

# BLOCK D

## WARD VILLAGE

Land Block 4, Project 1  
HCDA Planned Development Permit Application  
June 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 1200 Ala Moana Boulevard, Honolulu, Hawaii 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) 2-3-005: 006 (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 67,447  
 Industrial \_\_\_\_\_  
 Residential \_\_\_\_\_  
 Other \_\_\_\_\_  
TOTAL 67,447

**Nature of Work**

New Building \*  Repair  
 Addition \*  Electrical  
 Demolition  Plumbing  
 Alteration \_\_\_\_\_  
 Other \_\_\_\_\_

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

Commercial 8,289  
 Industrial \_\_\_\_\_  
 Residential 481,511  
 Other \_\_\_\_\_  
TOTAL 489,800

**Notes:**

In conformance with and pursuant to HAR §15-22-45(c)(15), tenant information has been provided to HCDA.  
Further, pursuant to HAR §15-22-45(c)(11), VWL certifies that all tenants will be notified in the future via certified mail of the effective date of lease termination and at least 60 days before evictions.  
This project will demolish the appurtenant parking garage. Subdivision application submitted and DPP File No. 2022/SUB-64 and Temporary TMK \*137712 assigned on April 20, 2023.

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): *Kaiulani Sodaro* Date: 6/6/2023  
Print name: Kaiulani Sodaro Telephone No.: 808-591-8477

**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: \_\_\_\_\_

HCDA Approved

July 2015



**PROJECT AUTHORIZATION**  
Mauka & Makai Areas



Application No. \_\_\_\_\_

**PROPERTY INFORMATION:**

Site Address: 1200 Ala Moana Boulevard  
Honolulu, HI, 96814  
Tax Map Key: (1) 2-3-005: 006 (por.)  
Lot Size: 80,021 SF  
Neighborhood Zone: Ward MP Single-Mixed Use  
Present Use of Property and/or Buildings: Commercial and parking structure

**LANDOWNER:**

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

**APPLICANT:**

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

**AGENT:**

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

**SIGNATURE:**

Kaiulani Sodaro *Kaiulani Sodaro*  
Landowner: (Print & Sign)  
Kaiulani Sodaro *Kaiulani Sodaro*  
Applicant: (Print & Sign)

6/6/2023  
Date  
6/6/2023  
Date

October 2014

June 6, 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 Block D (Land Block 4, Project 1) in Kaka’ako, Honolulu, Hawai’i, Tax Map Key (1) 2-3-005: 006 (por.)**

Dear Mr. Nakamoto:

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

Block D will be located within Land Block 4 in the Auahi neighborhood of the Kaka’ako Community Development District (KCDD), between Auahi Street to the north, the future Diamond Head Plaza Park to the west, Block E to the east, and Ala Moana Boulevard to the south. Block D will be a residential, high-rise community that will include 242 homes, 65,615 square feet of recreational area, and 8,289 square feet of ground floor commercial space. In addition, Block D will contribute approximately 5,049 square feet of additional open space, resulting in a total of 428,962 square feet of open space provided in the Ward Neighborhood Master Plan land area when accounting for open space provided in The Launiu, Mahana Ward Village, and Block E.

This application includes additional information and details on VWL’s implementation of the Ward MP as well as specific plans and details regarding Block D 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, Block D seeks two modifications related to the building’s podium. One modification is sought to allow a 65-foot-tall podium. The request is consistent with the 2005 HCDA Mauka Area Rules and already approved buildings in Ward Village. The other modification is related and is sought for the podium to occupy the Ala Moana Boulevard view corridor setback. The request is consistent with the 2005 HCDA Mauka Area Rules and is similar to prior constructed buildings in Ward Village. These modifications will allow a podium design that is key to being able to create the street-level open space and community activation integral to Block D and the desired urban neighborhood

Block D’s location and orientation were carefully considered to enhance mauka-makai views, and seamlessly integrate Block D with the pattern of a connected, walkable, and active community coming to life at Ward Village. Block D’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.

Block D will include approximately 489,800 square feet of new floor area that will generally coincide with the following design parameters:

Block D: LAND BLOCK 4, PROJECT 1	
Homes (Units)	242 homes
Commercial Space	Approximately 8,289 square feet
Outdoor & Indoor Recreational Space	Approximately 65,615 square feet
Open Space	Approximately 5,049 square feet
Projected Height	Maximum height of 400 feet, plus 18 feet for rooftop elements

Inspired by the notable works of local architects Bertram Goodhue (the Honolulu Academy of Arts (now the Honolulu Museum of Art)) and Julia Morgan (YWCA Building), Block D’s articulated facades, stepped massing, and creative podium screening embrace and enhance the building’s unique position in Ward Village. The design features an angled, L-shaped massing to maximize residential Diamond Head and ocean views while maintaining a mauka-makai orientation. This not only increases the number of building corners with open access to views but breaks down the tower’s overall scale and respects views from surrounding residential towers. On the mauka side of the building where the L-shaped massing is more subdued, the longer facades are broken down by a composition of multistory window groupings and discrete setbacks.

