

THE LAUNIU WARD VILLAGE

LAND BLOCK 5, PROJECT 3
HCDA PLANNED DEVELOPMENT PERMIT APPLICATION

FEBRUARY 2023



WARD VILLAGE

Application No. _____



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. 808-591-8477
Project Site Address 928 Ala Moana Boulevard, 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
☐ Industrial
☐ Residential
☒ Other
TOTAL 0

Proposed Use and Floor Area (s.f.)
☒ Commercial 21,726
☐ Industrial
☒ Residential 646,099
☐ Other
TOTAL 667,825

Nature of Work
☒ New Building * ☐ Repair
☐ Addition * ☐ Electrical
☐ Demolition ☐ Plumbing
☐ Alteration
☐ Other

Notes: The site is vacant, except for a remnant
portion of a former building. The remnant building
portion and the surrounding area are currently used
as a parking lot. The parking lot does not provide
parking required for any Ward Village development.
A part of the project site will be cleared.

TYPE OF REQUEST

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

PARCEL INFORMATION

Tax Map Key: (1) 2-1-056: 001

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: 2/8/2023
Print name: Doug Johnstone Telephone No.: 808-591-8411

FOR HCDA USE ONLY:

Permit Fee: _____ Paid by: _____

Landowner's Consent (if applicable): _____

Section 206E-5.6 (if applicable): _____

Reviewed By HCDA: _____ Date: _____

HCDA Approved

July 2015



PROJECT AUTHORIZATION
Mauka & Makai Areas



Application No. _____

PROPERTY INFORMATION:

Site Address: 928 Ala Moana Boulevard
Honolulu, HI, 96814
Tax Map Key: (1) 2-1-056: 001
Lot Size: 92,136 SF
Neighborhood Zone: Ward MP Single-Mixed Use
Present Use of Property and/or Buildings: Vacant, surface parking lot

LANDOWNER:

Name: Victoria Ward, Limited
Mailing Address: 1240 Ala Moana Blvd., Suite 200
Honolulu, HI 96814
Telephone: 808-591-8477 Email: kaiulani.sodaro@howardhughes.com

APPLICANT:

Name: Victoria Ward, Limited
Mailing Address: 1240 Ala Moana Blvd., Suite 200
Honolulu, HI 96814
Telephone: 808-591-8477 Email: kaiulani.sodaro@howardhughes.com

AGENT:

Name: PBR Hawaii & Associates, Inc.
Mailing Address: 1001 Bishop Street, Suite 650
Honolulu, HI 96813
Telephone: 808-521-5631 Email: tschnell@pbrhawaii.com

SIGNATURE:

Doug Johnstone
Landowner: (Print & Sign)
Victoria Ward, Limited
Doug Johnstone
Applicant: (Print & Sign)
Victoria Ward, Limited

February 7, 2023
Date

February 7, 2023
Date

October 2014



February 8, 2023

VIA HAND DELIVERY

Mr. Craig Nakamoto
Executive Director
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

Re: **Planned Development Permit Application for The Launiu (Land Block 5, Project 3) in Kaka’ako, Honolulu, Hawai’i, Tax Map Key (1) 2-1-056: 001**

Dear Director Nakamoto:

Victoria Ward, Limited (VWL) is pleased to submit this Planned Development Permit (PDP) application for The Launiu, the next milestone in the Ward Neighborhood Master Plan’s (Ward MP) vision to transform and revitalize Kaka’ako into an active, diverse and thriving mixed-use urban community.

The Launiu will be located within Land Block 5 in the Pauahi neighborhood, Mauka Area of the Kaka’ako Community Development District (KCDD), between Auahi Street and Ala Moana Boulevard, to the east of Ulana Ward Village (KAK 21-001) and Ka La’i o Kukuluāe’o Park, and west of Ward Avenue. The Launiu will be a residential, high-rise community that will include 486 homes, 78,310 square feet of recreational area, and 21,726 square feet of ground floor commercial space. In addition, Launiu will contribute approximately 15,940 square feet of new open space (170 square feet on-site and 15,770 square feet off-site in the repurposed portion of Auahi Street adjacent to the site), resulting in a total of 377,345 square feet of open space provided in the Ward MP area.

This application includes additional information and details on VWL’s implementation of the Ward MP as well as specific plans and details regarding The Launiu and how the development is consistent with the long-term vision of the Ward MP. As the Ward MP intended, Ward Village, in partnership with HCDA, has evolved to flexibly respond to community desires, market demand, and the diverse needs of residents, businesses, and visitors.

Consistent with the 2009 Ward Master Plan, 2005 HCDA Mauka Area Rules (HAR Title 15, Chapter 22), and prior projects in Ward Village and the Kaka’ako Mauka Area, The Launiu seeks two modifications related to the building’s podium. One modification is sought for The Launiu to create a 65-foot podium. The request is consistent with the 2005 HCDA Mauka Area Rules and the already approved buildings in Ward Village. The other modification is related and is sought for the podium to occupy the Ala Moana Boulevard and Ward Avenue view corridor setbacks. The request is consistent with the 2005 HCDA Mauka Area Rules and similar to prior constructed buildings in Ward Village. Together, these



Mr. Craig Nakamoto
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modifications will allow a podium design that is key to being able to create the street-level open space and community activation integral to The Launiu and the desired urban neighborhood.

The Launiu’s location and orientation were carefully considered to enhance mauka-makai views, and seamlessly integrate The Launiu with the pattern of a connected, walkable and active community coming to life at Ward Village. The Launiu’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 integrating pedestrian activation, generous landscaping, and open spaces for the benefit of residents and visitors to Ward Village and the broader Kaka’ako community.

The Launiu will include approximately 667,825 square feet of new floor area that will generally coincide with the following design parameters:

The Launiu: LAND BLOCK 5, PROJECT 3	
Homes (Units)	486 homes
Commercial Space	Approximately 21,726 square feet
Outdoor & Indoor Recreational Space	Approximately 78,310 square feet
Open Space	Approximately 15,940 square feet (170 square feet onsite and 15,770 square feet offsite)
Projected Height	Maximum height of 400 feet, plus 18 feet for rooftop elements

Utilizing a regional and contextual approach, The Launiu’s undulating building design references a mid-20th century Honolulu international coastal style. Paired with generous proportions and a customized material palette, the building’s 486 homes accommodate a wide range of typologies that support the ongoing transformation of Ward Village to a vibrant mixed-use neighborhood. Overlooking the Kewalo Basin Harbor with panoramic views of Diamond Head, the 400’ gateway tower’s elegant design contributes meaningfully to its shared skyline. The tower orientation maximizes the mauka-makai view corridors.

In harmony with the Ward Neighborhood Master Plan, The Launiu achieves the envisioned “placemaking” and pedestrian activation using a variety of approaches previously recognized by HCDA and successfully employed in other areas of Ward Village, including wide sidewalks, shade trees and landscaping, minimal curb cuts, public art, ground-floor commercial space, podium-level homes, and aesthetically interesting liner facades to screen the podium and parking garage.

Commercial space on the ground floor of The Launiu activates and adds visual interest to the corner of Ward Avenue and Ala Moana Boulevard in concert with Kalae (KAK 22-024) to create an active



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arrival gateway into Ward Village. Ground floor retail space and podium-level homes on floors 2 through 6 screen the podium parking garage along Ward Avenue and extend around the corners of Ala Moana Boulevard and Auahi Street to activate and add visual interest on three sides of The Launiu.

The vacated area of Auahi Street west of Ward Avenue (created by the required realignment of Auahi Street to connect with Pohukaina Street) is integrated into the overall design of The Launiu with pedestrian-focused landscaped open space for pedestrians and bicycles, shade trees, native plantings, sculptural benches and other seating areas, and hardscape for movable kiosks. This portion of Auahi Street is encumbered by existing utility easements and will include new utility easements to service The Launiu, Ulana, and other properties in the Kaka'ako area.

Combined with Ulana Ward Village (KAK 21-001) and Ka La'i o Kukuluāe'o Park, The Launiu creates an inviting residential community in Block 5 that remains connected to greater Ward Village to the east via pedestrian-friendly Auahi Street.

This 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 various factors, including, but not limited to, 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 at your earliest convenience 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 hearings 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 Ka'iulani Sodaro, Senior Vice President, Planning & Development at (808) 591-8411.

Respectfully,

VICTORIA WARD, LIMITED

By: _____

Doug Johnstone
Authorized Signatory
Victoria Ward, Limited

THE LAUNIU WARD VILLAGE

LAND BLOCK 5, PROJECT 3
HCDA PLANNED DEVELOPMENT PERMIT APPLICATION

FEBRUARY 2023



WARD VILLAGE™

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LIST OF ACRONYMS & ABBREVIATIONS

AIS	Archaeological Inventory Survey
AMP	Archaeological Monitoring Plan
CSH	Cultural Surveys Hawai'i
DPP	City and County of Honolulu Department of Planning and Permitting
D&O	Ward Neighborhood Master Plan Decision & Order
HAR	Hawai'i Administrative Rules
HART	Honolulu Authority for Rapid Transportation
HCDA	Hawai'i Community Development Authority
HECO	Hawaiian Electric Company
HHC	Howard Hughes Corporation
IAR	Infrastructure Availability Report
KCDD	Kaka'ako Community Development District
LEED	Leadership in Energy and Environmental Design
LEED-NC	LEED-New Construction
LEED-ND	LEED-Neighborhood Development
ROH	Revised Ordinances of Honolulu
RWDI	Rowan Williams Davies & Irwin Inc.
SHPD	State Historic Preservation Division
TIR	Traffic Impact Report
TMK	Tax Map Key
VWL	Victoria Ward, Limited
WOC	Wilson Okamoto Corporation



I INTRODUCTION



Victoria Ward

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

The Launiu is at the 'Ewa-Mauka corner of Ward Avenue and Ala Moana Boulevard. Along with recently approved Kalae (Land Block 2, Project 4), Ulana Ward Village (Land Block 5, Project 2), and The Park Ward Village (Land Block 1, Project 5), The Launiu will complete the Ward Avenue gateway to the Ward Neighborhood Master Plan area and energize the 'Ewa end of Ward Village with approximately 21,726 square feet of ground level commercial space, 78,310 square feet of recreational area, and 486 homes. The Launiu will have convenient accessibility from Kamani Street via Pohukaina Street which will be aligned with Auahi Street to create a direct route through Ward Village and the greater Kaka'ako community.

The Launiu will be within Land Block 5 in the Pauahi neighborhood, Mauka Area of the Kaka'ako Community Development District (KCDD). The Launiu's location, mauka-makai orientation, and interface with Ala Moana Boulevard, Ward Avenue, a pedestrian-orientated segment of Auahi Street, Ulana, and Ka La'i o Kukuluāe'o Park intentionally integrate with the pattern of the connected and walkable community coming to life at Ward Village. This integration is key to implementing the vision of the approved Ward Neighborhood Master Plan. To that end, The Launiu's ground-level landscaping will create an attractive and inviting public interface with the pedestrian-oriented streetscapes of Auahi Street and Ward Avenue.

Ward Village is alive with street level activity created by new shops and restaurants and improved sidewalks and public spaces. The completion of the Waiea, Anaha, Ae'o, Ke Kilohana, 'A'ali'i, and Kō'ula residential communities created vibrancy that is transforming Kaka'ako into an active urban community and landmark destination 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 Launiu, located at Block A, is the next

step in the progression of the neighborhood fabric, providing a new residential and commercial community at the 'Ewa gateway to Ward Village.

1.1 Meaning

The Launiu will prominently welcome area residents, passersby, and visitors alike at the makai entry of Ward Village. Being uniquely situated at the turn of Ala Moana Boulevard and Ward Avenue, the name appropriately evokes the serenity and history of place.

Lush and sprawling coconut groves have long been the iconic image of serene Hawai'i living. The coconut grove and swaying fronds that graced the estate of the Ward 'ohana, provided shade as a respite from the sun, as well as practical needs of living and comforting rustling sounds caused by the cooling trade winds. This memory was noted in *Ku'u Home*, the song composed out of respect and love for this area; with its quiet ponds and shaded gardens, exuded a sense of peace. As the lyrics describe, even the birds found solace and romance there among the coconut fronds.

Complementing the mid-century coastal style architecture of its undulating tower, The Launiu features inviting ground-floor commercial space, landscaping and sculptural hardscape elements, generous sidewalks, public art, and visually interesting building materials, all of which are signature design elements highlighting its unique location as the 'Ewa gateway to Ward Village.





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



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



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



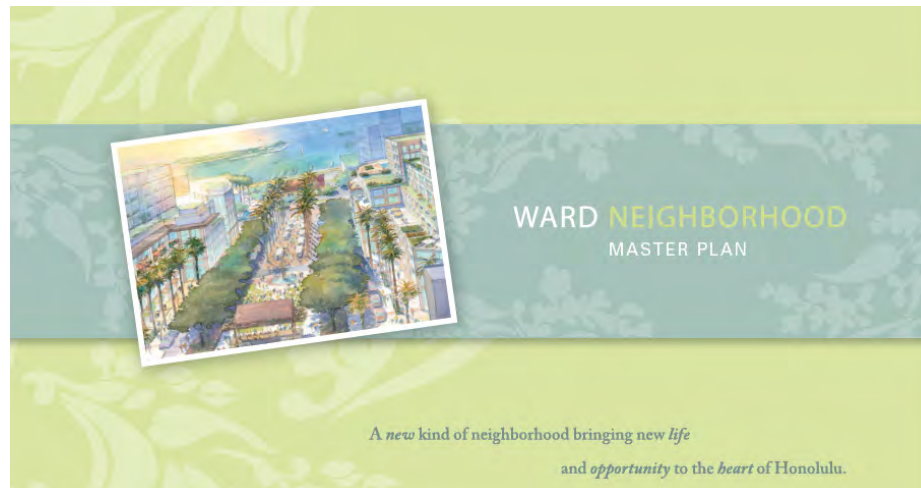
Makaloa grass was harvested on site, dried, and sold.

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 surrounding area. In 1930, Victoria Ward incorporated Victoria Ward, Limited (VWL) to manage the Estate and adapt to the changing Honolulu landscape.

As the need for Honolulu 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 the 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. Then in 2010, Howard Hughes Corporation (HHC) assumed ownership and leadership of Ward Village community and master planning efforts. VWL is a subsidiary of HHC.



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



Auahi Street retail.



Ward Entertainment Center.

3.1 History

Consistent with the legislature’s vision to “join the strengths of private enterprise [and] public development” to create a new form of long-range planning and improved development in Kaka’ako, and 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 pursuant to Hawai’i Administrative Rules (HAR) Title 15, Chapter 22, Subchapter 8 (the “Master Plan Rules”). The Ward Neighborhood Master Plan 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 Neighborhood Master Plan, HCDA and VWL entered into a Master Plan Development Agreement effective December 30, 2010 (the “Development Agreement”), which exemplified HCDA’s policy that “[p]ublic and private cooperation is essential to success of achieving the Mauka Area Plan objectives.”

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 greater flexibility and certain development rights to secure better overall planning for extensive land holdings.

3.2 Ward Neighborhood Master Plan

The Ward Neighborhood Master Plan 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 Neighborhood Master Plan covers an area of approximately 60 acres in the Kaka’ako Mauka area owned by VWL and proposes a pedestrian-friendly, smart-growth community where residents can live, work, and play.

¹2005 Mauka Area Rules, Subchapter 8.

3.3 Ward Village Design Strategies

The master planning approach for Ward Village is based on the approved Ward Neighborhood Master Plan, which puts forth four principal strategies that provide for:

- Connected Public Spaces
- Auahi Street as a Pedestrian Promenade
- Mauka–Makai View Corridors
- Streetscape Design

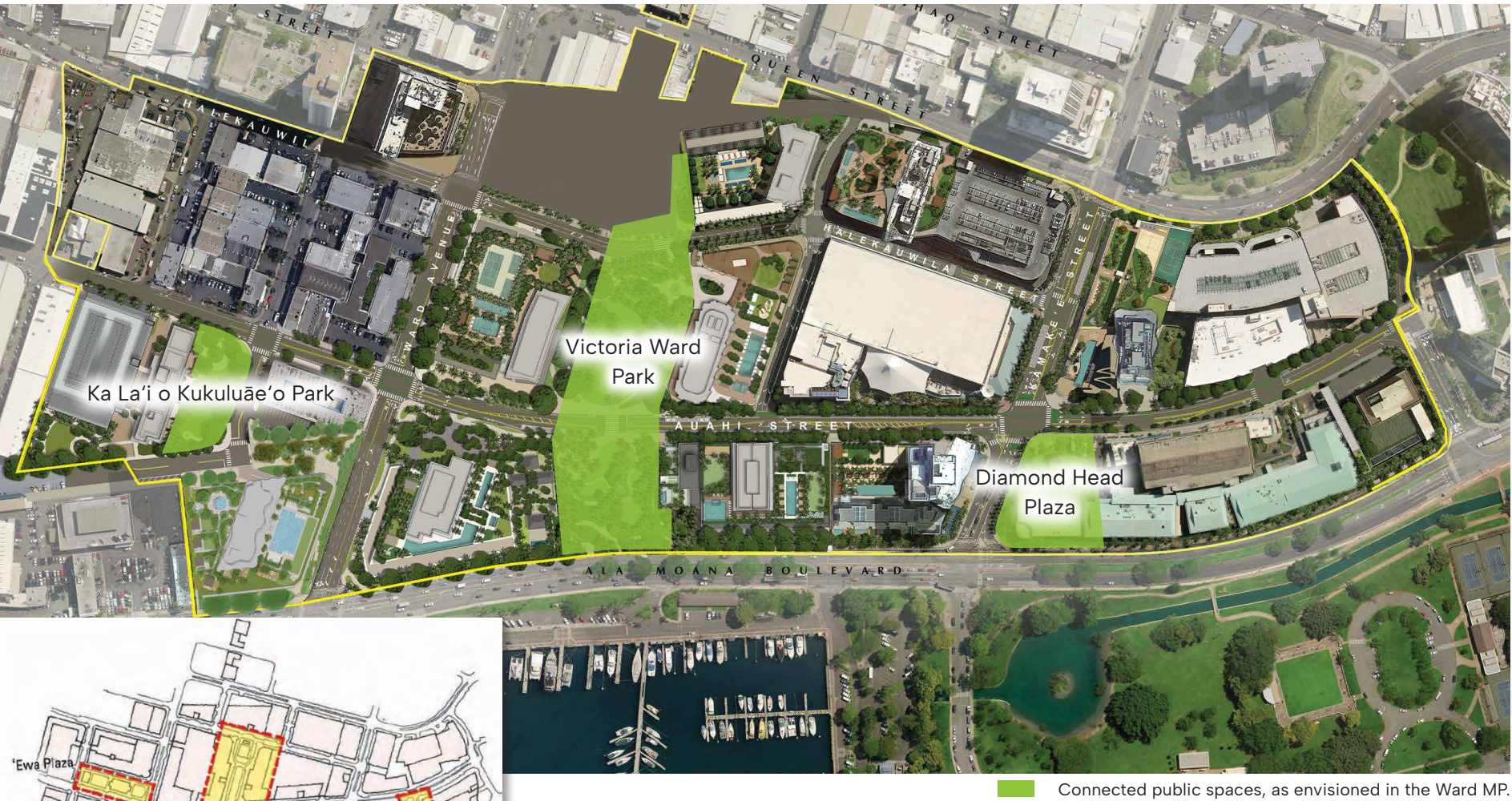
Connected Public Spaces: Provide three significant and connected public spaces. At the center of Ward Neighborhood is the Central Plaza (now named Victoria Ward Park), with major public spaces ‘Ewa of Ward Avenue and on the Diamond Head end of the Neighborhood. All three will be linked via Auahi Street.

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 Village. 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).



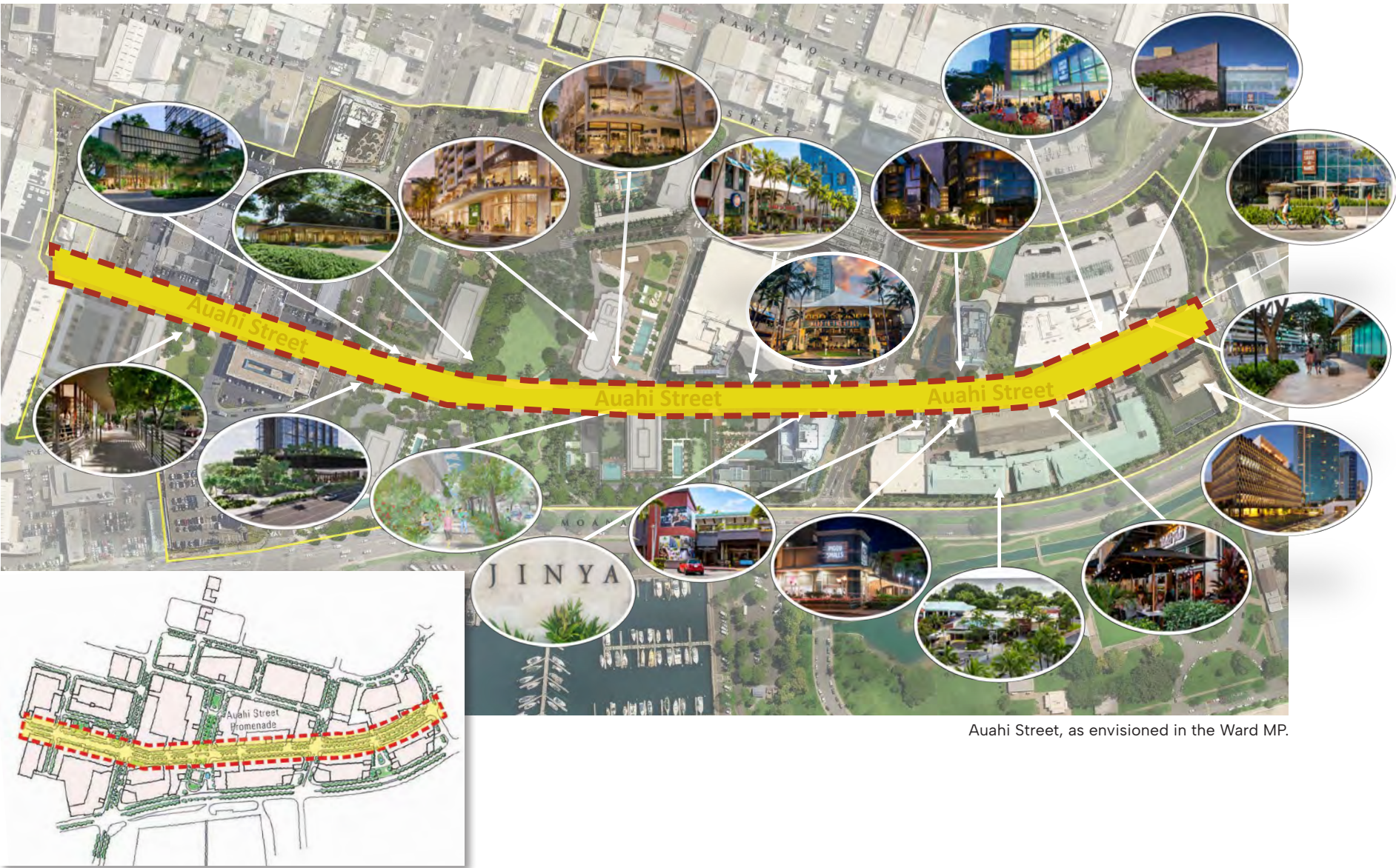
Victoria Ward Park, Cinema in the Park



Located adjacent to Kō‘ula’s ground floor retail, Victoria Ward Park provides generous public space for recreational activities.

WARD VILLAGE MASTER PLANNING

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.

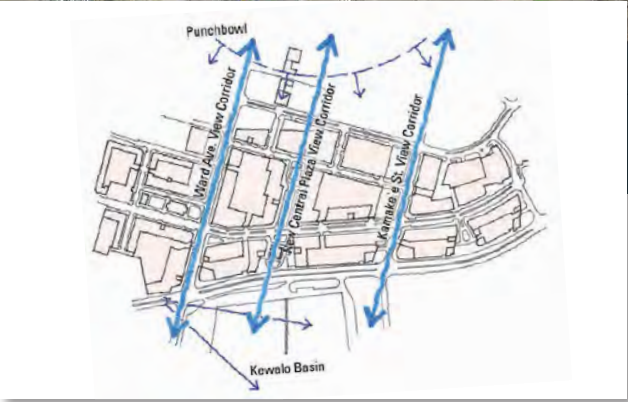
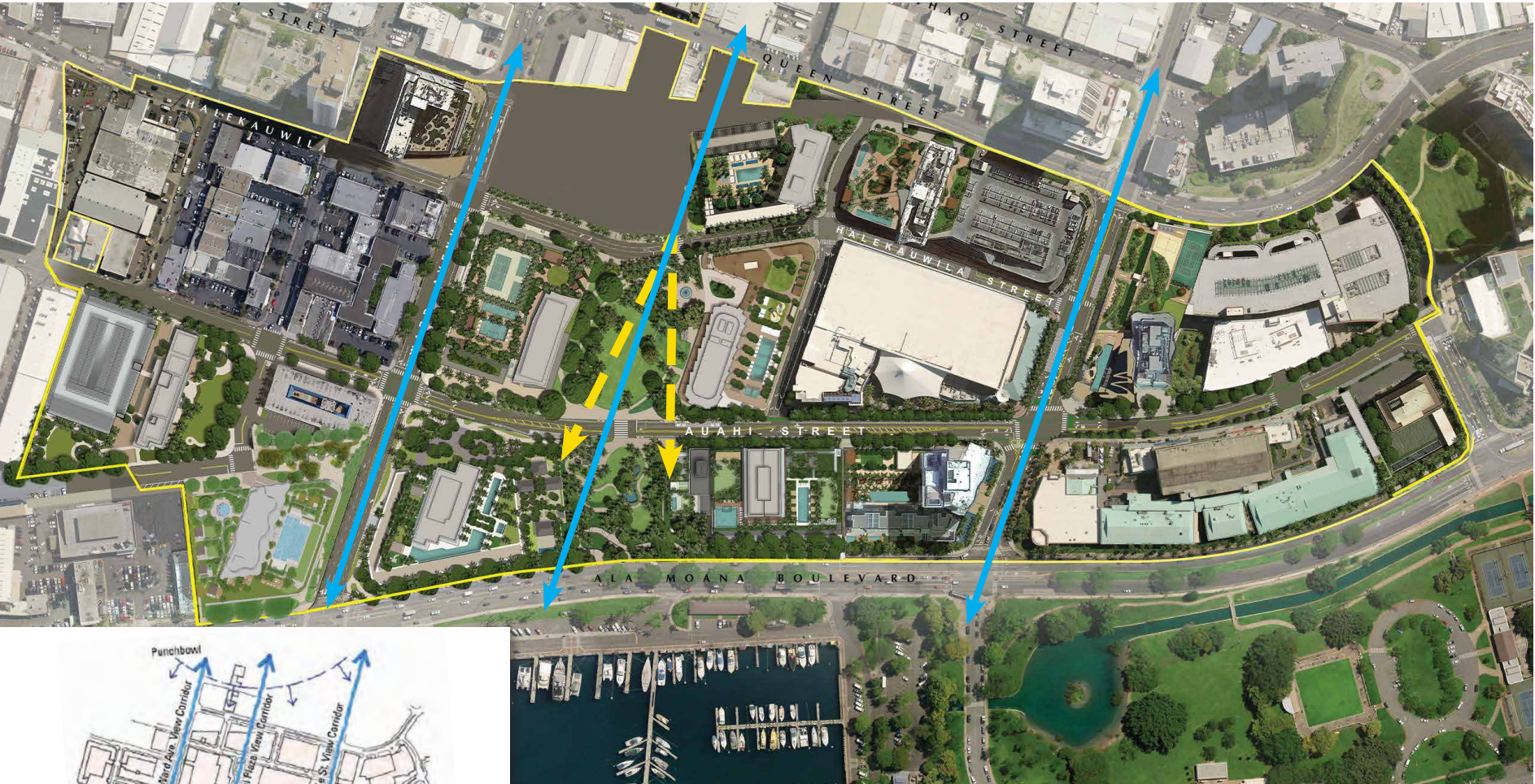


Auahi Street will feature wide sidewalks, mature shade trees, and outdoor dining areas to enhance the pedestrian experience.



Ground floor retail and tree-lined sidewalks provide a pleasant environment for pedestrians along Auahi Street/Pohukaina Street corridor.

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.



This mauka-makai view corridor between Ward Avenue and Kamake'e Street through Victoria Ward Park serves as a visual window into Ward Village from Ala Moana Boulevard and out to Kewalo Basin and the ocean.



Kamake'e Street view corridor, as realized.

WARD VILLAGE MASTER PLANNING

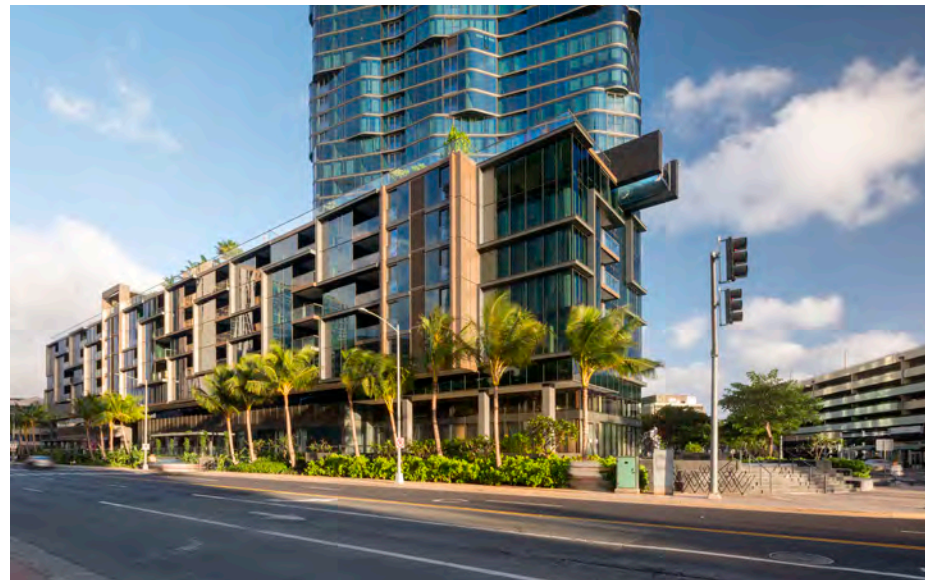
Streetscape Design: Strongly define an identity for the three key intersections along Ala Moana Boulevard, making them as gateways into the district and Central Kaka’ako on the mauka edge. The landscape character will provide a sense of arrival into Ward Village. The streetscape design will also create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



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



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



Ground floor restaurant and retail spaces of Anaha activate Kamake’e Street and Auahi Street.



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



At the ‘Ewa end of Ward Village, the improved Auahi Street/Pohukaina Street corridor will provide a tree-lined promenade for pedestrians and cyclists through Ward Village and greater Kaka’ako.

3.4 Ward Village Today

Ward Village is a driving economic contributor 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, the 2018 Master Planned Community of the Year by National Association of Home Builders, and recognized in 2021 by the World Green Building Council as a master plan case study, Ward Village is a dynamic community whose energy is sparked by local retail, dining, art, living culture, and entertainment.

With over a decade of progress, 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, the success of the South Shore Marketplace and Whole Foods, and the vibrancy of Kamake’e Street outdoor dining areas are other visible signs of its transformation. With the opening of the Waiea, Anaha, Ae’o, Ke Kilohana, ‘A’ali’i, and Kō’ula residential communities, Ward Village has welcomed over 2,500 new residences. Ward Village is also now home to 40 restaurants, cafes, and entertainment venues, 44 retail shops, and an additional 52 specialized neighborhood services.

