

KALAE

Permit Number: KAK 22-024

HCDA Public Hearing

June 1, 2022



WARD VILLAGE

EXHIBIT 27



WARD VILLAGE & SURROUNDING AREAS

These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.



Ward Village is designed to maximize mauka-makai views.



Mauka-makai views shown in the 2008 Ward MP.

WARD VILLAGE VIEW CORRIDORS

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Streetscape Activations



WARD VILLAGE - STREETScape ACTIVATIONS

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Open Space Activations



WARD VILLAGE PARKS & OPEN SPACES

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- 32 restaurants, cafes and entertainment venues
- 40 retail shops
- 63 specialized neighborhood services





By prioritizing sustainability and monitoring our performance, The Howard Hughes Corporation is making measurable progress toward our goal of building resilient communities that will deliver outstanding experiences and thrive for generations to come.

A Sustainable Approach for the Future

Our portfolio-wide ESG program, HHSustainability, represents the formalized policies, targets, programs, reporting, and long-term goals designed to enhance our Environmental-, Social-, and Governance- (ESG) related performance throughout our business. To systematically improve the performance of our portfolio, we roll out comprehensive sustainability policies and programs into our developments and across our building operations on an ongoing basis. Our strategic efficiency projects during design and ongoing management help to reduce our environmental impact while lowering operating expenses. This results in increased resilience of our buildings and communities, as well as a competitive business advantage.

Environmental

We are committed at the core of our operations to reducing our portfolio's environmental footprint and to embedding sustainability at its full value into our overall strategy.

Social

We are dedicated to fostering thriving and diverse neighborhoods, employees, and vendors through authentic initiatives and purposeful policies.

Governance

We hold ourselves to the highest standards across our organization, honoring our commitments while challenging our thinking to stay ahead of the curve.

BEYOND THE BUSINESS CASE

CASE STUDY

Ward Village, Hawaii, USA

DESIGNED WITH RESILIENCE TO WIND AND HURRICANES

Ward Village, Hawaii USA: Providing social value with resilience and sustainability

- Ward Village is a 60-acre master-planned community village achieving LEED Platinum certification, located in Hawaii.
- The project is committed to sustainability in building operation with energy and water-efficient design, and the use of sustainable materials. Urban planning and design interventions facilitate low carbon and healthy user behaviours through provision of sustainable infrastructure, including electric vehicle charging stations, bike lanes, rideshare drop-off points, and walkways that allow residents to reduce transportation carbon emissions
- Ward Village assets have been designed with resilience to wind and hurricanes for the waterfront neighbourhood, whilst also preserving local water quality and enhancing quality of life of the local community. The

development guards against seawater penetration into the utility infrastructure by installing detention basins for natural filtration systems with dry wells as a part of regional infrastructure improvement initiatives. This development plus best management practices have led to improved water quality and habitats by reducing the leading cause of pollution, which is urban stormwater runoff.

• Sales for Ward Village began in 2014 and this thoughtful approach has led to the sale of more than 1,900 homes to date. Ward Village has subsequently received many recognitions, including 'Master Planned Community of the Year, 2018' by the National Association of Home Builders and 'Best Planned Community in the United States' by Architectural Digest.

➤

A WORLD GREEN BUILDING COUNCIL REPORT



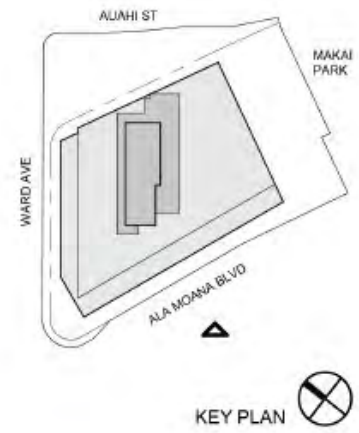
- 330 homes
- 45' Podium – No Modifications
- 19,282 SF of open space (exceed requirements of 11,371 SF)
- 71,689 SF of recreation space (exceed requirements of 18,150 SF)
- 2,144 SF of street level commercial/retail
- 70% expansion of Victoria Ward Makai Park
- Park retail kiosks activation
- Auahi & Pohukaina Street connection
- Setback meandering sidewalk and open space with integrated public art, lyrical sidewalk
- Mauka – Makai enhanced view corridor
- Landscaped & Monkeypods on Ala Moana Blvd.

K A L A E

These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.



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

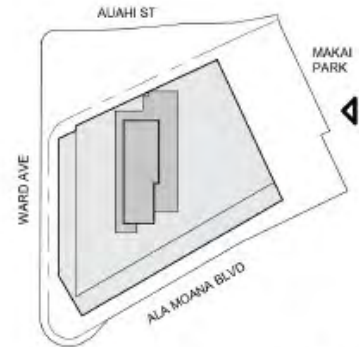


KALAE - ELEVATION SOUTH

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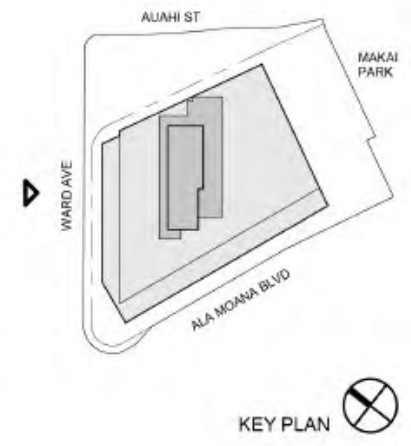
KEY PLAN