Block D’s tower harmonizes with its neighboring tower, Block E, creating an iconic pair of buildings along Ala Moana Boulevard. The towers complement each other as stepped buildings with a high degree of architectural variety. The tower is composed of windows and volumes that are the same scale as the windows and podium elements below, reinforcing the scalar transition from tower to podium to street, and uniting the vertical elements of the neighborhood.

In harmony with the Ward Neighborhood Master Plan, Block D 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, and aesthetically interesting liner facades to screen the podium and parking garage. Commercial space on the ground floor of Block D activates and adds visual interest to Auahi Street in concert with Anaha (KAK 13-037) and South Shore Market to create an active arrival gateway within Ward Village. Block D’s podium uses articulation in the form of an arched retail colonnade, recessed fenestration, decorative screening, and planter boxes to provide visual character and connect the street level to residences above.

Cumulatively, development within Land Block 4 is constrained by commitments to the future Diamond Head Plaza Park on the ‘Ewa end of the Land Block and the preservation of the IBM Building on the Diamond Head end of the Land Block, which combined, account for more than 30% of developable area of Land Block 4. As such, the developable area of Land Block 4 is compressed into the remaining approximately 160,072 square feet. As described in Section 5.1, modifications are sought to facilitate ground floor retail, restaurant, and other public spaces within the compressed building envelope. When combined with the thoughtful design approach described

in Section 4.4, the requested modifications result in an active ground level retail colonnade and parking areas that are screened from public view. When observed from Auahi Street and Ala Moana Boulevard, Block D and Block E will provide a complementary mix of active uses along Land Block 4.

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 Diamond Head Plaza Park.



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 Block D, 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.

# BLOCK D

## WARD VILLAGE

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#### LIST OF ACRONYMS & ABBREVIATIONS

ADA	Americans with Disabilities Act
AIS	Archaeological Inventory Survey
CSH	Cultural Surveys Hawai'i
DPP	City and County of Honolulu, Department of Planning and Permitting
D&O	Decision and 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
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
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







Victoria Ward

Block D, 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. Block D will be located along Auahi Street, between Diamond Head Plaza Park to the west, Block E to the east, and Ala Moana Boulevard to the south.

Along with Anaha (Land Block 3, Project 1), Waiea (Land Block 2, Project 1), and Block E, Block D will energize the Diamond Head end of Ward Village with approximately 8,289 square feet of ground level commercial space, 65,615 square feet of recreational area, and 242 homes. Block D will have convenient accessibility from Auahi Street which, when realigned to connect to Pohukaina Street west of Ward Avenue, will be direct route through Ward Village and the greater Kaka'ako community.

Block D will be within Land Block 4 in the Auahi neighborhood, Mauka Area of the Kaka'ako Community Development District (KCDD). Block D's location, mauka-makai orientation, and interface with Auahi Street, Kamake'e Street, Ala Moana Boulevard, and Diamond Head Plaza Park integrate with the pattern of the connected and walkable community coming to life at Ward Village. This integration is key to implementing the vision of the approved Ward Neighborhood Master Plan. To that end, Block D's ground-level landscaping will create an attractive and inviting public interface with Diamond Head Plaza Park and the pedestrian-oriented streetscapes of Auahi Street, Kamake'e Street, and Queen Street and will greatly improve the pedestrian experience along Ala Moana Boulevard.

Ward Village is alive with street level activity created by new shops and restaurants and improved sidewalks and public spaces. The completion of the Waiea, Anaha, Ae'o, Ke Kilohana, 'A'ali'i, and Kō'ula residential communities created vibrancy that is transforming Kaka'ako into an active urban community and landmark destination of Honolulu. Energized by the new residents, the street level energy throughout Ward Village—from South Shore Market, to Whole Foods Market, to Victoria Ward Park, to Longs Drugs—has changed. Block D is the next step in the progression of the neighborhood fabric, providing a new residential and commercial community at Ward Village.

### 1.1 Meaning

The prominent location of Block D and Diamond Head Plaza Park serves as a mauka – makai connection for area residents, passersby, and visitors alike in Ward Village. Being uniquely situated between the vista views of Ala Moana Boulevard and the curated commercial and retail lined Auahi Street, the Block D residences will be paired with a new community park.

The naming inspiration, or *inoa*, for Block D encompasses its connection with the community gathering at Diamond Head Plaza Park and in celebrating and integrating the native flora and fauna of the area, especially with special attention to shoreline species that offer remembrance and reverence to celebrate what came before, who we are, and discover who we will become. Block D is an invitation to experience yesterday, today, and tomorrow through the celebration of architecture, programming, and landscaping.

In keeping with these themes, Block D's streetscape, wayfinding, and native landscaping is culturally and place based. Inspired by a native palette of shoreline and lowline indigenous flora, while nodding to the existing native botanical garden at the IBM Building, Block D will be accentuated with native and ohana tree planting groups, scented flowers, and utilitarian plants holding both spiritual and medicinal qualities.



