

The Launiu

Permit Number: KAK 23-001

HCDA Public Hearing

April 2023



WARD VILLAGE.

EXHIBIT 28





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



Victoria Ward, Ltd. (VWL) is pleased to share our current vision for Ward Village. As VWL continues to further plan for the evolution of Ward Village as a master planned community, the information and images in this presentation are subject to change.





BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



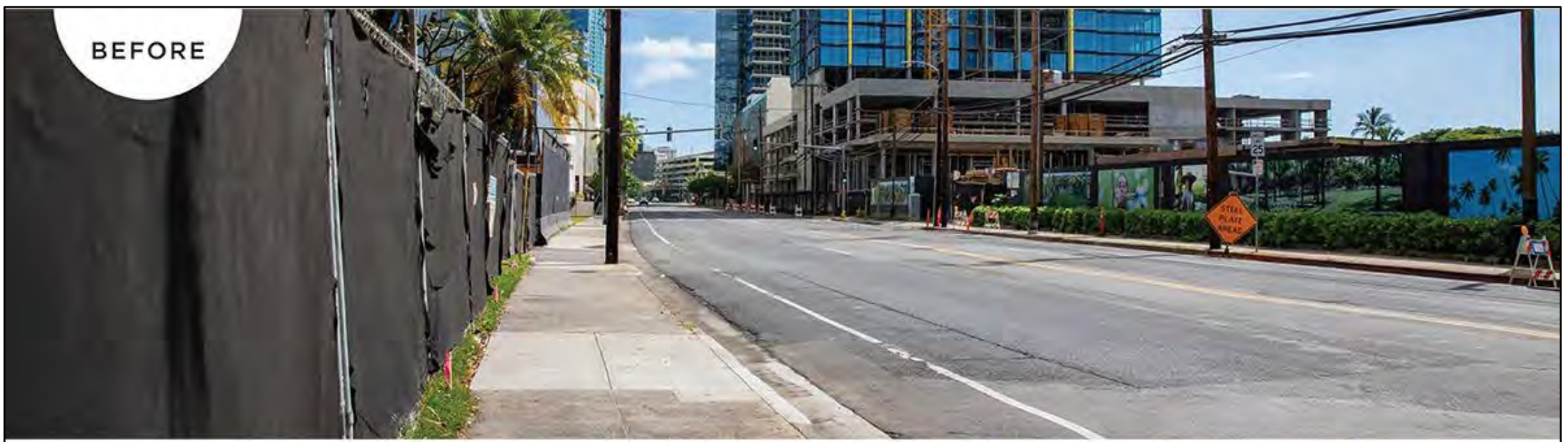
BEFORE



AFTER



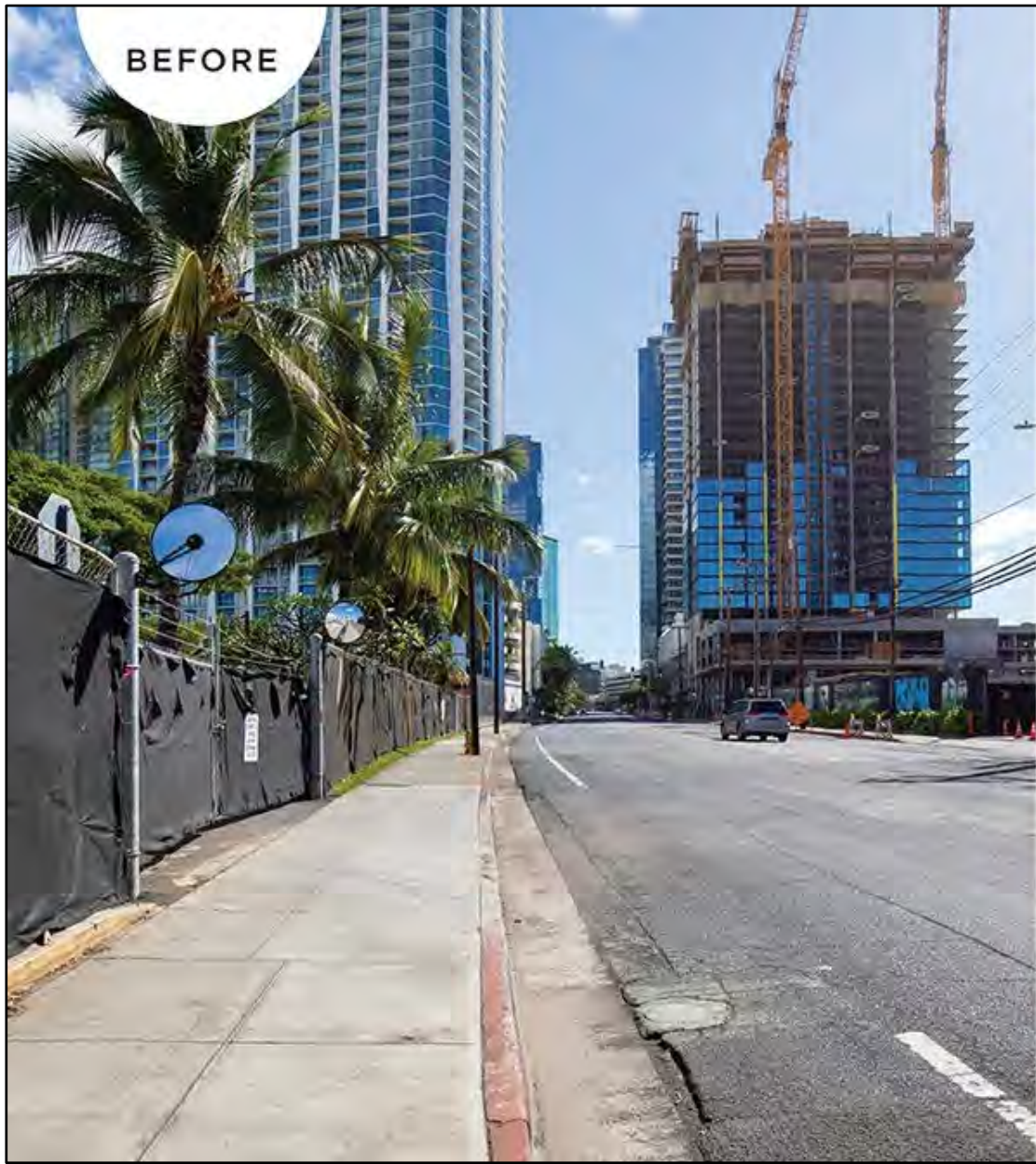
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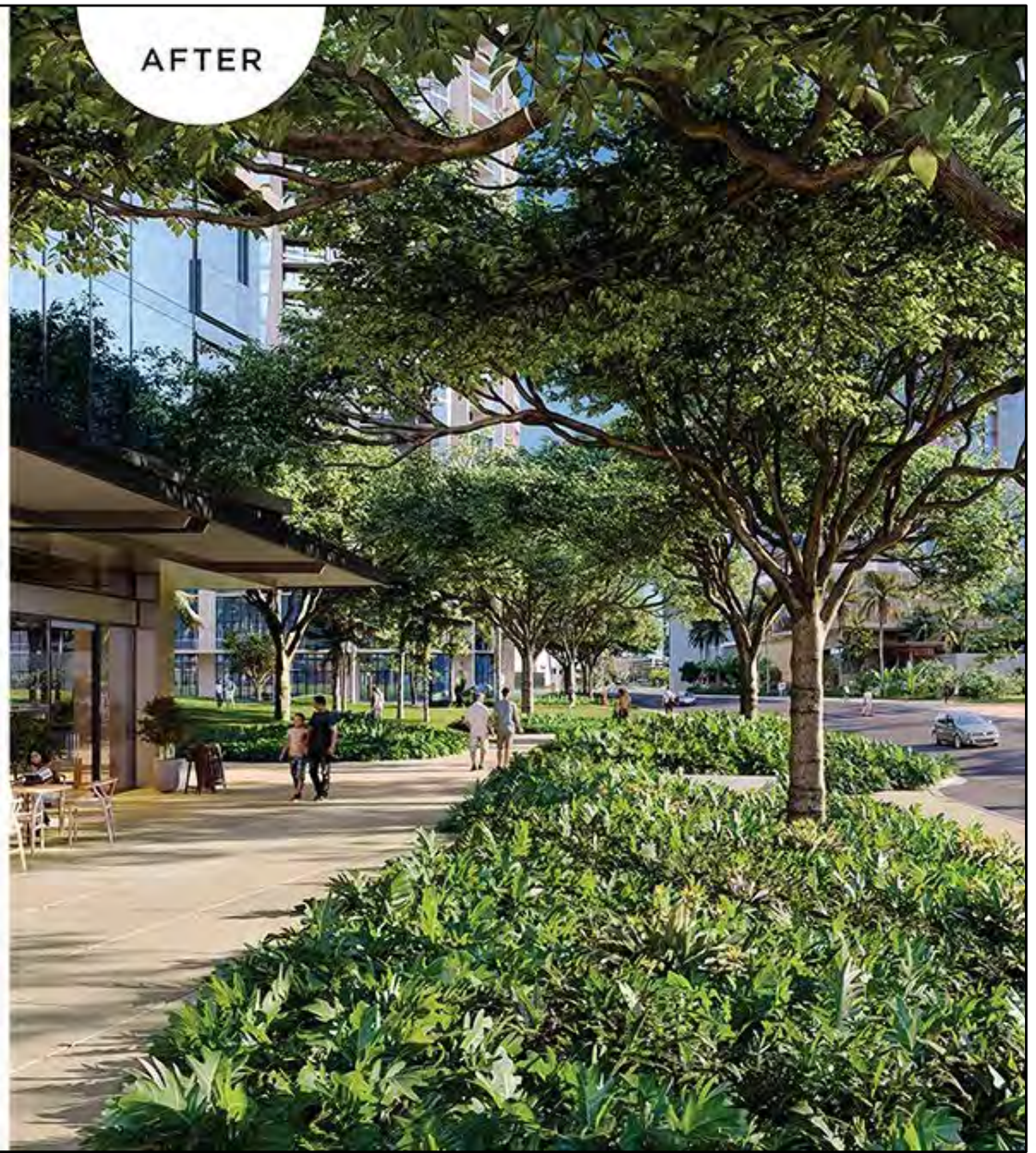
AFTER



