

THE PARK WARD VILLAGE

LAND BLOCK 1, PROJECT 5
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 333 Ward Ave.; 940 Auahi 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 high-rise residential community consisting of residential condominiums, retail space, recreational facilities, and off-street parking.

PROJECT INFORMATION

Existing Use and Floor Area (s.f.)

☒ Commercial 75,408 sf
☐ Industrial _____
☐ Residential _____
☐ Other _____
TOTAL 75,408 sf

Proposed Use and Floor Area (s.f.)

☒ Commercial 37,236 sf
☐ Industrial _____
☒ Residential 646,660 sf
☐ Other _____
TOTAL 683,896 sf

Nature of Work

☒ New Building * ☐ Repair
☐ Addition * ☐ Electrical
☒ Demolition ☐ Plumbing
☐ Alteration
☐ Other _____

Notes:

TYPE OF REQUEST

- ☐ Rules Clearance
☐ Improvement Permit
☐ Development Permit
☐ Conditional Use Permit
☐ Conditional Use of Vacant Land
☐ Temporary Use
☐ Development (Makai)
☒ Other Planned Development Permit

PARCEL INFORMATION

Tax Map Key: (1) 2-3-002: 002 & 059(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):  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 _____ Date: _____

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 The Park Ward Village in Ward Village Block H (Land Block 1, Project 5) in Kaka'ako, Honolulu, Hawai'i, Tax Map Key (1) 2-3-002: 002 and 059 (por.)**

Dear Mr. Neupane:

Victoria Ward, Limited (VWL) is pleased to submit this Planned Development Permit (PDP) application for The Park 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.

The Park Ward Village will include approximately 546 homes, over 37,000 square feet of ground floor commercial space, which will seamlessly integrate with the expanded Victoria Ward Park and the future Auahi Street pedestrian promenade, over 22,000 square feet of ground level open space and over 75,000 square feet of outdoor and indoor recreation areas. The development will be located in Block H, Land Block 1 in the Auahi Neighborhood, and within the Mauka Area of the Kaka'ako Community Development District (KCDD).

The Park Ward Village continues VWL's focus on bringing together and integrating the key elements of the Ward MP within Honolulu's urban core, including providing quality homes, generous open spaces, and seamless transitions for residents and visitors between active, retail areas and outdoor amenities. The development will further enhance Ward Village's sense of place and community, and as its name suggests, The Park Ward Village will serve as a community focal point to bring together the area and amenities encompassed by Ward Avenue, the expanded Victoria Ward Park, and the planned Auahi Street pedestrian promenade.

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

The development is also 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 Park Ward Village will feature an extensive “wraparound” shaded ground floor retail experience, which will be accessible from all four sides of the platform. This will significantly enhance street and park-level activation, and will facilitate access to Victoria Ward Park and other areas 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 The Park 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 The Park 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 The Park Ward Village with the pattern of a connected, walkable and active community that continues to thrive. The Park Ward Village’s location, design, and features are key to implementing the vision of the Ward MP, not only by creating quality homes in Honolulu’s urban core, but also by seamlessly integrating generous retail, open and public spaces for the benefit of residents and visitors to Ward Village and the greater Kaka’ako area.

The Park Ward Village will include approximately 683,896 square feet of new floor area that will generally coincide with the following design parameters:

THE PARK WARD VILLAGE: LAND BLOCK 1, PROJECT 5	
Ground Level Open Space	Approximately 22,198 square feet
Commercial Space	Approximately 37,236 square feet
Outdoor & Indoor Recreational Space	Approximately 75,659 square feet
Projected Height	Maximum height of 400 feet, plus 18 feet for rooftop elements
Homes (Units)	Approximately 546 homes

Of note, The Park Ward Village’s generous ground level open space (which exceeds the 2005 Mauka Area Rules requirement by approximately 169 percent), will be in addition to the expanded Victoria Ward Park, which is a central venue for many community events in Ward Village. The Park Ward Village will also serve to enhance and complement the retail features of Kō’ula, which will be located on the Diamond Head side of the park. Other ground floor amenities will include a residential drop-off area with public restrooms and ample outdoor seating. These amenities are directly responsive

to community and potential buyer feedback, and are a part of the ample and quality features of The Park Ward Village that will promote a healthy, active and productive lifestyle, as well as a sense of community among residents and guests.

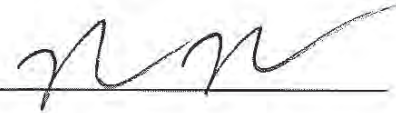
The application includes plans and numerical data so that HCDA can review and make determinations regarding the approval of the PDP. Significant efforts have been made to present current engineering and architectural drawings at the schematic stage of drawing preparation. Design refinements are likely 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 David Yamane, Director, Development at (808) 426-7688.

Respectfully,

VICTORIA WARD, LIMITED

By: 

Race Randle
Senior Vice President, Planning & Development
Authorized Signatory
Victoria Ward, Limited

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WARD VILLAGE.



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LIST OF ACRONYMS & ABBREVIATIONS

ADA	Americans with Disabilities Act
AIS	Archaeological Inventory Survey
AMP	Archaeological Monitoring Plan
CSH	Cultural Surveys Hawai'i
DOH	State Department of Health
FOF	Finding of Fact
HAR	Hawai'i Administrative Rules
HART	Honolulu Authority for Rapid Transportation
HCDA	Hawai'i Community Development Authority
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

The Park Ward Village, a mixed-use, high-rise community, represents the next milestone in the Victoria Ward, Limited's (VWL) commitment to redevelopment and continued revitalization of Kaka'ako.

Designed in reaction to the market success experienced with 'A'ali'i and Kō'ula, The Park Ward Village allows for a significant expansion of the mauka portion of Victoria Ward Park (formerly referred to as the Central Plaza). Adjacent to and west of the Victoria Ward Park mauka area, The Park Ward Village will seamlessly integrate with the park space and will provide approximately 22,198 square feet of additional ground-level open space, 75,659 square feet of recreational area, and 546 homes.

The Park Ward Village, within Land Block 1 in the Auahi neighborhood, Mauka Area of the Kaka'ako Community Development District (KCDD), will have great connectivity via the completion of the Halekauwila Street extension and the realignment of Auahi Street to connect with Pohukaina Street, creating direct routes through Ward Village to the greater Kaka'ako area.

The Park Ward Village's location, orientation, and interface with Victoria Ward Park are key to implementing the vision of the Ward Neighborhood Master Plan (Ward MP) by creating a vibrant pedestrian-friendly community where residents and visitors alike are invited to stroll, shop, eat and play. Shaded, wide walkways surround The Park Ward Village, providing a pedestrian-centered experience where urban and island life come together in harmony. In contrast to the passive space and quiet relationship with nature in the Victoria Ward Park makai area, The Park Ward Village is centrally located and will provide an active interface with the Victoria Ward Park mauka area, which will be surrounded by ground floor commercial and retail spaces, The Shops on Ward, which will serve as the new town square of this spirited neighborhood.

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

The Park Ward Village is the keystone of the neighborhood structure, creating the central public gathering space, providing convenient public access, and activating it with commercial activity in the heart of the neighborhood.

1.1 Meaning

As the name suggests, The Park Ward Village is located at a unique intersection of Ward Village's defining landmarks—Ward Avenue, which provides key mauka-makai connectivity, and the vibrant Victoria Ward Park mauka area. A key focus at The Park Ward Village will be its connection to the outdoors and broader Ward neighborhood, with an abundance of amenities that prioritize activity, convenience, and community. At the center of Ward Village's residences and park spaces and as VWL's flagship Ward Avenue residential community, The Park Ward Village will play an anchoring role as the town square of 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.

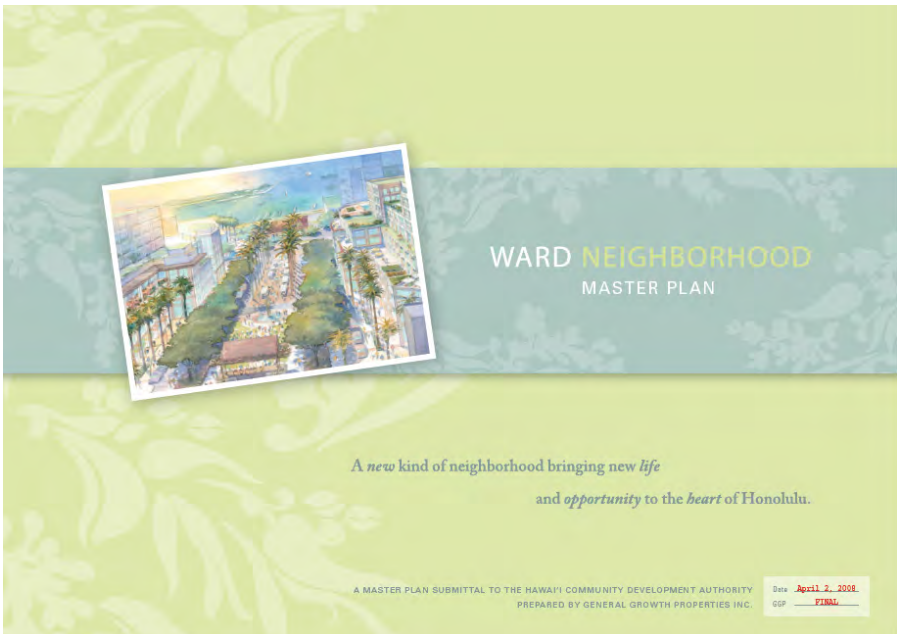
In the 1870s, Victoria Ward, a descendant of Hawaiian ali'i and the Robinson family, established the Ward Estate with her husband Curtis Perry "CP" Ward. The estate extended mauka to makai from Thomas Square to the shoreline, with an area of over 100 acres. The property generated income in the form of 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 Rules¹, 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.

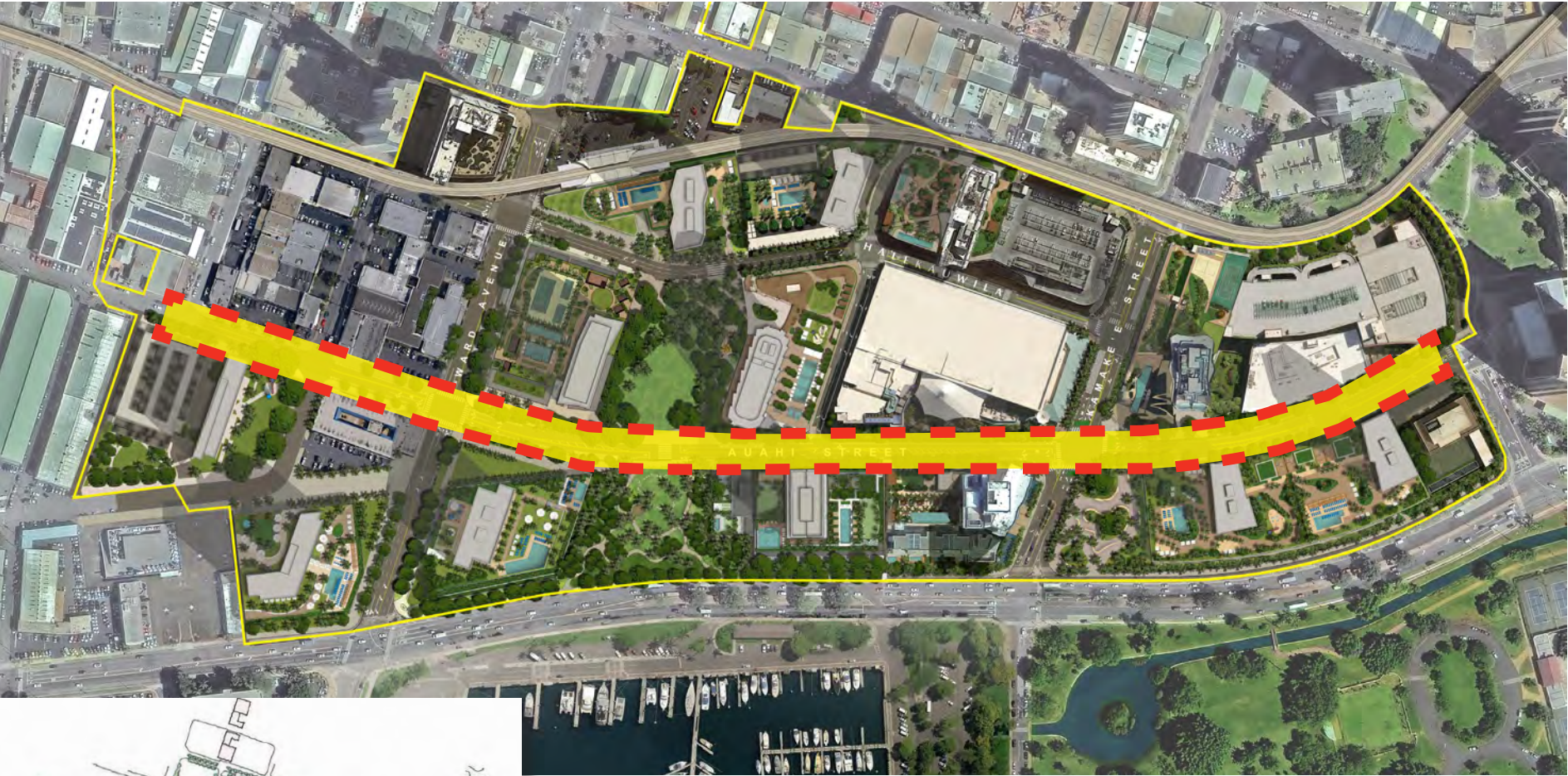


Victoria Ward Park, in the heart of Ward Village, provides public space for activities such as Yoga in the Park.



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.

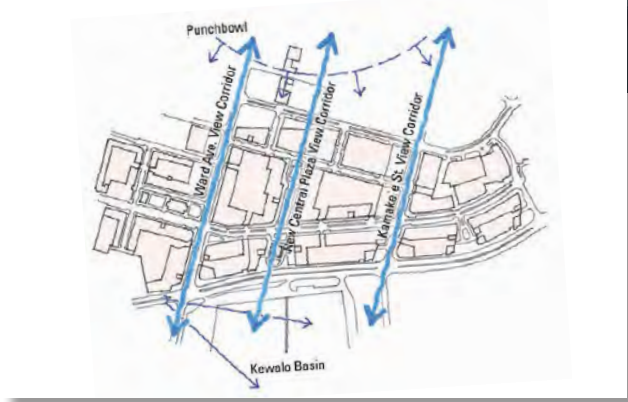
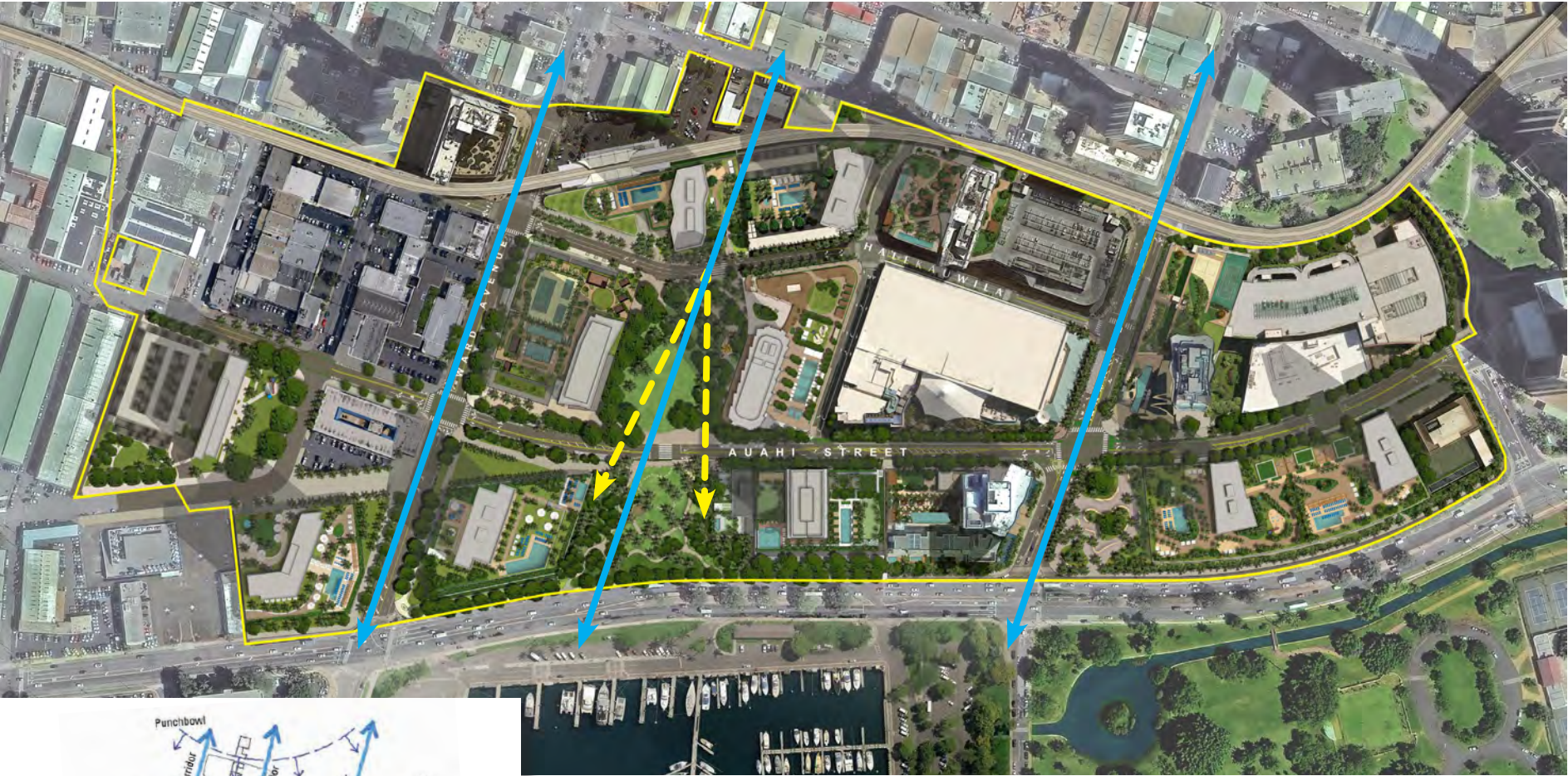


The vision for The Park Ward Village along Auahi Street with landscaped pedestrian ways, shops and restaurants, and seamless integration with Victoria Ward Park.



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'a'ako Farmers Market.



A couple strolls at the Kaka'a'ako Farmers Market.



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



'Aali'i' nears completion.

WARD NEIGHBORHOOD MASTER PLAN

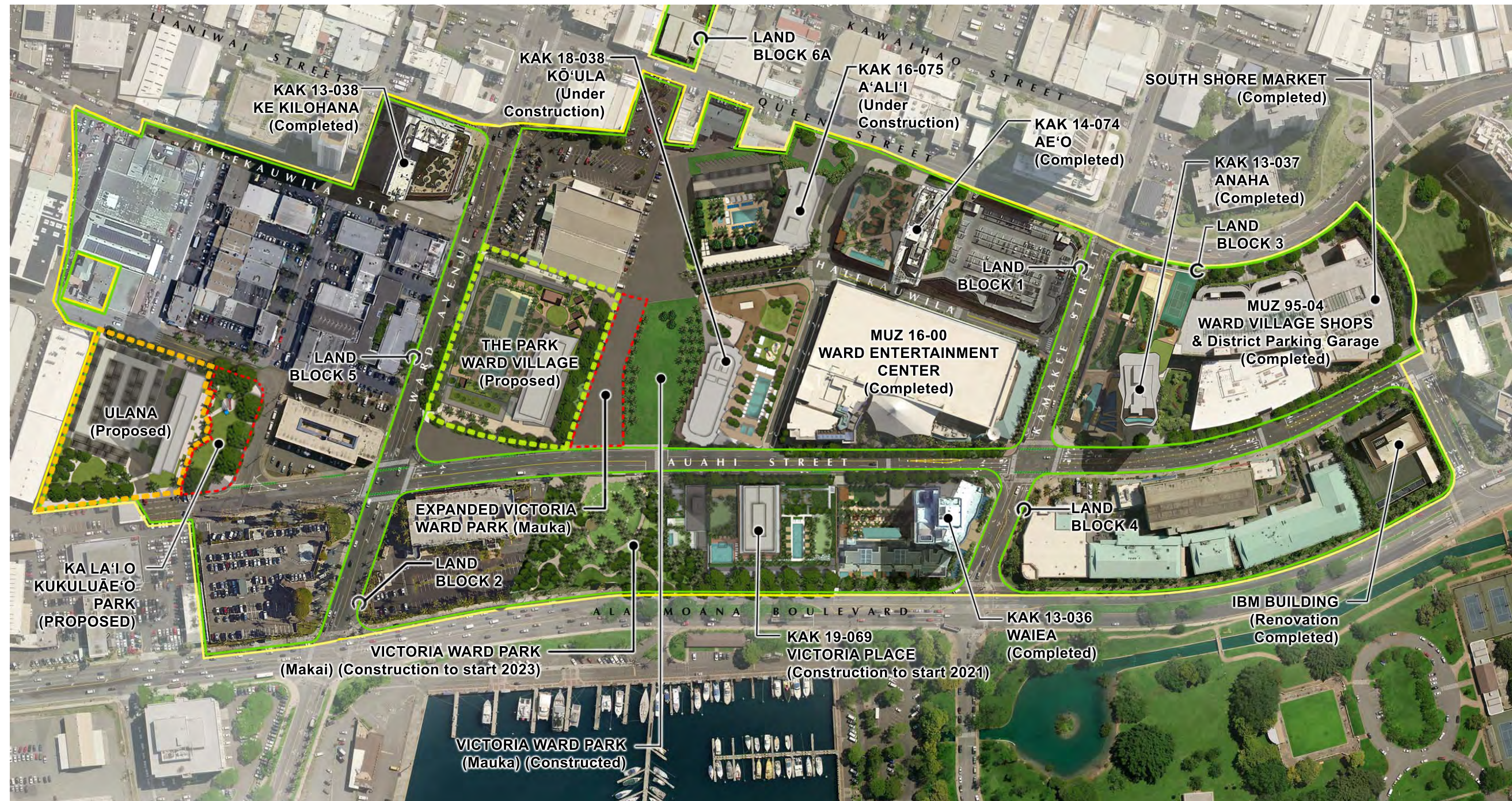


Figure 3-1 Ward Village today, showing projects completed and underway.

