

Mahana

WARD VILLAGE

LAND BLOCK 1, PROJECT 6

HCDA PLANNED DEVELOPMENT PERMIT APPLICATION

MAY 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 423 Ward Avenue, 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.

TYPE OF REQUEST

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

PARCEL INFORMATION

Tax Map Key: (1) 2-3-002: 116 (por.)

Neighborhood Zone: _____

Ward MP Single-Mixed Use

NOTE TO APPLICANT

1. 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.
2. 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)
3. For any project where construction drawings are not available, submit two (2) sets of project information as listed in "Filing Procedures".
4. 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.

PROJECT INFORMATION

Existing Use and Floor Area (s.f.)

- Commercial _____
- Industrial _____
- Residential _____
- Other 0
- TOTAL 0

Nature of Work

- New Building * Repair
- Addition * Electrical
- Demolition Plumbing
- Alteration
- Other _____

Proposed Use and Floor Area (s.f.)

- Commercial 16,926
- Industrial _____
- Residential 406,292
- Other _____
- TOTAL 423,218

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

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 under signed for compliance with the respective Permit.

Signature (applicant or agent): Date: 5/3/2023
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 _____ Date: _____



PROJECT AUTHORIZATION
Mauka & Makai Areas



Application No. _____

PROPERTY INFORMATION:

Site Address: 423 Ward Avenue
Honolulu, HI, 96814
Tax Map Key: (1) 2-3-002: 116 (por.)
Lot Size: 80,256 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 Boulevard, 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:

5/2/23
Landowner: (Print & Sign) _____ Date
 5/2/23
Applicant: (Print & Sign) _____ Date



May 2, 2023

Mr. Craig Nakamoto
May 2, 2023
Page 2

Mauka Area Rules and the already approved buildings in Ward Village. This modification will allow a podium design that is key to being able to create the street-level open space and community activation integral to Mahana Ward Village and the desired urban neighborhood.

Mahana Ward Village’s location and orientation were carefully considered to enhance mauka-makai views, and seamlessly integrate Mahana Ward Village with the pattern of a connected, walkable and active community coming to life at Ward Village. Mahana Ward Village’s location, design, and features are key to implementing the vision of the Ward MP, not only by creating quality homes in Honolulu’s urban core, but also by integrating pedestrian activation, generous landscaping, and open spaces for the benefit of residents and visitors to Ward Village and the broader Kaka’ako community.

Mahana Ward Village will include approximately 423,218 square feet of new floor area that will generally coincide with the following design parameters:

Mahana Ward Village: LAND BLOCK 1, PROJECT 6	
Homes (Units)	340 homes
Commercial Space	Approximately 16,926 square feet
Outdoor & Indoor Recreational Space	Approximately 47,900 square feet
Open Space	Approximately 10,905 square feet
Projected Height	Maximum height of 347 feet, plus 18 feet for rooftop elements

Inspired by a hybrid of native palm motif and the Hawaii State Capitol’s organic columns, Mahana Ward Village’s angular building design and triple-height colonnade create a unique composition that is both modern and rooted in tradition, while imbuing it with a sense of fluid movement. Ultimately, the colonnade contributes a vibrant and lively ground plane activation that is pedestrian-friendly and connects seamlessly to the lively streetscape of greater Ward Village. Overlooking Victoria Ward Park and the Kewalo Basin Harbor with panoramic views of Diamond Head, the 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, Mahana Ward Village 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 Mahana Ward Village activates and adds visual interest to Halekauwila in concert with Ae’o (KAK 14-074), ‘A’ali’i (KAK 16-075), Kō’ula (KAK 18-038), and The Park Ward Village (KAK 21-002) to create an active arrival gateway within Ward Village. Ground floor

VIA HAND DELIVERY

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

Re: Planned Development Permit Application for Mahana Ward Village (Land Block 1, Project 6) in Kaka’ako, Honolulu, Hawai’i, Tax Map Key (1) 2-3-002: 116 (por.)

Dear Mr. Nakamoto:

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

Mahana Ward Village will be located within Land Block 1 in the Auahi and Central Kaka’ako neighborhoods of the Kaka’ako Community Development District (KCDD), between Queen Street and Halekauwila, to the west of ‘A’ali’i (KAK 16-075) and east of Ward Avenue. Mahana Ward Village will be a residential, high-rise community that will include 340 homes, 47,900 square feet of recreational area, and 16,926 square feet of ground floor commercial space. In addition, Mahana Ward Village will contribute approximately 10,905 square feet of new open space, resulting in a total of 388,250 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 Mahana Ward Village 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, Mahana Ward Village seeks one modification to allow a 75-foot-tall podium. The request is consistent with the 2005 HCDA

retail space and podium-level homes on floors two through seven screen the podium parking garage along Halekauwila to activate and add visual interest on the makai side of Mahana Ward Village.

Mahana Ward Village has been designed to accommodate the proposed HART station and guideway, (located immediately mauka of Mahana Ward Village) to allow a comfortable transition from HART infrastructure to Manaha Ward Village's ground level amenities. Sewer and concrete drain easements run parallel to Ward Avenue, from Queen Street to Halekauwila, bisecting the Mahana Ward Village site. The easements require a 24-foot vertical clearance and a 25-foot horizontal clearance, which is reflected in Mahana Ward Village's triple-height grand porte cochere and window-wrapped lobby space. Combined with Ae'o (KAK 14-074), 'A'ali'i (KAK 16-075), Kō'ula (KAK 18-038), and The Park Ward Village (KAK 21-002), Mahana Ward Village creates an inviting residential community in Block 1 that remains connected to greater Ward Village via pedestrian-friendly Halekauwila.

The application includes plans and numerical data so that HCDA can review and make determinations regarding the approval of the PDP. Significant efforts have been made to present current engineering and architectural drawings at the schematic stage of drawing preparation. Design refinements are likely to occur based on 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,

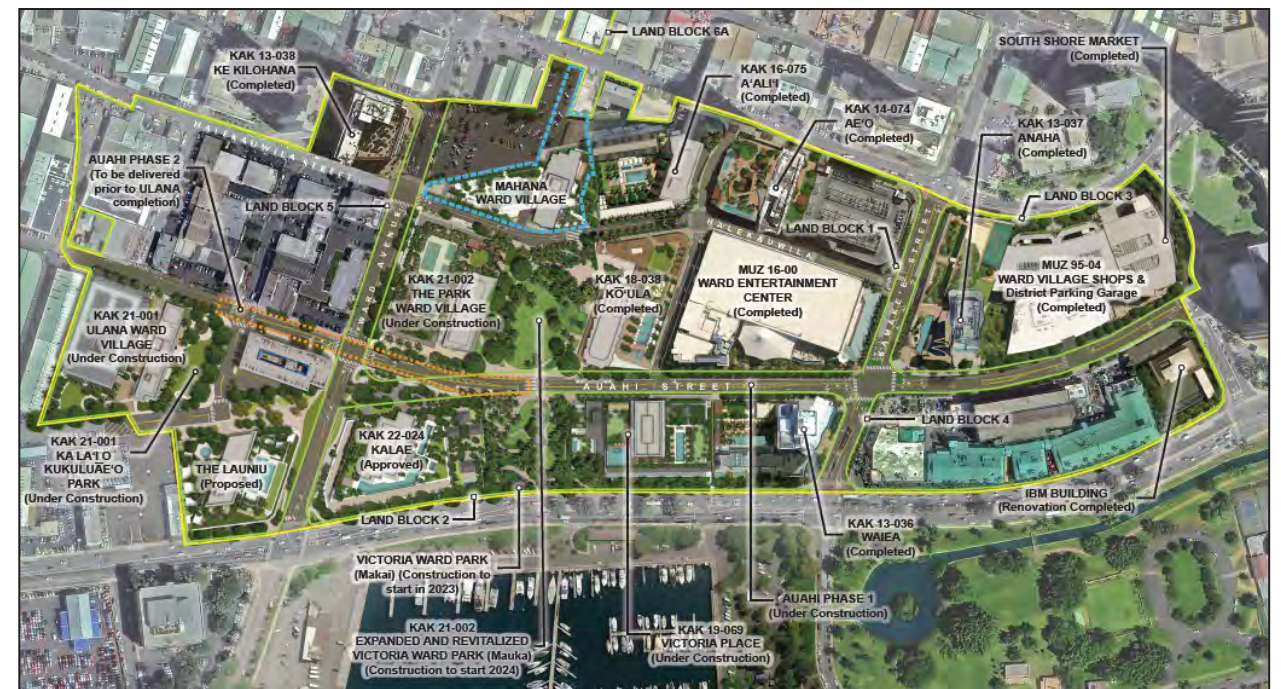
VICTORIA WARD, LIMITED

By: 

Doug Johnstone
Authorized Signatory
Victoria Ward, Limited



Conceptual rendering of Mahana Ward Village.



Ward Village Today, showing projects completed and underway.

The information and renderings in this document are intended to provide a general overview and summary of the filed permit application for Mahana Ward Village, which governs, and has been prepared for the limited purpose of, HCDA review and approval. This overview is not a marketing, advertising, or solicitation piece, and its contents are based on information currently available to Victoria Ward, Ltd., and are subject to change throughout the HCDA review and approval process. The graphics in this overview have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.

Mahana

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LAND BLOCK 1, PROJECT 6
HCDA PLANNED DEVELOPMENT PERMIT APPLICATION
MAY 2023



WARD VILLAGE.

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LIST OF ACRONYMS & ABBREVIATIONS

ADA	Americans with Disabilities Act
AIS	Archaeological Inventory Survey
AMP	Archaeological Monitoring Plan
CSH	Cultural Surveys Hawai'i
DPP	City and County of Honolulu Department of Planning and Permitting
D&O	Ward Neighborhood Master Plan Decision & Order
FAR	Floor Area Ratio
FOF	Finding of Fact
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
MP	Master Plan
ROH	Revised Ordinances of Honolulu
RWDI	Rowan Williams Davies & Irwin Inc.
SHPD	State Historic Preservation Division
TDM	Transportation Demand Management
TIR	Traffic Impact Report
TMK	Tax Map Key
TRB	DPP Traffic Review Branch
VWL	Victoria Ward, Limited
WOC	Wilson Okamoto Corporation

1 Introduction



Victoria Ward

Mahana Ward Village, 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.

Mahana Ward Village will be within Land Block 1 in the Auahi neighborhood, Mauka Area of the Kaka'ako Community Development District (KCDD). Within Land Block 1, Mahana Ward Village will be along Halekauwila (a private driveway extension of Halekauwila Street from Ward Avenue to Kamake'e Street) and bordering a Honolulu Authority for Rapid Transit (HART) easement to the northwest and north, Queen Street to the northeast, and a burial preserve that is part of the 'A'ali'i property (Land Block 1, Project 3) to the southeast. The Park Ward Village (Land Block 1, Project 5) and the expanded Victoria Ward Park will be located south of Mahana Ward Village, immediately across Halekauwila.

Mahana Ward Village, along with 'A'ali'i, Ae'o (Land Block 1, Project 2), and Ke Kilohana (Land Block 5, Project 1), will energize the mauka end of Ward Village with approximately 16,926 square feet of ground level commercial space, 47,900 square feet of recreational area, and 340 homes. Mahana Ward Village will have convenient access from Halekauwila, which will provide a direct route through Ward Village and connecting the greater Kaka'ako community via Halekauwila Street west of Ward Avenue.

Mahana Ward Village's location, mauka-makai orientation, and interface with Ward Avenue, Queen Street, Halekauwila (Private Driveway), 'A'ali'i, The Park Ward Village, and Ke Kilohana intentionally integrate with the pattern of the connected and walkable community at Ward Village. This integration is key to implementing the vision of the approved Ward Neighborhood Master Plan. To that end, Mahana Ward Village's ground-level landscaping will create an attractive and inviting public interface with the pedestrian-oriented streetscapes of Ward Avenue and Halekauwila .

Ward Village is flourishing with street level activity created by new shops, restaurants, 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. Mahana Ward Village is the next step in the progression of the neighborhood fabric, providing a new residential and commercial community at the 'Ewa-Mauka gateway to Ward Village.

1.1 Meaning

Mahana Ward Village will prominently welcome area residents, passersby, and visitors alike at the mauka gateway entry of Ward Village. Being uniquely situated on the corner of Ward Avenue and Halekauwila, these residences sit at the mauka crown of Victoria Ward Park.

Mahana, meaning warmth or warm feeling, and that of which the rising and setting sun exude, the name appropriately evokes the hospitality of the Ward Estate having been known as a place of hospitality and welcoming. Mahana Ward Village will draw color, material and pattern inspirations from the natural light, warmth of the sun, the vibrant evening tones of a sunset and the stories of place and cultural tales of the significance of the sun. These infused inspirations conjure feelings of friendship, home, and community.

In keeping with these themes, Mahana Ward Village's colonnade is inspired by a hybrid of native palm motif and the Hawai'i State Capitol's organic columns, creating a unique composition that is both modern and rooted in tradition, while imbuing it with a sense of fluid movement. Ultimately, the colonnade contributes a vibrant and lively ground plane activation that is pedestrian-friendly and connects seamlessly to the rest of Ward Village.





2 History & Culture



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.

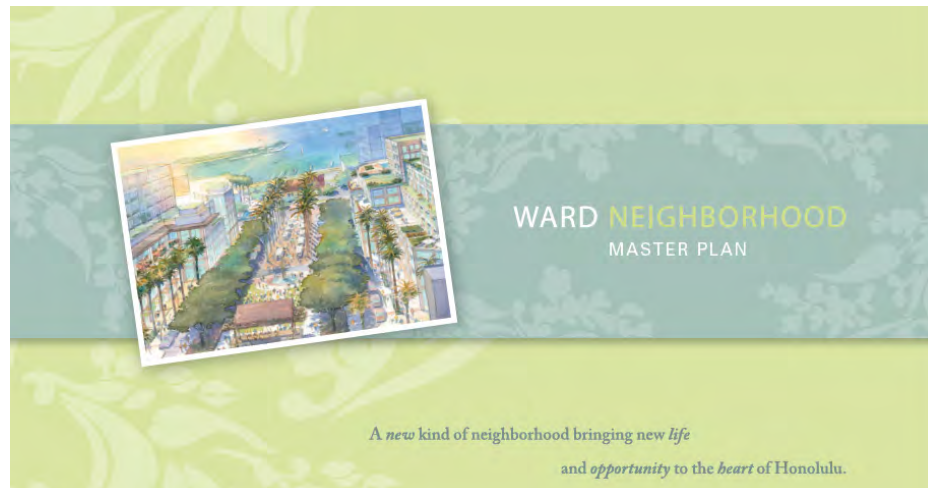
In the 1870s, Victoria Ward, a descendant of Hawaiian ali'i and the Robinson family, established the Ward Estate with her husband Curtis Perry "CP" Ward. The Estate extended mauka to makai from Thomas Square to the shoreline, with an area of over 100 acres. The property generated income in the form of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



3 Ward Village Master Planning



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.

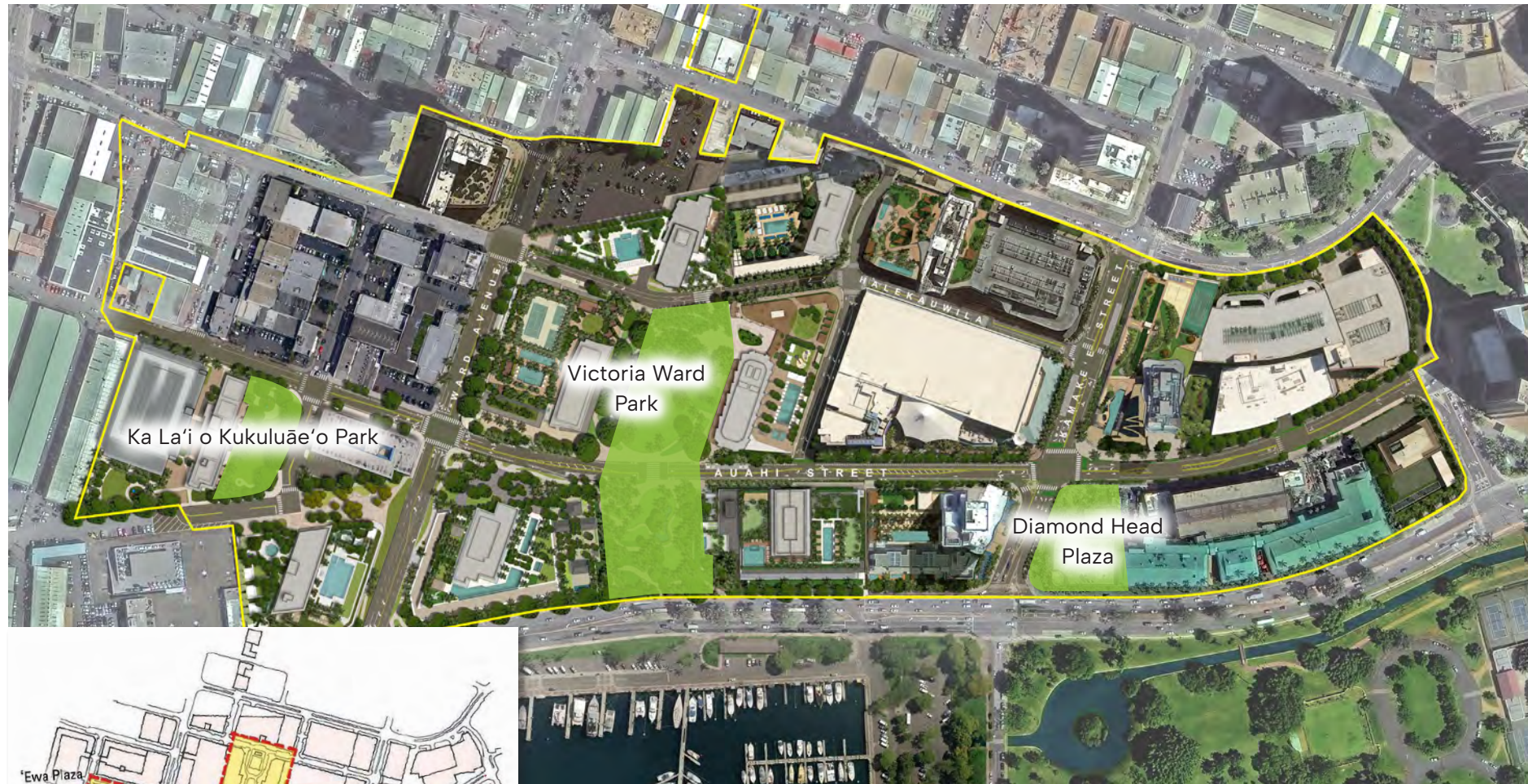
Auahi Street as a Pedestrian Promenade: Redevelop Auahi Street as a great pedestrian-oriented urban promenade and shopping street, a landscaped spine full of activity and character.

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).

Connected public spaces, as envisioned in the Ward MP.



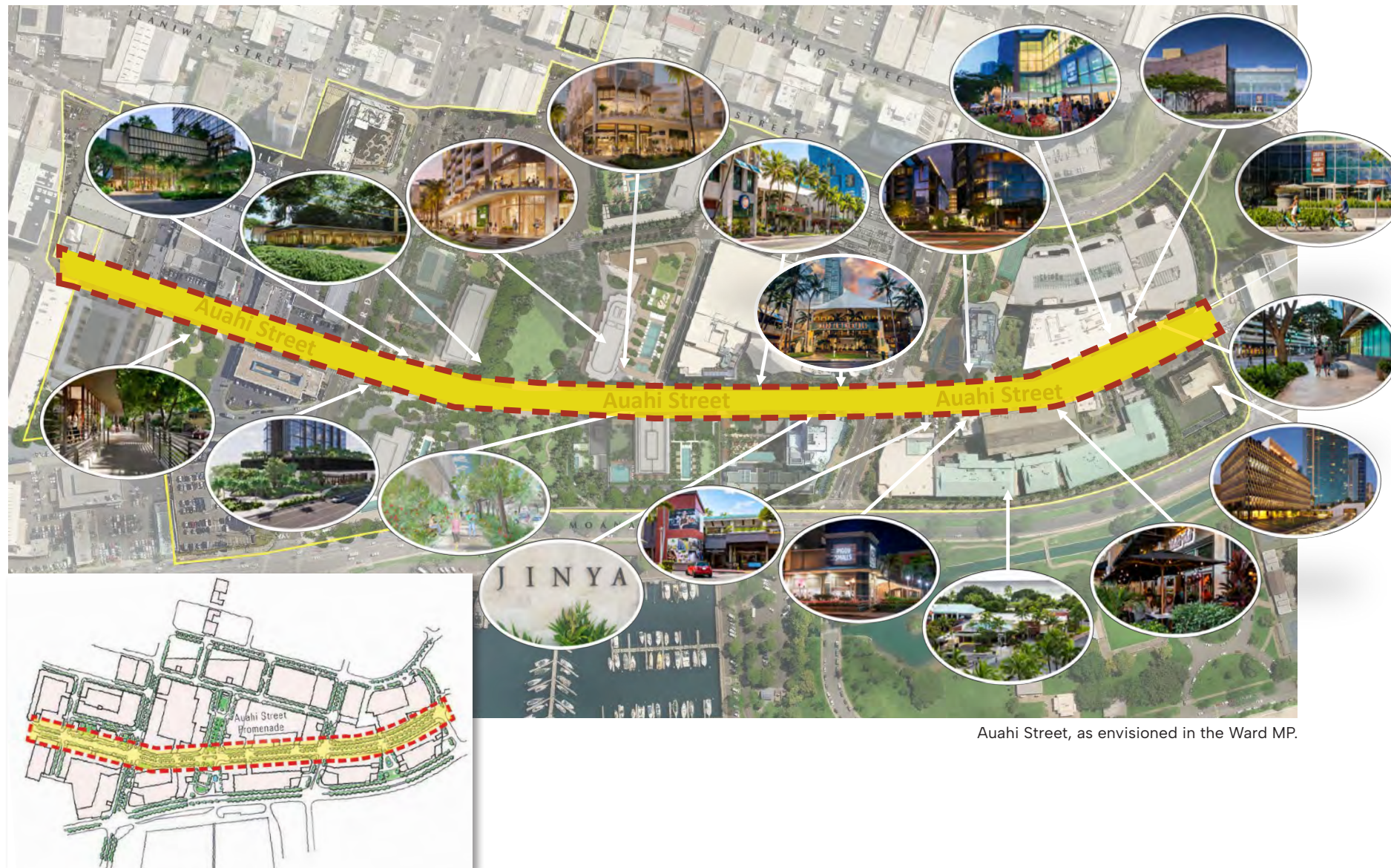
Current view of Victoria Ward Park, looking makai.



Victoria Ward Park will provide an active and flexible open space on both sides of Auahi Street, between Ala Moana Boulevard and Halekauwila Street.

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.

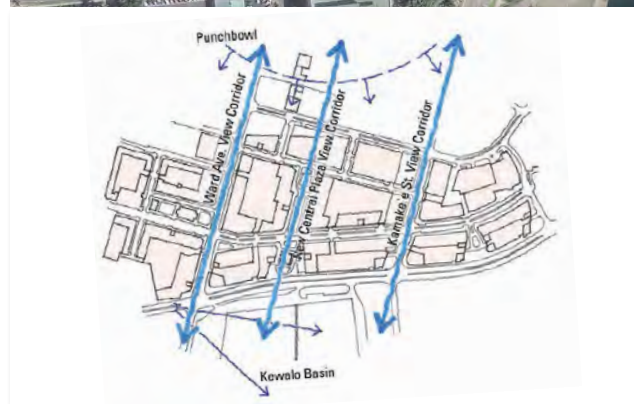
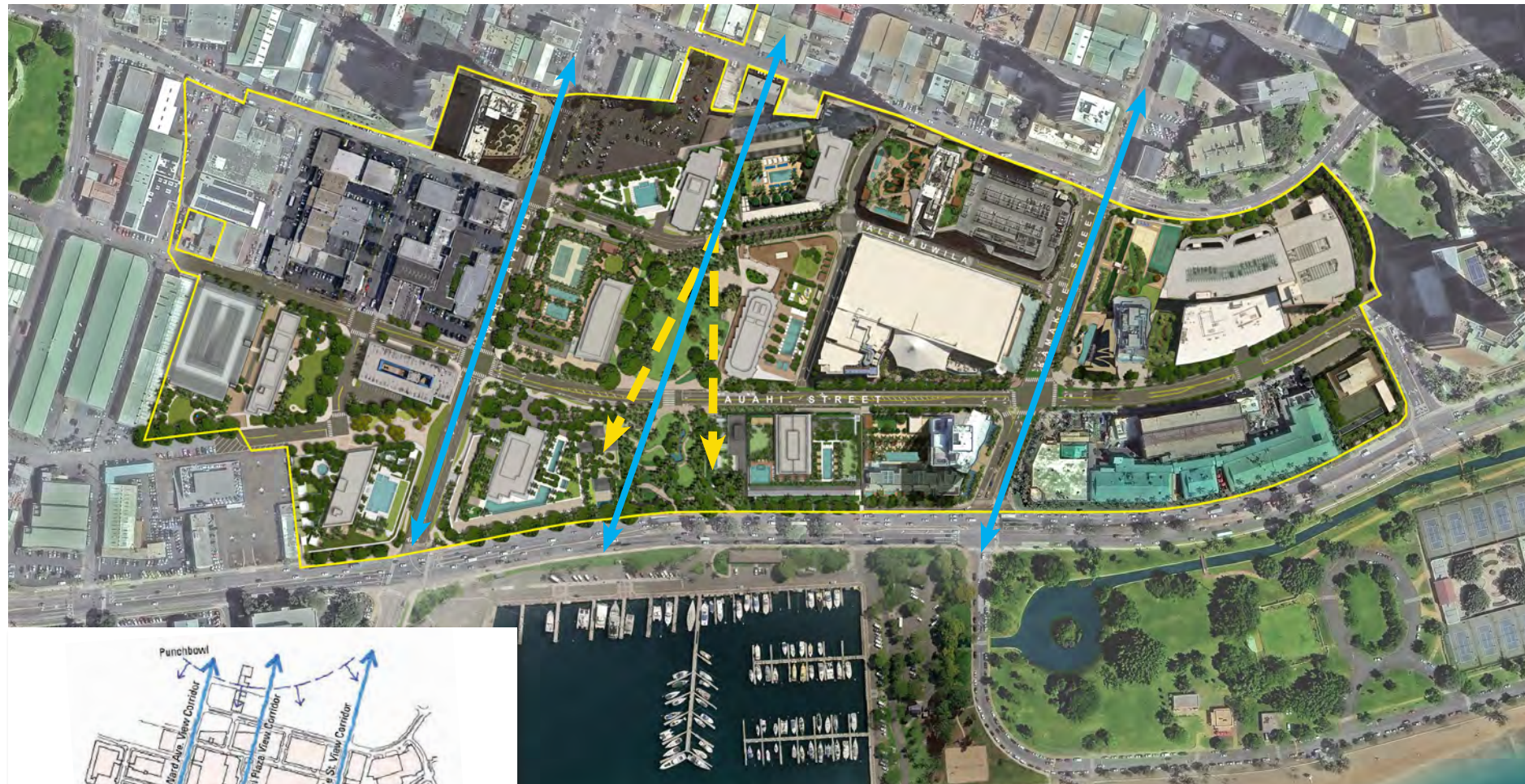


Current view of Auahi Street fronting Ward Entertainment Center.