BEFORE



AFTER



Community Highlights

- 39 restaurants, cafes and entertainment venues
- 36 retail shops
- 37 specialized neighborhood
- 596k SF of Commercial
- 233k SF of Light Industrial
- 54k SF of Office



Always A Line



Shop Keiko



Jana Lam



Gentle Beast



Happy Lemon



Club Pilates



Community Giving

- Hawaii Community Foundation Partnership
- \$3.8+ M donations to 180+ community partners
- 2023 Giving Back Program (development milestones & sold home donations)
- \$30k Victoria Place Topping Off
- Over \$100k in direct community support
- Employee volunteerism & board service





CASE STUDY

Ward Village, Hawaii, USA



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

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

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

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



DESIGNED WITH RESILIENCE TO WIND AND HURRICANES



A WORLD GREEN BUILDING COUNCIL REPORT

Certified Property

We prioritize pursuing LEED to the greatest extent possible across Ward Village.

Ward Village has earned various LEED certifications, providing a framework for healthy, efficient, carbon- and cost-saving green buildings. LEED certification is a globally recognized

symbol of sustainability achievement and leadership, resulting in high operational performance and better health outcomes for building occupants.

6 LEED CERTIFICATIONS

Region	Property Type	Certification Type	Level	Awarded
Ward Village	Ward Village	Neighborhood Development (ND)	Platinum	2013
Ward Village	Ae'o	Building Design and Construction (BD+C)	Silver	2019
Ward Village	Anaha	Building Design and Construction (BD+C)	Silver	2018
Ward Village	Waiea	Building Design and Construction (BD+C)	Silver	2018
Ward Village	Ke Kilohana	Building Design and Construction (BD+C)	Certified	2019
Ward Village	Ward Village Shops	Core and Shell (CS)	Certified	2014

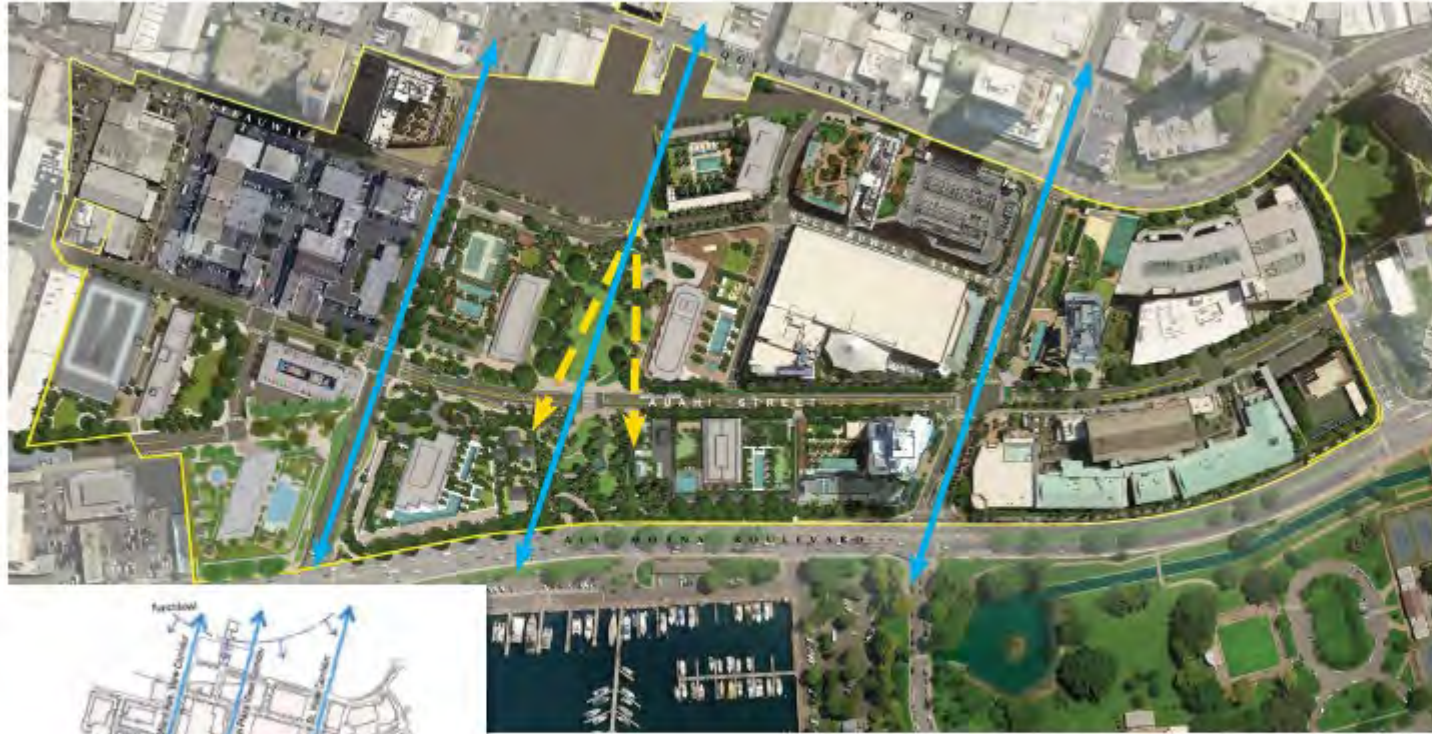


The Launiu

- Mauka Corner of Ala Moana Blvd and Ward Ave
- Auahi Street transformed to 16,000 sf green space & plaza
- 22,000 sf street level commercial
- Setback & raised sidewalks and open space with integrated outdoor dining
- Monkeypods & native landscape fronting Ala Moana Blvd
- (2) Modifications: 65' podium & view corridor setback
- 486 homes, including podium level 2 - 6 homes
- Mauka - Makai enhanced view 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.