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 The Park Ward Village (Block H, Land Block 1, Project 5) and Ulana Ward Village (Block F, Land Block 5, Project 2) 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.

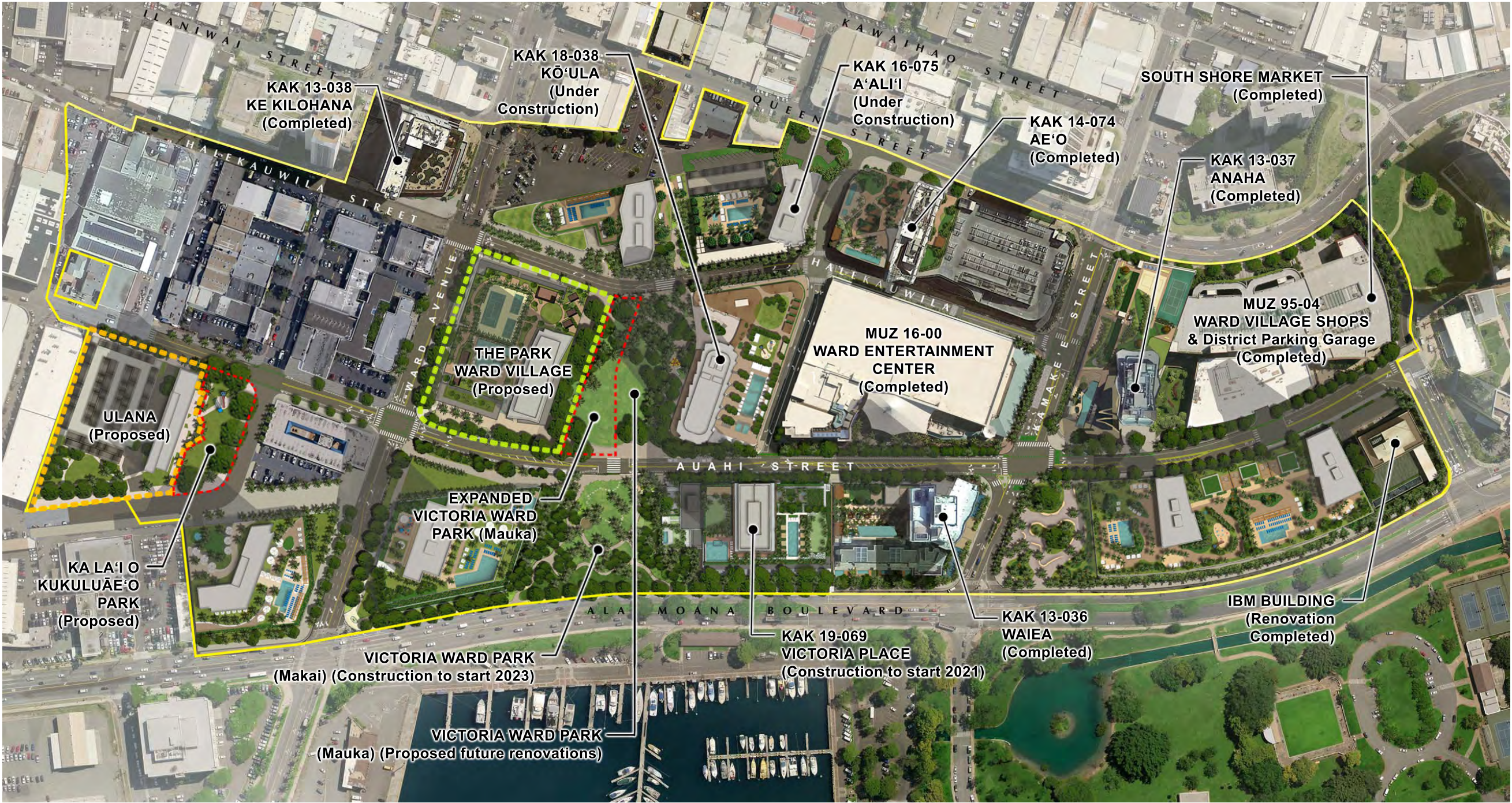


Figure 3-2 Ward Village tomorrow; current plans showing potential buildout of the Ward MP.





The Park Ward Village.

4.1 Location

The Park Ward Village (Land Block 1, Project 5) 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.

The Park Ward Village will be on Land Block 1, which is bounded by Queen Street to the north (mauka), Kamake’e Street to the east (Diamond Head), Auahi Street to the south (makai), and Ward Avenue to the west (‘Ewa). Land Block 1 totals 20.93 acres (911,887 square feet) and consists of one development lot, bound by an existing joint development agreement. Exhibit 1 shows the location of The Park Ward Village. Exhibit 2 shows the Land Blocks within the Ward MP area, including Land Block 1.

4.2 Site

Within Land Block 1, The Park Ward Village is accessed by Ward Avenue, the future de facto Halekauwila Street extension, and the future Auahi Street realignment. The Park Ward Village is located on Tax Map Key (TMK) (1) 2-3-002: 059 (por).

Exhibit 3 shows existing TMKs and parcels within Land Block 1, including the site of The Park Ward Village.

The Park Ward Village site currently accommodates Ward Gateway Center which consists of a one-story commercial building and parking, and a smaller commercial building at the corner of Ward Avenue and Auahi Street.

4.3 Site Constraints

The design, orientation, and features of The Park Ward Village site and its facilities are primarily constrained by existing and future roadways and Victoria Ward Park. Constraints around The Park Ward Village include:

Northwest: Ward Avenue: Ward Avenue bounds The Park Ward Village to the northeast. Ward Avenue provides key mauka-makai connectivity through Ward Village, connecting mauka areas to Ala Moana Boulevard and Kewalo Basin.

Northeast: De Facto Halekauwila Street Extension: The Park Ward Village is bounded to the northeast by the future de facto Halekauwila Street Extension.

Southeast: Victoria Ward Park (park open to the public): Victoria Ward Park is a key element of the Ward Master Plan open space plan.

Southwest: Auahi Street Realignment: Another important element of the Ward Master Plan is the future Auahi Street realignment.

4.4 Surrounding Uses

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

Northwest: Ward Avenue: Ward Avenue bounds The Park Ward Village to the northeast. Ward Avenue provides key mauka-makai connectivity through Ward Village, connecting mauka areas to Ala Moana Boulevard and Kewalo Basin. Across Ward Avenue is Land Block 5 and the Kaka’ako Mauka Area’s Pauahi Neighborhood.

Northeast: De Facto Halekauwila Street Extension: The Park Ward Village is bounded to the northeast by the future de facto Halekauwila Street Extension. Across the roadway is a future phase of Ward Village.

Southeast: Victoria Ward Park (park open to the public): Victoria Ward Park is a key element of the Ward Master Plan open space plan. Victoria Ward Park’s mauka area is located directly southeast of The Park Ward Village and is the venue for many community events.

Southwest: Auahi Street Realignment: The future extension of the Auahi Street pedestrian promenade ensures neighborhood walkability for residents of The Park Ward Village and the greater Ward Village community. The Auahi Street realignment will create a pedestrian-friendly area at the site’s southwest boundary and provide essential east-west connectivity through the neighborhood.

4.5 Design

The design of The Park Ward Village is consistent with the 2005 Mauka Area Rules, which are applicable under the Ward MP. The residential tower’s location was set by with consideration of view corridor requirements on Ward Avenue and separation with Kō’ula on the Diamond Head side, thus emphasizing mauka-makai view corridors. The tower is on the Diamond Head side of the podium and pays homage to the mid-century architecture of Hawai’i’s past.

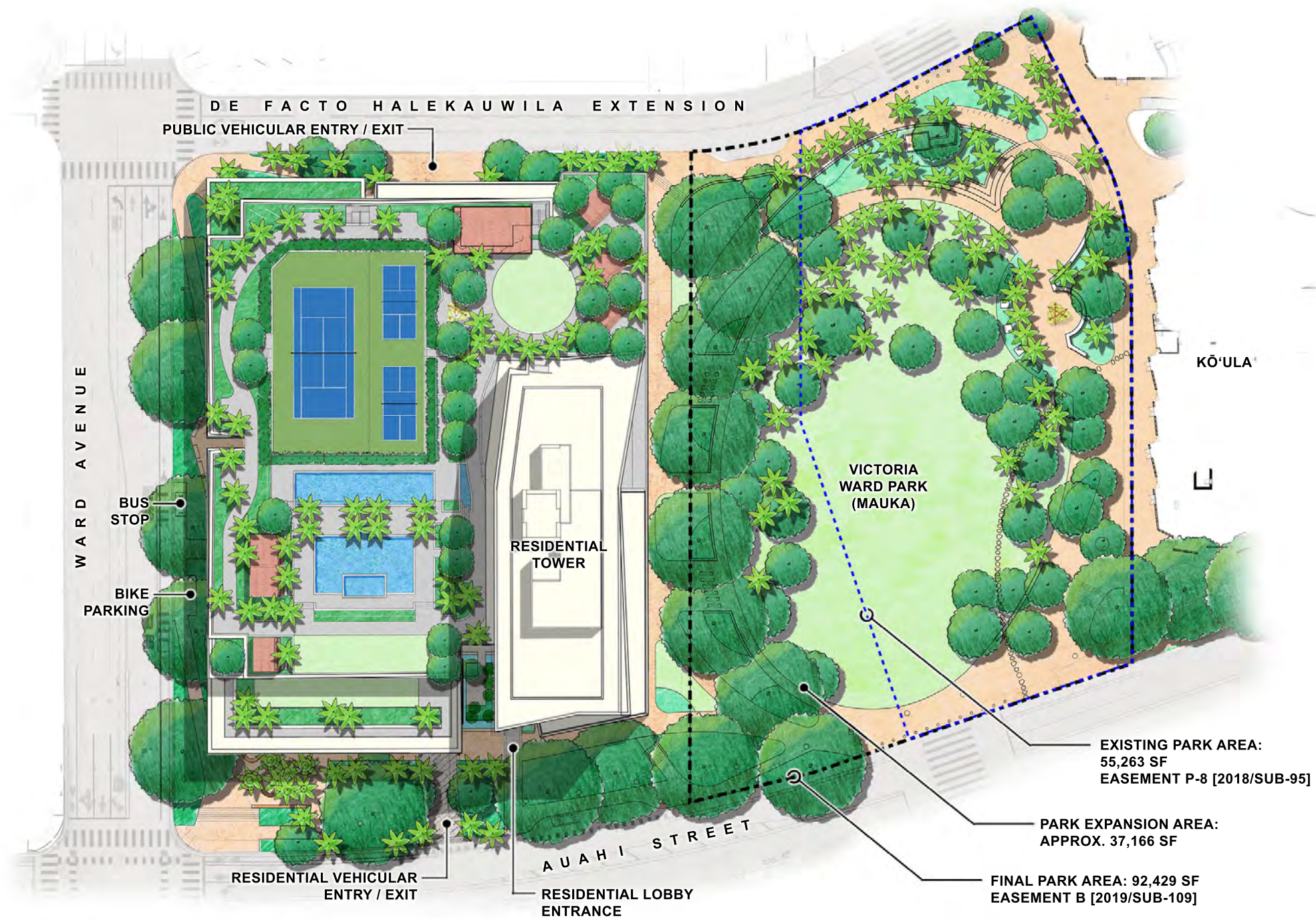


Figure 4-1 shows the Building and Site.

The Park Ward Village celebrates the intersection of nature, culture, and architecture. With frontage along the new Victoria Ward Park, Auahi Street, and Ward Avenue, The Park Ward Village balances a duality of presence; one that embraces, and enlivens, the Park and one that activates the public realm. The landscape of Victoria Ward Park blends into the building’s recessed retail base (The Shops on Ward), creating a shaded pedestrian promenade. Using an expression similar to that of a lanai, restaurants and cafes seamlessly extend from the indoors to outdoors under the cover of deep overhangs, creating a vibrant and casual place.

The residential lobby and drop off along Auahi Street are set back from the street, elegantly concealed behind a reflecting pond and garden with an island seating area. Tropical flora ascends the podium along platforms and terraces, blurring the line between natural and built, culminating onto a large amenity deck.

The sense of craft and strong horizontal forms of the building’s base transition into a dynamic and sculptural 41-story tower above that contrast with the verticality of Kō’ula directly across Victoria Ward Park. The tower’s form folds inward toward the Park, creating a dynamic architectural form. Horizontal planes in varying depths extend outward from the tower in a rhythmic series, breaking down the scale of the building and carving a chiseled vocabulary through the height of the tower.

4.6 Building & Site

The Park Ward Village will include approximately 683,896 square feet of new floor area that will generally coincide with the following design parameters:

Table 4-1 Building & Site Summary

THE PARK WARD VILLAGE: LAND BLOCK 1, PROJECT 5	
Ground Level Open Space	Approximately 22,198 square feet
Outdoor & Indoor Recreational Area	Approximately 75,659 square feet
Projected Height	400 feet plus 18 feet maximum rooftop elements
Homes (Units)	546 homes proposed

The following exhibits show detailed plans for The Park Ward Village:

- Exhibit 4: Detailed Site Plan
 - Exhibit 5: Landscape Plan
 - Exhibit 6: Circulation Plan
 - Exhibit 7: Floor Plan, Ground Level
 - Exhibit 8: Floor Plan, Floor 2
 - Exhibit 9: Floor Plan, Floor 3
 - Exhibit 10: Floor Plan, Floor 4
 - Exhibit 11: Floor Plan, Floor 5
 - Exhibit 12: Floor Plan, Floor
 - Exhibit 13: Floor Plan, Floor 7
 - Exhibit 14: Floor Plan, Floor 8
- Exhibit 15: Floor Plan, Floors 9 – 41 (odd floors only)
 - Exhibit 16: Floor Plan, Floors 10, 14, 18 22, 26, 30, 34, 38
 - Exhibit 17: Floor Plan, Floors 12, 16, 20, 24, 28, 32, 36, 40
 - Exhibit 18: Roof Plan
 - Exhibit 19: Summary Sheet
 - Exhibit 20a-20d: Elevation Drawings
 - Exhibit 21a-21c: Section Drawings
 - Exhibit 22: Tower Massing
 - Exhibit 23a – 23d: Design Allowed vs. Proposed With Modification
 - Exhibit 24: Tower Spacing and Orientation

4.7 Open & Recreation Space

The ground level of The Park Ward Village will contribute approximately 22,198 square feet of open space, which exceeds the requirement of 13,170 square feet. (It is 168 percent of the required open space.)

The Park Ward Village will provide a total of approximately 75,659 square feet of recreation space, including approximately 59,183 square feet of outdoor recreation space and approximately 16,476 square feet of indoor recreation space.

Ground Level: The ground level will provide both outdoor (approximately 921 square feet) and indoor (approximately 1,479 square feet) recreational space including a lobby area.

Level 3: Level 3 will provide 4,313 square feet of outdoor recreational space for a dog run.

Recreational Deck: (Level 8): The recreational deck will provide both outdoor (approximately 53,949 square feet) and indoor (approximately 14,997 square feet) recreational space, including sports courts, pool and fitness facilities, and dining areas.

Ground-level amenities will include a residential drop off area with public restrooms and ample outdoor seating for patrons.

The Park Ward Village’s amenities are aimed at fostering a sense of community among residents and guests in the spirit of Ward Village, and promoting activity, convenience, and community.

4.8 Parking & Loading

Exhibit 19 includes tables detailing: 1) off-street parking and loading requirements; and 2) off-street parking and loading spaces provided. The Park Ward Village will include approximately 960 off-street parking spaces for residential, guest, and commercial retail (The Shops on Ward) use including 788 residential stalls, 17 residential Americans with Disabilities Act (ADA) stalls, 26 guest stalls, 124 commercial stalls, and five commercial ADA stalls. Commercial stalls will be located on Level 2. In addition, car sharing spaces may be provided in the commercial area and EV charging will be provided in both the commercial and residential off-street parking areas.

Under the 2005 Mauka Area Rules (Section 15-22-67) and City and ADA requirements, a minimum of 809 off-street parking stalls would be required for the building (for residential and commercial uses) as currently designed. Under typical market demands approximately 1,053 off-street parking stalls would be needed. The Park Ward Village meets the minimum off-street parking required under the 2005 Mauka Area Rules, but less than typical market demand in light of its location in close proximity to amenities, employment centers, and transit. See Section 5.3.6 for a parking and loading summary table, and Exhibits 6 through 13 for more details.

4.9 Bicycle Facility Plans

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

Exhibits 6 and 7 show the location of public short-term public bicycle racks. Exhibit 6 shows 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 access to The Park Ward Village will be from Auahi Street and the future de facto Halekauwila Street extension. Pedestrian paths will wrap entirely around the building to provide access to The Shops on Ward, with building access from the sides facing Ward Avenue, Auahi Street, and Victoria Ward Park. Bicycle access will be via Auahi Street. Exhibit 6 shows vehicle, bicycle, and pedestrian 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 will be used to satisfy this 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.

Formal LEED certification may be pursued for The Park Ward Village, and the following sustainable practices will be employed.

The project team is using an integrative design process throughout the creation of The Park 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. The Park 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. The Park 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 The Park Ward Village.

Energy and Atmosphere, Indoor Environmental Quality: The Park Ward Village will optimize energy performance and air filtration equipment will exceed performance standards. Outdoor airflow will be monitored, and mechanical systems will be kept clean.

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

Indoor Environmental Quality: The Park 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: To support the LEED design approach, The Park Ward Village will consider a range of sustainability measures that fit the LEED Innovation criteria—intended to support creative approaches to green building.

Regional Priority: The Park Ward Village will pursue sustainability opportunities that specifically address local priorities with regard to environment, social equity, and/or public health. The Park Ward Village will address LEED-designated Regional Priority issues including responsible waste management 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

The Park Ward Village will have a direct, positive impact on the state economy. Accounting for additional indirect and induced impacts, The Park Ward Village is estimated to generate:

- Overall economic impact
 - \$620,100,000 in development/construction output (2020 dollars)
 - \$33,700,000 in present value of output generated by operations and maintenance over 30 years
 - \$15,000,000 in annual retail output (2020 dollars)
- Short-term job creation from development:
 - 441 jobs annually (on average) during construction
 - 789 jobs at peak year (2023)
- 49 long-term jobs created by building operations of The Park Ward Village
- 127 long-term jobs created in The Shops on Ward
- State tax revenue
 - During development
 - \$41,900,000 in state tax during construction
 - \$632,000 in conveyance at land transfer
 - \$2,600,000 in conveyance at home closings
 - \$2,200,000 in DOE fees at home closings
 - After opening
 - \$30,800,000 in present value of state tax generated by retail over 30 years
 - \$824,000 in annual state tax generated by retail

- City & County revenue
 - \$395,000 in Real Property Tax for current use
 - \$3,300,000 in Real Property Tax for completed use
 - \$7,300,000 in impact fees paid to utilities (sewer fees, water fees, etc)
 - \$63,700,000 in present value of residential property tax over 30 years
 - \$9,600,000 in present value of commercial property tax over 30 years

4.14 Development Timetable

VWL intends to construct The Park Ward Village in a single phase. The building permit application is anticipated to be submitted the third quarter of 2021 with construction expected to commence in the second half 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 15-22-85(c)(10), HAR, is summarized below.

The Park Ward Village site currently accommodates Ward Gateway Center which consists of a one-story commercial building and parking, and a smaller commercial building at the corner of Ward Avenue and Auahi Street. 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 of lease termination and at least 60 days before eviction.*

Table 4-3 Tenant Relocation.

TENANT RELOCATION							
Building Name	Building Address	Space #	Tenant Name	Floor Area (sq ft)	Business Use	Lease Expiration	Relocation Assistance
Ward Gateway Center	333 Ward Avenue	Bay E – 333 Ward	BA-LE SANDWICH & BAKERY	846	restaurant	6/30/2021*	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.
Ward Gateway Center	333 Ward Avenue	Between Entry/Exit Doors of Sports Authority (WGC – ATM1)	CENTRAL PACIFIC BANK	12	commercial	3/31/2021*	
Ward Gateway Center	333 Ward Avenue	PRKG 1	CHUBBIES BURGERS	500	restaurant	12/31/2020*	
Ward Gateway Center	333 Ward Avenue	120 – 940 Auahi	JAMBA JUICE #16765	1,516	restaurant	11/30/2021*	
Ward Gateway Center	333 Ward Avenue	Bay D – 333 Ward	KOREAN BBQ EXPRESS	1,377	restaurant	12/31/2023*	
Ward Gateway Center	333 Ward Avenue	(Space No. 2200)	OCEANIC TIME WARNER CABLE	5,000	commercial	5/31/2021*	
Ward Gateway Center	333 Ward Avenue	A – 333 Ward	OHANA HALE MARKET PLACE	60,074	commercial	5/31/2028*	
Ward Gateway Center	333 Ward Avenue	(Space No. 1100)	PATAGONIA	2,063	retail	2/29/2020*	
Ward Gateway Center	333 Ward Avenue	(Bay 130)	STARBUCKS COFFEE #21054-HI	2,086	restaurant	11/30/2020*	
Ward Gateway Center	333 Ward Avenue	(Bay No. 140)	WAHOO'S FISH TACOS	1,934	restaurant	1/31/2023*	

*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 Modifications

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 two modifications related to the building’s podium.

