Street Parking	<p>(a) Eating and drinking establishments: 0.9 per 300 sq. ft. of eating and drinking area, plus 0.9 per 25 sq. ft. of dance floor area, plus 1 per 444 sq. ft. of kitchen or accessory area</p> <p>Multi-family dwellings (including reserved housing units):</p> <ul style="list-style-type: none">• 600 sq. ft. or less = 0.9 per unit;• More than 600 but less than 800 sq. ft. = 1.13 per unit;• 800 sq. ft. and over = 1.35 per unit <p>(b)(4) All required parking spaces shall be standardized parking spaces except that dwelling units may have up to fifty per cent compact spaces</p> <p>(c)(5) All planned developments shall provide parking areas located within a structure. Parking structures shall contain a roof and walls on at least three sides. Said walls shall be at least forty-two inches high and shall screen parked vehicles.</p> <p>(d)(5) Tandem parking shall be permissible in instances where two parking spaces are assigned to a single dwelling unit</p>	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>Ulana Ward Village complies.</p> <p>Off-Street Parking Minimums Required:</p> <ul style="list-style-type: none">• 328 U @ 600 SF or less x 0.9 = 295.2 spaces• 246 U @ 600 SF to 799 SF x 1.13 = 278.0 spaces• 123 U @ 800 SF or more x 1.35 = 166.1 spaces <p>HCDA Required Minimum Parking (15-22-67): 740 spaces</p> <ul style="list-style-type: none">• Reserved Accessible Parking 2% = 14.8 spaces• Guest Parking 1/10 units = 69.7 spaces• Guest Accessible Parking 1/25 = 3 spaces <p>Residential Total Minimum Required: 828 spaces</p> <ul style="list-style-type: none">• 3,458 SF Eating Drinking @ 1 / 333 sf = 10.4 spaces• 3,458 SF Kitchen, Retail @ 1 / 444 sf = 7.8 spaces <p>HCDA Required Minimum Parking (15-22-67): 19 spaces</p> <ul style="list-style-type: none">• 34,501 SF* Industrial @ 1 / 889 sf = 38.8 spaces <p>SUBTOTAL LIGHT INDUSTRIAL = 39 spaces</p> <p>* Industrial Area Includes Potential Future Mezzanine Area of 12,954 SF</p> <p>HCDA Required Minimum Parking (15-22-67): 39 spaces</p> <p>GRAND TOTAL MINIMUM = 886 spaces required</p> <p>Ulana Ward Village will provide 1,235 parking spaces.</p>	Exhibit 7 - Floor Plan for Ground Level Exhibits 8-12 - Floor Plans for Floors 2-9 Exhibit 16 - Summary Sheet
§15-22-68 Off-Street Loading	<ul style="list-style-type: none">• Retail stores, eating and drinking establishments, and industrial establishments between 10,001 SF and 20,000 SF = two loading spaces.• Multi-family dwellings 150,001-300,000 SF = two loading spaces + one space for each additional 200,000.• An adjustment of up to 50 % is allowed when the spaces serve 2 or more uses• No loading space or maneuvering area shall be located within a required yard.	The Ward MP proposes off street loading be provided consistent with the Mauka Area Plan and Rules.	<p>Ulana Ward Village complies.</p> <p>Off-Street Loading Required:</p> <ul style="list-style-type: none">• Residential uses of 581,262 SF = + 4 spaces• Commercial and Industrial uses of 41,417 SF = + 4 spaces• TOTAL REQUIRED = 8 spaces(less 50% allowable reduction) = 4 SPACES <p>Off-Street Loading Provided: 4 loading spaces, two sized 12 x 35 feet located in the alleyway between the tower and parking structure and two sized 8-1/2 x 19 feet located in the ground floor of the mixed-use parking structure</p>	Exhibit 4 - Detailed Site Plan Exhibit 7 - Circulation Plan Exhibit 7 - Floor Plan for Ground Level Exhibit 16 - Summary Sheet
§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>		Ulana Ward Village complies.	Exhibit 17 - Elevations Exhibit 18 - Building Sections Exhibit 21 - Design Allowed vs. Proposed With Modification
§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>		<p>Ulana Ward Village complies.</p> <p>There are no lanais provided.</p>	n/a

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Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 5, Project 2 (Ulana Ward Village)	Refer to
§15-22-73 Dedication of Public Facilities	<ul style="list-style-type: none">• 3% of Commercial Floor Area• 4% of Residential Floor Area exclusive of the floor area devoted to reserve housing units.	The Ward MP estimates that the total PFD requirement will be approximately 330,053 SF and contemplates dedication of public use easements over at least 150,000 SF of public plazas and pedestrian walkways on Land Block 1 and Land Block 2 as part of the total PFD satisfaction.	<p>Ulana Ward Village complies.</p> <p>Public Facilities Dedication Required:</p> <ul style="list-style-type: none">• Ulana Residential Area, exclusive of area dedicated to RH: 4% x (581,262 SF - 581,262 SF = 0) = 0 SF• Ulana Commercial Area: 3% x 6,916 SF = 207 SF• Ulana Industrial Area: 0% x 34,501 SF = 0 SF• Ulana PFD required = 207 SF <ul style="list-style-type: none">• PFD required for projects previously approved = 144,361 SF• PFD total required – including Ulana and The Park Ward Village = 171,552 SF <p>Public Facilities Dedication Provided:</p> <ul style="list-style-type: none">• PFD credit from Pre-Ward MP Projects = 39,581 SF• PFD Ward MP dedications to date = 121,495 SF• PFD dedications provided to date = 161,076 SF• PFD dedicatons pending = 171,448 SF• PFD dedicatons provided + pending = 332,524 SF <p>PFD credit balance after Ulana + The Park Ward Village = 160,972 SF</p>	Section 5.3.5 - Ward Master Plan Public Facilities & Open Space Table 5-4 - Ward Village Public Facilities Dedication
§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>Ulana Ward Village complies.</p> <p>There are no mapped streets, as designed in the Mauka Area Plan, within the Ulana Ward Village site.</p> <p>NOTE: the portions of Pohukaina, Kamani, and Auahi streets which bound the Ulana Ward Village site on the north, east, and south are private streets providing connectivity through Land Block 5 and access to Ulana Ward Village.</p>	Exhibit 1 - Location and Ward Master Plan Area Bicycle parking locations are shown on: Exhibit 4 - Detailed Site Plan Exhibit 6 - Circulation Plan Exhibit 7 - Floor Plan for Ground Level
§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>Ulana Ward Village complies.</p> <p>All new utility services will be underground and the existing overhead electrical lines adjacent to the proect on VWL-owned property will be converted to underground.</p>	n/a
§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>Ulana 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>	Exhibit 17 - Elevation Drawings
§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.	Ulana Ward Village is subject to the Land Block 5 Joint Development Agreement recorded March 18, 2014 [DOC A-51900681].	n/a
§15-22-82 Flood Hazard District	Honolulu Land Use Ordinance (LUO) Article 7, relating to flood hazard districts, shall apply to all affected activities and properties within the mauka area.	Not applicable.	<p>Ulana Ward Village 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 Ulana Ward Village 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 Ulana Ward Village site Flood Base Elevation is 7.00 feet (see Appendix D, Figure 1-5). The proposed finish floor elevation at Level 1 for Ulana is 7.25 feet.</p>	Appendix D: Section 1.4 and Figure 1-4
§15-22-113 Permitted Uses	No more than 60% of the total allowable floor area shall be placed in commercial use.		<p>Ulana Ward Village complies.</p> <p>Ulana commercial and light industrial use is 6.7% of the total floor area (41,417 SF/ 622,697 SF = 6.7 %).</p>	Exhibit 7 - Floor Plan for Ground Level Exhibits 8-15 - Floor Plans for all other levels

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 5, Project 2 (Ulana Ward Village)	Refer to
§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.	Ulana Ward Village complies. RH Units Required: With the addition of approximately 697 residential units in Ulana Ward Village and approximately 546 residential units in The Park Ward Village, a total of approximately 4,296 residential units are being provided in the Ward MP area. The associated Reserved Housing requirement is approximately 4,296 x 20% = 860 RH units. RH Units Provided: Ke Kilohana (KAK 13-038) provided 375 RH units. 'A'al'i (KAK 16-075) will provide 150 RH Units. Ulana Ward Village proposes to provide approximately 697 RH units, for a total of approximately 1,222 RH units. After the delivery of Ulana Ward Village and The Park Ward Village a surplus of approximately 362 RH units will exist to offset RH requirements of future projects.	Section 4.11 - Reserved Housing Table 4-2 - Reserved Housing Requirement
§15-22-116 FAR and §15-22-203 FAR Transfers	<ul style="list-style-type: none">• 3.5 FAR for lots over 80,000 sf• 0.3 FAR bonus for industrial uses• Floor area may be transferred from lot to lot under a master plan, allowing up to a 25% increase	The Ward MP establishes an FAR = 3.8 (inclusive of a 0.3 FAR industrial bonus) across the master plan area. With allowable transfers, the maximum FAR on any land block is 4.75 (3.5 FAR + 0.3 FAR) x 1.25 = 4.75 FAR) With allowable transfers and without the industrial bonus, the maximum FAR on any land block is 4.375 (3.5 FAR x 1.25 = 4.375 FAR)	Ulana Ward Village complies. Allowable FAR on Land Block 5: Land Block 5: 621,871 SF x 4.75 = 2,953,888 SF Proposed FAR on Land Block 5: <ul style="list-style-type: none">• Current projections are for 1,931,246 SF of floor area on Land Block 5, inclusive of Ulana Ward Village (622,679 SF), and future planned projects (801,797 SF)• Land Block 5 projected FAR: 3.11 (1,931,246 SF / 621,871 SF = 3.11 FAR)• Land Block 5 complies with or without an allowable industrial bonus.• Land Block 5 may include additional allowable industrial uses as available under the master plan.	Section 5.3.1 - Ward Master Plan FAR Allocation Summary Section 5.3.2 - FAR Allocation Summary; Section 5.3.3 - Floor Area Allowed & Floor Area Used Table 5-3 - Floor Area
§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.	Ulana Ward Village complies. The proposed tower roof height is approximately 375 feet. Mechanical screening extends 18 feet above the tower roof.	Exhibit 17 - Elevation Drawings Exhibit 18 - Section Drawings
§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.	Ulana Ward Village complies. The Ulana Ward Village lot is approximately 104,030 SF. The Ulana tower floor plates are approximately 13,800 SF.	Exhibit 1 - Location and Ward Master Plan Area Exhibit 16 - Summary Sheet
§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.	Ulana Ward Village complies. Ulana Ward Village is not along any of the "View Corridor Streets" designated in the 2005 Mauka Area Rules.	Exhibit 1 - Location and Ward Master Plan Area Exhibit 17 - Elevation Drawings Exhibit 21 - Design Allowed vs. Proposed With Modification
§15-22-120 Modification of Specific Provisions	(7) Platform heights may be commensurately modified to exceed forty-five feet where: (A) Subsurface construction is infeasible; (B) Design requirements for ceiling height clearances require height adjustment; (C) Industrial, commercial, residential, or community service uses are substantially located within the platform, especially along streets or public spaces; or (D) Significant public facilities or pedestrian features are provided at the street level, especially arcades or publicly accessible open space in excess of the minimum grade level open space	The Ward MP identified an increase in the maximum platform height from 45 feet to 75 feet for all parcels not directly fronting Ala Moana Boulevard as necessary to achieve the vision of the master plan. The increase allows for retail, restaurants, offices and residential units to surround the bulk of required parking garages and provide for a more aesthetically pleasing and pedestrian friendly facade on the street. The increase allows parking structures to be moved up and away from the street and allowing them to occupy a smaller floor plate, making room for alternative uses.	Modification Required: The Ulana Ward Village free-standing mixed-use parking structure, which is a 'platform' per §15-22-5, includes 6,916 SF of ground-level, street-front, commercial space along the Pohukaina frontage and an additional 34,501 SF of industrial space within the parking structure. In addition, the footprint of the parking structure has been reduced to provide 26,597 SF of Open Space - or 25.6% of the site. As contemplated in the Ward MP, to accommodate the street-level retail and greater Open Space, the Ulana design increases the maximum platform or street front element height from 45 feet to 75 feet with an additional: a) 12 feet of height for accessory use structures with a total area less than 15% of the platform roof area; and b) 18 feet of height for structures housing elevator machinery on the platform roof.	Section 5 - Mauka Area Rules & Ward Neighborhood Master Plan Exhibit 1 - Location and Ward Master Plan Area Exhibit 17 - Elevation Drawings Exhibit 18 - Section Drawings Exhibit 20 - Tower Massing Exhibit 21 - Design Allowed vs. Proposed With Modification

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Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 5, Project 2 (Ulana Ward Village)	Refer to
§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.	Ulana Ward Village complies by: (a) Not being situated on a public street (b) Providing for central trash storage within the building (c)(1) Providing shaded, 8-foot long benches along the Pohukaina, Kamani, and Auahi sidewalks (c)(2) There is no bus stop adjacent to the Ulana Ward Village site.	Section 3.3 - Ward Master Plan Design Strategies Exhibit 4 - Detailed Site Plan Exhibit 5 - Landscape Plan Exhibit 6 - Circulation Plan Exhibit 7 - Floor Plan for Ground Level Exhibit 19 - Street Sections
§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.		Ulana Ward Village complies. Ulana is over 45 feet in height (approximately 375 feet). The long axis of the Ulana tower is approximately 52 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.	Exh 22 - Tower Spacing and Orientation
§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.	Ulana Ward Village 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 Ulana minimizes shadow effects on neighboring buildings. Ulana's homes will have direct access to sunlight.	Exh 22 - Tower Spacing and Orientation
§15-22-144 Landscape		The Ward MP proposes landscaping be provided consistent with the Mauka Area Plan and Rules.	Ulana Ward Village complies. Landscaping will be consistent with the Mauka Area Rules and the Ward Village Street Tree Master Plan.	Exhibit 5 - Landscape Plan

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 may be located in blocks such as Land Block 1, Land Block 5, and Land Block 6.

5.3.2 FAR Allocation Summary

Exhibit 16 includes a table summary of the approximate floor area used in calculating the floor area of each level of Ulana Ward Village. For floor area details of each level, see floor plans shown in Exhibits 7 through 15.

5.3.3 Floor Area Allowed & Floor Area Used

Floor area currently allocated to Land Block 5 and used by Ulana Ward Village is pursuant to the FAR Allocation in Table 5 3.

The Ward MP approved a density of 3.8 FAR on approximately 59.96 acres of land (total land area available for floor area allocation is 56.39 acres and excludes existing streets), including a bonus of 0.3 FAR for industrial use. This translates to 9,334,240 square feet of floor area.

The Ward MP proposes a maximum industrial floor area of 736,914 square feet. Industrial floor area is being included in Ulana Ward Village and will be located in other areas of Ward Village.