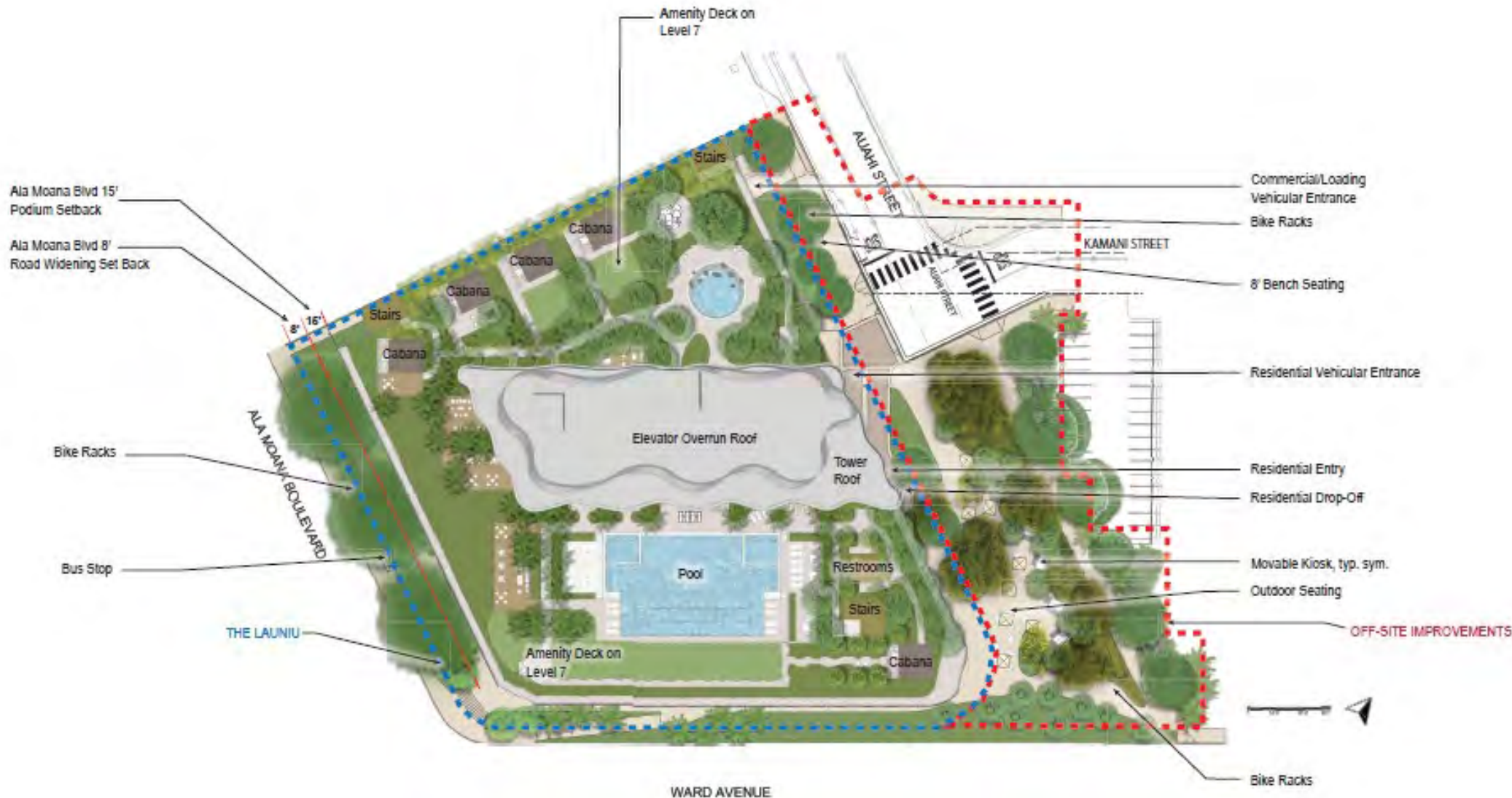
Ward Village is designed to maximize mauka-makai views.



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.



Ala Moana Blvd 15'
Podium Setback

Ala Moana Blvd 8'
Road Widening Set Back

Bike Racks

Bus Stop

THE LAUNIU

Amenity Deck on
Level 7

Elevator Overrun Roof

Amenity Deck on
Level 7

WARD AVENUE

Stairs

Cabana

Cabana

Stairs

Cabana

Tower Roof

Restrooms

Stairs

Cabana

Stairs

Cabana

Cabana

Stairs

Cabana

Cabana

Stairs

Cabana

Stairs

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Cabana

Stairs

Commercial/Loading
Vehicular Entrance

Bike Racks

8' Bench Seating

Residential Vehicular Entrance

Residential Entry

Residential Drop-Off

Movable Kiosk, typ. sym.