KALAE - ELEVATION EAST

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

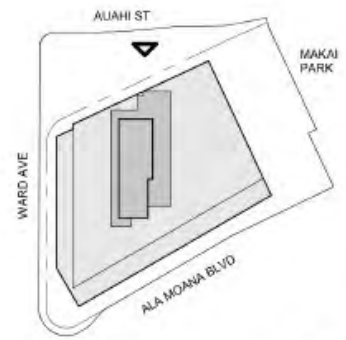


KALAE - ELEVATION WEST

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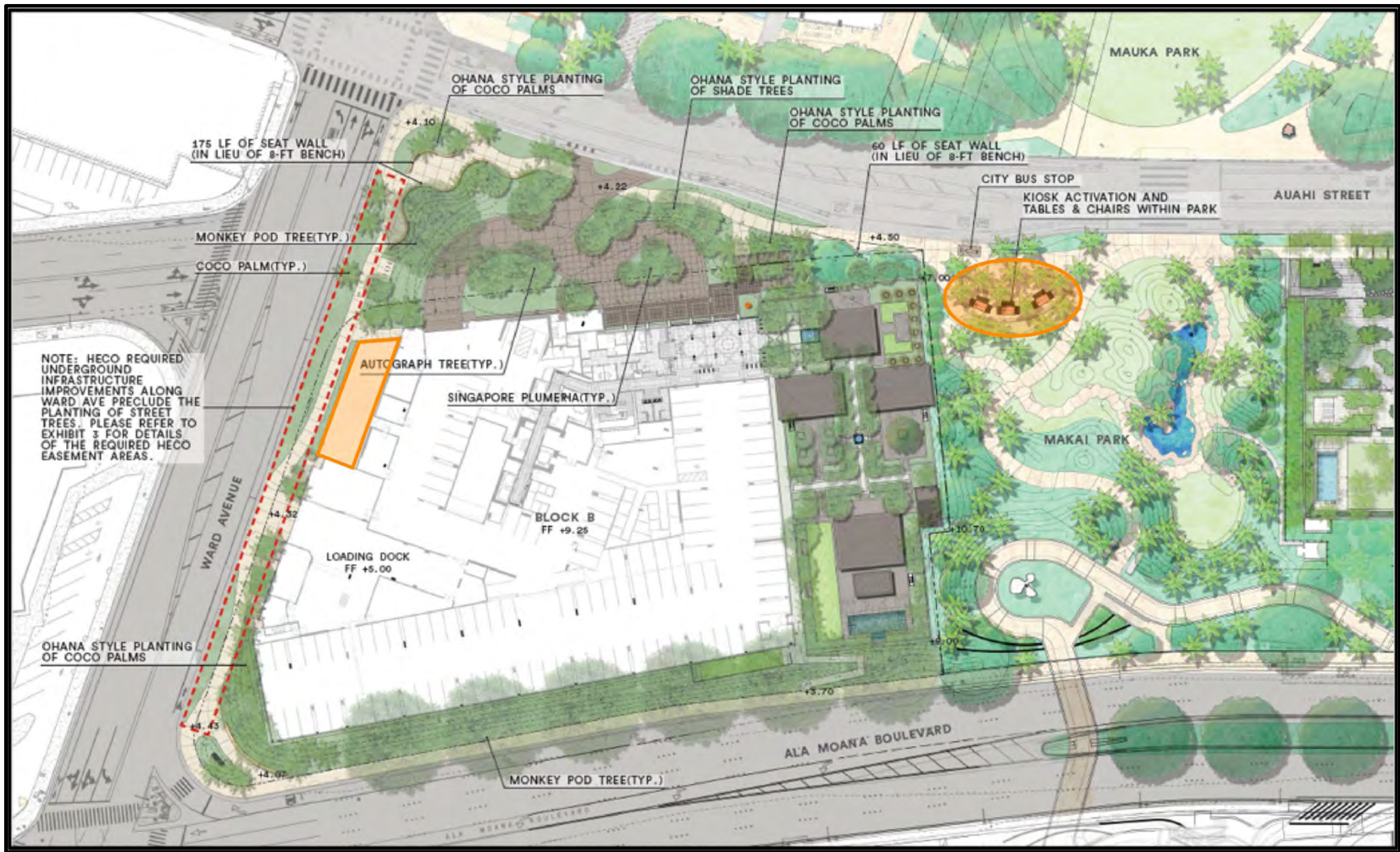


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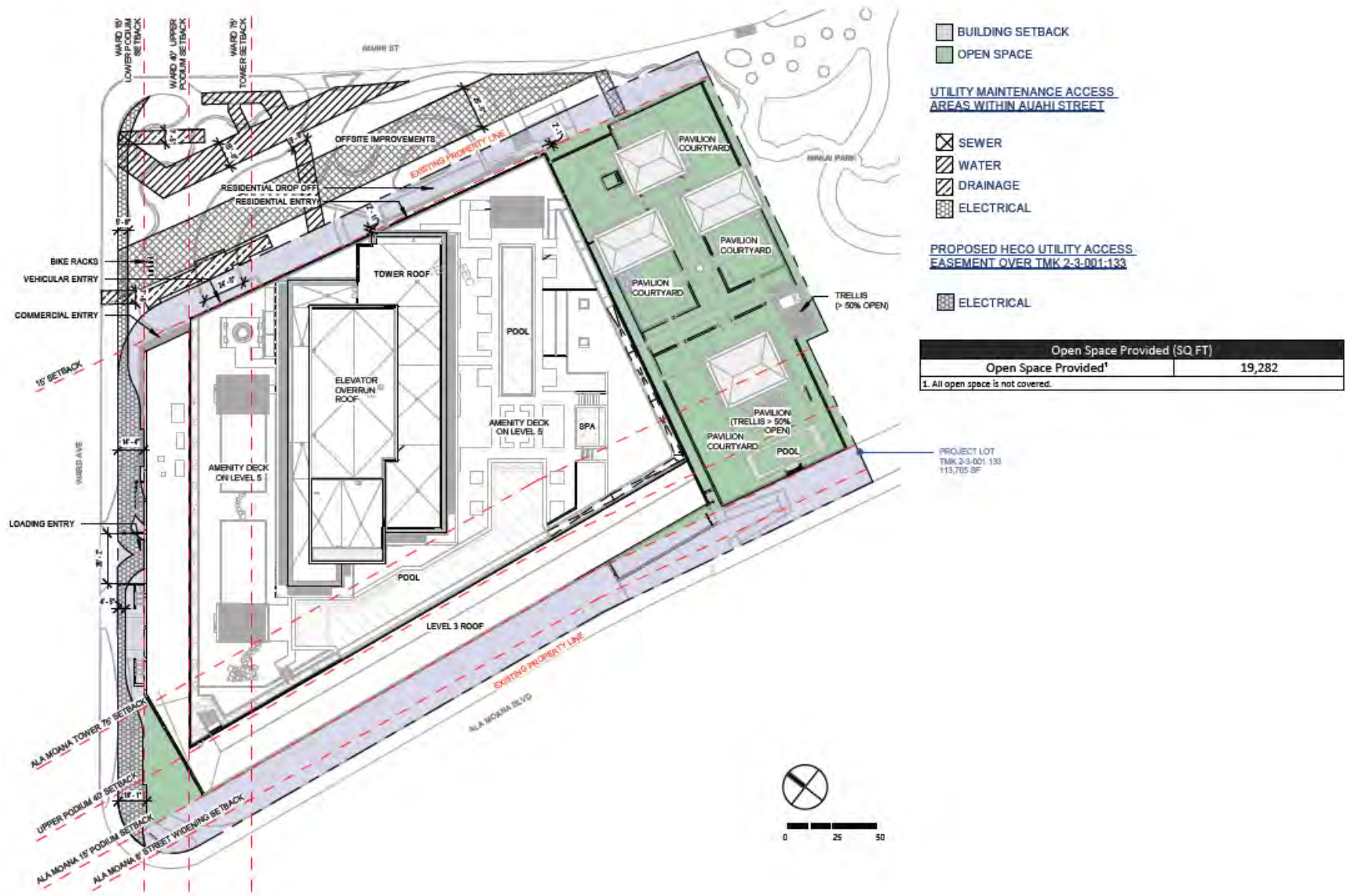
KALAE - ELEVATION NORTH