One modification is sought for The Park Ward Village to create a 75-foot podium. The request is consistent with the rules and the already approved buildings in Ward Village.

The other modification is related, and is sought for the podium to occupy a portion of the Ward Avenue view corridor setback. The request is consistent with the rules and similar to prior constructed buildings in Ward Village.

Together, these modifications will allow a podium design that is key to being able to create the street-level open space and community activation integral to Victoria Ward Park and the desired urban neighborhood. Refer to Exhibit 23 and to the figures below.

5.1.1 Allowance for Modifications

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 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 off-street loading vehicles and commercial ceiling heights, the ground floor level is required to increase.

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

The Park Ward Village includes commercial and residential uses substantially located within the platform, along both streets and public spaces.

(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 The Park Ward Village, as well as publicly accessible open space in excess of the minimum requirement. With frontage along the new Victoria Ward Park, Auahi Street, and Ward Avenue, The Park Ward Village balances a duality of presence; one that embraces, and enlivens, the Park and one that activates the public realm. The landscape of Victoria Ward Park blends into the building’s recessed retail base (The Shops on Ward), creating a shaded pedestrian promenade. 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, the requested modifications for The Park 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 modifications requested in this application, facilitate a better building design, preserve and enhance the mauka – makai view corridors, permit various uses within the podium along streets and public spaces, and provide public facilities and features to improve the pedestrian experience at the street level in this unique urban neighborhood.

In addition, as noted above, 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.

The podium height modification is consistent with 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), ‘A’ali’i (Land Block 1, Project 3), and Kō’ula (Land Block 1, Project 4).

Both modification requests are consistent with the rules and similar to prior constructed buildings in Ward Village, 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 building envelope and streetscape, as allowed under the Vested Rules and as proposed.



Auahi Street looking in 'Ewa direction - Allowed by right.



Auahi Street looking in 'Ewa direction - Proposed with modification.



Auahi Street at Ward Avenue looking in mauka direction - Allowed by right.



Auahi Street at Ward Avenue looking in mauka direction - Proposed with modification.

Figure 5-1 Renderings of The Park Ward Village building and streetscape.



Halekauwila Street and Ward Avenue looking in makai direction - Allowed by right.



Halekauwila Street and Ward Avenue looking in makai direction - Proposed with modification.



Halekauwila Street looking makai at Victoria Ward Park - Allowed by right.



Halekauwila Street looking makai at Victoria Ward Park - Proposed with modification.

5 MAUKA AREA RULES & WARD NEIGHBORHOOD MASTER PLAN

5.1.2 Modification to Podium or “Street Front Element” Height

Modification. 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 (Ward MP D&O FOF No. 103). Consistent with the Ward vision, The Park Ward Village includes a podium platform height of 75 feet to accommodate mixed uses, provide additional public and open space, and create street and plaza-level retail space that will enhance the walkability of the neighborhood and the Auahi Street pedestrian promenade while providing wraparound retail space (The Shops on Ward) for the building and ample space for Victoria Ward Park.

According to the 2005 HCDA Mauka Area Rules, a modification to the podium height may be granted under Section 15-22-120(7), which provides that 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.*

Conditions for Modification. As proposed for The Park Ward Village, the modification to the podium height demonstrates consistency with the three conditions of modification specified under Section 15-22-22, HAR:

- *15-22-22(a)(1) The modification would provide flexibility and result in a development that is practically and aesthetically superior to that which could be accomplished with the rigid enforcement of this chapter;*
As designed, The Park Ward Village’s podium height of 75 feet is consistent with the Ward MP and provides for inclusion of street-level retail space to greatly enhance the streetscape aesthetics and contribute to a walkable neighborhood.
- *15-22-22(a)(2) The modification would not adversely affect adjacent developments or uses;*
Consistent with the Ward MP, The Park Ward Village’s podium height and resultant mix of uses will not adversely affect adjacent developments or users and is consistent with 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), ‘A’ali’i (Land Block 1, Project 3), and Kō”ula (Land Block 1, Project 4) thus allowing uniformity with neighboring developments. The raised podium height will also allow the creation of the recreation deck overlooking an activated streetscape with convenient access to retail uses at the ground level.
- *15-22-22(a)(3) The resulting development will be consistent with the intent of the mauka area plan.*
The mixed-use, enhanced streetscape, with street-level retail space and additional public and open space are all consistent with the intent of the Mauka Area Plan, in that they contribute to achieving the vision of the approved Ward MP by embracing a walkable neighborhood of mixed-use living, recreation, and open space.

5.1.3 Modification to View Corridor Setback

Modification. The Park Ward Village seeks a modification to eliminate the 1:1 setback above 20 feet to accommodate a continuous building facade that better defines the edge of the street and allows for more interesting articulation of the building facade at the corners and mid-block along Ward Ave. The Park Ward Village complies with the 15-foot Front Yard setback and 75-foot Tower setback requirements of the Ward Avenue view corridor.

According to the 2005 HCDA Mauka Area Rules, a modification to view corridor setbacks may be granted under Section 15-22-120(1).

Conditions for Modification. As proposed for The Park Ward Village, the modification to the 1:1 setback above 20 feet demonstrates consistency with the three conditions of modification specified under Section 15-22-22, HAR:

- *15-22-22(a)(1) The modification would provide flexibility and result in a development that is practically and aesthetically superior to that which could be accomplished with the rigid enforcement of this chapter;*
As designed, the design of The Park Ward Village is consistent with the Ward MP and provides for inclusion of street-level retail space to greatly enhance the streetscape aesthetics and contribute to a walkable neighborhood.
- *15-22-22(a)(2) The modification would not adversely affect adjacent developments or uses;*
Consistent with the Ward MP, the design and resultant mix of uses will not adversely affect adjacent developments or users, is consistent with the rules, and will result in a design similar to that of other buildings in Ward Village, thus providing for uniform street front elements and the continuation of street front retail uses throughout Ward Village.
- *15-22-22(a)(3) The resulting development will be consistent with the intent of the mauka area plan.*
The mixed-use, enhanced streetscape, with street-level retail space and additional public and open space are all consistent with the intent of the Mauka Area Plan, in that they contribute to achieving the vision of the approved Ward MP, embracing a walkable neighborhood of mixed-use living, recreation, and open space.

5.1.4 Public Benefits

The requested modifications allow for retail, restaurant, and residential units to be built within the ground floor of 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 and dining along the street frontage.







MODIFICATION - ADDITIONAL COMMUNITY & PUBLIC BENEFITS				
		REQUIRED BY RIGHT	PROPOSED WITH MODIFICATION	DIFFERENCE
	Open Space	13,174 SF	22,198 SF	9,024 SF (68% more than required)
	Resident Recreation Space	30,030 SF	75,659 SF	45,629 SF (52% more than required)
	Victoria Ward Park - Mauka	55,263 SF (existing)	92,429 SF	37,166 SF (67% more than existing)
	Community Serving Commerical Space	0 SF	37,236 SF	37,236 SF
	Public Restrooms in Podium	--	yes	yes
	Off-Street Public Parking	0	129 stalls	129 stalls

Figure 5-2 Public Benefits of Proposed Modification

5 MAUKA AREA RULES & WARD NEIGHBORHOOD MASTER PLAN

5.2 Conformance

The following section indicates The Park 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 1, Project 5 (The Park Ward Village)	Refer to
§15-22-9 Method of Development	Base Zone Development or Planned Development		The Park 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 Designation was implemented without amending the 2005 Mauka Rules by the Declaratory Order issued October 10, 2012.	The Park Ward Village consists of mixed-use residential and commercial 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)	The Park Ward Village complies. Allowable FAR on Land Block 1: Land Block 1: 911,887 SF x 4.75 = 4,331,463 SF Proposed FAR on Land Block 1: • Current projections are for 3,293,281 SF of floor area on Land Block 1, inclusive of The Park Ward Village (683,896 SF), and a future planned residential/commercial project (488,132 SF) • Land Block 1 projected FAR: 3.61 (3,293,281 / 911,887 SF = 3.61 FAR) • Land Block 1 complies with or without an allowable industrial bonus. • Land Block 1 may include additional allowable industrial use 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 19 - 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.	The Park Ward Village complies. The Park Ward Village is designed consistent with §15-22-116. A modification for the podium height is proposed pursuant to §15-22-120.	Exhibit 20 Elevation Drawings Exhibit 23 - 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.	The Park Ward Village complies. Short-term bicycle parking for customers, employees and guests will be provided on the ground level. Long-term bicycle parking for residents will be provided on the ground floor and within the parking structure.	Exhibit 4 - Detailed Site Plan Exhibit 6 - Circulation Plan
§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.	The Park Ward Village complies. The Park Ward Village is a portion of the single development lot created by the Land Block 1 Joint Development Agreement recorded May 11, 2015 [DOC A-56090748]. The Land Block 1 development lot is bound by Queen Street, Kamke'e Street, Auahi Street, and Ward Ave. The Park Ward Village is partially bound by Auahi Street and Ward Ave. and does not share a property line with Kamake'e Street nor Queen Street. Auahi Street and Ward Ave are treated as Front Yards and 15-foot deep front yards are provided parallel to the street right-of-way.	Exhibit 1 - Location and Ward Master Plan Area Exhibit 4 - Detailed Site Plan

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 1, Project 5 (The Park 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>The Park Ward Village complies.</p> <p>The Park Ward Village is a portion of the single development lot created by the Land Block 1 Joint Development Agreement recorded May 11, 2015 [DOC A-56090748]. The Land Block 1 development lot is bound by Queen Street, Kamke'e Street, Auahi Street, and Ward Ave.</p> <p>The Park Ward Village is partially bound by Auahi Street (front yard) and Ward Ave. (front yard). The balance of The Park Ward Village is bounded by a continuation of the Land Block 1 development lot, as such, no side or rear yards are present.</p>	Exhibit 1 - Location and Ward Master Plan Area Exhibit 4 - Detailed Site Plan
§15-22-64 Open Space	(a) Open space is that portion of a development lot, exclusive of required yards, setback areas, or parking areas, which is: (1) Open and unobstructed overhead; (2) Landscaped or maintained as a recreational or social facility; and (3) Not to be used for driveways, loading purposes or storage, or for the parking of vehicles. (b) Berms, landforms, or underground structures covered with landscape treatment including artificial turf, shall be considered as part of the required open space, provided that any open space shall not exceed four feet from the sidewalk elevation. (c) For any development lot within any land use zone: (1) The minimum amount of open space shall be the lower of: (A) 10% of lot area; or (B) 25% of the lot area less required yard areas. (c)(2) Up to 25% of the minimum required open space may include an adjacent front yard provided that the open space is: (A) Entirely in one location; (B) Publicly accessible or visible from an adjacent street; and (C) Proportioned to a maximum length to width ratio of 2:1	<p>The Ward MP establishes an open space requirement of 245,638 SF (10% of the total land area).</p> <p>To date, 161,982 SF of open space has been identified on permitted projects.</p>	<p>The Park Ward Village complies.</p> <p>Open Space Required: Existing Lot = 131,743 SF [comprising Lot E (119,437 SF) and Lot G (12,306 SF) 2019/SUB-109] x 10% = 13,174 SF.</p> <p>Open Space Provided: The Park Ward Village provides approximately 22,198 SF of open space at the ground level (16.8% of the lot area).</p>	Exhibit 4 - Detailed Site Plan Exhibit 19 - Summary Sheet
§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>The Park Ward Village complies.</p> <p>Recreation Space Required: 546 DU x 55 sf/DU = 30,030 SF.</p> <p>Recreation Space Provided: The Park Ward Village provides 75,659 SF of recreation space:</p> <ul style="list-style-type: none">• Level 1 = 1,479 SF interior and 921 SF exterior.• Level 3 = 4,313 SF exterior.• Level 8 = 14,997 SF interior and 53,949 SF exterior.	Exhibits 7, 9, 14 - Floor Plans for Ground Level, Floor 3, and Floor 8 Exhibit 19 - Summary Sheet
§15-22-66 View Corridors	Per the 2005 Mauka Area Rules exhibit titled "View Corridor Streets," view corridors are established along: •Ward Avenue; •Queen Street; •Ala Moana Boulevard; and •Other streets not in the vicinity of the project	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>The Park Ward Village complies with the 15-foot Front Yard setback and 75-foot Tower setback requirements of the Ward Ave. view corridor.</p> <p>The Park Ward Village seeks a modification to eliminate the 1:1 setback above 20 feet to accommodate a continuous building facade that better defines the edge of the street and allows for more interesting articulation of the building facade at the corners and mid-block along Ward Ave.</p>	Exhibit 1 - Location and Ward Master Plan Area Exhibit 22 Tower Massing Exhibits 20a and 20d - South and North Elevations

5 MAUKA AREA RULES & WARD NEIGHBORHOOD MASTER PLAN

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 1, Project 5 (The Park Ward Village)	Refer to
§15-22-67 Off Street Parking	<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>Eating and drinking establishments:</p> <p>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>Commercial and all other uses:</p> <p>1 per 444 sq. ft. of floor area</p> <p>(b)(4) All required parking spaces shall be standard-sized parking spaces except that dwelling units may have up to fifty per cent compact spaces</p> <p>(c)(5) All planned developments shall provide parking areas located within a structure. Parking structures shall contain a roof and walls on at least three sides. Said walls shall be at least forty-two inches high and shall screen parked vehicles.</p> <p>(d)(5) Tandem parking shall be permissible in instances where two parking spaces are assigned to a single dwelling unit</p>	<p>The Ward MP proposes off street parking be provided consistent with the Mauka Area Plan and Rules, including provisions for the sharing of parking spaces between residential and commercial uses.</p>	<p>The Park Ward Village complies.</p> <p>Residential Minimum Required Off-Street Parking:</p> <ul style="list-style-type: none">• 135 Units @ 600 SF or less x 0.9 = 122 spaces• 171 Units @ 600 SF to 799 SF x 1.13 = 194 spaces• 240 Units @ 800 SF or more x 1.35 = 324 spaces <p>HCDA Required Minimum Parking (15-22-67): 640 spaces</p> <ul style="list-style-type: none">• Reserved Accessible Parking 2% = 13 spaces• Guest Parking 1/10 units = 55 spaces• Guest Accessible Parking 1/25 = 3 spaces <p>Residential Total Minimum Required = 711 residential spaces</p> <p>Commercial Minimum Required Off-Street Parking:</p> <ul style="list-style-type: none">• Eating + Dringing 13,033 SF @ 0.9/300 = 40 spaces• Accessory 13,777 SF @ 1/444 = 32 spaces• Other 10,426 SF @ 1/444 = 24 spaces <p>HCDA Required Minimum Parking (15-22-67): 96 spaces</p> <ul style="list-style-type: none">• Commercial Accessible Parking 2% = 2 spaces <p>Commercial Total Minimum Required = 98 commercial spaces</p> <p>Overall Total Minimum Required = 809 spaces</p> <p>The Park Ward Village will provide a total of 960 off-street parking spaces</p>	<p>Exhibits 8-13 - Floor Plans for Levels 2 through 7</p> <p>Exhibit 19 - Summary Sheet</p>
§15-22-68 Off-Street Loading	<ul style="list-style-type: none">• Retail stores, eating and drinking establishments between 40,001 SF and 60,000 SF = four 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.	<p>The Ward MP proposes off street loading be provided consistent with the Mauka Area Plan and Rules.</p>	<p>The Park Ward Village complies.</p> <p>Off-Street Loading Required:</p> <ul style="list-style-type: none">• Retail uses of 37,236 SF= + 3 spaces• Residential uses of 646,660 SF = + 4 spaces• TOTAL REQUIRED = 7 spaces (less 50% allowable reduction) = 4 SPACES <p>Off-Street Loading Provided: 4 spaces, sized a minimum of 12-ft x 35-ft</p>	<p>Exhibit 4 - Detailed Site Plan</p> <p>Exhibit 6 - Circulation Plan</p> <p>Exhibit 7 - Floor Plan for Ground Level</p> <p>Exhibit 19 - Summary Sheet</p>
§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>		<p>The Park Ward Village complies.</p>	<p>Exhibit 20 - Elevation Drawings</p> <p>Exhibit 21 - Section Drawings</p> <p>Exhibit 23 - Design Allowed vs. Proposed With Modification</p>
§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>The Park Ward Village complies. No lanais are proposed.</p>	<p>n/a</p>

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 1, Project 5 (The Park Ward Village)	Refer to
§15-22-73 Dedication of Public Facilities	(d)(1) 3% of Commercial Floor Area (d)(2) 4% of Residential Floor Area, exclusive of the floor area devoted to reserve housing units	The Ward MP estimates that the total Public Facilities Dedication (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.	The Park Ward Village complies. Public Facilities Dedication Required: <ul style="list-style-type: none">• The Park Ward Village Residential Area: 4% x 646,660 = 25,866 SF• The Park Ward Village Commercial Area: 3% x 37,236 = 1,117 SF• The Park Ward Village Required PDF = 26,983 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 Public Facilities Dedication Provided: <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 PFD credit balance after Ulana + The Park Ward Village = 160,972 SF	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.	The Park Ward Village complies. There are no mapped streets, as designed in the Mauka Area Plan, within The Park Ward Village's site. NOTE: The Halekauwila extension, directly north of The Park Ward Village site, is a private drive providing connectivity through Land Block 1 and access to The Park Ward Village.	Exhibit 1 - Location and Ward Master Plan Area
§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.	The Park Ward Village complies. All utilities serving The Park Ward Village will be underground.	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”		The Park Ward Village complies. 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.	Exhibit 20 - 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.	The Park Ward Village is subject to the Land Block 1 Joint Development Agreement recorded May 11, 2015 [Document No. A-56090748].	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.		The Park Ward Village will comply with the applicable flood hazard provisions of Article 7 of the LUO. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) shows that The Park 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%. The Park Ward Village's site Flood Base Elevation is 8 feet (see Appendix D, Figure 1-4). The proposed finish floor elevation at Level 1 for The Park Ward Village is 8.25 feet.	Appendix D: Section 1.4 and Figure 1-4
§15-22-113 Permitted Uses	(a) The uses permitted within a planned development shall be any of the uses permitted within the mixed-use zone within which the development is located. (b) For any planned development of lots 20,000 square feet or more in size, no more than sixty per cent of the total allowable floor area shall be placed in commercial use and the remaining floor area shall be placed in multi-family dwellings.	The Ward MP contemplated a single "mixed-use" land use designation. The Single Mixed-Use Designation was implemented without amending the 2005 Mauka Rules by the Declaratory Order issued October 10, 2012.	The Park Ward Village complies. The Park Ward Village commercial use is 5.4% of the total floor area (37,236 SF / 683,896 SF).	Exhibit 7 - Floor Plan for Ground Level Exhibit 8-18 - Floor Plans for all other levels

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Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 1, Project 5 (The Park 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.	<p>The Park Ward Village complies.</p> <p>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 4,299 residential units are being provided in the Ward MP area. The associated Reserved Housing requirement is approximately $4,296 \times 20\% = 860$ RH units.</p> <p>RH Units Provided: Ke Kilohana (KAK 13-038) provided 375 RH units. 'A'ali'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.</p> <p>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.</p>	Section 4.1.1 - 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 sf0.3 FAR bonus for industrial usesFloor area may be transferred from lot to lot under a master plan, allowing up to a 25% increase	<p>The Ward MP establishes a FAR = 3.8 (inclusive of a 0.3 FAR industrial bonus) across the master plan area.</p> <p>With allowable transfers, the maximum FAR on any land block is 4.75 ($3.5 \text{ FAR} + 0.3 \text{ FAR} \times 1.25 = 4.75 \text{ FAR}$)</p> <p>With allowable transfers and without the industrial bonus, the maximum FAR on any land block is 4.375 ($3.5 \text{ FAR} \times 1.25 = 4.375 \text{ FAR}$)</p>	<p>The Park Ward Village complies.</p> <p>Allowable FAR on Land Block 1: Land Block 1: $911,887 \text{ SF} \times 4.75 = 4,331,463 \text{ SF}$</p> <p>Proposed FAR on Land Block 1:</p> <ul style="list-style-type: none">Current projections are for 3,293,281 SF of floor area on Land Block 1, inclusive of The Park Ward Village (683,896 SF), and a future planned residential/commercial project (488,132 SF)Land Block 1 projected FAR: 3.61 ($3,293,281 / 911,887 \text{ SF} = 3.61 \text{ FAR}$)Land Block 1 complies with or without an allowable industrial bonus.Land Block 1 may include additional allowable industrial use 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.	<p>The Park Ward Village complies.</p> <p>The proposed tower roof height is 400 feet. Mechanical screening extends 18 feet above the tower roof.</p>	Exhibit 20 Elevation Drawings Exhibit 21 - 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.	<p>The Park Ward Village complies.</p> <p>The Park Ward Village's lot is approximately 131,695 SF and its largest tower floor plate proposed is 15,978 SF.</p>	Exhibit 1 - Location and Ward Master Plan Area Exhibit 19 - 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.	<p>The Park Ward Village complies with the 15-foot Front Yard setback and 75-foot Tower setback requirements of the Ward Ave. View corridor.</p> <p>The Park Ward Village seeks a modification to eliminate the 1:1 setback above 20 feet to accommodate a continuous building facade that better defines the edge of the street and allows for more interesting articulation of the building facade at the corners and mid-block along Ward Ave.</p>	Exhibit 1 - Location and Ward Master Plan Area Exhibits 20a and 20d - South and North Elevations Exhibit 23 - Design Allowed vs. Proposed With Modification

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 1, Project 5 (The Park Ward Village)	Refer to
§15-22-120 Modification of Specific Provisions	(1) View corridor setbacks may be modified (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 proposed modifying the 1:1 setback along Ward Avenue to allow for a building façade that better defines the edge of the street. 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.	Modifications Required: 1) The Park Ward Village proposes to eliminate the 1:1 setback above 20 feet to accommodate a continuous building facade that better defines the edge of the street and allows for more interesting articulation of the building facade at the corners and mid-block along Ward Ave. 2) The Park Ward Village includes The Shops on Ward, a ground-level, wraparound retail amenity which interfaces with Victoria Ward Park. These uses in the platform displace parking, resulting in additional parking floors being necessary to accommodate required parking. As contemplated in the Ward MP, to accommodate the street-level retail, The Park Ward Village design proposes to increase the maximum platform or street front element height from 45 feet to 75 feet, with an allowance for 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 22 Tower Massing Exhibit 20 - Elevation Drawings Exhibit 21 - Section Drawings Exhibit 23 - Design Allowed vs. Proposed With Modification
§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.	The Park Ward Village complies by: (a) Continuing the use of an existing curb cut along Auahi Street for access to the residential parking and reduces the total number of curb cuts from four to one. (b) Providing for central trash storage within the building (c)(1) Providing a shaded, 8-foot long bench along the Ward Ave. public sidewalk (c)(2) Providing a bus stop shelter at a new bus stop to be installed along Ward Ave.	Section 3.3 - Ward Master Plan Design Strategies Exhibit 7 - Ground Floor Plan
§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.		The Park Ward Village complies. The Park Ward Village is over 45 feet in height (400 feet). The long axis of the Victoria Place tower is approximately 53 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.	Exhibit 24 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.	The Park 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 The Park Ward Village minimizes shadow effects on neighboring buildings. The Park Ward Village homes will have direct access to sunlight.	Exhibit 24 Tower Spacing and Orientation
§15-22-144 Landscape		The Ward MP proposes landscaping be provided consistent with the Mauka Area Plan and Rules.	The Park Ward Village complies. Landscaping will be consistent with the Mauka Area Rules and the Ward Village Street Tree Master Plan.	Exhibit 5 - Landscape Plan

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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 Land Block 1, Land Block 5, and Land Block 6.