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



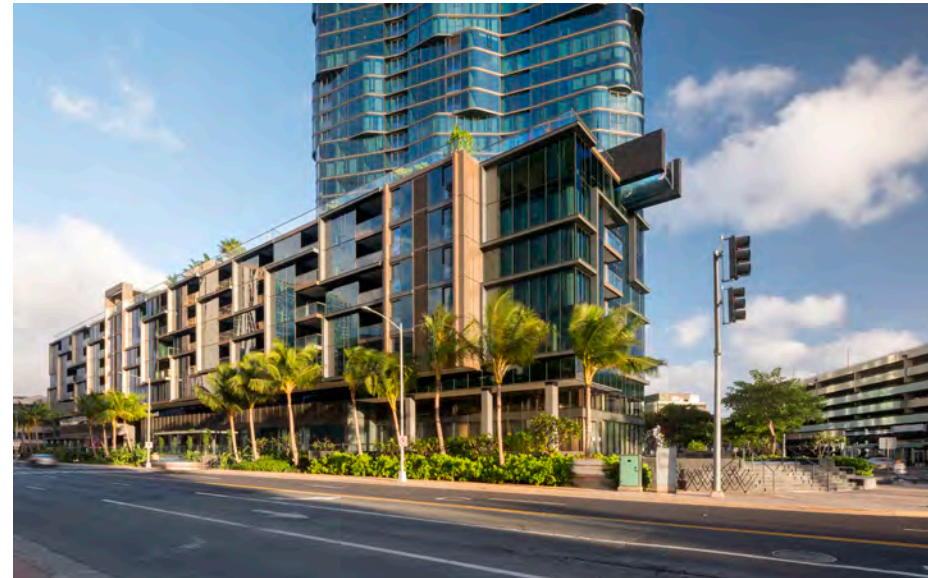
Kamake'e Street view corridor, as realized.

Ward Village Master Planning

Streetscape Design: Strongly define an identity for the three key intersections along Ala Moana Boulevard, 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.



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).



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



Kō'ula's ground floor retail and lush landscaping create an inviting pedestrian environment along the reimagined Auahi Street.



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.



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.

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 39 restaurants, cafes, and entertainment venues, 36 retail shops, and an additional 37 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. 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. 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, and the Read Aloud Series 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 Halekauwila 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

In February 2023, VWL submitted its most recent Planned Development Permit application for The Launiu (Land Block 5, Project 3).

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



Keiki enjoying storytime.



Cultural events in Victoria Ward Park.



South Shore Market provides a comfortable environment for shoppers and their pets.



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



Ward Village provides an inviting atmosphere for holiday events throughout the year.



Victoria Ward Park, in the heart of Ward Village, provides public space for a range of activities.



Keiki fun in Ward Village.



Kō'ula's blessing ceremony overlooking Victoria Ward Park.



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



Auahi Street block party.



VWL supports local community partners and non-profits that focus on community, culture, education, and the environment.

Ward Village Master Planning

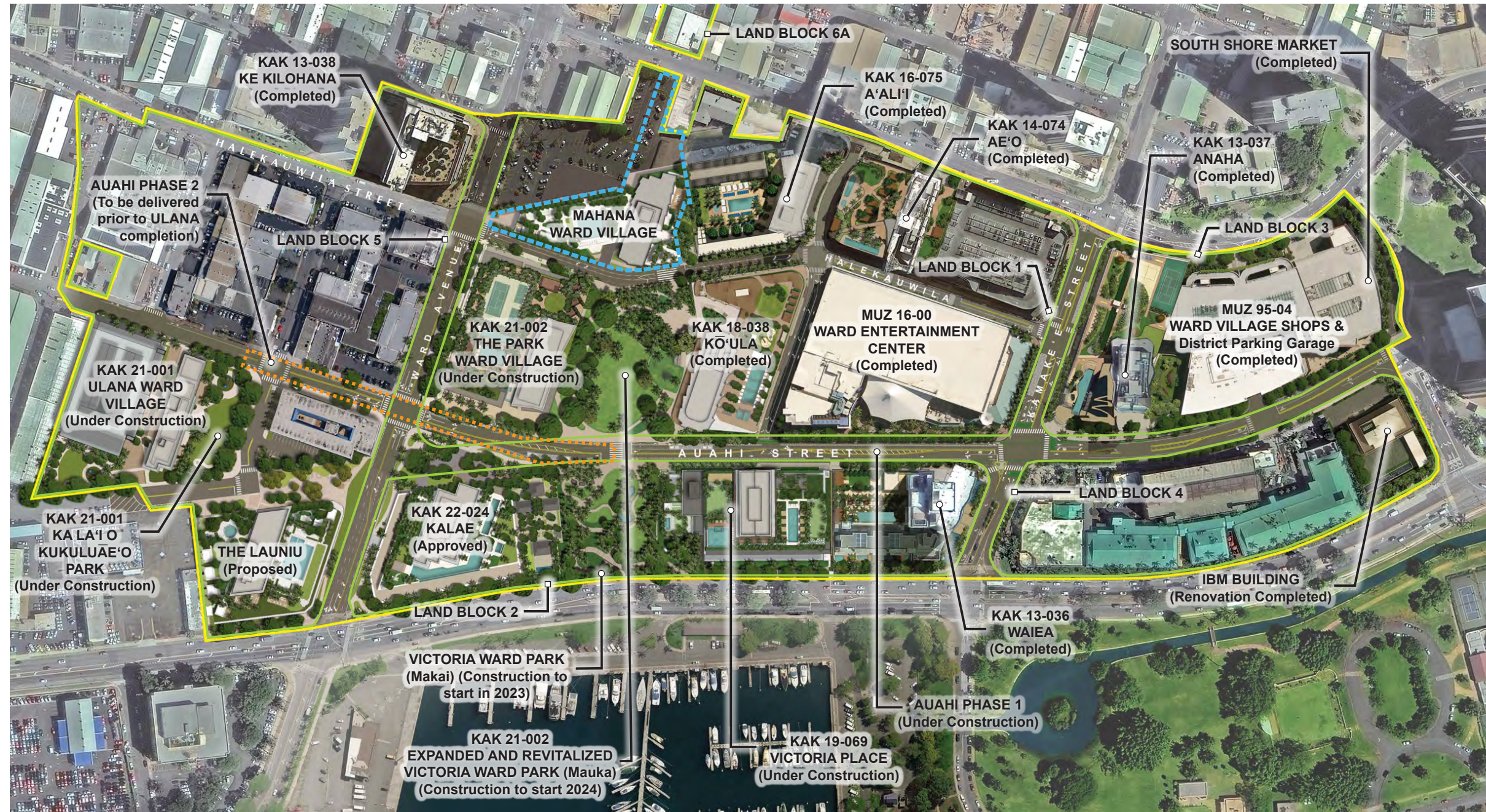


Figure 3-1 Ward Village Today, showing projects completed and underway.



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. Mahana Ward Village, located at Block N-West (Land Block 1, Project 6) 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.



Victoria Ward Park's natural greenery and shaded walkways provide a comfortable environment for users of all ages.



Victoria Ward Park is conveniently located on the steps of Kō'ula, in the heart of Ward Village.



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.

Ward Village Master Planning



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

4 Mahana Ward Village

4.1 Location

Mahana Ward Village (Land Block 1, Project 6) 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.

Mahana Ward Village will be on Land Block 1, which is bounded by Queen Street to the northeast (mauka), Kamake'e Street to the southeast (Diamond Head), Auahi Street to the southwest (makai), and Ward Avenue to the northwest ('Ewa). Land Block 1 totals approximately 20.93 acres (911,887 square feet) and consists of a single development lot, bound by an existing joint development agreement.² Exhibit 1 shows the Mahana Ward Village site. Exhibit 2 shows the Land Blocks within the Ward Neighborhood Master Plan area, including Land Block 1.

4.2 Site

Within Land Block 1, the Mahana Ward Village site is bounded by Ward Avenue to the northwest, a HART easement to the north, Queen Street to the northeast, 'A'ali'i (Land Block 1, Project 3) to the southeast, and the future Halekauwila private driveway to the southwest. The Park Ward Village (Land Block 1, Project 5) and the expanded Victoria Ward Park will be located south of Mahana Ward Village, immediately across Halekauwila. Exhibit 3 shows existing and proposed Tax Map Key (TMK) parcels within Land Block 1.

The Mahana Ward Village site is a portion of TMK parcel (1) 2-3-002: 116. The site is a portion of the Land Block 1 single development lot.

VWL is actively working to implement Halekauwila, a permanent private driveway through Land Block 1 from the "T" intersection of Ward Avenue and Halekauwila Street to Kamake'e Street. This mid-block driveway through Land Block 1 will result in Halekauwila being the southern (makai) boundary of the Mahana Ward Village site. As a private driveway in perpetuity, Halekauwila is a continuation of the Land Block 1 single development lot. The Mahana Ward Village is designed with front yard setbacks along Queen Street and Ward Avenue as required in the 2005 Mauka Area Rules (§ 15-22-63.1).

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

Figure 4-1 shows the Mahana Ward Village site.

²Land Block 1 Joint Development Agreement recorded May 11, 2015 (DOC A-56090748)

4.3 Site Constraints and Surrounding Uses

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

Northeast: Queen Street: Queen Street provides connectivity from downtown Honolulu, through Ward Village, to Ala Moana. Across Queen Street is Land Block 6A and other privately-owned properties featuring a variety of commercial and industrial uses.

Northwest and North: HART Station and Guideway Easement: The HART Kaka'ako station and rail guideway is proposed immediately north and northwest of the Mahana Ward Village site. Subsequently, Mahana Ward Village has been designed to accommodate the proposed HART station, guideway, and required setbacks to allow a comfortable transition from HART infrastructure to Mahana Ward Village's podium and ground level amenities.

Southeast: 'A'ali'i: Mahana Ward Village is bounded to the southeast by a burial preserve that is part of the 'A'ali'i (KAK 16-075 [LB1-P3]) property.

Southwest: Halekauwila: Mahana Ward Village is bounded to the southwest by the completed Halekauwila, which will provide vehicle access to the Mahana Ward Village site. The Park Ward Village (KAK 21-002 [LB1-P5]), which is currently under construction, and the expanded Victoria Ward Park, will be located immediately across Halekauwila.

Other Easements: Sewer and concrete drain easements run parallel to Ward Avenue, from Queen Street to Halekauwila, bisecting the Mahana Ward Village site. The easements require a 24-foot vertical clearance and a 25-foot horizontal clearance, which is reflected in Mahana Ward Village's triple-height grand porte cochere and window-wrapped lobby space.

Exhibit 3 shows Mahana Ward Village's easements and site constraints. Exhibit 4 shows Mahana Ward Village detailed site plan.

4.4 Design

Mahana Ward Village is a 340-unit condominium tower located at the northern end of Victoria Ward Park in Honolulu, Hawai'i. Mahana Ward Village represents a beautiful and functional example of how architecture can work in harmony with a complex site and nature to create a unique and special living experience. Located on a site that previously held a warehouse and parking lot, Mahana Ward Village adds 340 new homes to the neighborhood while gracefully integrating at pedestrian scale. As the final building to frame Victoria Ward Park, Mahana Ward Village's design preserves the additional view corridor planned for Ward Village between Ward Avenue and Kamakē'e Street, while also providing its residents with unobstructed views of the park, Kewalo Basin, and the ocean.

The site of the proposed light rail station adjacent to the northwest corner of the Mahana Ward Village site creates a unique flatiron geometry. A plaza adjacent to the HART station easement activates the ground level at the corner of Ward Avenue and Halekauwila. A temporary trellis structure provides shaded seating and wind mitigation for the plaza. Along Queen Street a curb, sidewalk, fence, and operable gate provide privacy and security for the light rail station and rail guideway. The existing surface parking area makai of Queen Street will remain. On the makai side of the rail station and guideway the parking structure provides an acoustic barrier.

The sleek residential tower is composed of two interlocking bodies; the simple, taller front volume intersects with a serrated lower volume that features floor to ceiling windows for ample opportunity to take in stunning vistas. Condominium units wrap the podium facing the park, adding a greater street level presence and residential feel.

Mahana Ward Village offers state-of-the-art amenities, including lounges with expansive lanai, a gym, private dining rooms, a spa, and a golf simulator that promote a modern, healthy lifestyle. Two outdoor decks offer a large swimming pool and hot tub, cabanas, barbeques, and dining areas with views of the park and the marina, allowing residents to enjoy the natural beauty of the area from home.

A sewer easement bisecting the mauka-makai axis of the site adds complexity to the development, requiring a 24-foot vertical clearance and a 25-foot horizontal clearance. The void created by this clearance requirement is reflected in Mahana Ward Village's unique triple-height porte cochere that provides a grand entrance to a window-wrapped lobby space, creating a stunning entranceway. Matching the height of the porte cochere and lobby, a triple-height colonnade wraps Mahana Ward Village, providing a protected walkway between parking, retail, and residences, while also providing covered outdoor seating for future food and beverage offerings on the ground floor.

Figure 4-1 shows Mahana Ward Village Building and Site.

4.5 Building & Site

Mahana Ward Village will include approximately 423,318 square feet of new floor area that will generally coincide with the following design parameters:

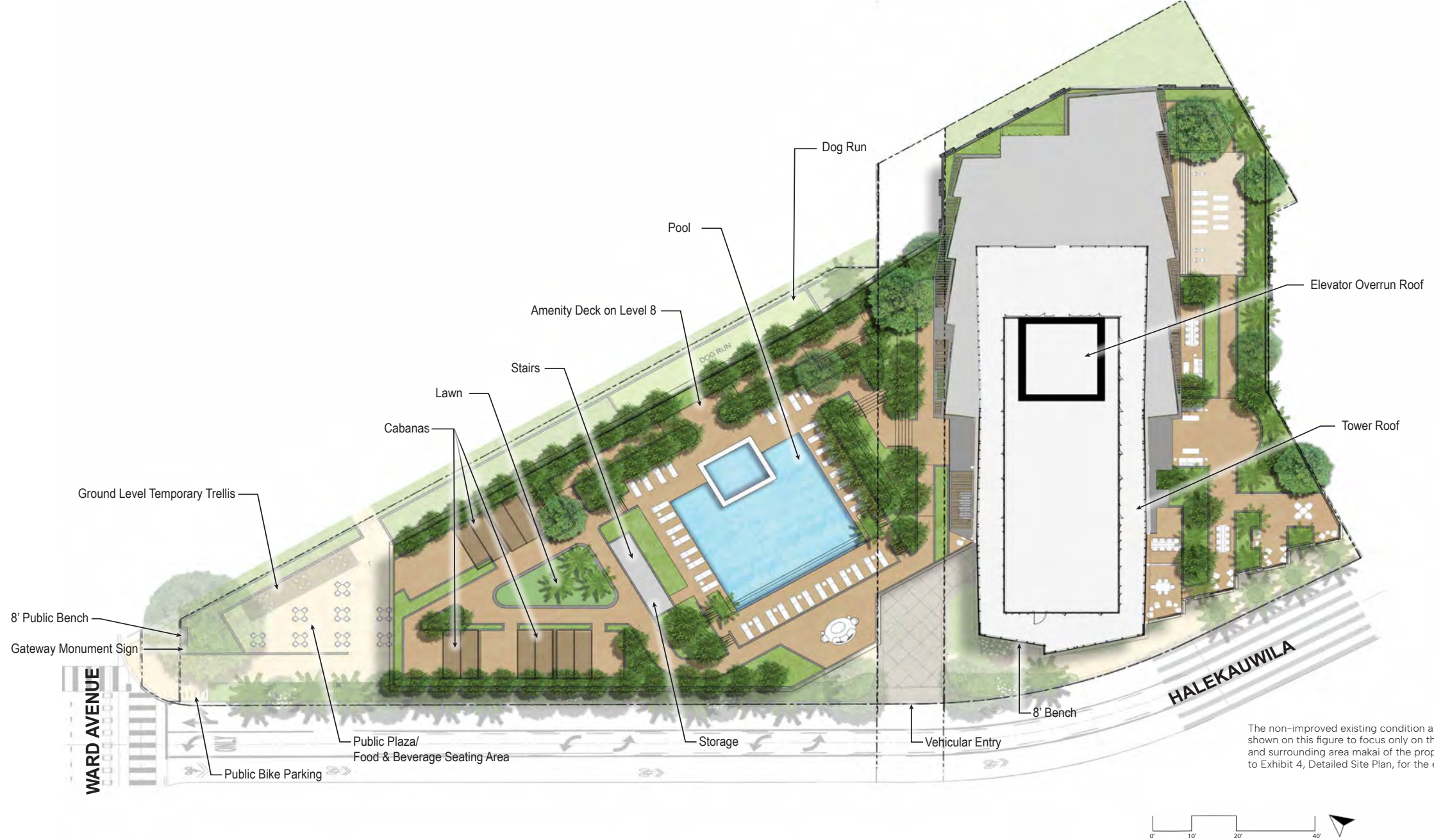
Table 4-1 Building & Site Summary – Mahana Ward Village Land Block 1, Project 6.

Mahana Ward Village: LAND BLOCK 1, PROJECT 6	
Open Space	Approximately 10,905 square feet
Outdoor & Indoor Recreational Area	Approximately 47,900 square feet
Projected Height	Approximately 347 feet plus 18 feet maximum rooftop elements
Homes (Units)	340 homes proposed

The following exhibits show detailed plans for Mahana Ward Village:

- Exhibit 3: Proposed Subdivisions and Site Constraints
- Exhibit 4: Detailed Site Plan
- Exhibit 5: Landscape Plan
- Exhibit 6: Circulation Plan
- Exhibit 7: Floor Plan, Ground Level
- Exhibit 8: Floor Plan, Floor 2
- Exhibit 9: Floor Plan, Floor 3
- Exhibit 10: Floor Plan, Floor 4
- Exhibit 11: Floor Plan, Floor 5
- Exhibit 12: Floor Plan, Floor 6
- Exhibit 13: Floor Plan, Floor 7
- Exhibit 14: Floor Plan, Floor 8
- Exhibit 15: Floor Plan, Floors 9-22
- Exhibit 16: Floor Plan, Floors 23-34
- Exhibit 17: Roof Plan
- Exhibit 18: Summary Sheet
- Exhibits 19-22: Elevations
- Exhibit 23: Roadway Sections
- Exhibits 24-26: Building and Podium Sections
- Exhibit 27: Tower Massing
- Exhibit 28: Orientation and Tower Spacing
- Exhibits 29-32: Design Allowed Vs. Proposed With Modifications

Mahana Ward Village



The non-improved existing condition area of the site extending to Queen Street is not shown on this figure to focus only on the details of the Mahana Ward Village building and surrounding area makai of the proposed HART station and guideway. Please refer to Exhibit 4, Detailed Site Plan, for the entire Mahana Ward Village site area.

Figure 4-1 Mahana Ward Village Building and Site.



4.6 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, 153,056 square feet of open space has been provided on completed and occupied projects and another 224,289 square feet of open space is planned under approved planned development permits. Mahana Ward Village will contribute approximately 10,905 square feet of additional open space, resulting in a total of 388,535 square feet of open space provided in the Master Plan land area.

Mahana Ward Village will provide a total of approximately 47,900 square feet of recreation space, more than two times the requirement of 18,700 square feet. Provided recreation space consists of approximately 31,716 square feet of outdoor recreation space and approximately 16,184 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 8):

Ground Level: The ground level will provide both outdoor (approximately 1,032 square feet) and indoor (approximately 1,669 square feet) recreational space.

Recreational Deck: (Level 8): The recreational deck will provide both outdoor (approximately 30,684 square feet) and indoor (approximately 14,515 square feet) recreational space.

Mahana Ward Village'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.

4.7 Parking & Loading

Mahana Ward Village will include approximately 503 off-street parking spaces. Under the 2005 Mauka Area Rules (Section 15-22-67), a minimum of 443 parking stalls would be required for the building as currently designed.

Stalls within Mahana Ward Village will be for residents and guests. Approximately 42 commercial parking spaces will be provided off-site within the district parking at 987 Queen Street ('A'ali'i) and 333 Ward Avenue (The Park Ward Village). Per the 'A'ali'i Planned Development Permit D&O (KAK 16-075), 'A'ali'i is required to

provide a minimum of 806 off-street parking spaces (see D&O FOF 128). 'A'ali'i provides 914 off-street parking spaces (see Building Permit # 845395). The 'A'ali'i parking facility entrance is located approximately 170 feet from the nearest principal commercial entrance of Mahana Ward Village.

Per The Park Ward Village Planned Development Permit D&O (KAK 21-002), The Park Ward Village is required to provide a minimum of 736 off-street parking spaces (see D&O FOF 87). The Park Ward Village will provide approximately 960 off-street parking spaces to satisfy The Park Ward Village's minimum off-street requirement and for district parking for Ward Village and the Kaka'ako community as part of an area-wide parking strategy (see D&O FOF 88 and 89). The entrance to The Park Ward Village parking facility is located approximately 320 feet from the nearest principal commercial entrance of Mahana Ward Village.

Exhibit 18 includes tables detailing: 1) parking and loading requirements; and 2) parking and loading spaces provided.

4.8 Bicycle Facility Plans

Mahana Ward Village will include approximately 106 bicycle parking stalls at the street level in public areas and within the parking structure. Approximately 10 public short-term bicycle parking stalls will be provided at the street level along Halekauwila, near Ward Avenue. Approximately 96 resident long-term bicycle parking stalls will be provided within the parking structure.

Exhibits 5, 6, and 7 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.

4.9 Vehicle, Bicycle, and Pedestrian Access & Circulation

Vehicle, bicycle, and primary pedestrian access to Mahana Ward Village will be from Halekauwila. Secondary pedestrian accesses will be provided from the courtyard at the corner of Ward Avenue and Halekauwila. Exhibit 6 shows vehicle, bicycle, and pedestrian access and circulation.

4.10 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

Mahana Ward Village

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 1,169 units arising from The Launiu, Mahana Ward Village, Block D, and Block E, 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 Mahana Ward Village, approximately 53 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
KAK 23-001 [LB5-P3] The Launiu	486	0
Block N-West [LB1-P6] Mahana	340	0
Block D [LB4-P1] - PENDING	242	0
Block E [LB4-P1] - PENDING	148	0
Total Residential Units	5845	1222
Reserved Housing Units Required (20%)	1169	
Reserved Housing Units Balance - exceeding requirements	53	

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.

4.11 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 Mahana Ward Village. To achieve this, the following sustainable practices will be employed.

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

Location and Transportation: There are community services within walking distance of the property, and multiple opportunities for public transit. Bike facilities will be provided on site. As Halekauwila will be completed as part of The Park Ward Village, its accompanying landscaping and shaded walkways will greatly enhance the pedestrian experience along Mahana Ward Village's south elevation.

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. Mahana Ward Village 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 Mahana Ward Village, 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: Mahana Ward Village will optimize energy performance and air filtration equipment will exceed performance standards. Outdoor airflow will be monitored, and mechanical systems will be kept clean.

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

Indoor Environmental Quality: Mahana Ward Village will create sensitive indoor environments with adjustable lighting and cooling systems and will provide substantial outdoor views. The building will use materials that meet requirements for indoor environmental air quality and will be designed for acoustic performance.

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

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

Appendix A contains the LEED-NCv4 checklist.

4.12 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, The Park Ward Village is the only residential building along Ward Avenue being constructed in Honolulu. From a housing perspective, the proposed Mahana Ward Village will meet a demand in the Ward Village and urban Honolulu housing spectrum that is not being addressed, as other Ward Avenue 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, Kalae and

most recently, The Launiu 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.

Mahana Ward Village will include ground floor commercial space along Halekauwila. Located at the 'Ewa-Mauka edge of Ward Village, Mahana Ward Village will generate new demand and support for Ward Village and central Kaka'ako businesses alike. Furthermore, onsite and offsite improvements associated with Mahana Ward Village 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.