Outdoor Seating

OFF-SITE IMPROVEMENTS

Bike Racks

ALAM STREET

KAMANI STREET

ALA MOANA BOULEVARD



NOTES:

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
Coralyne terminalis



Coconut
Coco nucifera



Hala
Pandanus tomentosus



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
Clerodendron bungei



Xanadu Philodendron
Philodendron 'Xanadu'



Bird of Paradise
Strelitzia reginae



A'ali'i
Dodonaea viscosa



White Spider Lily
Crinum asiaticum



Ala Moana Blvd. & Ward Ave.

Ala Moana Blvd.



Auahi Street Plaza

Auahi St. & Kamani St.

The Launiu

INSPIRATIONAL LANDSCAPE & PUBLIC REALM PROGRAMMING

Ward Avenue



Alia Boundary



Ala Moana Boulevard



Auahi Street



- **Initial Contribution**
 - \$691 M in economic impact (direct, indirect, total output)
 - \$233 M in workers' earnings
 - \$42 M in State tax revenue (income, GET, other)
 - 565 jobs annual average 2022 - 2028
- **Additional 30 Year Contribution**
 - \$190 M in economic impact
 - \$63 M in workforce earnings
 - \$11 M in State tax revenue (income, GET, other)
 - Building & Facility technical & management jobs
 - \$123 M in real property tax enabling City bonding capacity
- **\$2 M DOE School Impact Fee**



MAHALO

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



The Launiu

The Launiu will provide approximately 667,825 square feet of new floor area, including approximately:

- 15,940 square feet of ground-level open space (170 square feet onsite and 15,770 square feet offsite);
- 78,310 square feet of indoor and outdoor recreational areas (nearly three times the recreation space required);
- 646,099 square feet of residential floor area;
- 21,726 square feet of commercial space; and
- A projected maximum height of approximately 400 feet, plus 14 feet for rooftop elements.

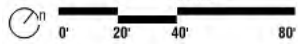




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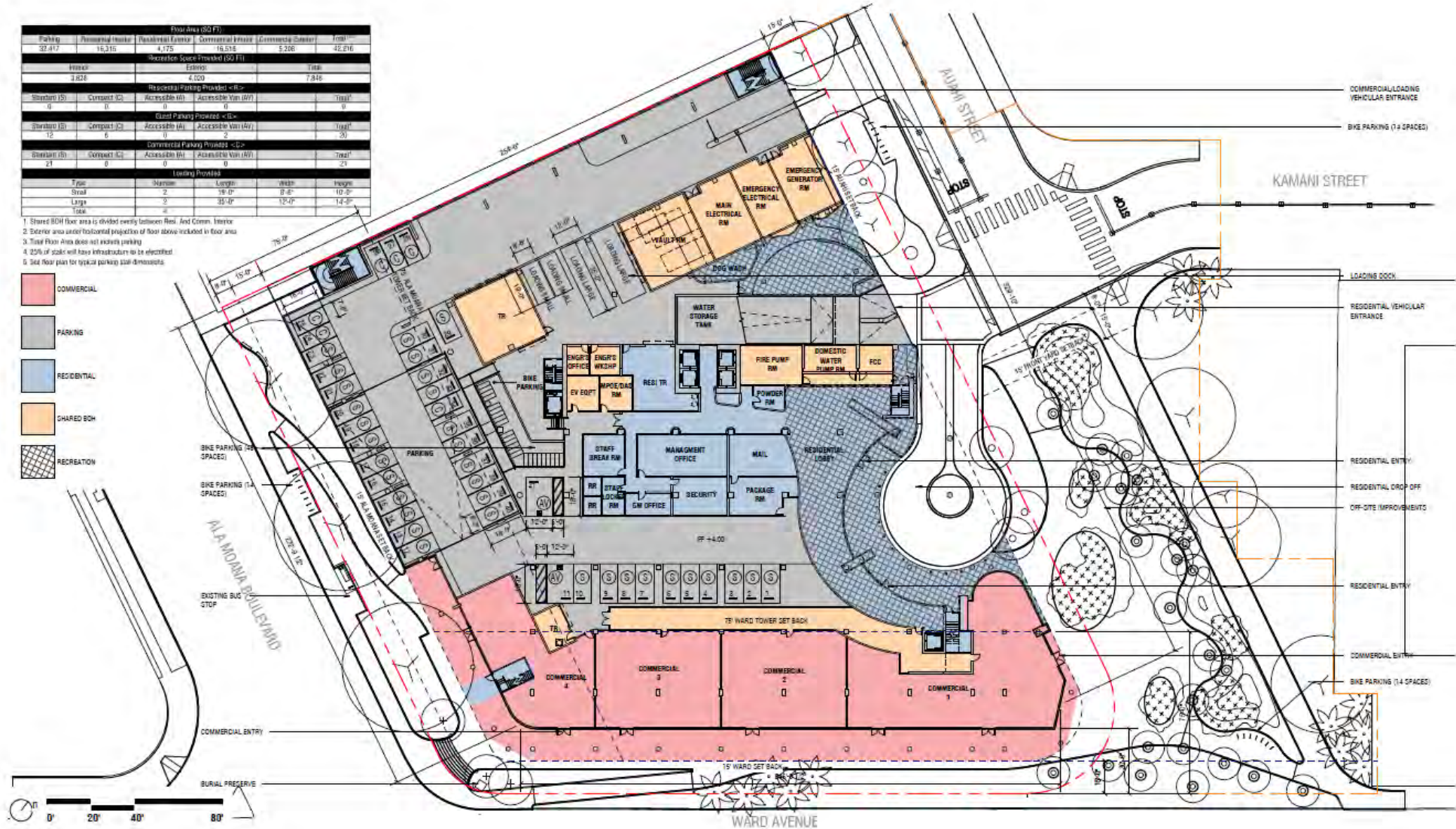