Table 5-3 Floor Area Notes

Note 1: Ke Kilohana Floor Area is consistent with the Ward Village Annual Report, dated February 13, 2020. Floor Area basis is the Building Permit Set, dated June 24, 2016 = 508,829 SF. Calculations provided February 13, 2020 reduced Residential Floor Area by 2,059 SF associated with storage areas on the podium levels without full-height partitions (L3 to L7).
Note 2: Ae'o Floor Area is consistent with the Ward Village Annual Report, dated February 13, 2020. Floor Area basis is the Building Permit Set, Delta 11, dated April 5, 2016 = 624,748 SF. Calculations provided February 13, 2020 reduced Residential Floor Area by 47 SF associated with rooftop machinery equipment rooms.
Note 3: 'A'ali'i Floor Area is consistent with the Ward Village Annual Report, dated February 13, 2020. Floor Area basis is the Building Permit Set, dated May 08, 2019 = 612,272 SF. Calculations provided February 13, 2020 reduced Residential Floor Area by 11,951 associated with open air outdoor storage (L1), storage areas without full-height partitions (L2-L7), and rooftop machinery equipment rooms.
Note 4: Kō'ula Floor Area is consistent with the Ward Village Annual Report, dated February 13, 2020. Floor Area basis is the Superstructure Permit Set, dated December 6, 2019 = 682,391 SF.
Note 5: Victoria Place Floor Area is consistent with the 100% Construction Document Set, dated Dec. 18, 2020 = 543,471 SF.

Table 5-3 Floor Area.

FLOOR AREA							
MASTER PLAN ADDENDUM I - 9/12/2008	LAND BLOCK / Development Lot 1	LAND BLOCK / Development Lot 2	LAND BLOCK / Development Lot 3	LAND BLOCK / Development Lot 4	LAND BLOCK / Development Lot 5	LAND BLOCK / Development Lot 6	TOTAL
Land Area							
Land Area (acres)	20.93	8.15	6.20	5.30	17.84	1.53	59.96
Land Area (SF)	911,887	355,130	270,159	230,706	777,167	66,626	2,611,675
Existing Streets (SF)	-	-	-	-	155,296	-	155,296
Net Development Area (SF)	911,887	355,130	270,159	230,706	621,871	66,626	2,456,379
ZSF @ 3.8 FAR	3,465,171	1,349,494	1,026,604	876,683	2,363,110	253,178	9,334,240
					2,953,888		
9/12/2008 Master Plan Addendum #2							
Planned Gross Building Area (SF)	3,046,296	1,537,651	777,105	1,018,650	2,835,404	119,134	9,334,240
Open Space Required (SF)	91,189	35,513	27,016	23,071	62,187	6,663	245,638
Forecast Public Facilities Required (SF)	104,981	55,391	27,068	37,157	101,580	3,876	330,053
Planned Area Transfer (SF)	(418,875)	188,157	(249,499)	141,967	472,294	(134,044)	-
Planned Area Transfer (%)	-12%	14%	-24%	16%	20%	-53%	
PLANNED FAR 9/12/2008	3.34	4.33	2.88	4.42	4.56	1.79	3.80
MASTER PLAN IMPLEMENTATION	LAND BLOCK / Development Lot 1	LAND BLOCK / Development Lot 2	LAND BLOCK / Development Lot 3	LAND BLOCK / Development Lot 4	LAND BLOCK / Development Lot 5	LAND BLOCK / Development Lot 6	
Existing Improvements to Remain							
[LB4] IBM Building	-	-	-	62,500	-	-	62,500
MUZ 16-00 [LB1] Ward Entertainment Center	213,840	-	-	-	-	-	213,840
MUZ 93-04 [LB3] Ward Village Shops	-	-	129,778	-	-	-	129,778
Approved / Submitted Development Permits							
KAK 13-036 [LB2-P1] Waiea	-	522,654	-	-	-	-	522,654
KAK 13-037 [LB3-P1] Anaha	-	-	649,168	-	-	-	649,168
KAK 13-038 [LB5-P1] Ke Kilohana [Note 1]	-	-	-	-	506,770	-	506,770
KAK 14-074 [LB1-P2] Ae'o [Note 2]	624,701	-	-	-	-	-	624,701
KAK 16-075 [LB1-P3] O145 A'ali'i [Note 3]	600,321	-	-	-	-	-	600,321
KAK 18-038 [LB1-P4] Kō'ula [Note 4]	682,391	-	-	-	-	-	682,391
KAK 19-069 [LB2-P3] Victoria Place [Note 5]	-	543,471	-	-	-	-	543,471
Block F [LB5-P2] Ulana Ward Village - Residential/Commercial	-	-	-	-	588,178	-	588,178
Block F [LB5-P2] Ulana Ward Village - Industrial	-	-	-	-	34,501	-	34,501
Block H [LB1-P5] The Park Ward Village	683,896	-	-	-	-	-	683,896
Subtotal	2,805,149	1,066,125	778,946	62,500	1,129,449	-	5,842,169
Planned / Forecast							
Residential/Commercial Area Planned (SF)	488,132	501,384	-	963,600	715,360	16,558	2,685,034
Industrial Area Planned (SF)					86,437	22,120	108,557
Additional Commercial Area Allowed (SF)							104,624
Additional Industrial Area Allowed (SF)	-	-	-	-	-	-	593,856
Area Planned (SF)	488,132	501,384	-	963,600	801,797	38,678	3,492,071
Planned / Forecast Total Floor Area (SF)							
Planned/Forecast Floor Area Ratio	3.61	4.41	2.88	4.45	3.11	0.58	3.80
Planned/Forecast Floor Area Transfer	-5%	16%	-24%	17%	-18%	-85%	0%
Projected Floor Area by Use							
Projected Residential Floor Area (SF)							7,600,000
Projected Commercial Floor Area (SF)							997,326
Projected Industrial Floor Area (SF)							736,914
Total Projected Floor Area (SF)							9,334,240

5 MAUKA AREA RULES & WARD NEIGHBORHOOD MASTER PLAN

Table 5-4 Ward Village Public Facilities Dedication.

WARD VILLAGE PUBLIC FACILITIES DEDICATION		
Credit from Pre-Ward Village MP Projects [a]		39,581 sf
Public Facilities Dedications (To Date)		
Projects	Area	
KAK 13-036 [LB2-P1] Waiea [Doc A-52480775] - Sidewalk along Ala Moana Blvd	521 sf	
KAK 13-037 [LB3-P1] Anaha [Doc A-52480776] - Sidewalk along Queen St.	353 sf	
KAK 13-037 [LB3-P1] Anaha [Doc A-52480777] - Sidewalk along Auahi St.	496 sf	
KAK 13-037 [LB3-P1] Anaha [Doc A-52480777] - Sidewalk along Auahi St.	431 sf	
KAK 13-037 [LB3-P1] Anaha [Doc A-52480779] - Sidewalk along Queen Ln.	902 sf	
KAK 13-038 [LB5-P1] Ke Kilohana [Doc A-52480780] - R.O.W. along Ilaniwai St.	1,785 sf	
Halekauwila Street Dedication to HCDA [Doc A-55070352]	37,261 sf	
LB1: 2017/SUB-40 Lot D, Esmt A-7 [Doc A-68720531] - Roadway Easement	53,062 sf	
KAK 16-075 [LB1-P3] ‘A‘ali‘i [Doc A-69270954] - Sidewalk Easement P-3A	6,034 sf	
LB1: 2017/SUB-40 Lot B [Doc A-68720628] - Sidewalk Easement P-4	5,773 sf	
KAK 18-038 [LB1-P4] Kō‘ula [Doc A-74390207] - Sidewalk Easement P-5	2,186 sf	
KAK 14-074 [LB1-P2] Ae‘o [Doc A-75230480] - Sidewalk Easement A-1	6,387 sf	
KAK 14-074 [LB1-P2] Ae‘o [Doc A-75230480] - Sidewalk Easement P-1	5,992 sf	
KAK 14-074 [LB1-P2] Ae‘o [Doc A-75230480] - Sidewalk Easement P-2	312 sf	
Subtotal of Public Facilities Dedication Provided to Date [b]	121,495 sf	
Total Credits & Dedications Provided to Date [a + b]	161,076 sf	
Proposed (Pending) Public Facilities Dedications (To Date)		
LB1: 2019/SUB-109, Lot D-2 [unrecorded] - Halekawila Roadway Easement A-8	10,241 sf	
LB1: 2019/SUB-109, Lot E [unrecorded] - The Park Ward Village Sidewalk Easement P-10	2,566 sf	
LB2: 2020/SUB-92 Lot 39-F [unrecorded] - Victoria Ward Park - Makai	63,665 sf	
LB1: 2019/SUB-109, Lot D-2, Esmt B [unrecorded] - Vitoria Ward Park - Mauka [Note 1]	92,429 sf	
LB1: 2019/SUB-109, Lot F, Esmt P-9 [unrecorded] - N-West Sidewalk Easement	2,547 sf	
Subtotal of Pending Public Facilities Dedication [c]	171,448 sf	
Total Dedications Provided / Pending [a + b + c]	332,524 sf	
Required Public Facilities Dedication (To Date)		
Project	Dedication Area	
KAK 13-036 [LB2-P1] Waiea	20,831 sf	
KAK 13-037 [LB3-P1] Anaha	25,796 sf	
KAK 13-038 [LB5-P1] Ke Kilohana [Note 2]	3,009 sf	
KAK 14-074 [LB1-P2] Ae‘o [Note 3]	24,107 sf	
KAK 16-075 [LB1-P3] ‘A‘ali‘i	21,653 sf	
KAK 18-038 [LB1-P4] Kō‘ula [Note 4]	26,713 sf	
KAK 19-069 [LB2-P3] Victoria Place	22,252 sf	
Subtotal	144,361 sf	
Block F [LB5-P2] Ulana Ward Village	207 sf	
Block H [LB1-P5] The Park Ward Village	26,983 sf	
Subtotal of Required Public Facilities Dedication to Date	171,552 sf	
Remaining Balance Not Including Pending Public Facilities Dedications	(10,476 sf)	
Remaining Balance after Pending Public Facilities Dedications	160,972 sf	

Note 1: Victoria Ward Park - Mauka proposed PFD of 92,429 SF = the Open Space area of the existing Central Plaza [55,263 SF] plus the Open Space expansion area [37,166 SF] proposed with The Park on Ward.

Note 2: Ke Kilohana Required PFD is consistent with the June 24, 2016 Building Permit Set: 4% of Residential FA (excluding RH FA) = 4%*(477,142-424,132=53,010 SF) + 3% of Commercial FA = 29,628 SF

Note 3: Ae‘o Required PFD is consistent with the May 19, 2017 Building Permit Set, Delta 13: 4% of Residential FA = 536,604 SF + 3% of Commercial FA = 88,097 SF

Note 4: Kō‘ula Required PFD is consistent with the December 6, 2019 Building Permit Set: 4% of Residential FA = 624,091 SF + 3% of Commercial FA = 58,300 SF

Table 5-5 Ward Village Open Space.

SUMMARY OF WARD VILLAGE MP Open Space (OS)	
OS for Existing & Under Construction Projects (To Date)	Area
MUZ 16-00 [LB1] Ward Entertainment Center	2,859 sf
KAK 14-074 [LB1-P2] Ae‘o	5,047 sf
KAK 16-075 [LB1-P3] ‘A‘ali‘i [Note 1]	9,905 sf
KAK 16-075 [LB1-P3] Victoria Ward Park - Mauka [f.n.a - "Central Plaza"]	55,263 sf
KAK 18-038 [LB1-P4] Kō‘ula	10,800 sf
KAK 13-036 [LB2-P1] Waiea	13,667 sf
MUZ 93-04 [LB3] Ward Village Shops	32,988 sf
KAK 13-037 [LB3-P1] Anaha	10,907 sf
[LB4] IBM Building	9,695 sf
KAK 13-038 [LB5-P1] Ke Kilohana	1,323 sf
Subtotal of OS for Existing & Under Construction Projects	152,454 sf
OS for Projects per HCDA Approved Development Permits (To Date)	
KAK 19-069 [LB2-P3] Victoria Place [Note 2]	17,403 sf
[LB2] Victoria Ward Park - Makai	63,665 sf
Subtotal of OS for Projects per HCDA Approved Development Permits	81,068 sf
OS for Projects per Pending Development Permits (To Date)	
Block F [LB5-P2] Ulana Ward Village	26,597 sf
[LB5] Ewa Plaza	30,000 sf
Block H [LB1-P5] The Park Ward Village	22,198 sf
[LB1] Victoria Ward Park - Mauka Expansion area	37,166 sf
Subtotal of OS for Projects per Pending Development Permits	115,961 sf
Total of Existing, Under Construction, & Approved OS per Land Block (To Date)	
Land Block 1	83,874 sf
Land Block 2	92,922 sf
Land Block 3	43,895 sf
Land Block 4	9,695 sf
Land Block 5	1,323 sf
Land Block 6	0 sf
Total of Existing, Under Construction, & Approved OS	231,709 sf
Total of Existing, Under Construction, Approved, & Pending Development Permit OS	347,670 sf

Note 1: ‘A‘ali‘i Open Space is consistent with the Ward Village Annual Report, dated February 13, 2020. Open Space Area basis is the Building Permit Set, dated May 08, 2019 = 9,905 SF.

Note 2: Victoria Place Open Space is consistent with the Foundation Permit Set, dated Dec. 18, 2020 = 17,403 SF.

5.3.4 Relationship to Surrounding Properties

Surrounding development includes:

- Future phase of Ward Village including the future Auahi Street realignment, located northeast, east, and southeast of Ulana Ward Village
- Future Ka La'i o Kukuluāe'o Park, a park open to the public, located adjacent to Ulana Ward Village to the southeast
- Western edge of Ward Village with neighboring parcels owned by Kamehameha Schools and the City and County of Honolulu, located west of Ulana Ward Village

Upon its eventual build out, Land Block 5 is projected to include approximately 1,931,246 cumulative gross square feet of commercial, industrial, and residential area. Land Block 5 totals approximately 17.84 acres (777,167 square feet), which results in projected Floor Area Ratio of 3.11. There is an additional 593,856 square feet of industrial area allowed that can be developed on this land block or others in Ward Village.

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 26,597 square feet of open space will be provided in the Ulana Ward Village site. To date, VWL has dedicated 173,883 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 Ulana Ward Village.

5.3.6 Parking & Loading Summary

Under the 2005 Mauka Area Rules (HAR §15-22-67) and City and Americans with Disabilities Act (ADA) requirements, a minimum of 886 off-street parking stalls would be required for the building (for residential, commercial, and industrial uses) as currently designed. Under typical market demands approximately 1,187 off-street parking stalls would be needed.

See Section 4.8 and Exhibits 4 through 12 for more details.

Table 5-6 Parking & Loading Summary.

OFF-STREET PARKING & LOADING SUMMARY			
	Minimum Required	Provided	Minimum Market Required
Parking	886	1,235	1,187
Loading	4	4	N/A

6.1 Archaeological and Cultural Resources

Cultural Surveys Hawai'i (CSH) conducted an archaeological inventory survey (AIS) for the area of the Ulana Ward Village site. The State Historic Preservation Division (SHPD) accepted the AIS report on June 9, 2020. In the letter, SHPD concurred with the CSH's recommended mitigation of archaeological monitoring.

Subsequent to the AIS report, CSH prepared an archaeological monitoring plan (AMP) addressing the area of the Ulana Ward Village site, combined. SHPD accepted the AMP on June 23, 2020.

Appendix B contains the AMP acceptance letter from SHPD. The letter reiterates acceptance of the AIS, and notes that the AMP meets applicable requirements.

6.2 Traffic Impact Report

Wilson Okamoto Corporation (WOC) completed a Traffic Impact Report (TIR) for Ulana Ward Village in July 2020. The purpose of the report was to identify and assess the potential traffic impacts resulting from Ulana Ward Village. The TIR concludes that with the implementation of several recommendations, traffic operations at intersections in the vicinity of Ulana Ward Village are generally expected to operate at levels of service similar to without Ulana Ward Village. Additionally the TIR concludes that VWL's planned roadway improvements (de facto Halekauwila Street extension and future Auahi Street realignment) are expected to provide improved mobility in the area.