4.13 Economic Impact

Beyond enhancing the lives of its residents and the Ward Village community, Mahana Ward Village 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 Mahana Ward Village is estimated to generate:

- \$433.7 million in output
- \$146.4 million in workers' earnings
- \$26.7 million in state tax revenue (income, GET, and other)
- 358 annual average jobs, 2022-2028
- 424 jobs in year one of construction
- 446 jobs in year two
- 625 jobs in year three

Mahana Ward Village operations and maintenance over a 30-year period tentatively are anticipated to generate, in present value of constant, 2023 dollars:

- \$115.8 million in output
- \$38.4 million in workers' earnings
- \$7.0 million in state tax revenue (income, GET, and other)
- 13 permanent jobs
- \$72.7 million in real property tax

4.14 Development Timetable

VWL intends to construct Mahana Ward Village in a single phase. The building permit application is anticipated to be submitted in mid-2024 with construction expected to commence in late 2025. This timetable is subject to change based on sales and market trends.

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 Modification

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 one modification related to the building’s podium.

A modification is sought to allow a 75-foot-tall podium. The request is consistent with the 2005 HCDA Mauka Area Rules and the already approved buildings in Ward Village.

This modification will allow a podium design that is key to being able to create the street-level open space and community activation integral to Mahana Ward Village and the desired urban neighborhood. Refer to Exhibits 29-32 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 modification for Mahana Ward Village:

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

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

- Development of a community which permits an appropriate mix of uses;
- Location of uses and activities which support public transportation and pedestrian facilities for internal circulation;

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

All the modifications set forth in the Ward Master Plan, and the modification requested in this application, facilitate a better building design, preserve and enhance the mauka-makai view corridors, permit various uses within the 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 modification requested, consistent with the Mauka Area Plan, is the prevention of subsurface excavation activities associated with underground parking structures. Keeping the parking structures above-ground in an area with known subsurface sensitivities, including proximity to the water table, is a benefit that accrues from the modification requested herein.

The podium height modification is consistent with modifications approved by HCDA for Ae'ō (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), 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.

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, Mahana Ward Village includes a podium platform height of 75 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.

Mauka Area Rules & Ward Neighborhood Master Plan



Halekauwila / Ward Avenue, looking Diamond Head – Allowed by right



Halekauwila / Ward Avenue, looking Diamond Head – Proposed with modification

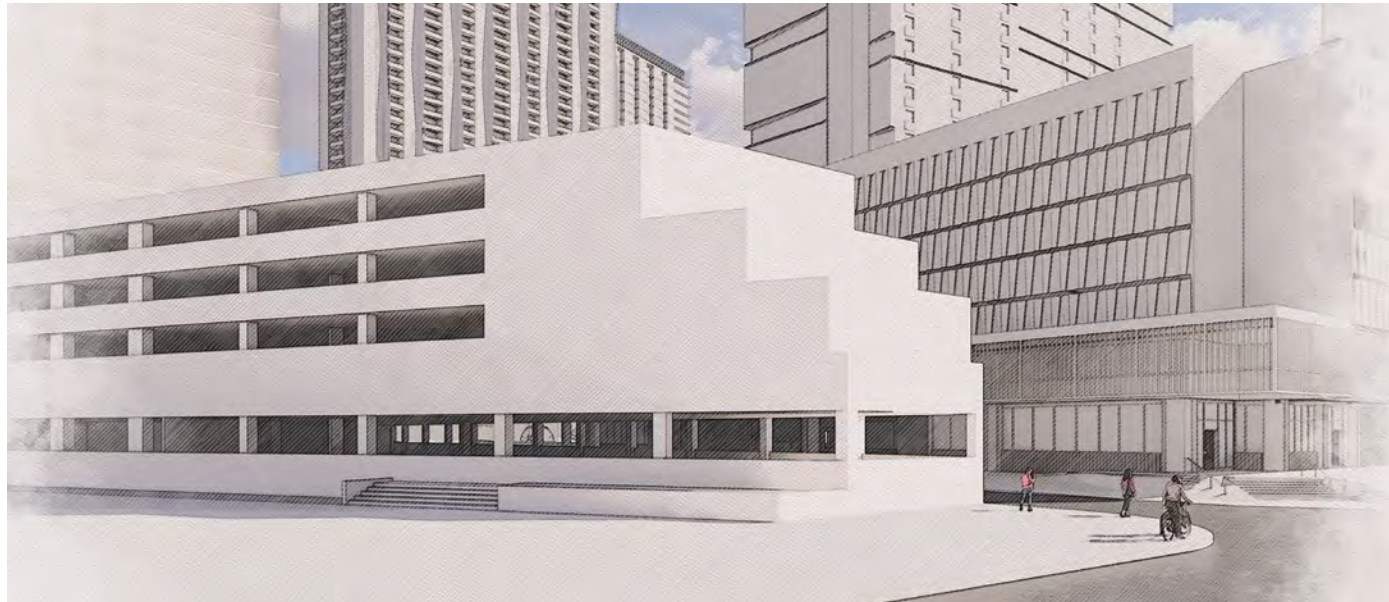


Halekauwila, looking mauka – Allowed by right



Halekauwila, looking mauka – Proposed with modification

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



Ward Avenue / HART Easement, looking makai – Allowed by right



Ward Avenue / HART Easement, looking makai – Proposed with modification



Halekauwila, looking 'Ewa – Allowed by right



Halekauwila, looking 'Ewa – Proposed with modification

Mauka Area Rules & Ward Neighborhood Master Plan

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 Mahana Ward Village, 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, Mahana Ward Village's podium height of 75 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, Mahana Ward Village's podium height and resultant mix of uses will not adversely affect adjacent developments or users and is consistent with modifications approved by HCDA for Ae'o (Land Block 1, Project 2), Waiea (Land Block 2, Project 1), 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 75 feet for all parcels not directly 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.

5.2 Conformance

The following section indicates Mahana Ward Village's conformance with the Mauka Area Rules and the approved Ward Neighborhood Master Plan.

The design of Mahana Ward Village 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, Mahana Ward Village achieves the envisioned "placemaking" and pedestrian activation utilizing a variety of solutions, including wide sidewalks, shade trees and landscaping, minimal curb cuts, public art, and 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 two through seven screen the podium parking garage along Halekauwila and the corner fronting Ward Avenue to activate and add visual interest on two sides of Mahana Ward Village. In other areas, a podium liner façade is comprised of a series of vertical panels and landscaping and creates a three-dimensional effect along the portion of façade most visible to pedestrians.

The completion of Halekauwila through Land Block 1 from the "T" intersection of Ward Avenue and Halekauwila Street to Kamake'e Street will result in Halekauwila being the southern (makai) boundary of the Mahana Ward Village site. A driveway on Halekauwila will provide primary vehicle access to the Mahana Ward Village site, while wide sidewalks, shade trees, native plantings, and sculptural benches will provide a welcoming pedestrian experience along the completed Halekauwila.

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



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 1, Project 6 (Mahana Ward Village)	Refer to
§15-22-9 Method of Development	Base Zone Development or Planned Development		Mahana Ward Village is based upon HCDA's Planned Development requirements.	n/a
§15-22-30; §15-22-33 Land Use Zone	Mixed-Use Zone Commercial (MUZ-C)	The Ward MP contemplated a single "mixed-use" land use designation. The Single Mixed-Use Designation was implemented without amending the 2005 Mauka Rules by the Declaratory Order issued October 10, 2012.	Mahana Ward Village 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)	Mahana Ward Village complies. Proposed FAR on Land Block 1: <ul style="list-style-type: none"> Current projections are for 3,205,975 SF of floor area on Land Block 1, inclusive of Mahana Ward Village (423,218 SF). Land Block 1 projected FAR: $3.52 = 3,205,975 \text{ SF} / 911,887 \text{ SF}$. Allowable FAR on Land Block 1: <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 [$279,437 \text{ SF} / 2,456,379 \text{ SF} = 0.114 + 3.500 = 3.614$]. 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 1 is $1.25 \times 3.614 = 4.517$. Land Block 1 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 18 – 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.	Mahana Ward Village complies. Mahana Ward Village is designed consistent with §15-22-116. A modification for the podium height is proposed pursuant to §15-22-120.	Exhibits 19-22 – Elevations
§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 and County system, with the improved bicycle environment being an integral component to the overall transportation management strategy.	Mahana Ward Village complies. Public short-term bicycle parking will be provided on the ground level along Halekauwila (Private Driveway) extension. 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

Mauka Area Rules & Ward Neighborhood Master Plan

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 1, Project 6 (Mahana Ward Village)	Refer to
§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.	Mahana Ward Village complies. Mahana Ward Village does not contain any decorative projecting courses or other architectural embellishments.	Exhibit 1 – Location and Ward Neighborhood Master Plan Area Exhibit 4 – Detailed Site Plan Exhibit 15 – Floor Plan, Floors 9 to 22 Exhibit 16 – Floor Plan, Floors 23-34 Exhibit 17 –Roof Plan Exhibit 24-26 – Building and Podium Sections
§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.	Mahana Ward Village complies. Mahana Ward Village is a portion of the single development lot created by the Land Block 1 Joint Development Agreement recorded May 11, 2015 [DOC A-56090748]. The Land Block 1 development lot is bounded by Queen Street to the northeast ('mauka), Kamake'e Street to the southeast (Diamond Head), Auahi Street to the southwest (makai), and Ward Avenue to the northwest ('Ewa). Mahana Ward Village is partially bounded by Queen Street and Ward Avenue and does not share a property line with Kamake'e Street. Along Queen Street and Ward Avenue 15-foot-deep front yard setbacks are provided parallel to the street rights-of-way. Consistent with the Planned Development Permits for Aalii [KAK 16-075], Koula [KAK 18-038], and The Park Ward Village [KAK 21-002], the privately owned and maintained driveways within Land Block 1 (Halekauwila and Robinson) are a continuation of the Land Block 1 single development lot, as such, no front yards are provided along these private driveways, including along the Mahana Ward Village site fronting the Halekauwila driveway.	Exhibit 1 – Location and Ward Neighborhood Master Plan Area Exhibit 4 – Detailed Site Plan



Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 1, Project 6 (Mahana Ward Village)	Refer to
<p>§15-22-63.2 Side and Rear Yards</p>	<p>(a) ...the minimum side and rear yards for structures containing windows or openings facing side or rear property lines shall be ten feet</p>	<p>The Ward MP proposes that front yards be provided consistent with the Mauka Area Plan and Rules.</p>	<p>Mahana Ward Village complies.</p> <p>Mahana Ward Village is a portion of the single development lot created by the Land Block 1 Joint Development Agreement recorded May 11, 2015 [DOC A-56090748]. The Land Block 1 development lot is bound by Queen Street to the northeast (‘mauka), Kamake’e Street to the southeast (Diamond Head), Auahi Street to the southwest (makai), and Ward Avenue to the northwest (‘Ewa).</p> <p>Mahana Ward Village is partially bound by common property lines with Queen Street (front yard) and Ward Avenue (front yard). The balance of Mahana Ward Village is bounded a continuation of the Land Block 1 development lot.</p> <p>Mahana Ward Village provides no side and rear yards.</p>	<p>Exhibit 1 – Location and Ward Neighborhood Master Plan Area Exhibit 4 – Detailed Site Plan</p>
<p>§15-22-64 Open Space</p>	<p>(a) Open space is that portion of a development lot, exclusive of required yards, setback areas, or parking areas, which is:</p> <p>(1) Open and unobstructed overhead;</p> <p>(2) Landscaped or maintained as a recreational or social facility; and</p> <p>(3) Not to be used for driveways, loading purposes or storage, or for the parking of vehicles.</p> <p>(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.</p> <p>(c) For any development lot within any land use zone:</p> <p>(1) The minimum amount of open space shall be the lower of:</p> <p>(A) 10% of lot area; or</p> <p>(B) 25% of the lot area less required yard areas.</p> <p>(c)(2) Up to 25% of the minimum required open space may include an adjacent front yard provided that the open space is:</p> <p>(A) Entirely in one location;</p> <p>(B) Publicly accessible or visible from an adjacent street; and</p> <p>(C) Proportioned to a maximum length to width ratio of 2:1</p>	<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>Mahana Ward Village 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, 153,056 SF of Open Space has been provided on completed and occupied projects with another 224,289 SF of Open Space planned under Approved Development Permits. The total amount of Open Space delivered and/or permitted to date = 377,345 SF (153,056 SF + 224,289 SF) or 15.4% of the Master Plan land area.</p> <p>Mahana Ward Village provides approximately 10,905 SF of Open Space at the ground level.</p>	<p>Exhibit 4 – Detailed Site Plan Exhibit 18 – Summary Sheet Table 5-5 – Ward Village Open Space</p>

Mauka Area Rules & Ward Neighborhood Master Plan

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 1, Project 6 (Mahana Ward Village)	Refer to
§15-22-65 Recreation Space	<p>(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</p> <p>(c) The required on-site recreation space, if provided outdoors, may be used to satisfy a portion of the open space requirements</p>	The Ward MP proposes recreation space be provided consistent with the Mauka Area Plan and Rules.	<p>Mahana Ward Village complies.</p> <p>Recreation Space Required: 340 DU x 55 SF/DU = 18,700 SF.</p> <p>Recreation Space Provided: Mahana Ward Village provides approximately 47,900 SF of recreation space:</p> <ul style="list-style-type: none"> • Level 1 = 1,669 SF interior and 1,032 SF exterior. • Level 8 = 14,515 SF interior and 30,684 SF exterior. 	<p>Exhibit 7 – Floor Plan, Ground Level</p> <p>Exhibit 14 – Floor Plan, Floor 8</p> <p>Exhibit 18 – Summary Sheet</p>
§15-22-66 View Corridors	<p>Per the 2005 Mauka Area Rules exhibit titled “View Corridor Streets,” view corridors are established along:</p> <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.	<p>Mahana Ward Village complies.</p> <p>Mahana Ward Village is along the Ward Avenue view corridor established in the 2005 Mauka Area Rules exhibit titled “View Corridor Streets”.</p> <p>Mahana Ward Village’s podium setback is greater than the required 15 feet at street level up to 20 feet in height, than 1:1 slope to 45 feet in height, than 75 feet above 45 feet in height.</p>	<p>Exhibit 1 – Location and Ward Neighborhood Master Plan Area</p> <p>Exhibits 19-22 – Elevations</p> <p>Exhibit 24-26 – Building and Podium Sections</p> <p>Exhibit 27 – Tower Massing</p>



Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 1, Project 6 (Mahana Ward Village)	Refer to
<p>§15-22-67 Off Street Parking</p>	<p>Multi-family dwellings (including reserved housing units):</p> <ul style="list-style-type: none"> • 600 sq. ft. or less = 0.9 per unit; • More than 600 but less than 800 sq. ft. = 1.13 per unit; • 800 sq. ft. and over = 1.35 per unit <p>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>Mahana Ward Village complies.</p> <p>Off Street Parking Required:</p> <ul style="list-style-type: none"> • 56 Units @ 600 SF or less x 0.9 = 51 spaces. • 156 Units between 600-800 SF x 1.13 = 177 spaces. • 128 Units @ 800 SF or more x 1.35 = 173 spaces. • 10,455 SF Commercial and all other uses x 1 per 444 SF = 24 spaces. • 5,958 SF Eating & Dining Areas x 0.9 per 300 SF = 18 spaces. • Total required = 443 spaces. <p>Off Street Parking Provided:</p> <ul style="list-style-type: none"> • 463 Standard spaces. • 10 Compact spaces. • 20 Tandem spaces. • 8 Accessible spaces. • 2 Accessible Van spaces. • 503 Total spaces. <p>42 commercial parking spaces will be fulfilled off-site within district parking at 987 Queen St ('A'ali'i Ward Village) & 333 Ward Ave. (The Park Ward Village). Per the 'A'ali'i Planned Development Permit D&O (KAK 16-075) 'A'ali'i is required to provide a minimum of 806 off-street parking spaces (see D&O FOF 128). 'A'ali'i provides 914 off-street parking spaces (see BP# 845395). Per The Park Ward Village Planned Development Permit D&O (KAK 21-002) The Park Ward Village is required to provide a minimum of 736 off-street parking spaces (see D&O FOF 87). The Park Ward Village will provide approximately 960 off-street parking spaces to satisfy The Park Ward Village'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 88 and 89).</p>	<p>Exhibit 7 – Floor Plan, Ground Level Exhibits 8-14 – Floor Plan, Floors 2-8 Exhibit 18 – Summary Sheet</p>

Mauka Area Rules & Ward Neighborhood Master Plan

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 1, Project 6 (Mahana Ward Village)	Refer to
§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. 	The Ward MP proposes off street loading be provided consistent with the Mauka Area Plan and Rules.	<p>Mahana Ward Village complies.</p> <p>Off Street Loading Required:</p> <ul style="list-style-type: none"> Residential uses of 406,292 SF = 3. Commercial Uses of 16,926 SF = 2. 50% reduction per §15-22-68(e) = - 2.5. TOTAL REQUIRED = 3. <p>Off Street Loading Provided:</p> <ul style="list-style-type: none"> 3 sized a minimum of 12-ft. x 35-ft. 	<p>Exhibit 4 – Detailed Site Plan</p> <p>Exhibit 6 – Circulation Plan</p> <p>Exhibit 7 – Floor Plan, Ground Level</p> <p>Exhibit 18 – Summary Sheet</p>
§15-22-70 Architectural Criteria	<p>All rooftop mechanical appurtenances, stairwells and elevator enclosures, ventilators, and air- conditioning equipment shall be screened from view by architectural or landscape treatments.</p> <p>Parking structures shall have a minimum fifteen-foot landscape strip within the front yard setback along adjacent streets.</p>		Mahana Ward Village complies.	<p>Exhibit 5 – Landscape Plan</p> <p>Exhibits 19-22 – Elevations</p> <p>Exhibits 24-26 – Building and Podium Sections</p>
§15-22-72 Lanai Enclosures	<p>Any area originally approved as a lanai and not included as floor area shall not be subsequently enclosed without meeting all requirements relating to the addition of floor area;</p> <p>As a condition to the initial project approval, covenants or other documentation may be required to assure that lanai will not be converted to floor area.</p>		<p>Mahana Ward Village complies.</p> <p>Mahana Ward Village contains lanai on Level 23 which are counted as floor area. Subsequent enclosure of lanai will be prohibited in the project's condominium documents.</p>	n/a



Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 1, Project 6 (Mahana Ward Village)	Refer to
§15-22-73 Dedication of Public Facilities	(d)(1) 3% of Commercial Floor Area (d)(2) 4% of Residential Floor Area, exclusive of the floor area devoted to reserve housing units	The Ward MP estimates that the total 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.	Mahana Ward Village complies. Public Facilities Dedication Required: <ul style="list-style-type: none"> • Mahana Ward Village Residential Area: 4% x 406,292 SF = 16,252 SF. • Mahana Ward Village Commercial Area: 3% x 16,926 SF = 508 SF. • Mahana Ward Village Required PFD = 16,760 SF. • PFD required for projects previously approved = 216,845 SF. • PFD total required – including Mahana Ward Village = 233,605 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 after Mahana Ward Village = 131,120 SF.	Section 5.3.5 – Ward Village Public Facilities & Open Space Table 5-4 – Ward Village Public Facilities Dedication
§15-22-74 Prohibition of Structures within a Mapped Street	No building or structure shall be erected within the area of any mapped street, as designed in the Mauka Area Plan.	The Ward MP streetscape strategy provides for internal connectivity among Ward Village’s public places and external connectivity with adjacent neighborhoods. Streets are organized into public and private streets. The network provides pedestrian, vehicular, transit and bicycle access throughout Ward Village.	Mahana Ward Village complies. There are no mapped streets, as designed in the Mauka Area Plan, within Mahana Ward Village 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.	Mahana Ward Village complies. All utilities serving Mahana Ward Village will be underground.	n/a
§15-22-77 Performance Standards	No building shall contain a reflective surface more than thirty percent of that wall’s surface area. Per §15-22-5, “reflective surface” means any “glass or other surface...having reflectance of over thirty per cent”		Mahana Ward Village complies. While the glass area is greater than thirty percent, the glass reflectance will not exceed thirty percent. The balance of surface materials will also not have a reflectance that exceeds thirty percent.	Exhibits 19-22– 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.	Mahana Ward Village is subject to the Land Block 1 Joint Development Agreement recorded May 11, 2015 [DOC A-56090748].	n/a

Mauka Area Rules & Ward Neighborhood Master Plan

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 1, Project 6 (Mahana Ward Village)	Refer to
§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.		<p>Mahana Ward Village will comply with the applicable flood hazard provisions of Article 7 of the LUO.</p> <p>The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) shows that Mahana Ward Village 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%.</p> <p>Mahana Ward Village site Flood Base Elevation is 7 feet (see Appendix F, Figure 1-4). The proposed finish floor elevation at Level 1 for Mahana Ward Village is 7.25 feet.</p>	Appendix F – Infrastructure Availability Report: Section 1.4 and Figure 1-4
§15-22-113 Permitted Uses	<p>(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.</p> <p>(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.</p>	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.	<p>Mahana Ward Village complies.</p> <p>Mahana Ward Village commercial use is 4.0 percent of the total floor area (16,926 SF / 423,218 SF).</p>	Exhibit 7 – Floor Plan, Ground Level Exhibits 8-16 – 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.	<p>Mahana Ward Village complies.</p> <p>Reserved Housing Required: With the addition of 340 residential units in Mahana Ward Village (and planned residential units in Blocks D and E), a total of 5,845 residential units are being provided in the Ward MP area. The associated Reserved Housing requirement is $5,845 \times 20\% = 1,169$ Reserved Housing units.</p> <p>Reserved Housing Provided:</p> <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. <p>After the delivery of Mahana Ward Village (and Blocks D and E), a surplus of approximately 53 Reserved Housing units will exist.</p>	Section 4.10 – Reserved Housing Table 4-2 – Reserved Housing Requirement



Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 1, Project 6 (Mahana Ward Village)	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 sf 0.3 FAR bonus for industrial uses Floor area may be transferred from lot to lot under a master plan, allowing up to a 25% increase 	<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>Mahana Ward Village complies.</p> <p>Proposed FAR on Land Block 1:</p> <ul style="list-style-type: none"> Current projections are for 3,205,975 SF of floor area on Land Block 1, inclusive of Mahana Ward Village (423,218 SF). Land Block 1 projected FAR: 3.52 = 3,205,975 SF / 911,887 SF. <p>Allowable FAR on Land Block 1:</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 SF / 2,456,379 SF = 0.114 + 3.500 = 3.614. 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 1 is 1.25 x 3.614 = 4.517. Land Block 1 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>Mahana Ward Village complies.</p> <p>The proposed tower roof height is 347'-9".</p> <p>Mechanical screening extends 18'-0" above the tower roof.</p>	<p>Exhibits 19-22 – Elevations</p> <p>Exhibits 24-26 – 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>Mahana Ward Village complies.</p> <p>Mahana Ward Village's lot is approximately 80,256 SF and its largest tower floor plate proposed is 15,134 SF.</p>	<p>Exhibit 1 – Location and Ward Neighborhood Master Plan Area</p> <p>Exhibit 18 – 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.	Mahana Ward Village complies with the 15-foot Front Yard setback, the 1:1 setback slope from 20 feet to 45 feet high, and 75-foot Tower setback above 45 feet high requirements of the Ward Avenue View corridor.	<p>Exhibit 1 – Location and Ward Neighborhood Master Plan Area</p> <p>Exhibits 19-22 – Elevations</p>

Mauka Area Rules & Ward Neighborhood Master Plan

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 1, Project 6 (Mahana Ward Village)	Refer to
§15-22-120 Modification of Specific Provisions	<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 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 facade on the street.</p>	<p>Modifications Required:</p> <p>1) Mahana Ward Village seeks a modification to increase the platform of street front element from 45 feet to 75 feet: Mahana Ward Village includes ground-level, wraparound retail space which interfaces with Halekauwila (Private Driveway) extension and Ward Avenue. Mahana Ward Village also includes residential units within the podium from Level 2 to Level 7 facing Halekauwila (Private Driveway) extension. 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, Mahana Ward Village design increases the maximum platform or street front element height from 45 feet to 75 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 vent pipes, fans, roof access stairwells and structures housing rooftop machinery on the platform roof.</p>	<p>Exhibit 1 – Location and Ward Neighborhood Master Plan Area</p> <p>Exhibits 8-14 – Floor Plan, Floors 2-8</p> <p>Exhibits 19-22 – Elevations</p> <p>Exhibits 24-26 – Sections</p> <p>Exhibit 27 – Tower Massing</p> <p>Appendix C – Ward Village Street Level Plan</p>
§15-22-142 Streetscapes	<p>(a) Curb cuts are permitted only upon approval by the executive director;</p> <p>(b) All new developments shall provide facilities for central trash storage within the development lot;</p> <p>(c) All new developments shall provide street furniture:</p> <p>(1) 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;</p> <p>(2) Bus stop shelters shall be provided where bus stops are located.</p>	<p>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.</p> <p>The Ward MP supports multi-modal transportation to increase transit ridership, improve the pedestrian and bicycle environment, and minimize traffic congestion.</p>	<p>Mahana Ward Village complies by:</p> <p>(a1) Retaining one curb cut along Halekauwila (Private Driveway) extension but reducing the size from 32.00-ft. to a 30.9-ft. wide driveway to access the residential parking garage.</p> <p>(b) Providing for central trash storage within the building.</p> <p>(c)(1) Providing a shaded, 8-foot-long bench along the Ward Avenue sidewalk and the Halekauwila sidewalk.</p>	<p>Section 3.3 – Ward Village Design Strategies</p> <p>Exhibit 3 – Proposed Subdivisions and Site Constraints</p> <p>Exhibit 4 – Detailed Site Plan</p> <p>Exhibit 5 – Landscape Plan</p> <p>Exhibit 6 – Circulation Plan</p> <p>Exhibit 7 – Floor Plan, Ground Level</p> <p>Exhibit 23 – Roadway Sections</p>
§15-22-143(a) Building Orientation	<p>(a) Building orientation: To the extent practicable:</p> <p>(1) Up to 45 feet in height, the long axis of structures shall be oriented between 25 degrees and 55 degrees east of south to maximize the ventilation effect of prevailing winds.</p> <p>(2) Above the 45-foot level, the long axis of structures shall be oriented between 35-degrees and 65-degrees west of south to minimize exposing the long side to direct sunlight.</p>		<p>Mahana Ward Village complies.</p> <p>Mahana Ward Village is over 45 feet in height (347'-9"). 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.</p>	<p>Exhibit 28 – Orientation and Tower Spacing</p>



Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 1, Project 6 (Mahana Ward Village)	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.	Mahana Ward Village complies. There are no towers within 200 feet of the short side of Mahana Ward Village. To the west, the nearest Ward Village tower, Ke Kilohana, is at least 300 feet from the long side of Mahana Ward Village. To the east, the long side of Mahana Ward Village is, to the extent practicable (given the shape of the project lot), separated from the nearest completed tower ('A'alii) by 300 feet, except for a portion of the makai corner of that tower. The design and siting of Mahana Ward Village minimizes shadow effects on neighboring buildings. Mahana Ward Village homes will have direct access to sunlight.	Exhibit 28 – Orientation and Tower Spacing
§15-22-144 Landscape		The Ward MP proposes landscaping be provided consistent with the Mauka Area Plan and Rules.	Mahana Ward Village complies. Landscaping will be consistent with the Mauka Area Rules and the Ward Village Street Tree Master Plan.	Exhibit 5 – Landscape Plan

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 18 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 17.