At South Shore Market, budding, local designers and style makers are creating textiles, clothing and accessories that reflect Hawai’i’s eclectic culture and lifestyle with a modern, stylish edge. The nationally acclaimed farmers market at Ward Village supports local farmers and brings fresh local produce and prepared foods from O’ahu’s rural community to Honolulu’s urban center. With Whole Foods Market, Ward Village offers a convenient grocery option that provides high-quality food and a distribution point for local farms and locally manufactured 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. Unique public art and culture opportunities include the recently featured installation and partnership with the Institute for Native Pacific Education and Culture and “The Story of Kapa” exhibit. The interactive science and cultural exhibit

at South Shore Market offered attendees of all ages the opportunity to learn about the methods of creating kapa. In 2022, live music festivities returned with Kona Nui Nights at Victoria Ward Park and Aloha Friday lunch hours at South Shore Market. New activities at Ward Village include First Saturday at South Shore Market, Art+Flea Urban Market next to Nordstrom Rack, and the Read Aloud Series (in partnership with Village Books & Music) at the Ward Centre Courtyard.

With Victoria Ward Park open, Ward Village has been able to offer even more outdoor events that shape the neighborhood as a central gathering area and demonstrate a commitment to community wellbeing and an active local lifestyle. Events include Yoga in the Park, Bloom! Garden & Art Festival, Fall Celebration, and Holiday Celebration.

Other key elements in the neighborhood include the creation of burial preservation areas and the extension of Private Drive 2 (de facto Halekauwila Street extension) through Land Block 1 that will connect to Ward Avenue and provide additional neighborhood-focused retail experiences.

- 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)
 - Provided 150 Reserved Housing homes to qualified Reserved Housing buyers within ‘A’ali’i (Land Block 1, Project 3)
 - Planned 697 Reserved Housing homes to qualified Reserved Housing buyers within Ulana Ward Village (Land Block 5, Project 2). With Ulana Ward Village, VWL has committed to providing all Reserved Housing within the Ward Neighborhood Master Plan area to satisfy the remaining Reserved Housing requirements for Ward Village.
 - Completed construction of the initial version of Victoria Ward Park on Land Block 1 and Land Block 2
 - Designated over 100% of the open space required by the Ward Neighborhood Master Plan
 - Designated over 100% of the public facilities required by the Ward Neighborhood Master Plan
 - Received approvals for 84.2% of floor area planned

- Completed and fulfilled all Ward Neighborhood Master Plan implementation prerequisites and other requests, 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
 - Street Tree Master Plan

- In addition, HCDA has approved VWL’s Planned Development Permit 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), completed
 - Kō’ula (Land Block 1, Project 4), completed
 - Victoria Place (Land Block 2, Project 3), construction started in spring 2021
 - The Park Ward Village (Land Block 1, Project 5), construction started in 2022
 - Ulana Ward Village (Land Block 5, Project 2), construction started in 2022
 - Kalae (Land Block 2, Project 4), constructed anticipated to start in 2023

- As part of its ongoing commitment to the greater Honolulu community, VWL has contributed over \$4 million and hundreds of volunteer hours to more than 185 local community partners and non-profits that focus on community, culture, education, and the environment. Most recently, community giving in 2022 included:
- \$150,000 at the Kō’ula opening ceremony
 - \$30,000 at The Park Ward Village groundbreaking ceremony
 - \$30,000 at the Ulana groundbreaking ceremony
 - More than \$100,000 in direct community support
 - Employee volunteerism and board service

WARD VILLAGE MASTER PLANNING



Auahi Street’s wide sidewalks provide a comfortable environment for pedestrians, pets, and performers.



Cultural events in Victoria Ward Park.



Keiki enjoying food vendors along Auahi Street.



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



The popular Kaka’ako Farmers Market brings people together.



Victoria Ward Park, on the steps of Kō'ula, provides convenient open space for various recreational activities.



Auahi Street block party.



Families take advantage of Victoria Ward Park's generous open space.



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



Keiki fun in Victoria Ward Park.

WARD VILLAGE MASTER PLANNING



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

3.5 Ward Village Tomorrow

As demonstrated by the sustained progress to date, VWL is committed to supporting HCDA’s mission and enhancing the KCDD by delivering the vision and goals of the Ward Neighborhood Master Plan. The Launiu, located at Block A (Land Block 5, Project 3) is VWL’s next step in the implementation of its master plan 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 Neighborhood Master Plan 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.



Auahi Street will be transformed into a walkable, pedestrian friendly corridor.



Kō’ula’s ground floor retail uses compliment Victoria Ward Park and the reimagined Auahi Street.



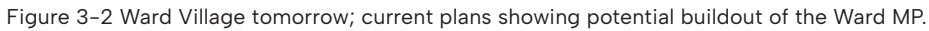
Victoria Ward Park will provide an active and flexible open space between Ala Moana Boulevard and Halekauwila Street.



Ulana Ward Village ground floor resident common areas along Ka La’i o Kukuluāe’o Park at the ‘Ewa end of Ward Village.



At street level, The Park Ward Village is lined with retail and restaurant space with generous native landscaping and tree-shaded sidewalks.



4.1 Location

The Launiu (Land Block 5, Project 3) represents the latest component of Ward Village. Consistent with the Master Plan Rules, the Ward Neighborhood Master Plan, and the Development Agreement between HCDA and VWL, development within Ward Village shall proceed in phases initiated by development permit applications, and phasing will occur by and within the various Land Blocks.

The Launiu will be on Land Block 5, which is bounded by Ilaniwai Street and Halekauwila Street to the north (mauka), Ward Avenue to the east (Diamond Head), Ala Moana Boulevard to the south (makai), and Kamehameha Schools–owned land to the west (‘Ewa). Land Block 5 totals approximately 17.84 acres (777,167 square feet) and consists of one development lot, bound by an existing joint development agreement. Exhibit 1 shows The Launiu site. Exhibit 2 shows the Land Blocks within the Ward Neighborhood Master Plan area, including Land Block 5.

4.2 Site

Within Land Block 5, The Launiu site is bounded by Auahi Street to the north (mauka), Ward Avenue to the east (Diamond Head), Ala Moana Boulevard to the south (makai), and Kamehameha Schools–owned land to the west (‘Ewa). The Launiu site occupies Tax Map Key (TMK) parcel (1) 2–1–056: 001. Exhibit 2 shows existing Ward Village TMKs including The Launiu site.

As envisioned in the 2005 Mauka Area Plan and Master Roadway Plan, and as further described in the Ward Neighborhood Master Plan, VWL is actively working with the City and County of Honolulu to implement the realignment of the existing Auahi Street right of way east of Ward Avenue to connect directly with Pohukaina Street. As shown in Figure 4–1, the realignment will repurpose the vacated portion of Auahi Street west of Ward Avenue and adjacent to The Launiu site (which is private land owned by VWL) into an active, pedestrian–focused landscaped open space with pedestrian and bicycle throughways, shade trees, native plantings, sculptural benches and other seating areas, and space for movable kiosks. This area will also complement the planned open space across Ward Avenue and mauka of Kalae.

The Launiu site is vacant, except for a remnant surface parking lot. The parking lot does not provide parking required for any Ward Village development.

4.3 Site Constraints

The design, orientation, and features of The Launiu and its facilities are constrained by State and County right of ways, utility accessways and easements, required setbacks, and existing and future street conditions. Constraints include:

Northeast: Auahi Street: An important element of Ward Village master planning is the upcoming Auahi Street connection to Pohukaina Street. The realignment of Auahi Street will result in the portion of Auahi Street west of Ward Avenue adjacent to The Launiu site being repurposed as active, landscaped open space with pedestrian and bicycle throughways and other improvements. This portion of Auahi Street also includes existing utility easements and will include new utility easements to service The Launiu, Ulana, and other properties in the Kaka’ako area.

Southeast: Ward Avenue: Ward Avenue bounds The Launiu to the southeast. Ward Avenue provides key multimodal connectivity through Ward Village, connecting mauka areas to Ala Moana Boulevard, Kewalo Basin, and Ala Moana Beach Park. An electrical easement, varying in width from 4–feet to 16–feet, encumbers the full length of the Ward Avenue frontage of The Launiu site.

Southwest: Ala Moana Boulevard: The Launiu is bounded to the southwest by Ala Moana Boulevard (including an 8–foot road widening setback), a State highway, that provides east–west connectivity along Oahu’s south shore.

Exhibit 3 shows The Launiu’s existing site conditions. Exhibit 3A shows the proposed civil site plan. Exhibit 3B shows utility maintenance access areas. Exhibit 4 shows The Launiu detailed site plan.

4.4 Surrounding Uses

The design, orientation, and features of The Launiu and its facilities are planned in accordance with and in context of the existing streets and the growing neighborhood fabric of Ward Village’s mixed–use communities and public facilities. Uses surrounding The Launiu include:

Northeast: Auahi Street: The portion of Auahi Street west of Ward Avenue adjacent to The Launiu site (which is private land owned by VWL) is being repurposed as an active, landscaped open space with pedestrian and bicycle throughways, and other improvements.

Northwest: Ulana Ward Village and Ka La’i o Kukuluāe’o Park: Ka La’i o Kukuluāe’o Park is located northwest of The Launiu site and is a key element of the open space plan of the Ward Master Plan. Ka La’i o Kukuluāe’o Park will be accessible to the public and will be conveniently accessed by The Launiu’s future residents. Ulana Ward Village (KAK 21-001) is sited next to the Ka La’i o Kukuluāe’o Park, northwest of The Launiu site.

Southeast: Ward Avenue: Ward Avenue provides key multimodal connectivity through Ward Village, connecting mauka areas to Ala Moana Boulevard, Kewalo Basin, and Ala Moana Beach Park. Across Ward Avenue are The Park Ward Village, Kalae, and Victoria Ward Park.

Southwest: Ala Moana Boulevard: Ala Moana Boulevard, a State highway, is the primary transportation link between Honolulu’s Daniel K. Inouye International Airport and the Waikīkī resort district. Across Ala Moana Boulevard is Kewalo Basin Harbor which is a mixed-use boat harbor with commercial charter boats and ocean recreational businesses.

West: Kamehameha Schools–Owned Property: Kamehameha Schools–owned land (TMKs (1) 2-1-056: 015 and (1) 2-1-056: 016) is located immediately west of The Launiu site and is occupied by a used car dealership and an auto repair shop.

4.5 Design

The design of The Launiu conforms to the site constraints and is consistent with the Ward Neighborhood Master Plan and the 2005 Mauka Area Rules. The Launiu is designed to integrate within the fabric of Ward Village, maximize mauka-makai view corridors, create a pleasant, livable space, and enhance the pedestrian experience and circulation around the site and neighborhood.

In harmony with the Ward Neighborhood Master Plan, The Launiu achieves the envisioned “placemaking” and pedestrian activation using a variety of approaches previously recognized by HCDA and successfully employed in other areas of Ward Village, including ground-floor commercial space, landscaping and sculptural hardscape elements, generous sidewalks, limited curb cuts, public art, aesthetically interesting building materials, and liner facades that further screen the podium and parking garage.

Located at the corner of Ala Moana Boulevard and Ward Avenue. The Launiu will frame and define the ‘Ewa gateway to Ward Village. Overlooking Kewalo Basin with panoramic views of Diamond Head, The Launiu’s elegant design contributes meaningfully to its shared skyline. The building draws inspiration from and maximizes mauka-makai view corridors.

Utilizing a regional and contextual approach, the undulating building design references a mid-20th century Honolulu international coastal style. Paired with generous proportions and a bespoke material palette, the building’s 486 homes and ground-floor commercial space support the ongoing transformation of Ward Village to a vibrant mixed-use neighborhood.

From the intersection of Ala Moana Boulevard and Ward Avenue and wrapping around along Auahi Street, The Launiu’s ground floor engages the public realm and draws residents and visitors to and from the building. Corner to corner, the street level experience is active with 21,726 square feet of retail space, a residential street lobby, and public open space. Pedestrians are prioritized throughout the site through the use of broad sidewalks with seating niches, a parklet, and a dog run acting as lively places of activity.

Cars are deemphasized but acknowledged as a means of entry to the site with a mid-block driveway leading to a sheltered pick-up and drop-off area acting as a statement of arrival. The pick-up and drop-off area is thoughtfully integrated into the ground floor of the building, minimizing pedestrian conflict and facilitating active, public open space within the repurposed portion of Auahi Street featuring a convenient pedestrian connection to Ward Avenue. Access to above-grade resident parking is from the same driveway, minimizing disruption to pedestrians and bicyclists along Auahi Street. A light and spacious lobby generates a sense of arrival and includes a feature backwall that pays homage to the rise and fall of waves.

Ground floor retail space and homes on floors 2 through 6 screen the podium parking garage along Ward Avenue and extend around the corners of Ala Moana Boulevard and Auahi Street. In other areas the podium façade is comprised of a series of waves that mirror the dynamism of the neighboring ocean and create a three-dimensional effect along the portion of façade most visible to pedestrians.

An amenity terrace crowns the podium with lush green spaces and unique sweeping views. A perfectly oriented breezeway creates a framed view of Diamond Head across the raised family pool and lower lap pool. Programmed fitness areas spill seamlessly between indoor and outdoor with shade trellis’ overhead. Using an axial planning approach, lanai, cabanas, and a beach lawn offer expansive backyard sunset views for residents.

The Launiu’s design will feature high-quality materials including lava stone, opus incertum, cerused white oak and adze finished millwork throughout its upper-level homes. Dynamic and undulating lanai on the tower’s façade allow for deep furnishable outdoor spaces along the south, and orient views toward Diamond Head. The dynamic lanai dissolve into the sky like waves in the endless Pacific horizon.

Figure 4-1 shows The Launiu Building and Site.

THE LAUNI

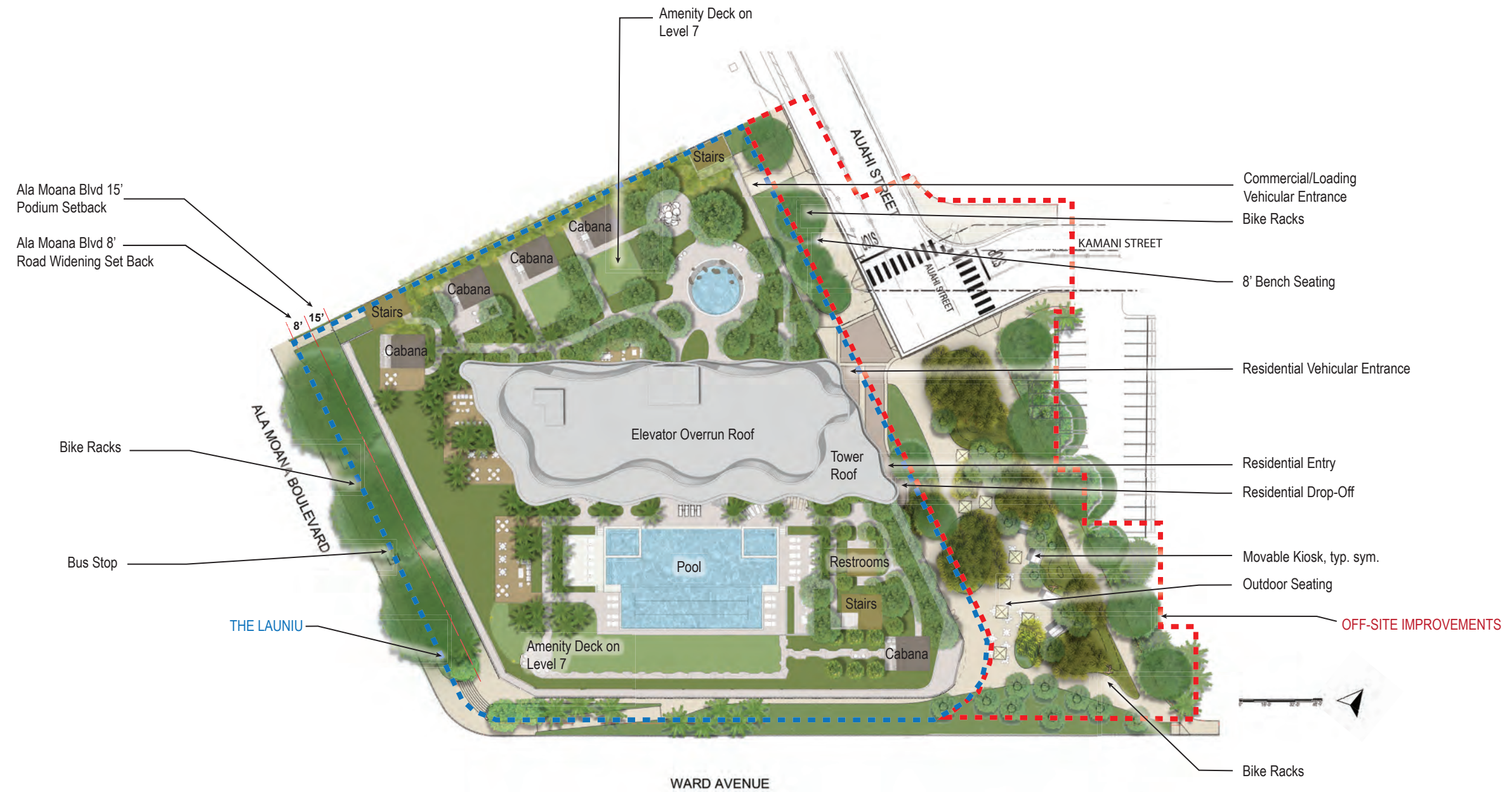


Figure 4-1 The Launiu Building and Site.

4.6 Building & Site

The Launiu will include approximately 667,825 square feet of new floor area that will generally coincide with the following design parameters:

Table 4-1 Building & Site Summary – The Launiu Land Block 5, Project 3

The Launiu: LAND BLOCK 5, PROJECT 3	
Open Space	Approximately 15,940 square feet (170 square feet onsite and 15,770 square feet offsite)
Outdoor & Indoor Recreational Area	Approximately 78,310 square feet
Projected Height	Approximately 400 feet plus 18 feet maximum rooftop elements
Homes (Units)	486 homes proposed

The following exhibits show detailed plans for The Launiu:

- Exhibit 3: Existing Site Conditions
- Exhibit 3A: Civil Site Plan
- Exhibit 3B: Utility Maintenance Access Areas
- Exhibit 4: Detailed Site Plan
- Exhibit 5: Landscape Plan
- Exhibit 5A: Landscape Species
- Exhibit 6: Circulation Plan
- Exhibit 7: Floor Plan, Ground Level
- Exhibit 8: Floor Plan, Floor 2
- Exhibit 9: Floor Plan, Floors 3-5
- Exhibit 10: Floor Plan, Floor 6
- Exhibit 11: Floor Plan, Floor 7
- Exhibit 12: Floor Plan, Floors 8 to 40
- Exhibit 13: Roof Plan
- Exhibit 14: Summary Sheet
- Exhibits 15-18: Elevations
- Exhibits 19-21: Building and Podium Sections
- Exhibit 22: Tower Massing
- Exhibit 23: Orientation and Tower Spacing
- Exhibits 24-27: Design Allowed vs. Proposed With Modifications
- Exhibits 28A-28D: Roadway Sections
- Exhibit 29: Illustrative Rendering

4.7 Open & Recreation Space

In accordance with the Ward Neighborhood Master Plan Permit No: PL MASP 13.1.3 Decision & Order No. 7, open space must be provided on 10 percent of the Master Plan land area (245,638 square feet). To date, 226,162 square feet of open space has been provided on completed and occupied projects and another 135,243 square feet of open space is planned under approved planned development permits. The Launiu will contribute approximately 15,940 square feet of additional open space (170 square feet on-site and 15,770 square feet off-site in the repurposed portion of Auahi Street adjacent to the site), resulting in a total of 377,345 square feet of open space provided in the Master Plan land area.

The Launiu will provide a total of approximately 78,310 square feet of recreation space, nearly three times the requirement of 26,730 square feet. Provided recreation space consists of approximately 64,090 square feet of outdoor recreation space and approximately 14,220 square feet of indoor recreation space.

The recreation space will be provided on the ground level and the recreation deck above the parking area (Level 7):

Ground Level: The ground level will provide both outdoor (approximately 4,020 square feet) and indoor (approximately 3,828 square feet) recreational space, including gardens, a lobby, a dog run, and casual meeting spaces.

Recreational Deck: (Level 7): The recreational deck will provide both outdoor (approximately 60,070 square feet) and indoor (approximately 10,392 square feet) recreational space.

The Launiu’s recreational space exceeds recreational space required per the 2005 Mauka Area Rules and is: 1) based on market research and potential buyer feedback; and 2) aimed toward promoting wellness and sense of community among residents and guests.

4.8 Parking & Loading

The Launiu will include approximately 759 off-street parking spaces. Under the 2005 Mauka Area Rules (Section 15-22-67), a minimum of 646 parking spaces would be required for the building as currently designed.

Parking spaces within The Launiu will be for resident, guest, and commercial use. Approximately 32 commercial parking spaces will be fulfilled off-site within the district parking at 828 Auahi Street (Ulana). Per the Ulana Planned Development Permit Decision and Order (D&O) (KAK 21-001), Ulana is required to provide a minimum of 798 off-street parking spaces (see D&O FOF 89). Ulana will provide approximately 1,235 off-street parking spaces to satisfy Ulana’s minimum off-street requirement and for district parking for Ward Village and the Kakaako community as part of an area-wide parking strategy (see D&O FOF 90 and 91).

The Launiu will include four off-street loading spaces to serve the building. See Section 5.3.6 and Exhibits 6, 7, and 14 for more details.

4.9 Bicycle Facility Plans

The Launiu will provide 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 Ala Moana Boulevard and Auahi Street. Resident long-term bicycle parking will be provided within the parking structure.

Exhibits 5 and 6 show the location of public short-term public bicycle racks and resident long-term bicycle parking. Bikeshare stations are situated at various convenient locations throughout Ward Village.

4.10 Vehicle, Bicycle, and Pedestrian Access & Circulation

Vehicle, bicycle, and primary pedestrian access to The Launiu will be from the Auahi Street realignment. Secondary pedestrian accesses will be provided from Ward Avenue and Ala Moana Boulevard.

In addition, the realignment of Auahi Street east of Ward Avenue to connect directly with Pohukaina Street creates the opportunity to repurpose the vacated portion of Auahi Street west of Ward Avenue and adjacent to The Launiu site (which is private land owned by VWL) into an active, pedestrian-focused landscaped open space with pedestrian and bicycle throughways, shade trees, and other street-activation features. Exhibit 6 shows vehicle, bicycle, and pedestrian access and circulation.

4.11 Reserved Housing

The Ward Neighborhood Master Plan establishes a Reserved Housing requirement of 20 percent of the total number of residential units within the Ward Neighborhood Master Plan area. Ke Kilohana provides 375 Reserved Housing units sold to Reserved Housing buyers. ‘A’ali’i is providing 150 Reserved Housing units, and Ulana Ward Village will provide approximately 697 Reserved Housing units. Reserved Housing at Ward Village (approximately 1,222 units) therefore significantly exceeds the current requirement of approximately 1,023 units arising from The Launiu, plus buildings approved to date (Waiea, Anaha, Ke Kilohana, A’eo, ‘A’ali’i, Kō’ula, Victoria Place, The Park Ward Village, Ulana Ward Village, and Kalae). As noted in the Table 4-2, after satisfying the reserved housing requirements for The Launiu, approximately 199 reserved housing units will remain available to satisfy the requirements of future projects in Ward Village.

Table 4-2 Reserved Housing Requirement.

Reserved Housing		
Project	Residential Units	Reserved Housing Units Provided
KAK 13-036 [LB2-P1] Waiea [Note 1]	177	0
KAK 13-037 [LB3-P1] Anaha	318	0
KAK 13-038 [LB5-P1] Ke Kilohana	424	375
KAK 14-074 [LB1-P2] Ae'o	466	0
KAK 16-075 [LB1-P3] 'A'ali'i	751	150
KAK 18-038 [LB1-P4] Kō'ula [Note 2]	570	0
KAK 19-069 [LB2-P3] Victoria Place	350	0
KAK 21-001 [LB5-P2] Ulana Ward Village	697	697
KAK 21-002 [LB1-P5] Park Ward Village	546	0
KAK 22-024 [LB2-P4] Kalae	330	0
Block A [LB5-P3] The Launiu	486	0
Total Residential Units	5115	1222
Reserved Housing Units Required (20%)		1023
Reserved Housing Units Balance - exceeding requirements		199

Note 1: The Waiea Planned Development Permit was issued for 177 Units, which is used as the basis for the associated Reserved Housing requirement. Note however, that due to post Development Permit unit combinations by buyers, the final built condition is 174 Units.

Note 2: The Kō’ula Planned Development Permit was issued for 570 Units, however, the unit count has been reduced to 566 Units in the 1/31/2020 Building Permit plan set.

4.12 Sustainability Strategy

Consistent with the Sustainability Framework set out in the Ward Neighborhood Master Plan, 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 aforementioned issues at the neighborhood scale, ensuring the sustainability and well–being of entire communities.

VWL is currently targeting LEED certification for new construction (LEED–NCv4) for The Launiu. To achieve this, the following sustainable practices will be employed.

The project team is using an integrative design process throughout the creation of The Launiu, 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 Launiu is directly tied into the realigned Auahi Street, which will feature lush landscaping and shaded walkways that 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 Launiu will feature native and/or indigenous plantings to embrace Hawaiian ecosystems and avoid contributing to invasive plant populations.

Water Efficiency: Several water–conserving measures will be employed at The Launiu, with the goal of at least 50% reduction in potable water use for landscaping irrigation, and 20% savings in indoor water through the use of low–flow fixtures.

Energy and Atmosphere: The Launiu 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 Launiu will responsibly manage construction waste, recycling as much waste as possible at the construction site. The building itself will have recycling facilities and recycling will be encouraged.

Indoor Environmental Quality: The Launiu 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 and will be designed for acoustic performance.

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

Regional Priority: The Launiu will pursue sustainability opportunities that specifically address local priorities with regard to environment, social equity, and/or public health. The Launiu will address LEED–designated Regional Priority issues including responsible waste management and optimized energy performance.

Appendix A contains the LEED–NCv4 checklist.

4.13 Demand

As the Ward Neighborhood Master Plan contemplates and provides for market flexibility, 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 incorporated public input in various ways. In addition to the Ward Neighborhood Master Plan, VWL continues to draw direction and consultation from community and informal feedback received during engagement with homebuyers, community events, non–profit organizations, businesses, and government.

Currently Victoria Place is the only residential building along Ala Moana Boulevard being constructed in Honolulu. From the housing perspective, the proposed The Launiu will meet a demand in the Ward Village and urban Honolulu housing spectrum that is not being addressed, as other Ala Moana Boulevard fronting residences have been built and are now sold and occupied. VWL has provided previously approved communities in accordance with market demand and pricing structures, strong buyer preferences, sales feedback, and community input. To date, Waiea, Anaha, Kō’ula, Victoria Place, The Park Ward Village, and

most recently, Kalae have been able to provide sensible home sizes and generous recreational spaces. Home offerings at Ulana, Ke Kilohana, Ae‘o, and ‘A‘ali‘i have focused on attainable, convenient mixed-use housing for Honolulu’s budding workforce and professionals and active urban residents.

The Launiu will include ground floor commercial space along Ward Avenue. Located at the ‘Ewa-Makai edge of Ward Village, The Launiu will generate new demand and support for Ward Village and central Kaka‘ako businesses alike. Furthermore, onsite and offsite improvements associated with The Launiu will greatly enhance and activate the pedestrian experience by providing open space at the ground level, shaded walking areas, and circulation around the site and neighborhood.

4.14 Economic Impact

Beyond enhancing the lives of its residents and the Ward Village community, The Launiu will have a direct, positive impact on the State and City and County of Honolulu economy. Accounting for additional indirect and induced economic impacts, the construction of The Launiu is estimated to generate:

- \$691 million in output
- \$233.4 million in workers’ earnings
- \$42.4 million in state tax revenue (income, GET, and other)
- 565 annual average jobs, 2022–2028
- 781 jobs in year one of construction
- 967 jobs in year two
- 920 jobs in year three
- 636 jobs in year four

The Launiu operations and maintenance over a 30-year period are anticipated to generate, in present value of constant, 2022 dollars approximately:

- \$189.2 million in output
- \$62.7 million in workers’ earnings
- \$11.4 million in state tax revenue (income, GET, and other)
- 22 permanent jobs
- \$123.4 million in real property tax

4.15 Development Timetable

VWL intends to construct The Launiu in a single phase. The building permit application is anticipated to be submitted in mid-2024 with construction expected to commence in the third quarter of 2024. This timetable

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:	Ward Master Plan D&O FOF No. 63, Pg. 16 COMPLETE
	(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.	
2	Predictive archaeological model for master plan	Ward Master Plan D&O FOF No. 111, Pg. 36 COMPLETE
3	Historic building inventory	Ward Master Plan D&O FOF No. 5, Pg. 45 COMPLETE
4	Archaeological inventory survey plan accepted by SHPD	Ward Master Plan D&O FOF No. 5, Pg. 45, HAR 13-284-5(c) COMPLETE
5	Cultural impact assessment	Ward Master Plan D&O FOF No. 5, Pg. 45 COMPLETE
6	Regional traffic study	Ward Master Plan D&O FOF No. 5, Pg. 45 COMPLETE
7	Sustainability guidelines	Ward Master Plan D&O FOF No. 10, Pg. 47 COMPLETE

5.1 Proposed Modifications

Consistent with the 2009 Ward Master Plan, 2005 HCDA Mauka Area Rules (HAR Title 15, Chapter 22), and prior projects in Ward Village and the Kaka’ako Mauka Area, VWL seeks two modifications related to the building’s podium.

A modification is sought to allow a 65-foot-tall podium. The request is consistent with the 2005 HCDA Mauka Area Rules and the already approved buildings in Ward Village.

The other modification is related and is sought for the podium to occupy the Ala Moana Boulevard and Ward Avenue view corridor setbacks. The request is consistent with the 2005 HCDA Mauka Area 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 The Launiu and the desired urban neighborhood. Refer to Exhibits 23–26 and to the following figures.

5.1.1 Allowance for Modifications

The Ward Master Plan 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 Master Plan 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 §15–22–22, requested modifications may be granted to:

- (1) *View corridor setbacks;*
- (2) *Yards;*
- (3) *Loading space;*

- (4) *Parking;*
- (5) *Minimum and maximum ratio of residential and commercial space*
- (6) *Towers, as follows:*
 - (A) *Tower footprint area:*
 - (i) *For buildings within the district utilized by the general public but limited to: auditoriums, community centers, and churches; or*
 - (ii) *For those portions of towers below sixty-five feet in height.*
 - (B) *Number of towers: The maximum number of towers may be modified for all structures within the area bounded by Punchbowl, King, South, and Pohukaina Streets;*
- (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;*
- (8) *Number of reserved housing units and the cash-in-lieu of providing reserved housing units; and*
- (9) *Open space, as follows:*
 - (A) *Obstructions overhead that enhance utilization and activity within open spaces or do not adversely affect the perception of open space; and*
 - (B) *Height from sidewalk elevation of four feet may be exceeded at a maximum height-to-length of 1:12 if superior visual relief from building mass results.*

As HCDA determined in Ward Master Plan Decision and Order (Ward Master Plan D&O) Finding of Fact (FOF) No. 106, and consistent with HAR §15-22-22, the requested modifications for The Launiu:

- (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 modifications are 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.