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KALAE - LANDSCAPE PLAN

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KALAE - OPEN SPACE DETAILED SITE PLAN

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WARD AVENUE - SCULPTURAL WALK

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AUAHI STREETScape IMPROVEMENTS

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AUAHI STREETSCAPE IMPROVEMENTS

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VIEW EAST: WARD AVE. & AUHI ST.

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VIEW EAST: WARD AVE. & AUHI ST.

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VIEW MAUKA: WARD AVE. & ALA MOANA BLVD.

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VIEW MAUKA: WARD AVE. & ALA MOANA BLVD.

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VIEW MAKAI: AUAHI ST. AT VICTORIA WARD PARK



VIEW MAKAI: AUAHI ST. AT VICTORIA WARD PARK

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KALAE ECONOMIC IMPACT

- **Initial Contribution**
 - \$606M in economic impact (direct, indirect, total output)
 - \$198M in workers' earnings
 - \$37M in State tax revenue (income, GET, other)
 - **Workforce Employment**
 - Year 1 - 763 jobs
 - Year 2 - 949 jobs
 - Year 3 - 858 jobs
 - \$4.6 M in Building Permit & Impact Fees
- **Additional 30 Year Contribution**
 - \$148M in economic impact
 - \$49M in workforce earnings
 - \$9M in State tax revenue (income, GET, other)
 - Building & Facility technical & management jobs
 - \$127M in real property tax enabling City bonding capacity
- **DOE School Impact Fee - \$1.3M**





MAHALO





WARD NEIGHBORHOOD MASTER PLAN

*A new kind of neighborhood bringing new life
and opportunity to the heart of Honolulu.*

A MASTER PLAN SUBMITTAL TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY
PREPARED BY GENERAL GROWTH PROPERTIES INC.

Date April 2, 2008
GGP FINAL

WARD NEIGHBORHOOD MASTER PLAN



EXECUTIVE SUMMARY

What sets Ward Neighborhood apart?

How do you create a new kind of neighborhood in the heart of Honolulu? First, bring together the past, present and future in a way that is unique to the spirit of Kaka'ako and Hawai'i. Second, embrace the qualities that are so important to people today, from a diversity of housing to economic viability to environmental stewardship.

The Ward Neighborhood Master Plan is a long-range plan of 20-plus years that would evolve over time to fulfill the needs of the community. It follows the guidelines set forth in the Maui Area Plan of the Hawai'i Community Development Authority.

The Plan builds on the legacy of the 300+ businesses that have helped to define the Ward personality. They range from large retailers to unique boutiques that have become resident favorites and include small businesses operated by long-time owners with can-do attitudes and dedicated work ethics. A goal of Ward Neighborhood is to create better locations and even more potential for

these existing businesses. The neighborhood hopes to welcome new local and national retailers as well, along with entrepreneurs who want to bring their fresh ideas to this stimulating urban environment.

For decades, Ward has been a favorite gathering place for friends socializing, business interactions, family celebrations and community events. Ward Neighborhood would build on this tradition, creating a vibrant place to live, work and play that can be a magnet for people of all ages and backgrounds.

The Central Plaza will reach out toward Kewalo Basin and the Ko'olau Mountains, providing inspiration for residents and visitors. Two additional public plazas would be located on the Diamond Head and 'Ewa ends of the community. Auahi Street could be transformed into a thoroughfare that is both intimate and grand, ideal for strolling, window shopping and outdoor dining, shaded by a large canopy of street trees. These are the cornerstones of a community that can become favorite gathering places and create connections with surrounding neighborhoods.