The TIR recommendations below have been incorporated in into the design of Ulana Ward Village:

- 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 storage for entering vehicles at the parking area access controls to ensure that queues do not extend onto the roadway;
- Provide adequate passing areas along the drop-off/pick-up area near the residential lobby off Auahi Street to facilitate traffic flow;
- On-site staff may monitor drop-off area and areas adjacent to loading operations, to facilitate traffic flow. Monitoring would also ensure that queues do not extend beyond the provided pull-out area;
- Provide adequate signage regarding vehicle access points for residential, commercial, and industrial uses;
- Consider relocating the loading zone within the at-grade commercial parking area to minimize vehicle conflicts;
- Design the at-grade parking area's ability to accommodate a range of vehicle types;
- Consider implementing a one-way traffic flow within Ulana Ward Village's central loading area;
- Design for pedestrian facilities that conform with the Americans with Disabilities Act (ADA); and
- Continue coordination with the City and County of Honolulu, Department of Transportation Services (DTS) regarding bicycle facilities.

Appendix C contains the TIR and acceptance by the City and County of Honolulu Traffic Review Branch, via email dated December 14, 2020.

6.3 Infrastructure Availability Report

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

WOC anticipates that infrastructure systems will be able to accommodate Ulana Ward Village, 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	Status
Sewer	DPP Wastewater Branch	Sewer Connection Application Approval	November 15, 2019	Approved January 25, 2020
Water	Board of Water Supply	Adequacy Letter	November 15, 2019	Availability confirmed December 20, 2019 Formal approval will occur during the building permit process.
Fire Safety	Honolulu Fire Department	Approval Letter	June 24, 2020	General compliance confirmed June 27, 2020 Formal approval will occur during the building permit process.
Drainage and Low Impact Development	HDPP Civil Engineering Branch	Approval of Storm Water Quality Strategic Plan	October 22, 2019	General acceptability of stormwater design concept confirmed by email dated July 8, 2020
Electricity	Hawaiian Electric Company (HECO)	Will-Serve Letter	Consulted on December 20, 2019	Response received May 29, 2020 HECO confirmed that proposed distribution circuits will be installed, with coordination between HECO and VWL.
Telephone/ Communication System	Hawaiian Telcom Incorporated	Assessment Letter	Consulted on December 20, 2019	Availability confirmed by email dated December 26, 2019
Cable TV	Spectrum	Confirmation of design parameters	Consulted on December 20, 2019	Response received by email dated December 31, 2019 Spectrum confirmed that Ulana will be serviced by proposed improvements.
Gas	Hawaii Gas	Informal confirmation of availability	Consulted on December 23, 2019	December 23, 2019

Appendix D contains the IAR, which contains figures showing:

- Topographic survey (Appendix D, Figure 1-3)
- Flood Hazard (Appendix D, Figure 1-4) and Sea Level Rise (Appendix D, Figure 1-5)
- 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, Ulana Ward Village 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 Ulana Ward Village. The wind study will focus on frequently used pedestrian areas such as main entrances, sidewalks, and outdoor seating areas at the ground level. 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 Ulana Ward Village.

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

6.5 Environmental Noise Study

Censeo AV+Acoustics conducted an environmental noise study and collected ambient noise data as part of the design process for Ulana Ward Village. Study findings and recommendations include the following:

- 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 at the street level due to air conditioning equipment, fire and domestic water pumps, Hawaiian Electric Company (HECO) transformers, and an emergency generator. Noise may occur throughout the building from individual air conditioning units, and on the roof from exhaust fans and air conditioning equipment. Stationary mechanical equipment will be designed to comply with applicable DOH noise limits. Noise will be evaluated in residential units and other noise-sensitive spaces. Operational noise from service vehicles and operations (such as delivery trucks, trash compactors, trash pickup, and loading activities) will be considered during the design phase of Ulana Ward Village. Mitigation of building operational noise to meet DOH standards will be incorporated into Ulana Ward Village’s design. A range of architectural and/or engineering measures to reduce mechanical sound are being considered.

- Parking Structure and Loading Area Noise. Vehicles that use the parking structure and loading areas may generate some noise. To mitigate parking and loading noise, a loading area separates the parking structure from residential areas. Noise mitigation will be considered in designing the separation between the parking structure and commercial and industrial areas.
- Commercial and Industrial Noise. It is anticipated that retail and industrial uses will potentially generate noise from mechanical equipment or light industrial operation. However the level of noise is not anticipated to create a significant disturbance for residents of the area. Limiting hours of operation for typical commercial and industrial activities is expected to mitigate potential noise concerns.
- Vehicular Traffic and Light Rail Noise. Transit noise from vehicular traffic on Auahi Street, Kamani Street, and Pohukaina Street is not expected to be significant due to the low traffic volume and low speed on those streets. The residential tower (particularly the upper levels) may be subjected to traffic noise from Ward Avenue and Ala Moana Boulevard. The future HART system will generate intermittent noise, once operational, most prevalently on mauka-facing units on floors 6-10 which would be situated above the rail structure and facing the rail alignment. Existing and future buildings will provide a partial sound barrier from rail noise, which overall is expected to be minimal at Ulana Ward Village. (Ulana Ward Village is located approximately 500 feet away from the rail alignment, and more than 900 feet from the future HART station.) Traffic noise from Pohukaina and Kamani Streets may mask rail noise. Mitigation of transit noise will be considered in the design of Ulana Ward Village’s building exterior.

Appendix G contains a letter from Censeo AV+Acoustics summarizing the noise study. The letter makes preliminary recommendations regarding noise mitigation strategies.

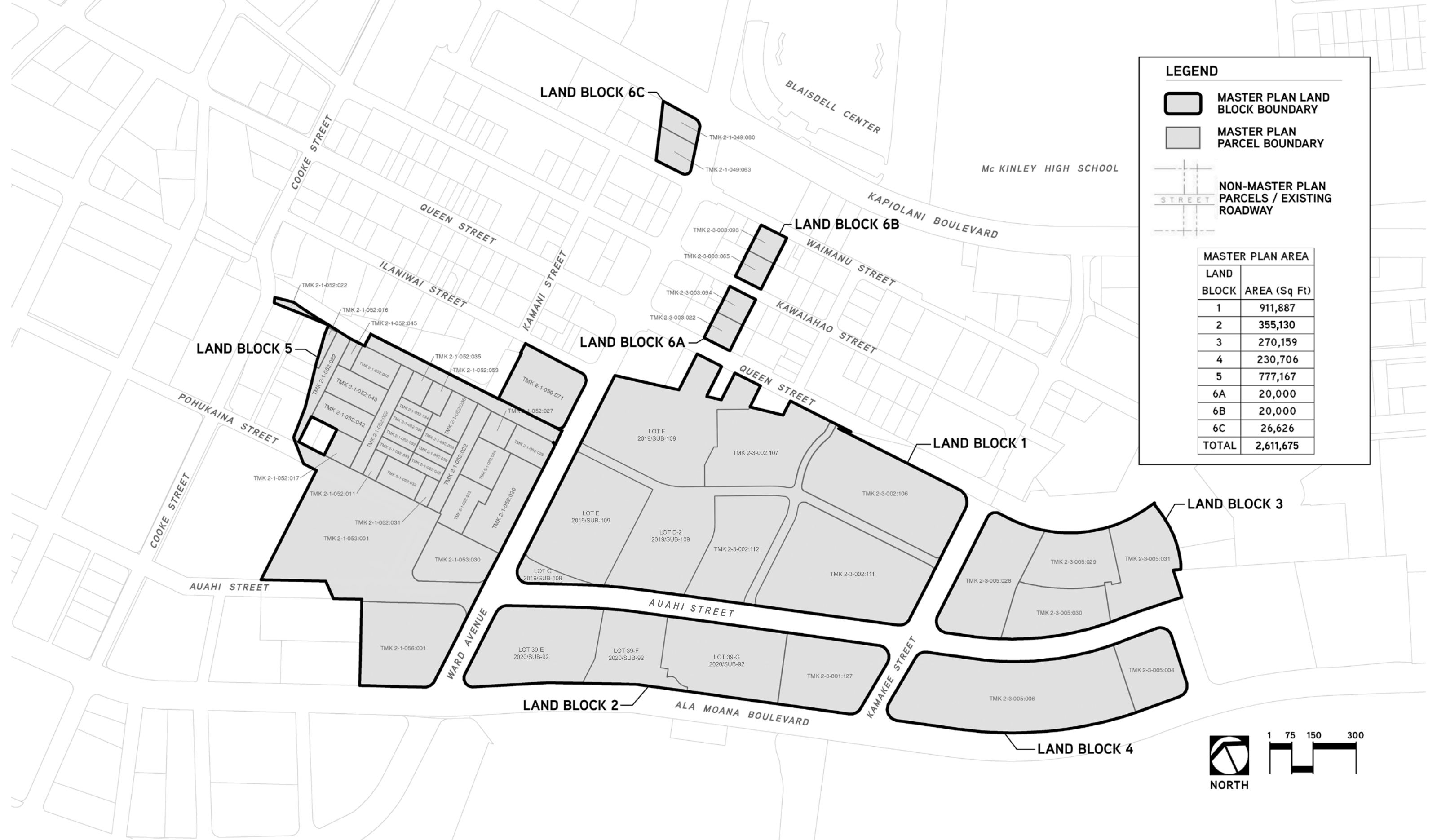
U L A N A WARD VILLAGE

EXHIBITS



WARD VILLAGE.





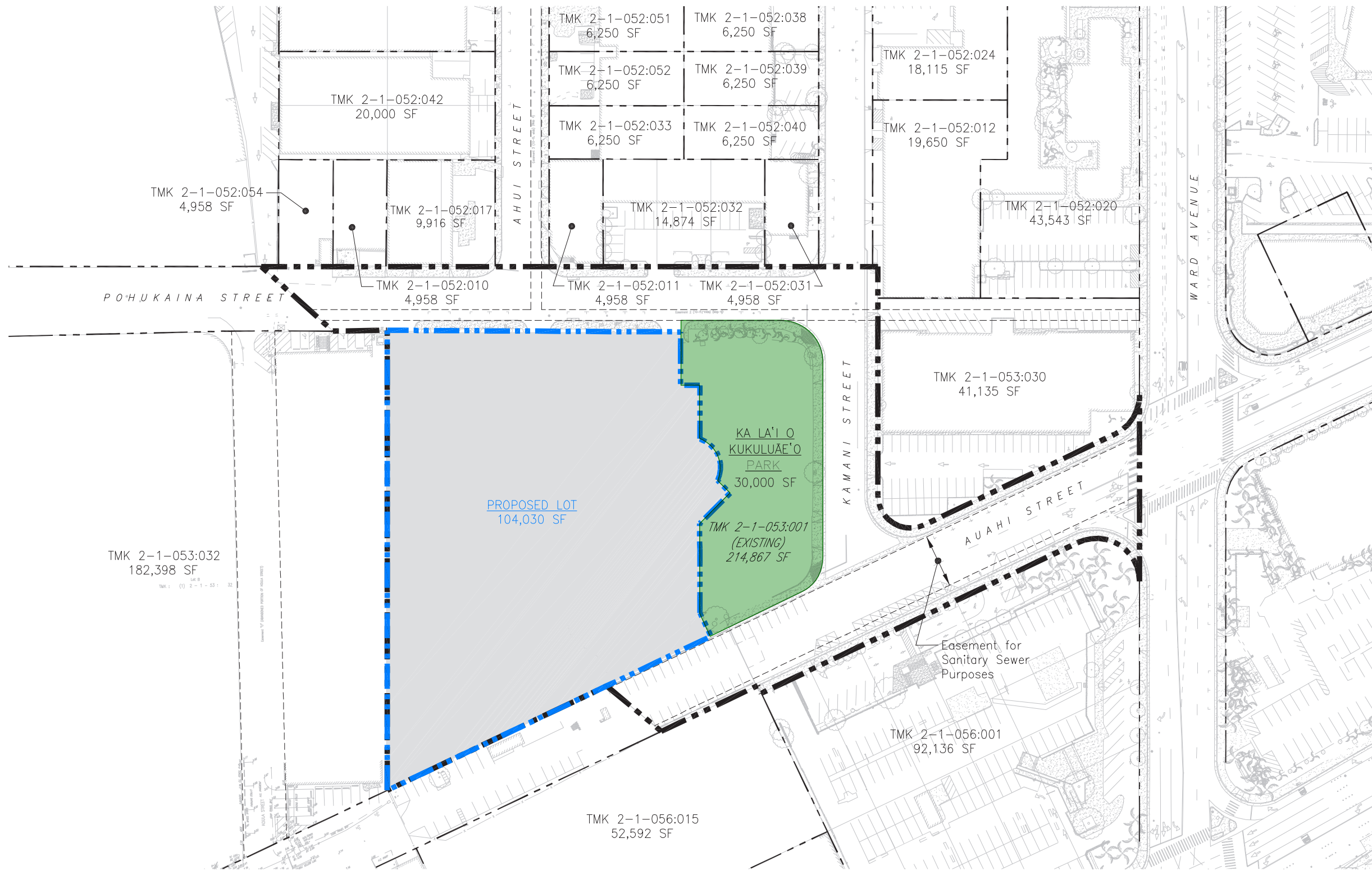
LEGEND

MASTER PLAN LAND BLOCK BOUNDARY

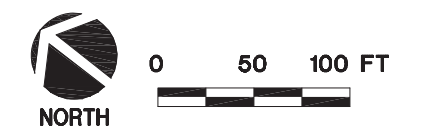
MASTER PLAN PARCEL BOUNDARY

NON-MASTER PLAN PARCELS / EXISTING ROADWAY





- EXISTING TMKs
- EXISTING EASEMENT
- PROPOSED LOT



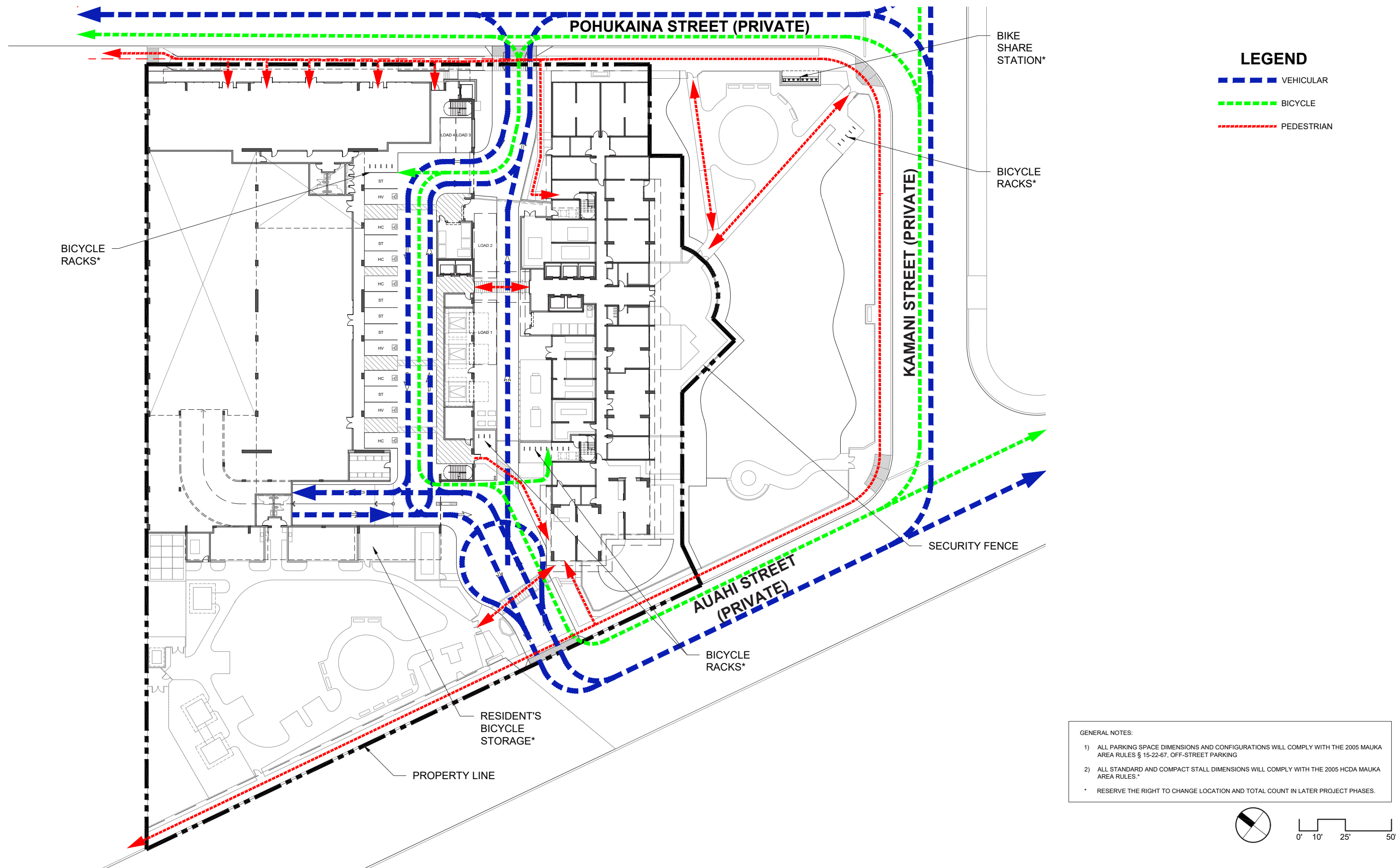




GENERAL NOTES:

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





POHUKAINA STREET (PRIVATE)

8'-0" BENCH

OUTLINE OF
BUILDING
ABOVE

COMMERCIAL

TRASH ROOM

LIGHT INDUSTRIAL

OUTLINE OF
BUILDING
ABOVE

LONG TERM
BICYCLE
STORAGE

AUAAHI STREET
(PRIVATE)

OUTLINE OF
BUILDING
ABOVE

KAMANI STREET (PRIVATE)

LEGEND

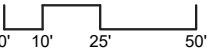
- RESIDENTIAL EXTERIOR RECREATION SPACE
- RESIDENTIAL INTERIOR RECREATION SPACE
- RESIDENTIAL INTERIOR SUPPORT SPACE
- RETAIL (INCLUDES SUPPORT)
- LIGHT INDUSTRIAL
- PARKING
- KA LA'I O KUKULUĀE'O PARK (EWA PLAZA)

FLOOR AREA (IN SF)*						
RESIDENTIAL			RETAIL	INDUSTRIAL	PARKING	TOTAL
INTERIOR RECREATION	INTERIOR SUPPORT	TOTAL RESIDENTIAL				
9,140	6,322	15,462	6,916	21,547	13,018	43,925
* TOTAL FLOOR AREA DOES NOT INCLUDE PARKING						

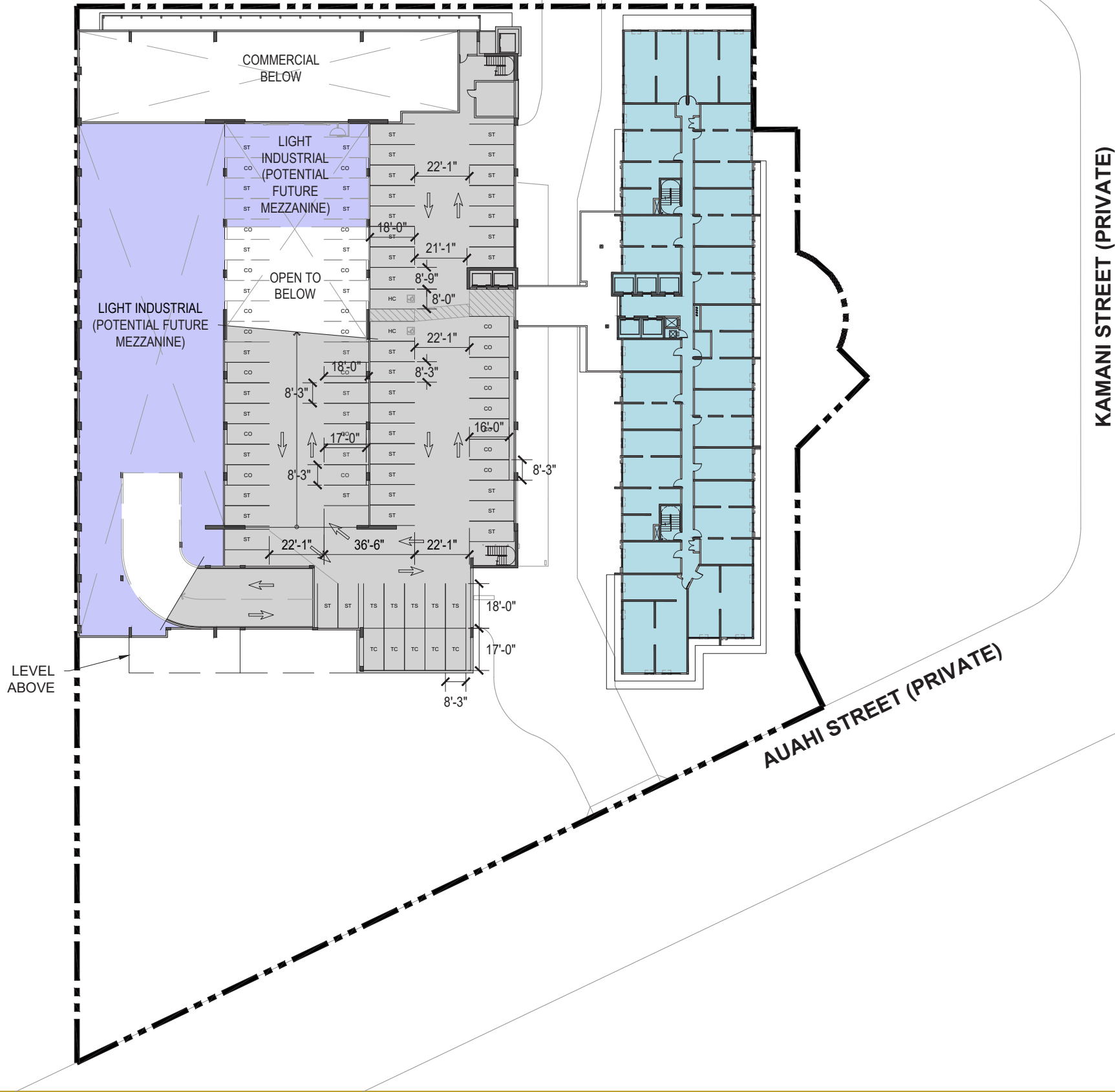
RECREATION AREA PROVIDED		
EXTERIOR RECREATION	INTERIOR RECREATION	TOTAL
31,568	9,140	40,708

PARKING PROVIDED						
STANDARD (ST)	COMPACT (CO)	TANDEM ST (TS)	TANDEM CO (TC)	ACCESSIBLE (HC)	ACC. VAN (HV)	TOTAL
6	0	0	0	5	3	14

- GENERAL NOTES:
- ALL PARKING SPACE DIMENSIONS AND CONFIGURATIONS WILL COMPLY WITH THE 2005 MAUKA AREA RULES § 15-22-67, OFF-STREET PARKING
 - 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.
 - VICTORIA WARD LTD. IS REQUIRED TO "PROVIDE AN AREA EQUAL TO THE ACTUAL AMOUNT OF PARK SPACE LOST (FROM THE DELETION OF THE PARK/PARKING GARAGE FACILITY ALONG THE ORIGINALLY PROPOSED HALEKAUWILA EXTENSION), BUT NOT MORE THAN 30,000 SQUARE FEET, FOR PARK SPACE TO BE LOCATED IN THE OPEN SPACE OF THE EWA PLAZA LOCATED IN BLOCK 5."



POHUKAINA STREET (PRIVATE)



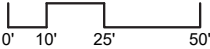
LEGEND

- LIGHT INDUSTRIAL
- PARKING
- RESIDENTIAL

FLOOR AREA (IN SF)*				
RESIDENTIAL	RETAIL	INDUSTRIAL	PARKING	TOTAL
13,800	0	12,954	20,949	26,754
* TOTAL FLOOR AREA DOES NOT INCLUDE PARKING				

PARKING PROVIDED						
STANDARD (ST)	COMPACT (CO)	TANDEM ST (TS)	TANDEM CO (TC)	ACCESSIBLE (HC)	ACC. VAN (HV)	TOTAL
51	24	5	5	2	0	87

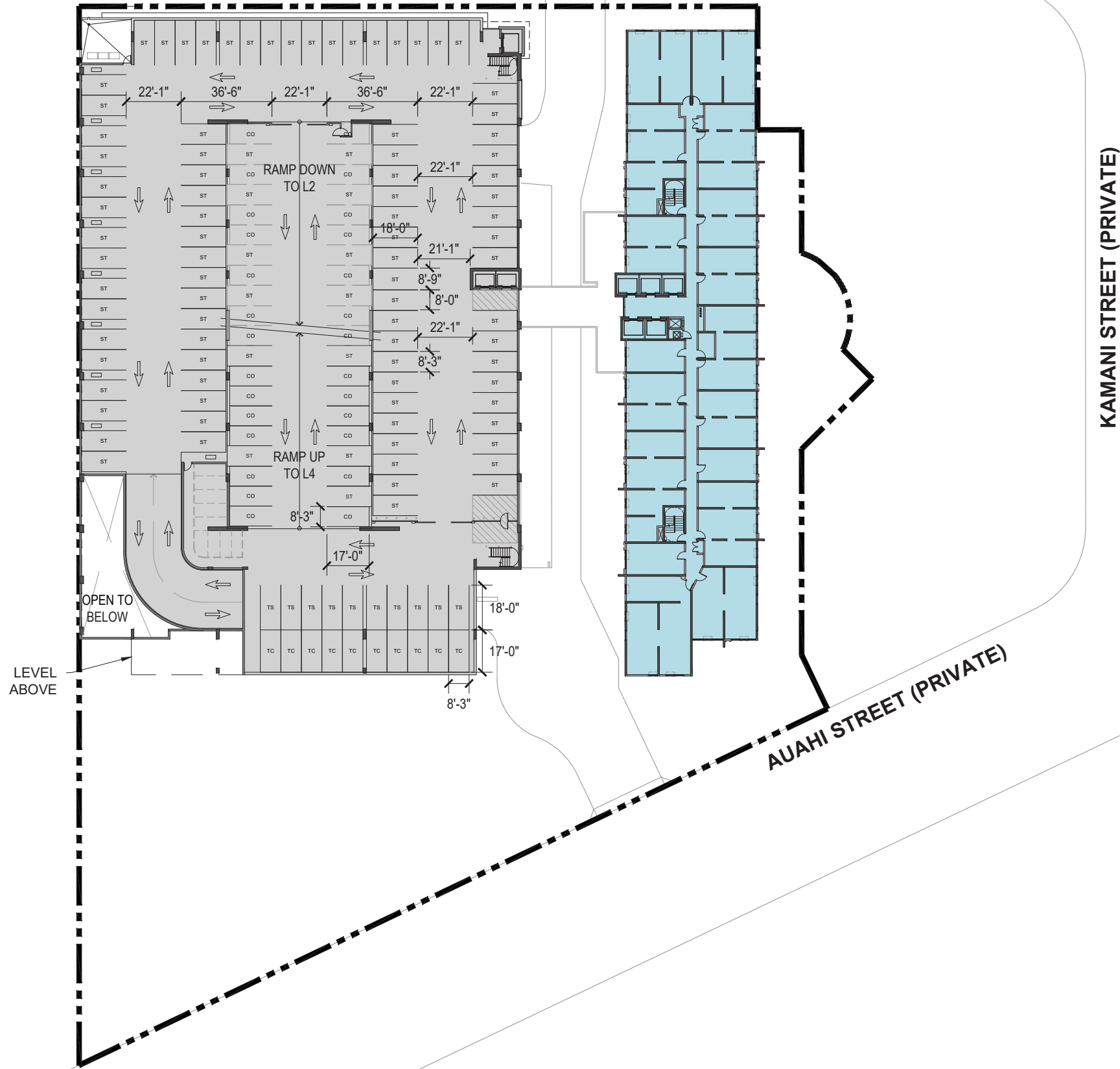
- GENERAL NOTES:
- ALL PARKING SPACE DIMENSIONS AND CONFIGURATIONS WILL COMPLY WITH THE 2005 MAUKA AREA RULES § 15-22-67, OFF-STREET PARKING
 - STORAGE AREAS HAVE 7'-0" CEILING AND ARE NOT COUNTED AS FLOOR AREA PER THE DEFINITION OF "FLOOR AREA" UNDER THE 2005 MAUKA AREA RULES § 15-22-5.