## 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.

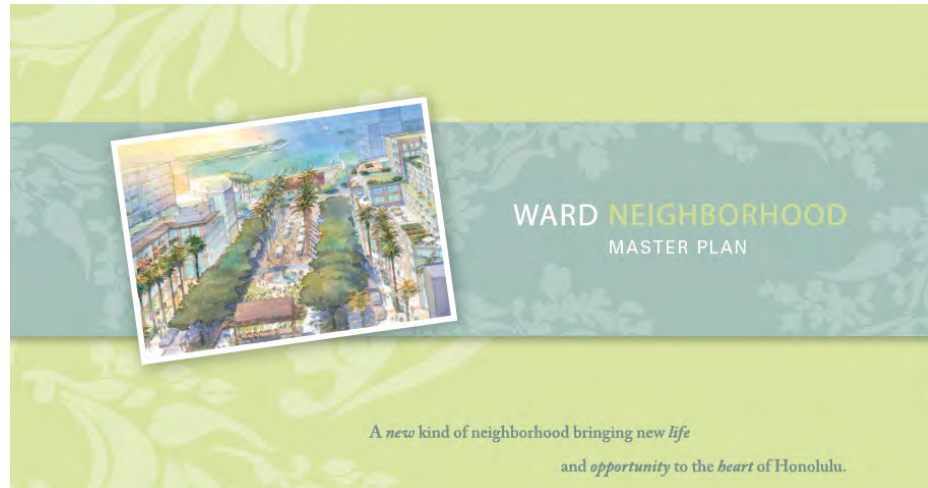
In 2002, ownership of VWL and the Estate's lands passed to General Growth Properties. General Growth Properties then began community outreach and planning to create a neighborhood community in Kaka'ako. Then in 2010, Howard Hughes Corporation (HHC) assumed ownership and leadership of Ward Village community 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, 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.

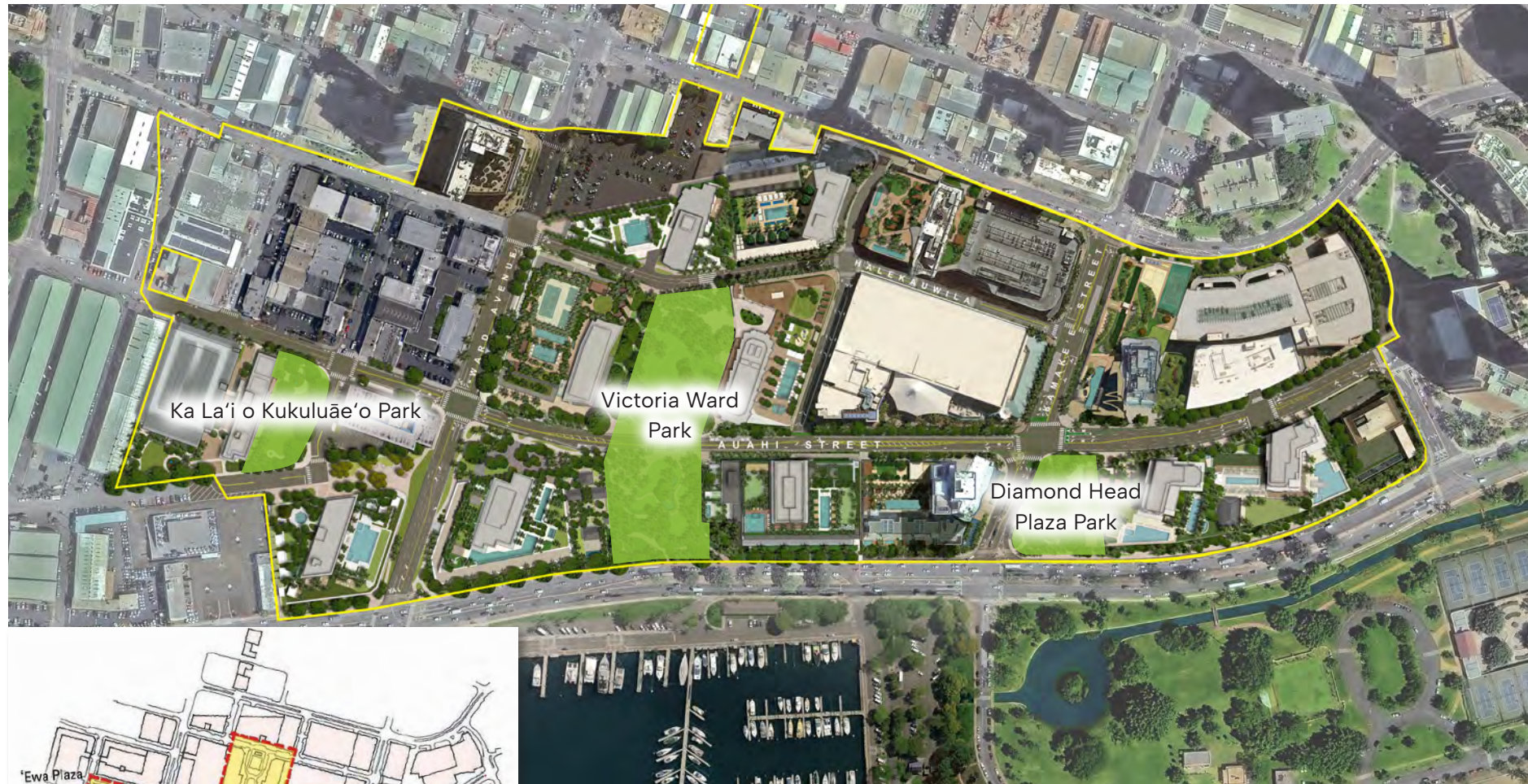
**Auahi Street as a Pedestrian Promenade:** Redevelop Auahi Street as a great pedestrian-oriented urban promenade and shopping street, a landscaped spine full of activity and character.