5.3.2 FAR Allocation Summary

Exhibit 19 includes a table summary of the approximate floor area used in calculating the floor area of each level of The Park Ward Village. For floor area details of each level, see floor plans shown in Exhibits 7 through 18.

5.3.3 Floor Area Allowed & Floor Area Used

Floor area currently allocated to Land Block 1 and used by The Park 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 (Land Block 5, Project 2) and will be included 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: 'Aali'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 1 - 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)	3,293,281	1,567,509	778,946	1,026,100	1,931,246	38,678	9,334,240
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

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] - Victoria 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 and HART rail station, located north of The Park Ward Village
- Victoria Ward Park, located east and southeast of The Park Ward Village
- Land Block 1, Project 4 (Kō‘ūla), located east of Victoria Ward Park
- Auahi Street promenade, located south of The Park Ward Village
- Commercial and retail buildings along the Ewa side of Ward Avenue, located west of The Park Ward Village

Upon its eventual build out, Land Block 1 is projected to include approximately 3,293,281 cumulative gross square feet of commercial and residential area. Land Block 1 totals approximately 20.93 acres (911,887 square feet), which results in projected Floor Area Ratio of 3.61. There is an additional 593,856 square feet of industrial area allowed that can be located 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 22,198 square feet of open space will be provided in The Park Ward Village’s site. To date, VWL has dedicated 332,524 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 The Park Ward Village.

5.3.6 Parking & Loading Summary

Under the 2005 Mauka Area Rules (Section 15-22-67) and City and Americans with Disabilities Act (ADA) requirements, a minimum of 809 off-street parking stalls would be required for the building (for residential and commercial uses) as currently designed. Under typical market demands approximately 1,053 off-street parking stalls would be needed. The Park Ward Village meets the minimum off-street parking required under the 2005 Mauka Area Rules, but less than typical market demand in light of its location in close proximity to amenities, employment centers, and transit.

See Section 4.8 and Exhibits 6 through 13 for more details.

Table 5-6 Parking & Loading Summary.

OFF-STREET PARKING & LOADING SUMMARY			
	Minimum Required	Provided	Minimum Market Required
Parking	809	960	1053
Loading	4	4	N/A



6.1 Archaeological and Cultural Resources

Cultural Surveys Hawai'i (CSH) conducted an archaeological inventory survey (AIS) for the site of The Park Ward Village. The State Historic Preservation Division (SHPD) accepted the AIS report on January 19, 2018. 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 site of The Park Ward Village. SHPD accepted the AMP on February 5, 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 The Park Ward Village in August 2020. The purpose of the report was to identify and assess the potential traffic impacts resulting from The Park Ward Village. The TIR concludes that with the implementation of several recommendations, traffic operations at intersections in the vicinity of The Park Ward Village are generally expected to operate at levels of service similar to without The Park Ward Village. Additionally the TIR concludes that VWL's planned roadway improvements to the future de facto Halekauwila Street extension are expected to provide improved mobility in the area.

- The TIR recommendations below have been incorporated in into the design of The Park 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;
 - Prohibit vehicles exiting loading areas from reversing on to the future de facto Halekauwila Street extension. Monitoring of loading areas by on-site staff may be needed to ensure no conflict with approaching vehicles or pedestrians. Restrict delivery hours to off-peak periods to minimize impacts to vehicular, pedestrian, and bicycle traffic.
 - Provide sufficient turning radii at all driveways to avoid or minimize vehicle encroachments to oncoming traffic lanes;
 - Provide adequate sight distance at the driveway along the future de facto Halekauwila Street extension, to ensure visibility between vehicles accessing the parking garage and those accessing the loading area. On-site staff may provide assistance to minimize potential conflicts.
 - Locate future de facto Halekauwila Street extension and Auahi Street driveways a sufficient distance from Ward Avenue to minimize conflict between entering and exiting vehicles with through traffic along those roadways.
 - Restrict turning movements in the Auahi Street driveway to right-in, right-out movements. Direct vehicular movements exiting the driveway.
 - Prohibit stopping, standing, and loading along Auahi Street fronting the site, to minimize bicyclist and pedestrian conflict.
 - Provide signage at the drop-off/pick-up area along the future de facto Halekauwila Street extension and Auahi Street to indicate passenger loading and parking restrictions. On-site staff should monitor the area to ensure queues do not extend beyond the provided area.
 - On-site staff may monitor the drop-off/pick-up area along Auahi Street to minimize violations and ensure queues do not block

- the adjacent bike lane.
- Confirm adequate sight distance at the drop-off/pick-up area along Auahi Street to ensure vehicles and cyclists in the adjacent bike lane are aware of each other's presence.
 - Remove existing parking along Ward Avenue fronting The Park Ward Village to facilitate northbound traffic movement and support the implementation of planned bicycle facilities.
 - Provide storage for entering vehicles at the parking area access controls to ensure that queues do not extend onto the future de facto Halekauwila Street extension.
 - Provide adequate passing areas within the porte-cochere off Auahi Street and ensure queues do not extend into public roadways.
 - Update the TIR if necessary
 - Continue to develop and enhance bicycle, pedestrian, and public transit facilities and services

Appendix C contains the TIR and acceptance by the City and County of Honolulu Traffic Review Branch, via email dated November 24, 2020.

6.3 Infrastructure Availability Report

WOC prepared an Infrastructure Availability Report (IAR) for The Park Ward Village. The purpose of the report was to determine and confirm the availability of infrastructure utilities to accommodate The Park 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 The Park 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	February 28, 2020	Approved November 6, 2020
Water	Board of Water Supply	Adequacy Letter	August 10, 2020	Availability confirmed September 21, 2020 Formal approval will occur during the building permit process.
Fire Safety	Honolulu Fire Department	Approval Letter	August 12, 2020	General compliance confirmed August 20, 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 confirmed by email dated October 23, 2019.
Electricity	Hawaiian Electric Company (HECO)	Will-Serve Letter	Consulted on February 5, 2020	Response (engineer assigned to the project) received March 31, 2020
Telephone/ Communication System	Hawaiian Telcom Incorporated	Assessment Letter	Consulted on February 5, 2020	Availability confirmed by email dated August 12, 2020
Cable TV	Spectrum	Confirmation of design parameters	Consulted on February 5, 2020	Design parameters confirmed by email dated August 7, 2020
Gas	Hawaii Gas	Informal confirmation of availability	Consulted on August 6, 2020	August 25, 2020

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, The Park Ward Village is designed and orientated to preserve mauka-makai views and minimize shadow effects on nearby buildings.

Rowan Williams Davies & Irwin Inc. (RWDI) prepared a detailed wind analysis study for The Park Ward Village. The wind study focused on frequently used pedestrian areas such as main entrances, sidewalks, and outdoor seating areas at both the ground and podium levels. Wind tunnel measurements for 36 wind directions were combined with long-term weather data to predict wind speeds and frequencies. These data were then compared with wind comfort and safety criteria to determine if they are appropriate for the intended use of the pedestrian areas on and around The Park Ward Village.

RWDI’s recommendations have been incorporated into the design of The Park Ward Village:

- At the ground level, landscaping will provide wind mitigation and ensure a comfortable environment.
- At the amenity deck (Level 8), constructed wind mitigation elements and landscaping will mitigate wind conditions.

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

6.5 Environmental Noise Study

Salter Inc. conducted an environmental noise study and collected ambient noise data as part of the design process for The Park Ward Village. Study findings and recommendations include the following:

- The noise environment at the property is predominantly due to traffic noise from Ward Avenue and, at higher levels of the tower, from Ala Moana Boulevard. (The acoustical consultant’s calculation also accounted for noise from the future HART system, however the prevailing noise sources are as noted.) A range of architectural and/or engineering recommendations to reduce noise within the residential tower are being considered.
- Mechanical, Electrical, and Plumbing Equipment Noise. Potential sources of noise include ground floor transformers, garage exhaust fans, and rooftop mechanical equipment. All stationary mechanical equipment will comply with noise limits at The Park Ward Village’s property lines. A range of measures to reduce mechanical, electrical, and plumbing equipment noise are being considered.
- Parking and Loading Area Noise. Parking and load areas may generate noise to nearby residences and/or adjacent properties. To mitigate parking and loading noise, the acoustical consultant may recommend adding noise-absorptive finishes and/or certain types of floor finishes for the parking structure, and other mitigation measures.
- Construction Noise. Construction may generate temporary noise that could impact nearby areas. Construction noise will be governed by the State Department of Health (DOH) and other state standards. While contractor(s) should employ best management practices to minimize construction noise, the acoustical consultant anticipates that a noise permit will be warranted.

Appendix G contains a letter from Salter Inc. describing the noise study, and another summarizing ambient noise data. The letter makes preliminary recommendations regarding noise mitigation strategies.

THE PARK WARD VILLAGE

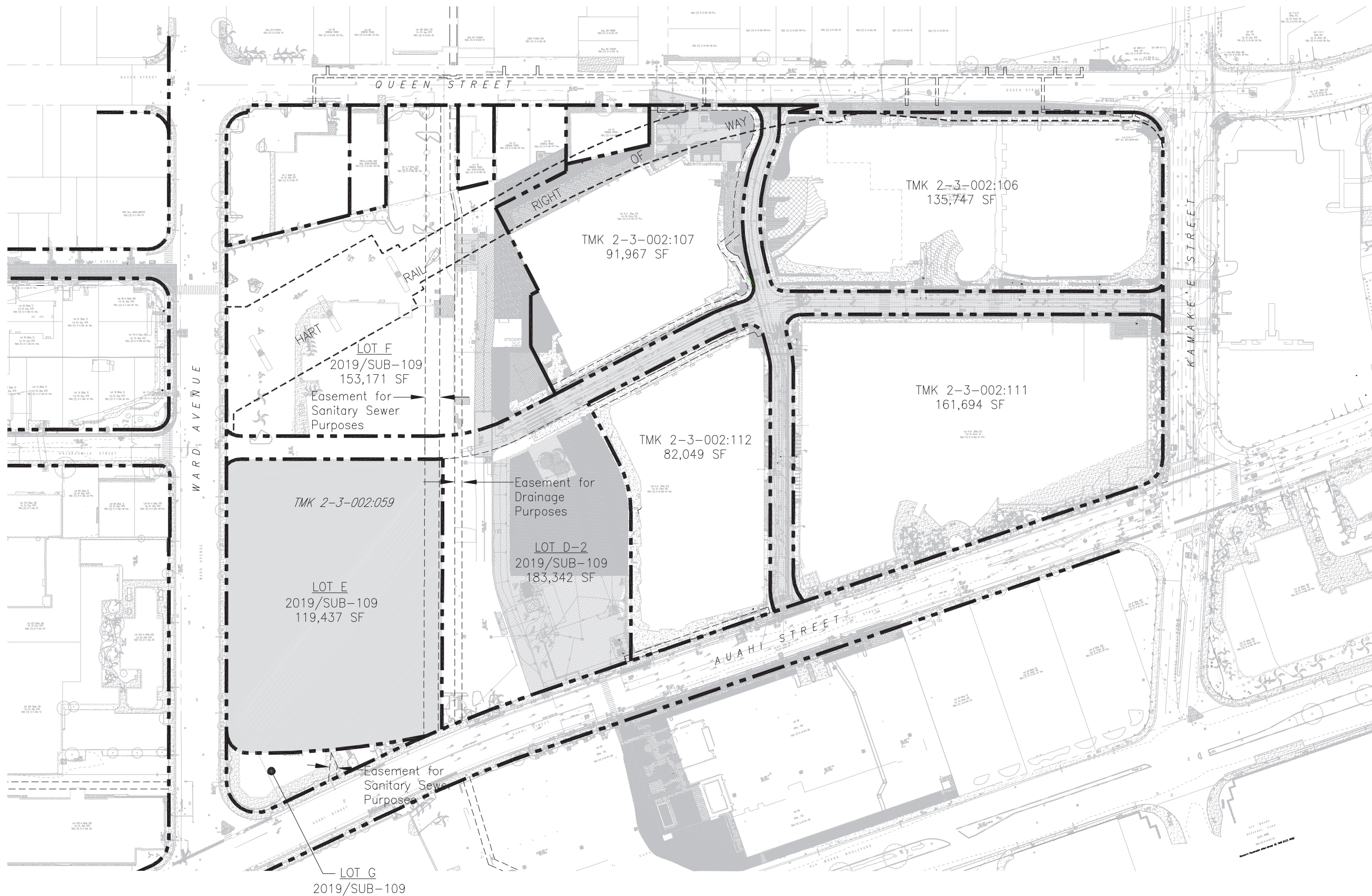
EXHIBITS



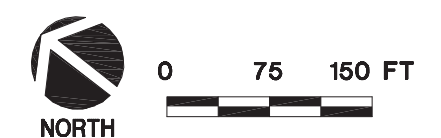
WARD VILLAGE.







- EXISTING TMKs
- EXISTING EASEMENT
- HART RAIL
RIGHT OF WAY



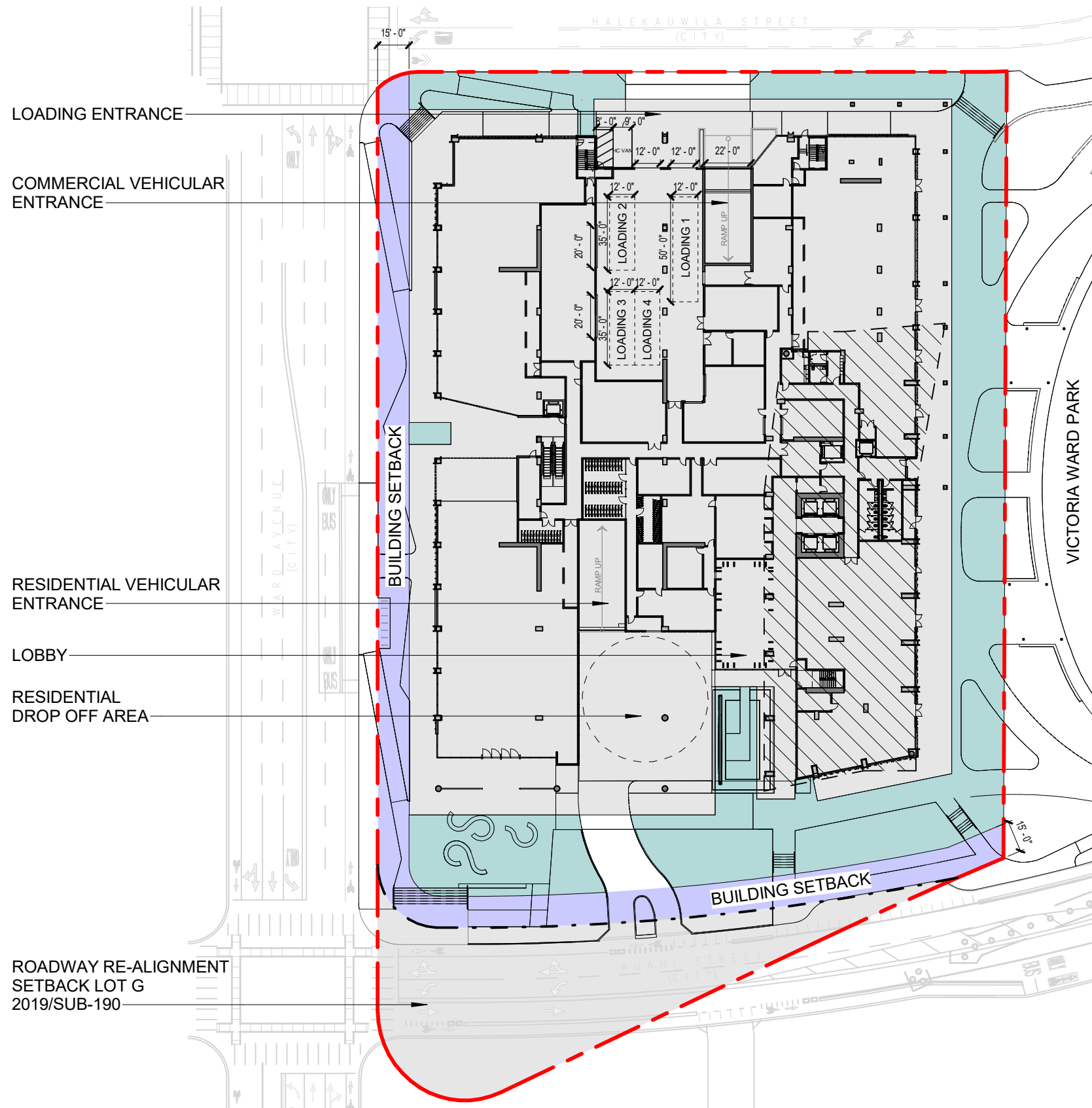





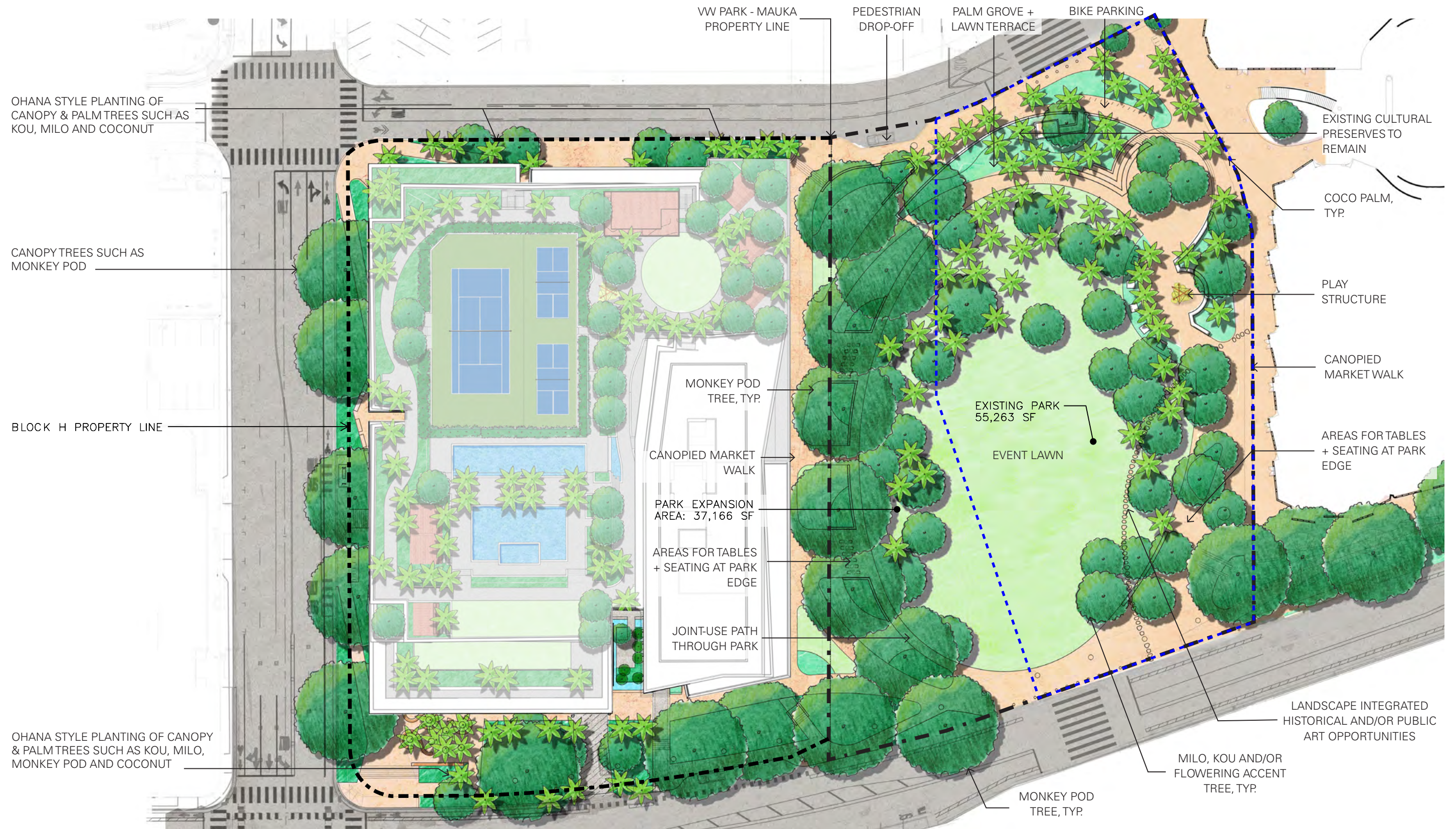


Exhibit 4 Site Plan, Level 1

Open Space Provided (SQ FT)	
Open Space Provided ¹	22,198
1. All open space is not covered.	