5.3.3 Floor Area Allowed & Floor Area Used

Floor area currently allocated to Land Block 1 and used by Mahana Ward Village 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 1 is projected to include approximately 3,205,975 cumulative gross square feet of commercial and residential area. Land Block 1 totals approximately 20.93 acres (911,887 square feet), which results in projected Floor Area Ratio of 3.52.

- Note 1: Block G & P existing floor areas as of 12/31/2022 Rent Roll included in the 2022 Annual Report
- Note 2: 70,019 SF Industrial Floor Area credit from Block P-1 transaction effective 3/31/2023
- Note 3: Victoria Place Floor Area revised to be consistent with Building Permit, Delta 20, dated 9/30/2022
- Note 4: Ulana Floor Area revised to be consistent with Building Permit Application, dated 12/10/2021
- Note 5: The Park Ward Village Floor Area revised to be consistent with Building Permit Application, dated 12/6/2021
- Note 6: Inclusive of 70,000 SF of Residential Floor Area from Block P-1 transaction effective 3/31/23. Total project Floor Area increased from 353,218 SF forecasted in the 2022 WNMP Annual Report [353,218 SF + 70,000 SF = 423,218 SF]
- Note 7: Inclusive of 70,000 SF of Residential Floor Area for Block N-West from Block P-1 transaction effective 3/31/2023

Table 5-3 Floor Area.

MASTER PLAN ADDENDUM 1 - 9/12/2008	FLOOR AREA						TOTAL
	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	
Land Area (acres)	20.93	8.15	6.20	5.30	17.84	1.53	59.96
Land Area (SF)	911,887	355,130	270,159	230,706	777,167	66,626	2,611,675
Existing Streets (SF)	-	-	-	-	155,296	-	155,296
Net Development Area (SF)	911,887	355,130	270,159	230,706	621,871	66,626	2,456,379
ZSF @ 3.8 FAR	3,465,171	1,349,494	1,026,604	876,683	2,363,110	253,178	9,334,240
					2,953,888		
9/12/2008 Master Plan Addendum #2							
Planned Gross Building Area (SF)	3,046,296	1,537,651	777,105	1,018,650	2,835,404	119,134	9,334,240
Open Space Required (SF)	91,189	35,513	27,016	23,071	62,187	6,663	245,638
Forecast Public Facilities Required (SF)	104,981	55,391	27,068	37,157	101,580	3,876	330,053
Planned Area Transfer (SF)	(418,875)	188,157	(249,499)	141,967	472,294	(134,044)	-
Planned Area Transfer (%)	-12%	14%	-24%	16%	20%	-53%	
PLANNED FAR 9/12/2008	3.34	4.33	2.88	4.42	4.56	1.79	3.80

MASTER PLAN IMPLEMENTATION	LAND BLOCK / Development Lot 1	LAND BLOCK / Development Lot 2	LAND BLOCK / Development Lot 3	LAND BLOCK / Development Lot 4	LAND BLOCK / Development Lot 5	LAND BLOCK / Development Lot 6	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 [Note 1]	-	-	-	-	119,800	-	119,800
[LB5] Block G - Existing - Industrial [Note 1]	-	-	-	-	-	139,176	139,176
[LB5] Block G - Vacant - Industrial [Note 1]	-	-	-	-	21,104	-	21,104
[LB6] Block P - Existing - Commercial [Note 1]	-	-	-	-	-	12,024	12,024
[LB6] Block P - Existing - Industrial [Note 1]	-	-	-	-	-	18,734	18,734
[LB6] Block P-1 Industrial FA Credit [Note 2]	-	-	-	-	-	70,019	70,019
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 Kiloohana	-	-	-	-	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 [Note 3]	-	545,557	-	-	-	-	545,557
KAK 21-001 [LB5-P2] Ulana Ward Village- Res/Comm [Note 4]	-	-	-	-	580,371	-	580,371
KAK 21-001 [LB5-P2] Ulana Ward Village- Industrial [Note 4]	-	-	-	-	30,404	-	30,404
KAK 21-002 [LB1-P5] The Park Ward Village [Note 5]	661,113	-	-	-	-	-	661,113
KAK 22-024 [LB2-P4] Kalae	-	536,031	-	-	-	-	536,031
KAK 23-001 [LB2-P3] The Launiu	-	-	-	-	667,825	-	667,825
Block N-West [LB1-P6] Mahana [Note 6]	423,218	-	-	-	-	-	423,218
Block D [LB4-P1] - PENDING	-	-	-	489,800	-	-	489,800
Block E [LB4-P1] - PENDING	-	-	-	489,800	-	-	489,800
Subtotal	3,205,975	1,604,242	778,946	1,042,100	2,067,509	100,777	8,799,549
Planned / Forecast							
Residential/Commercial Area Planned (SF)	-	-	-	-	-	-	-
Commercial Area Planned (SF)	-	-	-	-	-	-	-
Industrial Area Planned (SF)	-	-	-	-	-	-	-
Area Planned (SF)	-	-	-	-	-	-	-
Planned / Forecast Total Floor Area (SF)	3,205,975	1,604,242	778,946	1,042,100	2,067,509	100,777	8,799,549
Planned/Forecast Floor Area Ratio	3.52	4.52	2.88	4.52	3.32	1.51	3.58
Planned/Forecast Floor Area Transfer	-3%	25%	-20%	25%	-8%	-58%	
Floor Area Allowed							
Additional Residential Area Allowed (SF)	-	-	-	-	-	-	-
Additional Commercial Area Allowed (SF)	-	-	-	-	-	-	147,215
Additional Industrial Area Allowed (SF)	-	-	-	-	-	-	457,477
Projected Residential Floor Area (SF) [Note 6]	-	-	-	-	-	-	7,670,000
Projected Commercial Floor Area (SF)	-	-	-	-	-	-	850,112
Projected Industrial Floor Area (SF)	-	-	-	-	-	-	279,437
Total Projected Floor Area (SF)	-	-	-	-	-	-	8,799,549



5.3.4 Relationship to Surrounding Properties

Surrounding development includes:

- The Park Ward Village (KAK 21-002) and the completed Halekauwila, located southwest of Mahana Ward Village
- 'A'ali'i (KAK 16-075), Victoria Ward Park, and Kō'ula (KAK 18-038), located southeast of Mahana Ward Village
- Ke Kilohana (KAK 13-038), located northwest of Mahana Ward Village

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 Mahana Ward Village, a total of approximately 10,905 square feet of open space will be provided (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 Mahana Ward Village.

5.3.6 Parking & Loading Summary

Exhibit 18 includes tables detailing: 1) parking and loading requirements; and 2) parking and loading spaces provided. Mahana Ward Village will include approximately 503 off-street parking spaces. Under the 2005 Mauka Area Rules (Section 15-22-67), a minimum of 443 parking stalls would be required for the building as currently designed.

Stalls within Mahana Ward Village will be for residents and guests. Approximately 42 commercial parking spaces will be provided off-site within the district parking at 987 Queen Street ('A'ali'i) and 333 Ward Avenue (The Park Ward Village). Per the 'A'ali'i Planned Development Permit D&O (KAK 16-075), 'A'ali'i is required to provide a minimum of 806 off-street parking spaces (see D&O FOF 128). 'A'ali'i provides 914 off-street parking spaces (see Building Permit # 845395). The 'A'ali'i parking facility entrance is located approximately 170 feet from the nearest principal commercial entrance of Mahana Ward Village.

Note 1: Revised to match actual recorded area of easement
 Note 2: Recalculated using Sep 30, 2022 BP Delt 20 Floor Areas
 Note 3: Recalculated using Dec 6, 2021 BP Application Floor Areas
 Note 4: Recalculated using Dec 10, 2021 BP Application Floor Areas

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 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 / Proposed [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 [Note 2]	21,822 sf
	KAK 21-001 [LB5-P2] Ulana Ward Village [Note 3]	208 sf
	KAK 21-002 [LB1-P5] The Park Ward Village [Note 4]	26,114 sf
	KAK 22-024 [LB2-P4] Kalae	21,420 sf
	KAK 23-001 [LB5-P3] The Launiu	26,496 sf
	Block N-West [LB1-P6] Mahana	16,760 sf
	Block D [LB4-P1] - PENDING	19,512 sf
	Block E [LB4-P1] - PENDING	19,515 sf
Subtotal of Required Public Facilities Dedication to Date		272,631 sf
Remaining Balance Not Including Pending Public Facilities Dedications		(111,211 sf)
Remaining Balance after Pending Public Facilities Dedications		92,094 sf



Mauka Area Rules & Ward Neighborhood Master Plan

Table 5-5 Ward Village Open Space.

MASTER PLAN ADDENDUM 1 - 9/12/2008	OPEN SPACE						TOTAL
	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	
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 Kiloohana					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 / Submitted 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
KAK 23-001 [LB5-P3] The Launiu					15,940		15,940
Block N-West [LB1-P6] Mahana	10,905						10,905
Block D [LB4-P1] Diamond Head Plaza - PENDING				36,742			36,742
Block D [LB4-P1] - PENDING				5,049			5,049
Block E [LB4-P1] - PENDING				709			709
Subtotal	152,563	106,055	46,077	52,195	73,860	-	430,750
<i>Projected Remaining Area Planned</i>	-	-	-	-	-	-	-
Projected Open Space [SF]	152,563	106,055	46,077	52,195	73,860	-	430,750
Projected Open Space Percentage	17%	30%	17%	23%	12%	0%	18%
Projected Industrial Floor Area (SF)							
Change from 9/12/2008 [SF]	61,374	70,542	19,061	29,124	11,673	(6,663)	185,112

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

Per The Park Ward Village Planned Development Permit D&O (KAK 21-002), The Park Ward Village is required to provide a minimum of 736 off-street parking spaces (see D&O FOF 87). The Park Ward Village will provide approximately 960 off-street parking spaces to satisfy The Park Ward Village's minimum off-street requirement and for district parking for Ward Village and the Kaka'ako community as part of an area-wide parking strategy (see D&O FOF 88 and 89). The entrance to The Park Ward Village parking facility is located approximately 320 feet from the nearest principal commercial entrance of Mahana Ward Village.

Mahana Ward Village will include three off-street loading spaces to serve the building. See Exhibits 7 and 18 for more details.

Mahana Ward Village will include approximately 106 bicycle parking stalls at the street level in public areas and within the parking structure. Approximately 10 public short-term bicycle parking stalls will be provided at the street level along Halekauwila, near Ward Avenue. Approximately 96 resident long-term bicycle parking stalls will be provided within the parking structure.

See Exhibits 5, 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	401	491
Commercial Parking	42	42 (provided offsite)
Guest Parking	0	12
Total Parking	443	503
Loading	3	3



6 Technical Studies

6.1 Archaeological and Cultural Resources

Cultural Surveys Hawai'i (CSH) conducted archeological testing and archaeological inventory survey (AIS) reports for the area of Land Block 1 that includes the Mahana Ward Village site. The State Historic Preservation Division (SHPD) has no objection to HCDA proceeding with permitting for Mahana Ward Village, subject to the stipulations detailed in SHPD's letter dated May 9, 2023, which is included as Appendix D. VWL has submitted approved and draft documents to SHPD for review in support of HAR §13-284-3(b) Steps 1-5. As stipulated by SHPD, CSH will conduct additional AIS fieldwork that will be incorporated into a revised AIS report.

6.2 Traffic Impact Report

Wilson Okamoto Corporation (WOC) prepared a draft Traffic Impact Report (TIR) for Mahana Ward Village in March 2023. The purpose of the report was to identify and assess the potential traffic impacts resulting from Mahana Ward Village. The draft TIR concludes that with the implementation of several recommendations, traffic operations at intersections in the vicinity of Mahana Ward Village are generally expected to operate at levels of service similar to existing conditions without Mahana Ward Village.

The draft TIR recommendations below have been incorporated into the design of Mahana Ward Village:

- Provide sufficient sight distance for motorists to safely enter and exit the project driveway to ensure visibility between pedestrians, bicyclists, motorists, or other users at these conflict points. It should be noted that there is a planned pullout along the opposite side of Halekauwila offset from the proposed residential driveway for Mahana Ward Village, as well as a marked pedestrian crossing slightly east of the project site.
- 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.
- 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 bicycle facilities within the project boundaries including designated and secured bicycle parking to encourage the use of this alternative mode of transportation. Access to these facilities should be safe, convenient, and clearly delineated, especially within the designated parking areas where conflicts with vehicular traffic are expected.

- 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 Mahana Ward Village 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) accepting the TIR.

6.3 Infrastructure Availability Report

WOC prepared an Infrastructure Availability Report (IAR) for Mahana Ward Village. The purpose of the report was to determine and confirm the availability of infrastructure utilities to accommodate Mahana Ward Village, 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 Mahana Ward Village 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:

- Topographic Survey (Appendix F, Figure 1-3)
- Flood Hazard (Appendix F, Figure 1-4)
- 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 and Wind Study

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

Rowan Williams Davies & Irwin Inc. (RWDI) is preparing a detailed wind study for Mahana Ward Village. 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 Mahana Ward Village.

Appendix H contains a letter from RWDI describing the wind 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	N/A	Approved Sewer Connection Application received on May 2, 2023.
Water	Board of Water Supply	Adequacy Letter	December 16, 2022	Adequacy confirmed January 20, 2023. Formal approval will occur during the building permit process.
Fire Safety	Honolulu Fire Department	Confirmation of design parameters	December 21, 2022	General compliance confirmed by email dated March 28, 2023. 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	N/A	General acceptability of stormwater concept and compliance confirmed by email dated April 13, 2023.
Electricity	Hawaiian Electric Company (HECO)	Will-Serve Letter	December 27, 2022	Response received February 18, 2023 HECO confirmed that existing distribution circuits can potentially be used to service Mahana Ward Village, with coordination between HECO and VWL.
Telephone/ Communication System	Hawaiian Telcom Incorporated	Assessment Letter	December 27, 2022	Hawaiian Telcom confirmed availability via Assessment Letter dated March 28, 2023.
Cable TV	Spectrum	Confirmation of design parameters	December 27, 2022	Spectrum confirmation of design parameters received on December 15, 2022
Gas	Hawaii Gas	Informal confirmation of availability	December 21, 2022	Hawaii Gas confirmed that a new gas line will be required to connect to the existing 3" main at the intersection of Ward Avenue and Queen Street via email dated March 27, 2023.

6.5 Environmental Noise Study

Salter will conduct a detailed environmental noise study as part of the design process for Mahana Ward Village. 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:** The design includes methods of reducing noise and vibration from the Level 8 amenities to adjacent spaces, including upgraded flooring and ceilings at specific noise-sensitive adjacencies (e.g., guest suites, residences). Limiting amenity use during nighttime hours may also be recommended.
- **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 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 will be studied as building plans are finalized and Mahana Ward Village approaches the design phase. The letter makes preliminary recommendations regarding noise mitigation strategies.

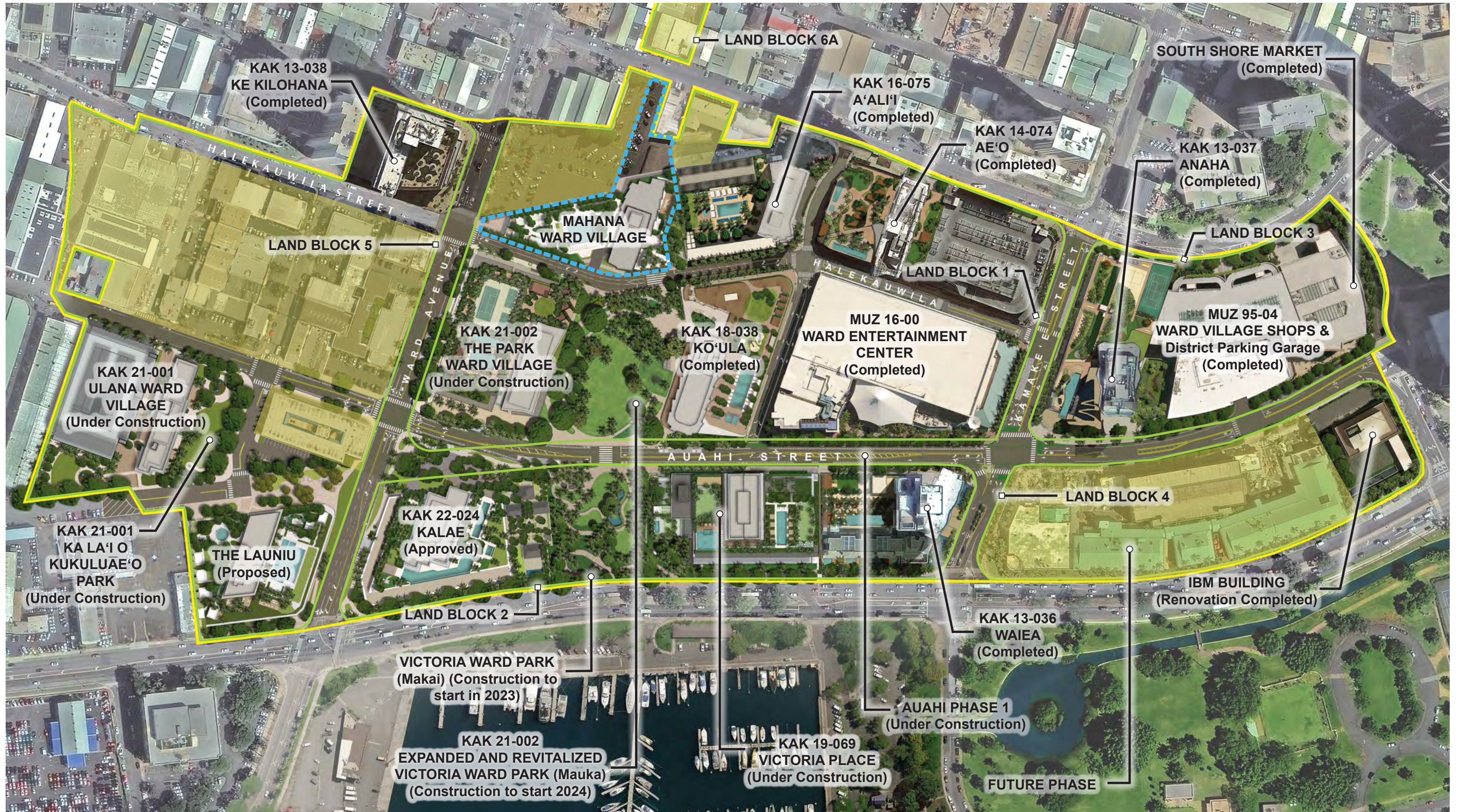
Mahana

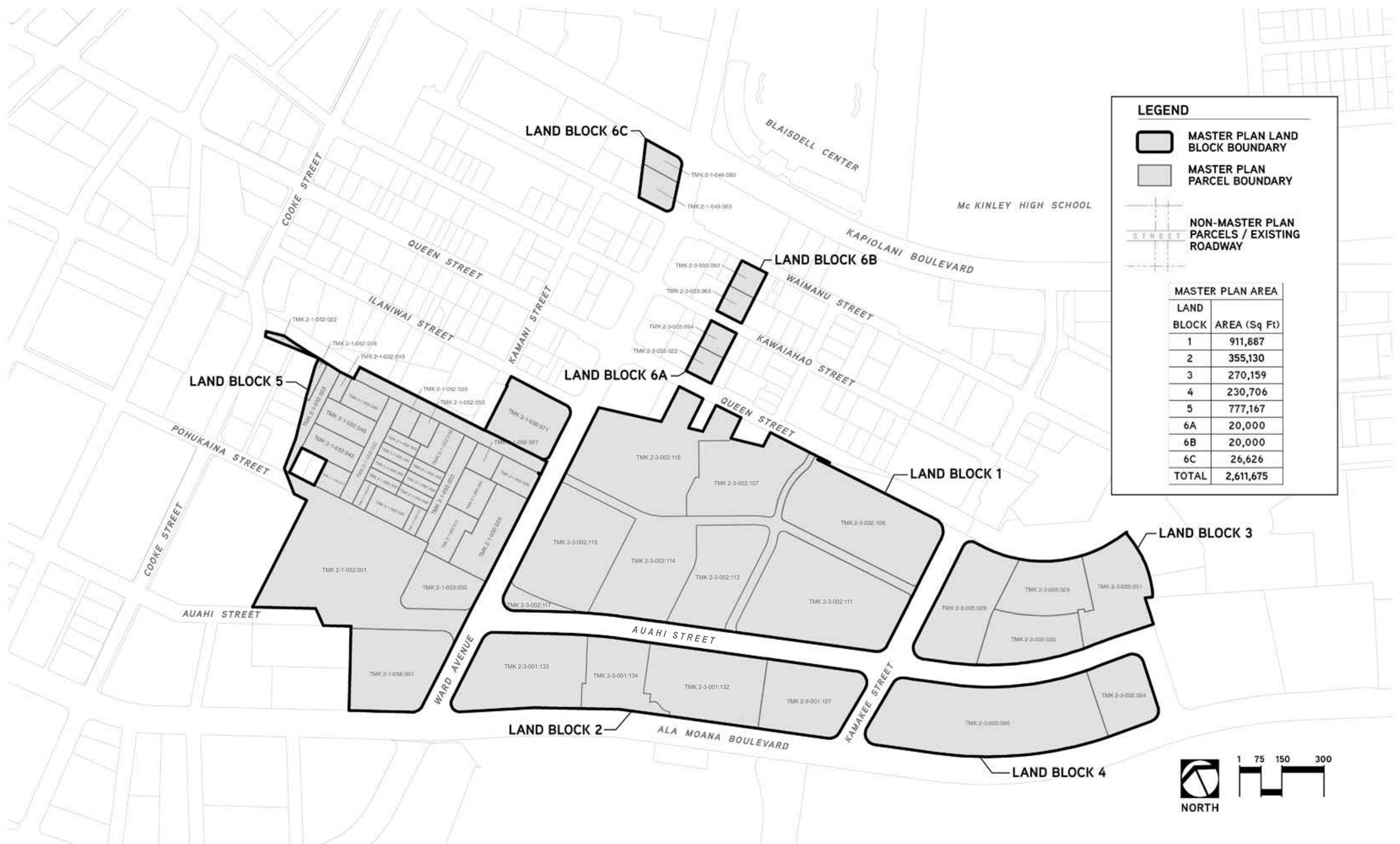
WARD VILLAGE

EXHIBITS



WARD VILLAGE.