POHUKAINA STREET (PRIVATE)

LEGEND

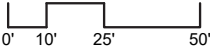
- PARKING
- RESIDENTIAL



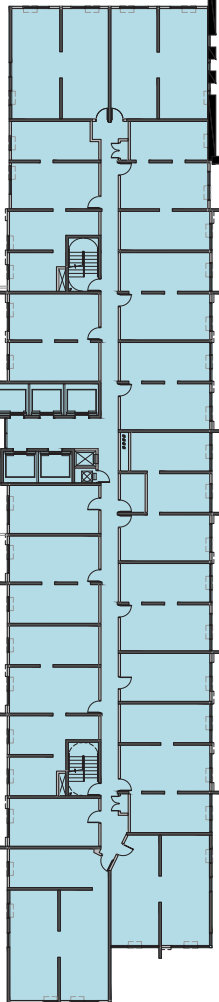
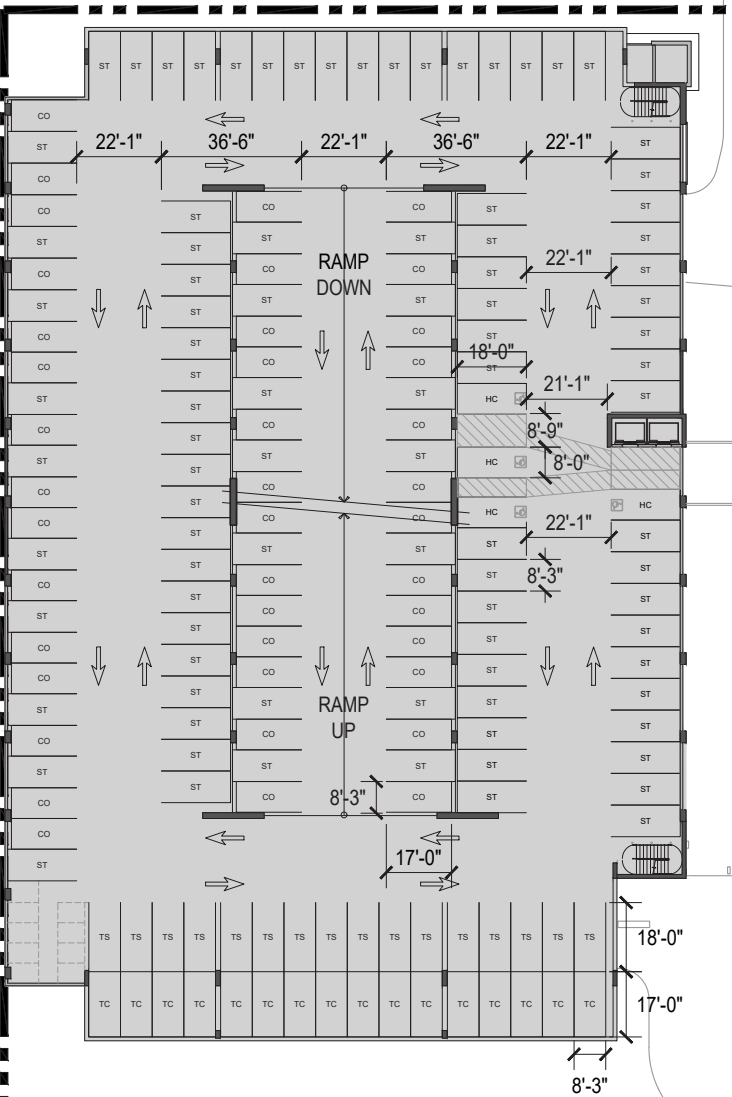
FLOOR AREA (IN SF)*				
RESIDENTIAL	RETAIL	INDUSTRIAL	PARKING	TOTAL
13,800	0	0	43,038	13,800
* TOTAL FLOOR AREA DOES NOT INCLUDE PARKING				

PARKING PROVIDED						
STANDARD (ST)	COMPACT (CO)	TANDEM ST (TS)	TANDEM CO (TC)	ACCESSIBLE (HC)	ACC. VAN (HV)	TOTAL
99	27	10	10	0	0	146

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



POHUKAINA STREET (PRIVATE)



KAMANI STREET (PRIVATE)

AUahi STREET (PRIVATE)

LEGEND

- PARKING
- RESIDENTIAL

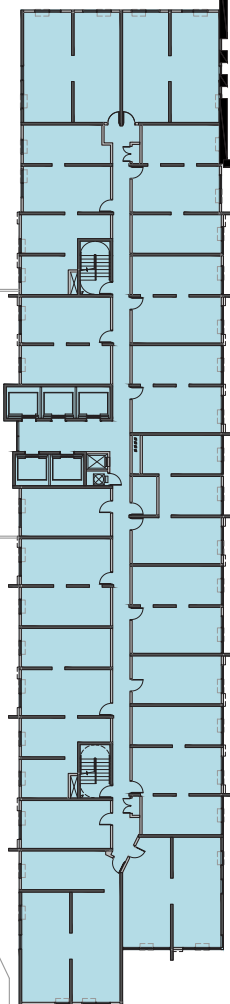
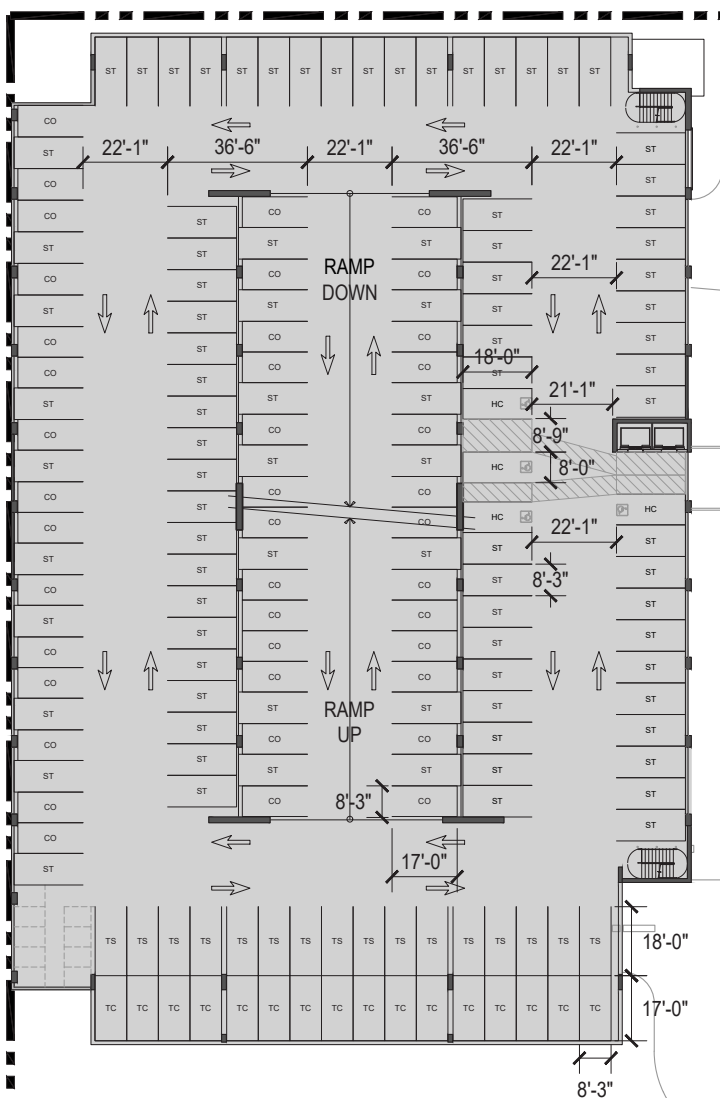
FLOOR AREA (IN SF)*				
RESIDENTIAL	RETAIL	INDUSTRIAL	PARKING	TOTAL
13,800	0	0	45,048	13,800
* TOTAL FLOOR AREA DOES NOT INCLUDE PARKING				

PARKING PROVIDED						
STANDARD (ST)	COMPACT (CO)	TANDEM ST (TS)	TANDEM CO (TC)	ACCESSIBLE (HC)	ACC. VAN (HV)	TOTAL
93	41	16	16	4	0	170

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



POHUKAINA STREET (PRIVATE)



KAMANI STREET (PRIVATE)

AUahi STREET (PRIVATE)

LEGEND

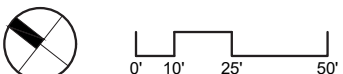
PARKING

RESIDENTIAL

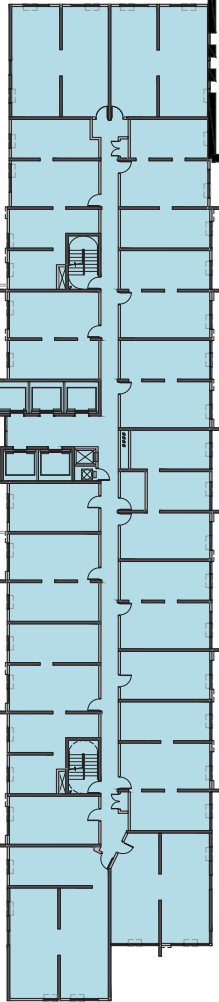
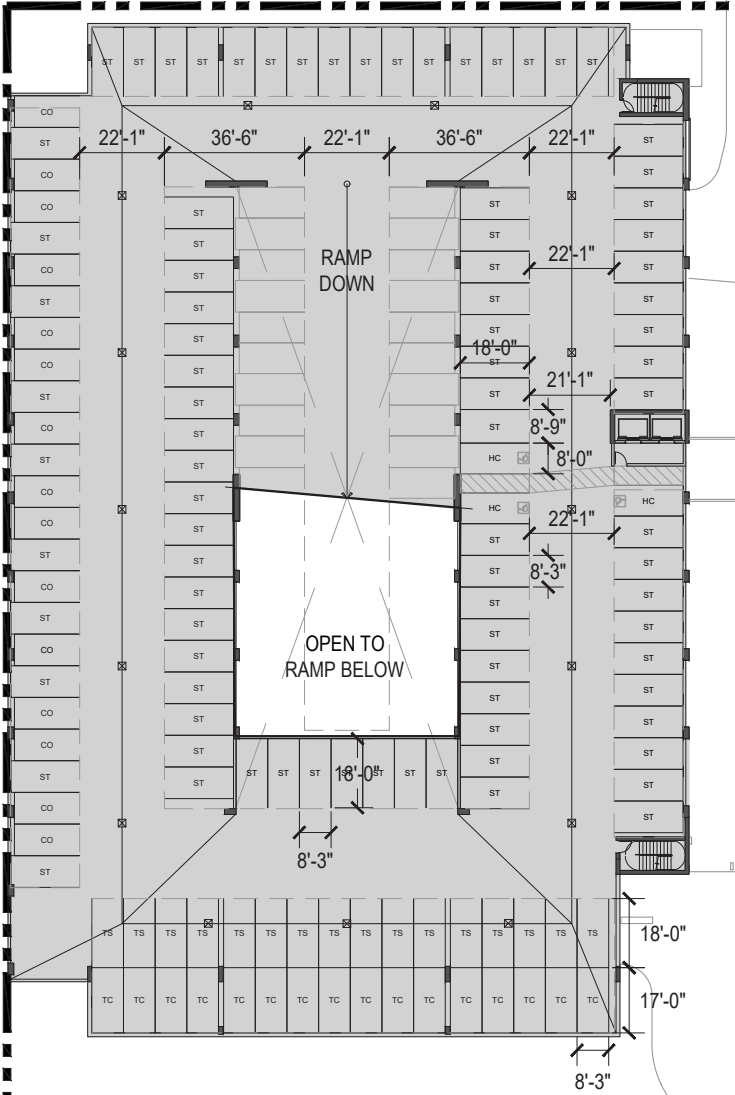
FLOOR AREA (IN SF)*				
RESIDENTIAL	RETAIL	INDUSTRIAL	PARKING	TOTAL
13,800	0	0	45,048	13,800
* TOTAL FLOOR AREA DOES NOT INCLUDE PARKING				

PARKING PROVIDED						
STANDARD (ST)	COMPACT (CO)	TANDEM ST (TS)	TANDEM CO (TC)	ACCESSIBLE (HC)	ACC. VAN (HV)	TOTAL
93	41	16	16	4	0	170

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



POHUKAINA STREET (PRIVATE)



KAMANI STREET (PRIVATE)

AUahi STREET (PRIVATE)

LEGEND

- PARKING
- RESIDENTIAL

FLOOR AREA (IN SF)*				
RESIDENTIAL	RETAIL	INDUSTRIAL	PARKING	TOTAL
13,800	0	0	0	13,800
* TOTAL FLOOR AREA DOES NOT INCLUDE PARKING				

PARKING PROVIDED						
STANDARD (ST)	COMPACT (CO)	TANDEM ST (TS)	TANDEM CO (TC)	ACCESSIBLE (HC)	ACC. VAN (HV)	TOTAL
88	15	16	16	3	0	138

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



POHUKAINA STREET (PRIVATE)

PARKING TRELLIS (OR SIMILAR)

22'-1" 36'-6" 22'-1" 36'-6" 22'-1"

KAMANI STREET (PRIVATE)

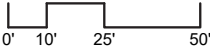
AUAAHI STREET (PRIVATE)

LEGEND

- PARKING
- RESIDENTIAL

FLOOR AREA (IN SF)*				
RESIDENTIAL	RETAIL	INDUSTRIAL	PARKING	TOTAL
13,800	0	0	0	13,800
* TOTAL FLOOR AREA DOES NOT INCLUDE PARKING				

GENERAL NOTES:
1) PARKING TRELLIS STRUCTURE TO BE PROVIDED FOR TRELLIS AND/OR PV PANELS (TO BE DETERMINED).



POHUKAINA STREET (PRIVATE)

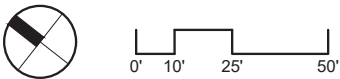
LEGEND

RESIDENTIAL

KAMANI STREET (PRIVATE)

AUAHI STREET (PRIVATE)

FLOOR AREA (IN SF)*				
RESIDENTIAL	RETAIL	INDUSTRIAL	PARKING	TOTAL
13,800	0	0	0	13,800
* TOTAL FLOOR AREA DOES NOT INCLUDE PARKING				

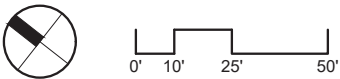


POHUKAINA STREET (PRIVATE)

LEGEND
ROOF AREA

KAMANI STREET (PRIVATE)

AUAHI STREET (PRIVATE)



OPEN SPACE (15-22-64)	
Open Space Required (in SF)	
Site Area	104,030
Required Percentage of Open Space	10%
Open Space Required	10,403
Open Space Provided (in SF)	
Open Space Provided*	26,597
* Open space provided under master plan across master plan area.	