Floor Area (SQ FT)					
Parking	Residential	Commercial	Commercial	Commercial	Total
32,417	16,316	4,175	16,518	5,200	42,216
Recreation Space (Unshaded) (SQ FT)					
Public	Private	Total			
3,228	4,220	7,448			
Recreation Space Provided <C>					
Standard (S)	Commuter (C)	Accessible (A)	Accessible Van (AV)	Total	
0	0	0	0	0	
Recreation Space Provided <D>					
Standard (S)	Commuter (C)	Accessible (A)	Accessible Van (AV)	Total	
12	6	2	2	22	
Recreation Space Provided <E>					
Standard (S)	Commuter (C)	Accessible (A)	Accessible Van (AV)	Total	
21	0	0	0	21	
Loading Provided					
Type	Quantity	Length	Width	Height	
Small	2	18'-0"	8'-6"	10'-0"	
Large	3	35'-0"	12'-0"	14'-0"	
Total	5				

1. Shared BDN floor area is divided evenly between Res. 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 stack will have infrastructure to be electrified
5. See floor plan for typical parking stall dimensions

COMMERCIAL
 PARKING
 RESIDENTIAL
 SHARED BDN
 RECREATION



Floor Area (SQ FT)			
Parking	Residential Interior		Total
69,858	15,667		15,667
Residential Parking Provided -<R>			
Standard (S)	Demerit (C)	Accessory (A)	Accessory Vari (AV)
125	15	2	1
			Total
			145