**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.



Connected public spaces, as envisioned in the Ward MP.

The design of Ward Village accommodates large tracts of connected public space (From 2008 Master Plan).



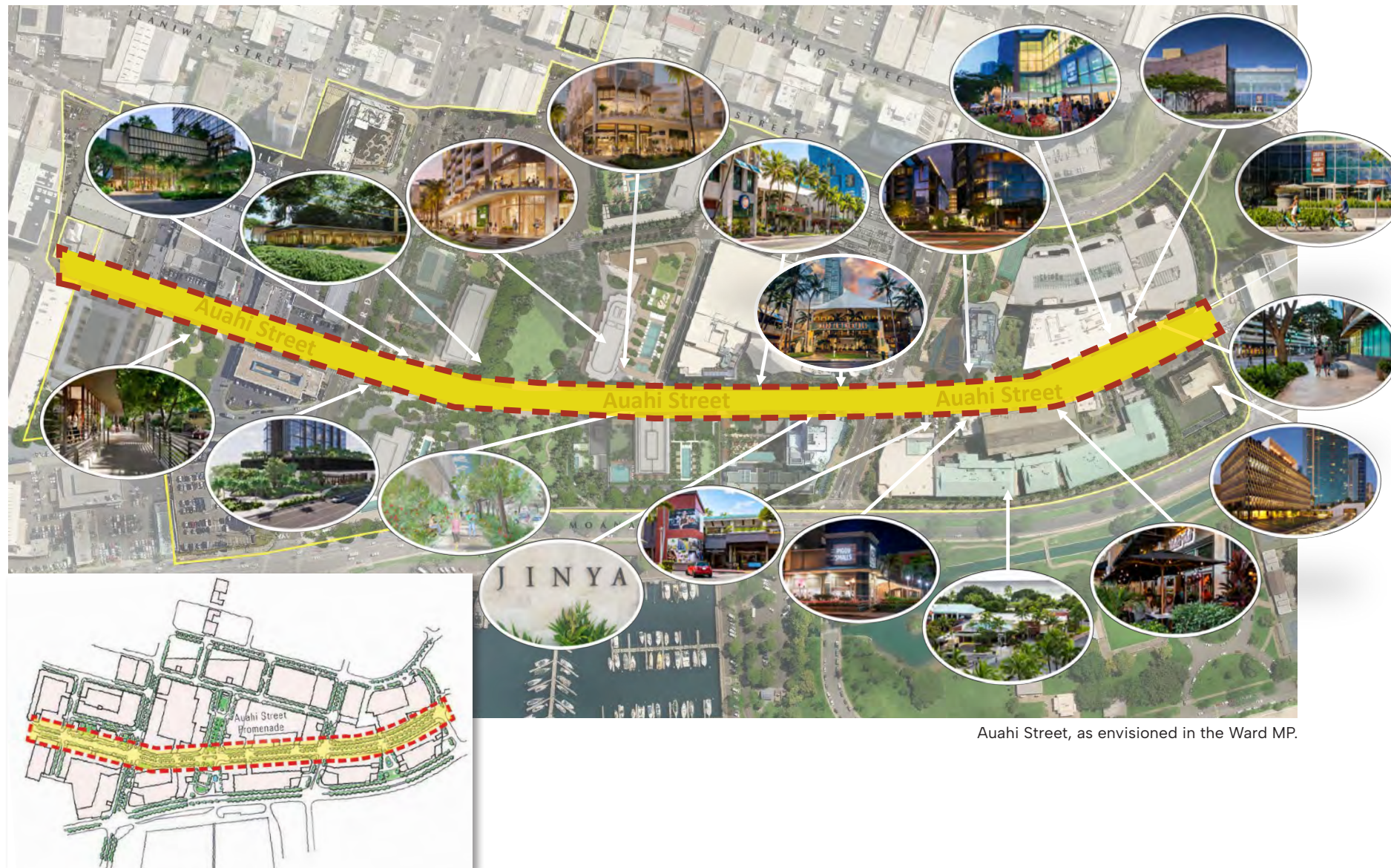
Current view of Victoria Ward Park, looking makai.



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.