Hawai'i's multicultural diversity would be celebrated in Ward Neighborhood. Here will be a place to raise a family or to grow an international business. Residents and visitors—people of all ages and incomes—can be part of an

The Perfect Balance

Housing for a variety of incomes and lifestyles

Local & national retailers

Entertainment attractions

Casual & fine dining

Office space

Community space

Gathering places

Transportation choices

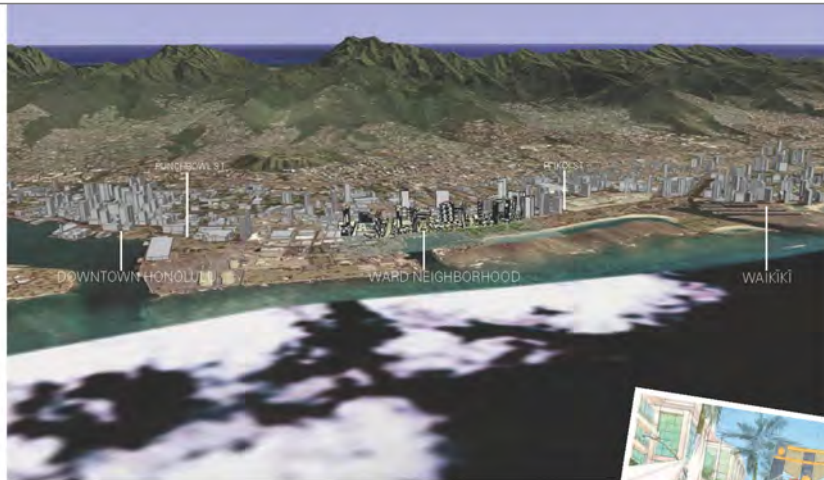
Sustainable design and building practices

EXECUTIVE SUMMARY
WARD NEIGHBORHOOD
MASTER PLAN

DEVELOPMENT STRATEGIES



DEVELOPMENT
STRATEGIES



DEVELOPMENT STRATEGIES

Delivery of the public amenities rests on the ability to develop with higher density, leaving space for parks, wider landscaped streets and stunning views. It is important to remain flexible in how the development strategies can be implemented over the next 20-plus years. The phasing and mix of uses developed in the Ward Neighborhood will depend on changing market and social conditions.



DEVELOPMENT STRATEGIES
WARD NEIGHBORHOOD
MASTER PLAN | 93



The Master Plan includes an area of approximately 60 acres and proposes a redevelopment density that will not exceed the maximum 3.5 Floor Area Ratio (FAR) permissible by the HCDA Mauka Area Rules in effect for the Kaka'ako Mauka district. The Master Plan divides the area into a number of land parcels or blocks. Each block can be developed individually or concurrently. The actual program for each parcel may vary depending on market demand and opportunities, but the overall development size is controlled by the maximum permissible FAR and the total size of the area.

The following Area Summary reflects how the proposed development is consistent with HCDA's development requirements under the current Mauka Area Rules. Square footage for various uses and density for each land block are listed along with related information.

There are many possible development solutions in which the Master Plan can be implemented within the parameters established. The scenario presented on the following pages is one possible development solution and does not represent a commitment to building within a defined sequence.

It demonstrates how the various uses can work together on distinct layers. The actual program and uses for each block will be reevaluated through the lifespan of the Master Plan based on market conditions. Each development phase will add mixed-use venues consistent with the Master Plan vision.

The Master Plan consists of four distinct layers of development that organize the uses horizontally as well as vertically. The layers include: street level; second level; podium levels; and the amenity roofs, mid-rise and high-rise towers.

The full development of Ward Neighborhood will unfold over an extended 20-plus year period, in accordance with the planning principles and design guidelines established in the Ward Neighborhood Master Plan. The plans depicted on the next four pages represent a possible "vertical scenario" of uses and density distribution at build-out. The actual development, while consistent with the Master Plan, will be adjusted to reflect evolving needs of the community and accommodate changing market conditions.





FOR ILLUSTRATIVE PURPOSES ONLY. PLAN SUBJECT TO CHANGE

The Street Level

This plan shows all street level functions including:

- New public spaces and pedestrian-friendly sidewalks
- Retail, dining, and entertainment uses, fronting public streets and open spaces
- New internal public roadways (private ownership)
- Residential units at base of podium
- Residential and office lobbies
- Parking garage entries and exits
- Parking structures
- Pedestrian access ways to/from parking structures
- Significant landscape screening at Ala Moana Boulevard







FOR ILLUSTRATIVE PURPOSES ONLY. PLAN SUBJECT TO CHANGE

The Podium Levels

The podium is defined as the portion of the building on which a tower structure sits. It is the main façade seen at street level. The tower structure would sit above the podium and be set back from the right-of-way. Podium level uses might include:

- Office space
- Residential units, facing public streets and open spaces
- Screened public and residential parking structures





FOR ILLUSTRATIVE PURPOSES ONLY. PLAN SUBJECT TO CHANGE

The Amenity Roofs, Mid-Rise and High-Rise Towers

Mid-rise and high-rise buildings are located above the podiums. These buildings vary in height depending on their location, and they include multiple uses such as residential units and commercial office space.

The upper level of the podium serves as an area for residential amenities and landscaped gardens, providing softer and greener views for the residents above.

Uses above the podium level could include the following:

- Mid-rise and high-rise commercial office space
- Mid-rise residential on various parcels, of various heights as noted
- Residential towers on various parcels, of various heights as noted
- Roof deck amenities and recreation areas for residential and office uses



Phasing Flexibility

The Master Plan represents a long term vision that will be incrementally implemented in response to market demand. Each stage of the development will help to inform the development of subsequent phases to better meet the needs of the evolving community.

The Ward Neighborhood Master Plan calls for a redevelopment of the Ward properties over more than twenty years toward the ultimate vision of a Neighborhood that is integrated by its public spaces and cohesive in its building designs, landscape plans and street amenities. The timetable for initiation of projects must be able to adapt to changing market conditions, public/private partnerships and other opportunities that may emerge as the Neighborhood becomes more fully formed—always moving toward a whole that is greater than the sum of its parts.

While no specific phasing sequence is defined, it is intended that public spaces will be developed earlier in the sequence, allowing residential, office and retail buildings to draw on a “bank” of public spaces that are already in place.

DEVELOPMENT STRATEGIES
WARD NEIGHBORHOOD
MASTER PLAN | XI



WARD NEIGHBORHOOD ADDENDUM

*A new kind of neighborhood bringing new life
and opportunity to the heart of Honolulu.*

ADDENDUM TO MASTER PLAN SUBMITTAL TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY
PREPARED BY GENERAL GROWTH PROPERTIES INC. | **SEPTEMBER 12, 2008**

WARD NEIGHBORHOOD MASTER PLAN ADDENDUM

BULLET POINT 1. *(continued)*

5. Public Spaces

Public spaces will provide an organizing framework for Ward Neighborhood.