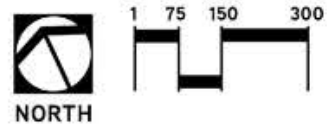


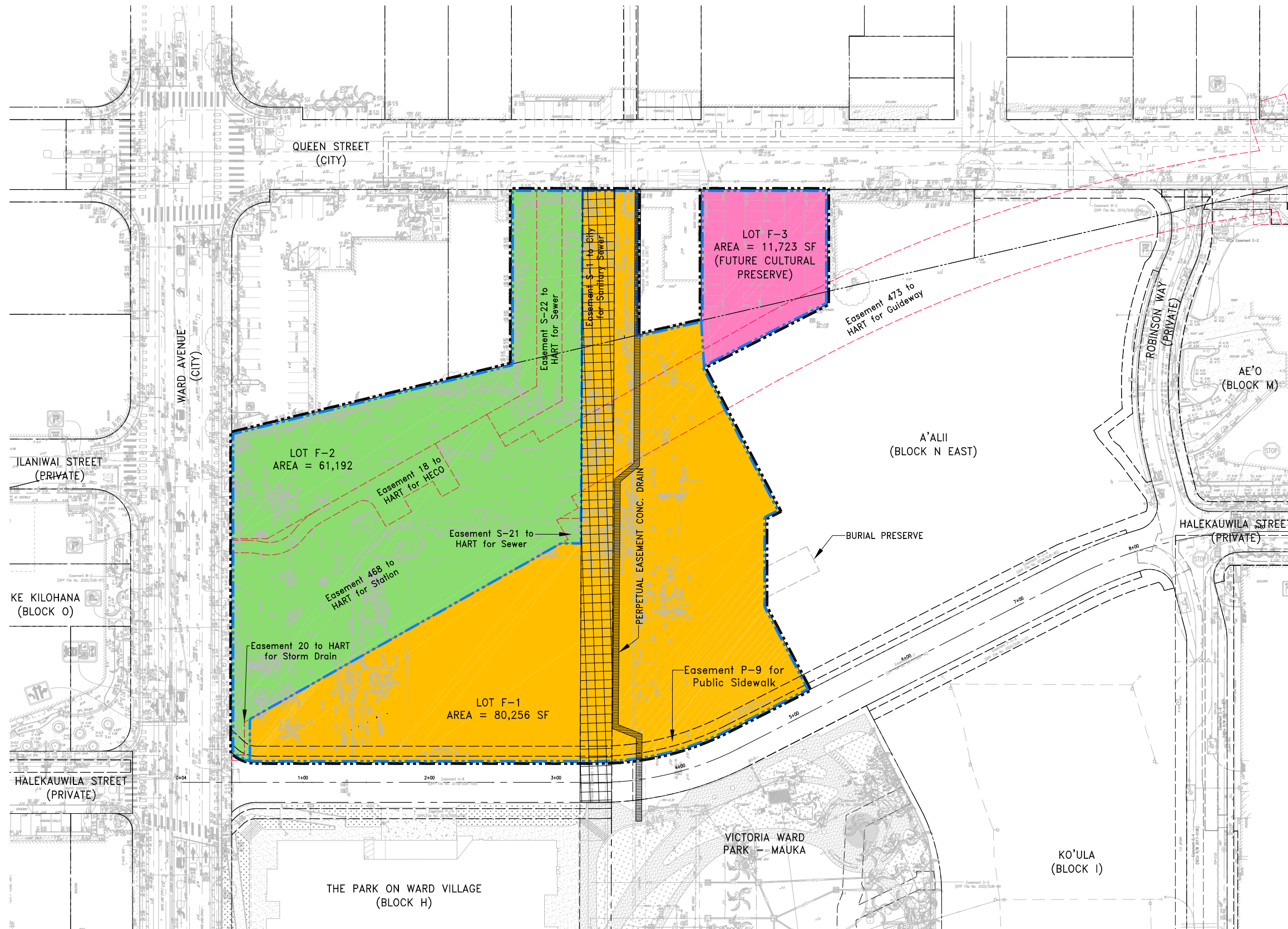


LEGEND

- 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



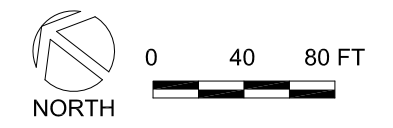


EXISTING TMKs & PROPOSED PARCELS

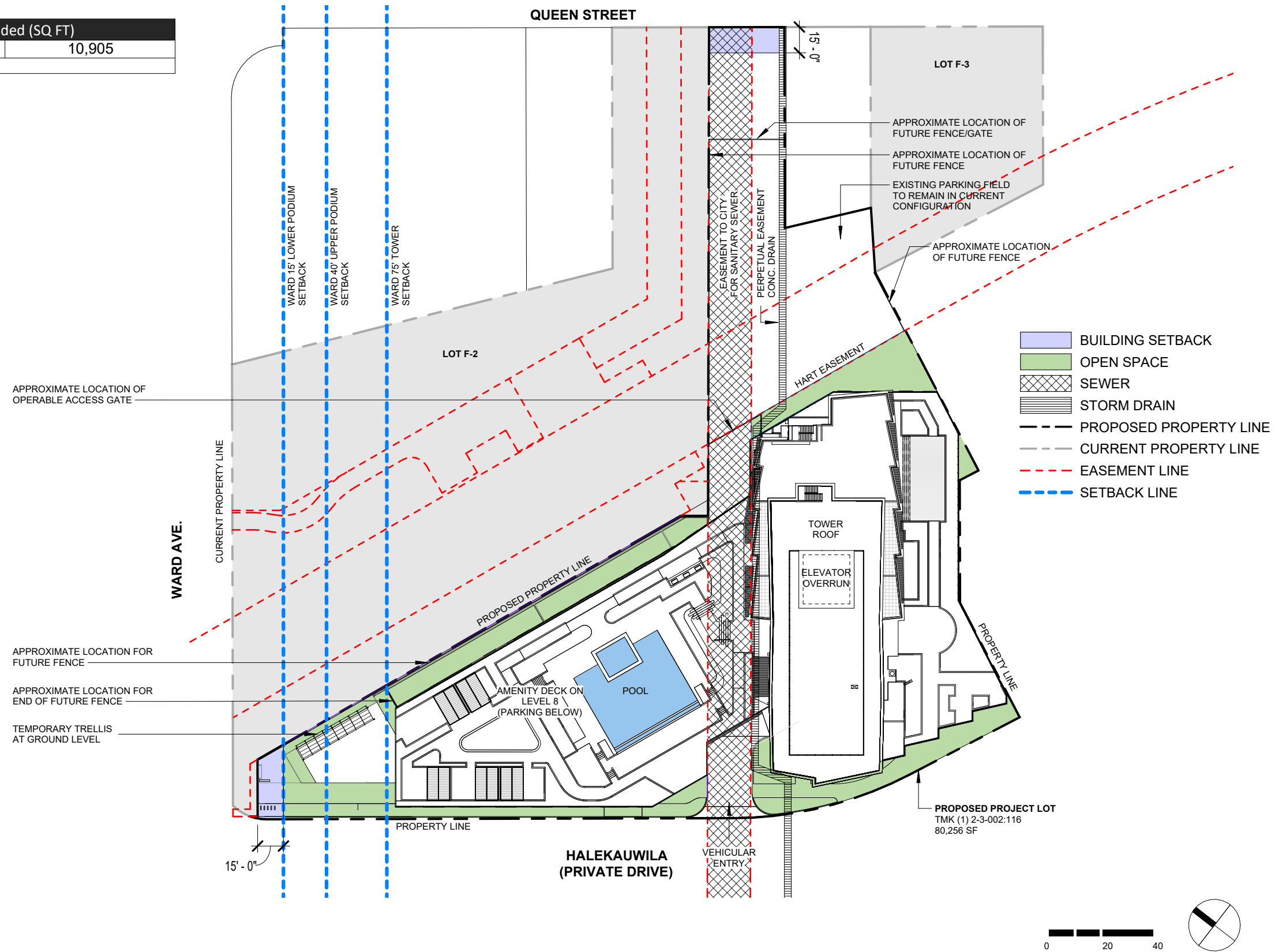
- EXISTING TMKs
- EXISTING TMK 2-3-002:116
- PROPOSED PARCELS
- LOT F-1 (MAHANA WV)
AREA = 80,256 SF
- LOT F-2
AREA = 61,192 SF
- LOT F-3
AREA = 11,723 SF

EASEMENTS

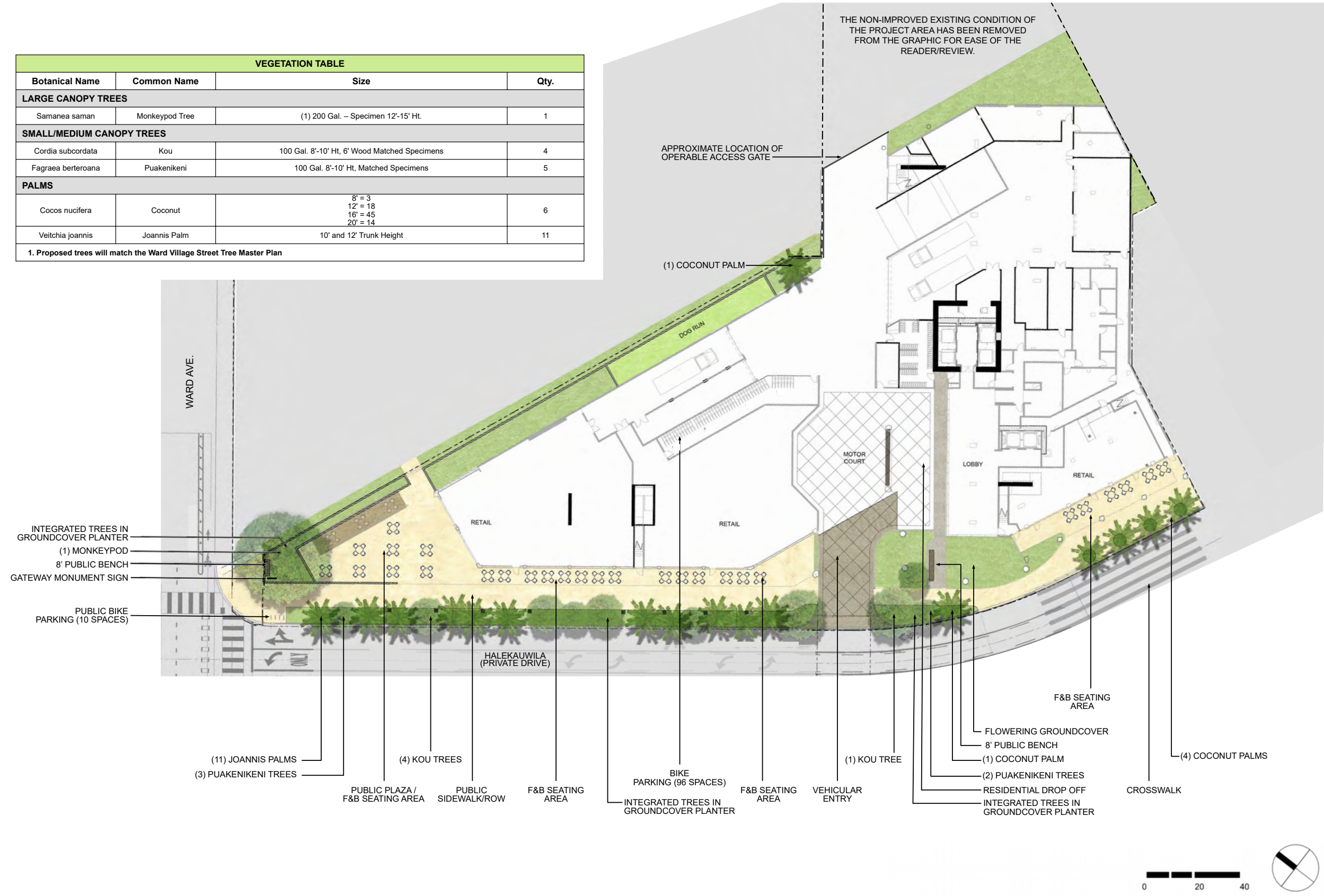
- EXISTING EASEMENTS
- EXISTING EASEMENTS (HART)
- SEWER
- STORM DRAIN

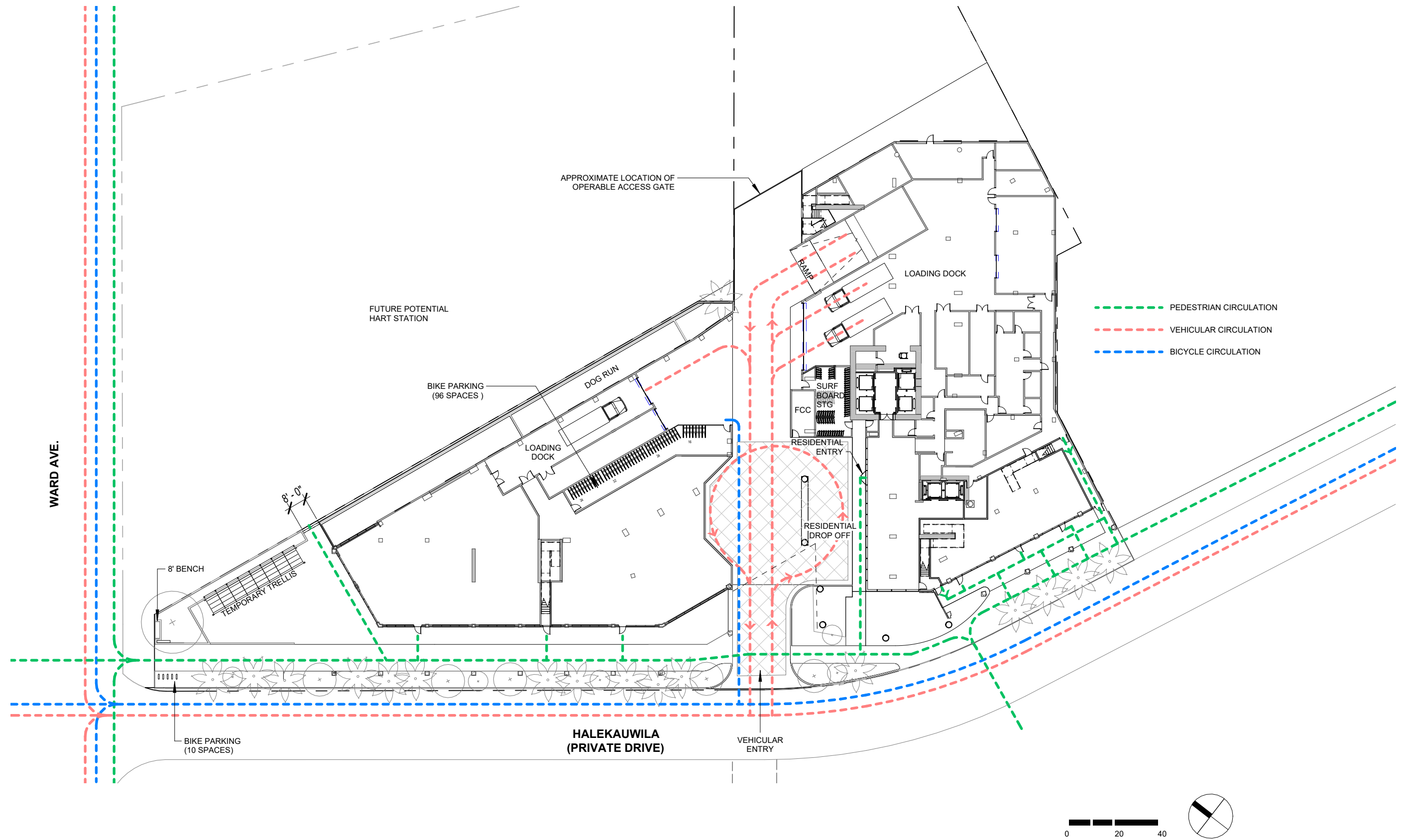


Open Space Provided (SQ FT)	
Open Space Provided ¹	10,905
1. All open space is not covered.	



VEGETATION TABLE			
Botanical Name	Common Name	Size	Qty.
LARGE CANOPY TREES			
Samanea saman	Monkeypod Tree	(1) 200 Gal. – Specimen 12'-15' Ht.	1
SMALL/MEDIUM CANOPY TREES			
Cordia subcordata	Kou	100 Gal. 8'-10' Ht, 6' Wood Matched Specimens	4
Fagraea berteriana	Puakenikeni	100 Gal. 8'-10' Ht, Matched Specimens	5
PALMS			
Cocos nucifera	Coconut	8' = 3 12' = 18 18' = 45 20' = 14	6
Veitchia joannis	Joannis Palm	10' and 12' Trunk Height	11
1. Proposed trees will match the Ward Village Street Tree Master Plan			



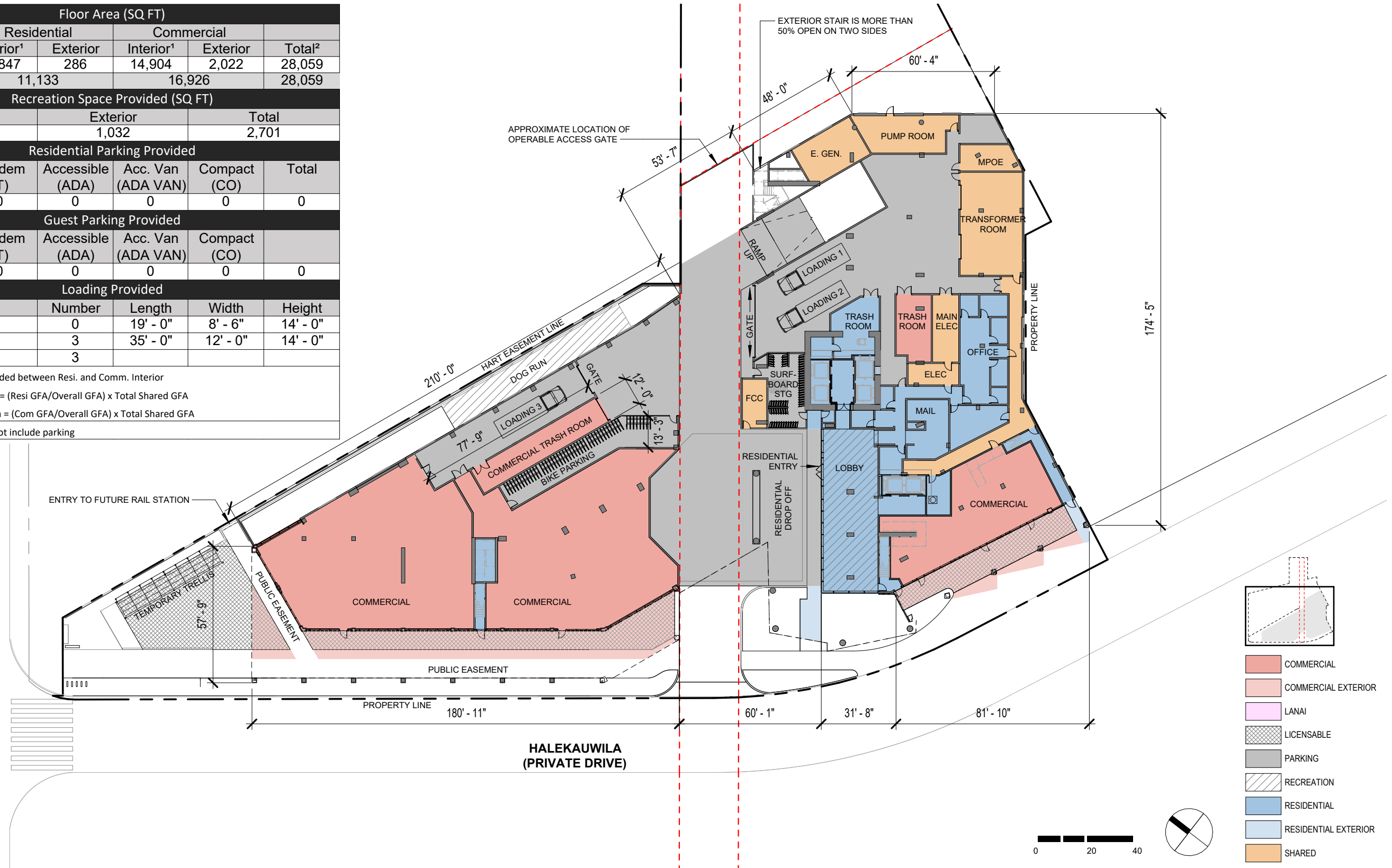


Floor Area (SQ FT)					
Parking	Residential		Commercial		Total ²
	Interior ¹	Exterior	Interior ¹	Exterior	
16,524	10,847	286	14,904	2,022	28,059
Totals ²	11,133		16,926		28,059
Recreation Space Provided (SQ FT)					
Interior	Exterior		Total		
1,669	1,032		2,701		
Residential Parking Provided					
Standard (ST)	Tandem (T)	Accessible (ADA)	Acc. Van (ADA VAN)	Compact (CO)	Total
0	0	0	0	0	0
Guest Parking Provided					
Standard (ST)	Tandem (T)	Accessible (ADA)	Acc. Van (ADA VAN)	Compact (CO)	Total
0	0	0	0	0	0
Loading Provided					
Type	Number	Length	Width	Height	
Small	0	19' - 0"	8' - 6"	14' - 0"	
Medium	3	35' - 0"	12' - 0"	14' - 0"	
Total	3				

1. Shared floor area is divided between Resi. and Comm. Interior
Residential Shared Area = (Resi GFA/Overall GFA) x Total Shared GFA
Commercial Shared Area = (Com GFA/Overall GFA) x Total Shared GFA

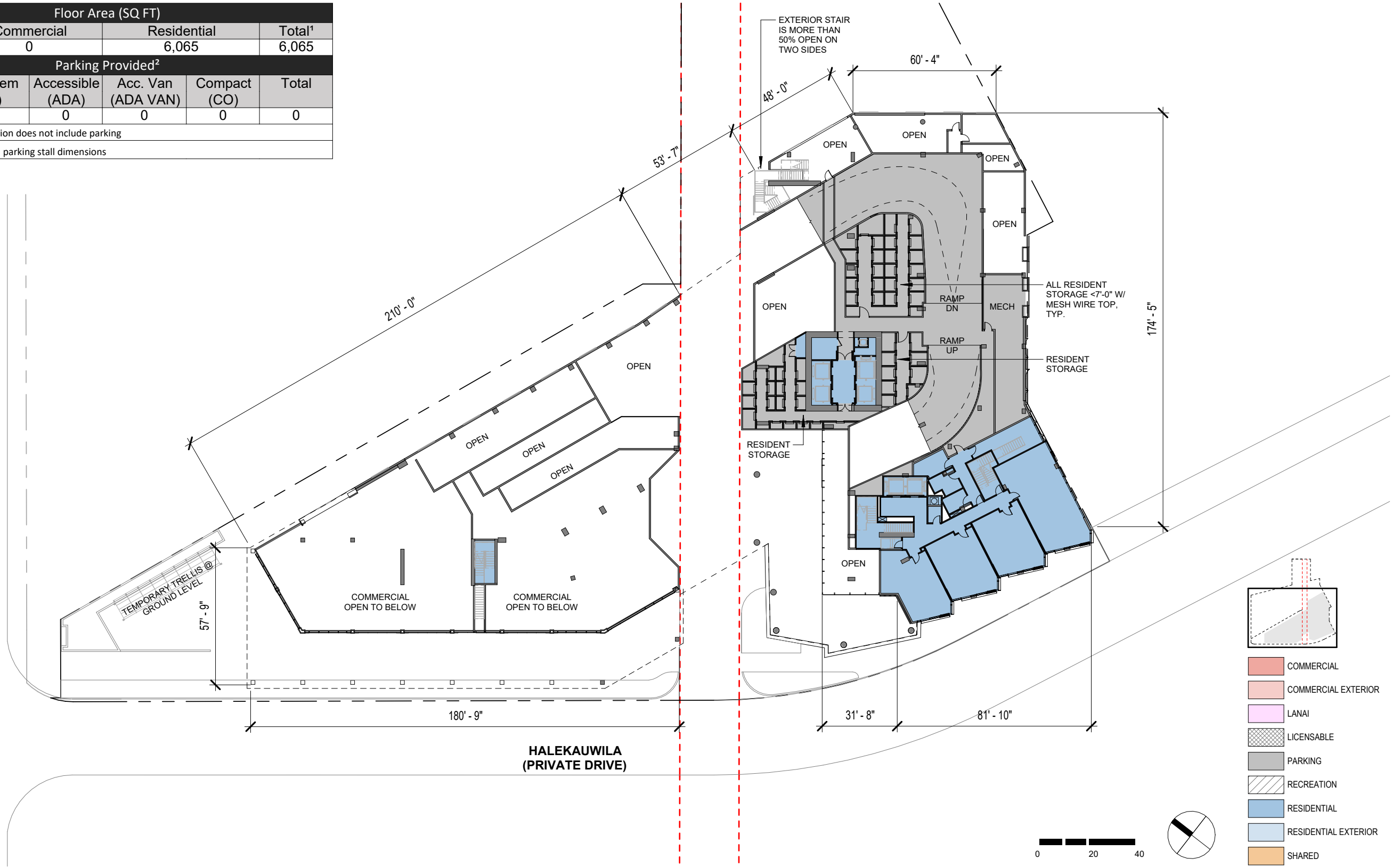
2. Total Floor Area does not include parking

WARD AVE.



Floor Area (SQ FT)					
Parking	Commercial	Residential		Total ¹	
12,748	0	6,065		6,065	
Parking Provided ²					
Standard (ST)	Tandem (T)	Accessible (ADA)	Acc. Van (ADA VAN)	Compact (CO)	Total
0	0	0	0	0	0
1. Total Floor Area calculation does not include parking					
2. See floor plan for typical parking stall dimensions					

WARD AVE.