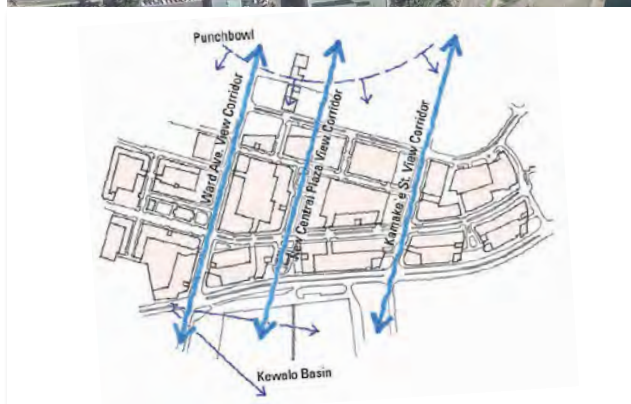
Current view of Auahi Street fronting Ward Entertainment Center.



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.

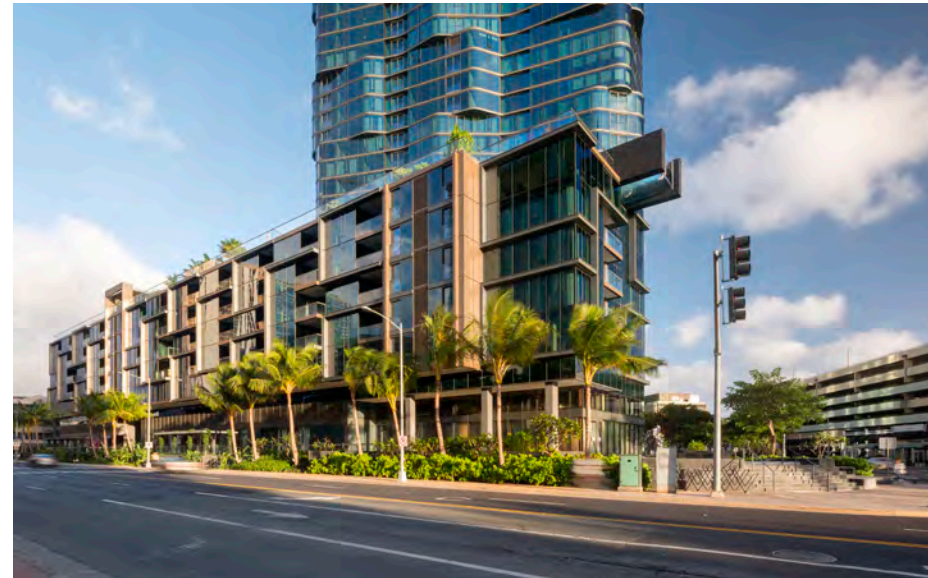


# WARD VILLAGE MASTER PLANNING

**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 Market 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 (a private driveway extension of Halekauwila Street through Land Block 1 from Ward Avenue to Kamake'e Street) that will 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), construction anticipated to start in 2023

In May 2023, VWL submitted its most recent Planned Development Permit application for Mahana Ward Village (Land Block 1, Project 6).

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



The renovated IBM Building hosts community events throughout the year.



Cultural events in Victoria Ward Park.



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



Keiki enjoying storytime.



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



The historic IBM Building activates the Diamond Head end of Auahi Street.