- The Central Plaza will provide unique opportunities for people throughout O'ahu to enjoy performances and interact with others.
- Public spaces, parks and plazas will accommodate a range of neighborhood needs and requirements.
- A network of pedestrian linkages, made up of streets and streetscapes, will add to the character and livability of Ward Neighborhood.
- In total, more than 6.5 acres are proposed for public plazas and other open spaces.

6. Public Facilities

- In addition to the public plazas, more than 7.6 acres will be set aside for new public streets and pedestrian ways.
- Additional public facilities in the form of other community facilities, utilities, infrastructure and parking will be provided. In total, the contribution will be equivalent to the land value of at least an additional 2.4 acres.

7. Connectivity

Ward Neighborhood will connect internally and externally, serving its residents and the greater community.

- As part of a larger transportation network, traffic circulation and access to, within and through the Neighborhood is a principal component of the Master Plan vision.
- Creation of an attractive and engaging pedestrian environment will be a fundamental, defining element of Ward Neighborhood.

8. Urban Design

Projects within Ward Neighborhood will be carefully planned to enhance and improve mauka-makai views in a manner consistent with the Mauka Area Plan.

In addition, the sustainability framework for the Ward Neighborhood will include use of sustainable and recycled/reused materials, building orientation that takes advantage of prevailing winds and natural light, and native vegetation.


In certain respects, however, the Ward Neighborhood Master Plan proposes a departure from the current Mauka Area Plan. The intent of the requested modifications and other deviations from the current Mauka Area Plan is to facilitate better building design, preserve and enhance the mauka-makai visual corridors, and improve the pedestrian experience at the street level.

Buildings oriented to the street level and to pedestrians

- **The current Mauka Area Plan** – Focused on the development of platform decks at the 45 foot height level connected by upper level pedestrian ways linking residential areas and joining neighborhoods. Public parks and recreational spaces would be on the 45 foot high decks, as well as retail shops, restaurants and other public facilities.
- **The Ward Neighborhood Plan** – Proposes development that is oriented towards the street level to enhance the pedestrian experience.

Increased podium heights

- **The current Mauka Area Plan** – Sets the podium height at 45 feet.
 - **The Ward Neighborhood Plan** – Proposes increasing the podium height:
 - For parcels fronting Ala Moana Boulevard - from 45 feet to 65 feet
 - For other parcels not directly fronting Ala Moana Boulevard - from 45 feet to 75 feet
- Among the advantages of increasing the podium height:
- Allows for retail, restaurants, offices and residential units to be built within the podium.
 - Additional podium height provides an opportunity to move the parking structure up and away from the street.
 - Facing retail, restaurants, office and residential units to the street is more aesthetically pleasing than facing a parking structure to the street.



MASTER PLAN
WARD NEIGHBORHOOD
ADDENDUM 9.12.08 | 28

BULLET POINT 1. *(continued)*

Superblock development

- **The current Mauka Area Plan** – Proposes development in superblocks, with the closure of certain streets to achieve the consolidation of parcels.
- **The Ward Neighborhood Plan** – Focuses on development through a smaller grid pattern to promote better connectivity for pedestrians and vehicles.

Setback slope for podium

- **The current Mauka Area Plan** – Requires a 1:1 setback slope within the podium from 20 feet to 45 feet.
- **The Ward Neighborhood Plan** – Proposes the elimination of the 1:1 setback slope within the podium along Ala Moana Boulevard, Ward Avenue, Kamake'e Street and Queen Street.

Eliminating the 1:1 setback slope within the podium along these streets allows for the development of a continuous building façade that will better define the edge of the street. Retail and residential uses can be built within these areas.

“Tower Element” setback

- **The current Mauka Area Plan** – Establishes a 75 foot right of way setback for towers along view corridor streets.
- **The Ward Neighborhood Plan** – Proposes the elimination of the 75 foot right of way setback for towers along Ala Moana Boulevard with a mauka-makai orientation.

Elimination of this setback allows for the tower footprint to be rotated perpendicular to the ocean in a mauka-makai direction. This tower orientation will facilitate design of the building in a slender building profile, which will help to preserve ocean and mountain views and maximize visual transparency through the district.

Modification to side and rear setbacks

- **The current Mauka Area Plan** – Requires side and rear yard setbacks for all buildings.
- **The Ward Neighborhood Plan** – Proposes the elimination of side and rear yard setbacks in selected locations where the facades of new buildings will abut solid walls of existing or future neighboring structures.

Eliminating setbacks in these locations will allow connections between buildings and prevent new residual spaces from being created between buildings, thus helping to minimize narrow and unsafe areas.

Addition of Mid-rise or “Mid-Height Element”:

- **The current Mauka Area Plan** – Does not include a “Mid-Height Element”.
- **The Ward Neighborhood Plan** – Proposes the inclusion of a “Mid-Height Element” with a maximum height of no more than 240 feet, with a minimum separation of 60 feet between buildings and without a maximum floor plate restriction.

The introduction of a “Mid-Height Element” will provide an opportunity to distribute building mass more evenly among different parcels and reduce the number of towers needed to achieve the proposed density in the Ward Neighborhood.

Halekauwila Street Extension

- **The current Mauka Area Plan** – Includes an extension of Halekauwila Street on the Diamond Head side of Ward Avenue connecting to Queen Street. This Halekauwila Street Extension was envisioned as part of a one way couplet with Queen Street.
- **The Ward Neighborhood Plan** – Proposes a new street in place of the Halekauwila Street Extension that would be roughly parallel to Queen and Auahi Streets and would connect Ward Avenue to Kamake'e Street. A similar street alignment to replace the Halekauwila Street Extension is proposed in the draft revisions to the Mauka Area Plan.

The proposed new street would enhance pedestrian and vehicular connectivity in the area and serve to break down a larger block into smaller, more walkable blocks.