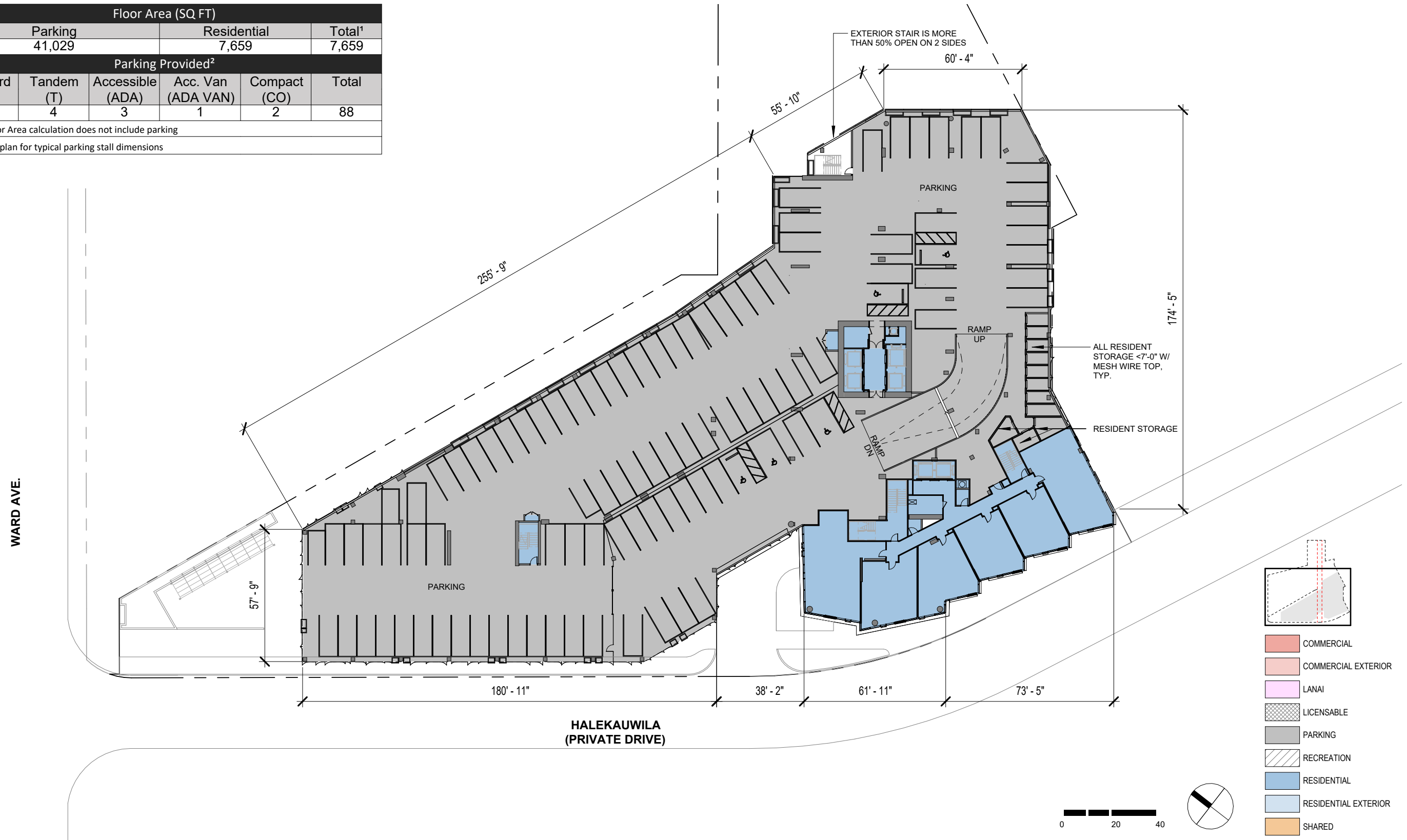


HALEKAUWILA (PRIVATE DRIVE)



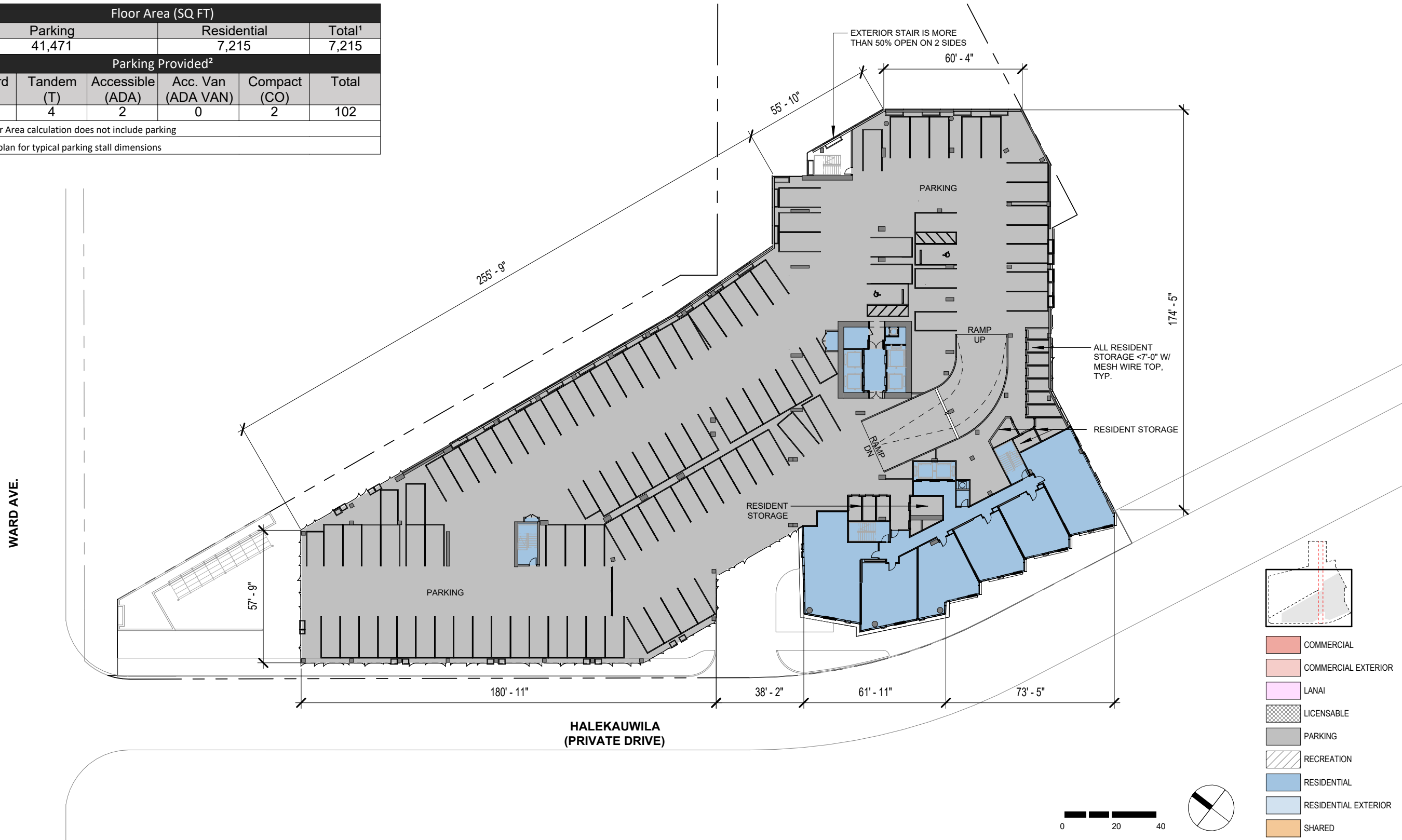
Floor Area (SQ FT)					
Parking		Residential		Total ¹	
41,029		7,659		7,659	
Parking Provided ²					
Standard (ST)	Tandem (T)	Accessible (ADA)	Acc. Van (ADA VAN)	Compact (CO)	Total
78	4	3	1	2	88

1. Total Floor Area calculation does not include parking
2. See floor plan for typical parking stall dimensions



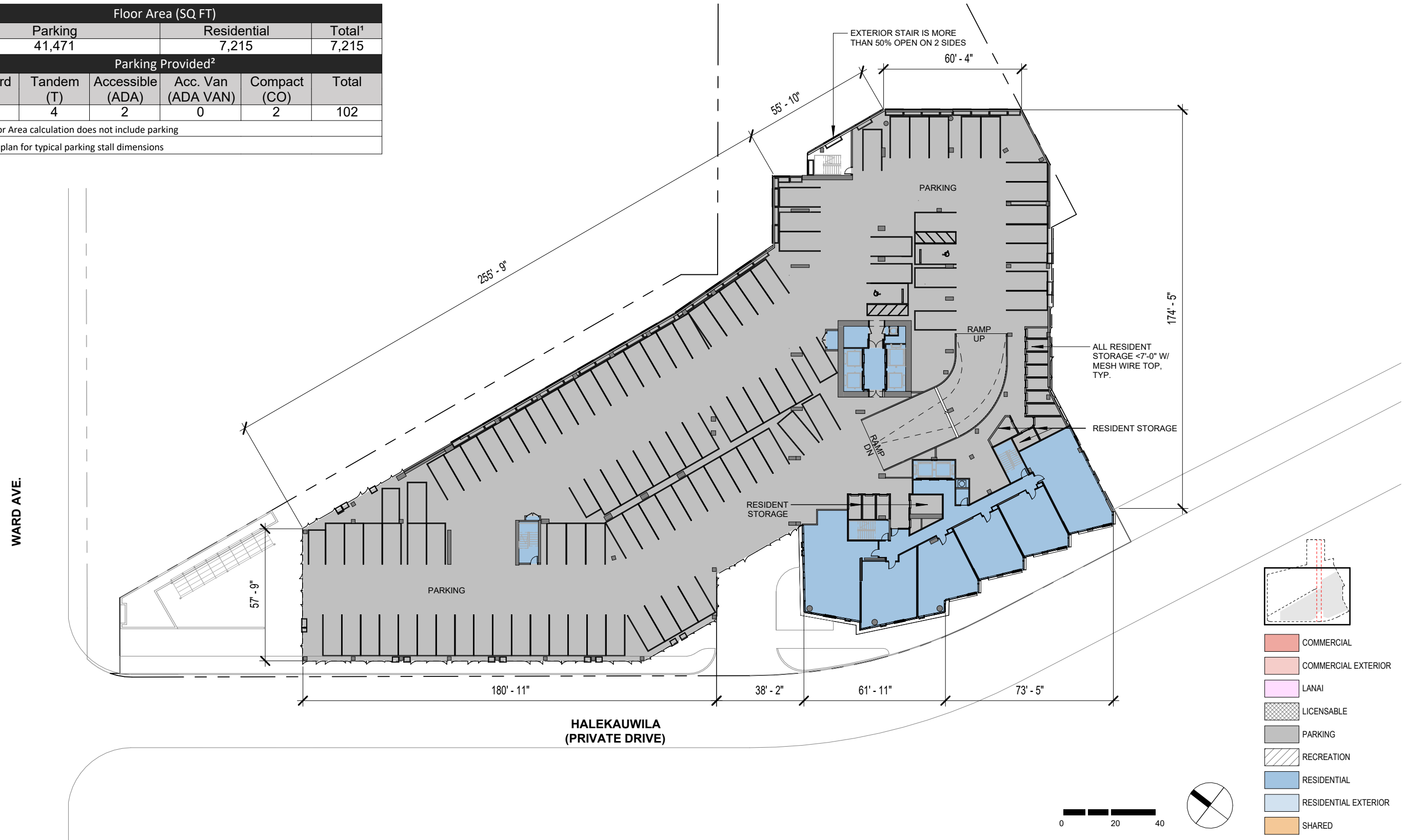
Floor Area (SQ. FT)					
Parking		Residential		Total ¹	
41,471		7,215		7,215	
Parking Provided ²					
Standard (ST)	Tandem (T)	Accessible (ADA)	Acc. Van (ADA VAN)	Compact (CO)	Total
94	4	2	0	2	102

1. Total Floor Area calculation does not include parking
2. See floor plan for typical parking stall dimensions



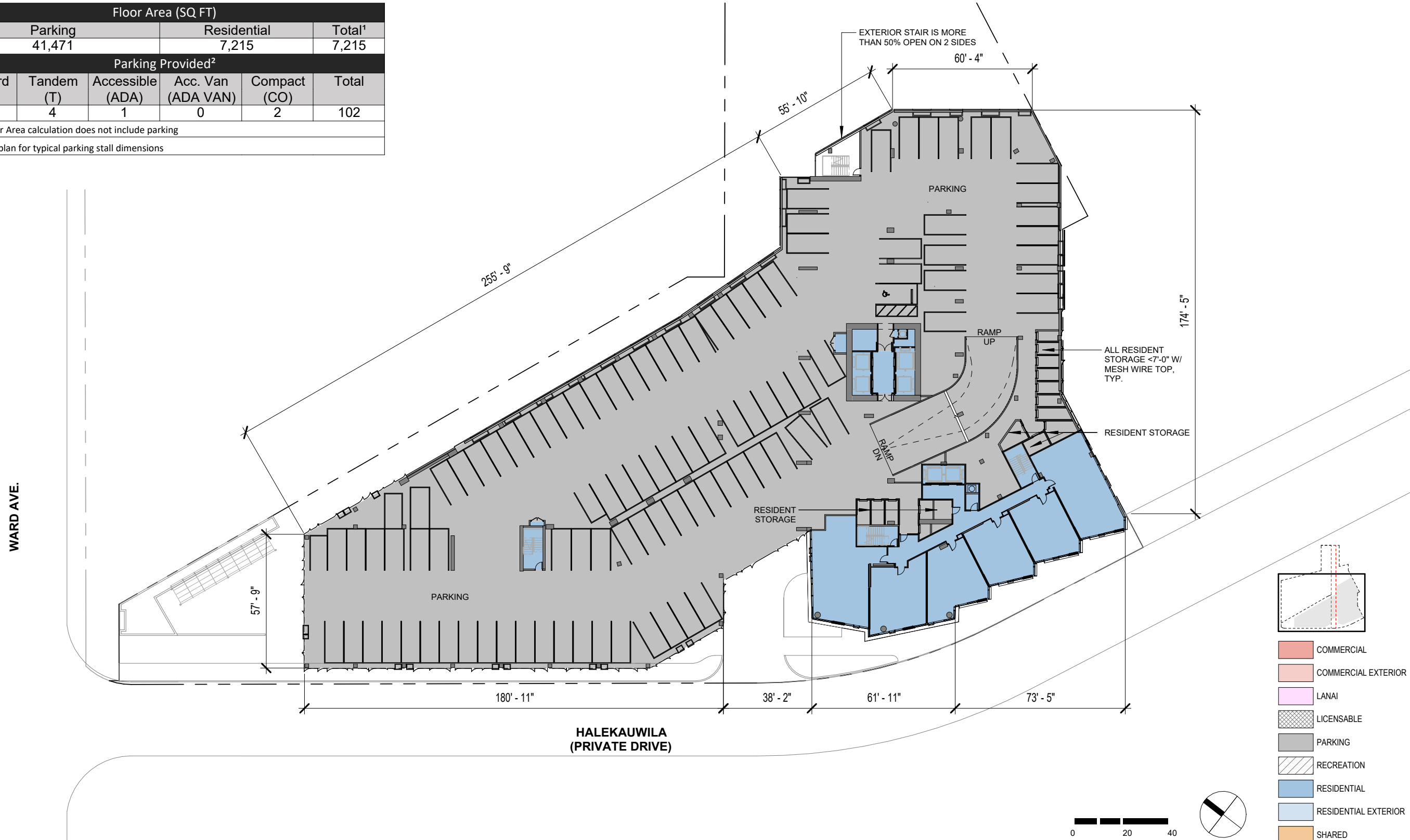
Floor Area (SQ FT)					
Parking		Residential		Total ¹	
41,471		7,215		7,215	
Parking Provided ²					
Standard (ST)	Tandem (T)	Accessible (ADA)	Acc. Van (ADA VAN)	Compact (CO)	Total
94	4	2	0	2	102

1. Total Floor Area calculation does not include parking
2. See floor plan for typical parking stall dimensions



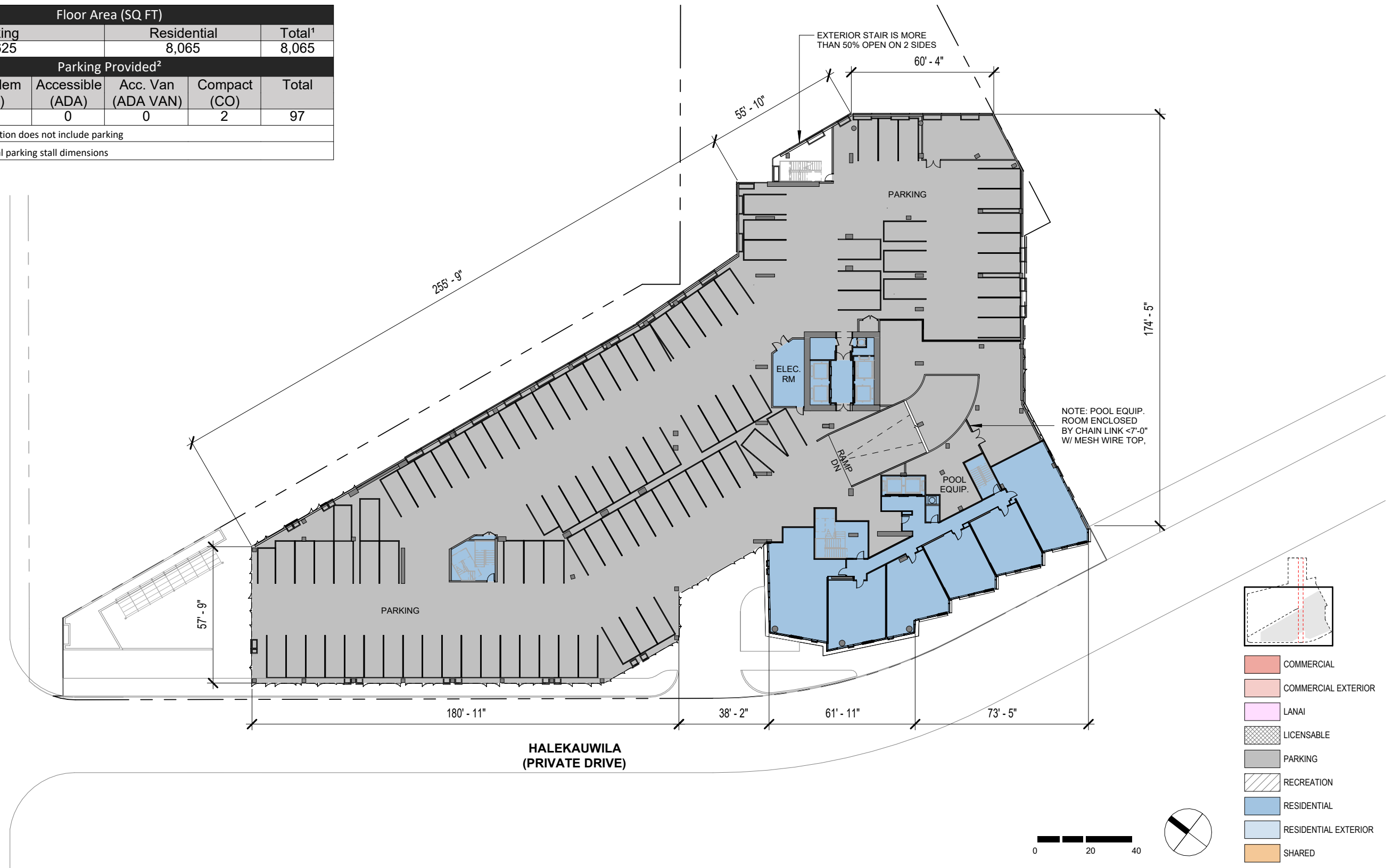
Floor Area (SQ FT)					
Parking		Residential		Total ¹	
41,471		7,215		7,215	
Parking Provided ²					
Standard (ST)	Tandem (T)	Accessible (ADA)	Acc. Van (ADA VAN)	Compact (CO)	Total
95	4	1	0	2	102

1. Total Floor Area calculation does not include parking
2. See floor plan for typical parking stall dimensions



Floor Area (SQ FT)					
Parking		Residential		Total ¹	
40,625		8,065		8,065	
Parking Provided ²					
Standard (ST)	Tandem (T)	Accessible (ADA)	Acc. Van (ADA VAN)	Compact (CO)	Total
91	4	0	0	2	97
1. Total Floor Area calculation does not include parking					
2. See floor plan for typical parking stall dimensions					

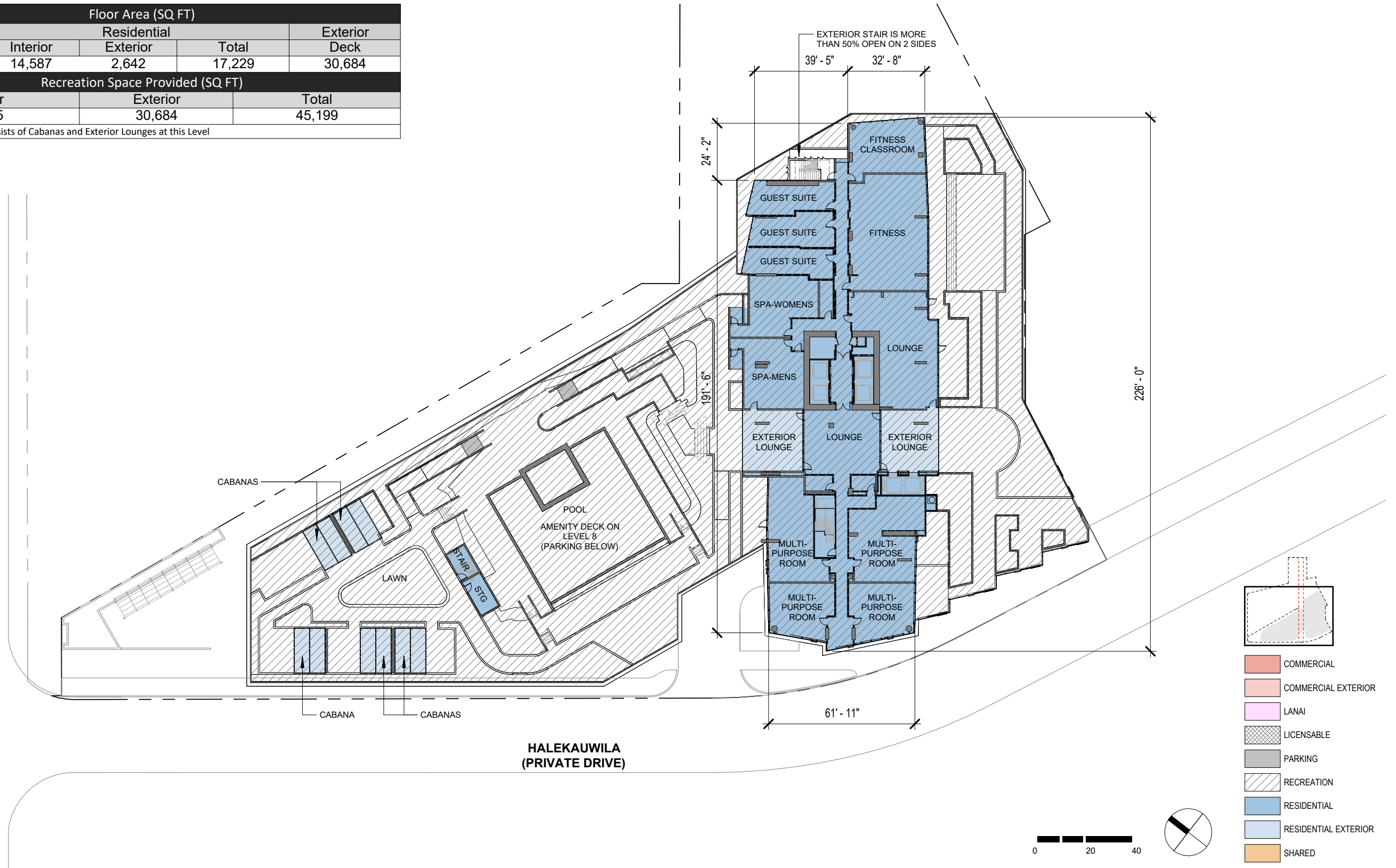
WARD AVE.



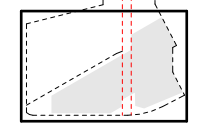
Floor Area (SQ FT)				
Parking	Residential			Exterior Deck
	Interior	Exterior	Total	
0	14,587	2,642	17,229	30,684
Recreation Space Provided (SQ FT)				
Interior	Exterior		Total	
14,515	30,684		45,199	

"Residential Exterior" consists of Cabanas and Exterior Lounges at this Level

WARD AVE.



HALEKAUWILA
(PRIVATE DRIVE)

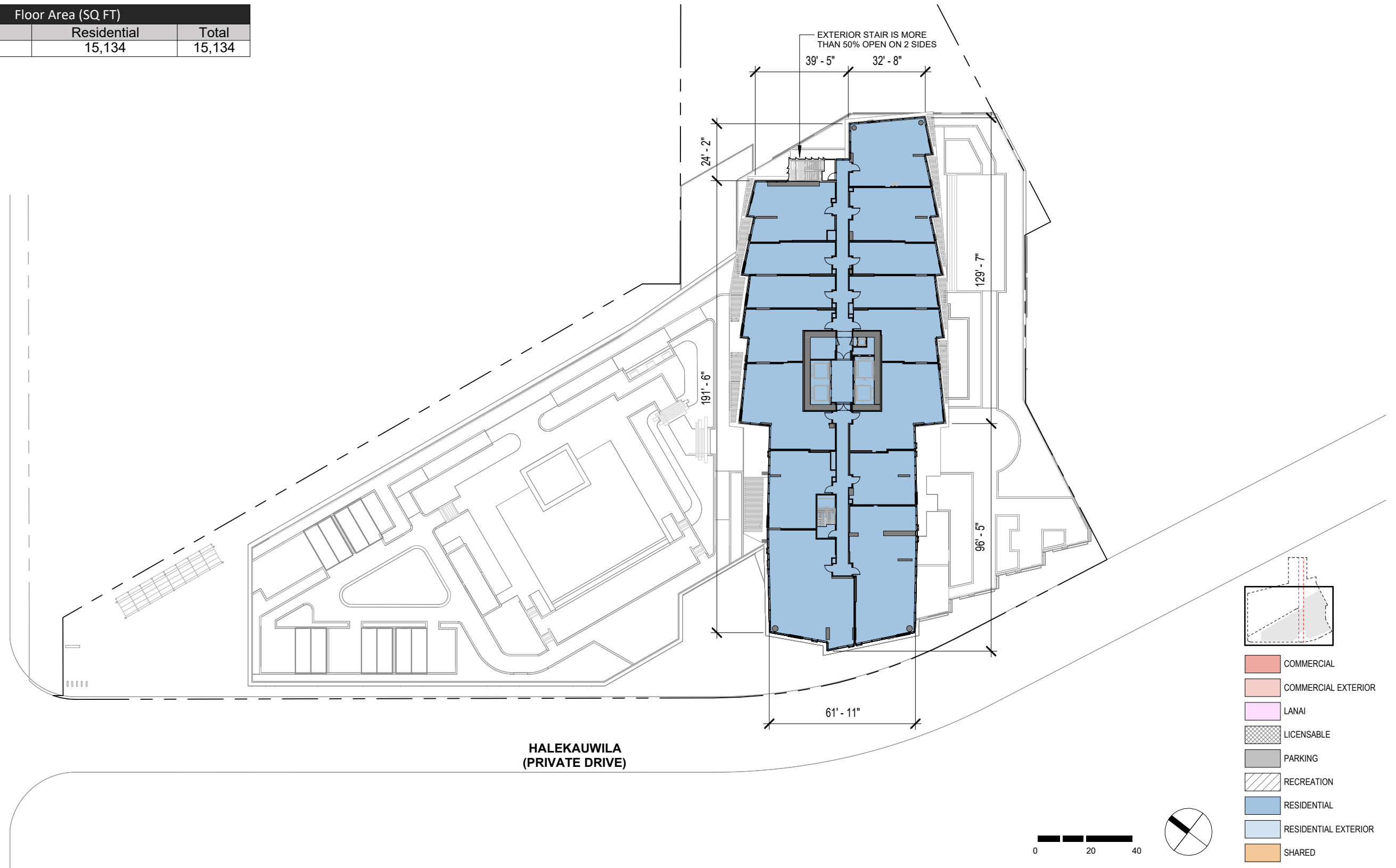


- COMMERCIAL
- COMMERCIAL EXTERIOR
- LANAI
- LICENSABLE
- PARKING
- RECREATION
- RESIDENTIAL
- RESIDENTIAL EXTERIOR
- SHARED



Floor Area (SQ FT)		
Parking	Residential	Total
0	15,134	15,134

WARD AVE.



