

# 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.

**PROJECT INFORMATION**

**Existing Use and Floor Area (s.f.)**

☐ Commercial  
☐ Industrial  
☐ Residential  
☒ Other 0  
TOTAL 0

**Proposed Use and Floor Area (s.f.)**

☒ Commercial 16,926  
☐ Industrial  
☒ Residential 406,292  
☐ Other  
TOTAL 423,218

**Nature of Work**

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

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.

**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**

- Please refer to Subchapter 5 of the Mauka Area Rules, Chapter 217, Hawaii Administrative Rules for detailed information on procedures, permit requirements and fee schedule.
- Final approval by HCDA is required prior to issuance of a building permit for any development within the Kakaako District. **For approval of building permits, submit the building permit application form and the following sets of plans:**
  - Building Department copy
  - Job site copy
  - HCDA copy (if applicable)
- For any project where construction drawings are not available, submit two (2) sets of project information as listed in "Filing Procedures".
- For any project located within the Special Management Area (SMA) of the Kakaako Makai Area, please consult with the State Office of Planning for SMA use requirements.

I hereby acknowledge that I have read this application and attached information for the above-referenced project site and state that the information is correct. I hereby agree to comply with all City and County of Honolulu ordinances and state laws regulating development and building construction and authorize HCDA to inspect the property or construction upon notification of the undersigned for compliance with the respective Permit.

Signature (applicant or agent): [Signature] 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: \_\_\_\_\_  
Date: \_\_\_\_\_

HCDA Approved

July 2015



**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:**

Doug Johnstone  
Landowner: (Print & Sign)  
Doug Johnstone  
Applicant: (Print & Sign)

5/2/23  
Date  
5/2/23  
Date

October 2014





May 2, 2023

**VIA HAND DELIVERY**

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

**Re: Planned Development Permit Application for 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

Mr. Craig Nakamoto  
May 2, 2023  
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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



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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

## WARD VILLAGE

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.

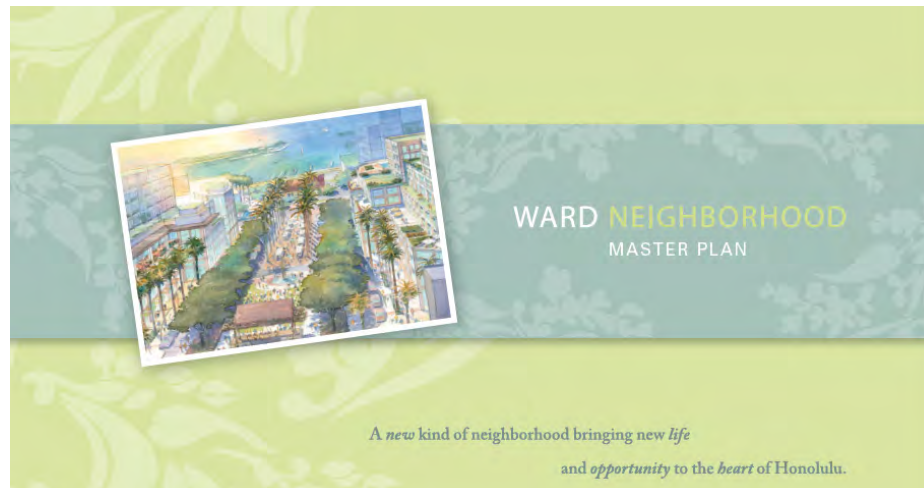








# 3 Ward Village Master Planning



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 Rules<sup>1</sup>, 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.

<sup>1</sup>2005 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.