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

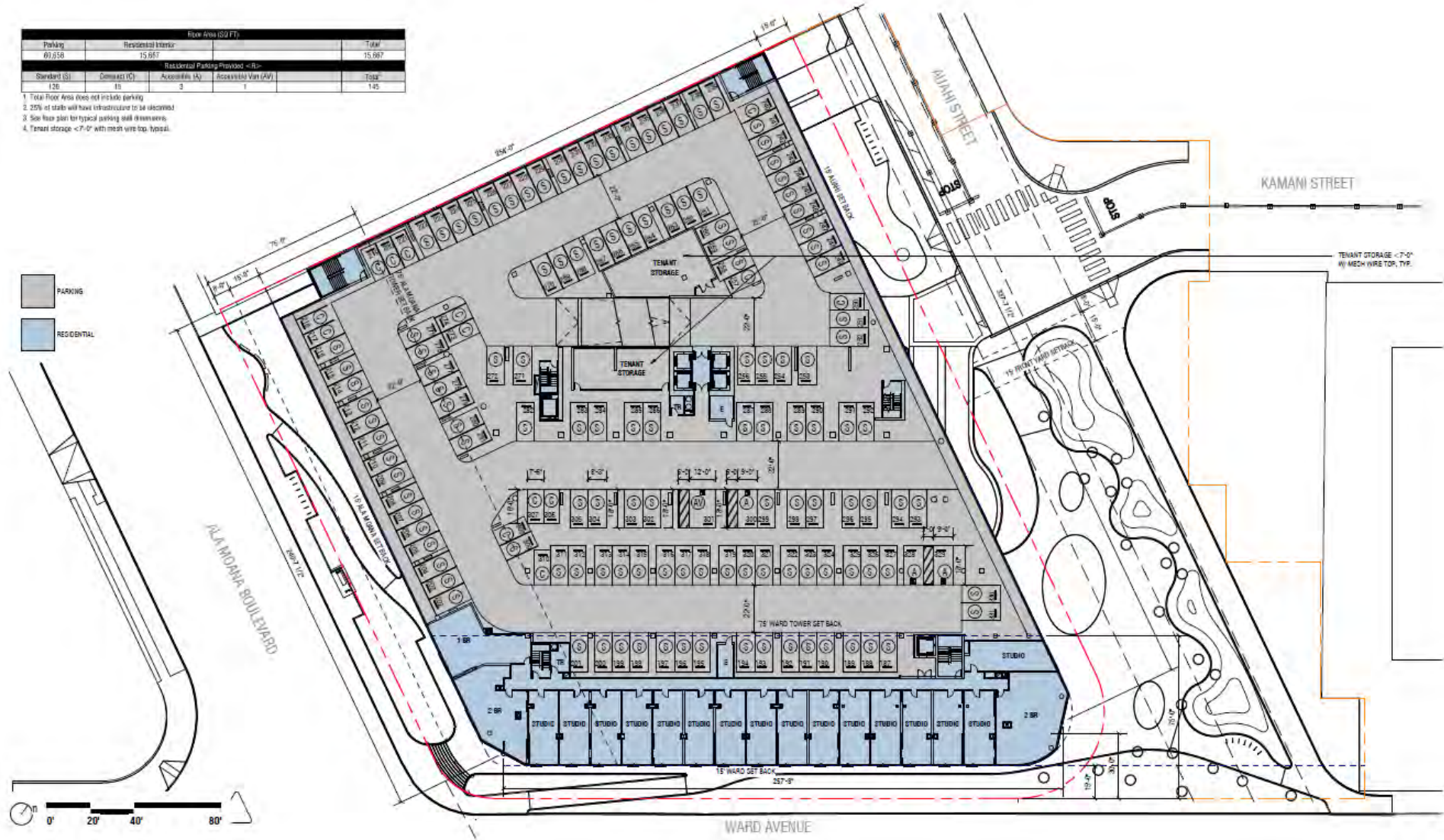




Figure 3-2 Ward Village tomorrow; current plans showing potential buildout of the Ward MP.



- **Economic Impact (Construction)**

- \$691 M in economic impact (direct, indirect, total output)
- \$233 M in workers' earnings
- \$42 M in State tax revenue (income, GET, other)
- 565 jobs annual average 2022 - 2028

- **\$2 M DOE School Impact Fee**





Ala Moana Blvd. & Ward Ave.



Ala Moana Blvd.

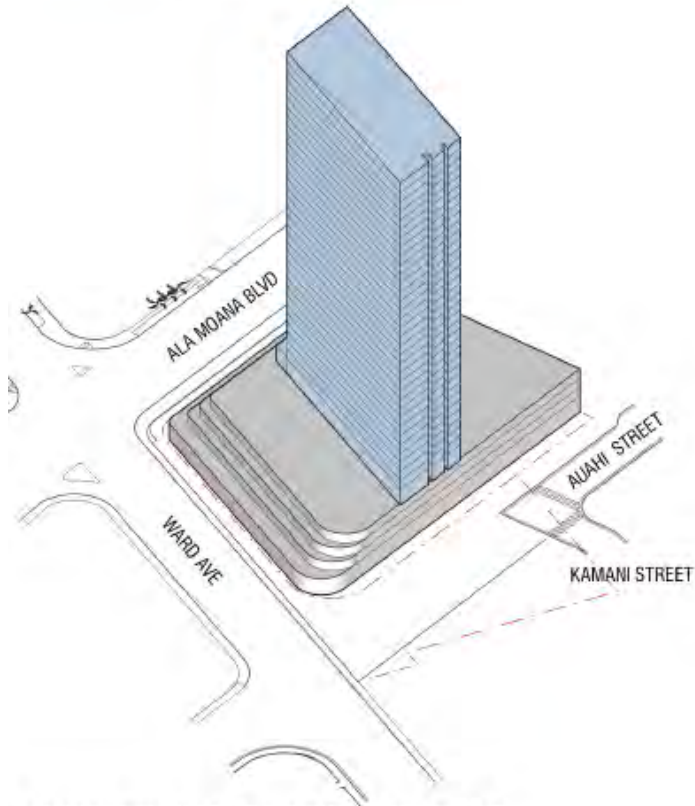


Auahi Street Plaza



Auahi St. & Kamani St.