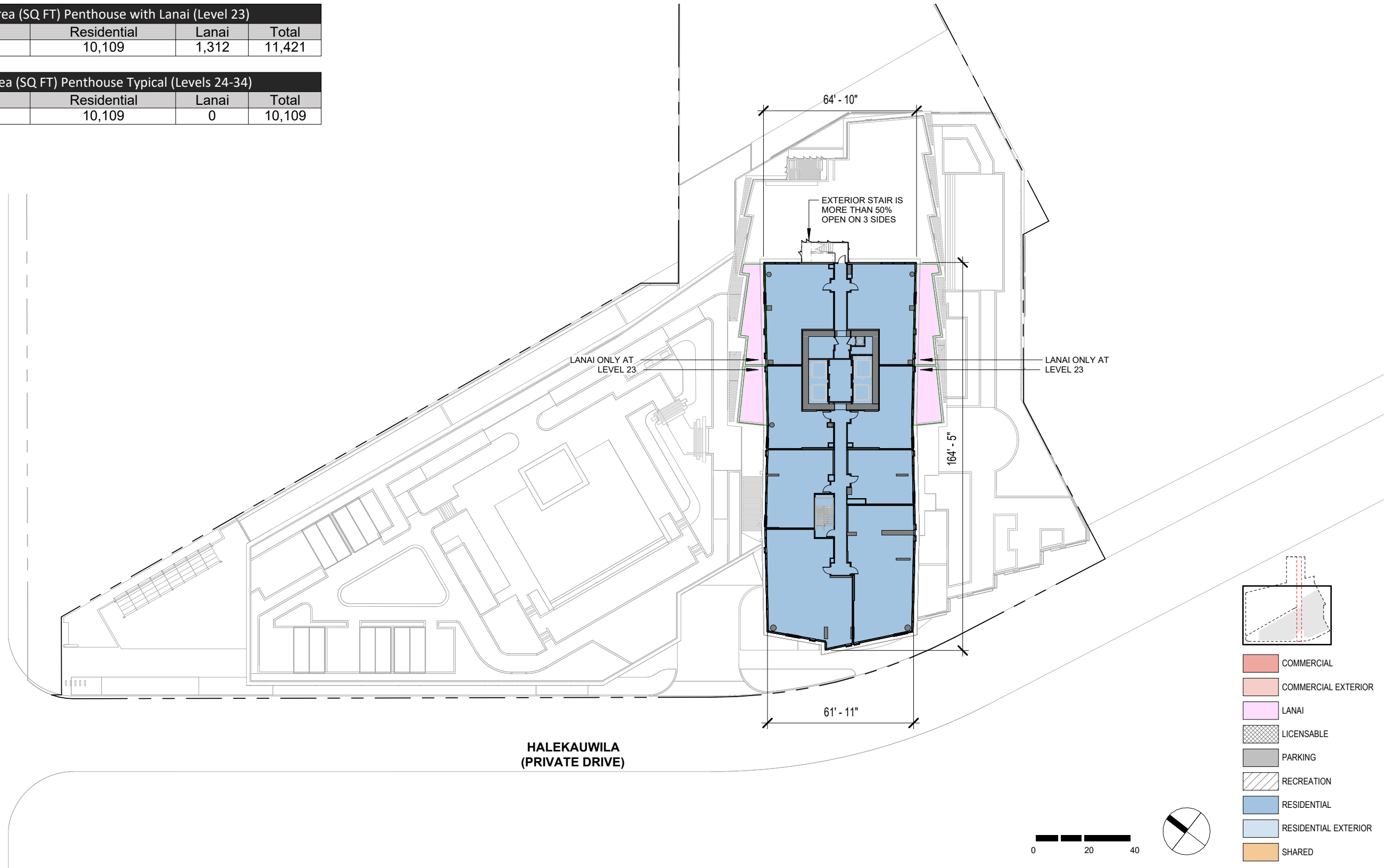
HALEKAUWILA
(PRIVATE DRIVE)



Floor Area (SQ FT) Penthouse with Lanai (Level 23)			
Parking	Residential	Lanai	Total
0	10,109	1,312	11,421

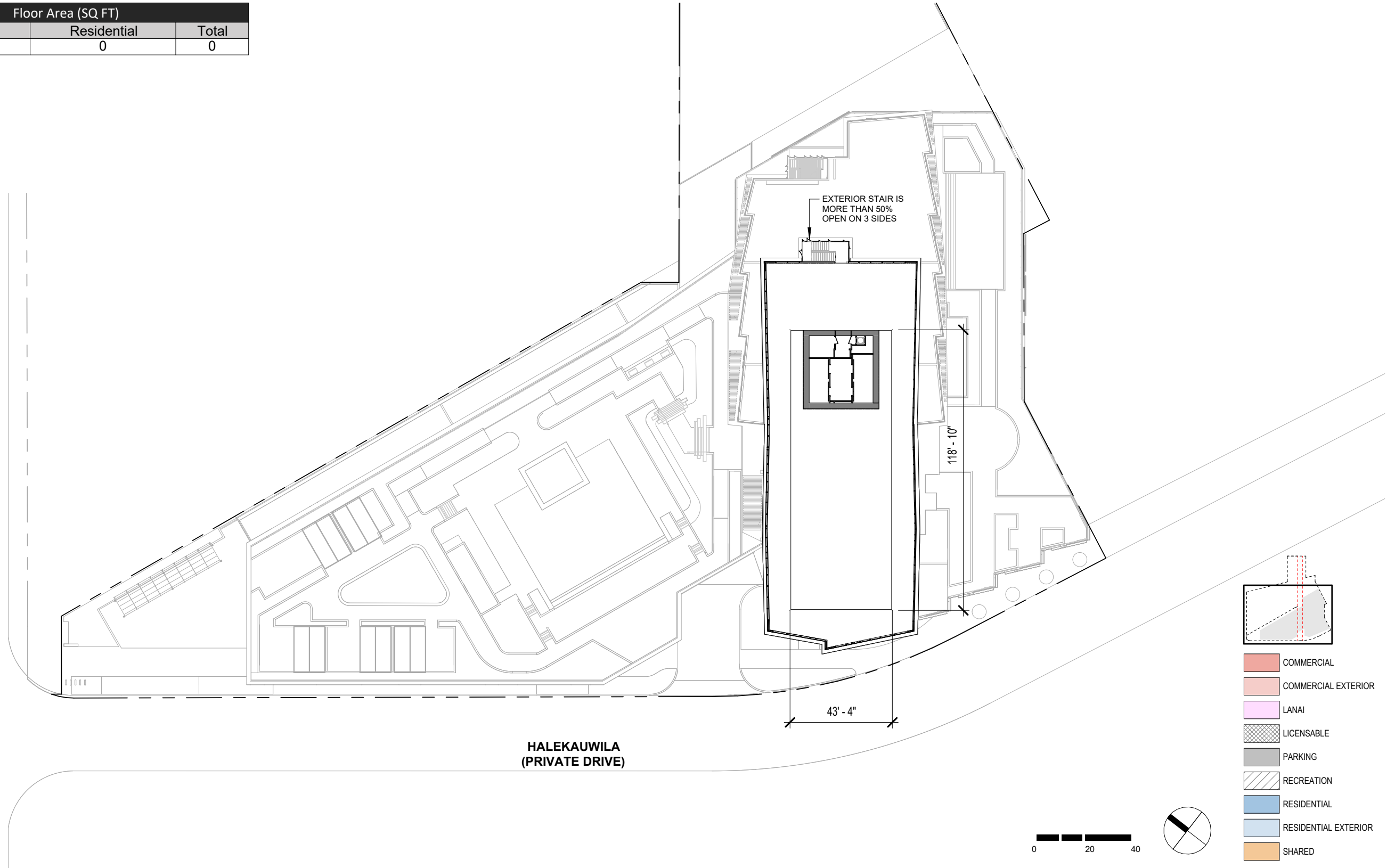
Floor Area (SQ FT) Penthouse Typical (Levels 24-34)			
Parking	Residential	Lanai	Total
0	10,109	0	10,109

WARD AVE.



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

WARD AVE.



Open Space Provided (15-22-64)	
Open Space Required (SQ FT)	
Site Area	80,256
Required Percentage of Open Space	10%
Open Space Required	8,026
Open Space Provided (SQ FT)	
Open Space Provided	10,905

Recreation Space Provided (15-22-65)			
Recreation Space Required (SQ FT)			
Dwelling Units	340		
Required Recreation Space per Unit	55		
Recreation Space Required	18,700		
Recreation Space Provided (SQ FT)			
Floor	Interior	Exterior	Total
1	1,669	1,032	2,701
8	14,515	30,684	45,199
TOTAL			47,900

Off Street Loading Count (15-22-68)		
Loading Spaces Required		
Location	Floor Area	Spaces
Commercial Area	16,926	2
Residential Area	404,980	3
Subtotal	421,906	5
Adjustment per 15-22-68 (e)		-2.5
Total Required		3
TOTAL PROVIDED		3

Residential Unit Matrix		
Number of Units by Bedroom		
STUDIO	56	
1 BR	156	
2 BR	76	
3 BR	52	
TOTAL PROVIDED		340

Off-Street Parking Required			
Required Minimum Residential Parking Stalls			
Unit Type	# of Units	Ratio	Min. Req. Spaces
Under 600 SF	56	0.9	51
Between 600-800 SF	156	1.13	177
800 SF or more	128	1.35	173
HCDA Req. Minimum Parking (15-22-67)			401
Required Minimum Commercial Parking Stalls			
Eating and Drinking Area	5,958 SF	0.9 per 300 SF	18
Kitchen & Accessory Area	3,069 SF	1 per 444 SF	7
Commercial + Other	7,386 SF	1 per 444 SF	17
Total Area ³	16,413 SF	--	42
GRAND TOTAL REQUIRED			443

Residential Parking Provided						
Parking Provided On-Site						
Floor	Standard (ST)	Tandem (T)	Accessible (ADA)	Accessible Van (ADA VAN)	Compact (CO)	Total
7	91	4	0	0	2	97
6	95	4	1	0	2	102
5	94	4	2	0	2	102
4	94	4	2	0	2	102
3	78	4	3	1	2	88
2	0	0	0	0	0	0
1	0	0	0	0	0	0
TOTAL PARKING²		452	20	8	1	491

Commercial Parking Provided						
Parking Provided On-Site						
Floor	Standard (ST)	Tandem (T)	Accessible (ADA)	Accessible Van (ADA VAN)	Compact (CO)	Total
2	0	0	0	0	0	0

Guest Parking Provided						
Parking Provided On-Site						
Floor	Standard (ST)	Tandem (T)	Accessible (ADA)	Accessible Van (ADA VAN)	Compact (CO)	Total
3	11	0	0	1	0	12

Parking Summary						
Guest ST	Guest ADA + VAN	Residential T	Residential ST	Res ADA + VAN	Compact	Total
11	1	20	452	9	10	503

- 42 commercial parking spaces will be fulfilled off-site within district parking at 987 Queen St & 333 Ward Ave. ('A'ali'i Ward Village & The Park Ward Village). Per the 'A'ali'i Planned Development Permit D&O (KAK 16-075) 'A'ali'i is required to provide a minimum of 806 off-street parking spaces (see D&O FOF 128). 'A'ali'i provides 914 off-street parking spaces (see BP# 845395). Per The Park Ward Village Planned Development Permit D&O (KAK 21-002) The Park Ward Village is required to provide a minimum of 736 off-street parking spaces (see D&O FOF 87). The Park Ward Village will provide approximately 960 off-street parking spaces to satisfy The Park Ward Village'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 88 and 89).
- 25% of stalls will have infrastructure to be electrified.
- Area total includes both Leaseable and Licensable areas. Pedestrian easement areas are excluded.

Floor Area Summary								
Floor	Height (FT)	Flr to Flr	Resi.	Lanai ⁴	Comm.	Parking	HCDA Flr Area	Twr Footprint
Roof	+347.76	18.00	0				0	1,075
L34	+336.13	11.63	10,109				10,109	10,109
L33	+325.51	10.63	10,109				10,109	10,109
L32	+314.88	10.63	10,109				10,109	10,109
L31	+305.26	9.63	10,109				10,109	10,109
L30	+295.63	9.63	10,109				10,109	10,109
L29	+286.01	9.63	10,109				10,109	10,109
L28	+276.38	9.63	10,109				10,109	10,109
L27	+266.76	9.63	10,109				10,109	10,109
L26	+257.13	9.63	10,109				10,109	10,109
L25	+247.51	9.63	10,109				10,109	10,109
L24	+237.88	9.63	10,109				10,109	10,109
L23	+228.26	9.63	10,109	1,312			11,421	11,421
L22	+216.63	11.63	15,134				15,134	15,134
L21	+207.00	9.63	15,134				15,134	15,134
L20	+197.38	9.63	15,134				15,134	15,134
L19	+187.75	9.63	15,134				15,134	15,134
L18	+178.13	9.63	15,134				15,134	15,134
L17	+168.50	9.63	15,134				15,134	15,134
L16	+158.88	9.63	15,134				15,134	15,134
L15	+149.25	9.63	15,134				15,134	15,134
L14	+139.63	9.63	15,134				15,134	15,134
L11	+130.00	9.63	15,134				15,134	15,134
L12	+120.38	9.63	15,134				15,134	15,134
L11	+110.75	9.63	15,134				15,134	15,134
L10	+101.13	9.63	15,134				15,134	15,134
L9	+91.50	9.63	15,134				15,134	15,134
L8	+75.00	16.50	17,229				17,229	--
L7	+64.67	10.33	8,065			40,625	8,065	--
L6	+55.33	9.33	7,215			41,471	7,215	--
L5	+46.00	9.33	7,215			41,471	7,215	--
L4	+36.67	9.33	7,215			41,471	7,215	--
L3	+27.33	9.33	7,659			41,029	7,659	--
L2	+18.00	9.33	6,065			12,748	6,065	--
L1	+0.00	18.00	11,133		16,926	16,524	28,059	--
TOTAL			404,980	1,312	16,926	235,339	423,218	
TOTAL RESIDENTIAL⁵			406,292					

- Lanai with area larger than 15% of adjoining residential unit counted as floor area
- Total Interior Residential and Lanai





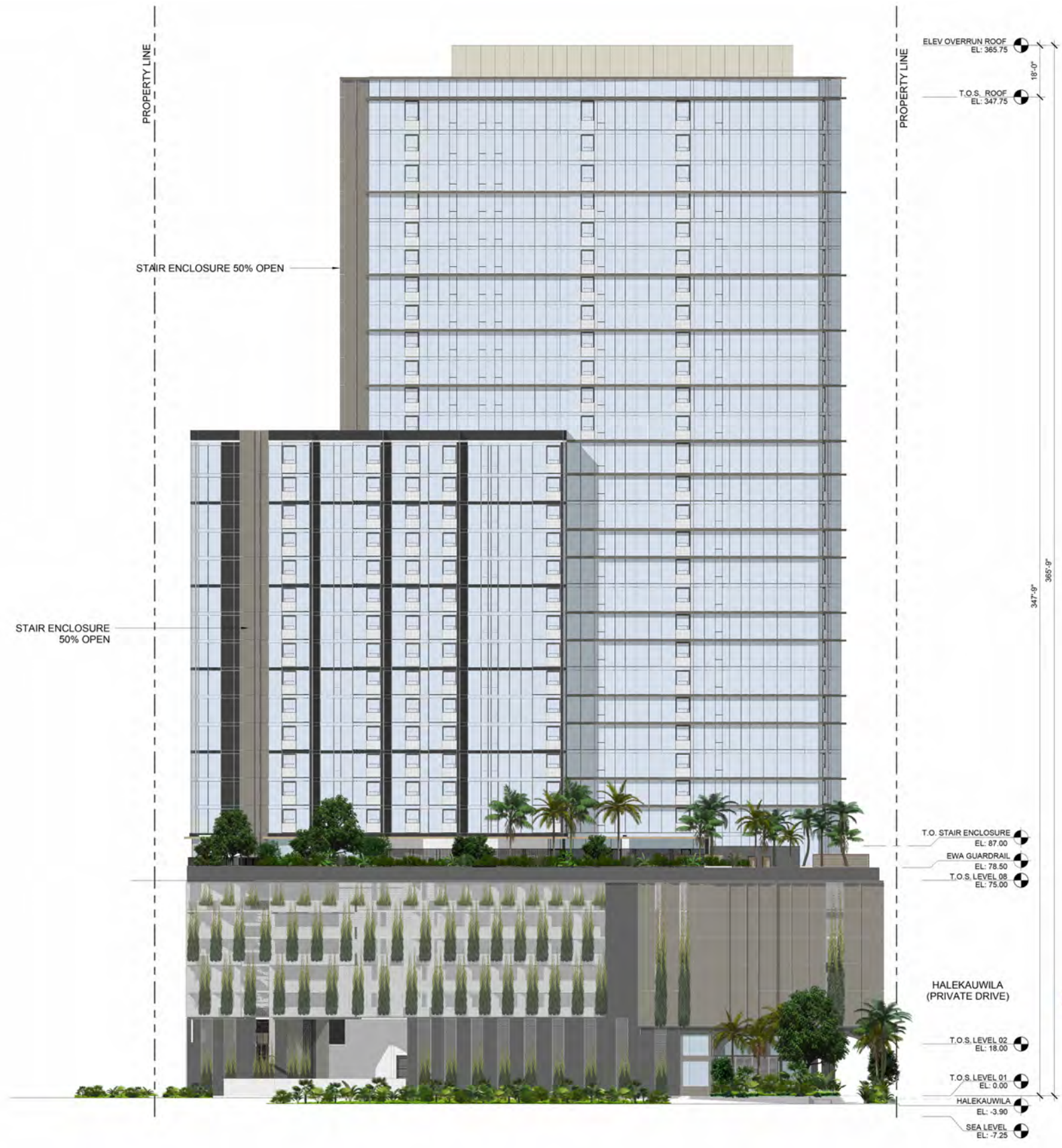


*HCDA RULE 15-22-62: MEASURED FROM THE STRUCTURAL SLAB, UTILITARIAN FEATURES INCLUDING STAIRWELLS MAY EXCEED THE HEIGHT LIMIT BY NOT MORE THAN 12'-0".

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



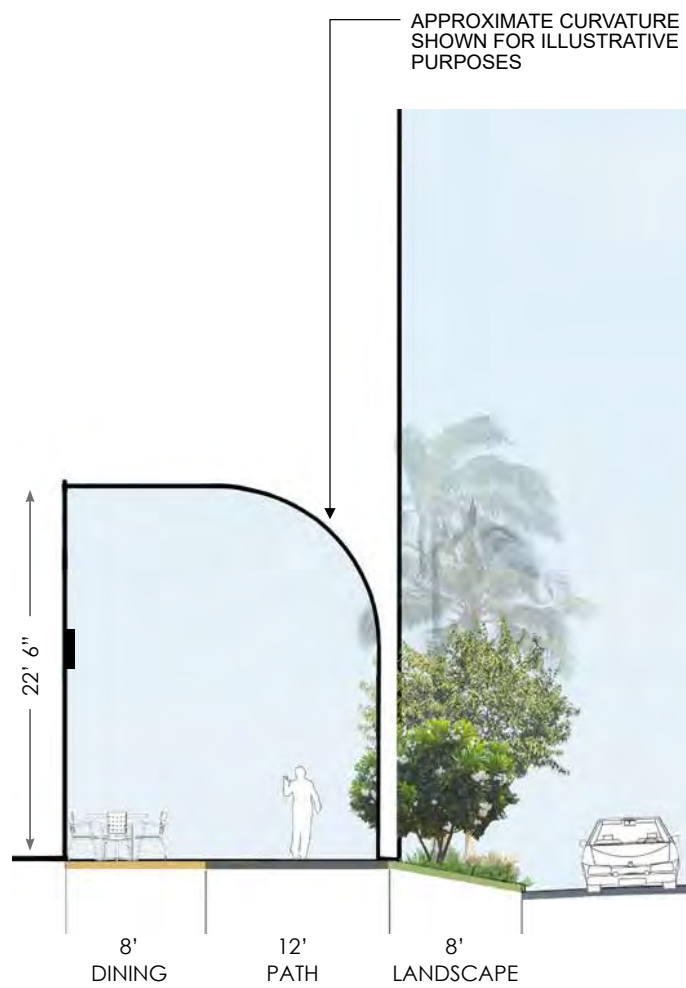




*HCDA RULE 15-22-62: MEASURED FROM THE STRUCTURAL SLAB, UTILITARIAN FEATURES INCLUDING STAIRWELLS MAY EXCEED THE HEIGHT LIMIT BY NOT MORE THAN 12'-0".

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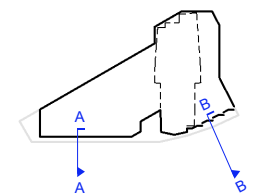


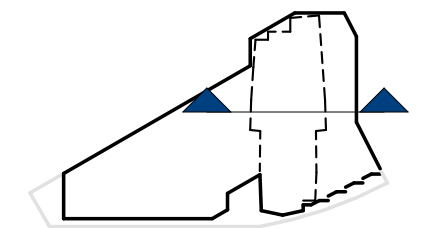
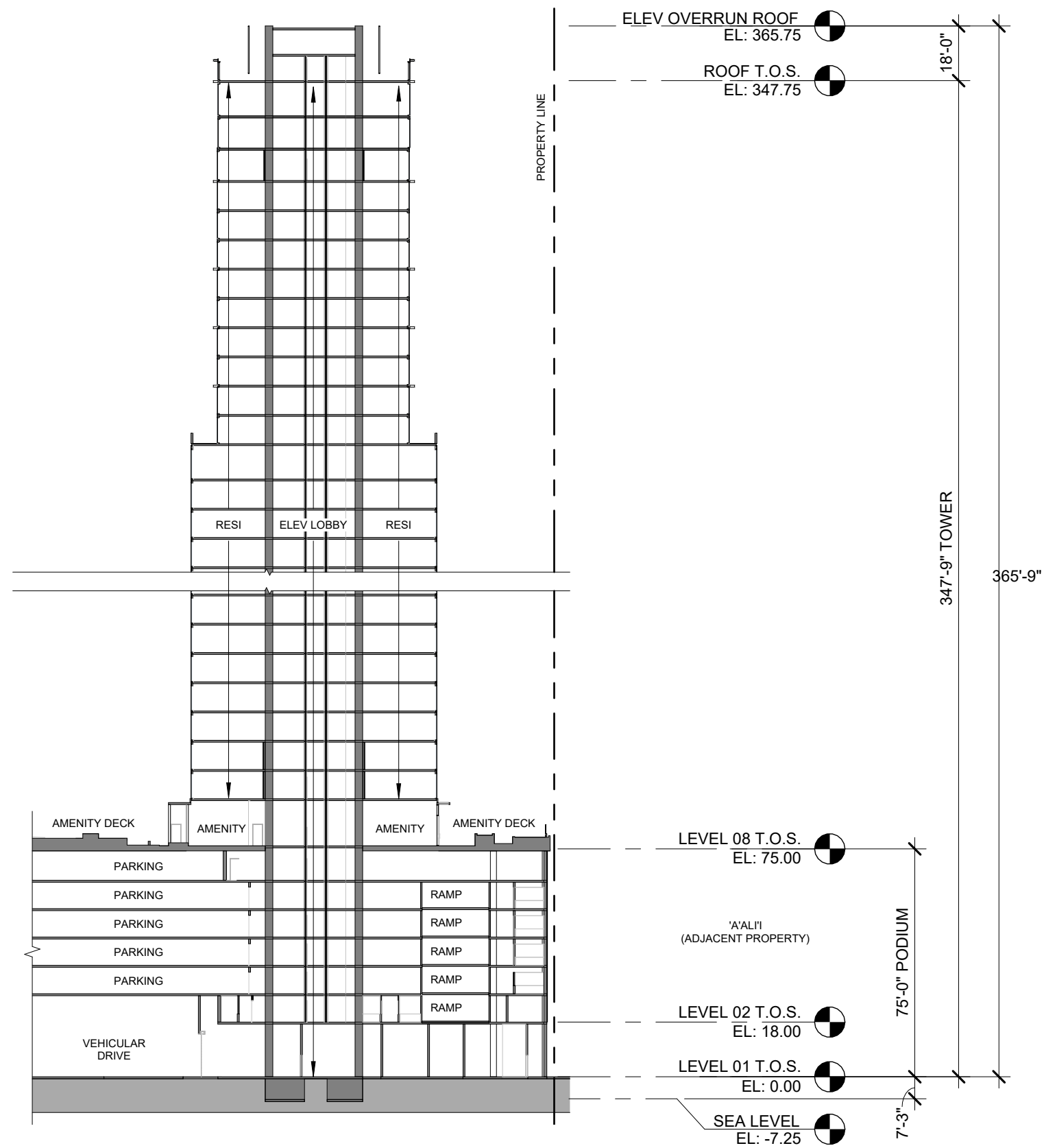