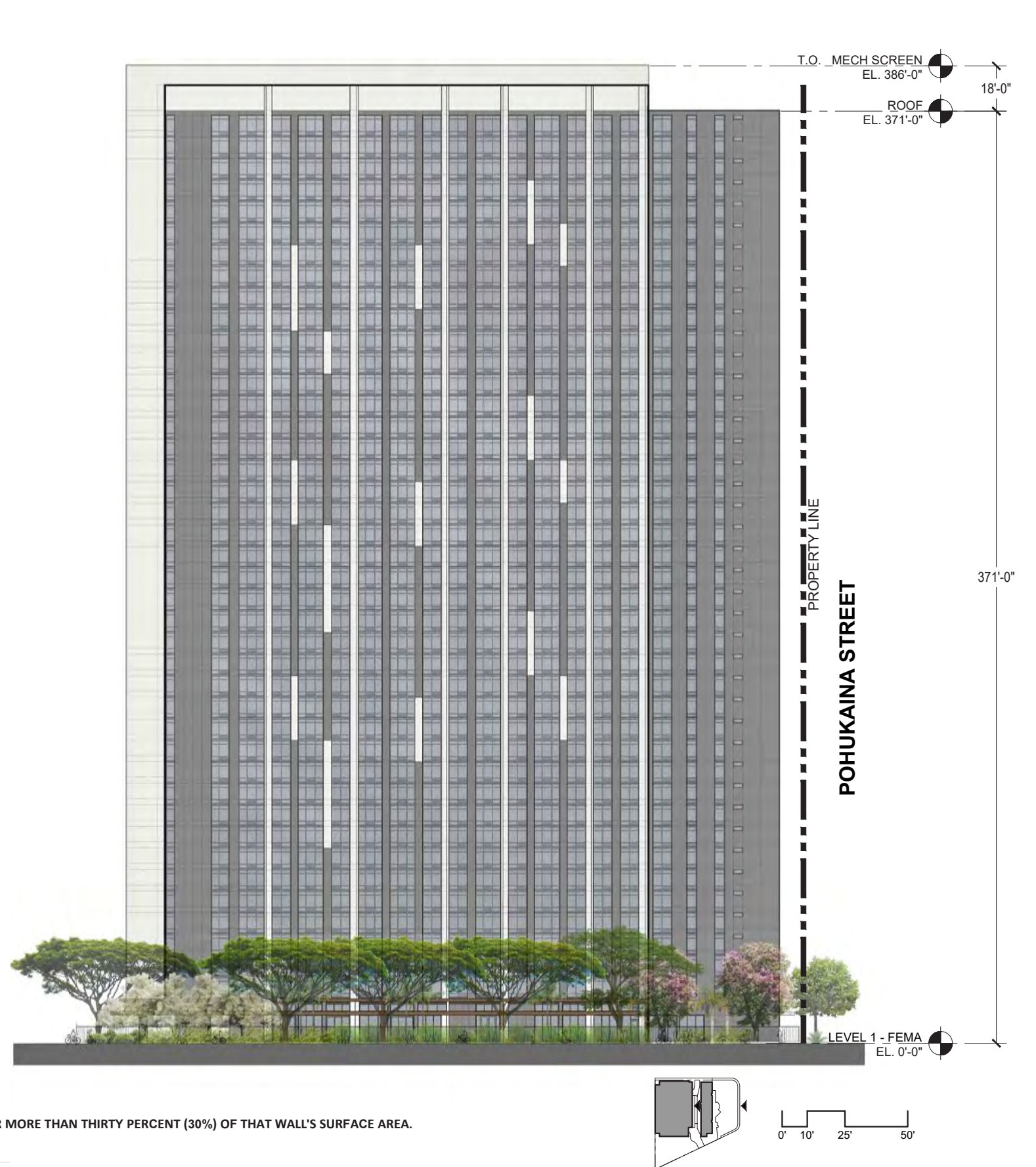
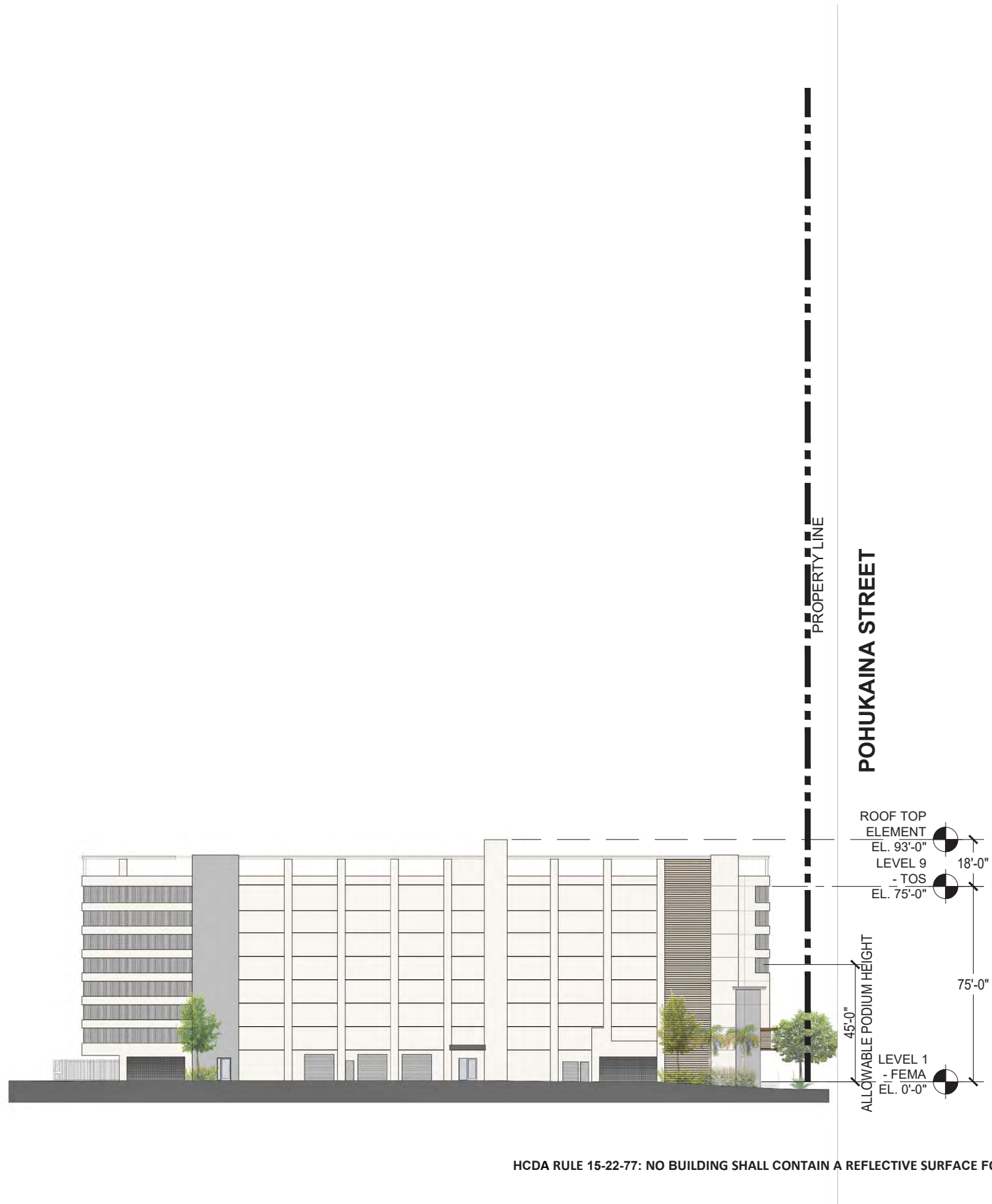
RECREATION SPACE (15-22-65)			
Recreation Space Required (in SF)			
Dwelling Units	697		
Required Recreation Space Required per Unit (in SF)	55		
Recreation Space Required (in SF)	38,335		
Recreation Space Provided (in SF)			
Floor	Interior	Exterior	Total
Level 1	9,140	31,568	40,708

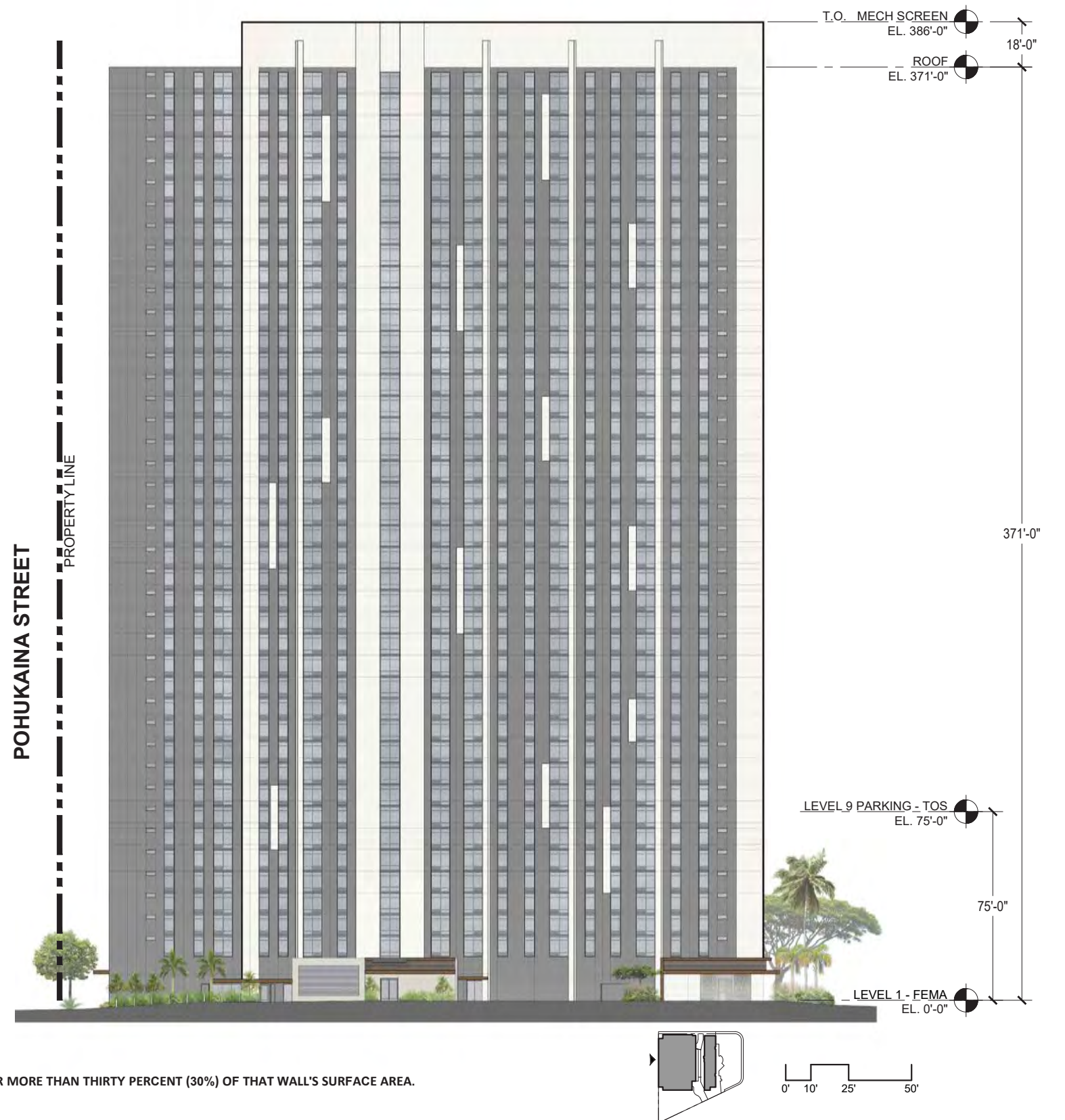
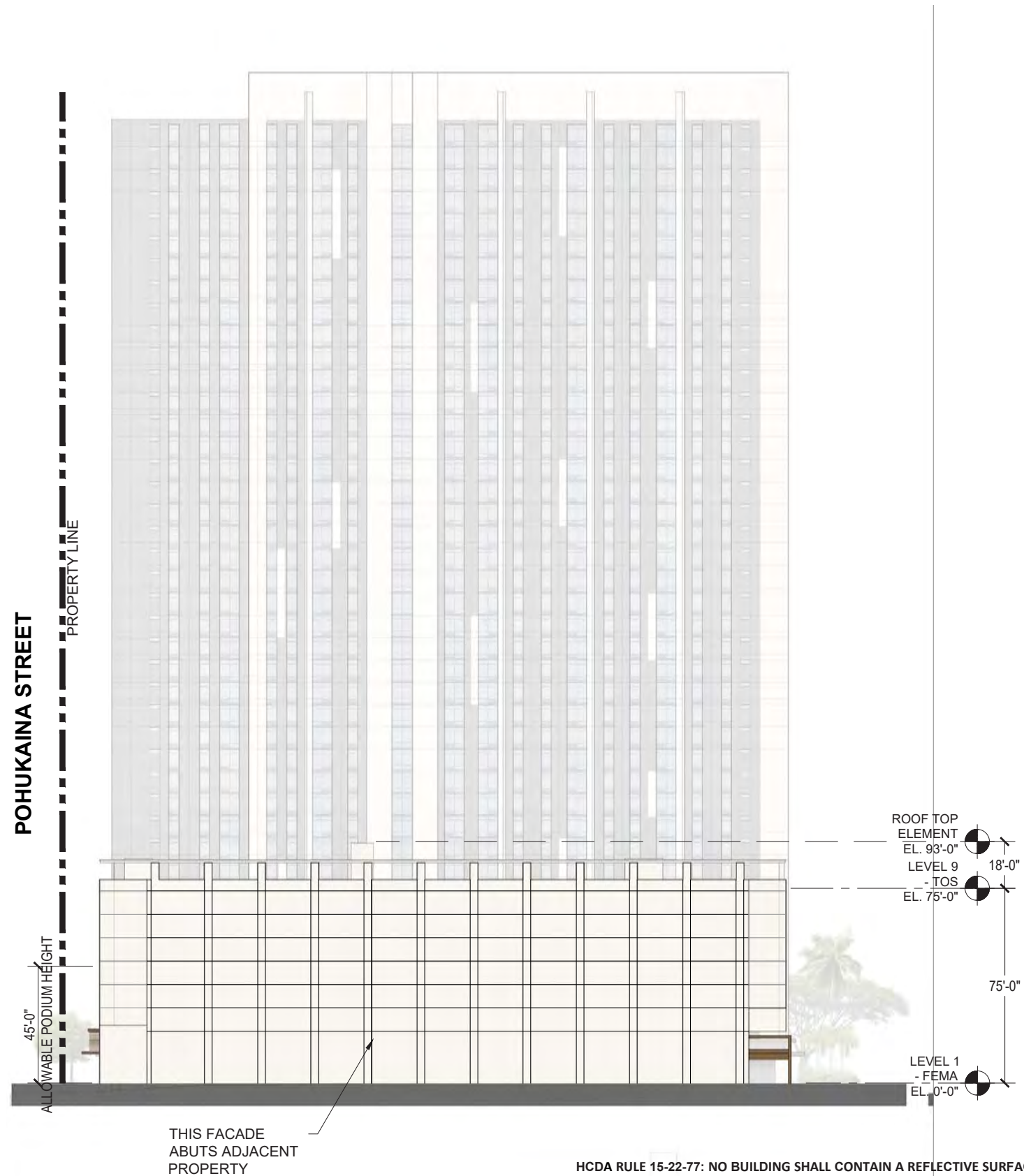
OFF STREET LOADING COUNT (15-22-68)			
Off Street Loading Required			
Spaces	Floor Area (in SF)		Number of Spaces
Residential Area	581,262		4
Commercial Area	6,916	41,417	4
Light Industrial Area	34,501		
Total	622,679		8
Allowed Reduction	50%*		4
Total Required			4
Off Street Loading Provided			
Total Provided			4
* Allowed reduction per 15-22-68 (e)			

OFF STREET PARKING REQUIRED					
Required Minimum Residential Parking Stalls				Market Required	
Unit Type	# of Units	Ratio	Minimum Required Spaces	Ratio	Demand
600 SF or less	328	0.90	296	1	328
Between 600 SF & 800 SF	246	1.13	278	2	492
800 SF or more	123	1.35	166	2	246
HCDA Req. Min. Parking (15-22-67)	740				
Res. Accessible Parking		2%	15	2%	22
Guest Parking		1 / 10 Units*	70		30
Guest Accessible Parking		1 per 25	3	1 per 25	2
Total Required	697		828		1,120
* Referencing Land Use Ordinance Requirement for Guest Parking					
Required Minimum Commercial Parking Stalls				Market Required	
Area Type	Area (in SF)	Ratio	Total Required Spaces	Ratio	Demand
Eating & Drinking	3,458	1 / 333 SF	11	1 / 250 SF	13.8
Kitchen / Accessory / Other	3,458	1 / 444 SF	8	1 / 250 SF	13.8
Total Required (15-22-67)	6,916		19		28
Required Minimum Light Industrial Parking Stalls				Market Required	
Area Type	Area (in SF)	Ratio	Total Required Spaces	Ratio	Demand
Industrial Uses	34,501	1 / 889 SF	39	1 / 889 SF	38.8
Total Required (15-22-67)	34,501		39		39
Grand Total	886			1,187	

OFF STREET PARKING PROVIDED							
Floor	Standard (ST)	Compact (CO)	Tandem Standard (TS)	Tandem Compact (TC)	Accessible (HC)	Accessible Van (HV)	Total
9	88	15	16	16	3	0	138
8	93	41	16	16	4	0	170
7	93	41	16	16	4	0	170
6	93	41	16	16	4	0	170
5	93	41	16	16	4	0	170
4	93	41	16	16	4	0	170
3	99	27	10	10	0	0	146
2	51	24	5	5	2	0	87
1	6	0	0	0	5	3	14
Total	709	271	111	111	30	3	1,235
* Per 2005 HAR 15-22-67 (b) (4), dwelling units may have up to 50% compact spaces							