BULLET POINT 1. *(continued)*

Mixed Use zones

- **The current Mauka Area Plan** – Includes two mixed use zones that permit residential, commercial and industrial uses, with one emphasizing commercial uses and the other, residential uses.
- **The Ward Neighborhood Plan** – Proposes a single “Mixed Use” zone that would allow more flexibility in designing and developing the mixed use community that is proposed for Ward Neighborhood. This is in consonance with the proposed single mixed use zone in the draft revisions to the Mauka Area Plan.



Mauka Area Plan¹

"The upper-level pedestrianways will join neighborhoods, link residential areas with off-site employment areas, and provide access to public facilities throughout the community. This upper-level system will allow people to move throughout the Mauka Area without going to the street level with its accompanying automobiles." (page 15)

"A series of bridges or skywalks will be built across the public streets to create a system of continuous pedestrianways." (page 15)

"At approximately the 45-foot elevation, 6- to 8-foot wide corridors shall be provided on the decks of platforms within the upper-level setback area. Six- to eight-foot street over crossings for pedestrians and wheelchairs shall be provided to link blocks or superblocks, or to link complimentary facilities, such as a parking garage to employment centers.

The basic upper level pedestrianway system shall follow the routes shown on the Open Space and Recreation Plan. This system provides for an upper-level pedestrian corridor within one block of most parcels in the Mauka Area. Developments located near the system or in adjacent superblocks should be encouraged to connect their internal circulation system to the larger Mauka Area system." (page 43)

¹Hawaii Community Development Authority. Mauka Area Plan, Kakaako Community Development District. June 2005.

Mauka Area Plan

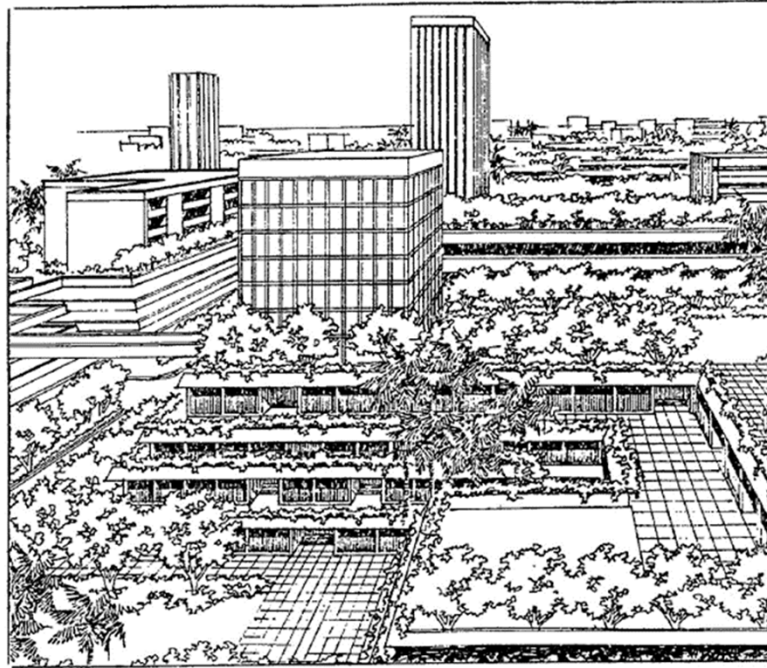


Figure 5: Mauka Area's Future Urban Form

Proposed FOF, COL, and D&O for a Master Plan Permit²

35. Master plans are intended to encourage timely development, reduce the economic cost devourment, 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. See id. (pages 7-8)

36. Through the master planning process, a developer can obtain assurances that proposed projects within the Kaka'ako Mauka area that are in accordance with the Authority's Mauka Area Rules in effect at that time will not later be restricted or prohibited by subsequent changes to those rules. See HAR § 15-22-200(c). Master planning also provides a developer with greater flexibility than would otherwise be possible through typical lot-by-lot development. See HAR § 15-22-200(d). (page 8)

46. Land Uses/Area:...It is a long range plan that would span over more than 20 years, potentially including 10-15 different phases. The phasing and mix of uses developed under the Master Plan will depend on changing market and social conditions. (page 10)

² Hawaii Community Development Authority. File No.: 13.1.3 NUNC PRO TUNC ORDER RE: HEARING OFFICER'S PROPOSED FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION AND ORDER FOR A MASTER PLAN PERMIT. May 5, 2009.

Proposed FOF, COL, and D&O for a Master Plan Permit

48. Streetscapes:...To mitigate the unsightliness of structured parking, the Plan anticipates extensive use of "liners" which are buildings designed to have aesthetically pleasing facades and to provide interaction with pedestrian traffic at ground level. See id. (page 11)

62. Modifications to Mauka Area Rules: Petitioner has identified the following necessary modifications to the Mauka Area Plan to achieve the vision of the Master Plan:

- Increase the maximum podium or street front element height from 45 feet to 65 feet for parcels fronting Ala Moana Boulevard and to 75 feet for all other parcels not directly fronting Ala Moana Boulevard, which will allow retail, restaurants and residential units to be built within the podium and parking structures to be moved up and away from the street, creating a more aesthetically pleasing and pedestrian friendly facade;
- Eliminate the 1:1 setback slope from 20 feet to 45 feet in the building height along Ala Moana Boulevard, Ward Avenue, Kamake'e Street and Queen Street, which will allow for development of a continuous building facade that better defines the edge of the street;

Proposed FOF, COL, and D&O for a Master Plan Permit

- Eliminate the 75-foot view corridor setback for towers along Ala Moana Boulevard that have a Mauka-Makai orientation, which will allow for the tower footprint to be rotated perpendicular to the ocean, in a Mauka-Makai direction, to enhance ocean and mountain views;
- Allow for the development of a mid-rise or mid-height element without a maximum floor plate restriction where the maximum building height is no more than 240 feet and the separation between the buildings is at least 60 feet, which allows for a more evenly distributed building mass and reduces the number of towers needed to achieve the density proposed for this area; and
- Preserve all modifications and variances previously granted for the Ward Village Shops project in Land Block 3, in order to complete and include it in the Master Plan framework.