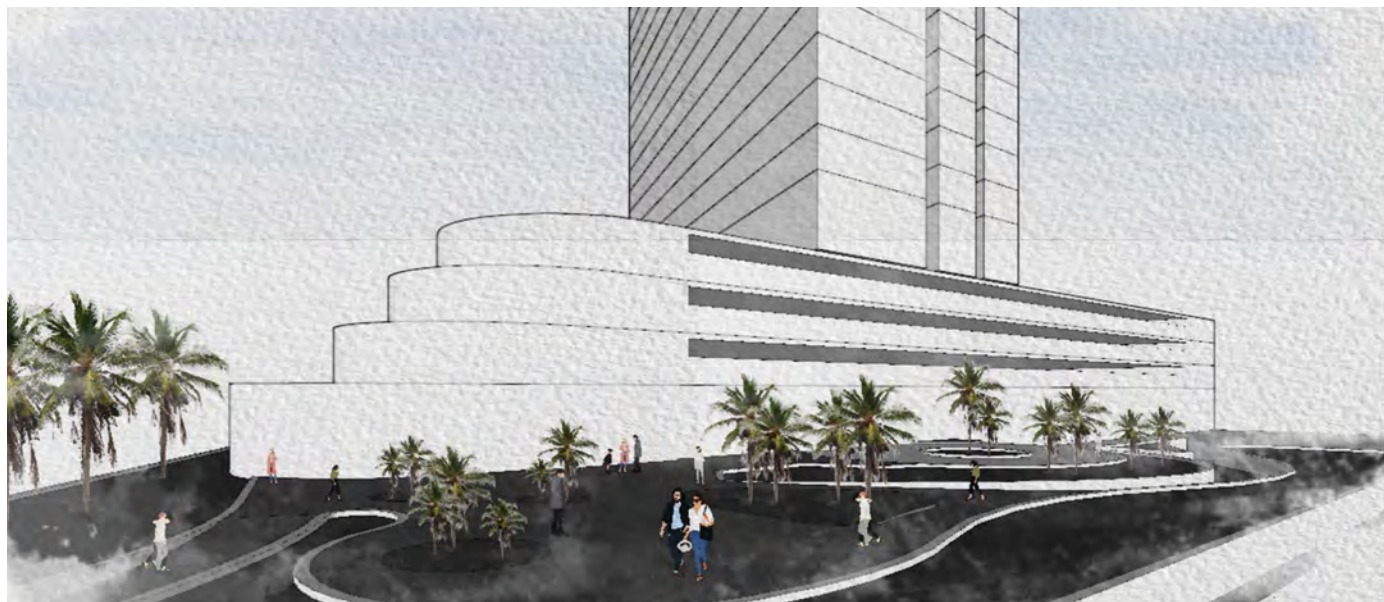
All the modifications set forth in the Ward Master Plan, and the modifications requested in this application, facilitate a better building design, preserve and enhance the mauka-makai view corridors, permit various uses within the podium along streets and public spaces, and provide public facilities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

In addition, 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), Kō’ula (Land Block 1, Project 4), Ulana (Land Block 5, Project 2), and The Park Ward Village (Land Block 1, Project 5).

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.



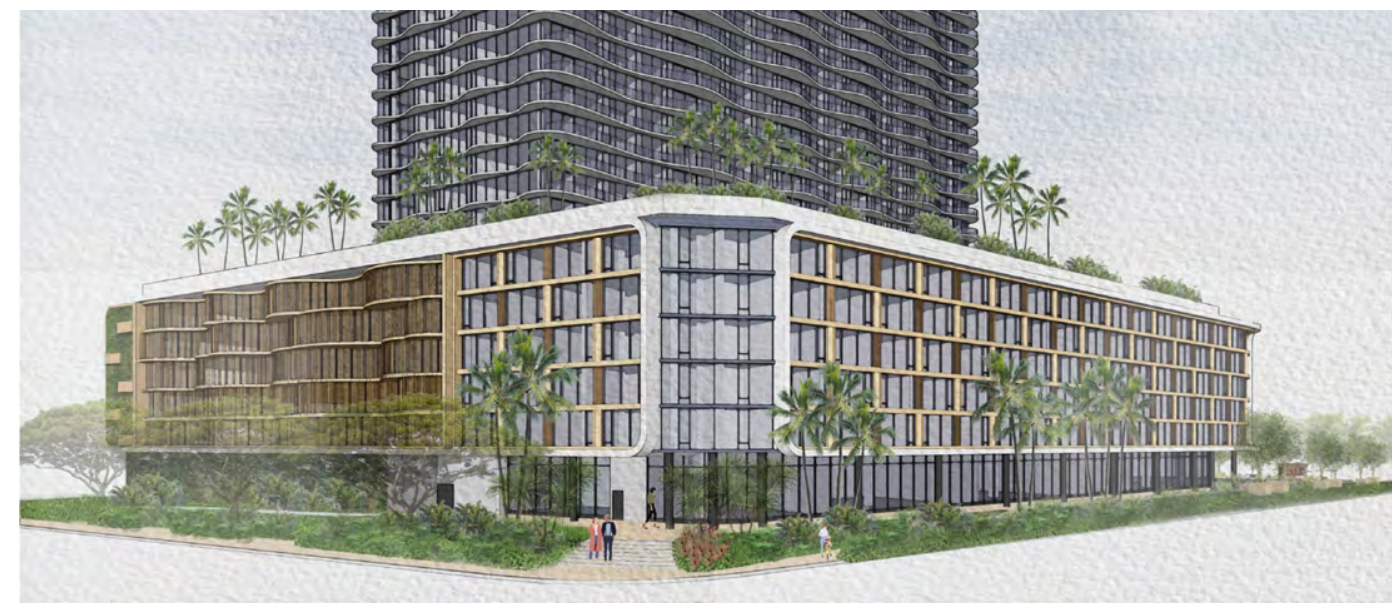
Auahi Street/Ward Avenue – Allowed by right.



Auahi Street/Ward Avenue – Proposed with modification.

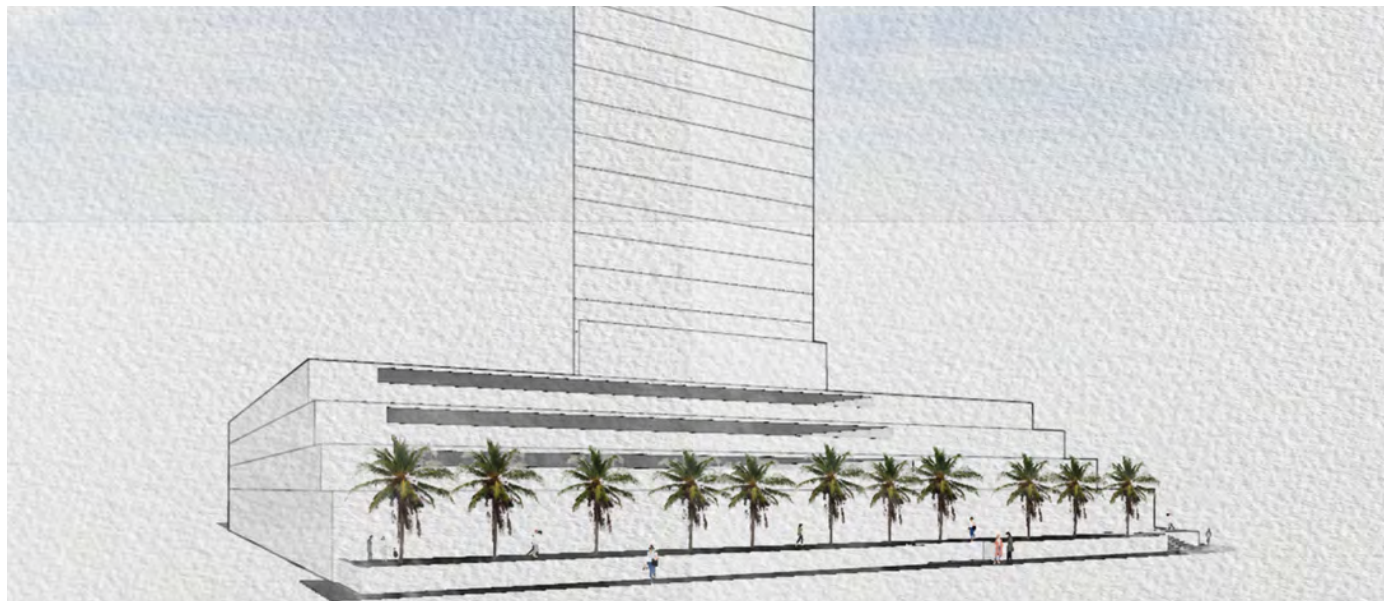


Ala Moana Boulevard/Ward Avenue – Allowed by right.



Ala Moana Boulevard/Ward Avenue – Proposed with modification.

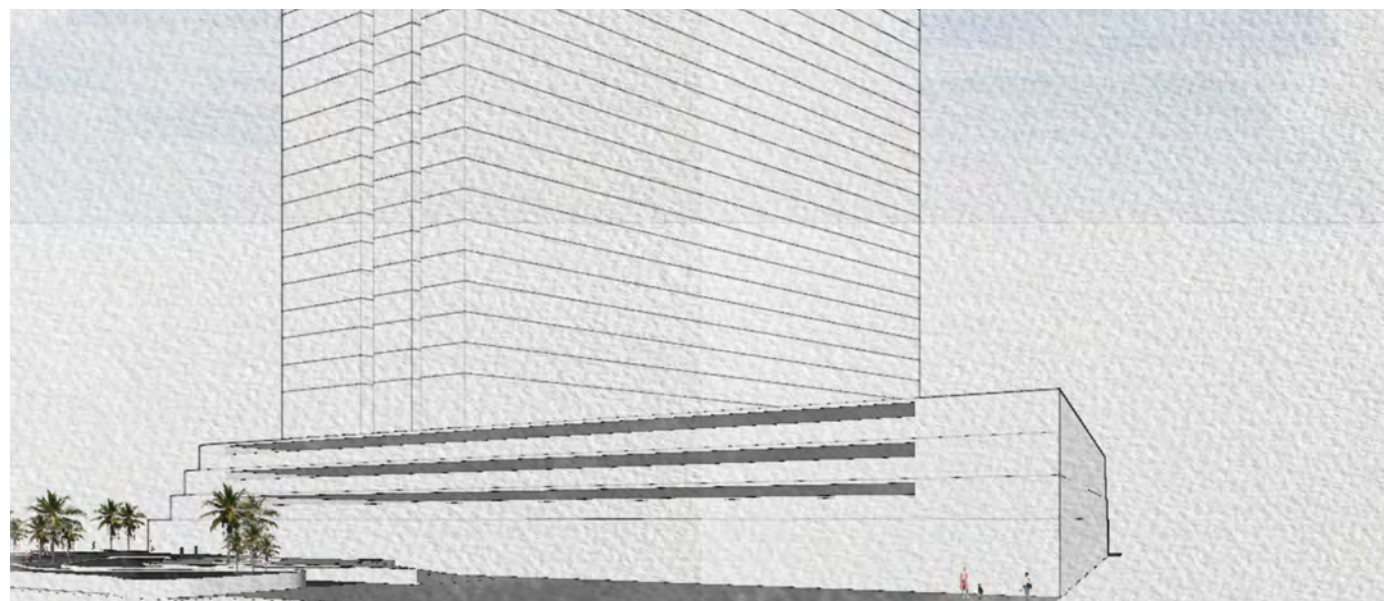
Figure 5-1 Renderings (Modification) of Building and Streetscape



Ala Moana Boulevard – Allowed by right.



Ala Moana Boulevard – Proposed with modification.



Auahi Street – Allowed by right.



Auahi Street – Proposed with modification.

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5.1.2 Modification to Podium or "Street Frontage Element" Height

Modification. The Ward Master Plan identified an increase in the maximum platform height from 45 feet to 65 feet for all parcels fronting Ala Moana Boulevard and 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 Master Plan D&O FOF No. 103). Consistent with the Ward Master Plan vision, The Launiu includes a podium platform height of 65 feet to accommodate mixed uses, provide additional public and open space, and create street level retail space that will enhance the walkability of the neighborhood.

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 Launiu, the modification to the podium height is consistent with HCDA's determination in the Ward Master Plan D&O FOF No. 106, and 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 Launiu's podium height of 65 feet is consistent with the Ward Master Plan and provides for both the inclusion of street-level retail space and residential units in the podium which 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 Master Plan, The Launiu'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), Waiea (Land Block Anaha (Land Block 3, Project 1), Ke Kilohana (Land Block 5, Project 1), 'A'ali'i (Land Block 1, Project 3), Kō'ula (Land Block 1, Project 4), Ulana (Land Block 5, Project 2), and The Park Ward Village (Land Block 1, Project 5), thus complementing and allowing

consistency 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 Master Plan, embracing a walkable neighborhood of mixed-use living, recreation, and open space.

Community Benefits. As outlined in the approved Ward Master Plan, the increased platform height to 65 feet for buildings fronting Ala Moana Boulevard allows for retail, restaurant, and residential units to be built within the parking podium. The additional height also provides an opportunity to move parking uses up and away from the street, thereby dramatically increasing the open spaces at ground level and improving the street environment. As illustrated in Figure 5-1, the streetscape is greatly enhanced with ground-level retail and dining along the street frontage.

5.1.3 Modification to View Corridor Enroachment

Modification. As contemplated in the Ward Master Plan, The Launiu seeks a modification to eliminate the 1:1 setback above 20 feet on the podium to accommodate a continuous building facade that better defines the edge of the street along Ala Moana Boulevard and Ward Avenue. The Launiu complies with the 15-foot Front Yard setback and 75-foot Tower setback requirements of the Ala Moana Boulevard and Ward Avenue view corridors.

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 Launiu, the modification to the 1:1 setback above 20 feet on the podium is consistent with HCDA's determination in the Ward Master Plan D&O FOF No. 106, and the three conditions of modification specified under Section 15-22-22, HAR:

- *5-22-22(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 Launiu is consistent with the Ward Master Plan 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 Master Plan, 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, including The Park Ward Village (Land Block 1, Project 5) along Ward Avenue, thus providing for consistent 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 Master Plan, embracing a walkable neighborhood of mixed-use living, recreation, and open space.

Community Benefits. The requested modification allows for retail, restaurant, and residential units to be built within the parking podium. The additional floor area within the podium provides an opportunity to move parking uses up and away from the street, thereby 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 instead of parking.

5.2 Conformance

The following section indicates The Launiu’s conformance with the Mauka Area Rules and the approved Ward Neighborhood Master Plan.

The design of The Launiu thoughtfully responds to the constraints of the site, the requirements of the 2005 Mauka Area Rules, and the vision of the Ward Neighborhood Master Plan.

In harmony with the Ward Neighborhood Master Plan, The Launiu achieves the envisioned “placemaking” and pedestrian activation utilizing a variety of solutions including, wide sidewalks, shade trees, landscaping, minimal curb cuts, public art, ground-floor commercial space, podium-level homes, and aesthetically interesting liner facades to screen the podium and parking garage.

The ground floor retail space and the podium-level homes on floors 2 through 6 screen the podium parking garage along Ward Avenue and extend around the corners of Ala Moana Boulevard and Auahi Street to activate and add visual interest on three sides of The Launiu. In other areas a podium liner façade is comprised of a series of waves that mirror the dynamism of the neighboring ocean and create a three-dimensional effect along the portion of façade most visible to pedestrians.

The realignment of Auahi Street east of Ward Avenue to connect directly with Pohukaina Street (as envisioned in the 2005 Mauka Area Plan and Master Roadway Plan, and as further described in the Ward Neighborhood Master Plan) creates the opportunity to repurpose the vacated portion of Auahi Street west of Ward Avenue and adjacent to The Launiu site (which is private land owned by VWL) into an active, pedestrian-focused landscaped open space with pedestrian and bicycle throughways, shade trees, native plantings, sculptural benches and other seating areas, and space for movable kiosks. Appendix B contains reference images of potential Auahi Street landscape and public realm programming.

At the corner of Ala Moana Boulevard and Ward Avenue, landscaping and prominent steps leading to an elevated pedestrian pathway define this key gateway into Ward Village. Exhibit 29 illustrates The Launiu’s ground floor at the corner of Ala Moana Boulevard and Ward Avenue.

See Appendix C for the overall Ward Village Street Level Plan.

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Table 5-2 Conformance with the 2005 Mauka Area Rules and Ward Neighborhood Master Plan.

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 5, Project 3 (The Launiu)	Refer to
§15-22-9 Method of Development	Base Zone Development or Planned Development		The Launiu 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 Launiu consists of mixed-use residential and commercial spaces.	Exhibit 7 – Floor Plan, 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 Launiu complies. Proposed FAR on Land Block 5: <ul style="list-style-type: none">Current projections are for 2,075,746 SF of floor area on Land Block 1, inclusive of The Launiu (667,825 SF).Land Block 5 projected FAR: 3.34 = 2,075,746 SF / 621,871 SF. Allowable FAR on Land Block 5: <ul style="list-style-type: none">Current forecast is for a minimum of 279,437 SF of industrial Use across the master plan area, which increases the total allowable FAR across the master plan to 3.61 [279,437 / 2,456,379 = 0.1138 + 3.5000 = 3.6138.Per §15-22-203(b)(1)(A), a development lot within a master plan may transfer FAR from another lot up to 25 percent more than would otherwise be allowed, therefore, the allowable FAR on Land Block 5 is 1.25 x 3.6138 = 4.5172.Land Block 5 complies with or without an allowable industrial bonus.	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 14 – Summary Sheet Table 5-3 – Floor Area
§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 Launiu complies. The Launiu is designed consistent with §15-22-116. A modification for the podium height is proposed pursuant to §15-22-120.	Exhibits 15-18 – Elevations



Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 5, Project 3 (The Launiu)	Refer to
§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 Launiu complies. Public short-term bicycle parking will be provided on the ground level along Ala Moana Boulevard and Auahi Street . Resident long-term bicycle parking will be provided on the ground level within the parking structure.	Exhibit 4 – Detailed Site Plan Exhibit 5 – Landscape Plan Exhibit 6 – Circulation Plan
§15-22-63(g) Yards; General	(g) ...roof overhangs, eaves, sunshades, sills, frames, beam ends, projecting courses, planters, awnings, and other architectural embellishments or appendages with less than a thirty-inch vertical thickness may project no more than four feet into the required distance of a yard or setback. Exterior balconies, lanais, portes-cochere, arcades, pergolas, or covered passageways are not permitted within required yards or setbacks.	The Ward MP proposes that yards be provided consistent with the Mauka Area Plan and Rules.	The Launiu complies. In accordance with §15-22-63(g), The Launiu’s decorative projecting courses and other architectural embellishments, each of which are 10-inches or less in vertical thickness, project no more than four feet into the yard setbacks.	Exhibit 1 – Location and Ward Neighborhood Master Plan Area Exhibit 4 – Detailed Site Plan Exhibit 12 – Floor Plan, Floors 8 to 40 Exhibit 19 – Building and Podium Sections (Cross) Exhibit 21 – Building and Podium Sections (Podium)
§15-22-63.1 Front Yards	(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 Launiu complies. The Launiu is a portion of the single development lot created by the Land Block 5 Joint Development Agreement recorded March 18, 2014 [DOC A-51900681]. The Land Block 5 development lot is bound by Halekauwila and Ilaniwai Streets to the northeast, Ward Avenue to the southeast, Ala Moana Boulevard to the southwest, and neighboring parcels to the northwest. The Launiu is bound by Ala Moana Boulevard to the southwest, Ward Avenue to the southeast, and Auahi Street to the northeast , which are treated as Front Yards with 15-foot-deep front yard setbacks provided parallel to the street right-of-way.	Exhibit 1 – Location and Ward Neighborhood Master Plan Area Exhibit 4 – Detailed Site Plan



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Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 5, Project 3 (The Launiu)	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 Launiu complies.</p> <p>The Launiu is a portion of the single development lot created by the Land Block 5 Joint Development Agreement recorded March 18, 2014 [DOC A-51900681]. The Land Block5 development lot is bound by Halekauwila and Ilaniwai Streets to the northeast, Ward Avenue to the southeast, Ala Moana Boulevard to the southwest, and neighboring parcels to the northwest.</p> <p>Along the northwest property line, The Launiu is bounded by Auahi Street and a continuation of the Land Block 5 development lot, as such, no side or rear yards are present along the continuation of the Land Block 5 development lot.</p> <p>Along the northwest property line, The Launiu is bound by TMKs 2-1-056:015 & 016 which are treated as a Side Yard, however, no windows or openings are proposed to face the property line and as such, no Side Yard setback is provided.</p>	Exhibit 1 – Location and Ward Neighborhood 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, 361,405 SF of open space has been identified on existing and permitted projects.</p>	<p>The Launiu complies.</p> <p>In accordance with MASP 13.1.3 Decision & Order No. 7, Open Space must be provided on 10 percent of the Master Plan land area (10% x 2,456,379 SF = 245,638 SF).</p> <p>To date, 226,162 SF of Open Space has been provided on completed and occupied projects with another 135,243 SF of Open Space planned under Approved Development Permits. The total amount of Open Space delivered and/or permitted to date = 361,405 SF (226,162 SF + 135,243 SF) or 15% of the Master Plan land area.</p> <p>The Launiu provides approximately 15,940 SF of Open Space at the ground level:</p> <ul style="list-style-type: none">• ~ 170 SF on-site Open Space provided• ~ 15,770 SF off-site Open Space provided• ~ 15,940 SF total Open Space provided	Exhibit 4 – Detailed Site Plan Exhibit 14 – Summary Sheet Table 5-5 – Ward Village Open Space



Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 5, Project 3 (The Launiu)	Refer to
§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.	The Launiu complies. Recreation Space Required: 486 DU x 55 SF/DU = 26,730 SF. Recreation Space Provided: The Launiu provides approximately 78,310 SF of recreation space: <ul style="list-style-type: none">• Level 1 = 3,828 SF interior and 4,020 SF exterior.• Level 7 = 10,392 SF interior and 60,070 SF exterior.	Exhibit 7 – Floor Plan, Ground Level Exhibit 11 – Floor Plan, Floor 7 Exhibit 14 – Summary Sheet
§15-22-66 View Corridors	Per the 2005 Mauka Area Rules exhibit titled “View Corridor Streets,” view corridors are established along: <ul style="list-style-type: none">• 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.	The Launiu complies with the 15-foot Front Yard setback and 75-foot Tower setback requirements of the Ala Moana Boulevard and Ward Avenue View corridors. The Launiu 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 along Ala Moana Boulevard and Ward Avenue and allows for more interesting articulation of the building facade at the corners and along the streets.	Exhibit 1 – Location and Ward Neighborhood Master Plan Area Exhibits 15-18 – Elevations Exhibit 19 – Building and Podium Sections (Cross) Exhibit 21 – Building and Podium Sections (Podium) Exhibit 22 – Tower Massing



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Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 5, Project 3 (The Launiu)	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: 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: 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 Launiu complies.</p> <p>Off Street Parking Required:</p> <ul style="list-style-type: none">• 141 Units @ 600 SF or less x 0.9 = 127 spaces.• 345 Units @ 800 SF or more x 1.35 = 466 spaces.• 16,295 SF Commercial and all other uses x 1 per 444 SF = 37 spaces.• 5,431 SF Eating & Dining Areas x 0.9 per 300 SF = 16 spaces• Total required = 646 spaces. <p>Off Street Parking Provided:</p> <ul style="list-style-type: none">• 651 Standard spaces.• 86 Compact spaces.• 15 Accessible spaces.• 7 Accessible Van spaces.• 759 Total spaces. <p>Approximately 32 commercial parking spaces will be fulfilled off-site within the district parking at 828 Auahi Street (Ulana). Per the Ulana Planned Development Permit D&O (KAK 21-001), Ulana is required to provide a minimum of 798 off-street parking spaces (see D&O FOF 89). Ulana will provide approximately 1,235 off-street parking spaces to satisfy Ulana’s minimum off-street requirement and for district parking for Ward Village and the Kakaako community as part of an area-wide parking strategy (see D&O FOF 90 and 91).</p>	<p>Exhibit 7 – Floor Plan, Ground Level</p> <p>Exhibits 8-11 – Floor Plan, Floors 2-7</p> <p>Exhibit 14 – 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 Launiu complies.</p> <p>Off Street Loading Required:</p> <ul style="list-style-type: none">• Residential uses of 644,074 SF = 4.• Commercial Uses of 21,725 SF = 3.• 50% reduction per §15-22-68(e) = - 3.5.• TOTAL REQUIRED = 4. <p>Off Street Loading Provided:</p> <ul style="list-style-type: none">• 2 sized a minimum of 12-ft. x 35-ft.• 2 sized a minimum of 8-1/2-ft. x 19-ft.	<p>Exhibit 4 – Detailed Site Plan</p> <p>Exhibit 6 – Circulation Plan</p> <p>Exhibit 7 – Floor Plan, Ground Level</p> <p>Exhibit 14 – Summary Sheet</p>



Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 5, Project 3 (The Launiu)	Refer to
§15-22-70 Architectural Criteria	All rooftop mechanical appurtenances, stairwells and elevator enclosures, ventilators, and air- conditioning equipment shall be screened from view by architectural or landscape treatments. Parking structures shall have a minimum fifteen-foot landscape strip within the front yard setback along adjacent streets.		The Launiu complies.	Exhibit 5 – Landscape Plan Exhibits 15-18 – Elevations Exhibits 19-21 – Building and Podium Sections
§15-22-72 Lanai Enclosures	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; As a condition to the initial project approval, covenants or other documentation may be required to assure that lanai will not be converted to floor area.		The Launiu complies. Lanai are sized to be less than 15% of the area of the adjacent unit and subsequent enclosure of lanai will be prohibited in the project's condominium documents.	n/a
§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 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 Launiu complies. Public Facilities Dedication Required: <ul style="list-style-type: none">• The Launiu Residential Area: 4% x 646,099 SF = 25,844 SF.• The Launiu Commercial Area: 3% x 21,726 SF = 652 SF.• The Launiu Required PFD = 26,496 SF.• PFD required for projects previously approved = 191,216 SF.• PFD total required – including The Launiu = 217,712 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 = 121,839 SF.• PFD dedications provided to date = 161,420 SF.• PFD designations pending = 203,305 SF.• PFD dedications provided + pending = 364,725 SF. PFD credit balance NOT including pending dedications = < 56,292 SF> PFD credit balance after The Launiu = 147,013 SF.	Section 5.3.5 – Ward Village Public Facilities & Open Space Table 5-4 – Ward Village Public Facilities Dedication



MAUKA AREA RULES & WARD NEIGHBORHOOD MASTER PLAN

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 5, Project 3 (The Launiu)	Refer to
§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 Launiu complies. There are no mapped streets, as designed in the Mauka Area Plan, within The Launiu site.	Exhibit 1 – Location and Ward Neighborhood 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 Launiu complies. All utilities serving The Launiu 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. Per §15-22-5, “reflective surface” means any “glass or other surface...having reflectance of over thirty per cent”		The Launiu 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.	Exhibits 15-18 – Elevations
§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 Launiu is subject to the Land Block 5 Joint Development Agreement recorded March 18, 2014 [DOC A-51900681].	n/a
§15-22-82 Flood Hazard District	Honolulu Land Use Ordinance (LUO) Article 7, relating to flood hazard districts, shall apply to all affected activities and properties within the mauka area.		The Launiu 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 Launiu is 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 Launiu site Flood Base Elevation is 8 feet (see Appendix F, Figure 1-4). The proposed finish floor elevation at Level 1 for The Launiu is 8.25 feet.	Appendix F – Infrastructure Availability Report: Section 1.4 and Figure 1-4



Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 5, Project 3 (The Launiu)	Refer to
§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 60 percent 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 Launiu complies. The Launiu commercial use is 3.3 percent of the total floor area (21,726 SF/667,825 SF).	Exhibit 7 – Floor Plan, Ground Level Exhibits 8-13 – Floor Plans for all other levels
§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.	The Launiu complies. Reserved Housing Required: With the addition of 486 residential units in The Launiu, a total of 5,115 residential units are being provided in the Ward MP area. The associated Reserved Housing requirement is 5,115 x 20% = 1,023 Reserved Housing units. Reserved Housing Provided: <ul style="list-style-type: none">• Ke Kilohana (KAK 13-038): 375 Reserved Housing units.• 'A'ali'i (KAK 16-075): 150 Reserved Housing units.• Ulana Ward Village (KAK 21-001): 697 Reserved Housing units.• Total 1,222 Reserved Housing units. After the delivery of The Launiu, a surplus of approximately 199 Reserved Housing units will exist to satisfy Reserved Housing requirements of future projects.	Section 4.11 – Reserved Housing Table 4-2 – Reserved Housing Requirement



MAUKA AREA RULES & WARD NEIGHBORHOOD MASTER PLAN

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 5, Project 3 (The Launiu)	Refer to
§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 FAR + 0.3 FAR) x 1.25 = 4.75 FAR)</p> <p>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)</p>	<p>The Launiu complies.</p> <p>Proposed FAR on Land Block 5:</p> <ul style="list-style-type: none">Current projections are for 2,075,746 SF of floor area on Land Block 1, inclusive of The Launiu (667,825 SF).Land Block 5 projected FAR: 3.34 = 2,075,746 SF / 621,871 SF. <p>Allowable FAR on Land Block 5:</p> <ul style="list-style-type: none">Current forecast is for a minimum of 279,437 SF of industrial Use across the master plan area, which increases the total allowable FAR across the master plan to 3.61 [279,437 / 2,456,379 = 0.1138 + 3.5000 = 3.6138.Per §15-22-203(b)(1)(A), a development lot within a master plan may transfer FAR from another lot up to 25 percent more than would otherwise be allowed, therefore, the allowable FAR on Land Block 5 is 1.25 x 3.6138 = 4.5172.Land Block 5 complies with or without an allowable industrial bonus.	<p>Section 5.3.1 – Ward Master Plan FAR Allocation Summary</p> <p>Section 5.3.2 – FAR Allocation Summary</p> <p>Section 5.3.3 – Floor Area Allowed & Floor Area Used</p> <p>Table 5-3 – Floor Area</p>
§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 Launiu complies.</p> <p>The proposed tower roof height is 400 feet. Mechanical screening extends 18 feet above the tower roof.</p>	<p>Exhibits 15-18 – Elevations</p> <p>Exhibits 19-21 – Building and Podium Sections</p>
§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 Launiu complies.</p> <p>The Launiu's lot is approximately 92,136 SF and its largest tower floor plate proposed is 16,000 SF.</p>	<p>Exhibit 1 – Location and Ward Neighborhood Master Plan Area</p> <p>Exhibit 14 – Summary Sheet</p>
§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 Launiu complies with the 15-foot Front Yard setback and 75-foot Tower setback requirements of the Ala Moana Boulevard and Ward Avenue View corridors.</p> <p>The Launiu 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 along Ala Moana Boulevard and Ward Avenue and allows for more interesting articulation of the building facade at the corners and along the streets.</p>	<p>Exhibit 1 – Location and Ward Neighborhood Master Plan Area</p> <p>Exhibits 15-18 – Elevations</p>

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 5, Project 3 (The Launiu)	Refer to
§15-22-120 Modification of Specific Provisions	<p>(1) View corridor setbacks may be modified</p> <p>(7) Platform heights may be commensurately modified to exceed forty-five feet where:</p> <p>(A) Subsurface construction is infeasible;</p> <p>(B) Design requirements for ceiling height clearances require height adjustment;</p> <p>(C) Industrial, commercial, residential, or community service uses are substantially located within the platform, especially along streets or public spaces; or</p> <p>(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</p>	<p>The Ward MP identified encroachments into the Ward Avenue View Corridor Setback for the development of a continuous building facade that better defines the edge of the street.</p> <p>The Ward MP identified an increase in the maximum platform height from 45 feet to 65 feet for parcels fronting Ala Moana Boulevard and 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. These new uses can then surround the bulk of the garages providing a more aesthetically pleasing and pedestrian friendly façade on the street.</p>	<p>Modifications Required:</p> <p>1) The Launiu seeks a modification to increase the platform of street front element from 45 feet to 65 feet: The Launiu includes ground-level, wraparound retail space which interfaces with Ala Moana Boulevard, Ward Avenue, and the landscaped open space resulting from the closure of a portion of the privately owned Auahi Street west of Ward Avenue. The Launiu also includes residential units within the podium from Level 2 to Level 7 facing these same three frontages. These uses in the podium 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 and podium residential units, The Launiu design increases the maximum platform or street front element height from 45 feet to 65 feet which also allows for an additional:</p> <p>a) 12 feet of height for accessory use structures with a total area less than 15% of the platform roof area; and</p> <p>b) 18 feet of height for structures housing elevator machinery on the platform roof.</p> <p>2) The Launiu seeks a modification to encroach upon the Ala Moana Boulevard and Ward Avenue View Corridor Setbacks to:</p> <p>a) Eliminate the 1:1 setback above 20 feet on the podium to accommodate a continuous building facade that better defines the edge of the street along Ala Moana Boulevard and Ward Avenue and allow for more interesting articulation of the building facade;</p> <p>b) Extend the podium height above the 45-foot plane; and</p> <p>c) Allow amenity deck elements, such as BBQ cabanas to extend above the 45-foot plane.</p>	<p>Exhibit 1 – Location and Ward Neighborhood Master Plan Area</p> <p>Exhibits 8-11 – Floor Plan, Floors 2-7</p> <p>Exhibits 15-18 – Elevations</p> <p>Exhibits 19-21 – Sections</p> <p>Exhibit 22 – Tower Massing</p> <p>Appendix C – Ward Village Street Level Plan</p>