FLOOR AREA SUMMARY (15-22-5) ¹									
Floor	Tower			Parking Structure					HCDA Floor Area (SF)
	Height	Floor to Floor	Residential	Height	Floor to Floor	Commercial	Light Industrial	Parking ²	
Roof	371'-0"								
42	360'-11"	10'-1"	13,800						13,800
41	352'-4"	8'-7"	13,800						13,800
40	343'-9"	8'-7"	13,800						13,800
39	335'-2"	8'-7"	13,800						13,800
38	326'-7"	8'-7"	13,800						13,800
37	318'-0"	8'-7"	13,800						13,800
36	309'-5"	8'-7"	13,800						13,800
35	300'-10"	8'-7"	13,800						13,800
34	292'-3"	8'-7"	13,800						13,800
33	283'-8"	8'-7"	13,800						13,800
32	275'-1"	8'-7"	13,800						13,800
31	266'-6"	8'-7"	13,800						13,800
30	257'-11"	8'-7"	13,800						13,800
29	249'-4"	8'-7"	13,800						13,800
28	240'-9"	8'-7"	13,800						13,800
27	232'-2"	8'-7"	13,800						13,800
26	223'-7"	8'-7"	13,800						13,800
25	215'-0"	8'-7"	13,800						13,800
24	206'-5"	8'-7"	13,800						13,800
23	197'-10"	8'-7"	13,800						13,800
22	189'-3"	8'-7"	13,800						13,800
21	180'-8"	8'-7"	13,800						13,800
20	172'-1"	8'-7"	13,800						13,800
19	163'-6"	8'-7"	13,800						13,800
18	154'-11"	8'-7"	13,800						13,800
17	146'-4"	8'-7"	13,800						13,800
16	137'-9"	8'-7"	13,800						13,800
15	129'-2"	8'-7"	13,800						13,800
14	120'-7"	8'-7"	13,800						13,800
13	112'-0"	8'-7"	13,800						13,800
12	103'-5"	8'-7"	13,800						13,800
11	94'-10"	8'-7"	13,800						13,800
10	86'-3"	8'-7"	13,800						13,800
9	77'-8"	8'-7"	13,800	75'-0"					13,800
8	69'-1"	8'-7"	13,800	65'-6"	9'-6"			45,048	13,800
7	60'-6"	8'-7"	13,800	56'-6"	9'-0"			45,048	13,800
6	51'-11"	8'-7"	13,800	47'-6"	9'-0"			45,048	13,800
5	43'-4"	8'-7"	13,800	38'-6"	9'-0"			45,048	13,800
4	34'-9"	8'-7"	13,800	29'-6"	9'-0"			45,048	13,800
3	26'-2"	8'-7"	13,800	20'-6"	9'-0"			43,038	13,800
2	17'-7"	8'-7"	13,800	11'-6"	9'-0"		12,954 ³	20,949	26,754
1	0'-0"	17'-7"	15,462	0'-0"	11'-6"	6,916	21,547	13,018	43,925
TOTAL			581,262			6,916	34,501	302,245	622,679
1. Areas are approximate. 2. Parking is not included in Floor Area. 3. Potential Future Mezzanine									

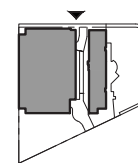


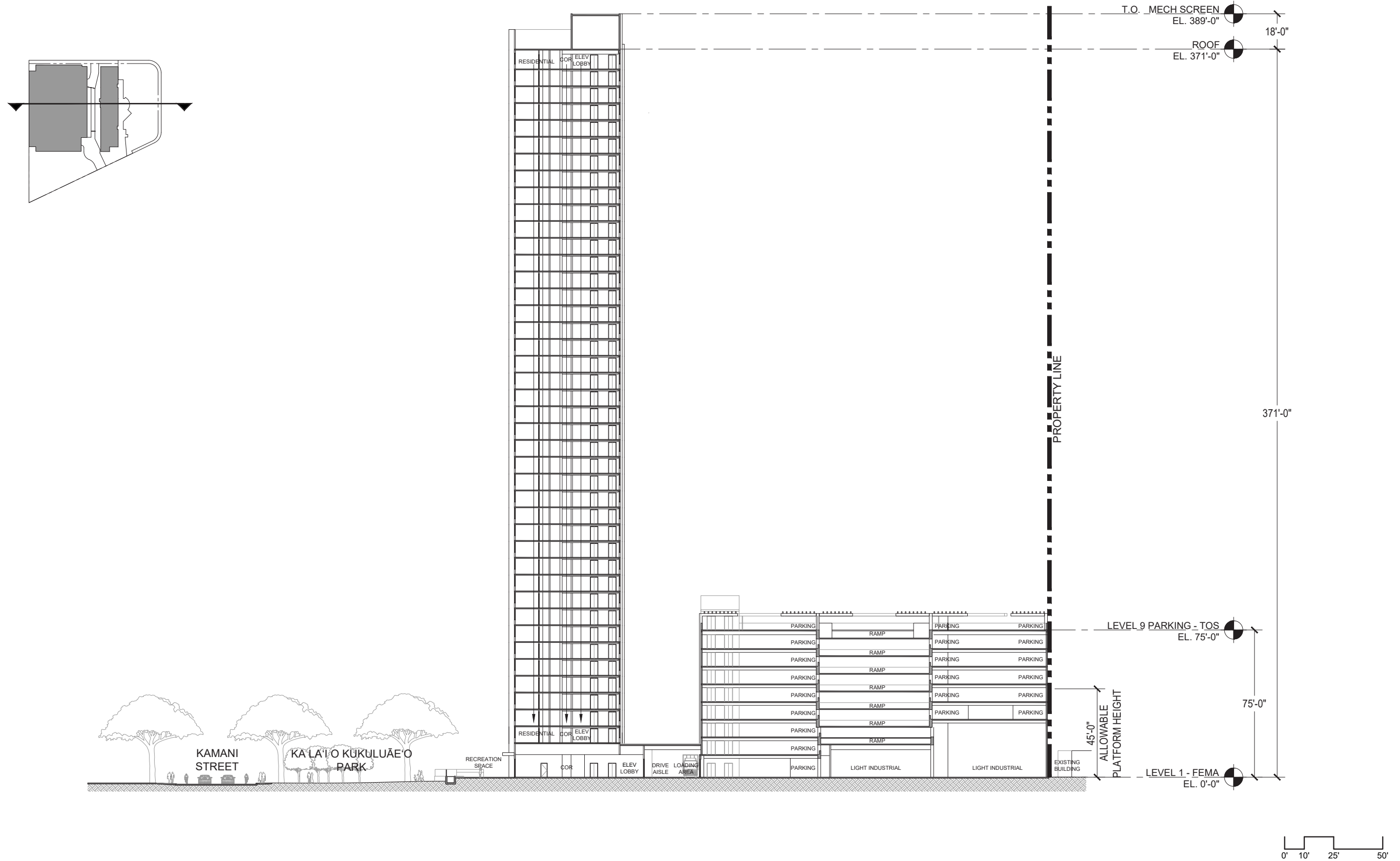


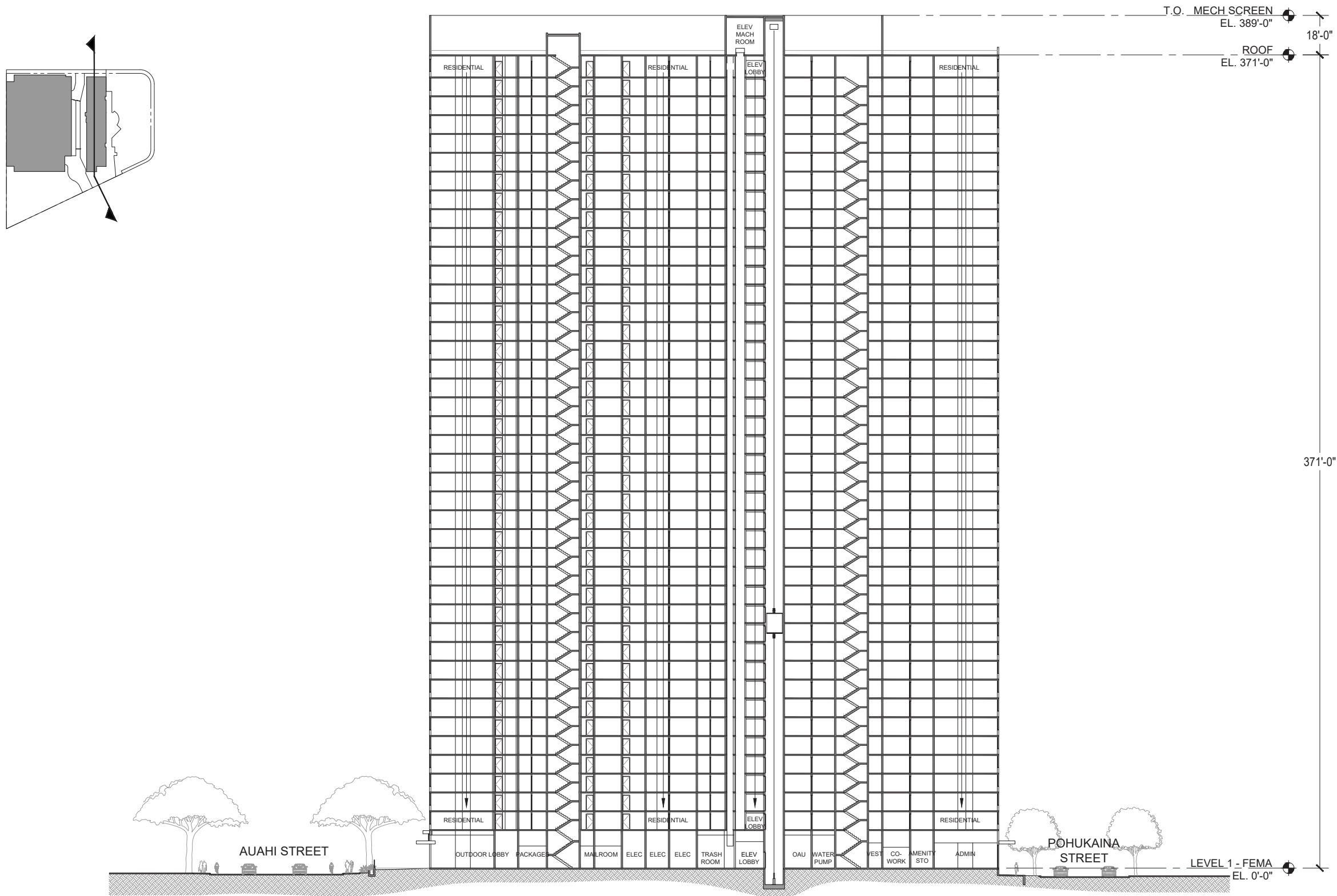
KAMANI STREET

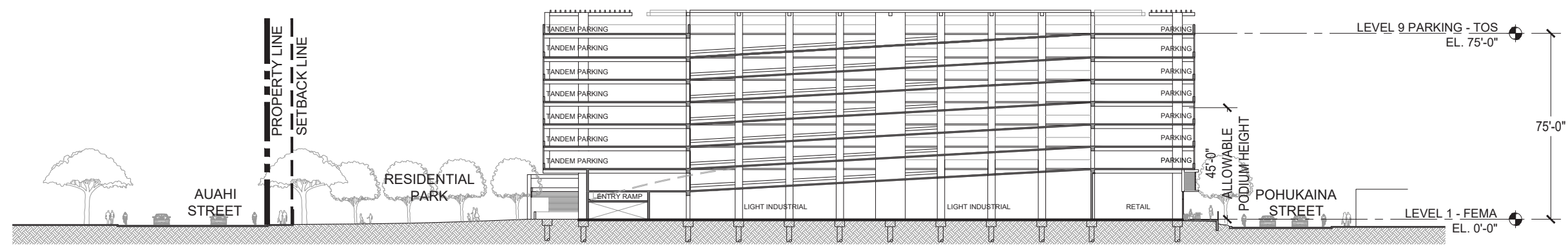
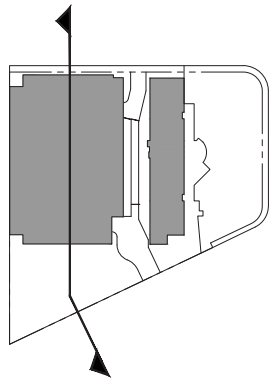


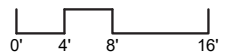
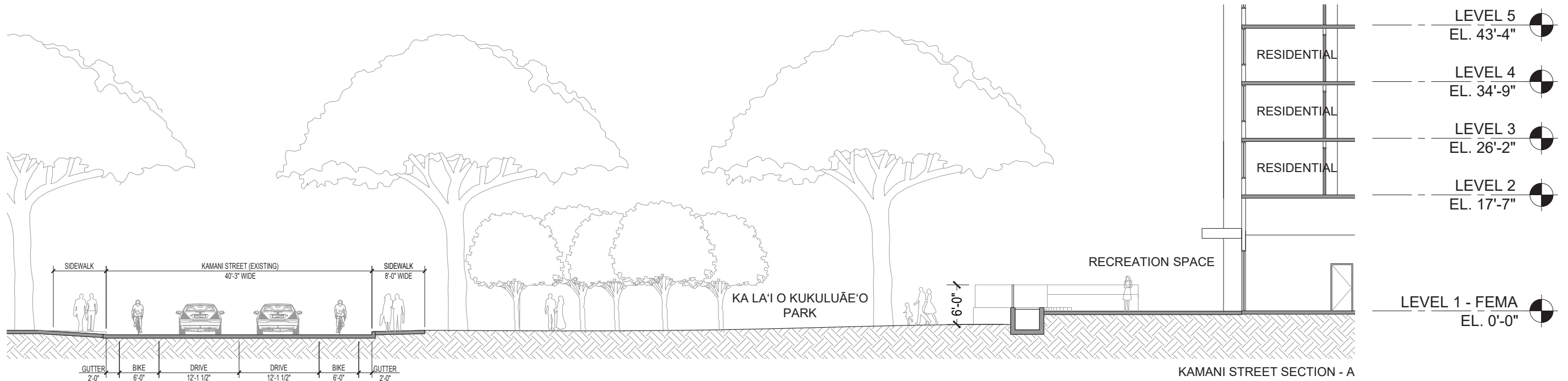
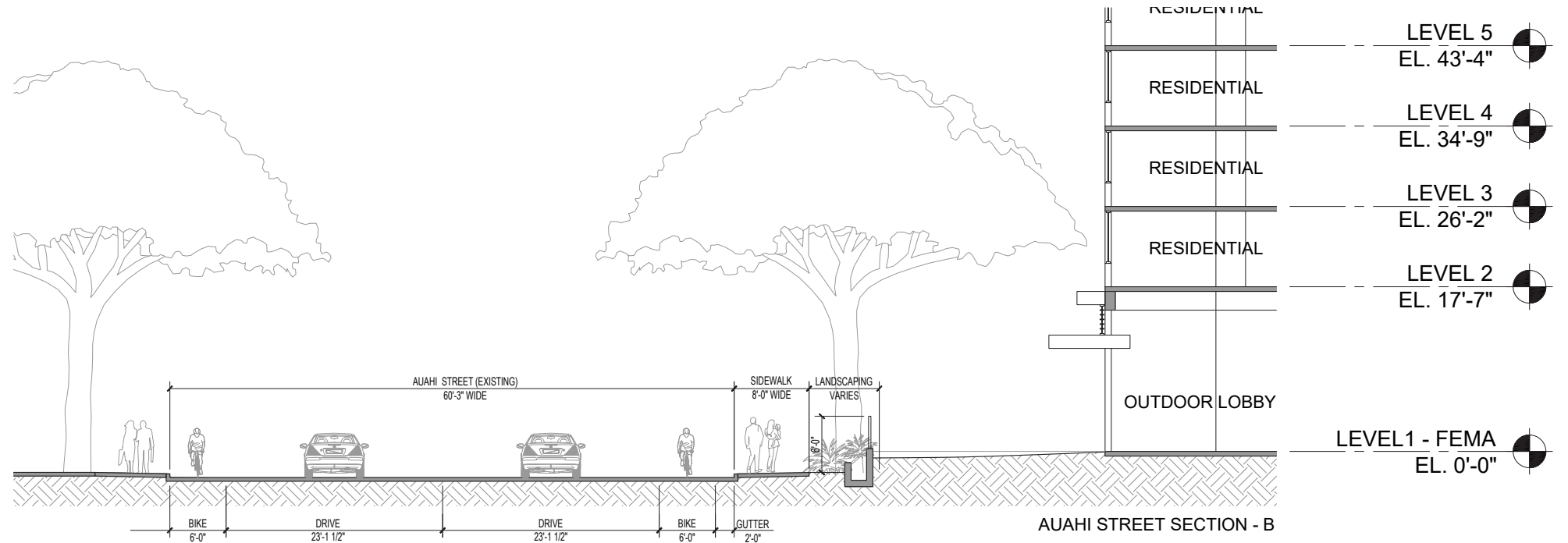
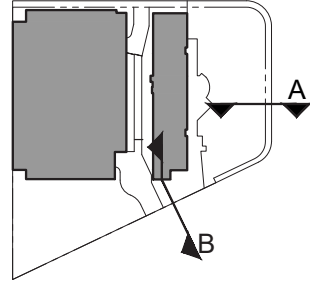
HCDA RULE 15-22-77: NO BUILDING SHALL CONTAIN A REFLECTIVE SURFACE FOR MORE THAN THIRTY PERCENT (30%) OF THAT WALL'S SURFACE AREA.