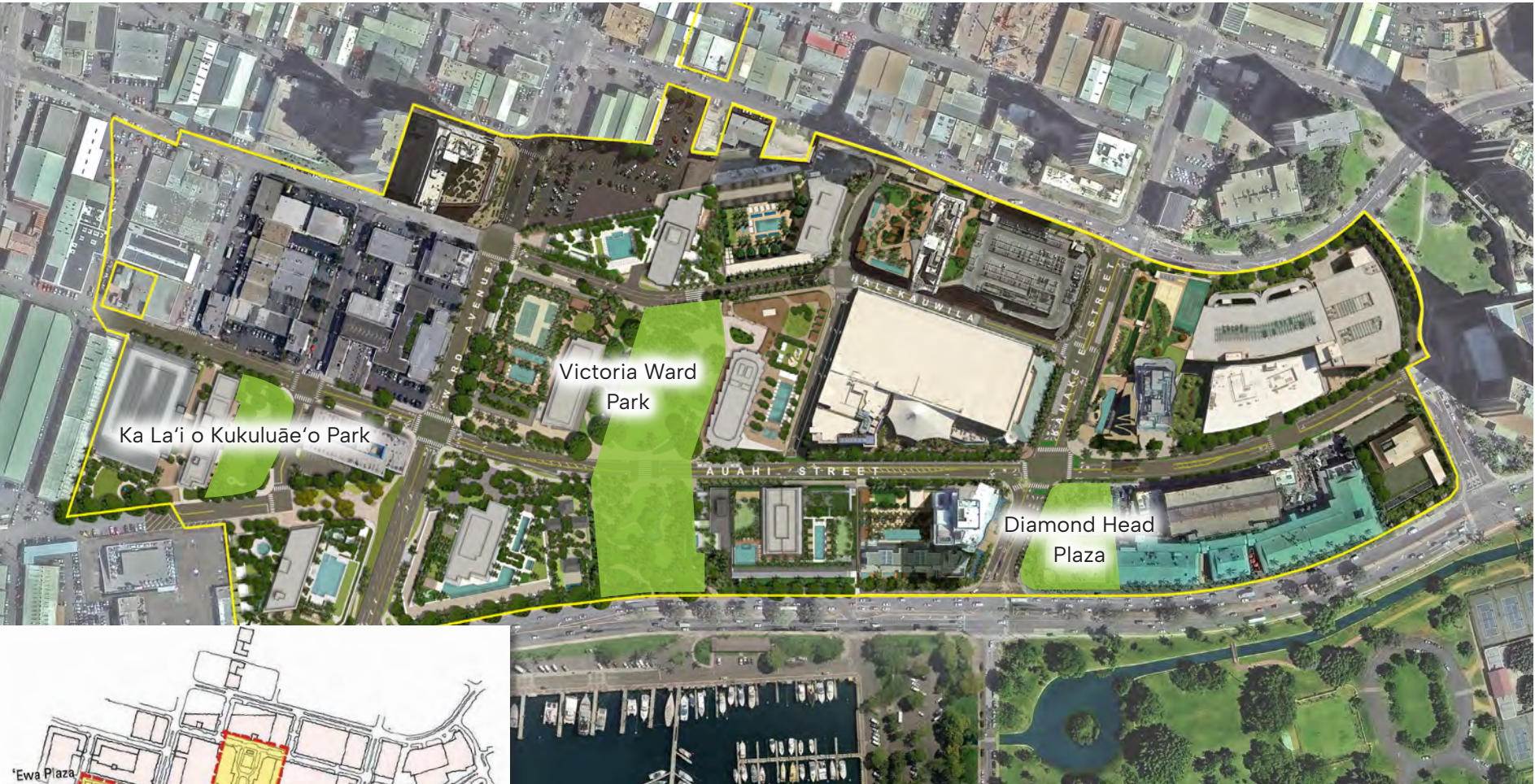
**Auahi Street as a Pedestrian Promenade:** Redevelop Auahi Street as a great pedestrian-oriented urban promenade and shopping street, a landscaped spine full of activity and character.

**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).



Current view of Victoria Ward Park, looking makai.