MAUKA AREA RULES & WARD NEIGHBORHOOD MASTER PLAN

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 5, Project 3 (The Launiu)	Refer to
§15-22-142 Streetscapes	<div><div>(a)</div><div>Curb cuts are permitted only upon approval by the executive director;</div><div>(b)</div><div>All new developments shall provide facilities for central trash storage within the development lot;</div><div>(c)</div><div>All new developments shall provide street furniture:</div><div>(1)</div><div>Benches shall be provided for resting places along pedestrianways at appropriate locations; one eight-foot bench shall be located in an area receiving shade adjacent to or near a public sidewalk on every planned development project, said benches shall be positioned to serve general pedestrian traffic;</div><div>(2)</div><div>Bus stop shelters shall be provided where bus stops are located.</div></div>	<div><div>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.</div><div>The Ward MP supports multi-modal transportation to increase transit ridership, improve the pedestrian and bicycle environment, and minimize traffic congestion.</div></div>	<div><div>The Launiu complies by:</div><div>(a1)</div><div>Retaining two curb cuts along Auahi Street but reducing their size from 57.34-ft. and 32.00-ft. respectively, to a 33.4-ft. wide driveway access for the loading dock and guest parking and a 30.9-ft. wide driveway to access the residential parking garage.</div><div>(a2)</div><div>Eliminating one leg of the existing 60-ft. wide 4-lane intersection of Auahi Street with Kamani Street.</div><div>(a3)</div><div>Eliminating the existing 124-ft. wide, 5-lane Auahi Street intersection with Ward Avenue.</div><div>(a4)</div><div>Eliminating an existing 38.12-ft. wide curb cut along Ward Avenue.</div><div>(b)</div><div>Providing for central trash storage within the building.</div><div>(c)(1)</div><div>Providing a shaded, 8-foot-long bench along the Auahi Street sidewalk.</div><div>(c)(2)</div><div>Retaining a bus stop shelter along Ala Moana Boulevard.</div></div>	<div><div>Section 3.3 – Ward Village Design Strategies</div><div>Exhibit 3 – Existing Site Conditions</div><div>Exhibit 3A – Civil Site Plan</div><div>Exhibit 3B – Utility Maintenance Access Areas</div><div>Exhibit 4 – Detailed Site Plan</div><div>Exhibit 5 – Landscape Plan</div><div>Exhibit 6 – Circulation Plan</div><div>Exhibit 7 – Floor Plan, Ground Level</div><div>Exhibit 28 – Roadway Sections</div><div>Exhibit 29 – Illustrative Rendering</div><div>Appendix B – Inspirational Landscape and Public Realm Programming</div></div>
§15-22-143(a) Building Orientation	<div><div>(a)</div><div>Building orientation: To the extent practicable:</div><div>(1)</div><div>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.</div><div>(2)</div><div>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.</div></div>		<div><div>The Launiu complies.</div><div>The Launiu is over 45 feet in height (400 feet). The long axis of the tower is approximately 52 degrees west of south in a mauka-makai orientation. The design respects the views of mauka properties and allows for optimal ventilation and minimum sunlight exposure and shadow effect.</div></div>	<div><div>Exhibit 23 – Orientation and Tower Spacing</div></div>



Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 5, Project 3 (The Launiu)	Refer to
§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.	<p>The Launiu complies.</p> <p>There are no towers within 200 feet of the short side of The Launiu. To the east, the nearest Ward Village tower, Kalae, is planned to be at least 300 feet from the long side of The Launiu. To the west, the long side of The Launiu is, to the extent practicable (given the shape of the project lot and the abutting boundary of a separate master plan), separated from the nearest planned tower (Ālia) by 300 feet, except for a portion of the mauka corner of that planned tower.</p> <p>The design and siting of The Launiu minimizes shadow effects on neighboring buildings. The Launiu homes will have direct access to sunlight.</p>	Exhibit 23 – Orientation and Tower Spacing
§15-22-144 Landscape		The Ward MP proposes landscaping be provided consistent with the Mauka Area Plan and Rules.	<p>The Launiu complies.</p> <p>Landscaping will be consistent with the Mauka Area Rules and the Ward Village Street Tree Master Plan.</p>	Exhibit 5 – Landscape Plan Exhibit 5A – Landscape Species



MAUKA AREA RULES & WARD NEIGHBORHOOD MASTER PLAN

5.3 Site Tabulations

5.3.1 Ward Village FAR Allocation Summary

Pursuant to the Ward Neighborhood Master Plan and subsequent development agreement, the FAR Allocation Summary below outlines the estimated distribution of floor area throughout the Ward Neighborhood Master Plan area. The industrial area contemplated in the Ward Neighborhood Master Plan may be located in blocks such as Land Block 1, Land Block 5, and Land Block 6.

5.3.2 FAR Allocation Summary

Exhibit 14 includes a table summary of the approximate floor area used in calculating the floor area of each building level. For floor area details of each level, see floor plans shown in Exhibits 7 through 13.

5.3.3 Floor Area Allowed & Floor Area Used

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

The Ward Neighborhood Master Plan 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 Neighborhood Master Plan proposes a maximum Industrial floor area of 736,914 square feet. Industrial floor area was included in Ulana Ward Village (KAK 21-001), and will be included in future projects and in other areas of Ward Village.

Upon its eventual build out, Land Block 5 is projected to include approximately 2,075,746 cumulative gross square feet of commercial and residential area. Land Block 5 totals approximately 621,871 square feet, which results in projected Floor Area Ratio of 3.34.

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
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	TOTAL
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
[LB5] Block G - Existing - Commercial	-	-	-	-	114,859	-	114,859
[LB5] Block G - Existing - Industrial	-	-	-	-	161,554	-	161,554
[LB6] Block P - Existing - Commercial	-	-	-	-	-	16,557	16,557
[LB6] Block P - Existing - Industrial	-	-	-	-	-	13,363	13,363
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	-	-	-	-	508,829	-	508,829
KAK 14-074 [LB1-P2] Ae'o	624,701	-	-	-	-	-	624,701
KAK 16-075 [LB1-P3] 'A'ali'i	598,616	-	-	-	-	-	598,616
KAK 18-038 [LB1-P4] Kō'ula	684,487	-	-	-	-	-	684,487
KAK 19-069 [LB2-P3] Victoria Place	-	545,515	-	-	-	-	545,515
KAK 21-001 [LB5-P2] Ulana - Res/Comm	-	-	-	-	588,178	-	588,178
KAK 21-001 [LB5-P2] Ulana - Industrial	-	-	-	-	34,501	-	34,501
KAK 21-002 [LB1-P5] The Park Ward Village	683,896	-	-	-	-	-	683,896
KAK 22-024 [LB2-P4] Kalae	-	536,031	-	-	-	-	536,031
Block A [LB5-P3] The Launiu	-	-	-	-	667,825	-	667,825
Subtotal	2,805,540	1,604,200	778,946	62,500	2,075,746	29,920	7,356,852
Planned / Forecast							
Residential Area Planned (SF)	305,762	-	-	968,000	-	-	1,273,762
Commercial Area Planned (SF)	25,000	-	-	11,600	-	-	36,600
Industrial Area Planned (SF)	-	-	-	-	-	70,019	70,019
Area Planned (SF)	330,762	-	-	979,600	-	70,019	1,380,381
Planned / Forecast Total Floor Area (SF)	3,136,302	1,604,200	778,946	1,042,100	2,075,746	99,939	8,737,233
Planned/Forecast Floor Area Ratio	3.44	4.52	2.88	4.52	3.34	1.50	3.56
Planned/Forecast Floor Area Transfer	-3%	25%	-18%	25%	-6%	-54%	
Floor Area Allowed							
Additional Residential Area Allowed (SF)	-	-	-	-	-	-	-
Additional Commercial Area Allowed (SF)	-	-	-	-	-	-	139,530
Additional Industrial Area Allowed (SF)	-	-	-	-	-	-	457,477
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

Note: Ward Village Master Plan 2021 Annual Report submitted to HCDA on Feb. 16, 2022 and validated by HCDA staff on May 11, 2022.

5.3.4 Relationship to Surrounding Properties

Surrounding development includes:

- Auahi Street Promenade and The Park Ward Village (KAK 21-002), located northeast of The Launiu
- Ulana Ward Village and Ka La’i o Kukuluāe’o Park (KAK 21-001) located northwest of The Launiu
- Kalae (KAK 22-024) located east of The Launiu across Ward Avenue
- Ala Moana Boulevard, Kewalo Basin, and Ala Moana Beach Park, located southeast of The Launiu

5.3.5 Ward Village Public Facilities & Open Space

Pursuant to the Ward Neighborhood Master Plan, public facilities and open space will be provided within the Ward Neighborhood Master Plan area. With The Launiu, a total of approximately 15,940 square feet of open space will be provided (170 square feet on-site and 15,770 square feet off-site in the repurposed portion of Auahi Street to the site) (see Figure 4-1 and Exhibit 4). VWL has dedicated (completed and pending) approximately 364,725 square feet of public facilities within Ward Village, which is more than required. Table 5-4 shows the public facilities and Table 5-5 shows open space dedications for Ward Village projects, including the areas proposed for The Launiu.

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 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
KAK 18-038 [LB1-P4] Kō'ula [Doc A-75800492] - Sidewalk Easement P-5-A		2,146 sf
KAK 18-038 [LB1-P4] Kō'ula [Doc A-80550364] - Sidewalk Easement P-11-A		384 sf
Subtotal of Public Facilities Dedication Provided to Date [b]		121,839 sf
Total Credits & Dedications Provided to Date [a + b]		161,420 sf
Proposed (Pending) Public Facilities Dedications (To Date)		
KAK 19-069 [LB2-P3] Victoria Place Doc A-7890271 - VW Park makai area, Lot 39-F-1		59,052 sf
KAK 19-069 [LB2-P3] Victoria Place Doc A-80560369 - Sidewalk Easements P-4		3,300 sf
KAK 21-002 [LB1-P5] The Park Ward Village Doc A-75650263 - Auahi St Realignment Lot G		12,306 sf
KAK 21-002 [LB1-P5] The Park Ward Village Doc A-75650263 - Roadway Easement A-8		10,241 sf
KAK 21-002 [LB1-P5] The Park Ward Village Doc A-75650263 - Sidewalk Easement P-10		2,433 sf
KAK 21-002 [LB1-P5] The Park Ward Village Doc A-75650263 - VW Park mauka area, Esmt B		92,429 sf
KAK 21-002 [LB1-P5] The Park Ward Village Doc A-77760254 - Sewer Easement S-3		9,502 sf
LB1: 2020/SUB-207, Lot F Doc A-77760254 - N-West Sewer Easement S-1		11,476 sf
LB1: 2019/SUB-109, Lot F Doc A-75650263 - N-West Sidewalk Easement P-9 (Note 1)		2,566 sf
Subtotal of Pending Public Facilities Dedication [c]		203,305 sf
Total Dedications Provided / Pending [a + b + c]		364,725 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		3,092 sf
KAK 14-074 [LB1-P2] Ae'o		24,107 sf
KAK 16-075 [LB1-P3] 'A'ali'i		20,163 sf
KAK 18-038 [LB1-P4] Kō'ula		26,796 sf
KAK 19-069 [LB2-P3] Victoria Place		21,821 sf
KAK 21-001 [LB5-P2] Ulana Ward Village		207 sf
KAK 21-002 [LB1-P5] The Park Ward Village		26,983 sf
KAK 22-024 [LB2-P4] Kalae		21,420 sf
Subtotal		191,216 sf
Block A [LB5-P3] The Launiu		26,496 sf
Subtotal of Required Public Facilities Dedication to Date		217,712 sf
Remaining Balance Not Including Pending Public Facilities Dedications		(56,292 sf)
Remaining Balance after Pending Public Facilities Dedications		147,013 sf

Note 1: Revised to match actual recorded area of easement

MAUKA AREA RULES & WARD NEIGHBORHOOD MASTER PLAN

Table 5–5 Ward Village Open Space.

OPEN SPACE							
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
9/12/2008 Master Plan Addendum #2							
Open Space Required (SF)	91,189	35,513	27,016	23,071	62,187	6,663	245,638
Open Space Percentage	10%	10%	10%	10%	10%	10%	10%
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	TOTAL
Existing Improvements to Remain							
[LB4] IBM Building				9,695			9,695
MUZ 16-00 [LB1] Ward Entertainment Center	2,859						2,859
MUZ 93-04 [LB3] Ward Village Shops			34,817				34,817
[LB5] Block G - Existing					-		-
[LB6] Block P - Existing						-	-
KAK 13-036 [LB2-P1] Waiea		13,667					13,667
KAK 13-037 [LB3-P1] Anaha			11,260				11,260
KAK 13-038 [LB5-P1] Ke Kilohana					1,323		1,323
KAK 14-074 [LB1-P2] Ae'o	5,047						5,047
KAK 16-075 [LB1-P3] 'A'ali'i	9,905						9,905
KAK 16-075 [LB1-P3] Victoria Ward Park - Mauka	55,263						55,263
KAK 18-038 [LB1-P4] Kō'ula	9,220						9,220
Approved Development Permits							
KAK 19-069 [LB2-P3] Victoria Place		14,054					14,054
KAK 19-069 [LB2-P3] Victoria Ward Park - Makai		59,052					59,052
KAK 21-001 [LB5-P2] Ulana					26,597		26,597
KAK 21-001 [LB5-P2] Ewa Plaza					30,000		30,000
KAK 21-002 [LB1-P5] The Park Ward Village	22,198						22,198
KAK 21-002 [LB1-P5] Victoria Ward Park - Mauka expansion	37,166						37,166
KAK 22-024 [LB2-P4] Kalae	-	19,282	-	-	-	-	19,282
Subtotal	141,658	106,055	46,077	9,695	57,920	-	361,405
Pending Development Permits							
Block A [LB5-P3] The Launiu - on-site	-	-	-	-	170	-	170
Block A [LB5-P3] The Launiu - off-site	-	-	-	-	15,770	-	15,770
Subtotal	-	-	-	-	15,940	-	15,940
Projected Remaining Area Planned	-	-	-	13,376	-	1,000	14,376
Projected Open Space [SF]	141,658	106,055	46,077	23,071	73,860	1,000	391,721
Projected Open Space Percentage	16%	30%	17%	10%	12%	2%	16%
Projected Industrial Floor Area (SF)							
Change from 9/12/2008 [SF]	50,469	70,542	19,061	0	11,673	(5,663)	146,083

Note: Ward Village Master Plan 2021 Annual Report submitted to HCDA on Feb. 16, 2022 and validated by HCDA staff on May 11, 2022.

5.3.6 Parking & Loading Summary

Exhibit 14 includes tables detailing: 1) parking and loading requirements; and 2) parking and loading spaces provided. The Launiu will include approximately 759 off–street parking spaces. Under the 2005 Mauka Area Rules (Section 15–22–67), a minimum of 646 parking spaces would be required for the building as currently designed.

Parking spaces within The Launiu will be for resident, guest, and commercial use. Approximately 32 commercial parking spaces will be fulfilled off–site within the district parking at 828 Auahi Street (Ulana). Per the Ulana Planned Development Permit D&O (KAK 21–001), Ulana is required to provide a minimum of 798 off–street parking spaces (see D&O FOF 89). Ulana will provide approximately 1,235 off–street parking spaces to satisfy Ulana’s minimum off–street requirement and for district parking for Ward Village and the Kakaako community as part of an area–wide parking strategy (see D&O FOF 90 and 91).

The Launiu will include four off–street loading spaces to serve the building. See Section 5.3.6 and Exhibits 5, 6, and 13 for more details.

The Launiu will provide bicycle parking at the street level in public areas and within the parking structure. Public short–term bicycle parking will be provided at the street level along Ala Moana Boulevard and Auahi Street. Resident long–term bicycle parking will be provided within the parking structure. See Exhibits 6 and 7. Bikeshare stations are situated at various convenient locations throughout Ward Village.

Table 5–6 Parking & Loading Summary

OFF-STREET PARKING & LOADING SUMMARY		
	Minimum Required	Provided
Residential Parking	593	718
Commercial Parking	53	21 (32 provided offsite)
Guest Parking	0	20
Total Parking	646	759
Loading	4	4

6.1 Archaeological and Cultural Resources

Cultural Surveys Hawai'i (CSH) conducted an archaeological inventory survey (AIS) report for The Launiu site. The State Historic Preservation Division (SHPD) accepted the AIS report on September 18, 2017.

Subsequent to the AIS report, CSH prepared an archaeological monitoring plan (AMP) addressing the area of The Launiu site. SHPD accepted the AMP on January 25, 2018.

Subsequent to the AMP, CSH prepared a Burial Site Component of a Preservation Plan addressing the area of The Launiu site. SHPD accepted the Burial Site Component of the Preservation Plan on June 21, 2018.

In November 2022, CSH completed an Archaeological Monitoring Report (AMR) for the demolition component of the project. SHPD accepted this AMR on November 10, 2022. An AMR for the construction component of the project will be submitted to SHPD within 60 days of completion of archaeological monitoring during construction of the project.

In a letter dated November 10, 2022, SHPD formally acknowledged compliance with Chapter 6E, HRS (the State of Hawai'i Historic Preservation Program) for The Launiu site. Appendix D contains the letter from SHPD noting compliance with Chapter 6E, HRS.

6.2 Traffic Impact Report

Wilson Okamoto Corporation (WOC) prepared a Traffic Impact Report (TIR) for The Launiu in October 2022. The purpose of the report was to identify and assess the potential traffic impacts resulting from The Launiu. The TIR concludes that with the implementation of several recommendations, traffic operations at intersections in the vicinity of The Launiu are generally expected to operate at levels of service similar to without The Launiu.

The TIR recommendations below have been incorporated into the design of The Launiu:

- Provide sufficient sight distance for motorists to safely enter and exit the project driveways to ensure visibility between pedestrians, bicyclists, motorists, or other users.
- Provide adequate on-site loading and off-loading service areas to accommodate all anticipated vehicle types and prohibit off-site loading operations.
- Provide adequate turn-around areas for service, delivery, and refuse collection vehicles to maneuver on-site to avoid vehicle-reversing maneuvers onto public roadways. Consider monitoring the loading/unloading area to further minimize any potential conflict between vehicles, bicyclists, and pedestrians.
- Provide sufficient turning radii at all project driveways to avoid or minimize vehicle encroachments to oncoming traffic lanes.

- If access at the entrances to the parking areas are controlled, provide sufficient storage for entering vehicles at the parking area access controls (i.e., automatic gate, etc.) to ensure that queues do not extend onto the adjacent roadway. The layout and dimensions shall be determined during the design phase.
- Provide appropriate traffic control at the intersection of Auahi Street and Kamani Street to accommodate traffic accessing the project driveway on the south side of the intersection. Incorporate appropriate marking and signage into the design to ensure that all motorists are aware of who has the right of way and to provide protection for all pedestrians at the crossing.
- Provide sufficient sight distance for vehicles navigating the internal intersection of the project driveway, porte cochere, and parking garage access ramp. This intersection is immediately adjacent to the Auahi Street and Kamani Street intersection. In addition, consider providing guidance for motorists entering the project site via the primary driveway off the Auahi Street and Kamani Street intersection to ensure that vehicles entering and exiting the porte cochere do not block through traffic at the internal intersection of the project driveway, porte cochere, and parking garage access ramp.
- Provide adequate passing areas within the on-site porte cochere to ensure traffic flow through this location and minimize potential queueing.
- Provide adequate sight distance and maneuvering areas within the loading area located in the ground level parking area to minimize conflicts between vehicles accessing the loading spaces and vehicles accessing the visitor and guest parking areas.
- Provide adequate pedestrian waiting areas at the intersection of Ala Moana Boulevard and Ward Avenue near the southeast corner of the project site.
- Provide improved pedestrian connections within the project boundaries to facilitate access to Ward Avenue and the other surrounding roadways. The existing connection to Ward Avenue along Auahi Street is expected to be modified in conjunction with the Auahi Promenade project. Pedestrian facilities should be made accessible in conformance with the Americans With Disabilities Act (ADA).
- Provide bicycle facilities within the project including designated and secured bicycle parking to encourage bicycle transportation. Access to these facilities should be safe, convenient, and clearly delineated, especially within the designated parking areas.
- Update the study should development phasing, land use intensity, or land use mix change.
- Continue to develop and/or enhance bicycle and pedestrian facilities, as well as public transportation services in the project vicinity as described in the "Transportation Master Plan and Assessment for the Ward Villages Master Plan," dated October 2022.
- Coordinate the management of Block A with those discussed in the Ward Village TMP including the overall Transportation Demand Management (TDM) Plan.

Appendix E contains: 1) the TIR; and 2) an email from the City and County of Honolulu Department of Permitting (DPP) Traffic Review Branch (TRB) conditionally accepting the TIR.

6.3 Infrastructure Availability Report

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

WOC anticipates that infrastructure systems will be able to accommodate The Launiu and has taken steps well ahead of this application to confirm availability of the following utilities.

- Appendix F contains the IAR, which contains figures showing:
- Current Existing Condition (Appendix F, Figure 1-3A) and Future Existing Condition (Appendix F, Figure 1-3B)
 - Flood Hazard (Appendix F, Figure 1-4) and 3.2-Foot Sea Level Rise (Appendix F, Figure 1-5)
 - Existing Sewer System (Appendix F, Figure 2-1)
 - Existing Water System (Appendix F, Figure 2-2)
 - Existing Drainage System (Appendix F, Figure 2-3)

6.4 Shade/Shadow Analysis

Appendix G shows a shade/shadow study. In compliance with the 2005 Mauka Area Rules and the Ward Neighborhood Master Plan, The Launiu is designed and orientated to preserve mauka-makai views and minimize shadow effects on neighboring buildings.

Rowan Williams Davies & Irwin Inc. (RWDI) is preparing a detailed wind analysis study for The Launiu. The wind study will focus 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 will be combined with long-term weather data to predict wind speeds and frequencies. This data will then be compared with wind comfort and safety criteria to determine if they are appropriate for the intended use of the pedestrian areas on and around The Launiu.

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

Table 6-1 Available Infrastructure

AVAILABLE INFRASTRUCTURE				
Utility	Agency/ Provider	Approval/Confirmation Sought	Date Submitted	Status
Sewer	DPP Wastewater Branch	Sewer Connection Application Approval	July 29, 2022	Approved December 2, 2022, with condition that construction plans be submitted.
Water	Board of Water Supply	Adequacy Letter	August 5, 2022	Adequacy confirmed August 18, 2022. Formal approval will occur during the building permit process.
Fire Safety	Honolulu Fire Department	Confirmation of design parameters	August 18, 2022	General compliance confirmed by email dated June August 23, 2022 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 28, 2022	General acceptability of stormwater concept and possible alternative compliance confirmed by email dated November 10, 2022 Formal approval pending plan review.
Electricity	Hawaiian Electric Company (HECO)	Will-Serve Letter	August 26, 2022	HECO Will-Serve Letter received December 15, 2022.
Telephone/ Communication System	Hawaiian Telcom Incorporated	Assessment Letter	August 26, 2022	Hawaiian Telcom Assessment Letter received December 15, 2022.
Cable TV	Spectrum	Confirmation of design parameters	August 26, 2022	Spectrum confirmation of available service received December 15, 2022.
Gas	Hawaii Gas	Informal confirmation of availability	August 24, 2022	Availability confirmed by email dated August 30, 2022.

6.5 Environmental Noise Study

Salter will conduct a detailed environmental noise study as part of the design process for The Launiu. Study findings and recommendations are expected to include:

- **Residences:** Party walls and floor-ceiling assemblies designed to meet or exceed industry standards for upscale condominiums, which exceeds minimum standards. Residential entry doors equipped with perimeter sound gasketing, door shoes, and solid thresholds tight fitted to the frame and sill.
- **Amenity Spaces:** Methods of reducing noise and vibration from the Level 7 amenity spaces to adjacent noise-sensitive spaces such as flooring tiles in the fitness room, and gypsum board ceilings in amenity spaces below residences.
- **Mechanical, Electrical, and Plumbing Equipment:** Mechanical, electrical, and plumbing equipment noise impacts to adjacent properties will be analyzed throughout the project design. Potential noise sources include the ground floor transformers, garage exhaust fans, and rooftop mechanical equipment. All stationary mechanical equipment (garage exhaust fans, rooftop cooling towers) will comply with the required noise limits at the property lines. Potential recommendations to mitigate mechanical, electrical, and plumbing equipment noise include acoustical duct liner, silencers, louvers, and barriers. Salter will review equipment sound data and provide more specific input when this information is available.
- **Parking and Loading Area:** Parking and loading areas might generate intrusive noise to nearby residences and adjacent properties. Potential mitigation includes adding absorptive finishes, selecting a garage floor finish that does not easily cause “tire squeal,” and keeping potential noise-making obstructions outside of the drive aisle.
- **Construction:** Temporary construction noise might impact nearby properties. The contractor should utilize best practices to mitigate construction noise, as feasible. The contractor is required to obtain a noise permit from the Hawai’i State Department of Health. Noise-generating construction activity is permitted from 7:00 am to 6:00 pm on weekdays and 9:00 am to 6:00 pm on Saturdays. Noise-generating construction activity is prohibited on Sundays and holidays.

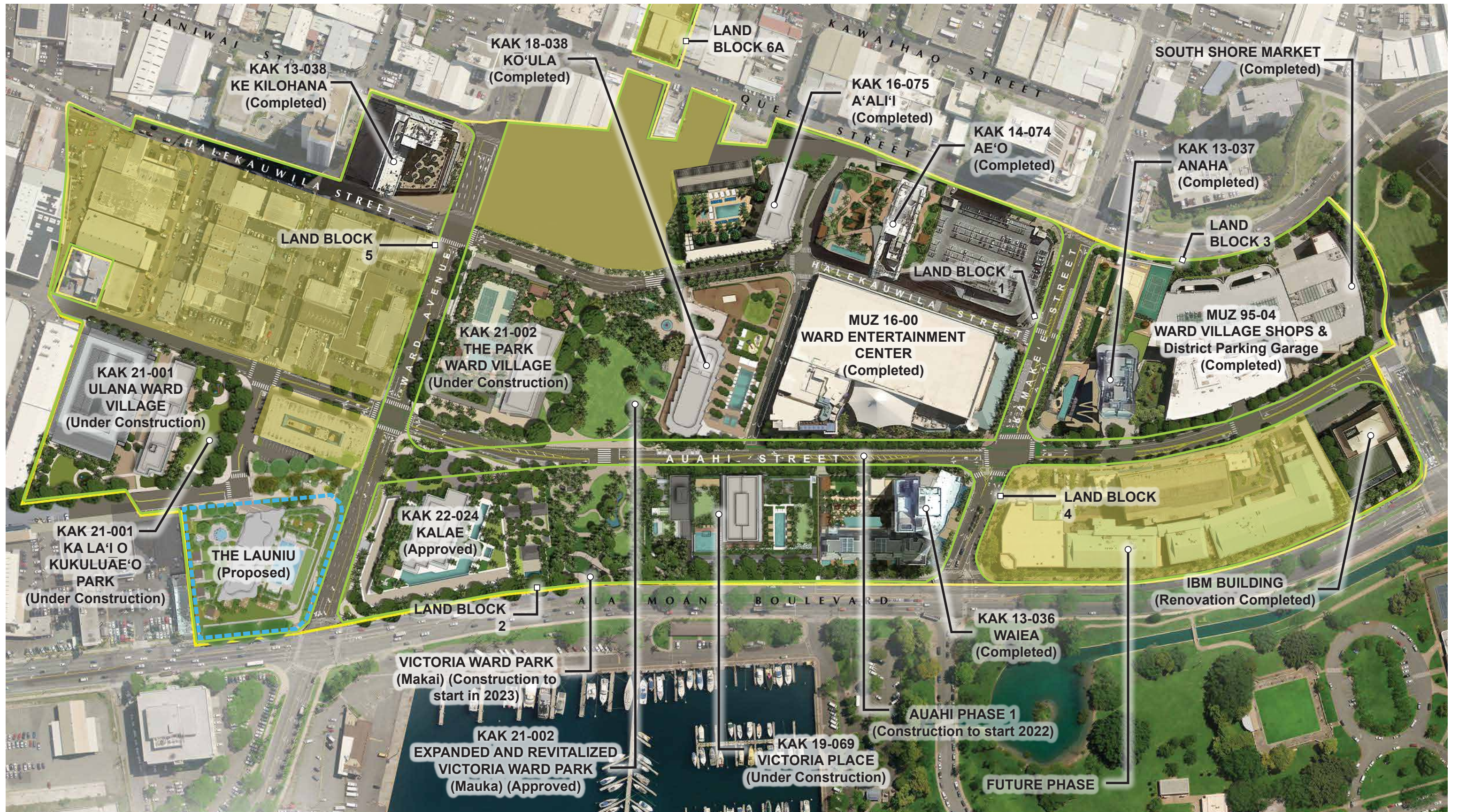
Appendix I contains a letter from Salter summarizing the noise impacts that that will be studied as building plans are finalized and The Launiu approaches the design phase. The letter makes preliminary recommendations regarding noise mitigation strategies.

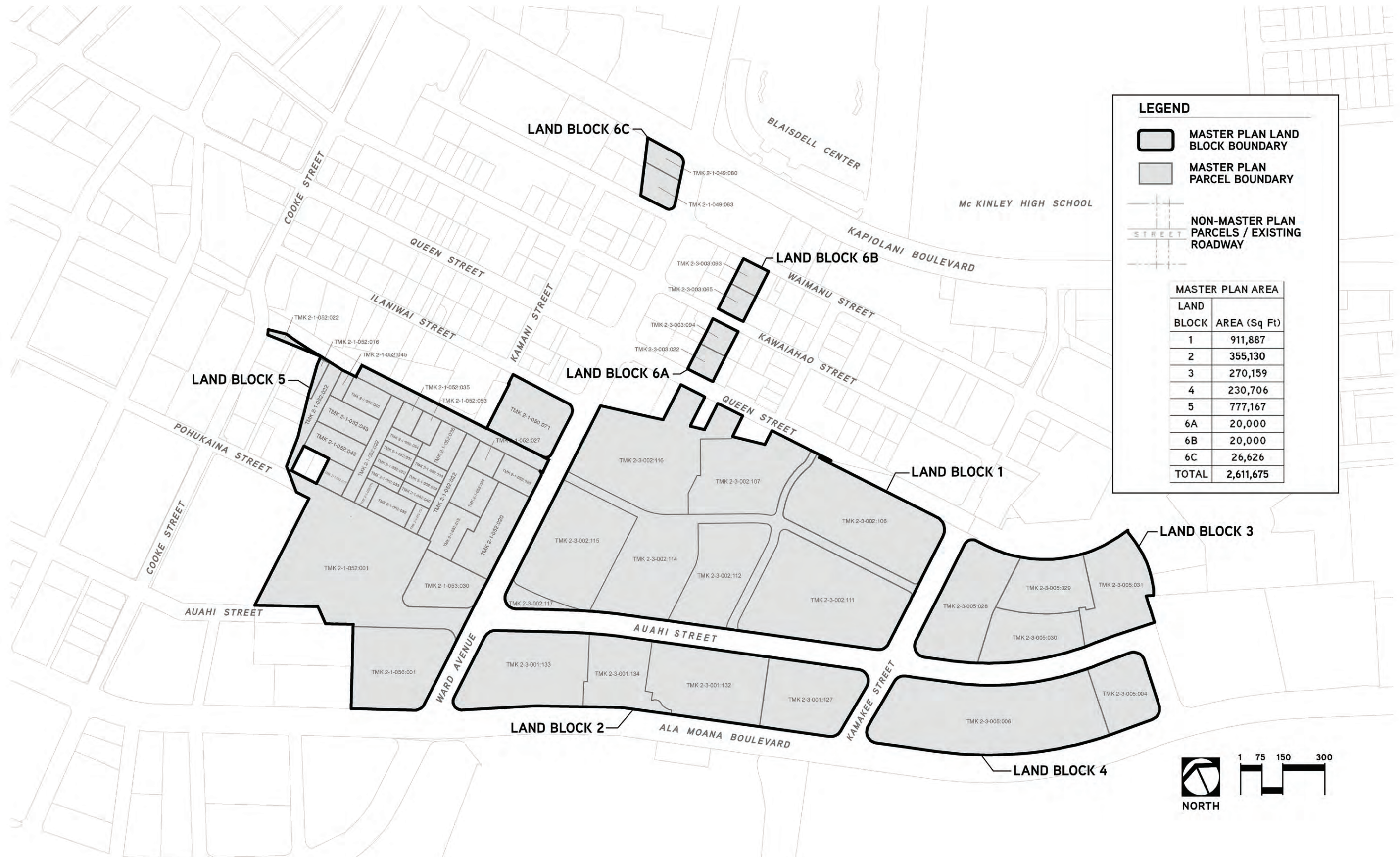
THE LAUNIU WARD VILLAGE

EXHIBITS



WARD VILLAGE.