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

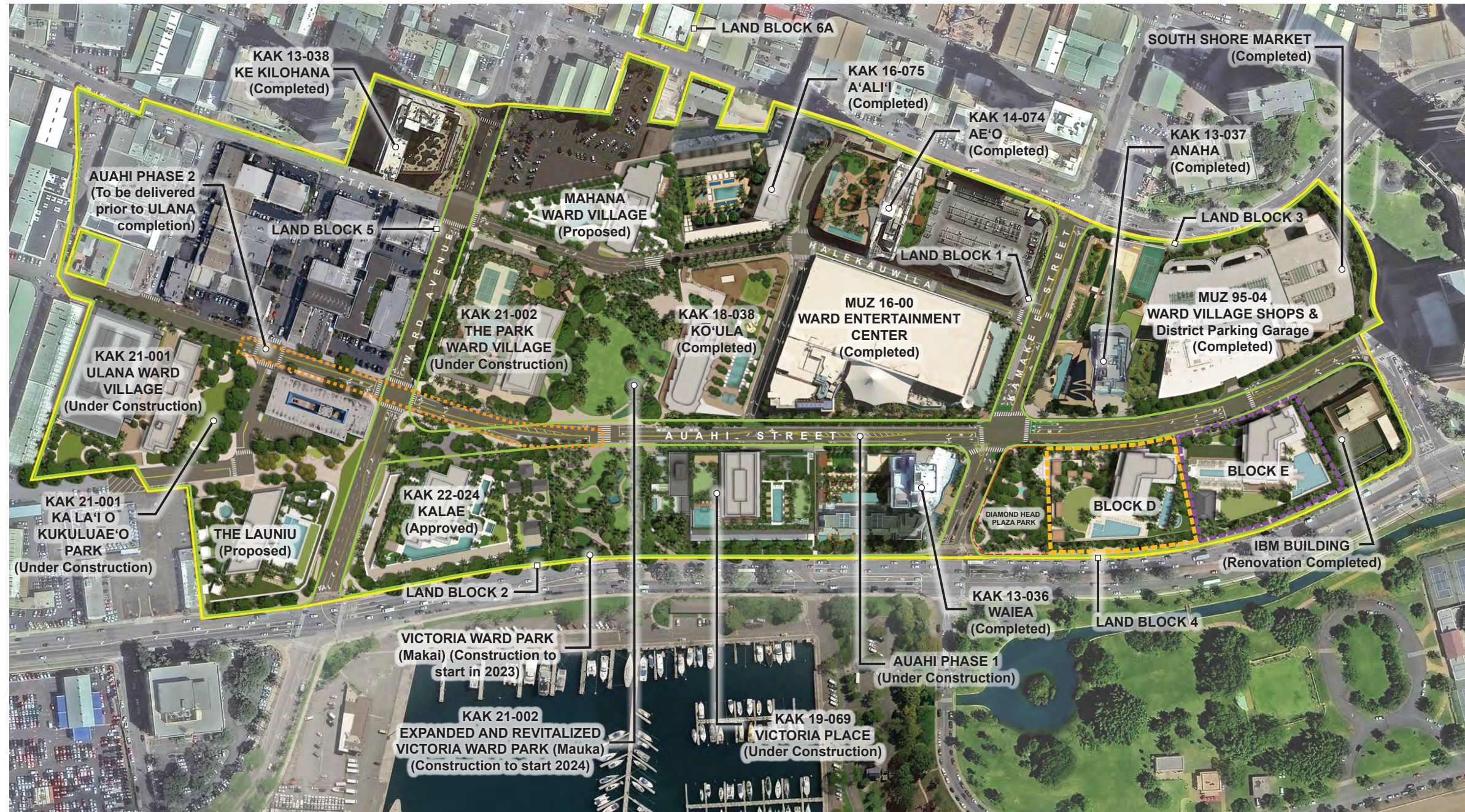


Figure 3-1 Ward Village Today, showing projects completed and underway.



### 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. Block D (Land Block 4, Project 1) 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.







#### 4.1 Location

Block D (Land Block 4, Project 1) 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.

Block D will be on Land Block 4, which is bounded by Auahi Street to the north (mauka), Kamake'e Street to the west ('Ewa), Queen Street to the east (Diamond Head), and Ala Moana Boulevard to the south (makai). Land Block 4 totals approximately 230,706 square feet and consists of two Tax Map Key (TMK) parcels (TMK (1) 2-3-005: 006 and TMK (1) 2-5-003: 004). Exhibit 1 shows the Block D site. Exhibit 2 shows the Land Blocks within the Ward Neighborhood Master Plan area, including Land Block 4.

#### 4.2 Site

Within Land Block 4, the Block D site is bounded by Auahi Street to the north, the future Diamond Head Plaza Park to the west, Block E to the east, and Ala Moana Boulevard to the south. Anaha (Land Block 3, Project 1) is across Auahi Street and Waiea (Land Block 2, Project 1) is across Kamake'e Street. Exhibit 2 shows existing TMKs including the Block D site.

TMK parcel (1) 2-3-005: 006 will be subdivided to create: 1) a separate TMK parcel of approximately 80,021 square feet for the Block D site; 2) a separate TMK parcel of approximately 80,051 square feet for the Block E site; and 3) a separate TMK parcel of approximately 36,745 square feet for the future Diamond Head Plaza Park that will be open to the public. Exhibit 3 shows an existing site plan and the proposed subdivision of TMK 2-3-005: 006. Figure 4-1 shows the Block D site and the future Diamond Head Plaza Park.

The Block D site is currently occupied by Ward Centre, a two-story shopping center and associated six-level parking structure. See Exhibit 3 for existing site plan.

#### 4.3 Site Constraints and Surrounding Uses

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

**North: Auahi Street:** Block D is bounded to the north by Auahi Street, which provides east-west multimodal connectivity through Ward Village. The Auahi Street right-of-way is approximately 76 feet wide. Across Auahi Street is Land Block 3, which contains Anaha (Land Block 3, Project 1), the Ward Village Shops, and South Shore Market. Block D is located approximately 200 feet from Anaha and 110 feet from the Ward Village Shops.

**East: Block E:** Block D will be located immediately adjacent to Block E. Immediately east of Block E is the IBM Building, an iconic mid-century modern building designed by celebrated architect Vladimir Ossipoff. VWL recently completed a renovation of the IBM building that preserves the architectural landmark and provides office space within Ward Village.

**South: Ala Moana Boulevard:** Block D is bounded to the south by Ala Moana Boulevard (including an 8-foot road widening setback), a State highway, which provides east-west connectivity along Oahu's south shore.