-  TOWER FOOTPRINT
-  BUILDING SETBACK
-  OPEN SPACE
-  EXISTING PROPERTY LINE
-  PROPOSED PROPERTY LINE



0 22.5 45

COMMERCIAL PARKING RAMP

LOADING

8 - FT BENCH

RESIDENTIAL BIKE PARKING

SURFBOARD STORAGE

RESIDENTIAL PARKING RAMP

COMMERCIAL BIKE PARKING

RESIDENTIAL DROP OFF AREA

VICTORIA WARD PARK

- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- BICYCLE CIRCULATION

0 25 50

COMMERCIAL PARKING RAMP

LOADING

PROPERTY LINE

8 - FT BENCH

RESIDENTIAL BIKE PARKING

SURFBOARD STORAGE

RESIDENTIAL PARKING RAMP

COMMERCIAL BIKE PARKING

RESIDENTIAL LOUNGE




RESIDENTIAL ENTRY GARDEN

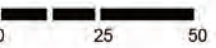
RESIDENTIAL DROP OFF

VICTORIA WARD PARK

Exhibit 7 Floor Plan, Level 1

Floor Area (SQ FT)				
Parking	Residential Interior ¹	Commercial Interior ^{1 2}	Total ³	
15,102	16,733	37,236	53,970	
Recreation Space Provided (SQ FT)				
Interior		Exterior	Total	
1,479		921	2,400	
Parking Provided				
Standard (ST)	Accessible (HC)	Acc. Van (HC VAN)	Compact (CO)	Total
0	0	1	0	1
Loading Provided				
Type	Number	Length	Width	Height
Medium	3	35' - 0"	12' - 0"	14' - 0"
Large	1	50' - 0"	12' - 0"	14'-0"
Total	4			
1. Shared floor area is divided between Resi. and Comm. Interior Residential Shared Area = (Resi GFA/Overall GFA) x Total Shared GFA Commercial Shared Area = (Com GFA/Overall GFA) x Total Shared GFA				
2. Commerical Area total includes 3,000 SF of Mezzanine space				
3. Total Floor Area does not include parking				

	RESIDENTIAL		SHARED RESIDENTIAL/COMMERCIAL
	COMMERCIAL		RECREATIONAL AREA
	PARKING		POTENTIAL FUTURE MEZZANINE BY TENANT



COMMERCIAL PARKING
ACCESS FROM PRIVATE DRIVE
(HALEKAUWILA EXTENSION)

RESIDENTIAL PARKING ACCESS
FROM AUAAHI STREET

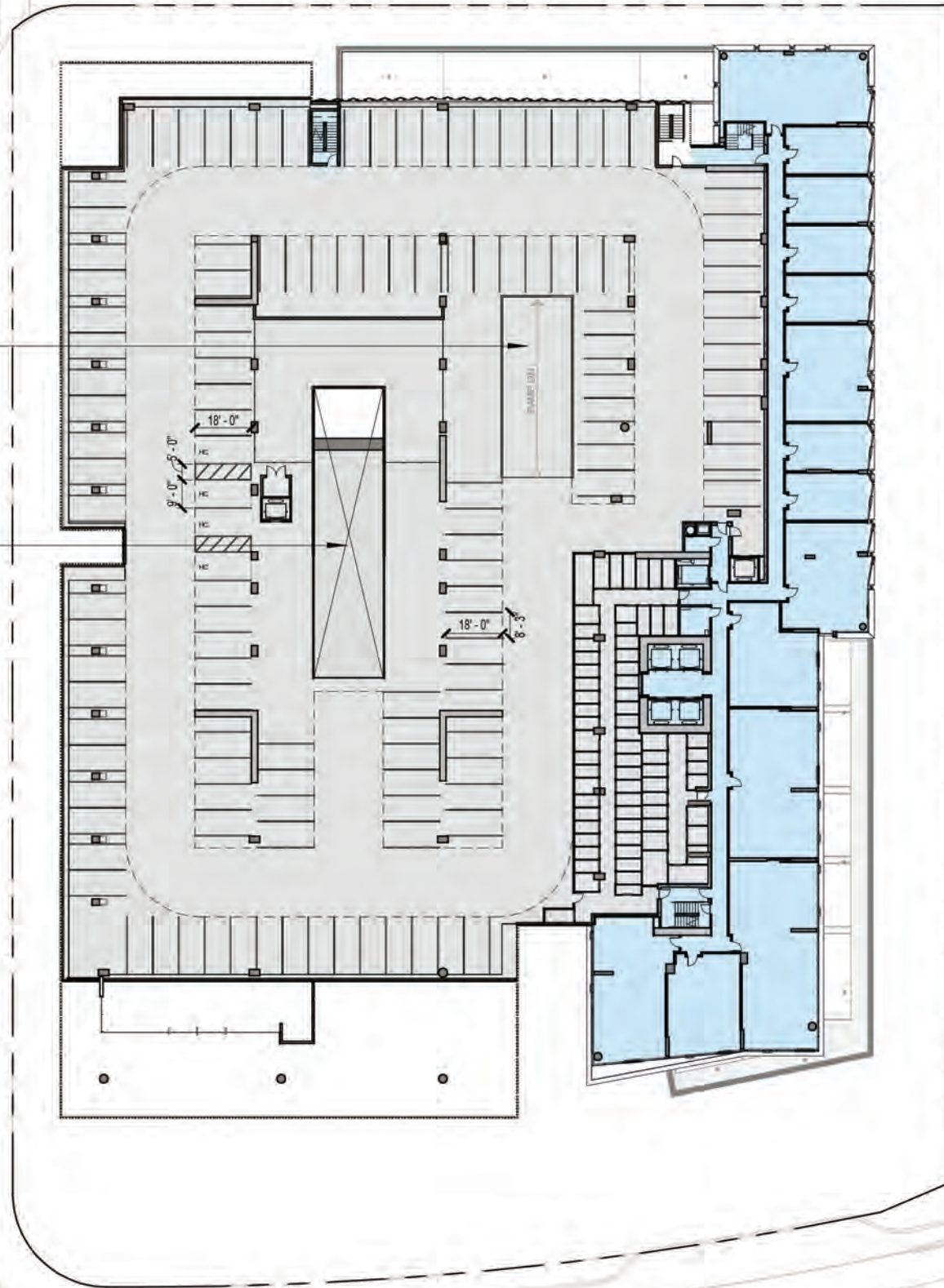


Exhibit 8 Floor Plan, Level 2

Floor Area (SQ FT)				
Parking		Residential		Total ¹
55,502		15,408		15,408
Parking Provided ²				
Standard (ST)	Accessible (HC)	Access. Van (HC VAN)	Compact (CO)	Total
120	4	0	4	128
1. Total Floor Area calculation does not include parking				
2. See floor plan for typical parking stall dimensions				

RESIDENTIAL
PARKING

0 25 50



Exhibit 9

Floor Plan, Level 3

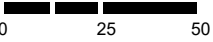
Floor Area (SQ FT)				
Parking	Residential Interior ¹		Total ²	
54,212	15,441		15,441	
Recreation Space Provided (SQ FT)				
Interior		Exterior		Total
--		4,313		4,313
Parking Provided				
Standard (ST)	Accessible (HC)	Access. Van (HC VAN)	Compact (CO)	Total
163	3	2	5	173

1. Elevator overruns are not included in Floor Area

2. Total Floor Area calculation does not include parking

3. See floor plan for typical parking stall dimensions

- RESIDENTIAL
- PARKING
- OUTDOOR RECREATION SPACE



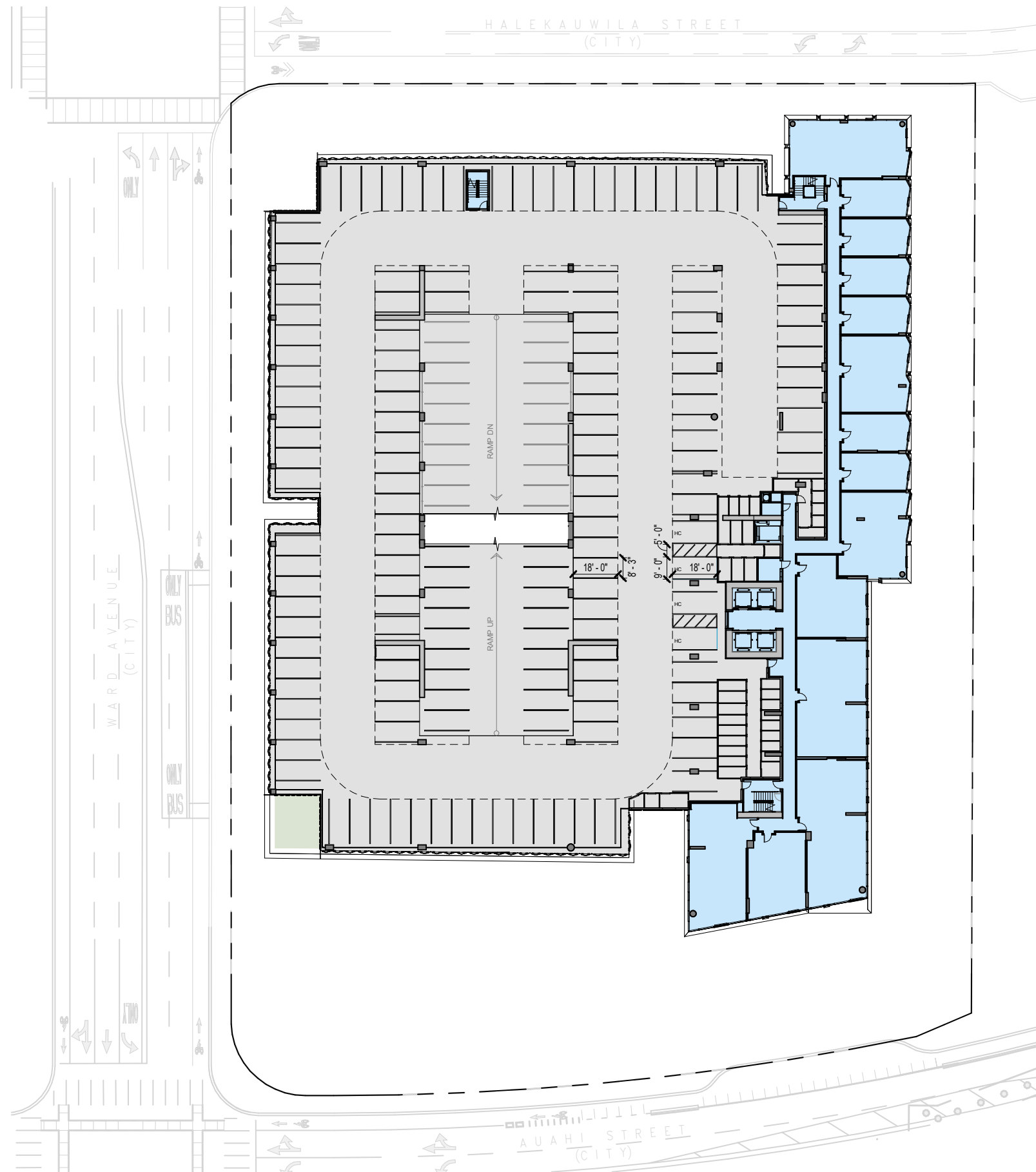


Exhibit 10 Floor Plan, Level 4

Floor Area (SQ FT)				
Parking		Residential		Total ¹
56,278		15,373		15,373
Parking Provided				
Standard (ST)	Accessible (HC)	Access. Van (HC VAN)	Compact (CO)	Total
172	4	0	0	176

1. Total Floor Area calculation does not include parking

2. See floor plan for typical parking stall dimensions

RESIDENTIAL
PARKING

0 25 50

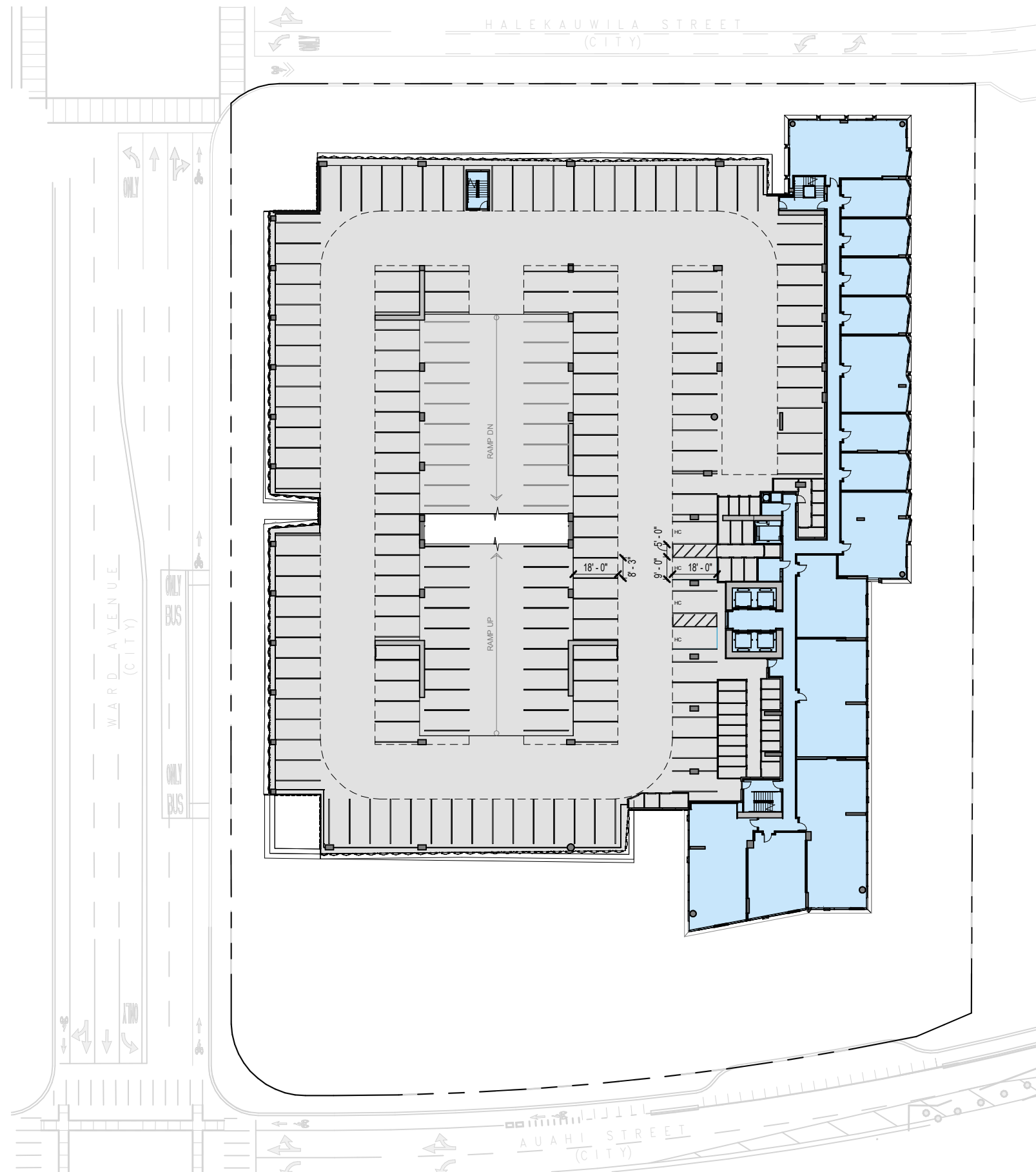


Exhibit 11 Floor Plan, Level 5

Floor Area (SQ FT)				
Parking		Residential		Total¹
56,171		15,429		15,429
Parking Provided				
Standard (ST)	Accessible (HC)	Access. Van (HC VAN)	Compact (CO)	Total
172	4	0	0	176
1. Total Floor Area calculation does not include parking				
2. See floor plan for typical parking stall dimensions				

RESIDENTIAL
PARKING

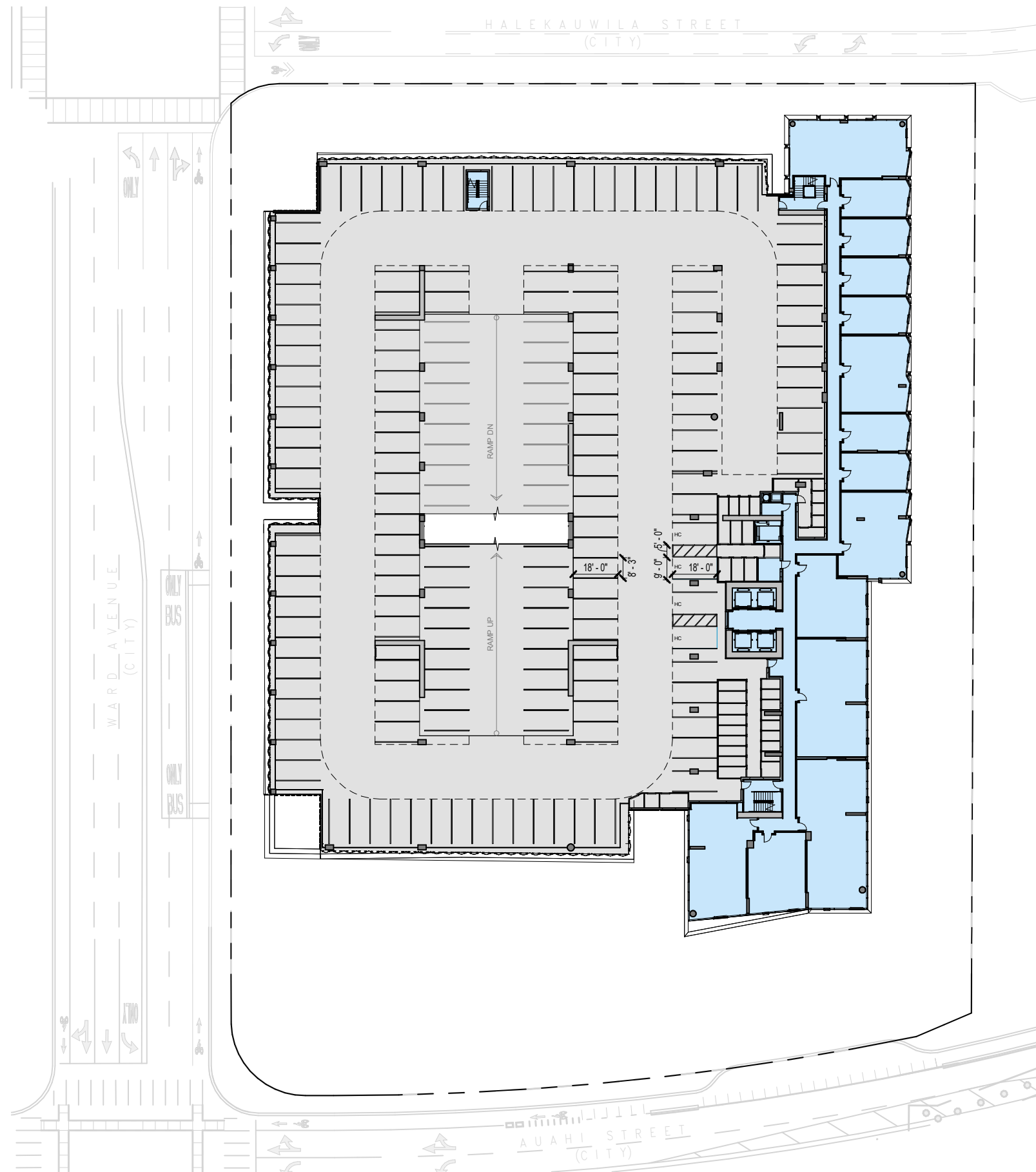


Exhibit 12 Floor Plan, Level 6

Floor Area (SQ FT)				
Parking		Residential		Total ¹
56,337		15,323		15,323
Parking Provided				
Standard (ST)	Accessible (HC)	Access. Van (HC VAN)	Compact (CO)	Total
172	4	0	0	176
1. Total Floor Area calculation does not include parking				
2. See floor plan for typical parking stall dimensions				