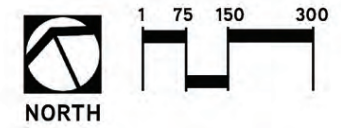
LEGEND

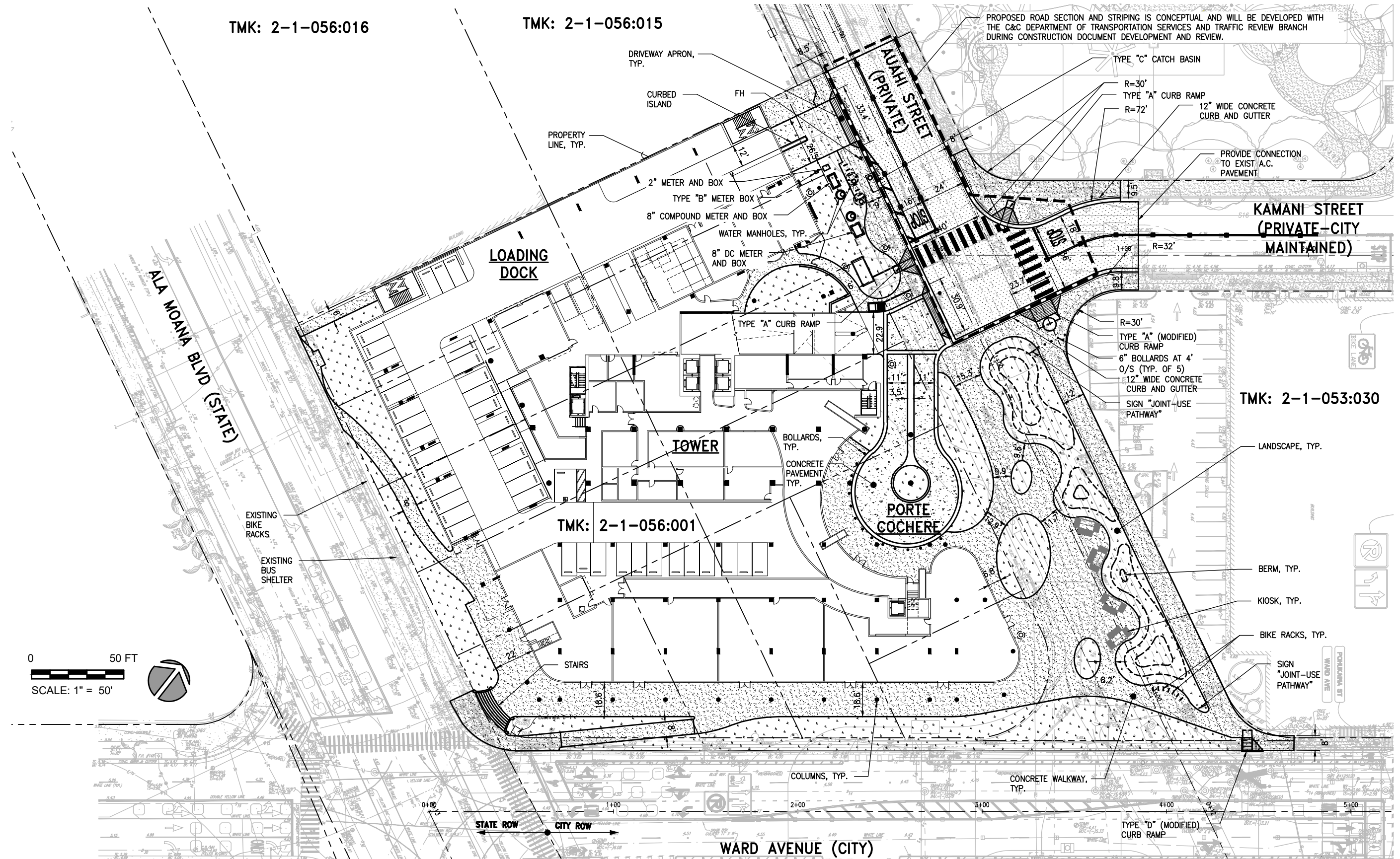
MASTER PLAN LAND BLOCK BOUNDARY

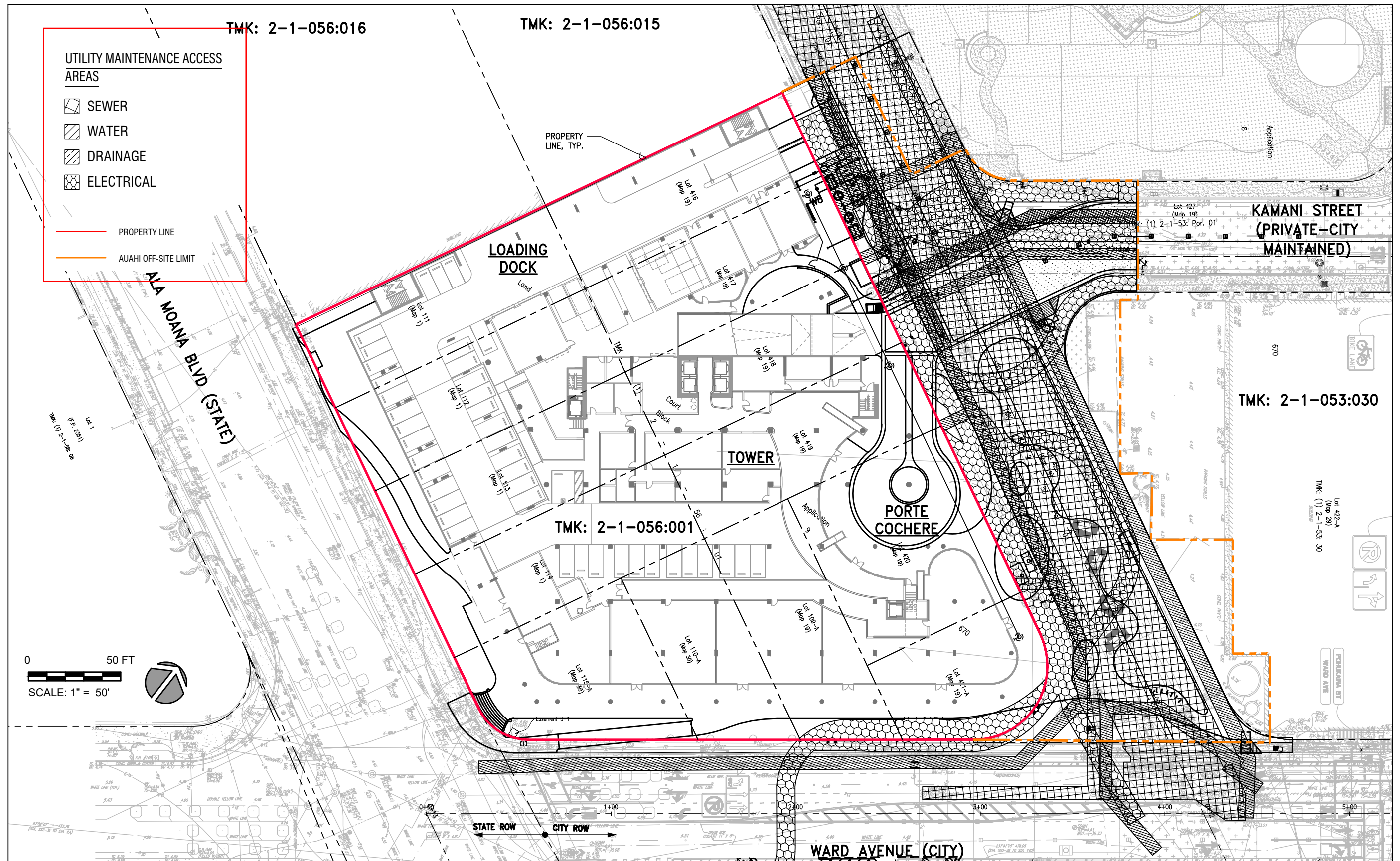
MASTER PLAN PARCEL BOUNDARY

NON-MASTER PLAN PARCELS / EXISTING ROADWAY

MASTER PLAN AREA	
LAND BLOCK	AREA (Sq Ft)
1	911,887
2	355,130
3	270,159
4	230,706
5	777,167
6A	20,000
6B	20,000
6C	26,626
TOTAL	2,611,675



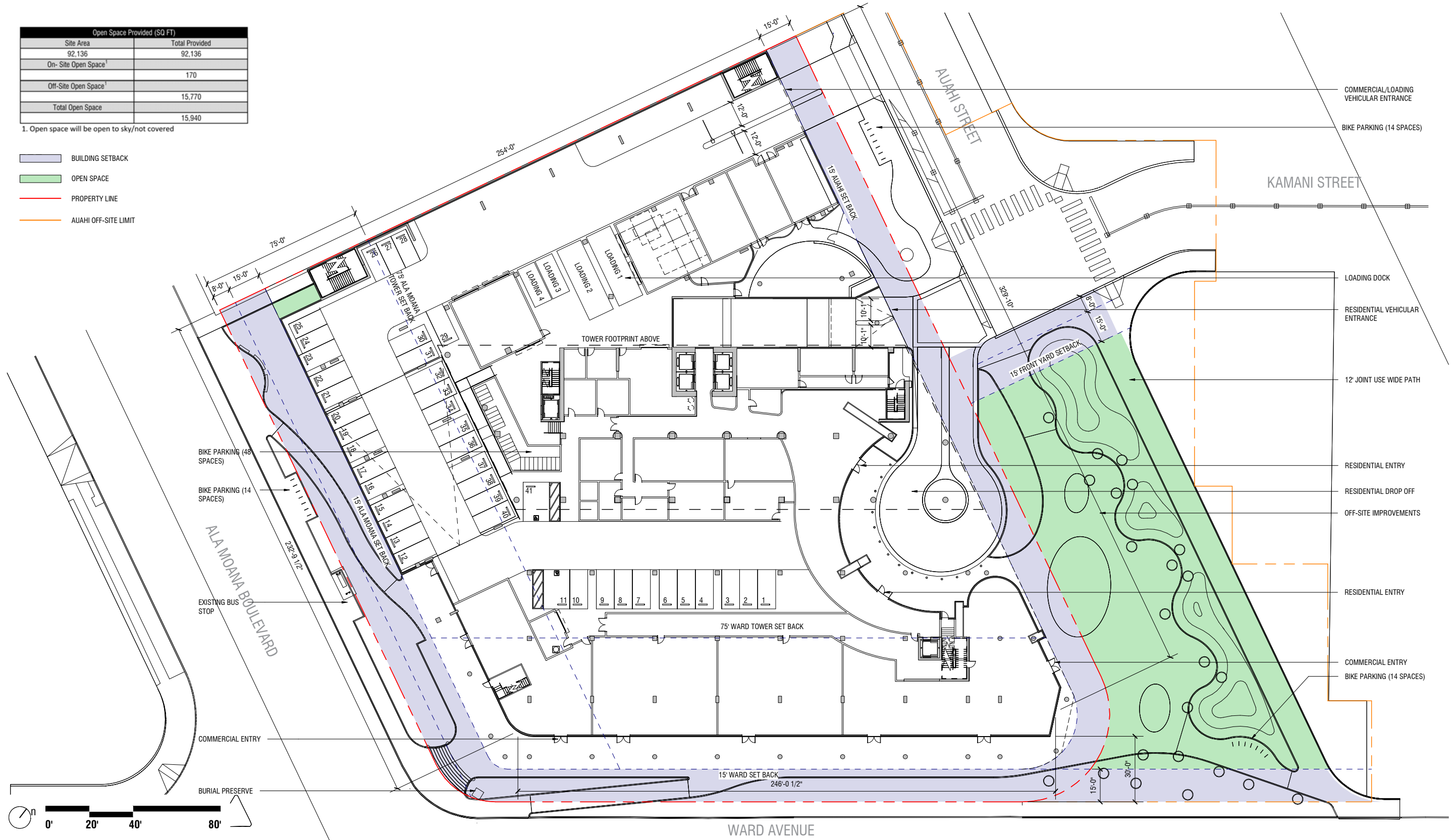




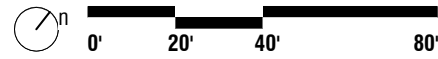
Open Space Provided (SQ FT)	
Site Area	Total Provided
92,136	92,136
On-Site Open Space ¹	170
Off-Site Open Space ¹	15,770
Total Open Space	15,940

1. Open space will be open to sky/not covered

- BUILDING SETBACK
- OPEN SPACE
- PROPERTY LINE
- AUAAHI OFF-SITE LIMIT



1. PROPOSED TREES WILL MATCH THE WARD VILLAGE STREET TREE MASTER PLAN
2. IN-GROUND PLANTING NOT FEASIBLE DUE TO UNDERGROUND UTILITIES (REFER TO EX 3)





Singapore Plumeria
Plumeria obtusa



Kou
Cordia subcordata



Slender Bamboo
Bambusa textilis 'gracilis'



Laua'e Fern
Microsorium grossum



Parrot's Beak Heliconia
Heliconia psittacorum



Ti Green, Red & Variegated
Cordyline terminalis



Coconut
Coco nucifera



Hala
Pandanus tectorius



Laua'e 'iki Fern
Microsorium scolopendrium 'Dwarf'



Pink and Red Ginger
Alpinia purpurata



Bamboo Palm
Chamaedorea seifrizii



Pohinahina
Vitex rotundifolia



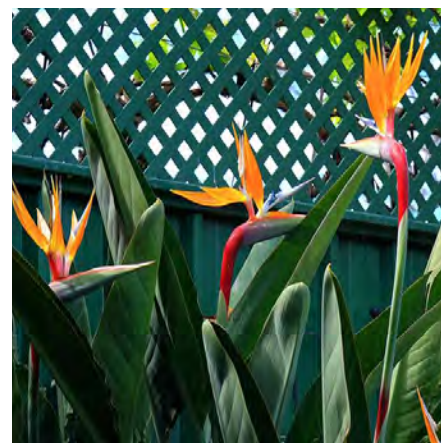
Monkeypod Tree
Samanea saman



Autograph Tree
Clusia rosea



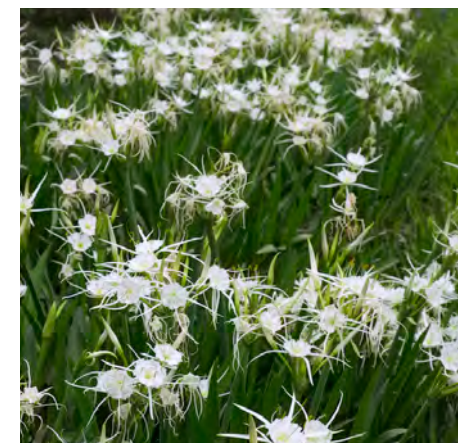
Xanadu Philodendron
Philodendron 'Xanadu'



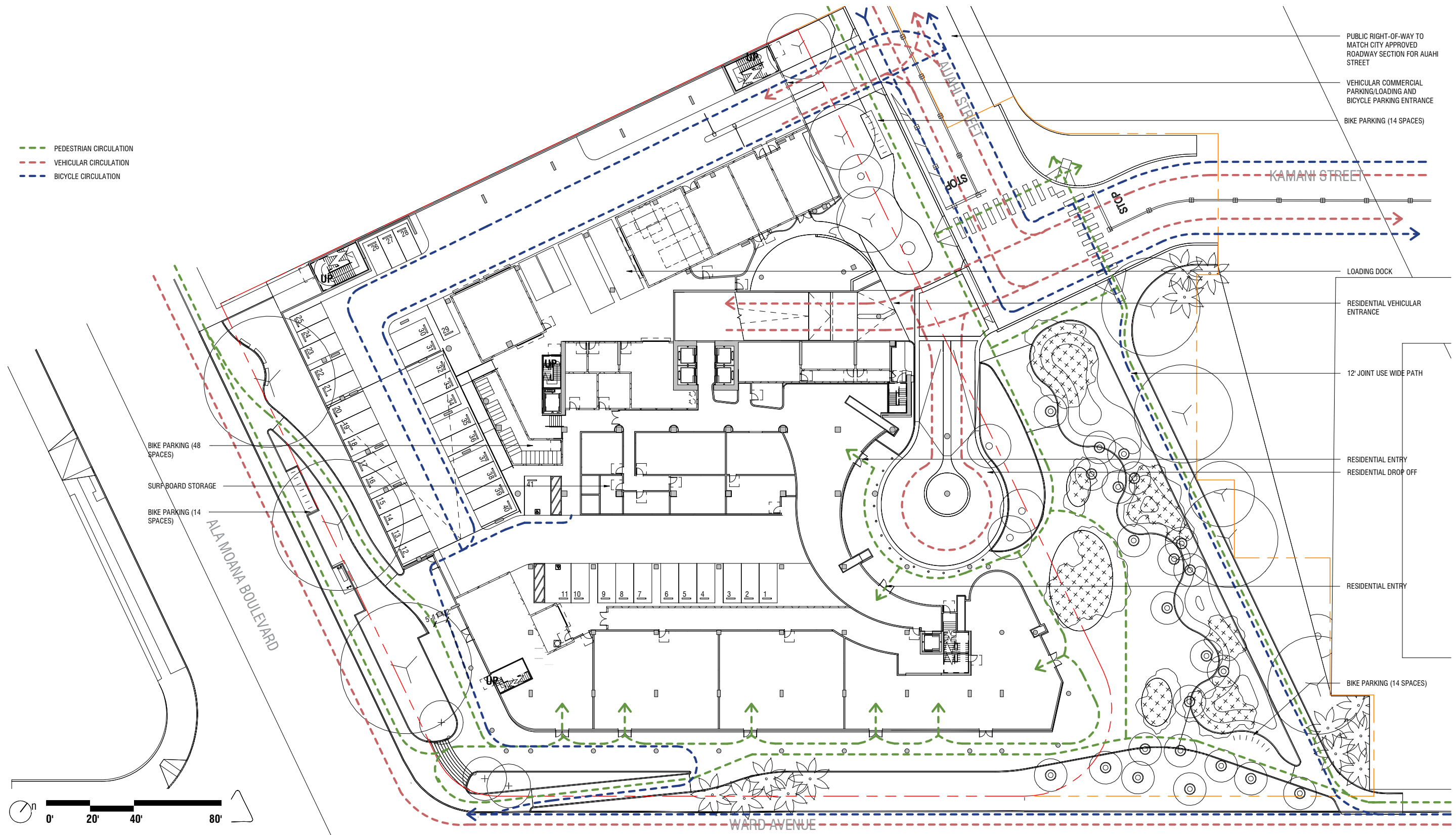
Bird of Paradise
Strelizia reginae



A'ali'i
Dodonea viscosa



White Spider Lily
Crinum asiaticum



Floor Area (SQ FT)					
Parking	Residential Interior	Residential Exterior	Commercial Interior	Commercial Exterior	Total ^{1,2,3}
32,417	16,315	4,175	16,518	5,208	42,216
Recreation Space Provided (SQ FT)					
Interior		Exterior		Total	
3,828		4,020		7,848	
Residential Parking Provided <R>					
Standard (S)	Compact (C)	Accessible (A)	Accessible Van (AV)	Total ⁴	
0	0	0	0	0	
Guest Parking Provided <G>					
Standard (S)	Compact (C)	Accessible (A)	Accessible Van (AV)	Total ⁴	
12	6	0	2	20	
Commercial Parking Provided <C>					
Standard (S)	Compact (C)	Accessible (A)	Accessible Van (AV)	Total ⁴	
21	0	0	0	21	
Loading Provided					
Type	Number	Length	Width	Height	
Small	2	19'-0"	8'-6"	10'-0"	
Large	2	35'-0"	12'-0"	14'-0"	
Total	4				

1. Shared BOH floor area is divided evenly between Resi. And Comm. Interior
2. Exterior area under horizontal projection of floor above included in floor area
3. Total Floor Area does not include parking
4. 25% of stalls will have infrastructure to be electrified
5. See floor plan for typical parking stall dimensions

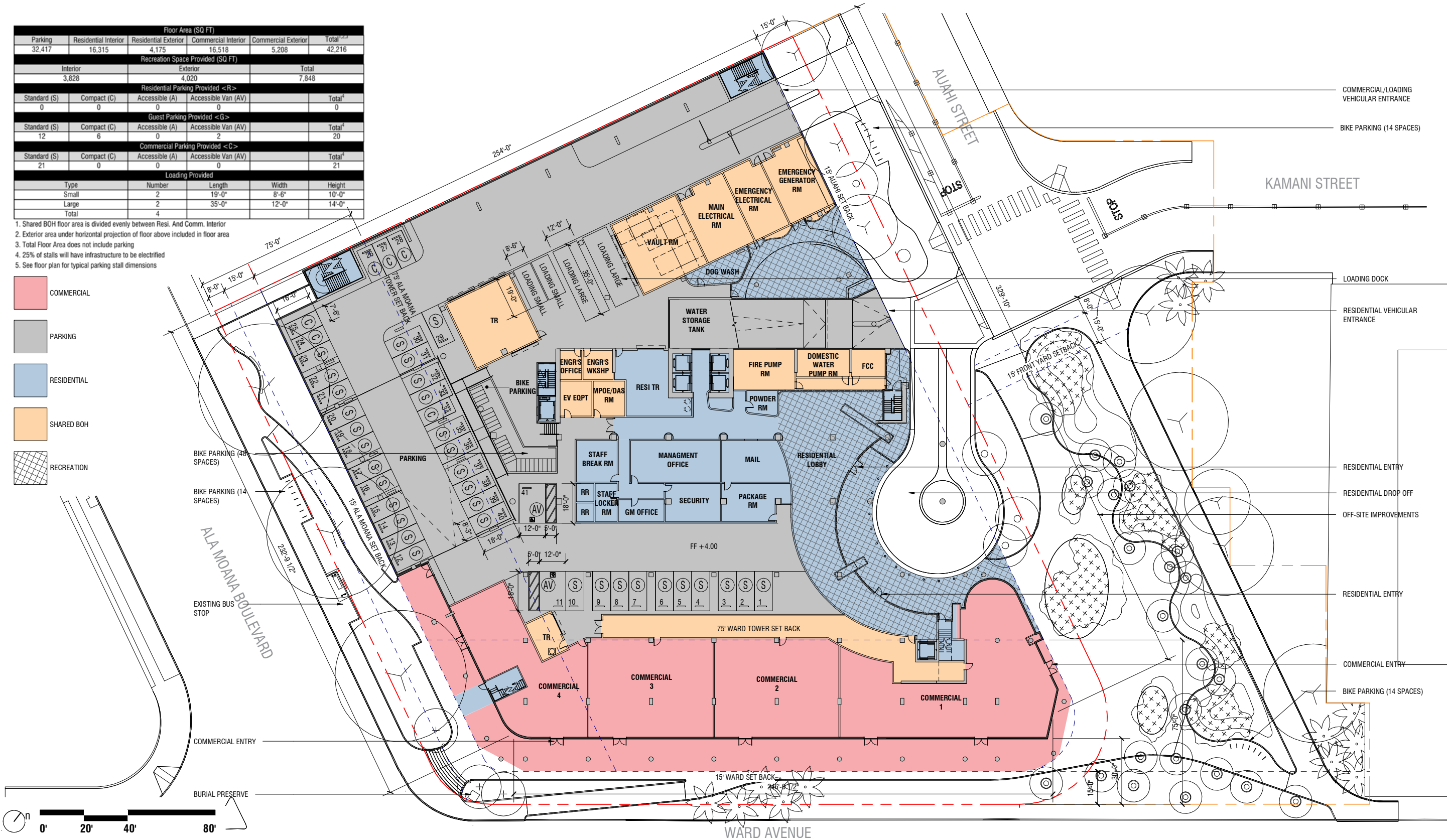
COMMERCIAL

PARKING

RESIDENTIAL

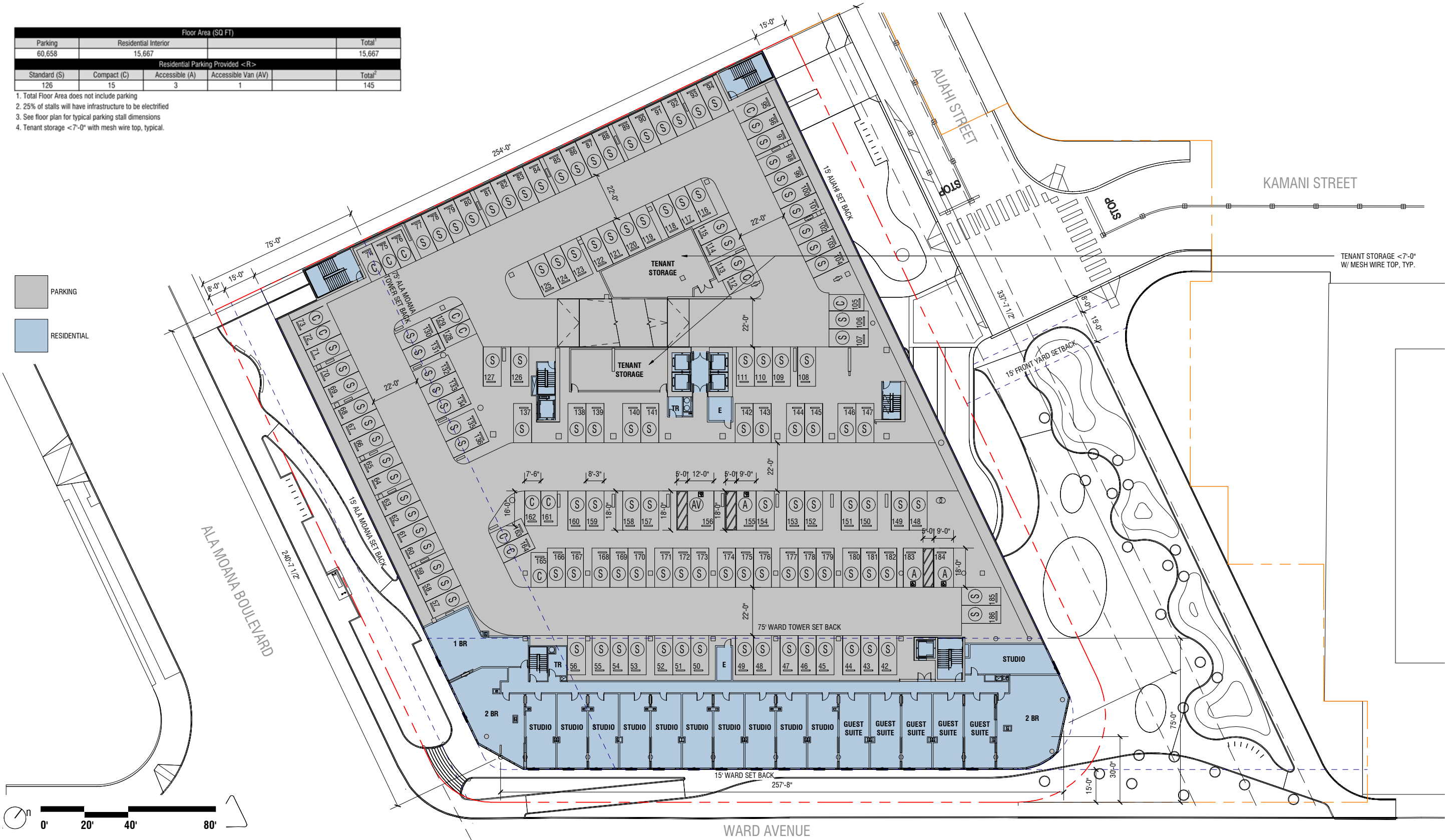
SHARED BOH

RECREATION



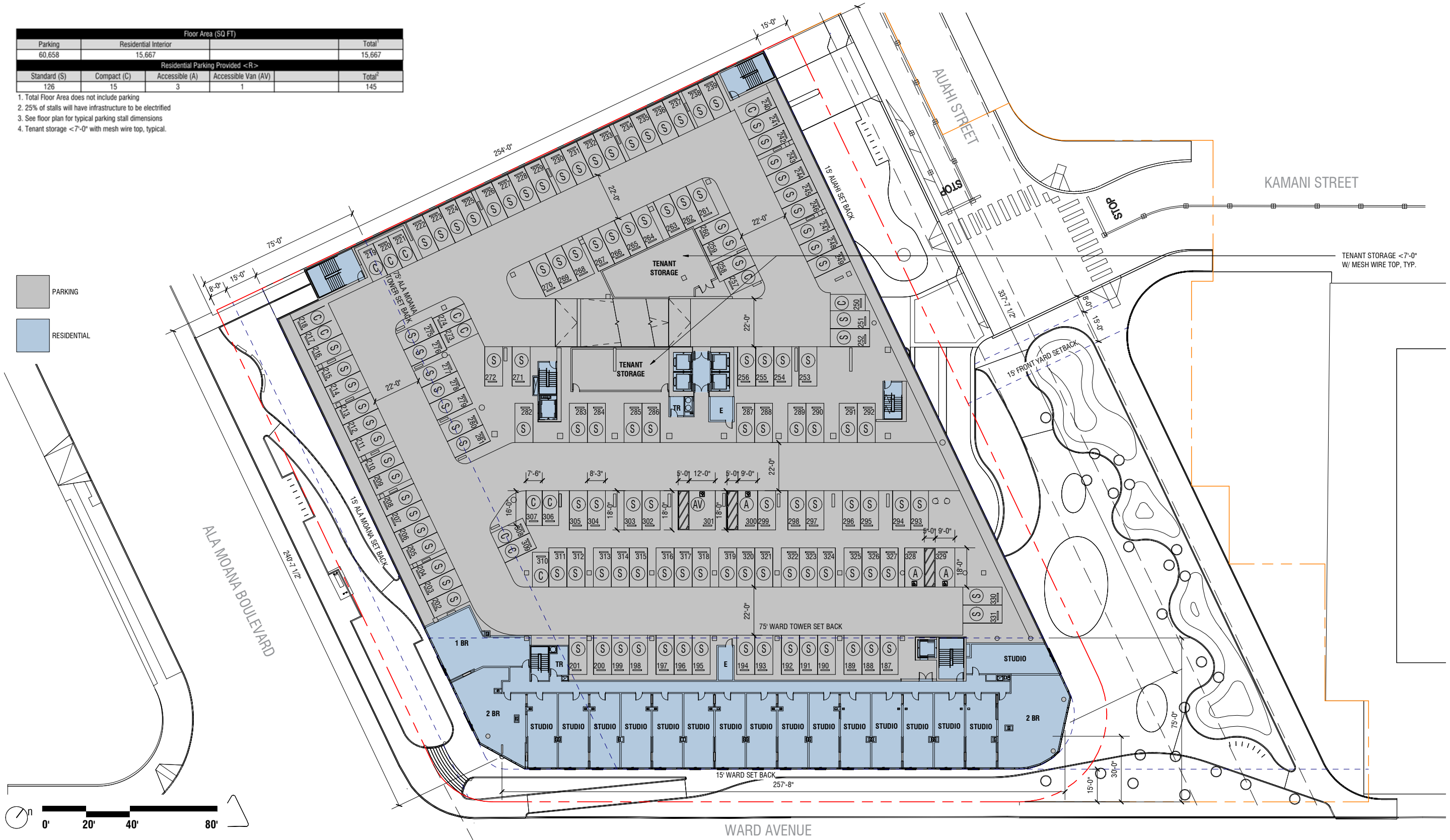
Floor Area (SQ FT)				
Parking	Residential Interior			Total ¹
60,658	15,667			15,667
Residential Parking Provided <R>				
Standard (S)	Compact (C)	Accessible (A)	Accessible Van (AV)	Total ²
126	15	3	1	145

- 1. Total Floor Area does not include parking
- 2. 25% of stalls will have infrastructure to be electrified
- 3. See floor plan for typical parking stall dimensions
- 4. Tenant storage <7'-0" with mesh wire top, typical.