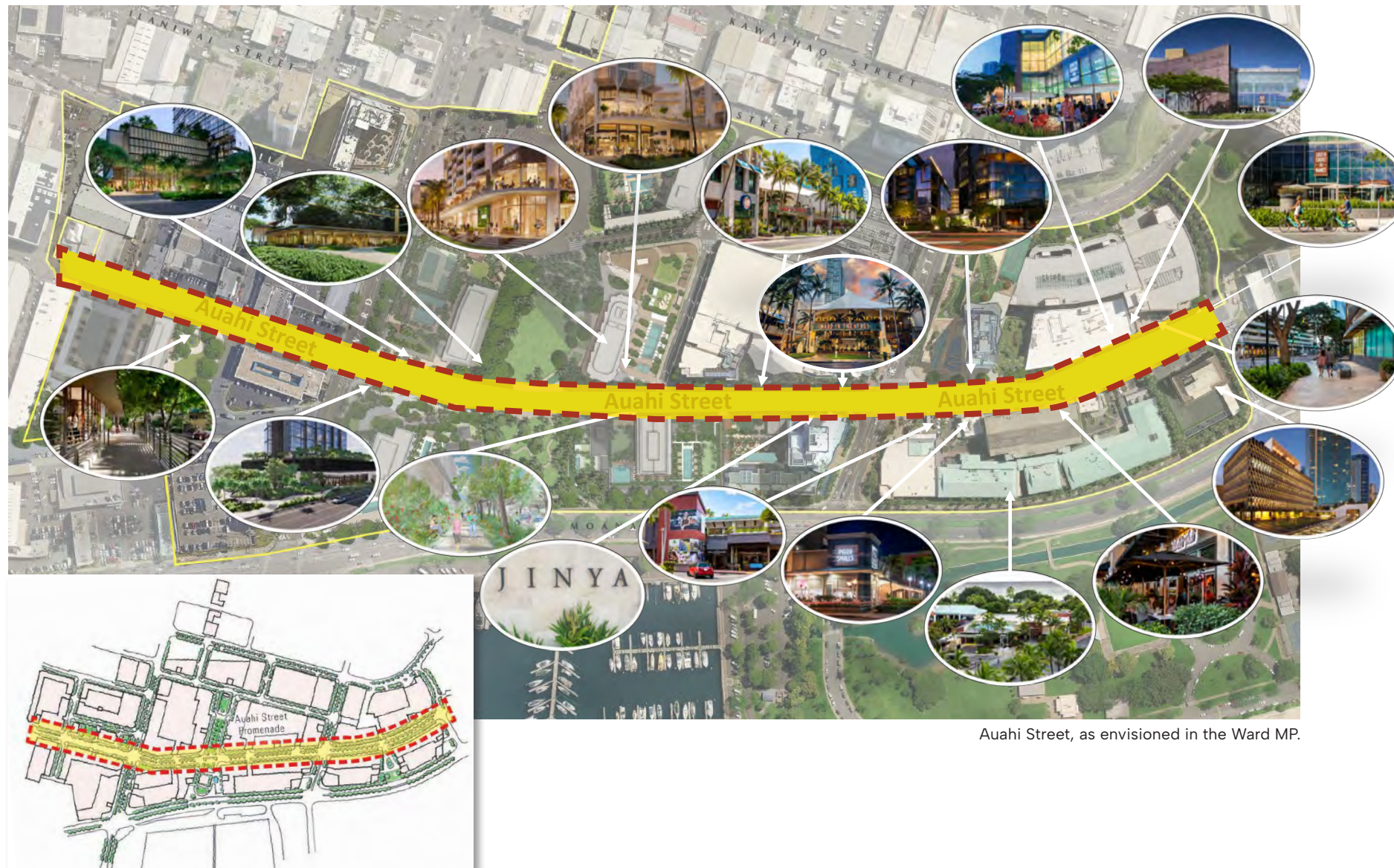


Victoria Ward Park will provide an active and flexible open space on both sides of Auahi Street, between Ala Moana Boulevard and Halekauwila Street.



# 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.



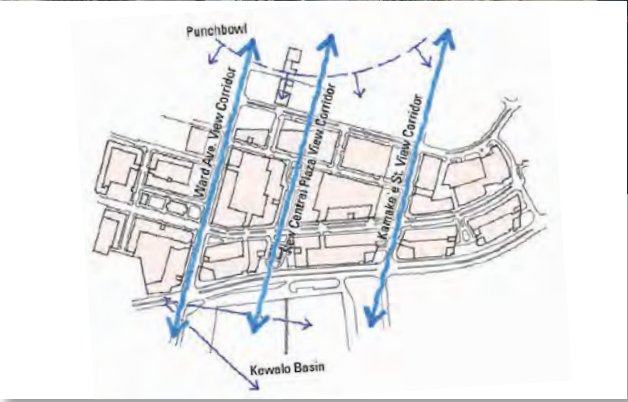
Current view of Auahi Street fronting Ward Entertainment Center.



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.