See Petitioner's Exhibit 5 (Staff Findings), at 5; Petitioner's Exhibit 6 (Petitioner's Response to Staff Findings), at 1221-24. Petitioner requests that these modifications be granted as part of the approval of the Master Plan (pages 15-16)

Proposed FOF, COL, and D&O for a Master Plan Permit

72. Urban Form: Urban form refers to the physical layout and design of a development. A major focus of the Master Plan is to create gathering places in the neighborhood. It also attempts to improve the pedestrian experience and foster an urban village lifestyle. Much of the off-street parking will be located in parking structures, which are proposed to be screened from view by retail/office and residential liners, up to the 65-foot or 75-foot level, depending on the location. The retail use at the street level will promote pedestrian activity. The proposed design concepts will significantly improve the quality of the urban environment. Many of the platform levels will also include a certain amount of landscaping to serve as resident and employee recreation areas. The urban form proposed by the Master Plan consists of creating public spaces, pedestrian promenades, parking podiums with liner facades, and towers ranging from 105 to 400 feet in height, creating a varied skyline. (pages 21-22)

Proposed FOF, COL, and D&O for a Master Plan Permit

84. Pedestrian Circulation: The Master Plan proposes several enhancements to pedestrian circulation within the district in the form of street improvements to Auahi Street, Ward Avenue, Kamake'e Street, and Pohukaina Street. Auahi Street is being proposed as a major landscaped, pedestrian friendly street. In addition to the street improvements, the Master Plan includes several public plazas and open spaces that are connected to Auahi Street. Retail and commercial liners have been proposed along major streets that would hide the parking structures behind them. The buildings and public plazas will be linked by a street system that is designed to accommodate pedestrians. The Master Plan's proposed pedestrian circulation system is consistent with the goals of the Mauka Area Plan and Rules. See Petitioner's Exhibit 5 (Staff Findings), at 15. (pages 26-27)

Proposed FOF, COL, and D&O for a Master Plan Permit

102. Modification of 75 foot tower setback -- The modification of the 75-foot tower setback requirement for buildings along Ala Moana Boulevard will allow the orientation of buildings in a Mauka-Makai direction, thereby facilitating a slender building profile, enhancing ocean and mountain views and maximizing visual transparency throughout the area. The existing 75-foot tower setback for buildings along major roadways could encourage the construction of structures along Ala Moana Boulevard in an 'Ewa to Diamond Head direction, potentially blocking view planes. The 75-foot tower modification would allow the tower footprint to be rotated perpendicular to the ocean, so that the narrow part of the footprint would face the ocean. See Petitioner's Exhibit 4 (Addendum), at 38-39.

103. Modification to podium heights -- The Master Plan proposes increasing the maximum podium height from 45 feet to 65 feet for parcels fronting Ala Moana Boulevard, and from 45 feet to 75 feet for other parcels not directly fronting Ala Moana Boulevard. Increasing the podium height allows for retail, restaurants, office and residential units to be built within the podium. The additional podium height offers the opportunity to move a parking structure up and away from the street, occupying a smaller floor plate and making room for alternative uses. These new uses can then surround the garages. See Petitioner's Exhibit 4 (Addendum), at 36-37.

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104. Modification to podium setback -- The Master Plan proposes to eliminate the 1:1 setback slope defined as a 20-foot to 45-foot slope in building height along Ala Moana Boulevard, Ward Avenue, Kamake'e Street and Queen Street. This would allow a more continuous urban street front with greater usable building density brought closer to ground level and a facade that would better define the edge of the street. See Petitioner's Exhibit 4 (Addendum), at 37-38.

105. Modification with respect to Mid-Rise or "Mid-Height Element" – The Master Plan proposes the introduction of the "Mid-Height Element" as a building type, without a maximum floor plate restriction, with a maximum height of 240 feet and with a minimum separation of 60 feet between buildings. This could effectively replace one 400-foot tower with two 240-foot mid-rise buildings, which would create more favorable view angles within the Master Plan Area and reduce the number of towers needed to achieve the proposed density in Master Plan Area. In addition, this would allow the building mass to be distributed more evenly among different parcels.(pages 32-33)

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10. Notwithstanding the physical development parameters of the proposed master planned area provided by the Petitioner, each proposed development shall be subject to applicable development rules on a project-by-project basis. (page 40)

13. Petitioner's proposal to modify Mauka Area Rules may be addressed as part of the planned development review process and shall be evaluated under HAR § 15-22-22.

16. Approving the Master Plan will provide greater development flexibility for the purpose of attracting investment capital into the area and encouraging timely redevelopment and better overall planning for the area. (page 41)

3. Plan Variances. If Petitioner proposes any variances to the Mauka Area Rules, such variance 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. (page 44)

Victoria Place Findings of Fact, Conclusions of Law, and Decision and Order. October 2, 2019³

118. Extent to which the Project avoids a substantially adverse effect on surrounding land uses through compatibility with the existing and planned land use character of the surrounding area. Development permits approved under the Ward Maser Plan for Waiea, Anaha, Aeo, Ke Kilohana, Aalii and Kolua have brought mixed-use residential buildings, commercial frontage, shopping destinations, and sizeable plazas with outdoor seating along Kamakee Street and Auahi Street. The Project integrates with these existing and planned conditions by, among other design strategies, seamlessly transitioning to the ground level open space at Victoria Ward Park Makai, and employing appropriate landscaping to create an interesting and calming streetscape and desired urban form. (pages 27-28)

120. While the Ward Area Master Plan Application envisions Auahi Street as including retail opportunities, the plan does not limit the promenade only to retail and commercial activities.

³Hawaii Community Development Authority. In re the Application of Victoria Ward, Limited, Applicant for a Planned Development Permit Block 2, Project 3 Application No. KAK 19-069 Findings of Fact, Conclusions of Law, and Decision and Order. October 2, 2019.