**West: Future Diamond Head Plaza Park:** Block D will be conveniently located adjacent to the future Diamond Head Plaza Park. Across Kamake'e Street is Land Block 2, which contains Waiea (Land Block 2, Project 1), Victoria Place (Land Block 2, Project 3), and Kalae (Land Block 2, Project 4). Diamond Head Plaza Park will provide more than 36,000 square feet of ground level open space in the form of a keiki play area, grass lawns, landscaped walkways, and shaded seating areas.

Cumulatively, development within Land Block 4 is constrained by commitments to the future Diamond Head Plaza Park on the Ewa end of the Land Block and the preservation of the IBM Building on the Diamond Head end of the Land Block, which combined, account for more than 30% of developable area of Land Block 4. As such, the developable area of Land Block 4 is compressed into the remaining approximately 160,072 square feet. As described in Section 5.1, modifications are sought to facilitate ground floor retail, restaurant, and other public spaces within the compressed building envelope. When combined with the thoughtful design approach described in Section 4.4, the requested modifications result in an active ground level retail colonnade and parking areas that are screened from public view. When observed from Auahi Street and Ala Moana Boulevard, Block D and Block E will provide a complementary mix of active uses along Land Block 4.

Exhibit 4 shows Block D detailed site plan.

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#### 4.4 Design

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

The character of Block D references the distinctive historic architecture of Hawaii. The façades, stepped massing, and intimate spaces recall the local works of notable architects commissioned to design iconic buildings in Honolulu such as Bertram Goodhue (the Honolulu Academy of Arts (now the Honolulu Museum of Art)) and Julia Morgan (YWCA Building), while distinctive architectural elements such as multi-slope roofs and screens, colonnade, and offset axial planning principles reference local architects Charles W. Dickey and Vladimir Ossipoff.

At the street level, Block D draws inspiration from traditional urban architecture of early 20th Century Honolulu. The architectural interest and variety of the podium façade creates the appearance of a series of smaller, linked buildings, as opposed to a monolithic parking structure, and are enlivened by integrated native landscaping. The podium levels strive to create the best possible experience in a residential neighborhood by connecting the architecture of the tower with that of the street. Similar materials, architectural elements, and window sizes are used throughout both the tower and podium, creating a cohesive frontage along Auahi Street and Ala Moana Boulevard. This allows the pedestrian to make a connection between the character of the street with that of the tower and provides a continuation of the street architecture to the tower above.

Along Auahi Street, Block D's ground floor engages the public realm and draws Ward Village residents and visitors to ground level commercial spaces. Pedestrians are prioritized throughout the site with broad sidewalks, berms, and planters interwoven with seating niches, stairs, and accessible ramps that connect to an arched, covered retail colonnade reminiscent of the Dillingham Transportation Building. The retail colonnade offers shade and shelter to strolling pedestrians and encourages lively activity along the shopfronts. Ground level retail also generates evening activity, provides "eyes on the street," and creates a sense of safety for pedestrians traveling to and through Ward Village. The retail colonnade connects to the adjacent Block E retail colonnade on the Diamond Head side and transitions into a generous plaza fronted by the residential lobby on the 'Ewa side which further leads to Diamond Head Plaza Park at the corner of Auahi Street and Kamake'e Street.

Rather than a monolithic screen to cover the parking levels, Block D provides architectural variety and interest along Ala Moana Boulevard by continuing the smaller-scale architectural character established on Auahi Street and integrating this with planted berms and sidewalk seating. The result is a streetscape environment that

recognizes the automobile but encourages walking, strolling, and gathering, while acting as a visual extension of Ala Moana Regional Park.

The design of the rooftop recreation deck comprises a series of gardens, lawns, and pools. Recalling the stepped and terraced urban facades of Bertram Goodhue's Honolulu Street Studies, the 'Ewa side of the podium fronting Diamond Head Plaza Park steps down, offering a programmatic connection to the future Diamond Head Plaza Park. The park level is activated by a terrace and restaurant frontage, enlivening the park while adding a sense of safety and accessibility.

Block D's architecture embraces and enhances the building's unique position within Ward Village. The design features an angled, L-shaped massing to maximize residential Diamond Head and ocean views while maintaining a mauka-makai orientation. This not only increases the number of building corners with open access to views but breaks down the tower's overall scale and respects views from surrounding residential towers. On the mauka side of the building where the L-shaped massing is more subdued, the longer facades are broken down by a composition of multistory window groupings and subtle setbacks.

Block D's tower harmonizes with its neighboring tower, Block E, creating an iconic pair of buildings along Ala Moana Boulevard. The towers complement each other as stepped buildings with a high degree of architectural variety. The tower is composed of windows and volumes that are the same scale as the windows and podium elements below, reinforcing the transition from tower to podium to street and uniting the vertical elements of the neighborhood.

The makai side of the tower features Juliet balcony-style lanai that offer residents access to natural ventilation and encourage the use of sustainable trade wind building cooling design. Large operable windows and setback lanai at the top of the tower further increase the connection to the surrounding environment.