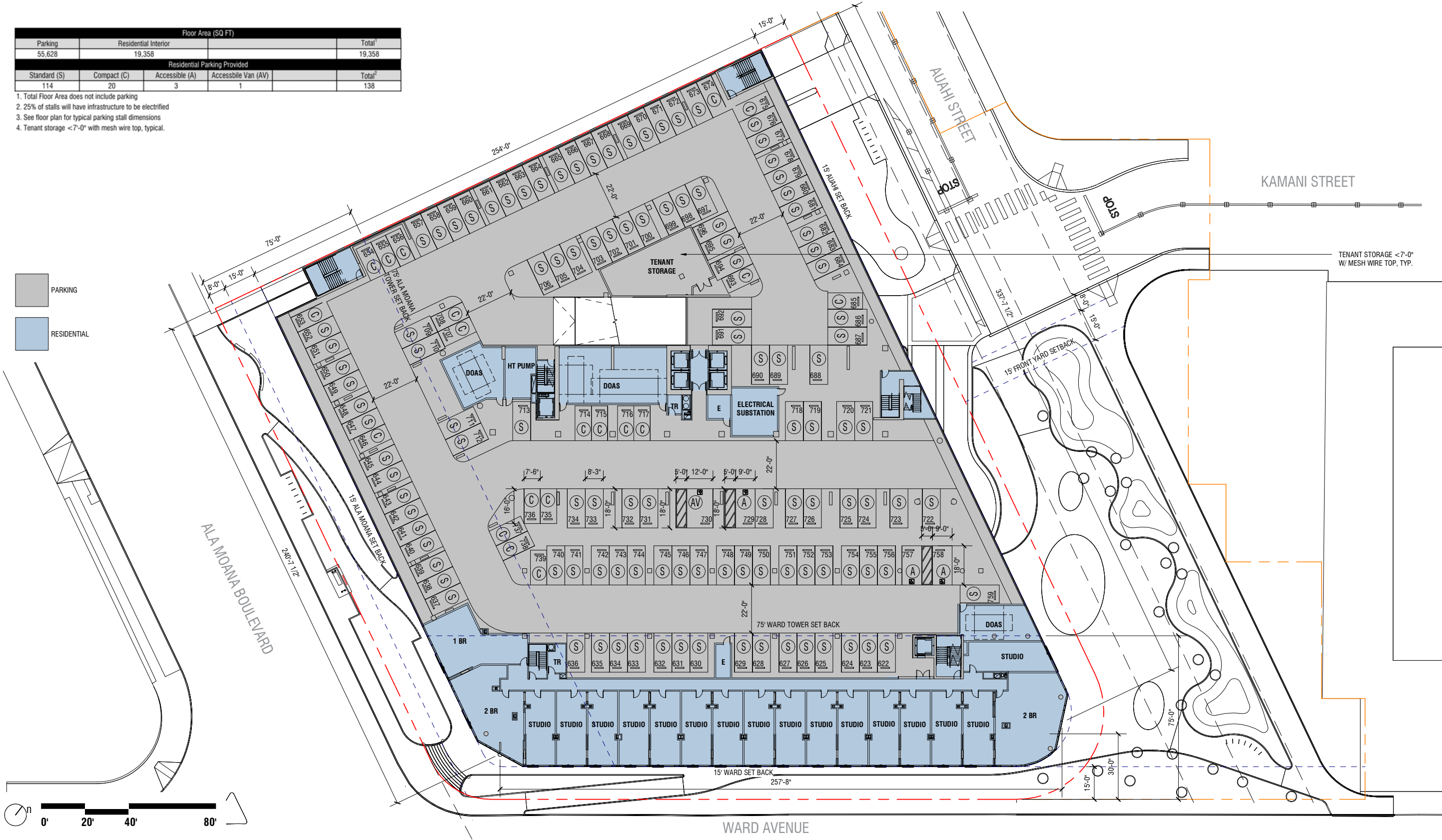
Floor Area (SQ FT)				
Parking	Residential Interior			Total ¹
60,658	15,667			15,667
Residential Parking Provided <R>				
Standard (S)	Compact (C)	Accessible (A)	Accessible Van (AV)	Total ²
126	15	3	1	145

- 1. Total Floor Area does not include parking
- 2. 25% of stalls will have infrastructure to be electrified
- 3. See floor plan for typical parking stall dimensions
- 4. Tenant storage <7'-0" with mesh wire top, typical.



Floor Area (SQ FT)				
Parking	Residential Interior			Total ¹
55,628	19,358			19,358
Residential Parking Provided				
Standard (S)	Compact (C)	Accessible (A)	Accessible Van (AV)	Total ²
114	20	3	1	138

1. Total Floor Area does not include parking
2. 25% of stalls will have infrastructure to be electrified
3. See floor plan for typical parking stall dimensions
4. Tenant storage <7'-0" with mesh wire top, typical.



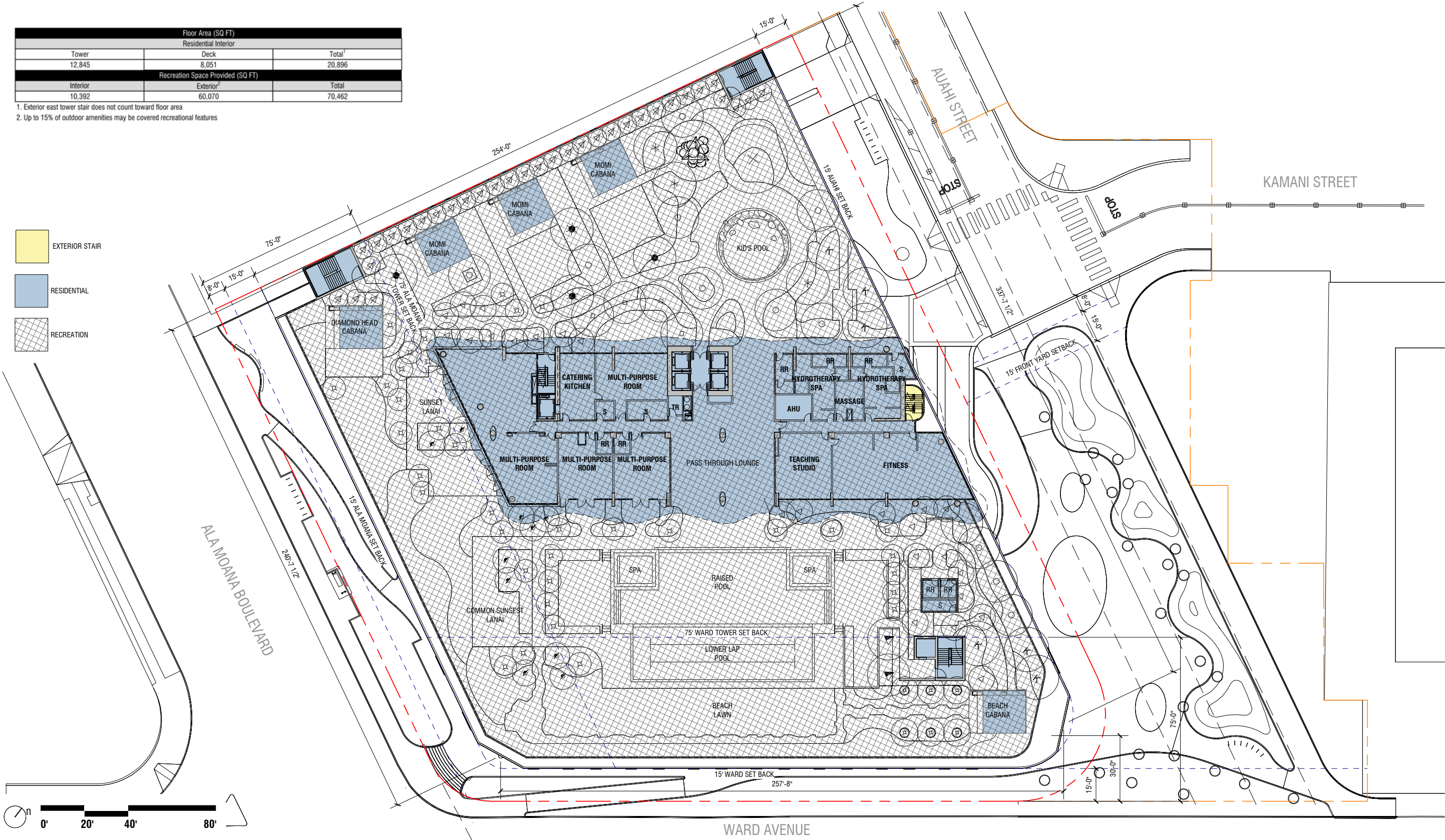
Floor Area (SQ FT)		
Residential Interior		
Tower	Deck	Total ¹
12,845	8,051	20,896
Recreation Space Provided (SQ FT)		
Interior	Exterior ²	Total
10,392	60,070	70,462

1. Exterior east tower stair does not count toward floor area
2. Up to 15% of outdoor amenities may be covered recreational features

EXTERIOR STAIR

RESIDENTIAL

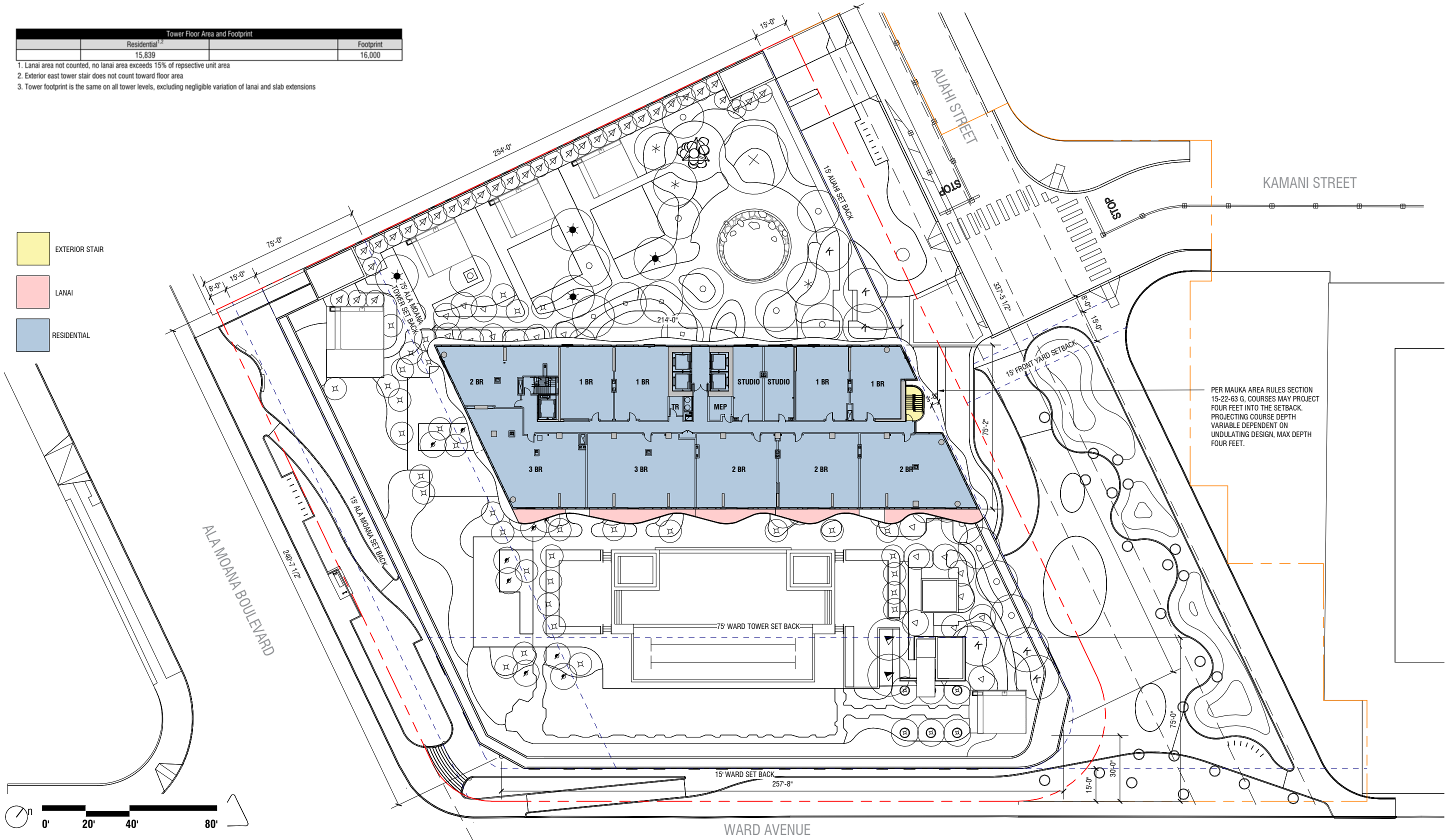
RECREATION



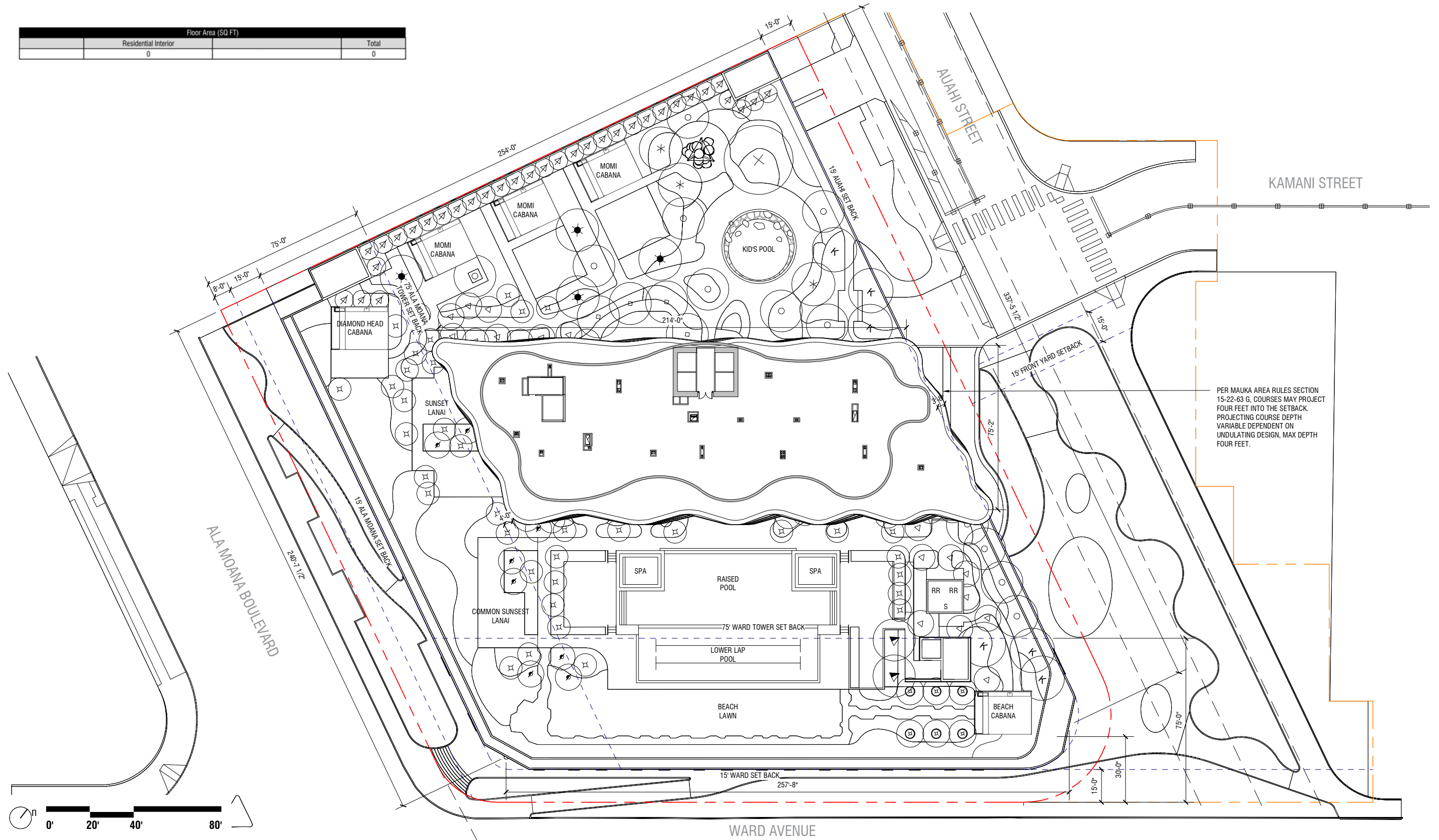
Tower Floor Area and Footprint		
	Residential ^{1,2}	Footprint
	15,839	16,000

1. Lanai area not counted, no lanai area exceeds 15% of respective unit area
2. Exterior east tower stair does not count toward floor area
3. Tower footprint is the same on all tower levels, excluding negligible variation of lanai and slab extensions

- EXTERIOR STAIR
- LANAI
- RESIDENTIAL



Floor Area (SQ FT)			Total
Residential Interior	0		0
	0		0



Open Space Provided (15-22-64)	
Open Space Required (SQ FT)	
Site Area	92,136
Percent of Site Area Required	10%
Open Space Required	9,214
Open Space Provided (SQ FT)	
On-Site Open Space Provided	170
Off-Site Open Space Provided	15,770
Total Open Space Provided	15,940

Recreation Space Provided (15-22-65)			
Recreation Space Required (SQ FT)			
Dwelling Units			486
Required Recreation Space per Unit			55
Recreation Space Required			26,730
Recreation Space Provided (SQ FT)			
Floor	Interior	Exterior ¹	Total
1	3,828	4,020	7,848
7	10,392	60,070	70,462
TOTAL	14,220	64,090	78,310

1. Up to 15% of outdoor amenities may be covered recreational features

Off Street Loading Count (15-22-68)		
Loading Spaces Required		
	Floor Area	Spaces
Commercial Area	21,726	3
Residential Area	646,099	4
Subtotal		7
Adjustment per 15-22-68 (e)		-3
Total Required		4
TOTAL PROVIDED		4

Residential Unit Matrix	
Number of Units by Bedroom	
Studios	141
1 BR	137
2 BR	143
3 BR	65
TOTAL PROVIDED	486

Off Street Parking Required			
Required Minimum Residential Parking Stalls			
Unit Type	Number of Units	Ratio	Min. Req. Spaces
600 SF or less	141	0.9	127
800 SF or more	345	1.35	466
HCDA Req. Minimum Parking (15-27-67)			593
Required Minimum Commercial Parking Stalls			
Commercial	16,295	1 per 444 SQ FT	37
Eating & Dining	5,431	0.9 per 300 SQ FT	16
Total Required			53
GRAND TOTAL REQUIRED			646

Residential Parking Provided						
Parking Provided						
Floor	Standard (S)	Compact (C)	Accessible (A)	Accessible Van (AV)		Total
1	0	0	0	0		0
2	126	15	3	1		145
3	126	15	3	1		145
4	126	15	3	1		145
5	126	15	3	1		145
6	114	20	3	1		138
TOTAL PARKING	618	80	15	5		718

Guest Parking Provided						
Parking Provided						
Floor	Standard (S)	Compact (C)	Accessible (A)	Accessible Van (AV)		Total
1	12	6	0	2		20
TOTAL PARKING	12	6	0	2		20

Commercial Parking Provided						
Parking Provided						
Floor	Standard (S)	Compact (C)	Accessible (A)	Accessible Van (AV)		Total ¹
1	21	0	0	0		21
TOTAL PARKING	21	0	0	0		21

Parking Summary						
Residential (S)	618	Guest (S)	12	Commercial (S)	21	Total ²
Residential (C)	80	Guest (C)	6	Commercial (C)	0	
Residential (A) + (AV)	20	Guest (A) + (AV)	2	Commercial (A) + (AV)	0	
TOTAL PARKING	718		20		21	759

1. 32 commercial parking spaces will be fulfilled off-site within the district parking at 828 Auahi Street (Ulana Ward Village (Ulana)). Per the Ulana Planned Development Permit D&O (KAK 21-001) Ulana is required to provide a minimum of 798 off-street parking spaces (see D&O FOF 89). Ulana will provide approximately 1,235 off-street parking spaces to satisfy Ulana's minimum off-street requirement and for district parking for Ward Village and the Kakaako community as part of an area-wide parking strategy (see D&O FOF 90 and 91).

2. 25% of stalls will have infrastructure to be electrified

Floor Area Summary								
Floor	Height (FT)	Fir to Fir (FT)	Resi	Lanai	Comm	Parking	HCDA Fir Area	Twr Footprint
ROOF	+400.00	18.00	-	-	-	-	-	16,000
L40	+390.33	9.67	15,839	-	-	-	15,839	16,000
L39	+380.67	9.67	15,839	-	-	-	15,839	16,000
L38	+371.00	9.67	15,839	-	-	-	15,839	16,000
L37	+361.33	9.67	15,839	-	-	-	15,839	16,000
L36	+351.67	9.67	15,839	-	-	-	15,839	16,000
L35	+342.00	9.67	15,839	-	-	-	15,839	16,000
L34	+332.33	9.67	15,839	-	-	-	15,839	16,000
L33	+322.67	9.67	15,839	-	-	-	15,839	16,000
L32	+313.00	9.67	15,839	-	-	-	15,839	16,000
L31	+303.33	9.67	15,839	-	-	-	15,839	16,000
L30	+293.67	9.67	15,839	-	-	-	15,839	16,000
L29	+284.00	9.67	15,839	-	-	-	15,839	16,000
L28	+274.33	9.67	15,839	-	-	-	15,839	16,000
L27	+264.67	9.67	15,839	-	-	-	15,839	16,000
L26	+255.00	9.67	15,839	-	-	-	15,839	16,000
L25	+245.33	9.67	15,839	-	-	-	15,839	16,000
L24	+235.67	9.67	15,839	-	-	-	15,839	16,000
L23	+226.00	9.67	15,839	-	-	-	15,839	16,000
L22	+216.33	9.67	15,839	-	-	-	15,839	16,000
L21	+206.67	9.67	15,839	-	-	-	15,839	16,000
L20	+197.00	9.67	15,839	-	-	-	15,839	16,000
L19	+187.33	9.67	15,839	-	-	-	15,839	16,000
L18	+177.67	9.67	15,839	-	-	-	15,839	16,000
L17	+168.00	9.67	15,839	-	-	-	15,839	16,000
L16	+158.33	9.67	15,839	-	-	-	15,839	16,000
L15	+148.67	9.67	15,839	-	-	-	15,839	16,000
L14	+139.00	9.67	15,839	-	-	-	15,839	16,000
L13	+129.33	9.67	15,839	-	-	-	15,839	16,000
L12	+119.67	9.67	15,839	-	-	-	15,839	16,000
L11	+110.00	9.67	15,839	-	-	-	15,839	16,000
L10	+100.33	9.67	15,839	-	-	-	15,839	16,000
L09	+90.67	9.67	15,839	-	-	-	15,839	16,000
L08	+81.00	9.67	15,839	-	-	-	15,839	16,000
L07	+65.00	16.00	20,896	-	-	-	20,896	-
L06	+54.33	10.67	19,358	-	-	55,828	19,358	-
L05	+45.00	9.33	15,667	-	-	60,858	15,667	-
L04	+35.67	9.33	15,667	-	-	60,858	15,667	-
L03	+26.33	9.33	15,667	-	-	60,658	15,667	-
L02	+17.00	9.33	15,667	-	-	60,658	15,667	-
L01	+0.00	17.00	20,490	-	21,726	32,417	42,216	-
TOTAL^{1,2,3}			646,099	-	21,726	330,677	667,825	

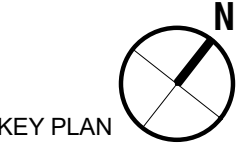
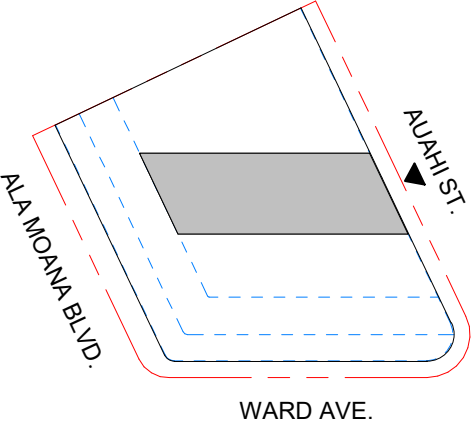
1. Parking is not counted as floor area

2. Only up to 15% of outdoor amenities may be covered recreational features

3. Shared BOH floor area is divided evenly between Resi. And Comm. Interior

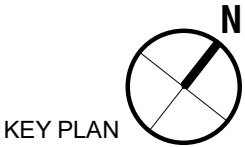
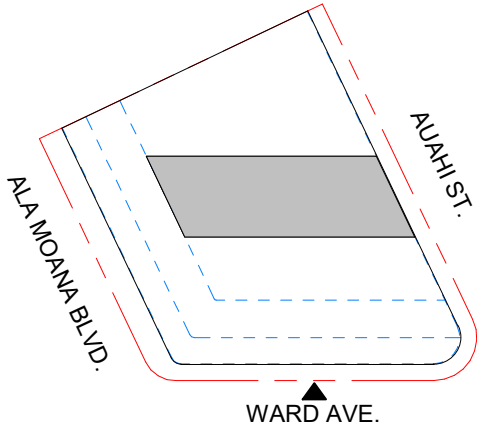
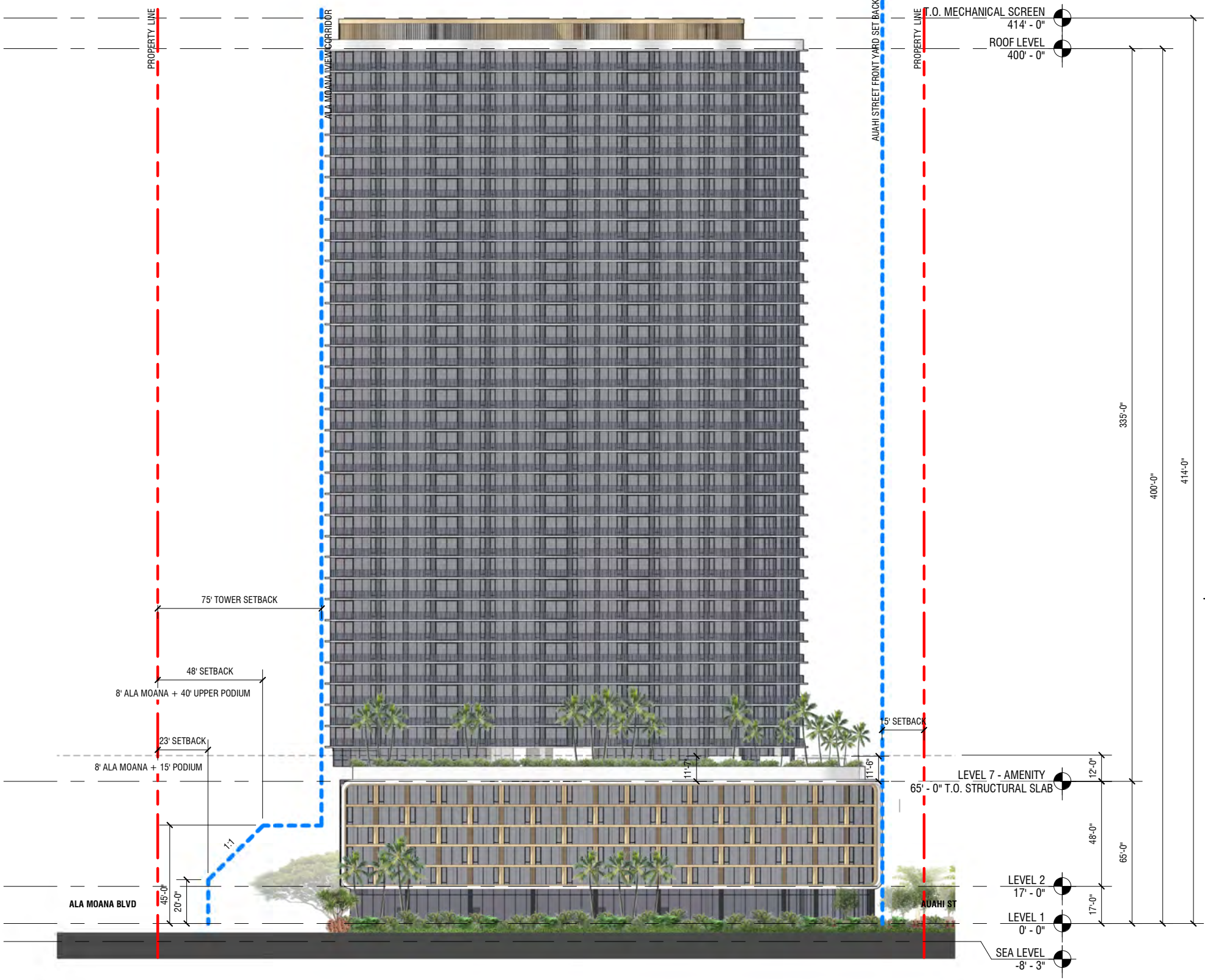


- NOTES:
1. PER MAUKA AREA RULES SECTION 15-22-77, NO BUILDING SHALL CONTAIN A REFLECTIVE SURFACE FOR MORE THAN THIRTY PERCENT (30%) OF THAT WALL'S SURFACE AREA.
 2. WARD REQUIRED SETBACK OF 15'-0" IS PARALLEL TO WARD AVENUE AND IS SHOWN GRAPHICALLY AS SUCH.
 3. PER MAUKA RULES SECTION 15-22-62 c 1, MEASURED FROM THE STRUCTURAL SLAB, UTILITARIAN FEATURES INCLUDING STAIRWELLS MAY EXCEED THE HEIGHT LIMIT BY NOT MORE THAN 12'-0".