Victoria Place Findings of Fact, Conclusions of Law, and Decision and Order. October 2, 2019

121. The Ward Master Plan Application also envisions areas on Auahi Street as leading to spaces that will provide “opportunities for respite, conversation or contemplation, as well as aesthetic landscape enhancements.” (page 28)

129. While designed to be more of a tranquil and relaxing area than its more active counterpart on the mauka side, the makai portion of Victoria Ward Park will have views of both the ocean and the mountains, and will be visually and thematically connected to the mauka side of Victoria Ward Park across Auahi Street. Collectively, Victoria Ward Park will provide open space for the public to use. (pages 29-30)

HCDA Staff Report for Condition 26 of FOF, COL, and D&O for Victoria Place⁴

In the Findings of Fact, Conclusions of Law and Decision and Order (D&O) the authority found the following:

186. **Pedestrian Environment.** In accordance with the Ward Master Plan Application, Auahi Street is proposed to be a major landscape, pedestrian friendly street. Retail and Commercial Liners have been proposed that would hide the parking structures behind them. The buildings and public plazas are proposed to be linked by a street system that is designed to accommodate pedestrians.

187. VWL represents its proposed Makai area park will activate the sidewalk on Auahi Street fronting the project, fulfilling the goals of the Mauka Area Plan and Rules and the Ward Master Plan.

Accordingly, condition No. 26 of the D&O states, “Prior to HCDA staff approval of a foundation permit, VWL shall provide a plan approved by the HCDA board to activate the sidewalk and building frontage fronting the project on Auahi Street to meet the goals outlined in the Vested Rules. VWL shall provide a building frontage design that incorporates activation, landscaping, tree canopies and/or awnings or other architectural features to provide shade for pedestrians on Auahi Street.

⁴Hawaii Community Development Authority. Staff Report for Satisfaction of Condition No. 26 of the Findings of Fact, Conclusions of Law, and Decision and Order for Victoria Place (KAK 19-069). September 2, 2020.

HCDA Staff Report for Condition 26 of FOF, COL, and D&O for Victoria Place

ANALYSIS:

VWL's plan as submitted provides for landscaping and trees consistent with HCDA's rules and compliant with the 2016 Ward Village Street Tree Master Plan, which supersedes HAR Chapter 15-22-144), meeting the goal of providing landscaping to provide shade for pedestrians on Auahi Street. It also includes interpretive design features designed to activate the sidewalk and building in front of Victoria Place.

RECOMMENDATION:

That the Authority Accept a Plan Proposed By Victoria Ward Ltd. To Create a More Pedestrian Friendly Sidewalk and Building Frontage on Auahi Street as Required Under condition No. 26 of the Findings of Fact, Conclusions of Law, and Decision and Order for Victoria Place (KAK 19069) Located Between Auahi Street and Ala Moana Boulevard Immediately West of the Waiea Condominium and Located at TMK (1) 2-3-001:131 and a portion of TMK (1) 2-3-001-130?

Victoria Ward Park

- Water Features
 - Brackish Pond
 - Fountain
- Keiki play areas
- Interpretive Art
- Native Landscaping
- Open Pavilions
- Connection to Ala Moana Park & Kewalo Harbor
- Bike & walk paths



VICTORIA WARD PARK

These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.



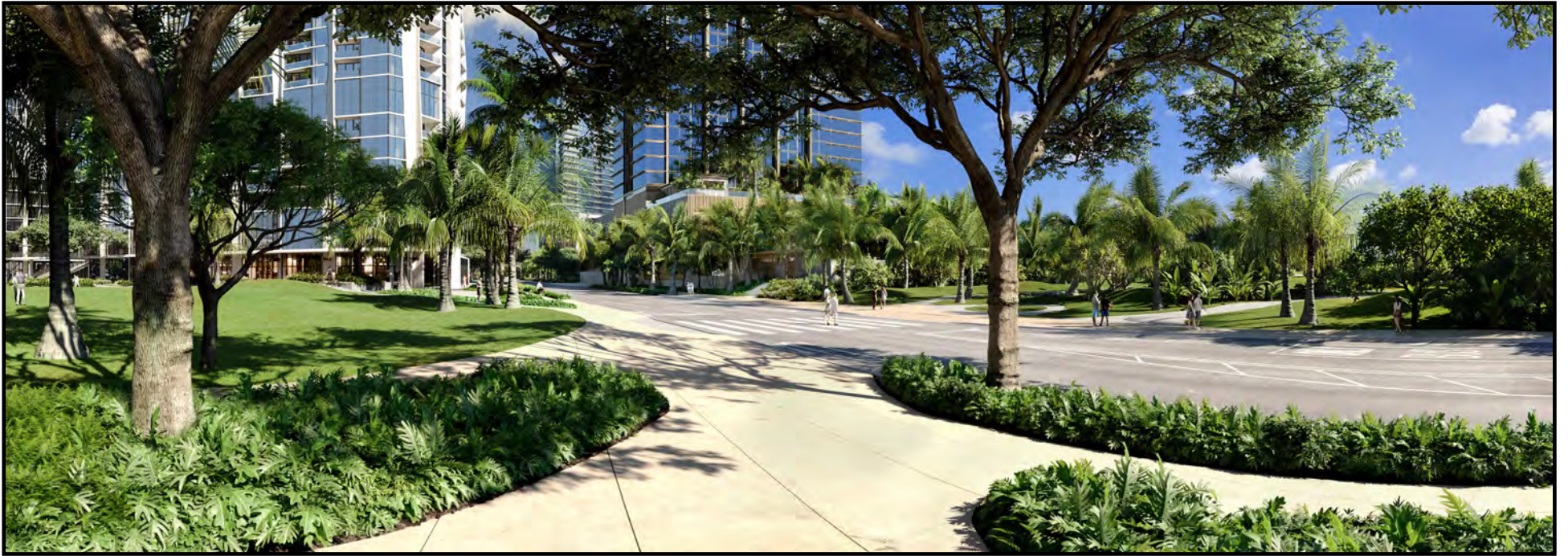
WARD VILLAGE PARKS

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K O U L A A N D A U A H I S T R E E T

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V I C T O R I A W A R D P A R K A N D A U A H I S T R E E T

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THE PARK WARD VILLAGE AND AUAHI STREET

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KALAE AND WARD AVENUE

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