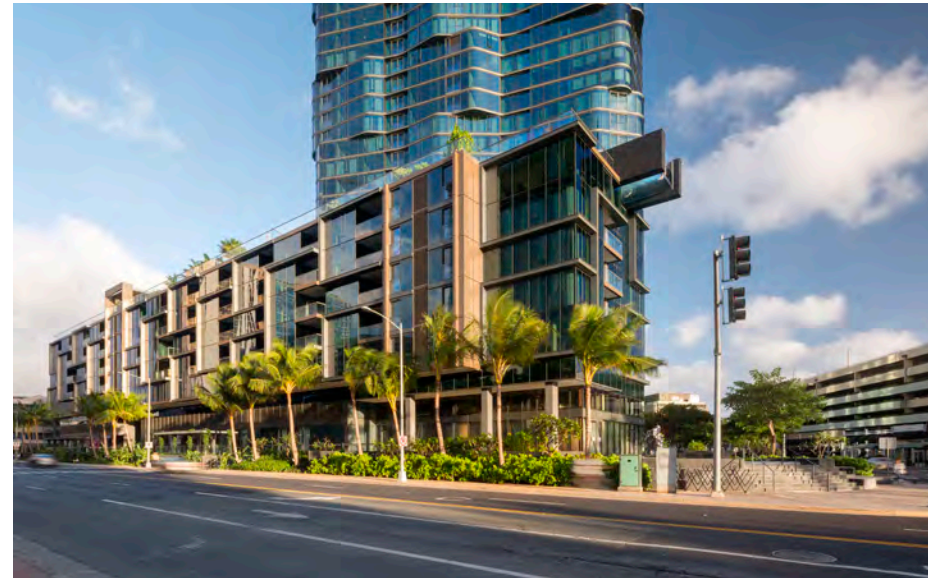


# Ward Village Master Planning

**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

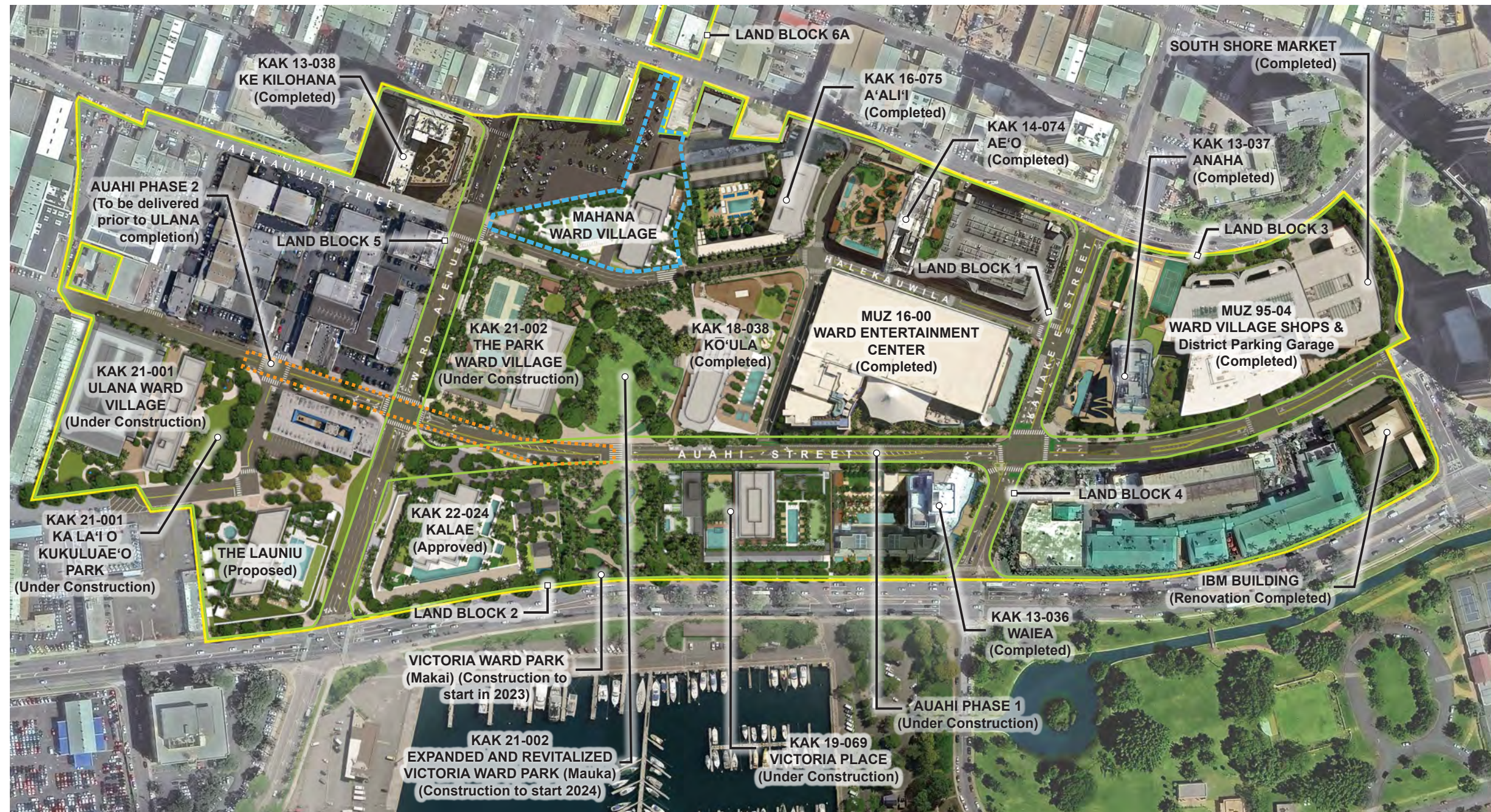


Figure 3-1 Ward Village Today, showing projects completed and underway.



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.