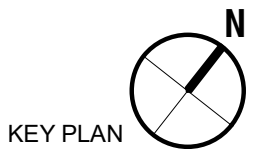
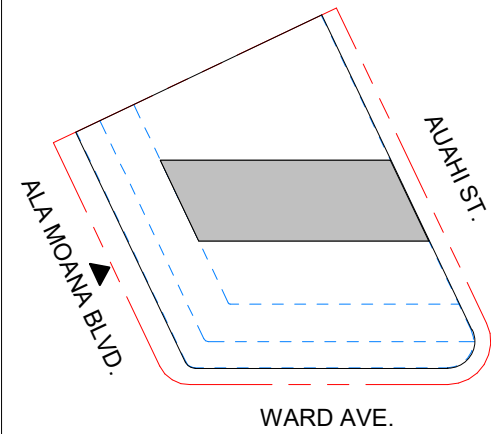
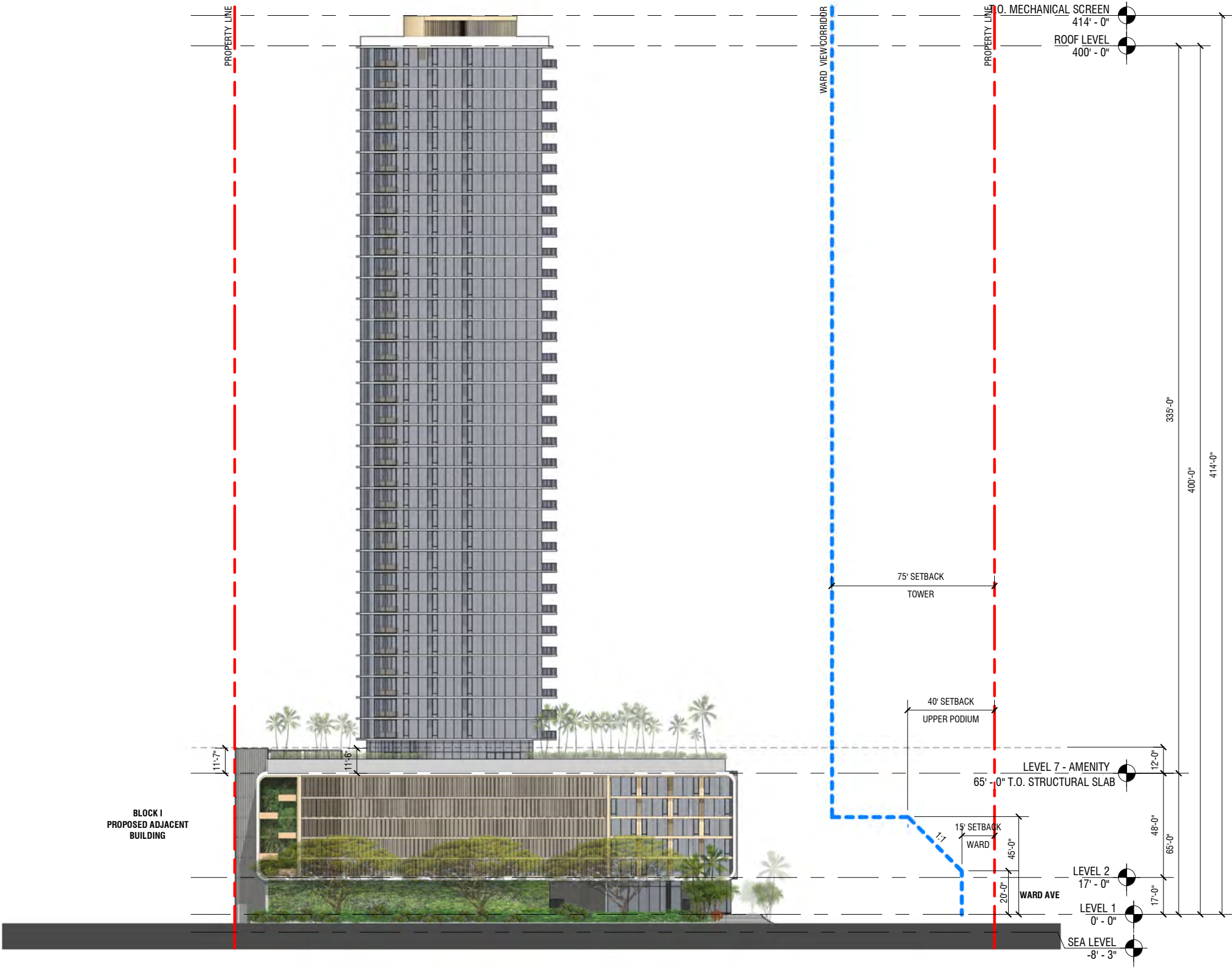
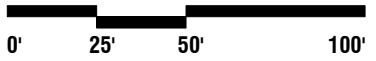


NOTES:

1. 8' SETBACK ON ALA MOANA IS REQUIRED PER DOT.
2. PER MAUKA AREA RULES SECTION 15-22-77, NO BUILDING SHALL CONTAIN A REFLECTIVE SURFACE FOR MORE THAN THIRTY PERCENT (30%) OF THAT WALL'S SURFACE AREA.
3. AUAHI / ALA MOANA REQUIRED SETBACK OF 15'-0" / 15'-0" ARE PARALLEL TO AUAHI STREET / ALA MOANA BOULEVARD AND ARE SHOWN GRAPHICALLY AS SUCH.
4. PER MAUKA RULES SECTION 15-22-62 c 1, MEASURED FROM THE STRUCTURAL SLAB, UTILITARIAN FEATURES INCLUDING STAIRWELLS MAY EXCEED THE HEIGHT LIMIT BY NOT MORE THAN 12'-0".



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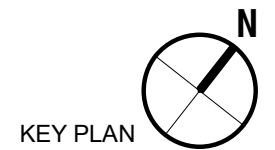
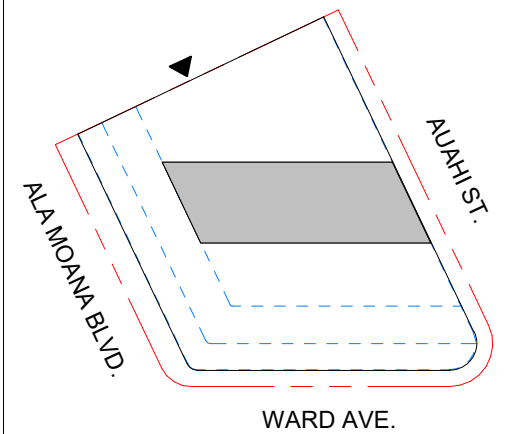
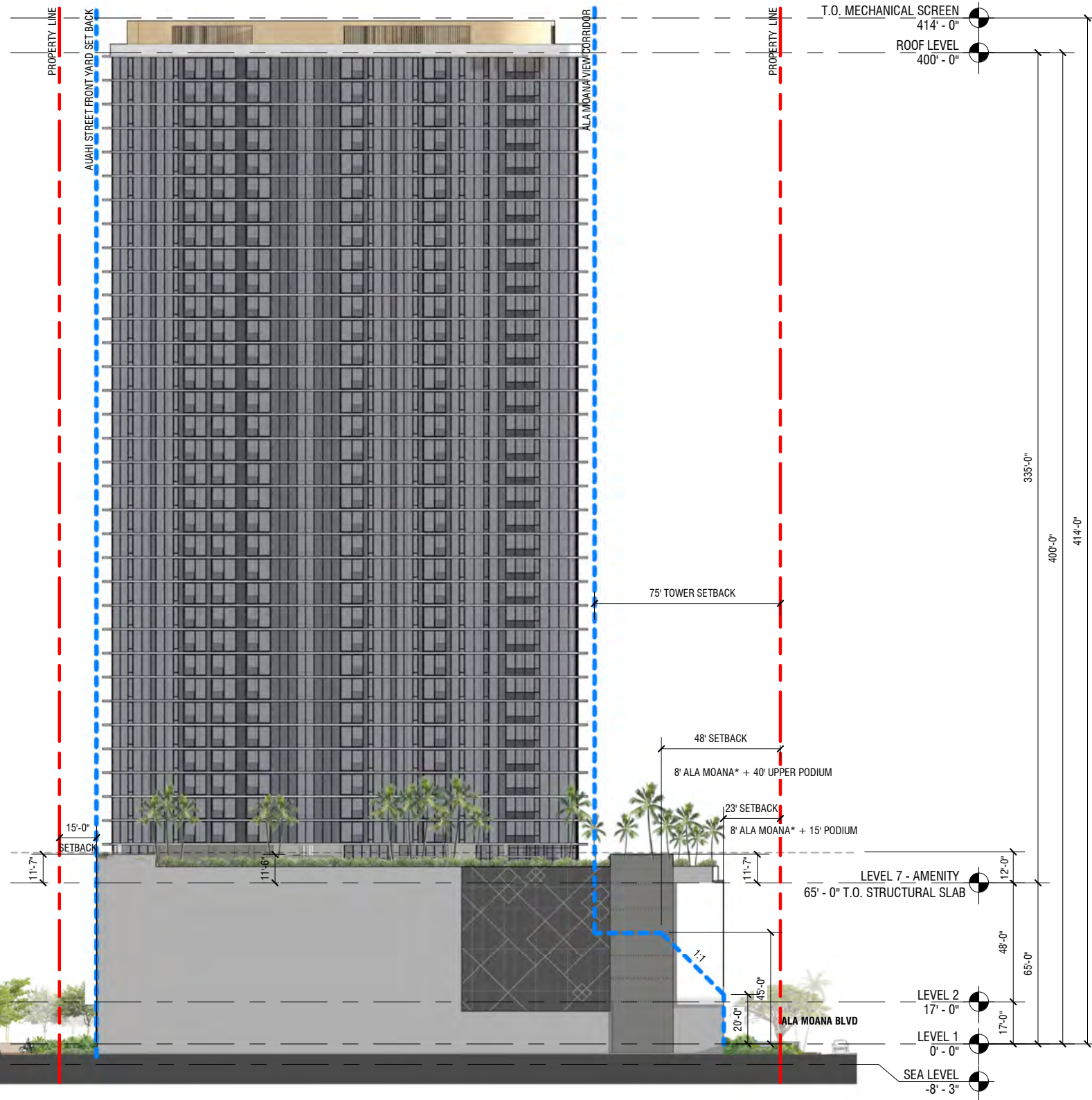


NOTES:

1. 8' SETBACK ALA MOANA IS REQUIRED PER DOT.
2. PER MAUKA AREA RULES SECTION 15-22-63 G, COURSES AND FRAMES MAY PROJECT 4' INTO THE SETBACK. PROJECTING COURSE DEPTH VARIABLE DEPENDENT ON UNDULATING DESIGN, MAX DEPTH 4'.
3. PER MAUKA AREA RULES SECTION 15-22-77, NO BUILDING SHALL CONTAIN A REFLECTIVE SURFACE FOR MORE THAN THIRTY PERCENT (30%) OF THAT WALL'S SURFACE AREA.
4. AUAHI / ALA MOANA REQUIRED SETBACK OF 15'-0" 15'-0" ARE PARALLEL TO AUAHI STREET / ALA MOANA BOULEVARD AND ARE SHOWN GRAPHICALLY AS SUCH.
5. PER MAUKA RULES SECTION 15-22-62 c 1, MEASURED FROM THE STRUCTURAL SLAB, UTILITARIAN FEATURES INCLUDING STAIRWELLS MAY EXCEED THE HEIGHT LIMIT BY NOT MORE THAN 12'-0".



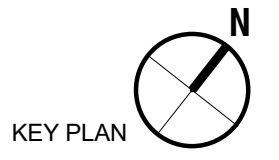
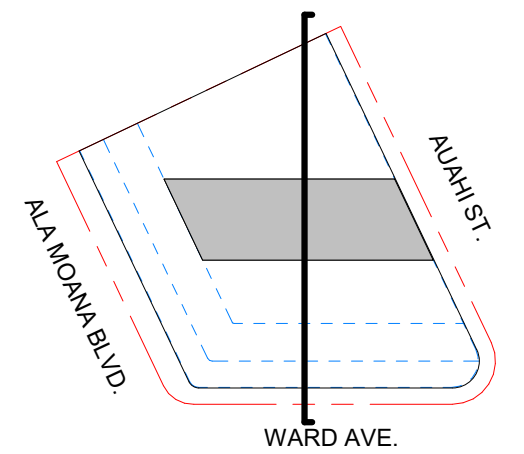
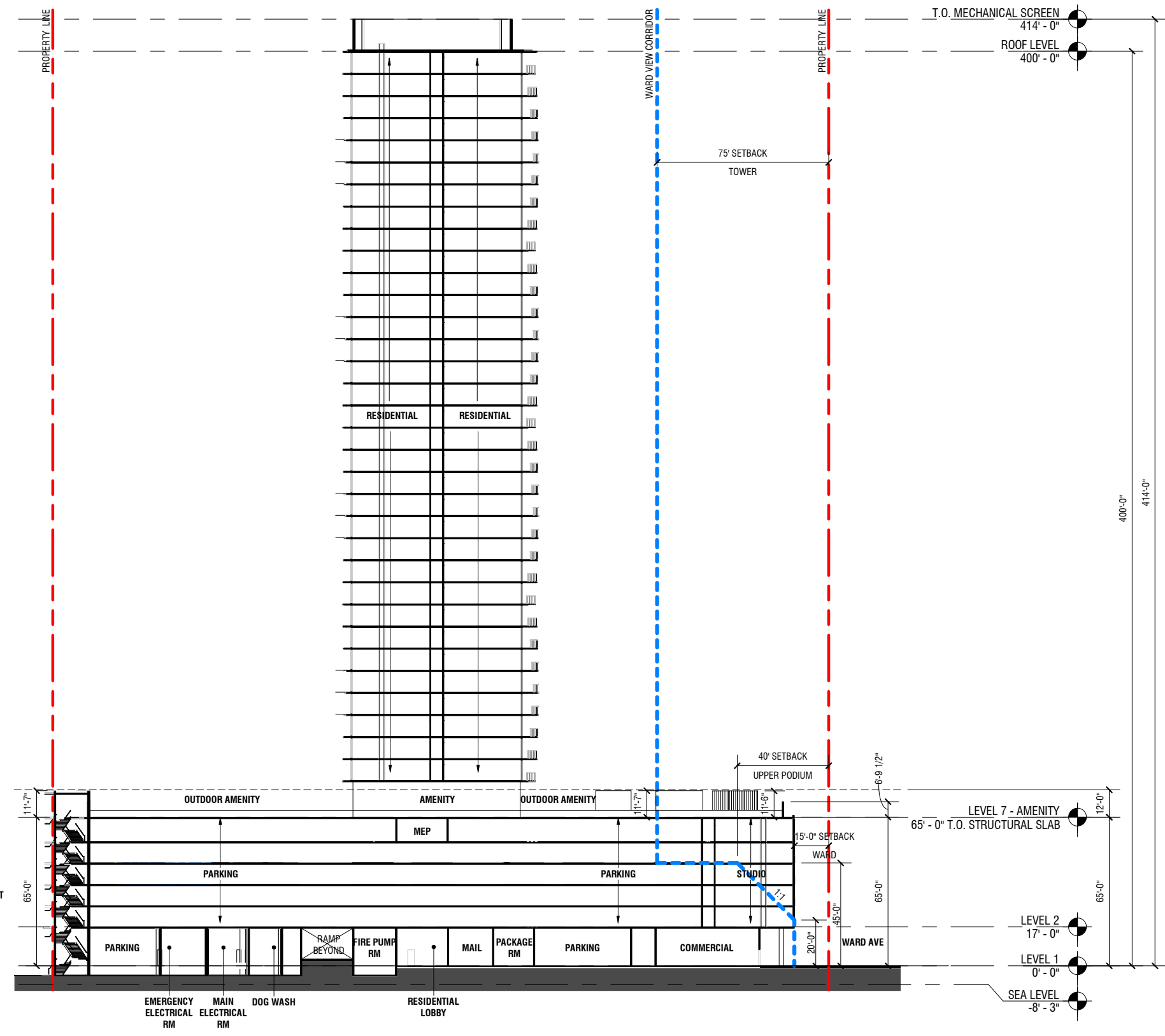
AUAHI ST



NOTES:
1. PER MAUKA RULES SECTION 15-22-62 c 1, MEASURED FROM THE STRUCTURAL SLAB, UTILITARIAN FEATURES INCLUDING STAIRWELLS MAY EXCEED THE HEIGHT LIMIT BY NOT MORE THAN 12'-0".



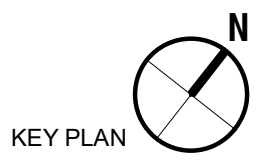
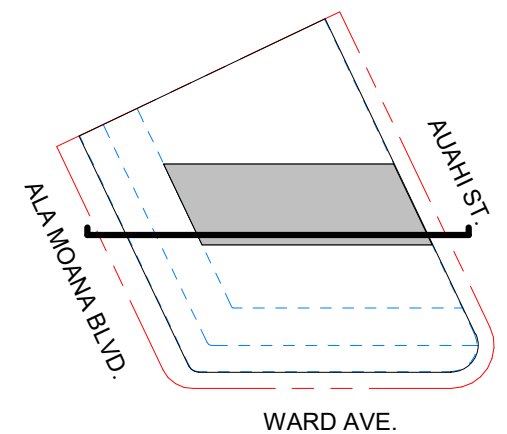
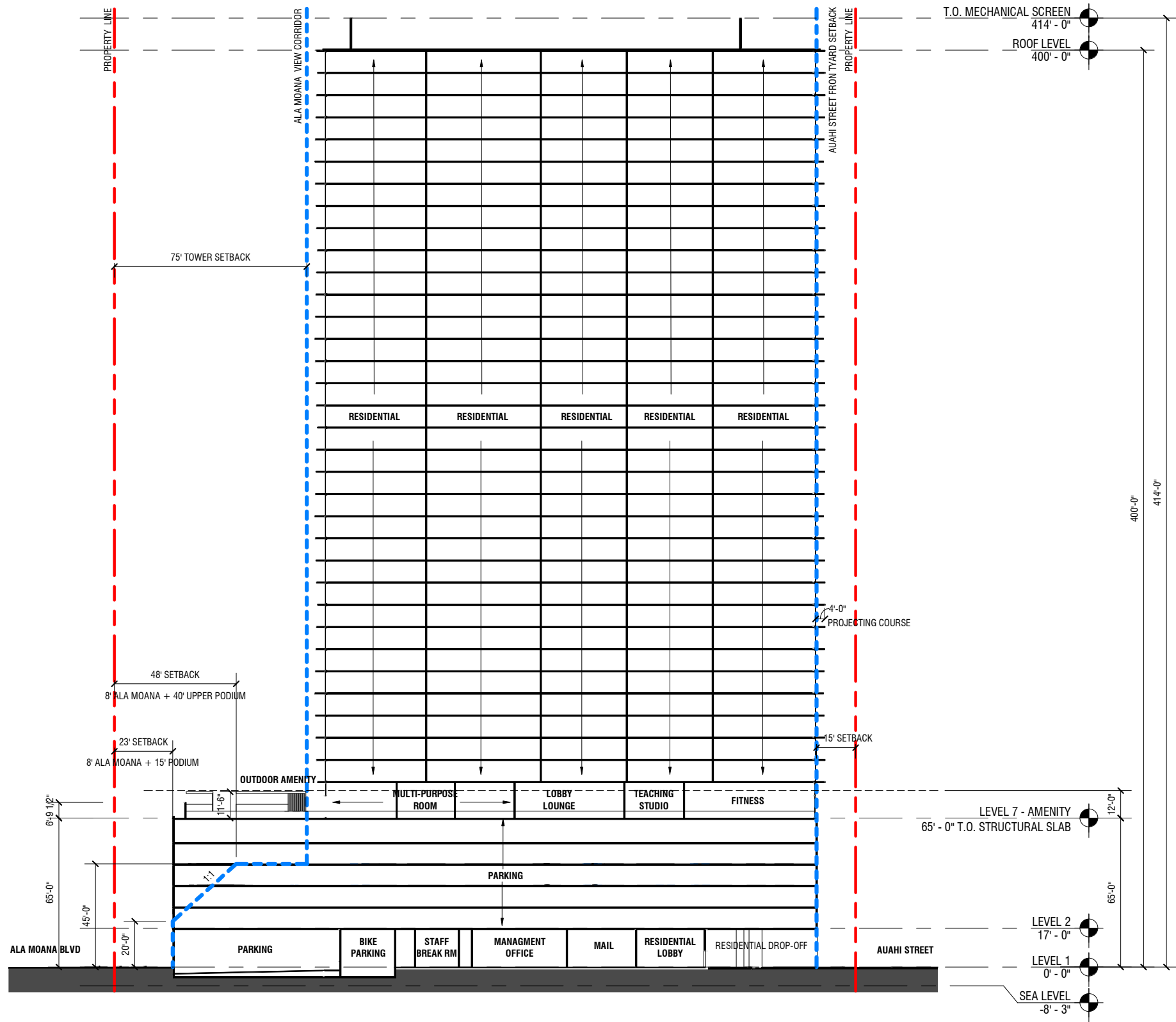
BLOCK I
PROPOSED ADJACENT
BUILDING

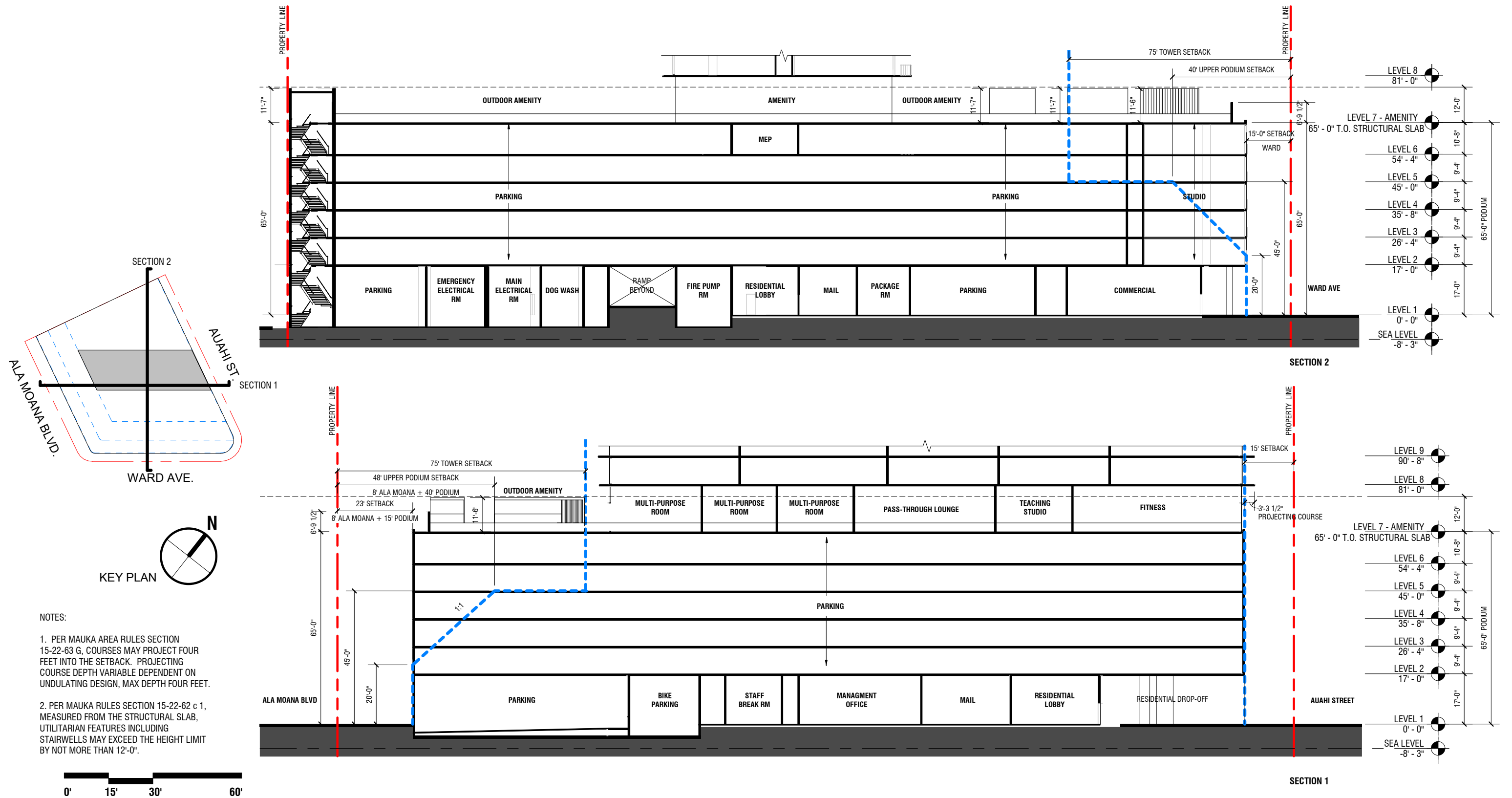


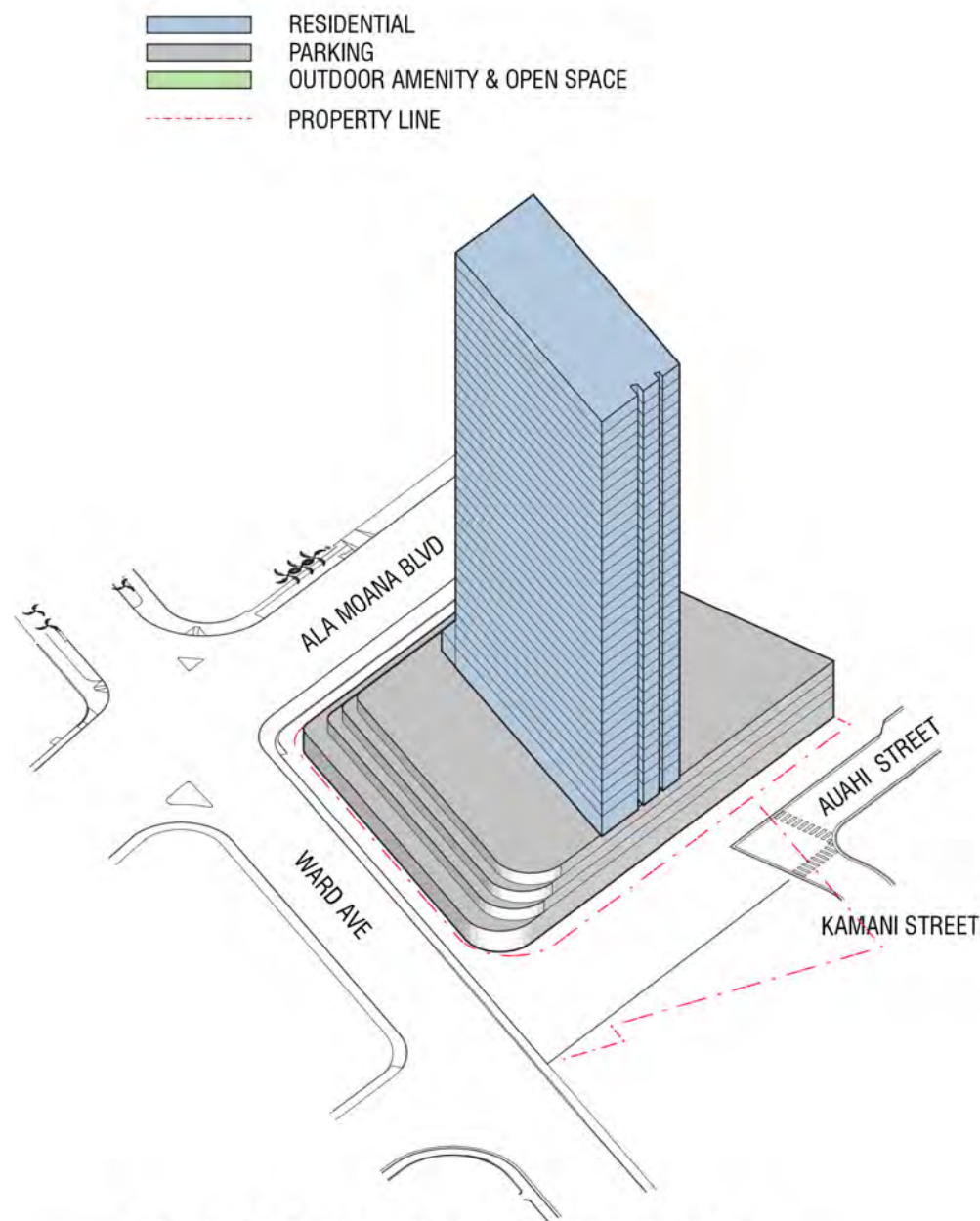
NOTES:

1. PER MAUKA AREA RULES SECTION 15-22-63 G, COURSES MAY PROJECT FOUR FEET INTO THE SETBACK. PROJECTING COURSE DEPTH VARIABLE DEPENDENT ON UNDULATING DESIGN, MAX DEPTH FOUR FEET.

2. PER MAUKA RULES SECTION 15-22-62 c 1, MEASURED FROM THE STRUCTURAL SLAB, UTILITARIAN FEATURES INCLUDING STAIRWELLS MAY EXCEED THE HEIGHT LIMIT BY NOT MORE THAN 12'-0".