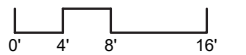
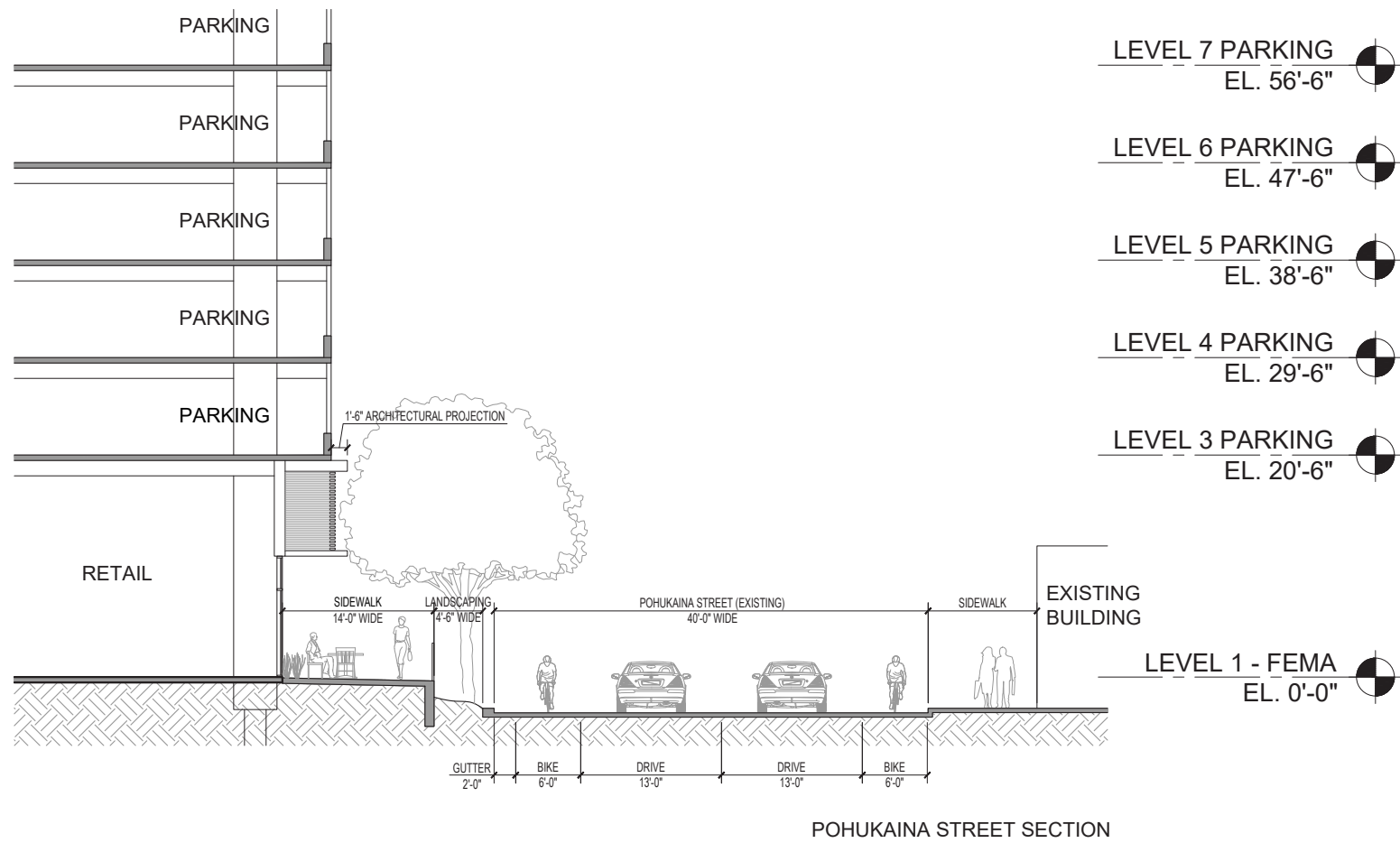
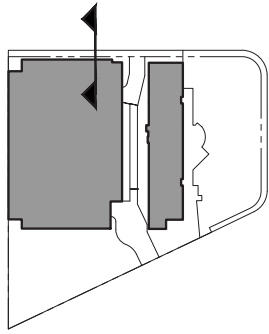


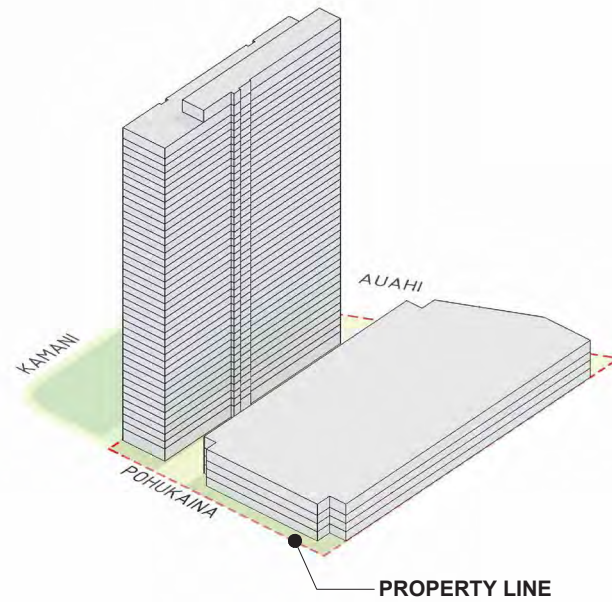




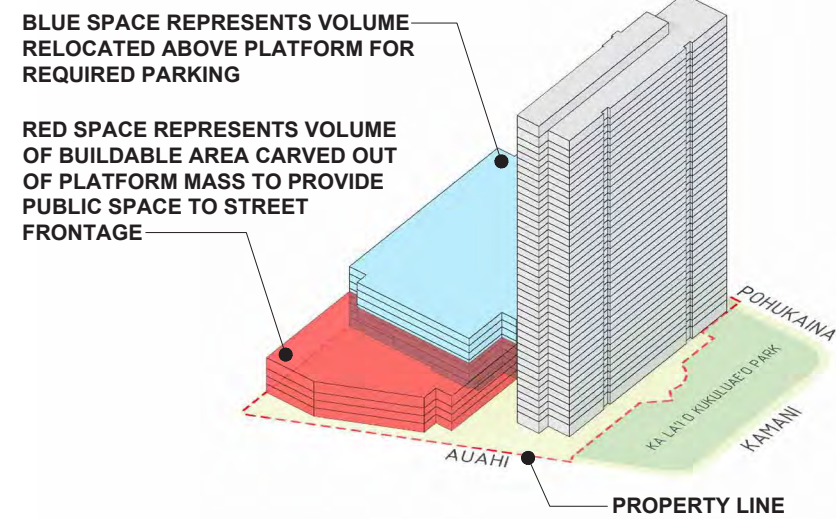
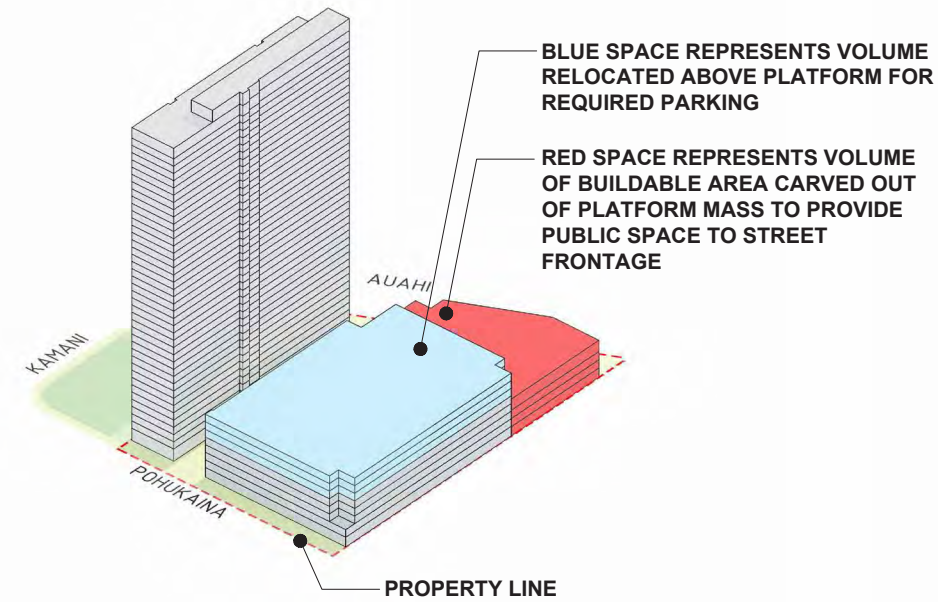




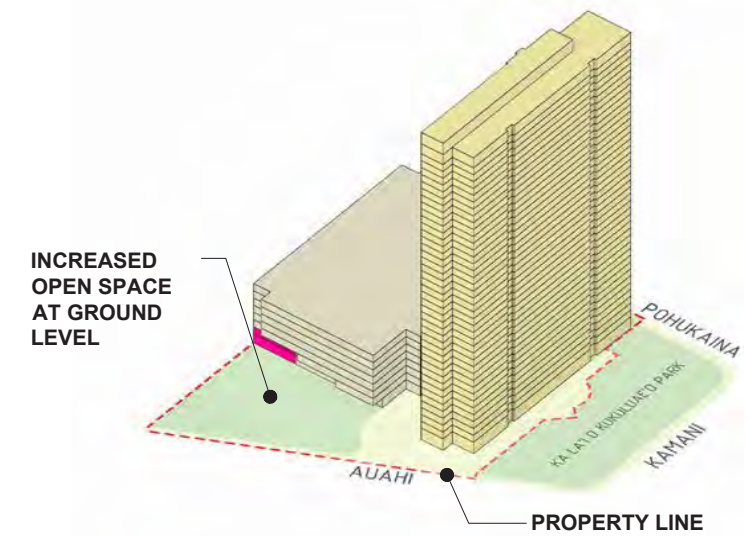
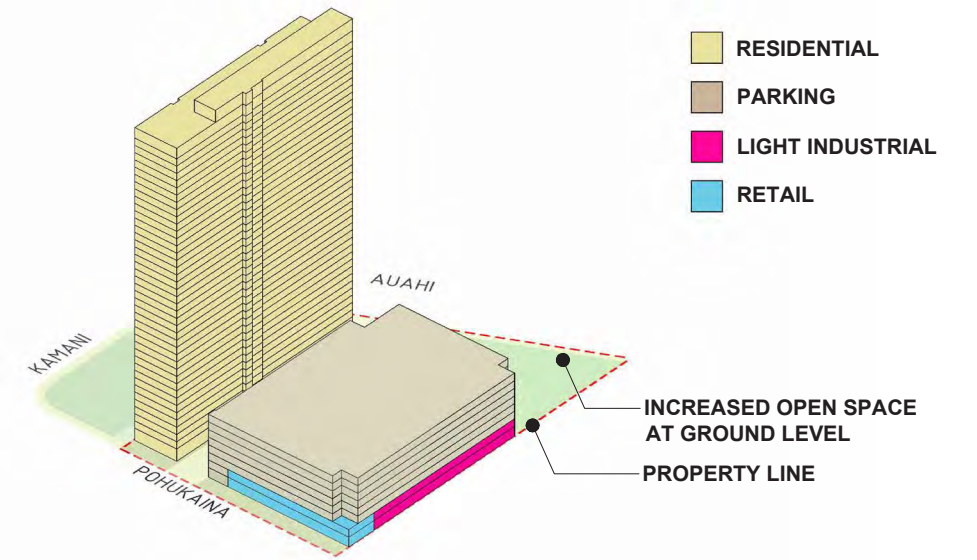




- 1. Massing allowed under 2005 Mauka rules**
- 45' platform, 13,800 SF Tower



- 2. Massing based on commitments in the master plan**
- Program carved away from street frontages is relocated atop platform to provide additional open space at ground level



- 3. Block F Design (proposed)**
- 75' platform
 - Retail on the ground level
 - Increased open space at ground level



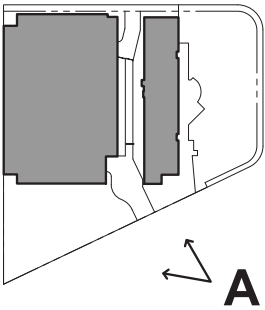
VIEW A: AUAHI STREET

- 1. Block F Parking Structure Massing (Allowed under 2005 Mauka Rules)**
- 45' platform



VIEW A: AUAHI STREET

- 2. Block F Parking Structure Massing (Proposed)**
- 75' platform
 - Retail on the ground level
 - Increased open space at ground level





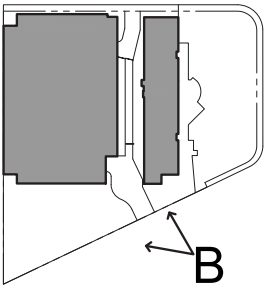
VIEW B: AUAHI STREET

1. Block F Parking Structure Massing (Allowed under 2005 Mauka Rules)
- 45' platform



VIEW B: AUAHI STREET

2. Block F Parking Structure Massing (Proposed)
- 75' platform
 - Retail on the ground level
 - Increased open space at ground level





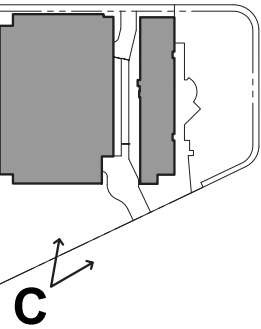
VIEW C: AUAHI STREET

- 1. Block F Parking Structure Massing (Allowed under 2005 Mauka Rules)**
- 45' platform



VIEW C: AUAHI STREET

- 2. Block F Parking Structure Massing (Proposed)**
- 75' platform
 - Retail on the ground level
 - Increased open space at ground level





VIEW D: POHUKAINA STREET

1. Block F Parking Structure Massing (Allowed under 2005 Mauka Rules)

- 45' platform



VIEW D: POHUKAINA STREET

2. Block F Parking Structure Massing (Proposed)

- 75' platform
- Retail on the ground level
- Increased open space at ground level