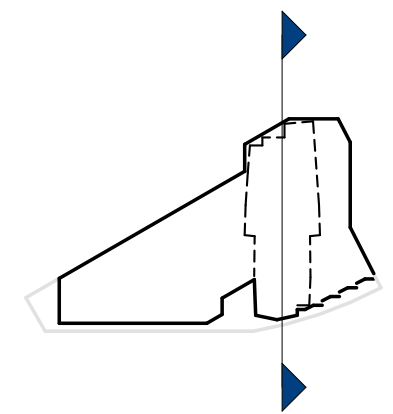
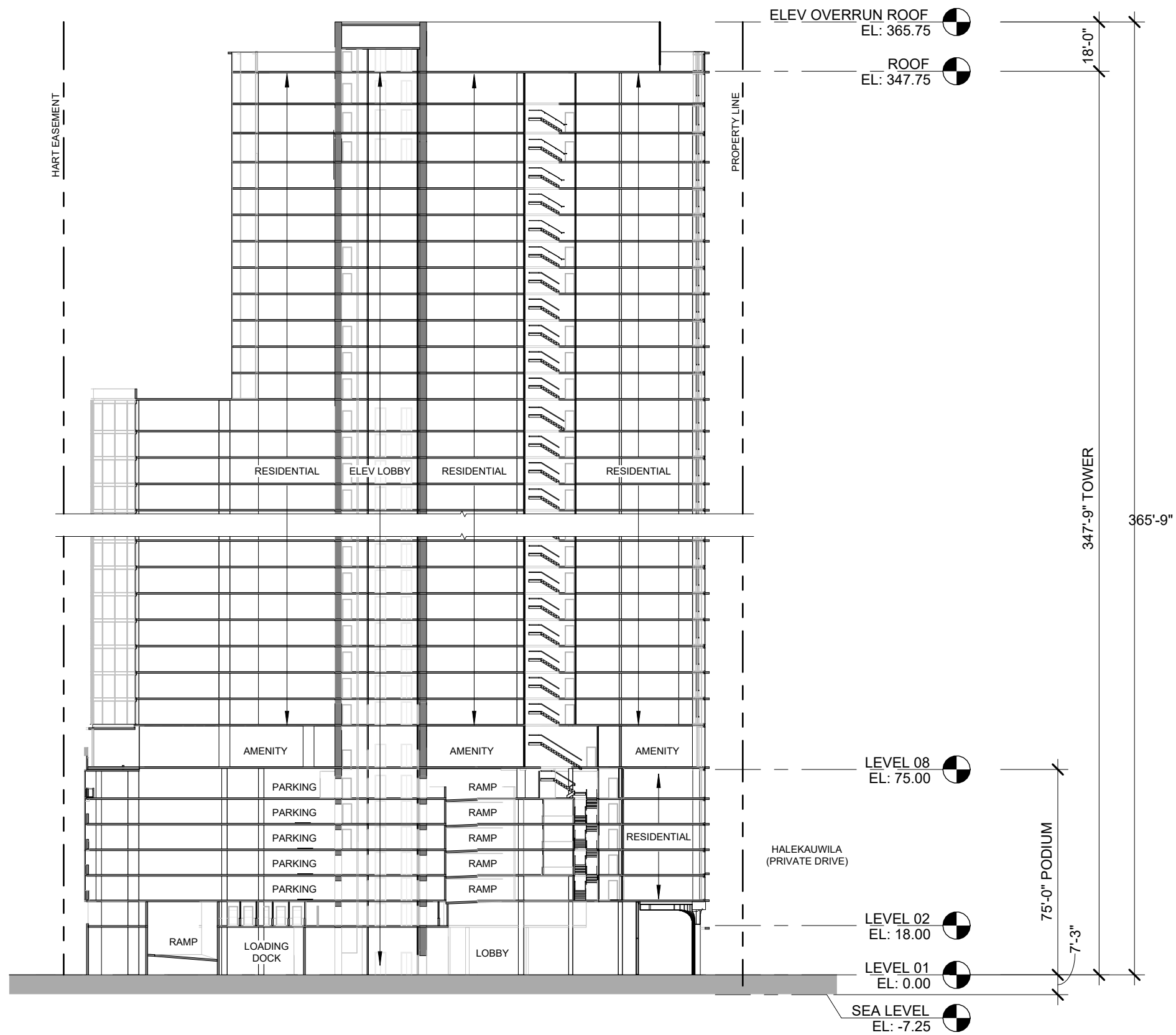
SECTION A-A

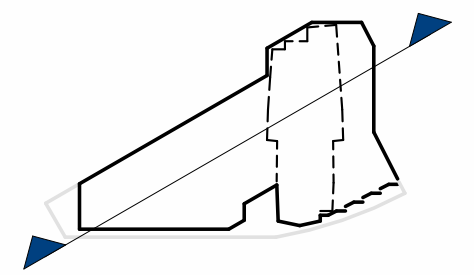
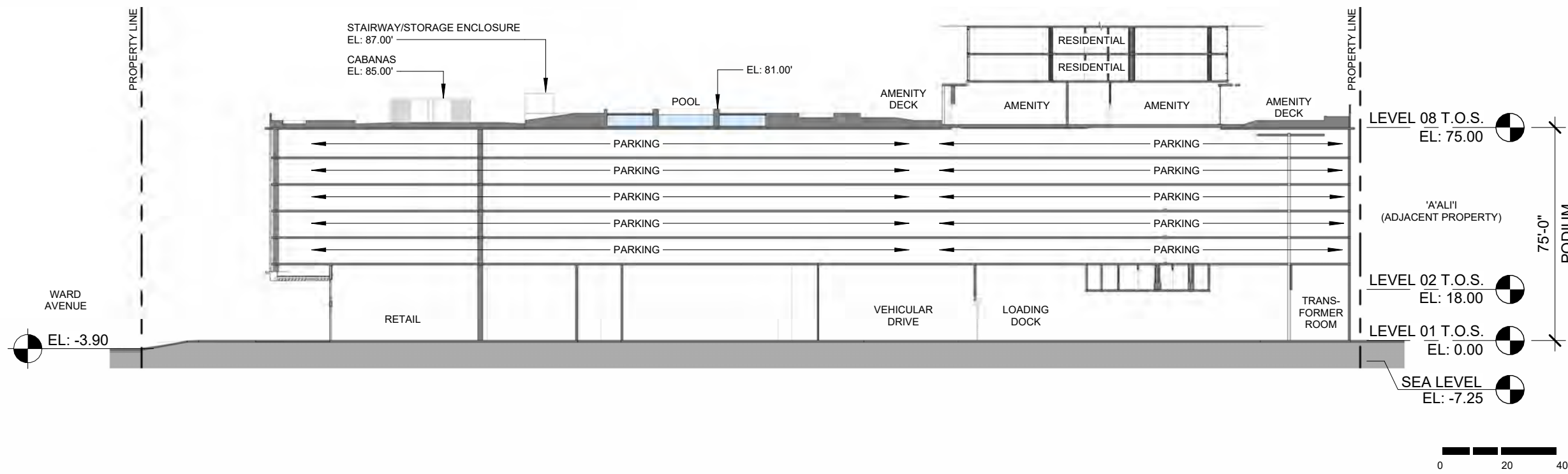
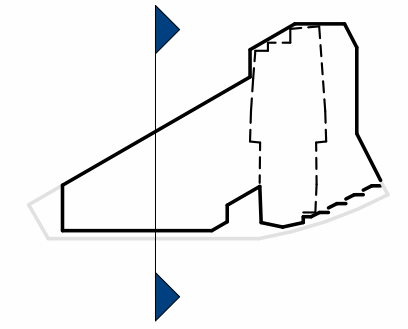
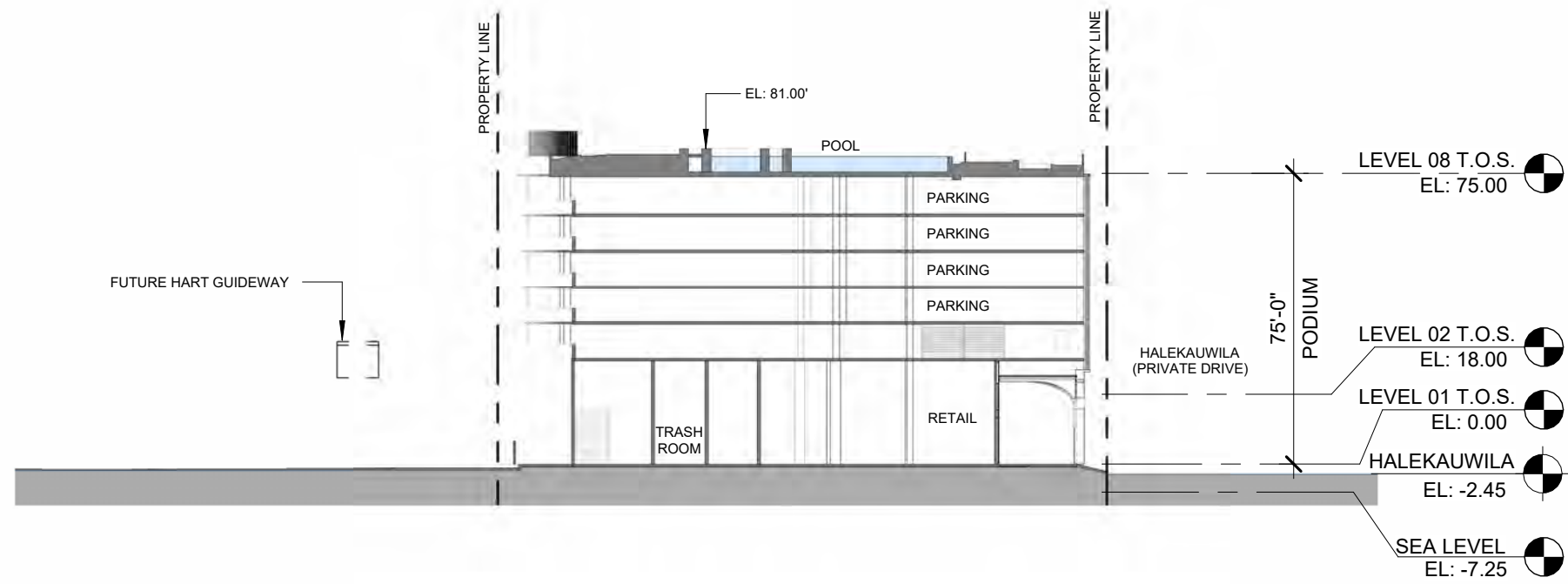


SECTION B-B



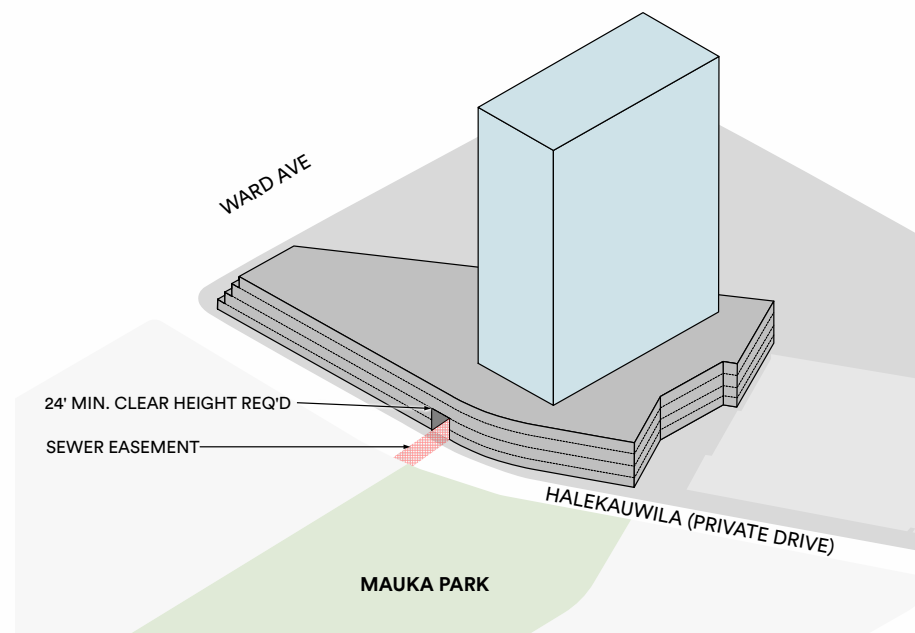






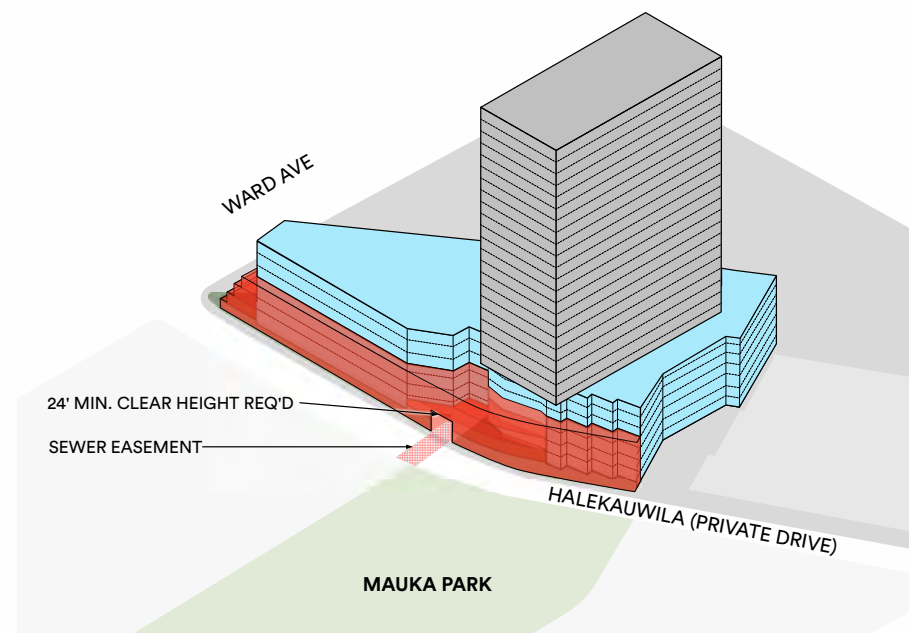
GRAPHICAL LEGEND

- RESIDENTIAL
- PARKING
- PUBLIC OPEN SPACE
- VOLUME OF BUILDABLE AREA
- RELOCATED FLOOR AREA
- RETAIL



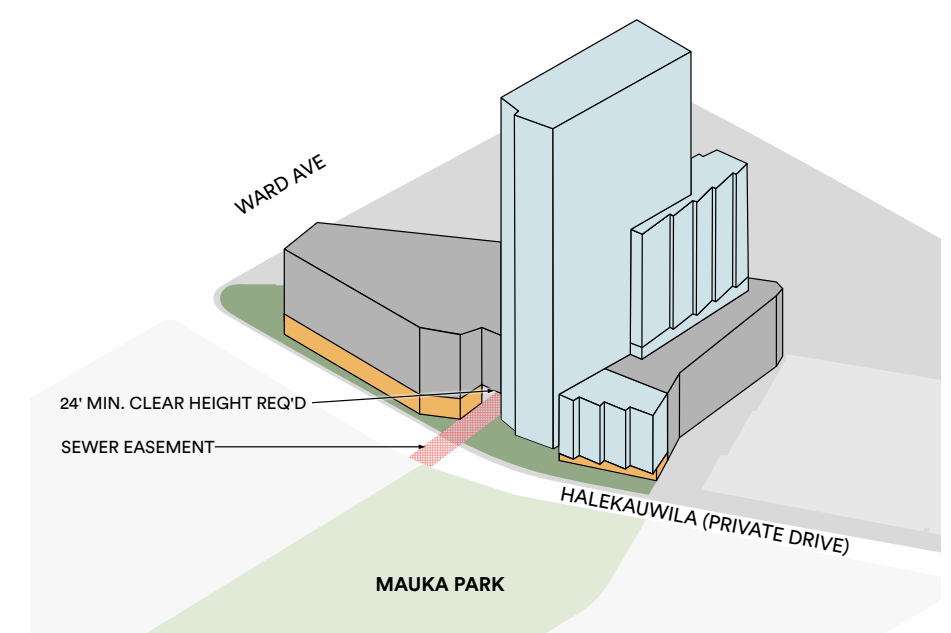
1. MASSING UNDER 2005 MAUKA AREA RULES

- 45' PODIUM; 16,000 SF TOWER FLOORPLATE
- PARKING ON ALL FOUR SIDES



2. MASSING BASED ON COMMITMENTS IN THE MASTER PLAN

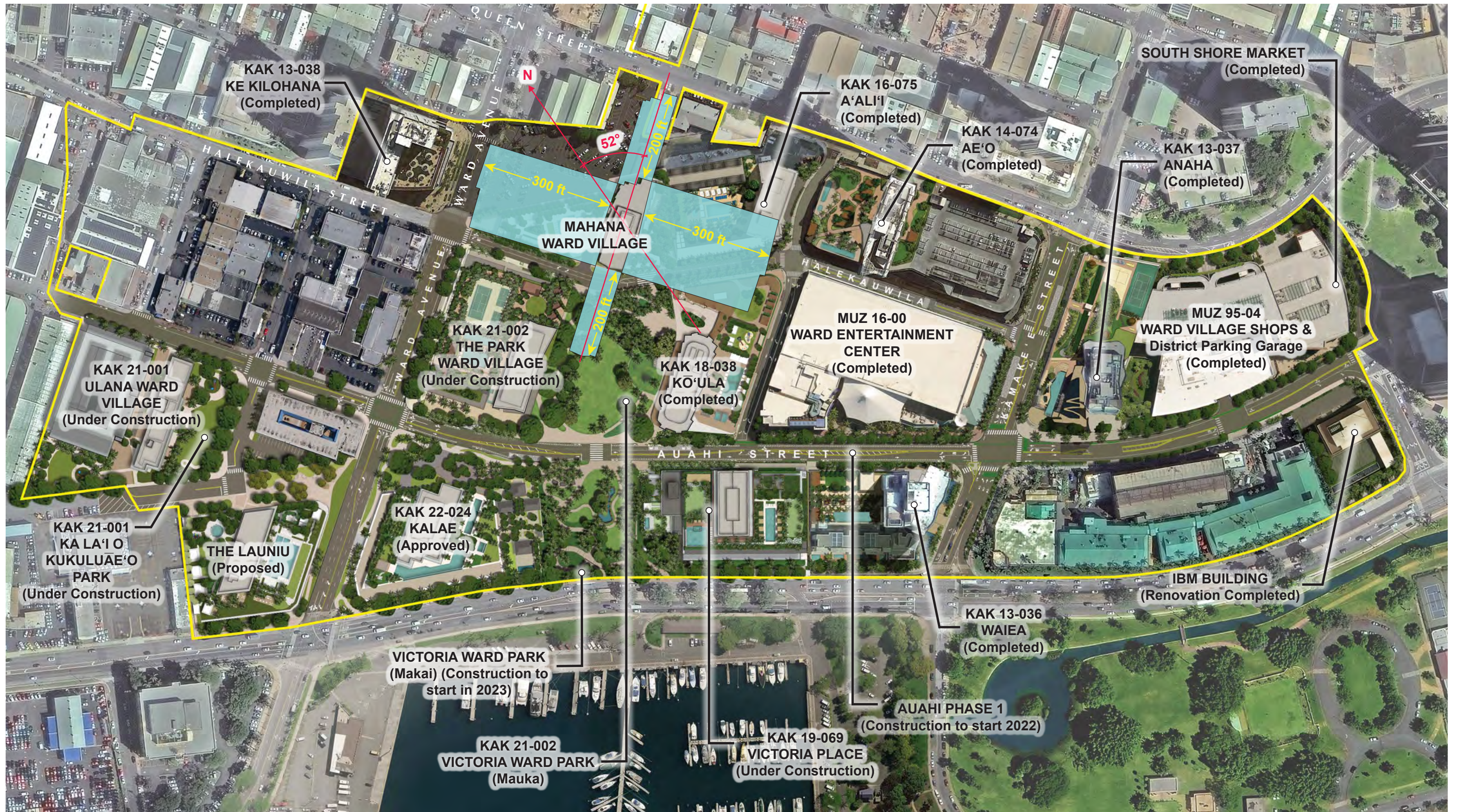
- PROGRAM CARVED AWAY FROM STREET AND PARK FRONTAGES IS RELOCATED ATOP THE PODIUM AND REPROGRAMMED AS RESIDENTIAL AND PARKING



3. BLOCK N-WEST (PROPOSED)

- 75' PODIUM
- RETAIL ON THE GROUND LEVEL
- DEDICATED DROP-OFF ON GROUND LEVEL
- TOWER ORIENTED MAUKA-MAKAI
- PEDESTRIAN COVERED ARCADE ALONG HALEKAUWILA WITH PUBLIC LANAI AT INTERSECTION OF HALEKAUWILA & WARD AVE







HALEKAUWILA / WARD AVENUE, LOOKING DIAMOND HEAD – ALLOWED BY RIGHT



HALEKAUWILA / WARD AVENUE, LOOKING DIAMOND HEAD – PROPOSED WITH MODIFICATION



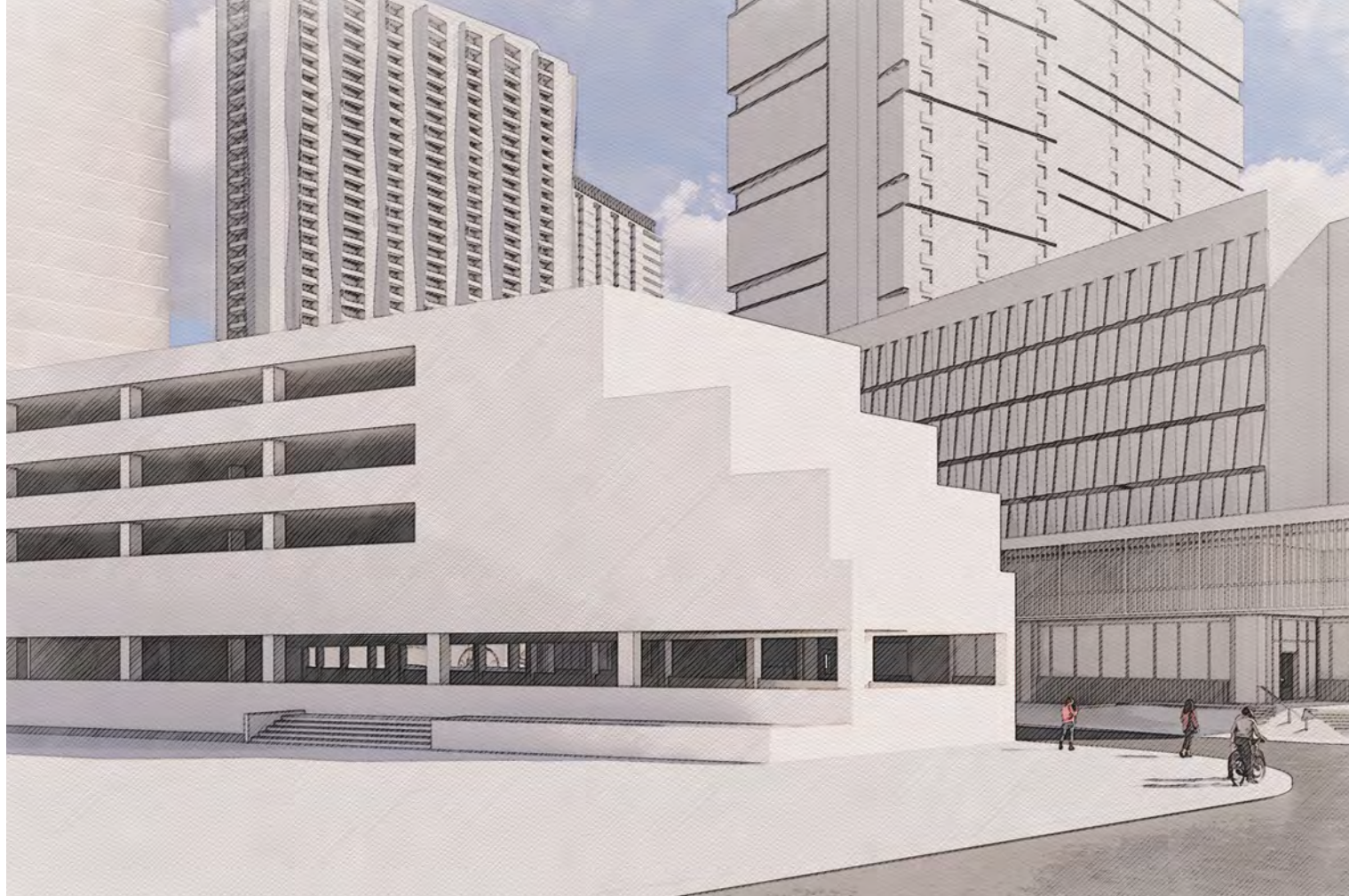


HALEKAUWILA, LOOKING MAUKA – ALLOWED BY RIGHT



HALEKAUWILA, LOOKING MAUKA – PROPOSED WITH MODIFICATION





WARD AVENUE / HART EASEMENT, LOOKING MAKAI – ALLOWED BY RIGHT



WARD AVENUE / HART EASEMENT, LOOKING MAKAI – PROPOSED WITH MODIFICATION





HALEKAUWILA, LOOKING 'EWA – ALLOWED BY RIGHT



HALEKAUWILA, LOOKING 'EWA – PROPOSED WITH MODIFICATION



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