RESIDENTIAL

PARKING

0 25 50

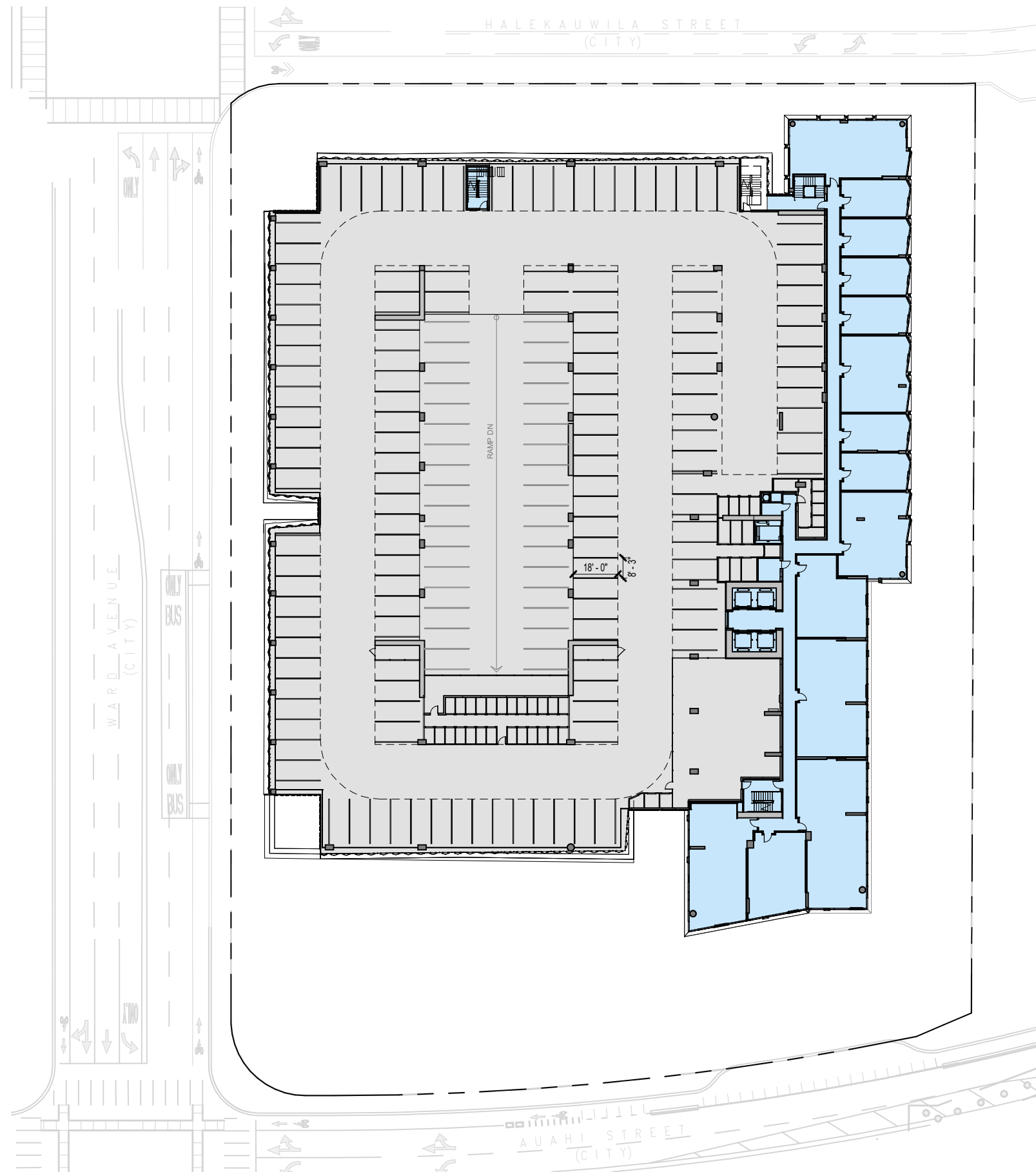




Exhibit 13 Floor Plan, Level 7

Floor Area (SQ FT)				
Parking		Residential		Total ¹
52,185		15,436		15,436
Parking Provided				
Standard (ST)	Accessible (HC)	Access. Van (HC VAN)	Compact (CO)	Total
130	0	0	0	130

1. Total Floor Area calculation does not include parking

2. See floor plan for typical parking stall dimensions

 RESIDENTIAL

 PARKING

0 25 50

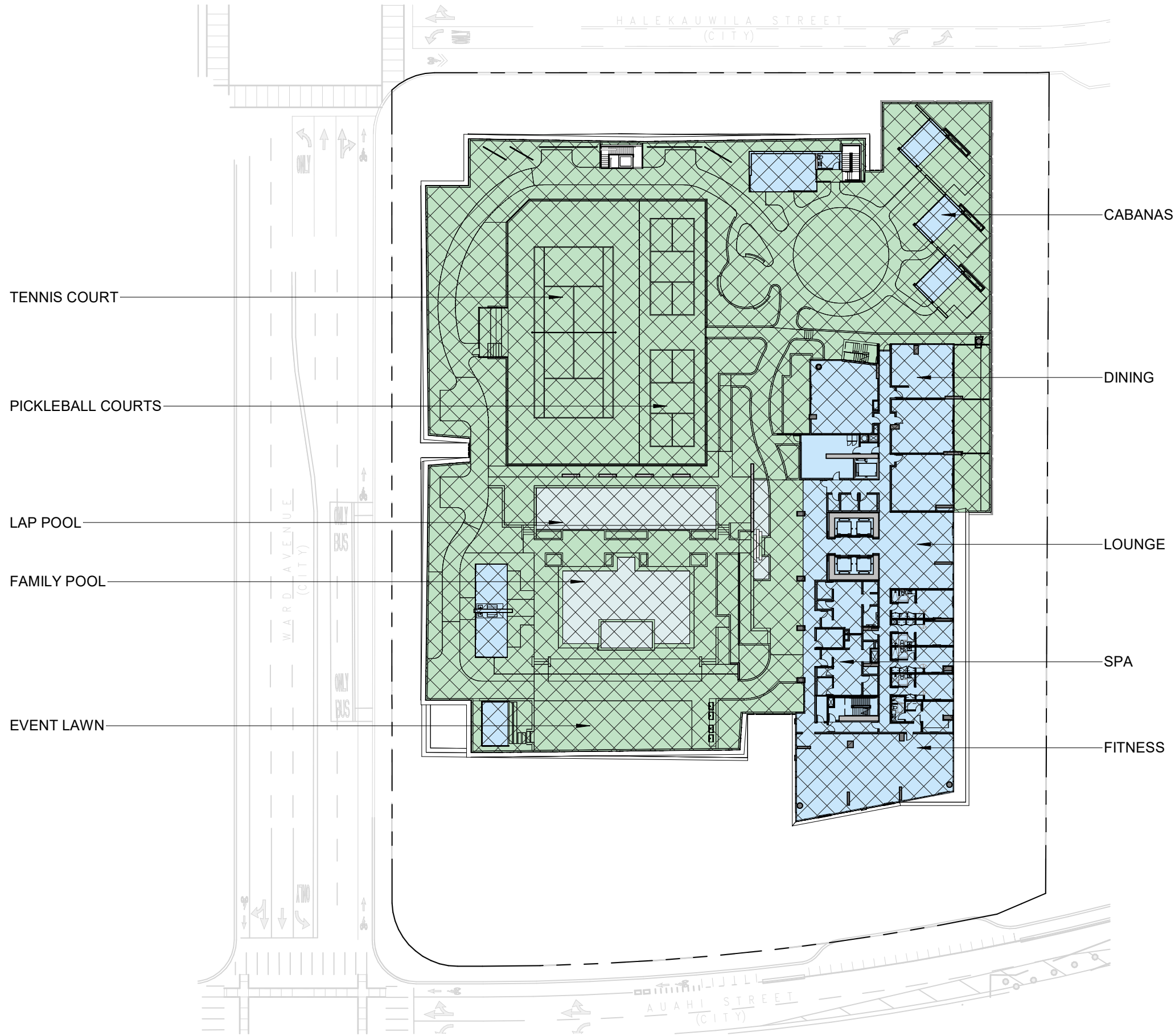


Exhibit 14 Floor Plan, Level 8 - Amenity Deck

Floor Area (SQ FT)			
Interior			Exterior
Tower	Deck	Total	Deck
14,808	2,321	17,129	53,949
Recreation Space Provided (SQ FT)			
Interior		Exterior	Total
14,997		53,949	68,946

*NOTE: UP TO 15% OF OUTDOOR AMENITIES MAY BE COVERED RECREATIONAL FEATURES.

- INTERIOR RESIDENTIAL AREA
- EXTERIOR RESIDENTIAL AREA
- RECREATION SPACE

0 25 50

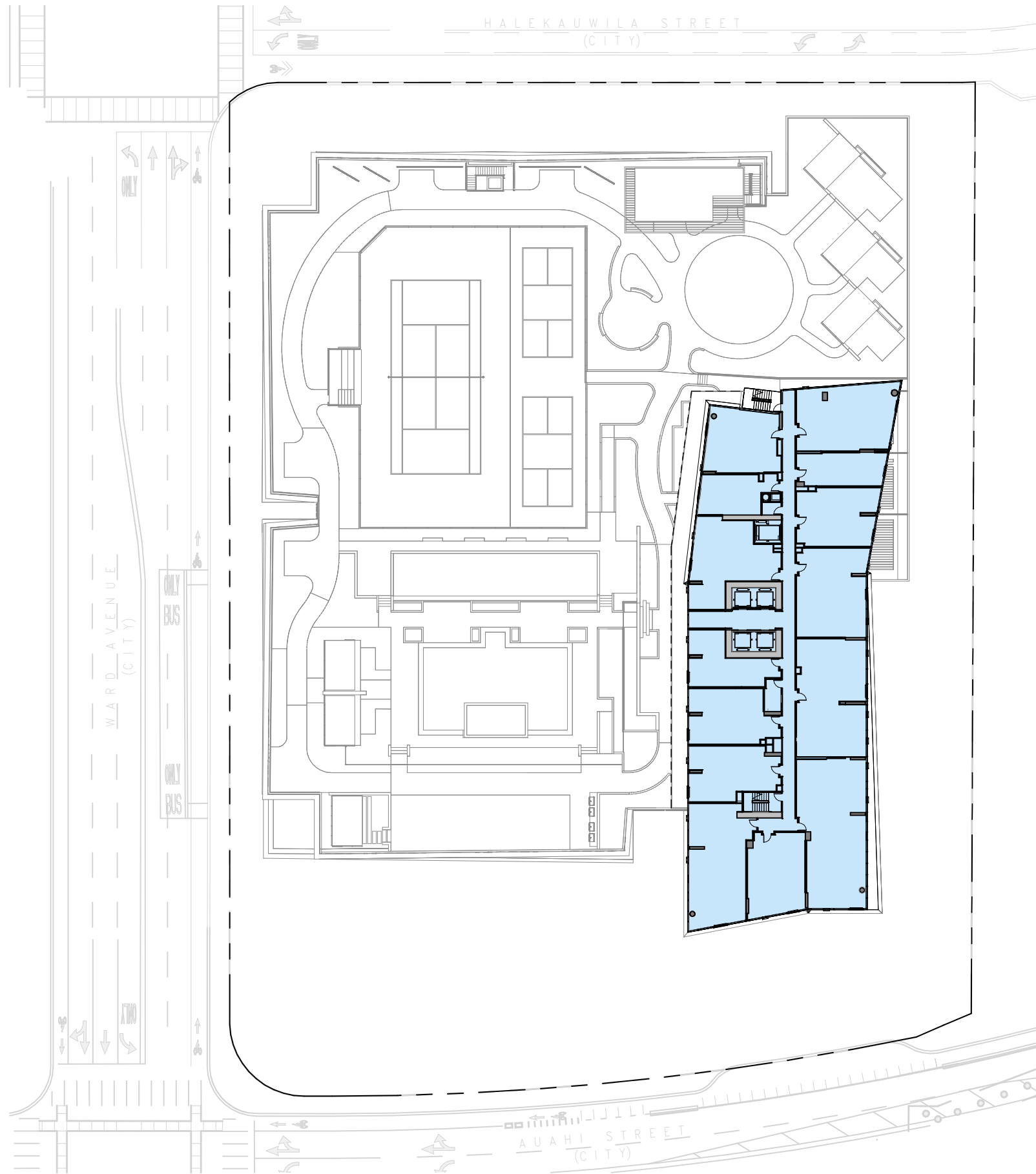


Exhibit 15 Floor Plan, Levels 9 - 41 (Odd Floors Only)

Tower Floor Area + Footprint (SQ FT)		
# of Floors	Residential	Building Footprint
17	15,836	15,978

RESIDENTIAL

0 25 50

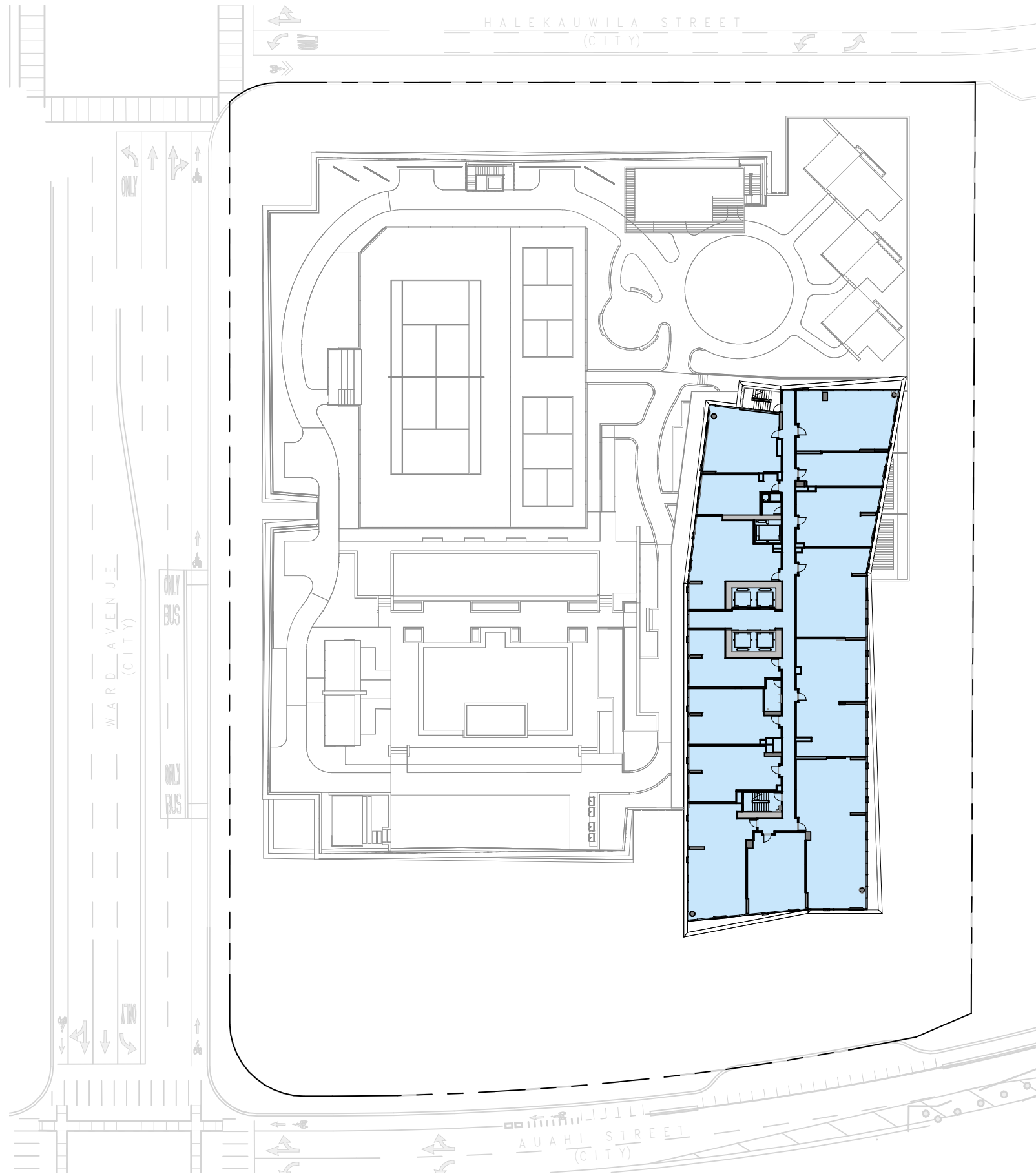


Exhibit 16 Floor Plan, Levels 10, 14, 18, 22, 26, 30, 34, 38

Tower Floor Area + Footprint (SQ FT)		
# of Floors	Residential	Building Footprint
8	15,630	15,772

 RESIDENTIAL

0 25 50

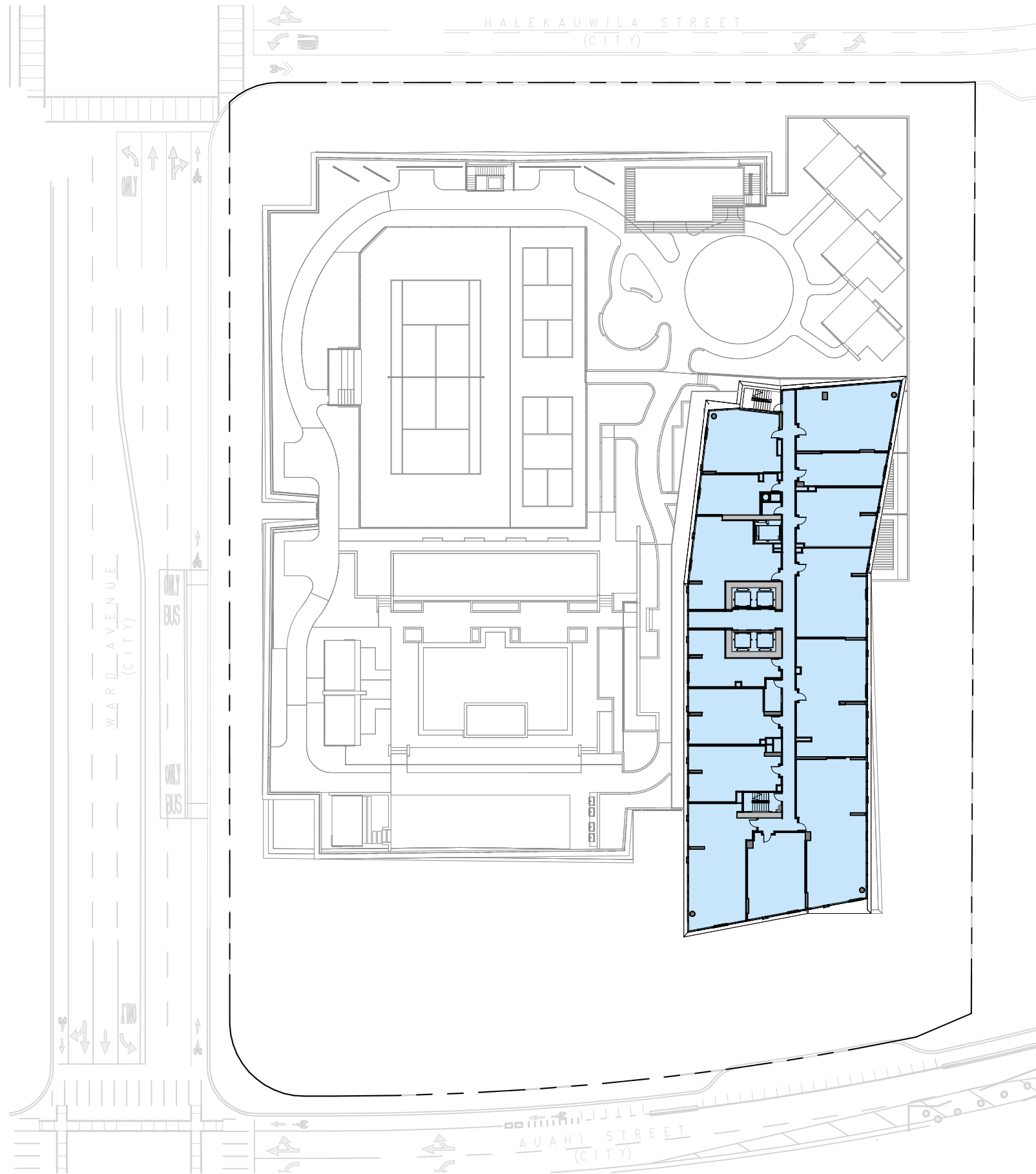


Exhibit 17 Floor Plan, Levels 12, 16, 20, 24, 28, 32, 36, 40

Tower Floor Area + Footprint (SQ FT)		
# of Floors	Residential	Building Footprint
8	15,766	15,908