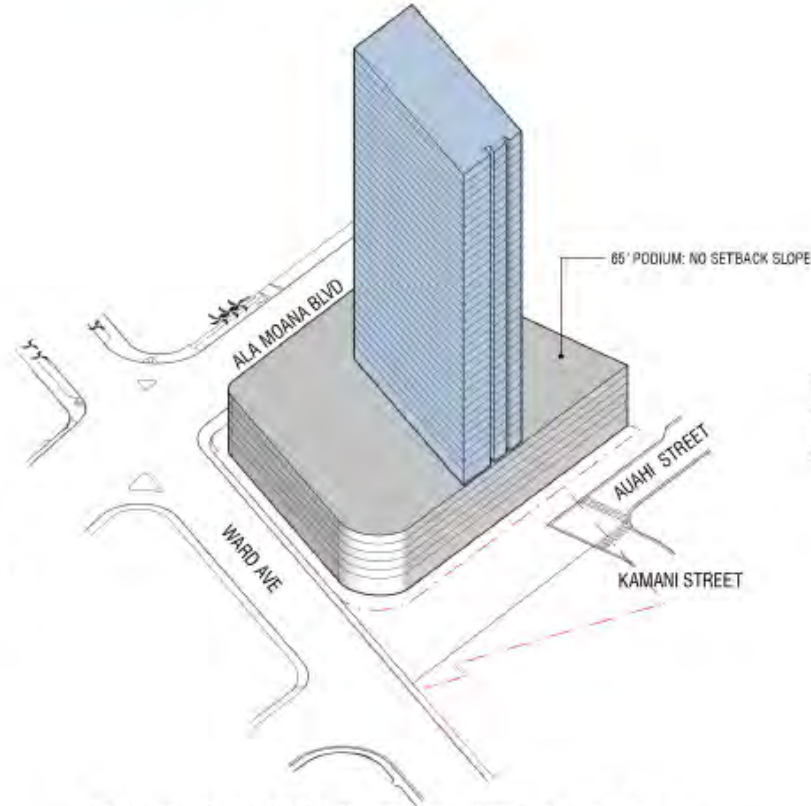
- RESIDENTIAL
- PARKING
- OUTDOOR AMENITY & OPEN SPACE
- PROPERTY LINE



MASSING ALLOWED UNDER 2005 MAUKA RULES

- 45° PODIUM, 16,000 SF TOWER

- RESIDENTIAL
- PARKING
- OUTDOOR AMENITY & OPEN SPACE
- PROPERTY LINE



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

- RESIDENTIAL
- PARKING
- COMMERCIAL
- OUTDOOR AMENITY & OPEN SPACE
- PROPERTY LINE



BLOCK A DESIGN (PROPOSED W/MODIFICATIONS)

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

MAHALO

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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.





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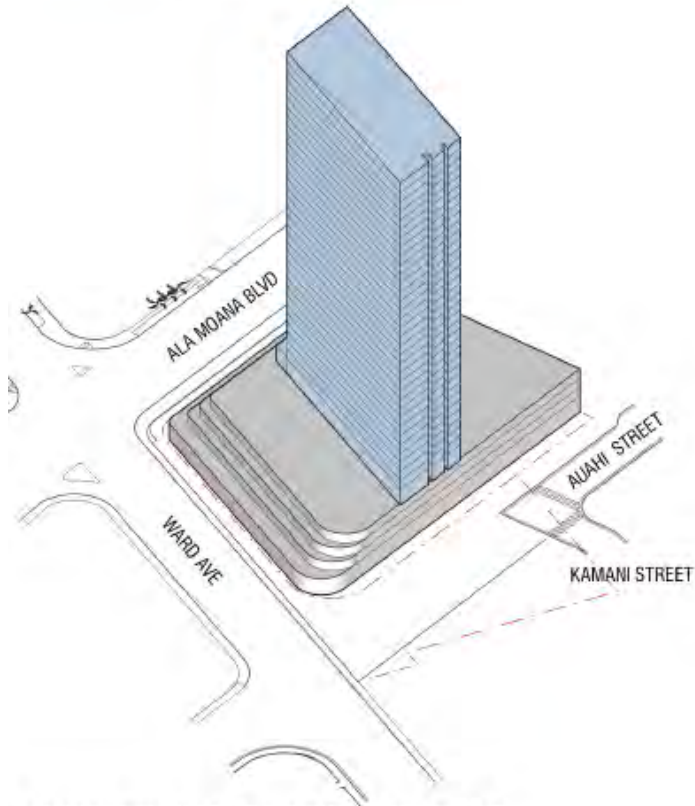
Ala Moana Boulevard



Auahi Street



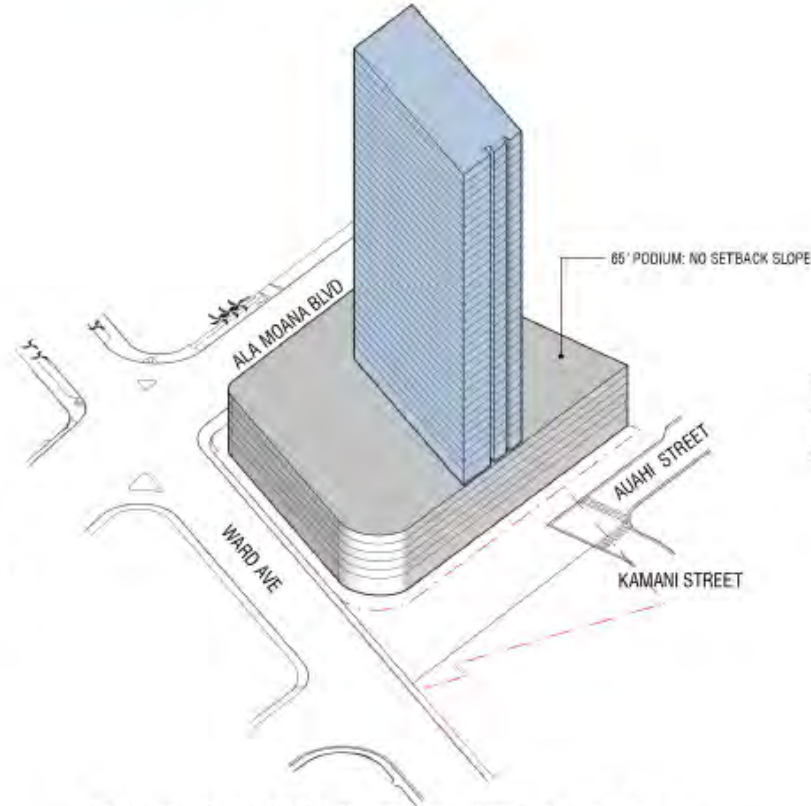
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