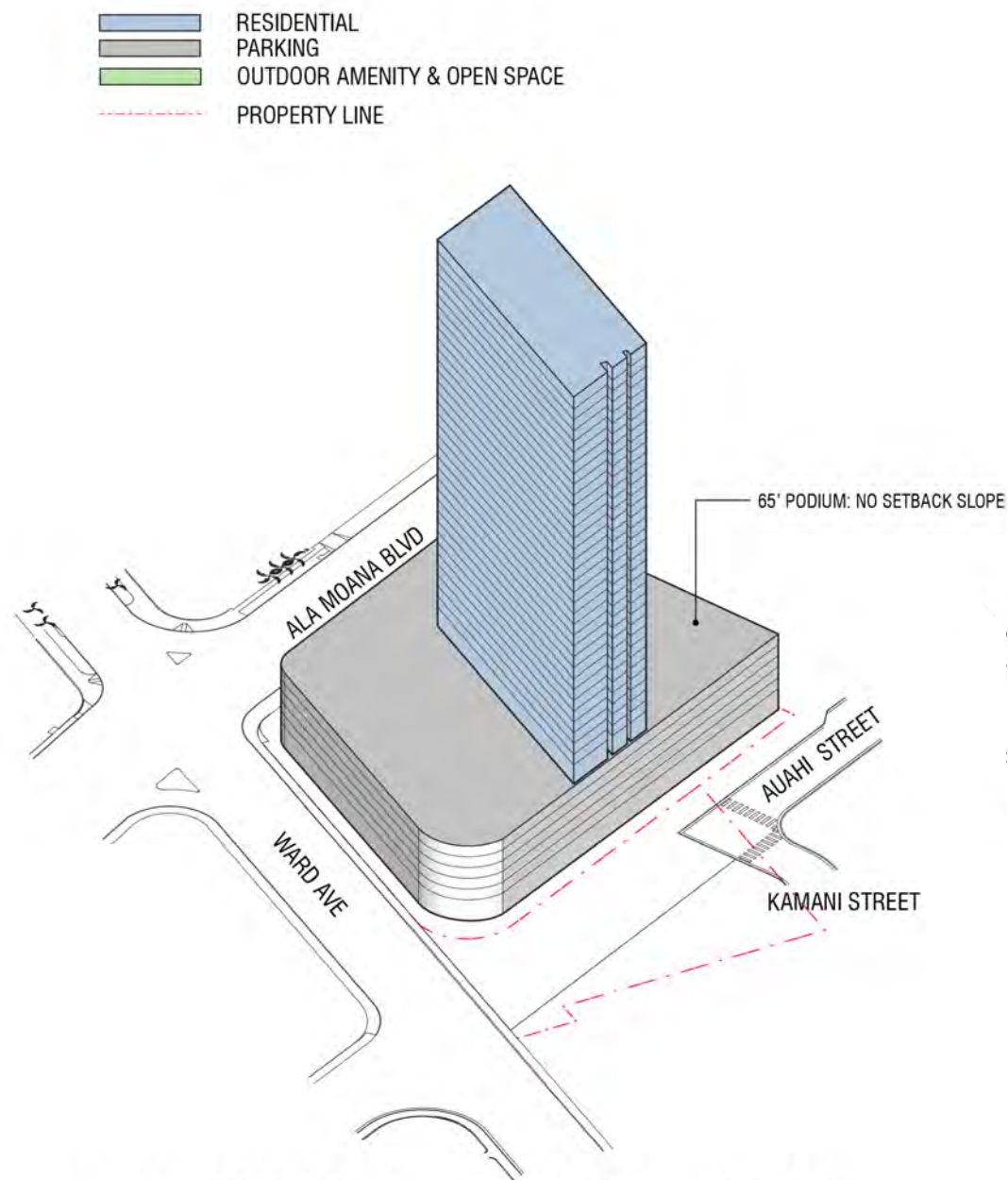






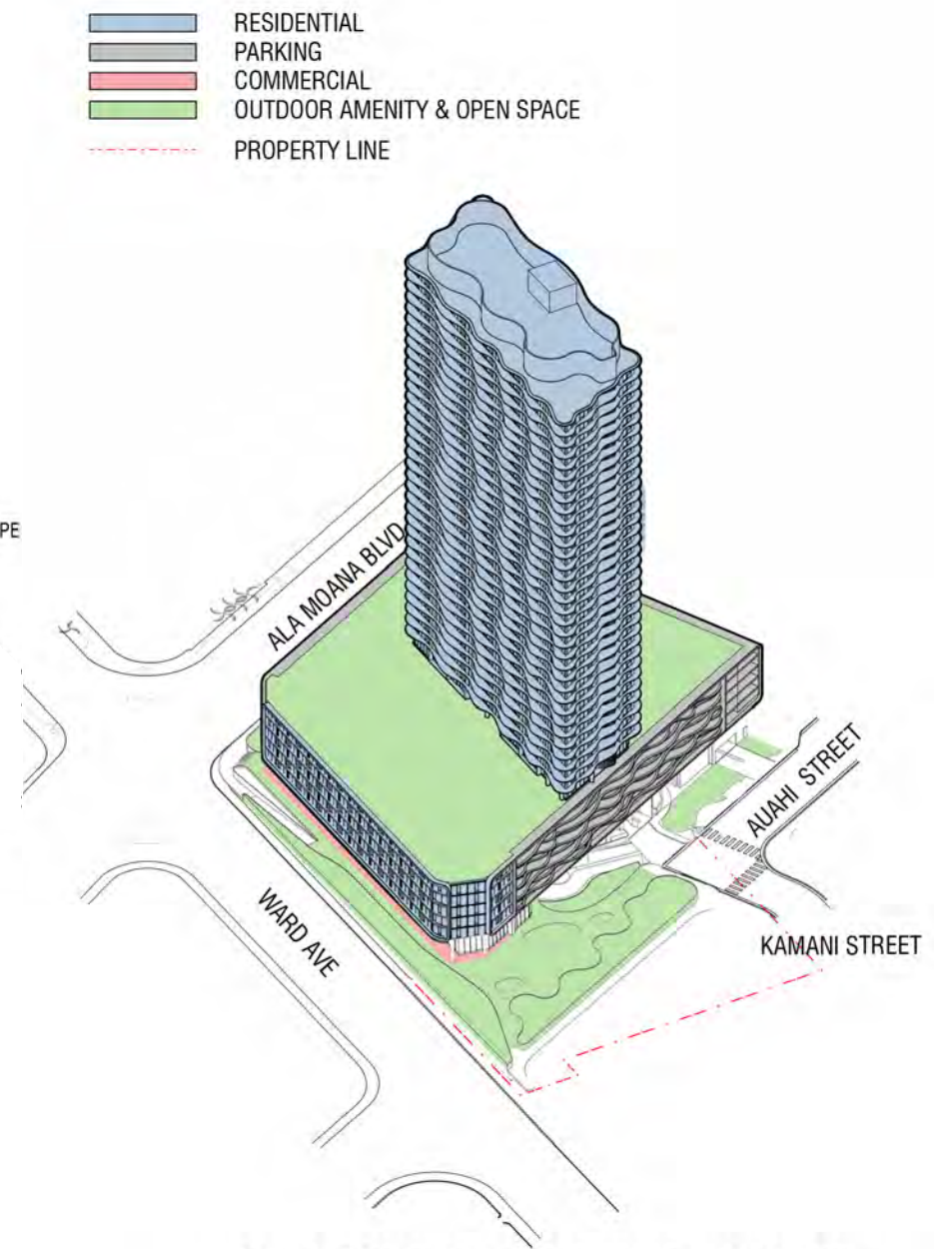
MASSING ALLOWED UNDER 2005 MAUKA RULES

- 45' PODIUM, 16,000 SF TOWER



MASSING BASED ON COMMITMENTS IN THE MASTER PLAN

- MODIFICATION REQUIRED FOR A 65' PODIUM
- MODIFICATION REQUIRED TO ELIMINATE THE 1:1 SETBACK SLOPE FROM 20' TO 45' BUILDING HEIGHT ALONG ALA MOANA BLVD & WARD AVE

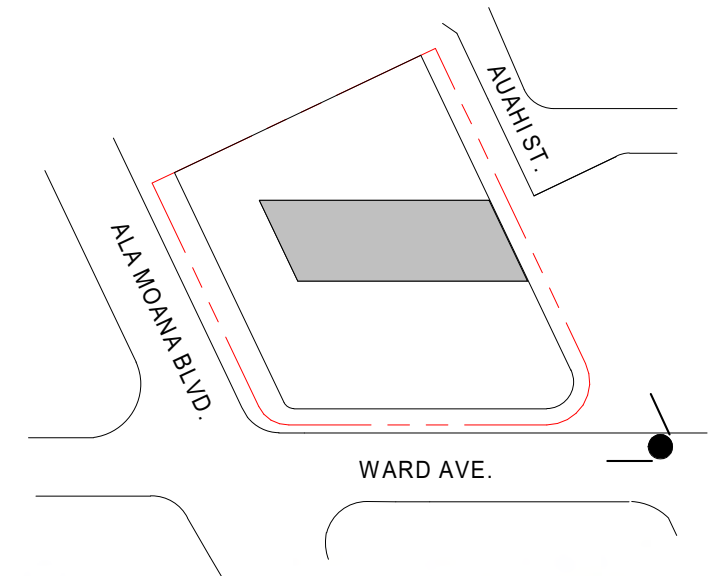


BLOCK A DESIGN (PROPOSED W/MODIFICATIONS)

- 65' PODIUM
- RETAIL ON THE GROUND LEVEL
- DEDICATED DROP-OFF ON GROUND LEVEL
- TOWER ORIENTED MAUKA-MAKAI





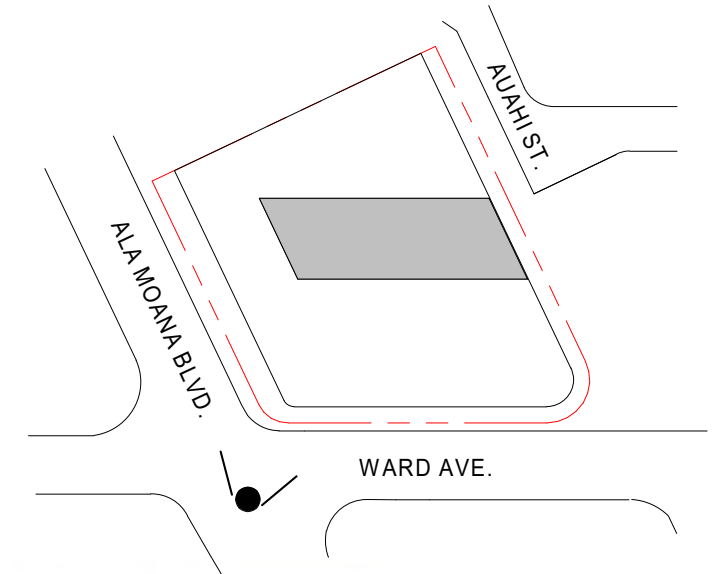


AUAHI STREET / WARD AVENUE - ALLOWED BY RIGHT



AUAHI STREET / WARD AVENUE - PROPOSED WITH MODIFICATION



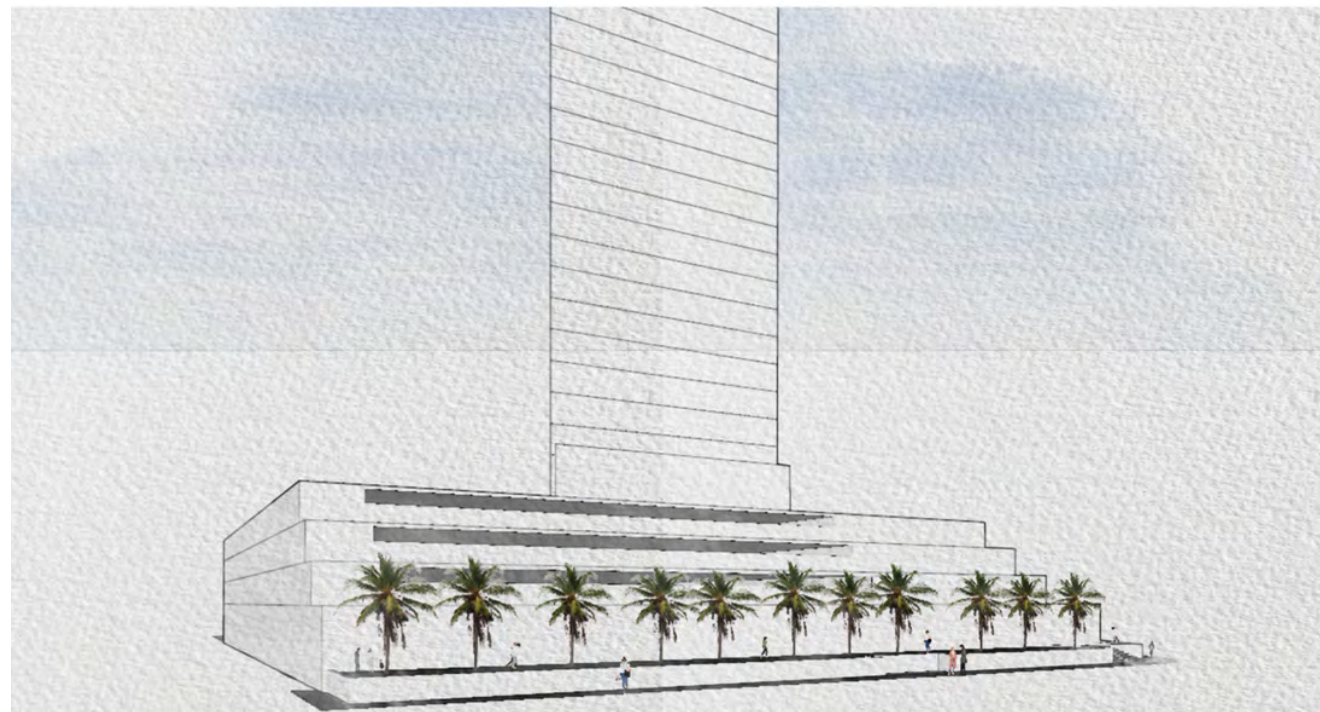
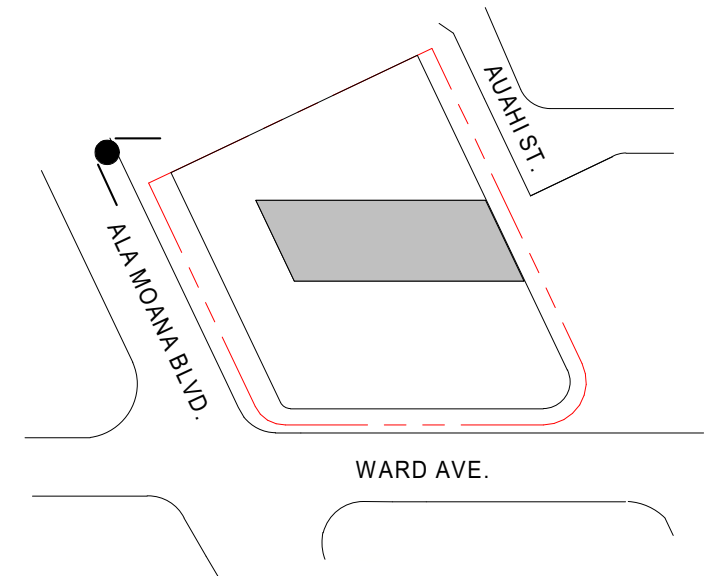


ALA MOANA BOULEVARD / WARD AVENUE - ALLOWED BY RIGHT



ALA MOANA BOULEVARD / WARD AVENUE - PROPOSED WITH MODIFICATION



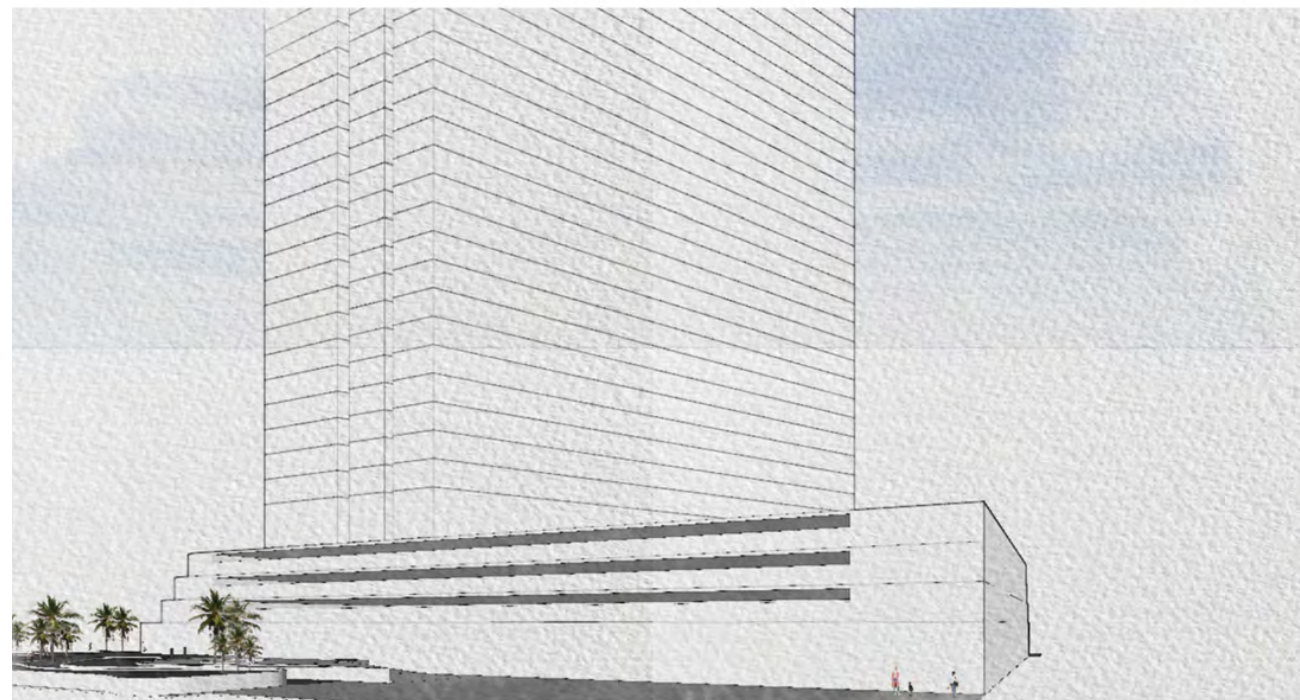
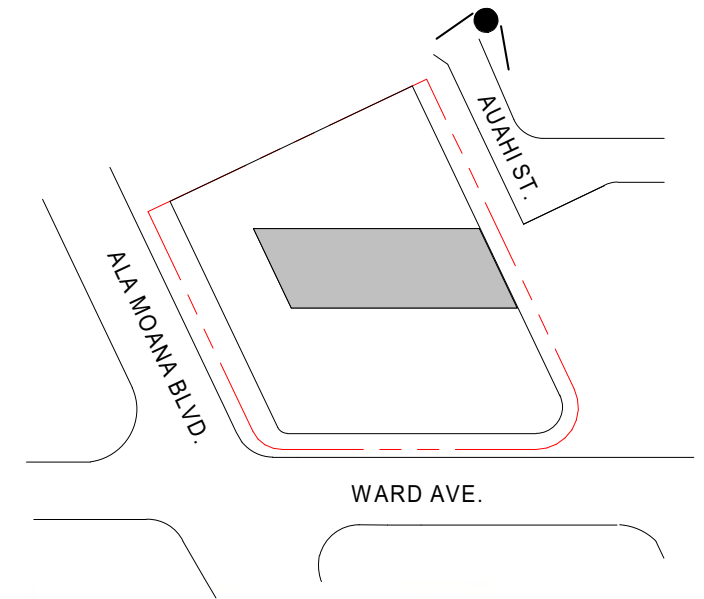


ALA MOANA BOULEVARD - ALLOWED BY RIGHT

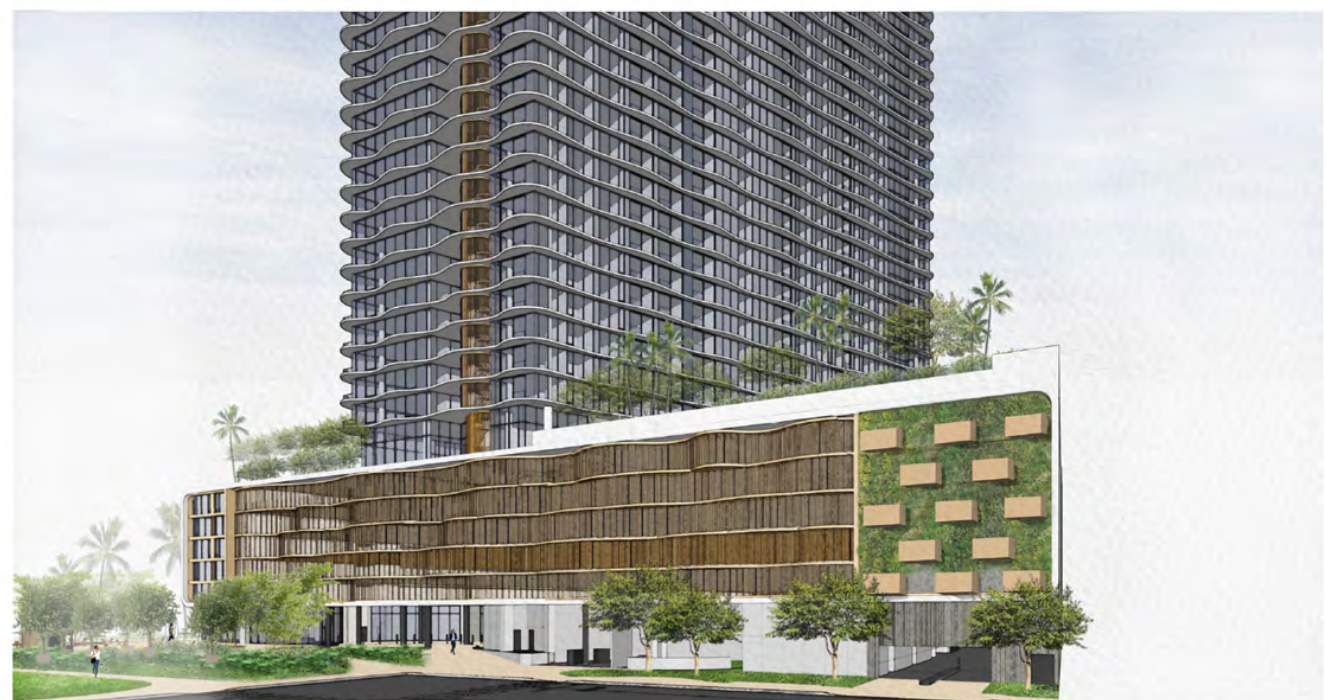


ALA MOANA BOULEVARD - PROPOSED WITH MODIFICATION





AUAHI STREET - ALLOWED BY RIGHT

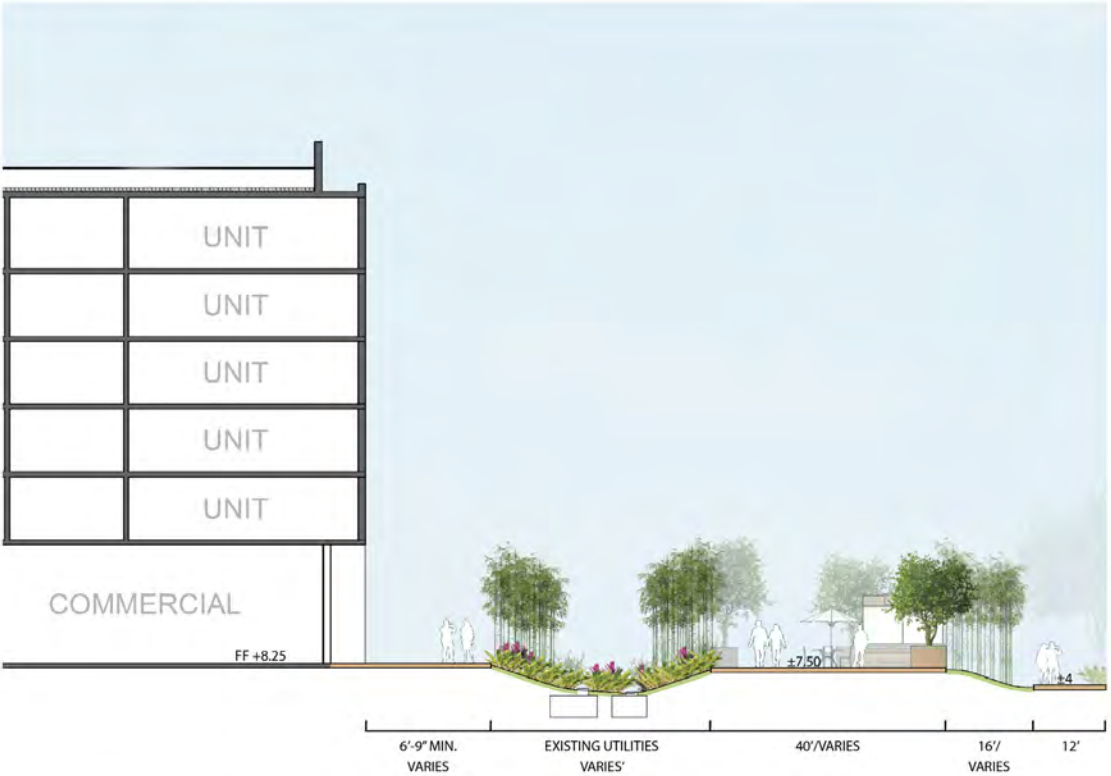
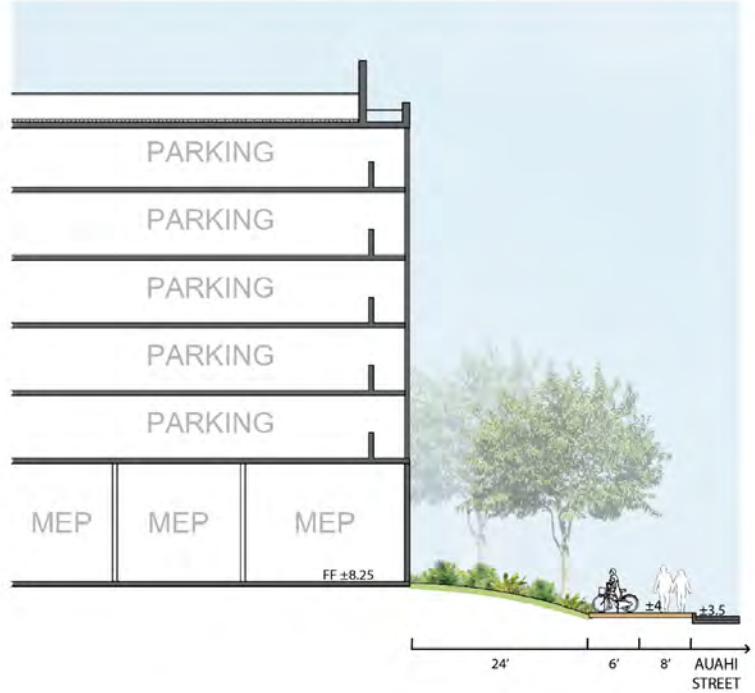


AUAHI STREET - PROPOSED WITH MODIFICATION





SECTION A-A'

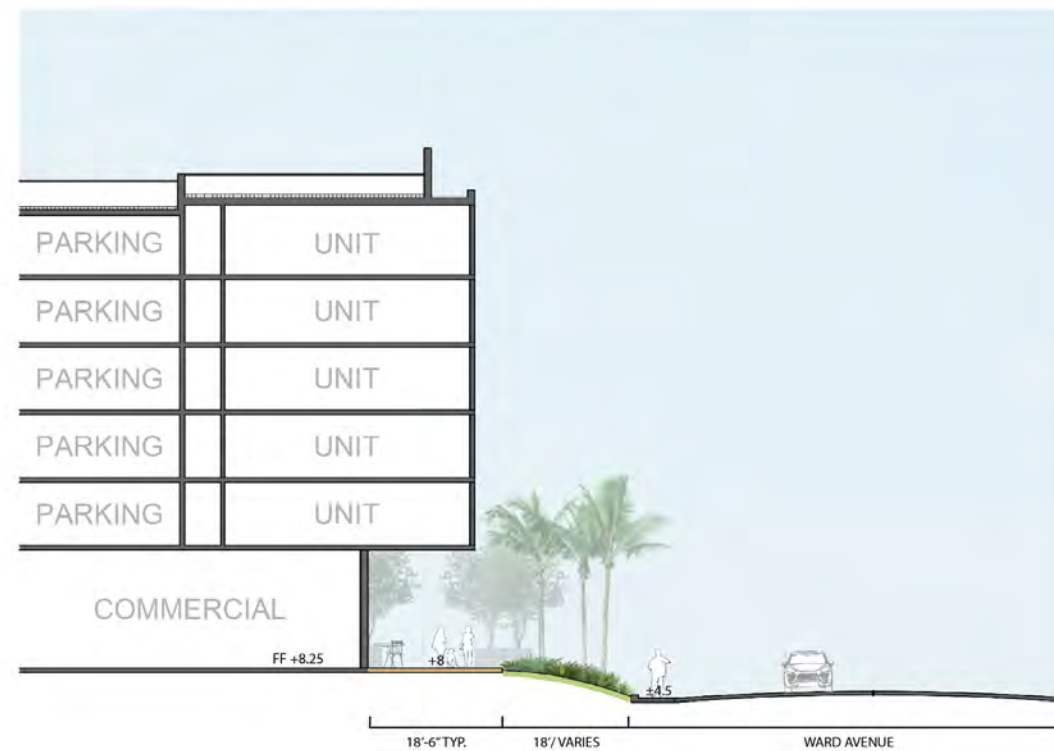
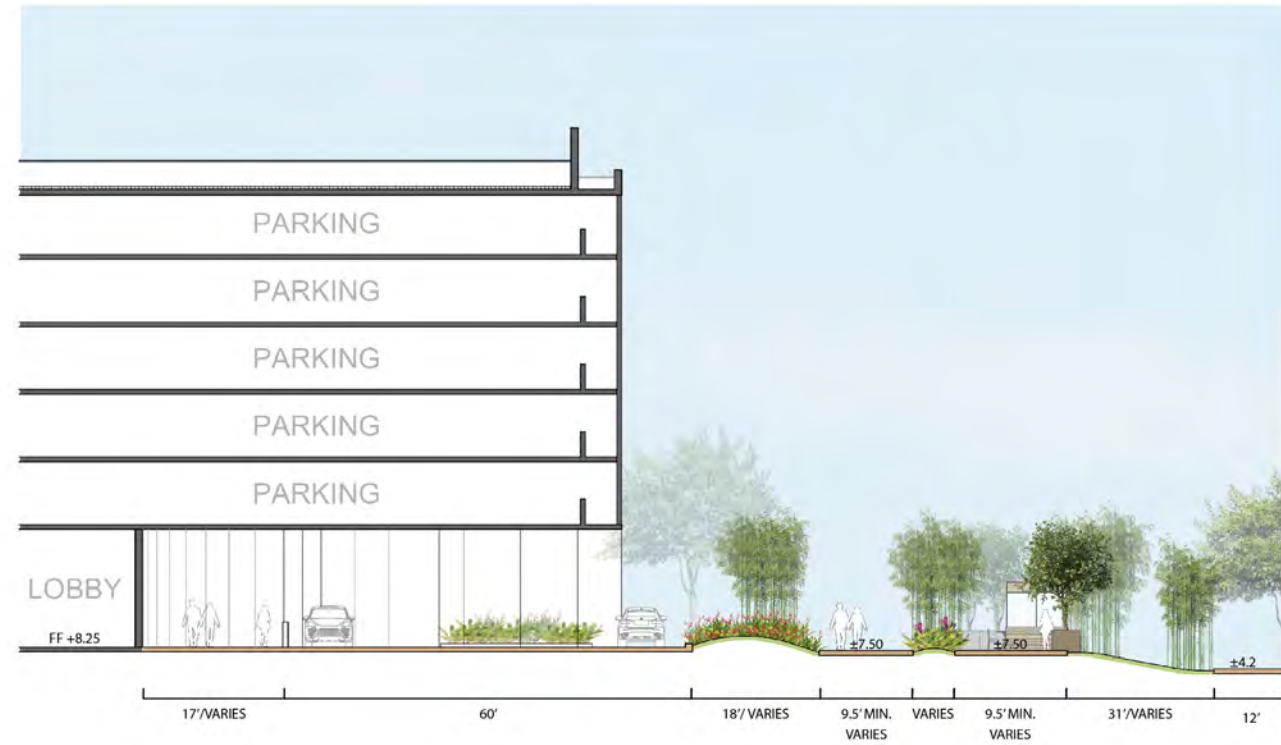


SECTION B-B'





SECTION C-C'

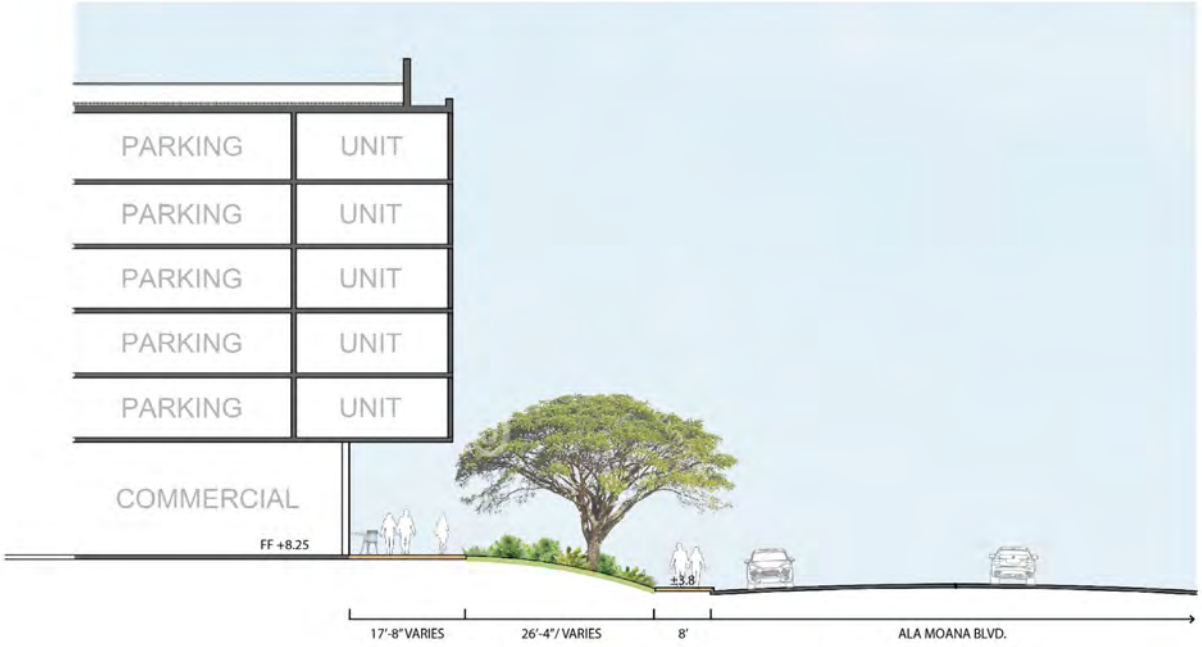


SECTION D-D'





SECTION E-E'



SECTION F-F'





SECTION G-G'





The Launiu's ground floor at the corner of Ala Moana Boulevard and Ward Avenue.

This permit application has been prepared for the limited purpose of HCDA review and approval. This is not a marketing, advertising, or solicitation piece. The content of this application is based on information currently available to the applicant and is subject to change throughout the HCDA review and approval process. The graphics in this application have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.