 RESIDENTIAL

0 25 50

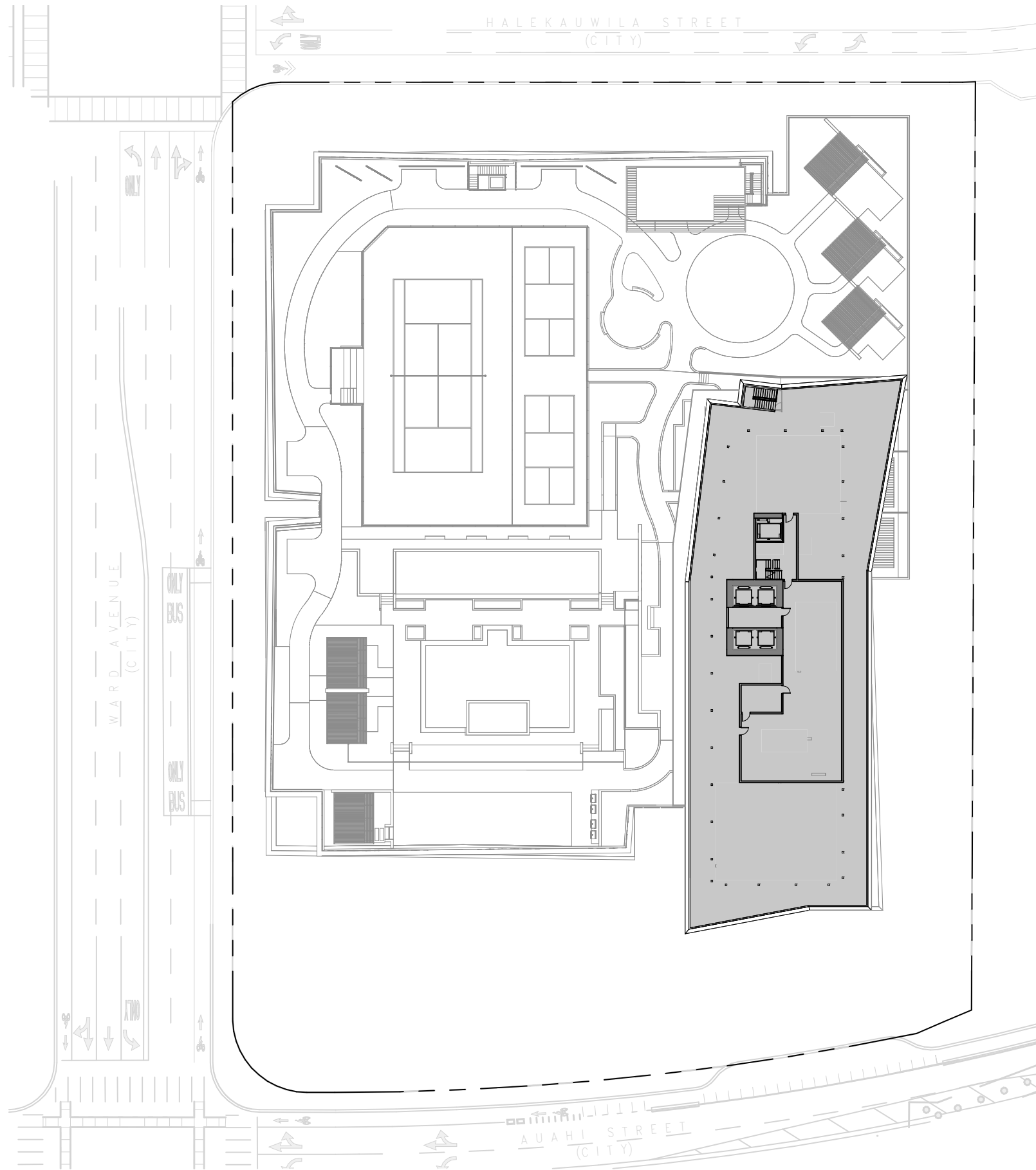
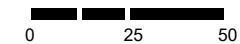


Exhibit 18 Floor Plan, Level 42 - Roof

Tower Floor Area + Footprint (SQ FT)			
Residential	Commercial	Parking	Building Footprint
0	0	0	15,524

ROOF AREA



Open Space Provided (15-22-64)	
Open Space Required (SQ FT)	
Site Area	131,743
Required Percentage of Open Space	10%
Open Space Required	13,174
Open Space Provided (SQ FT)	
Open Space Provided	22,198

Recreation Space Provided (15-22-65)			
Recreation Space Required (SQ FT)			
Dwelling Units		546	
Required Recreation Space per Unit		55	
Recreation Space Required		30,030	
Recreation Space Provided (SQ FT)			
Floor	Interior	Exterior	Total
1	1,479	921	2,400
3	0	4,313	4,313
8	14,997	53,949	68,946
TOTAL			75,659

Off Street Loading Count (15-22-68)		
Recreation Space Required (SQ FT)		
Location	Floor Area	Spaces
Retail Area	37,236	3
Residential Area	646,660	4
Total	683,896	7
Allowed Reduction ¹	50%	3.5
Total Required		4
Total Provided		4
1. Allowed reduction per 15-22-68 (e).		

Off-Street Residential Parking Required					
Required Minimum Residential Parking Stalls				Market Required	
Unit Type	# of Units	Ratio	Min. Req. Spaces	Ratio	Req. Spaces
600 SF or less	135	0.9	122	1	135
Between 600-800 SF	171	1.13	194	1.25	214
800 SF or more	240	1.35	324	2	480
HCDA Req. Minimum Parking (15-22-67)			640		
Resi. Acces. Parking		2% of Stalls	13	2% of Stalls	17
Guest Parking		1/10 Units	55	6% of Stalls	50
Guest Acces. Parking		1/25 Gst. Stalls	3	1/25 Gst. Stalls	2
TOTAL REQUIRED	546	--	711	--	898
Required Minimum Commercial Parking Stalls				Market Required	
Area Type	Area	Ratio	Min. Req. Spaces	Ratio	Req. Spaces
Eating + Drinking	13,033	0.9/300 SQ FT	40	1/250	53
Eating + Drinking Acc.	13,777	1/444 SQ FT	32	1/250	56
Commercial + Other	10,426	1/444 SQ FT	24	1/250	42
HCDA Req. Minimum Parking (15-22-67)			96		
Com. Acces. Parking	--	2% of Stalls	2	2% of Stalls	4
TOTAL REQUIRED	37,236	--	98	--	155

OVERALL TOTAL	809	1053
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Parking Provided					
Parking Provided On-Site					
Floor	Standard (ST)	Accessible (HC)	Acc. Van (HC VAN)	Compact (CO)	Total
7	130	0	0	0	130
6	172	4	0	0	176
5	172	4	0	0	176
4	172	4	0	0	176
3	163	3	2	5	173
2	120	4	0	4	128
1	0	0	1	0	1
TOTAL PARKING	929	19	3	9	960

Parking Summary					
Commercial	Comm. ADA	Residential	Residential ADA	Resi. Guest	Total
124	5	788	17	26	960

Floor Area Summary							
Floor	Height (FT)	Flr to Flr	Resi.	Commercial	Parking	HCDA Flr Area	Twr Footprint
Roof	+400.00	10.33	0			0	15,524
L41	+388.67	11.33	15,836			15,836	15,978
L40	+379.33	9.33	15,766			15,766	15,908
L39	+370.00	9.33	15,836			15,836	15,978
L38	+360.67	9.33	15,630			15,630	15,772
L37	+351.33	9.33	15,836			15,836	15,978
L36	+342.00	9.33	15,766			15,766	15,908
L35	+332.67	9.33	15,836			15,836	15,978
L34	+323.33	9.33	15,630			15,630	15,772
L33	+314.00	9.33	15,836			15,836	15,978
L32	+304.67	9.33	15,766			15,766	15,908
L31	+295.33	9.33	15,836			15,836	15,978
L30	+286.00	9.33	15,630			15,630	15,772
L29	+276.67	9.33	15,836			15,836	15,978
L28	+267.33	9.33	15,766			15,766	15,908
L27	+258.00	9.33	15,836			15,836	15,978
L26	+248.67	9.33	15,630			15,630	15,772
L25	+239.33	9.33	15,836			15,836	15,978
L24	+230.00	9.33	15,766			15,766	15,908
L23	+220.67	9.33	15,836			15,836	15,978
L22	+211.33	9.33	15,630			15,630	15,772
L21	+202.00	9.33	15,836			15,836	15,978
L20	+192.67	9.33	15,766			15,766	15,908
L19	+183.33	9.33	15,836			15,836	15,978
L18	+174.00	9.33	15,630			15,630	15,772
L17	+164.67	9.33	15,836			15,836	15,978
L16	+155.33	9.33	15,766			15,766	15,908
L15	+146.00	9.33	15,836			15,836	15,978
L14	+136.67	9.33	15,630			15,630	15,772
L13	+127.33	9.33	15,836			15,836	15,978
L12	+118.00	9.33	15,766			15,766	15,908
L11	+108.67	9.33	15,836			15,836	15,978
L10	+99.33	9.33	15,630			15,630	15,772
L9	+90.00	9.33	15,836			15,836	15,978
L8	+75.00	15.00	17,129			17,129	14,894
L7	+64.67	10.33	15,436		52,185	15,436	--
L6	+55.33	9.33	15,323		56,337	15,323	--
L5	+46.00	9.33	15,429		56,171	15,429	--
L4	+36.67	9.33	15,373		56,278	15,373	--
L3	+27.33	9.33	15,441		54,212	15,441	--
L2	+18.00	9.33	15,408		55,502	15,408	--
L1	+0.00	18.00	16,733	37,236	15,102	53,970	--
TOTAL			646,660	37,236	345,787	683,896	

ROOF
400' - 0"

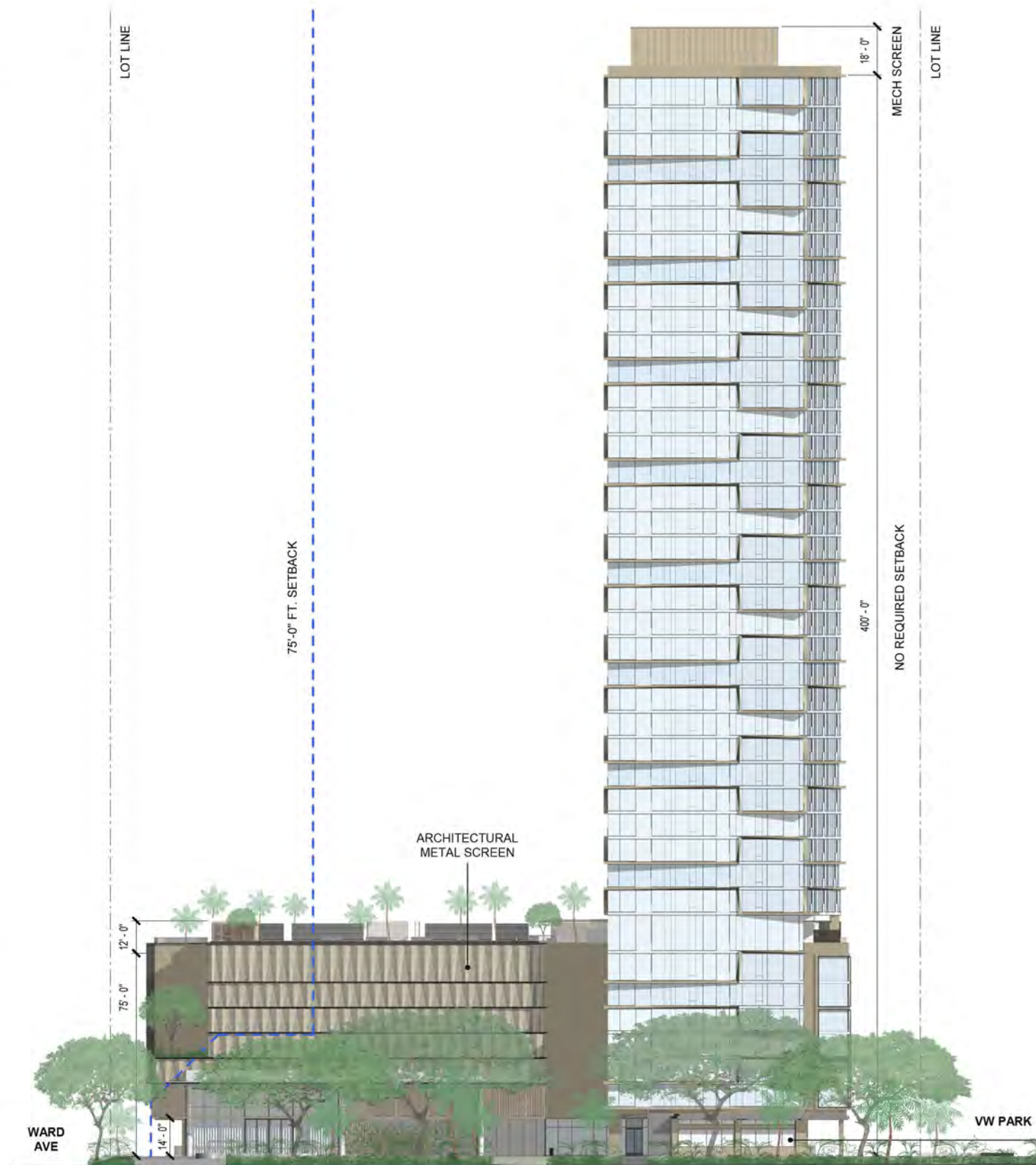
L8 T.O.S.
75' - 0"

L2 T.O.S.
18' - 0"

GROUND LVL
0' - 0"

STREET LVL
-3' - 8"

SEA LVL
-8' - 3"



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

All final retail elevations and finish materials to be determined by retail tenants and will be delivered prior to occupancy with temporary vinyl-wrapped facades.

0 25 50

ROOF
400' - 0"

L8 T.O.S.
75' - 0"

L2 T.O.S.
18' - 0"

GROUND LVL
0' - 0"

STREET LVL
-3' - 8"

SEA LVL
-8' - 3"

AUAHI
ST

HALEKAUWILA
ST

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

All final retail elevations and finish materials
to be determined by retail tenants and will
be delivered prior to occupancy with
temporary vinyl-wrapped facades.

0 25 50

ROOF
400' - 0"

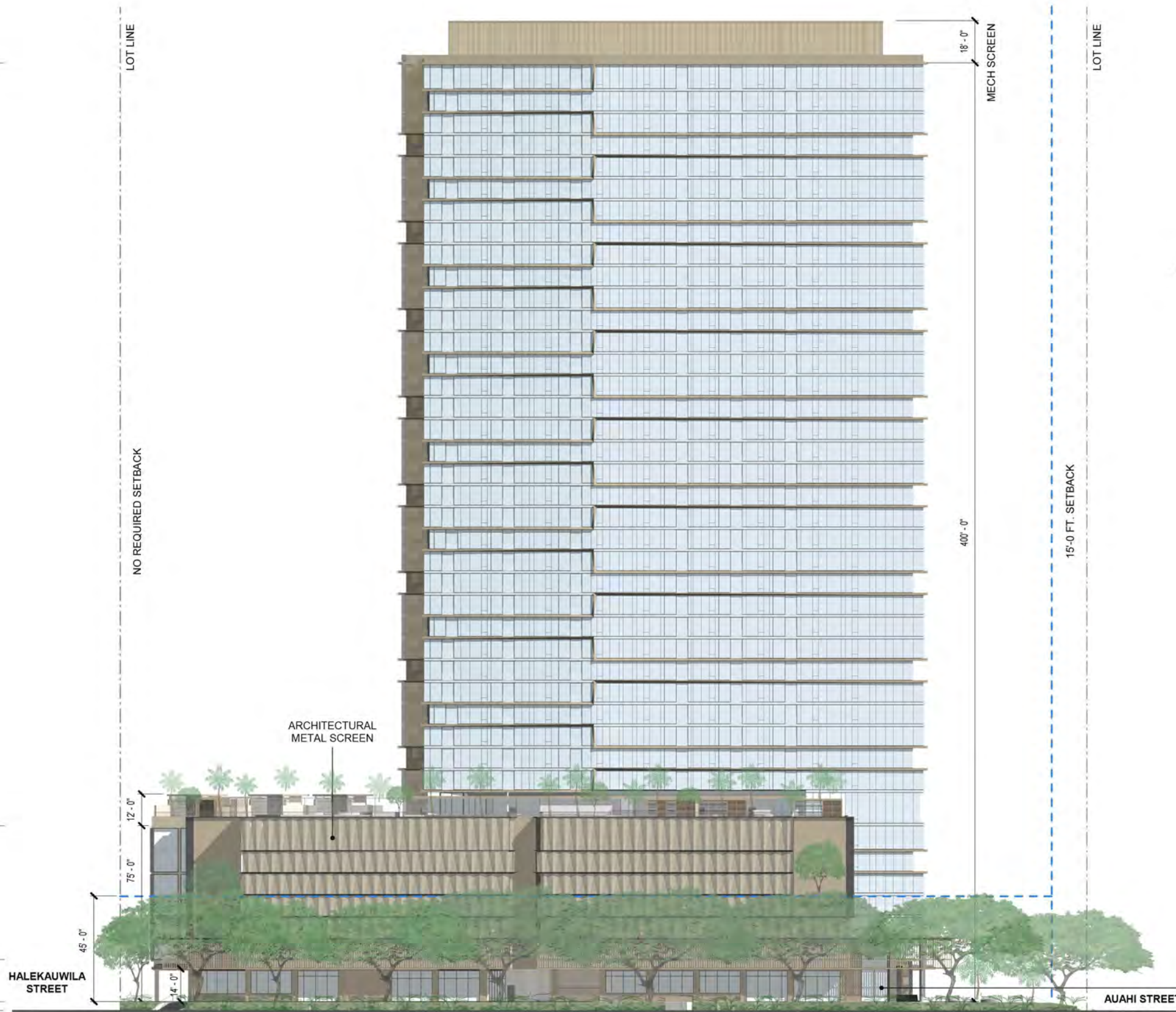
L8 T.O.S.
75' - 0"

L2 T.O.S.
18' - 0"

GROUND LVL
0' - 0"

STREET LVL
-3' - 8"

SEA LVL
-8' - 3"



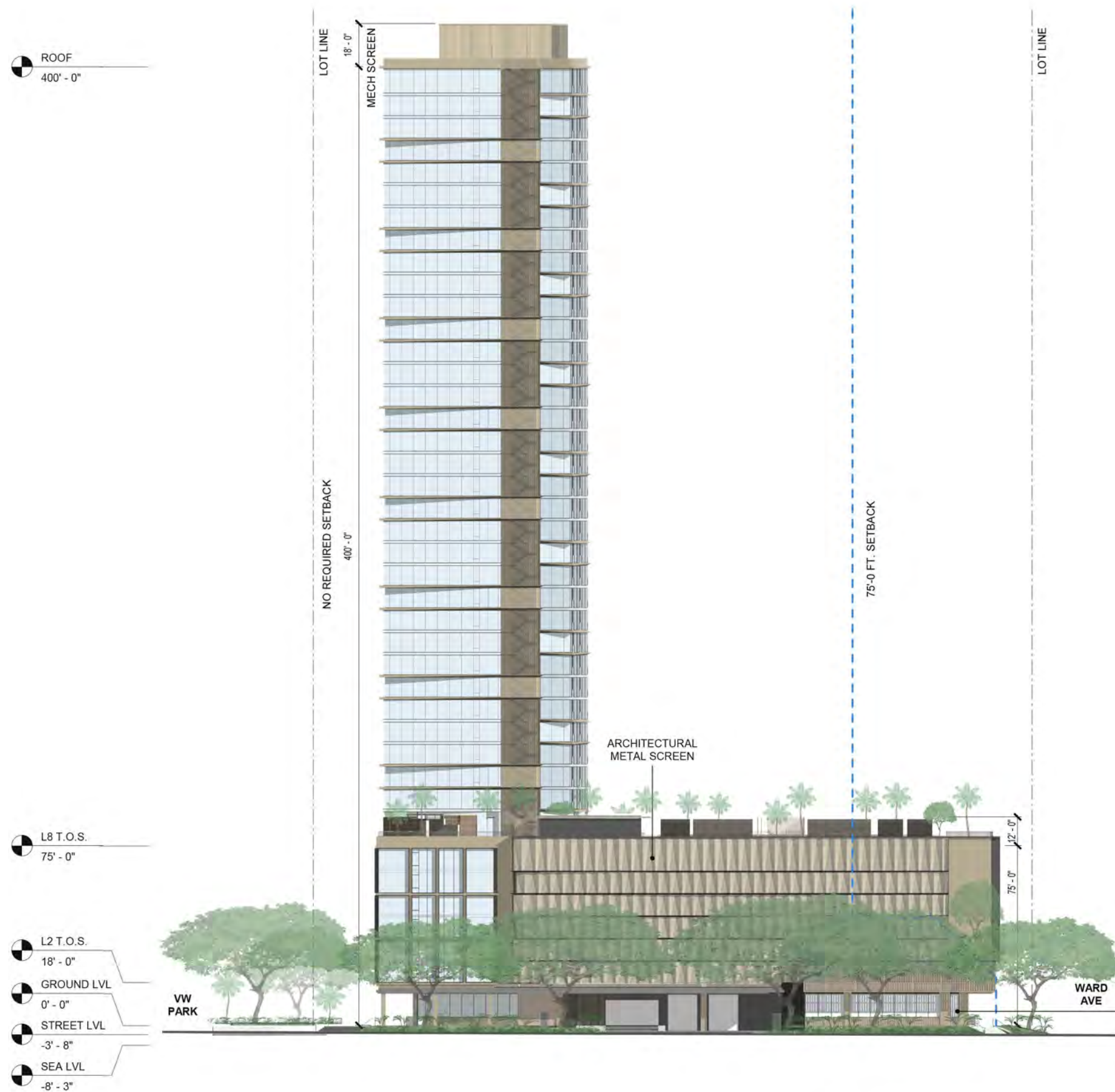
*HCDA RULE 15-22-77: NO BUILDING SHALL CONTAIN A REFLECTIVE SURFACE FOR MORE THAN 30 % OF THAT WALL'S SURFACE AREA.

All final retail elevations and finish materials to be determined by retail tenants and will be delivered prior to occupancy with temporary vinyl-wrapped facades.

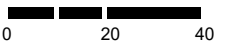
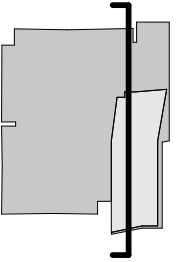
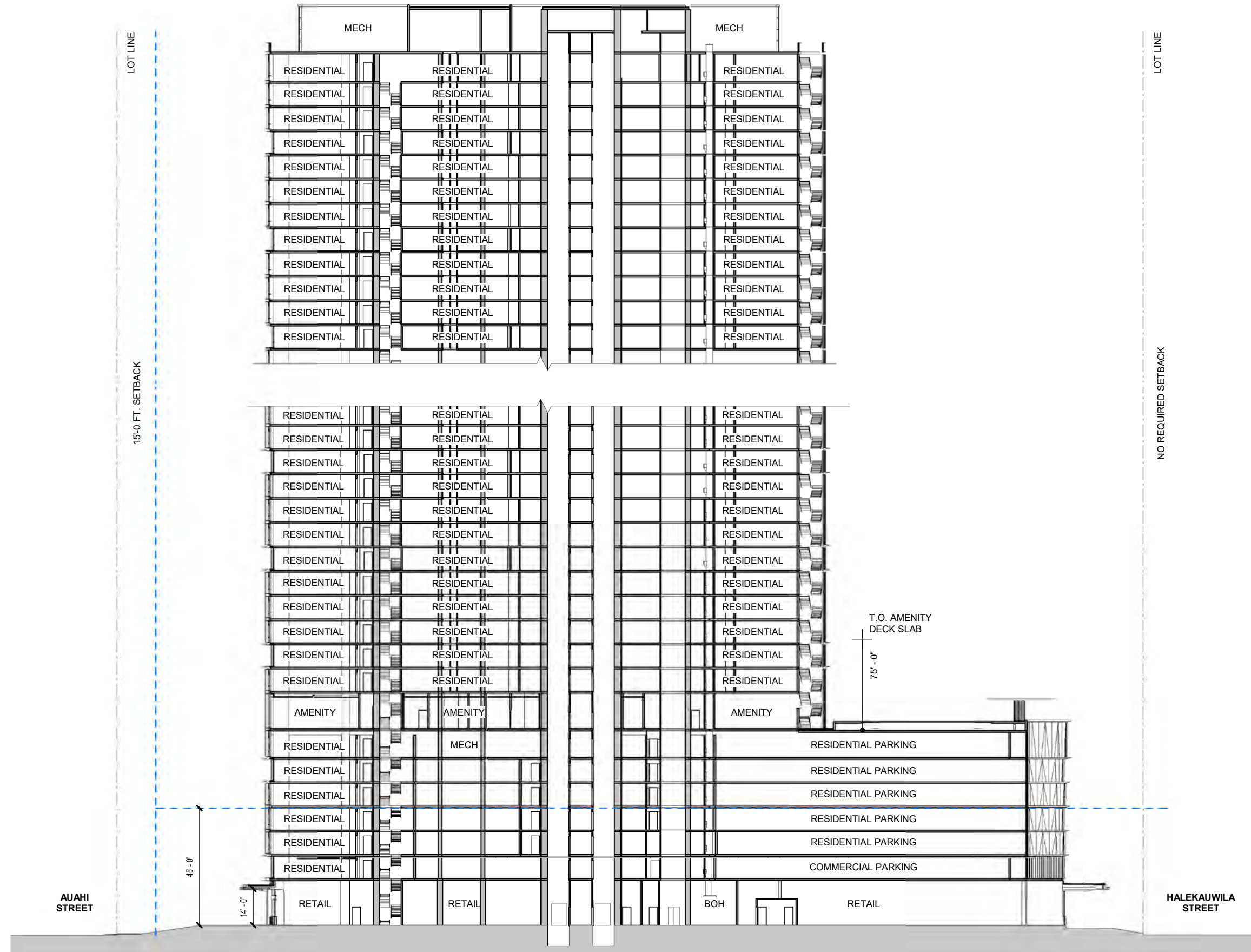
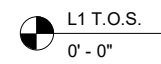
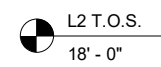
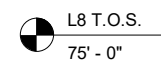
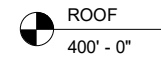
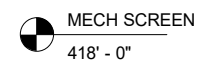
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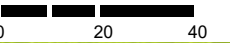
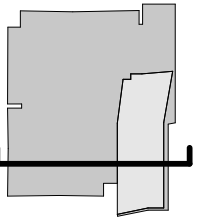
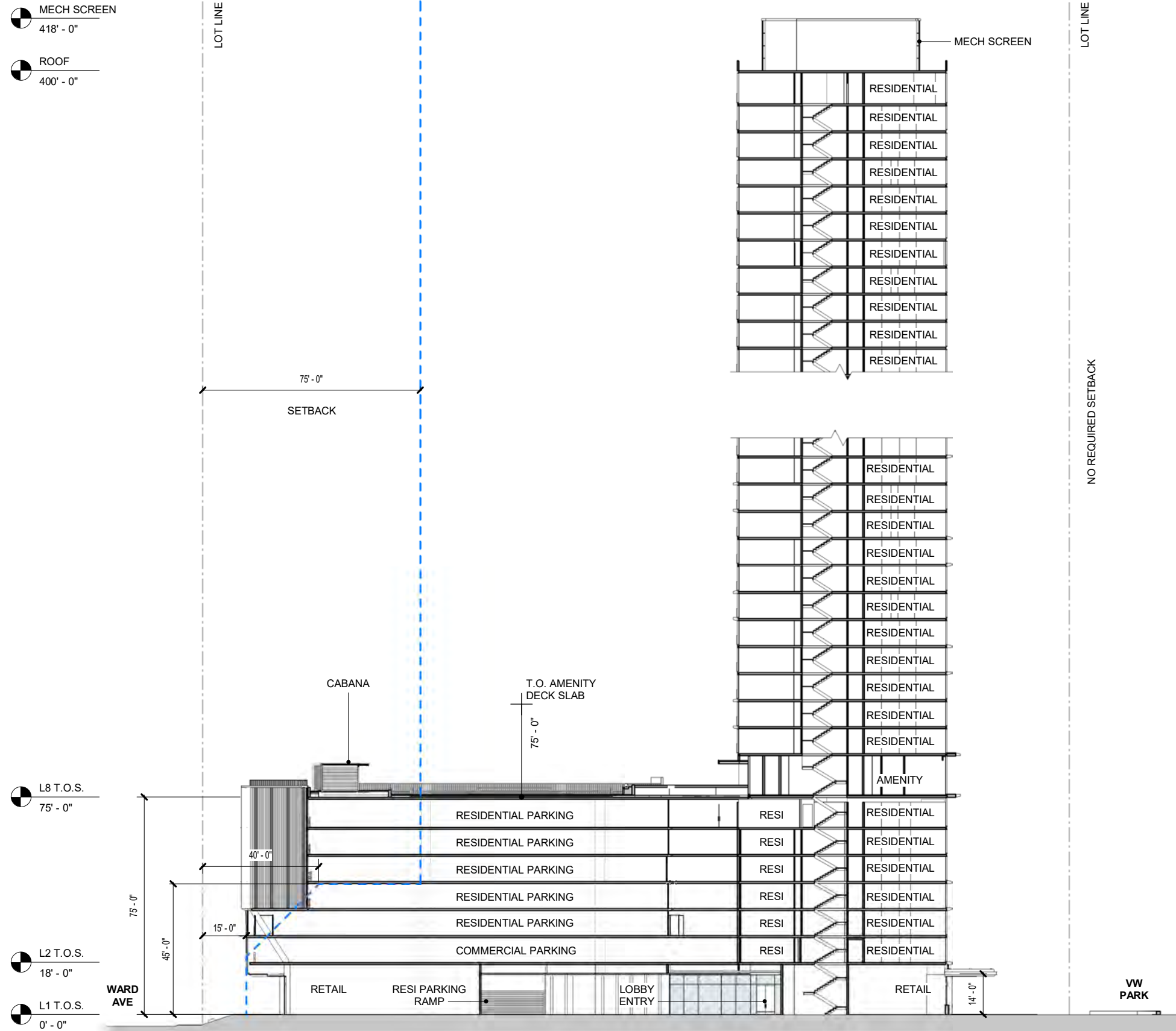
*HCDA RULE 15-22-77: NO BUILDING SHALL CONTAIN A REFLECTIVE SURFACE FOR MORE THAN 30 % OF THAT WALL'S SURFACE AREA.

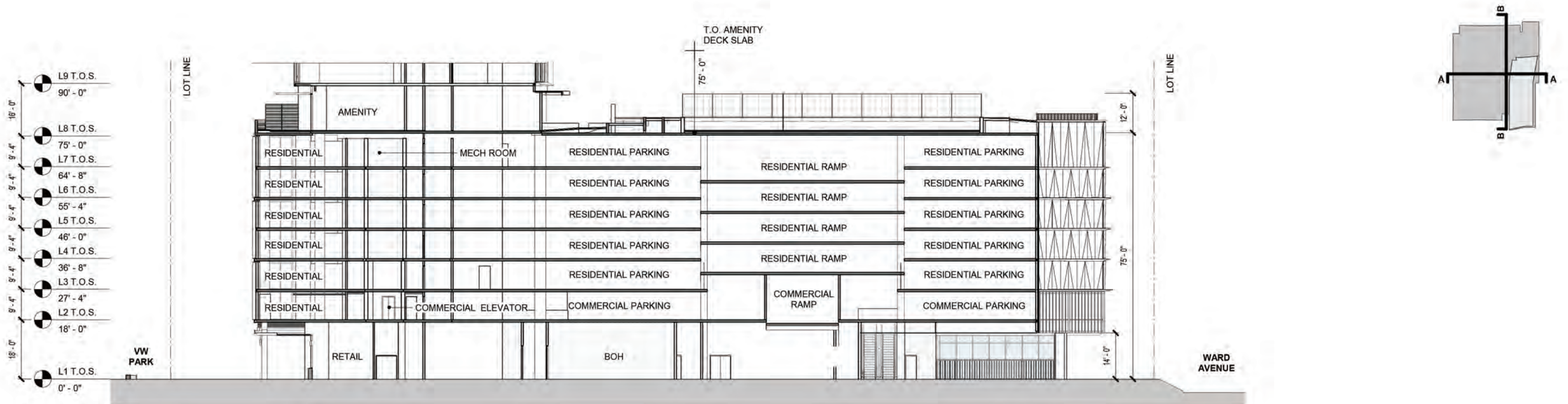


All final retail elevations and finish materials to be determined by retail tenants and will be delivered prior to occupancy with temporary vinyl-wrapped facades.

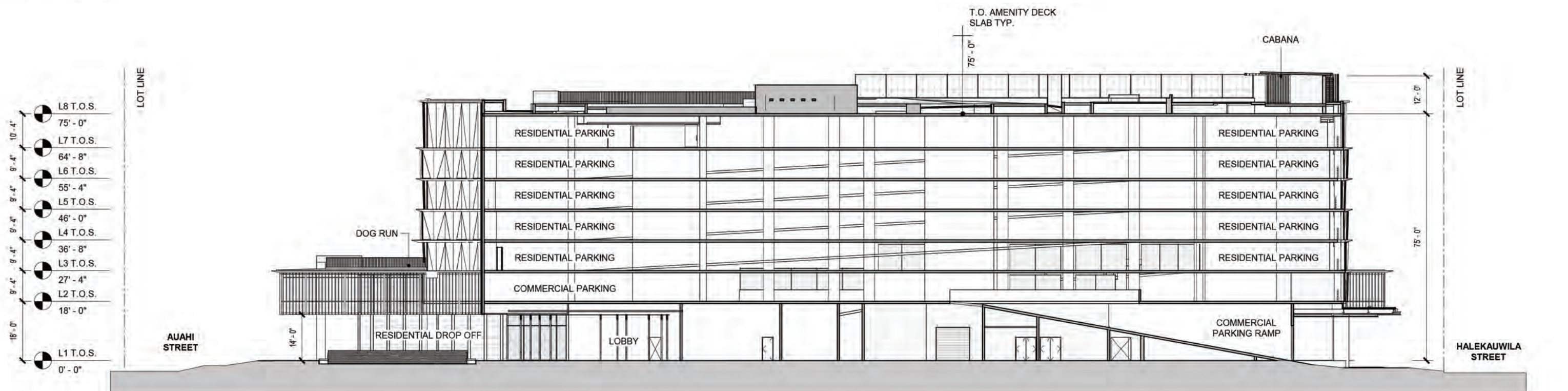


- MECH SCREEN
418' - 0"
- ROOF
400' - 0"

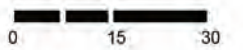


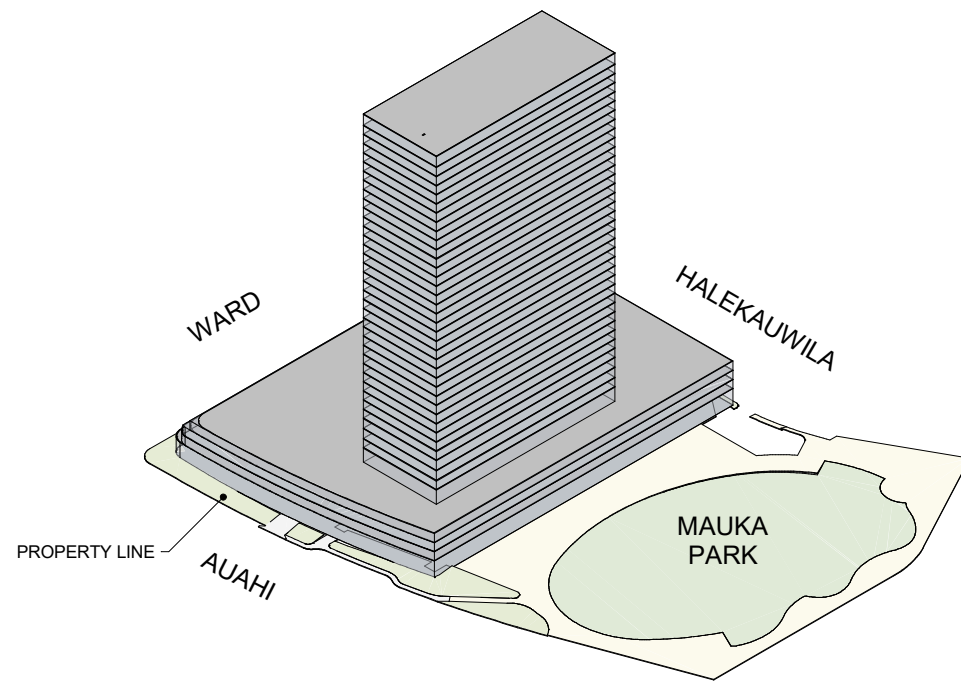


SECTION A-A



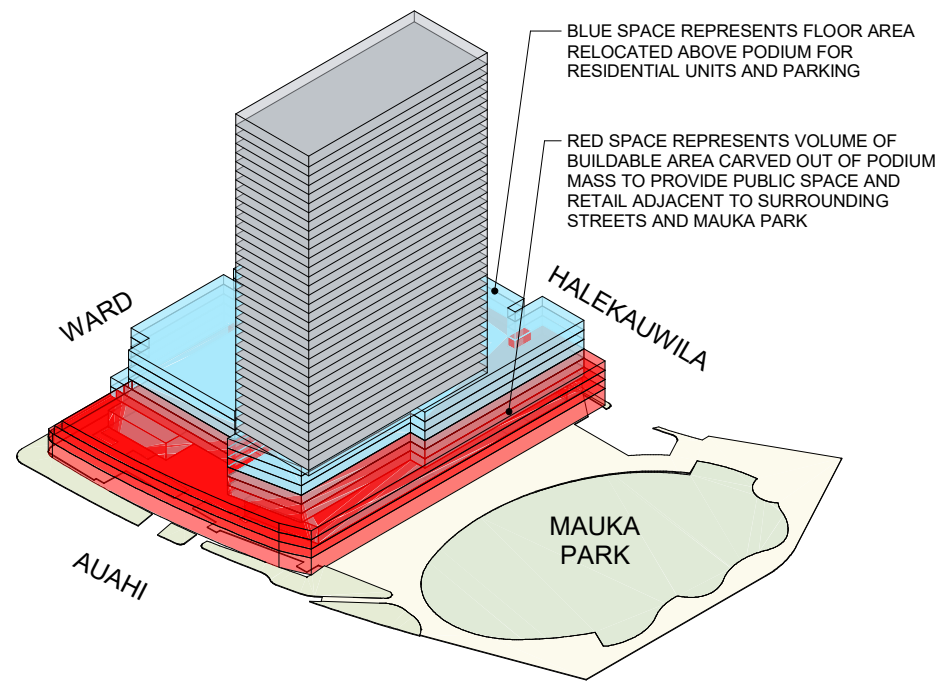
SECTION B-B





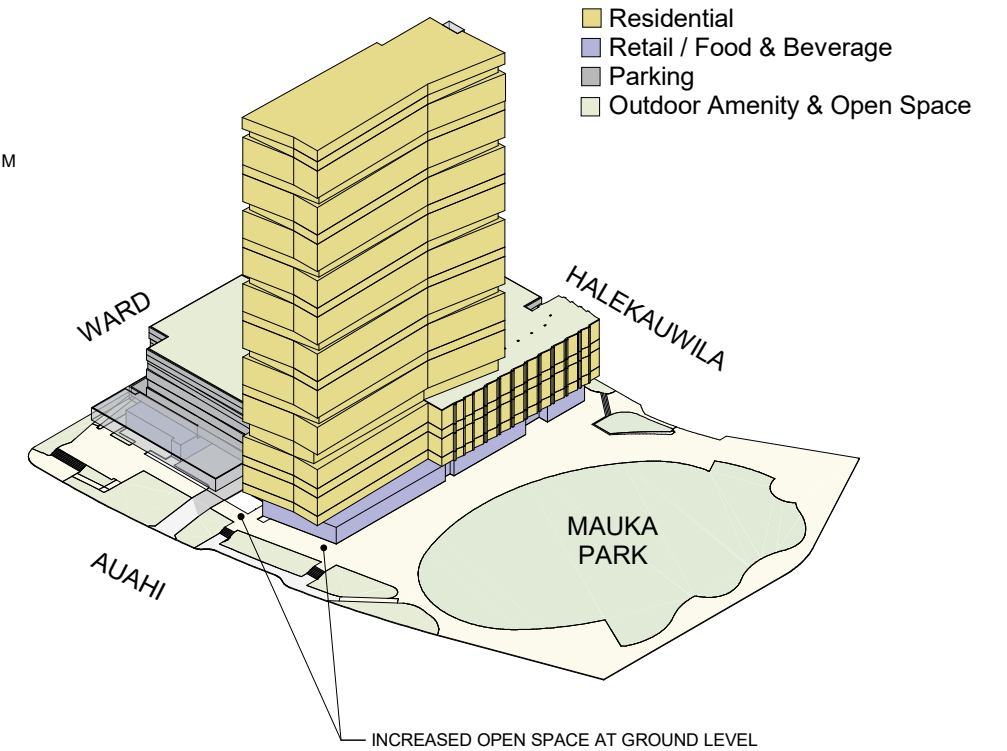
1. Massing allowed under 2005 Mauka Rules

- 45' podium, 16,000 SF tower
- Parking on all four sides, including Mauka Park



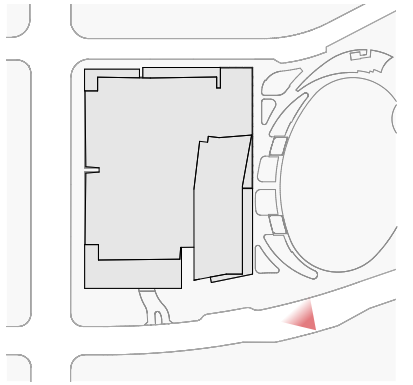
2. Massing based on commitments in the master plan

- Program carved away from street and park frontages is relocated atop the podium and reprogrammed as residential and parking



3. Block H Design (proposed)

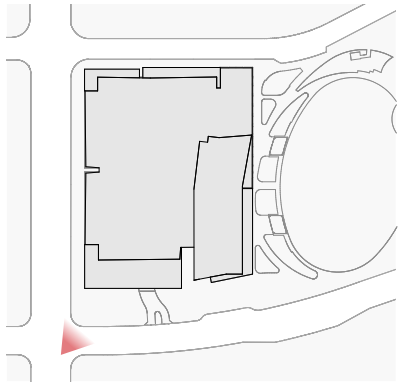
- 75' podium
- Retail on the ground level
- Dedicated drop-off on L1
- Tower oriented Mauka-Makai
- Pedestrian covered promenade along Auahi, Ward and Halekauwila with arcade along Mauka Park



Auahi Street looking in 'Ewa direction - Allowed by right.



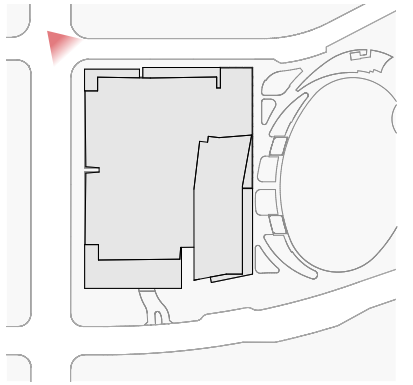
Auahi Street looking in 'Ewa direction - Proposed with modification.



Auahi Street at Ward Avenue looking in mauka direction - Allowed by right.



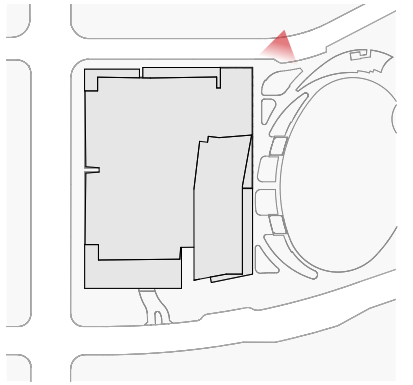
Auahi Street at Ward Avenue looking in mauka direction - Proposed with modification.



Halekauwila Street and Ward Avenue looking in makai direction - Allowed by right.



Halekauwila Street and Ward Avenue looking in makai direction - Proposed with modification.



Halekauwila Street looking makai at Victoria Ward Park - Allowed by right.



Halekauwila Street looking makai at Victoria Ward Park - Proposed with modification.