The building's material treatments harken back to some most beloved parts of urban Honolulu, including historic areas lined with either low-scale masonry residential and commercial buildings, or taller buildings where masonry plays an important part of the streetscape facades. A historical connection to the local context is established by using architectural precast facades with the appearance of natural stone masonry. This solid material reflects natural light at different times of day in a way that glass never can—one of the reasons Honolulu's historic buildings are so beloved. The precast facades are complemented by natural stone details, stone pavers, and rich bronze metalwork at street level with metal and precast screens that reference local precedents and regional motifs. The metal louvered openings to the parking levels remain at the smaller scale of traditional windows while providing access to the natural ventilation of the trade winds.

Figure 4-1 shows Block D Building and Site.

# BLOCK D

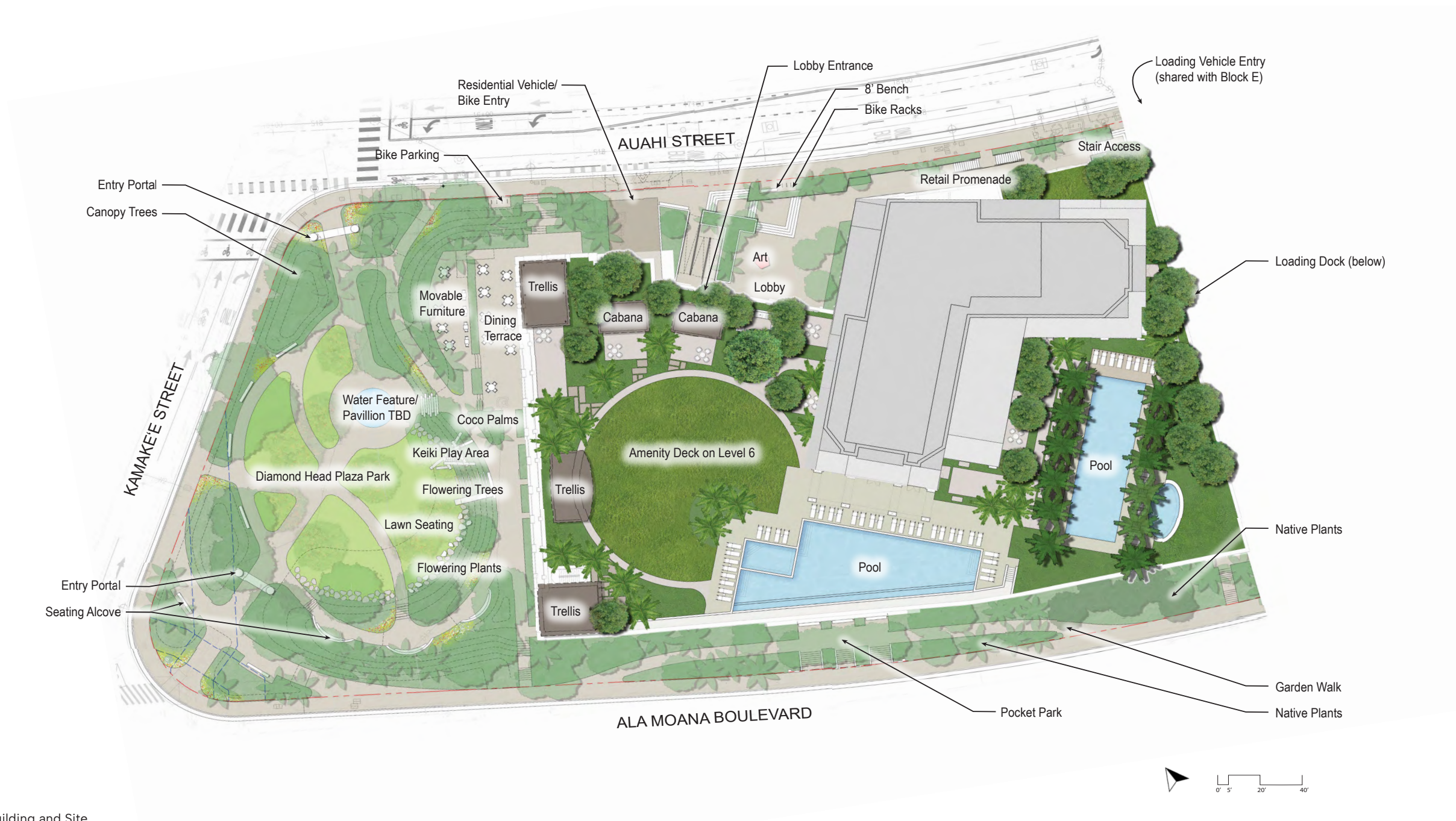


Figure 4-1 Block D Building and Site.



#### 4.5 Building & Site

Block D will include approximately 489,800 square feet of new floor area that will generally coincide with the following design parameters:

Table 4.1 Building & Site Summary – Block D Land Block 4, Project 1.

Block D: LAND BLOCK 4, PROJECT 1	
Open Space	Approximately 5,049 square feet (35,278 square feet provided offsite)
Outdoor & Indoor Recreational Area	Approximately 65,615 square feet
Projected Height	Approximately 400 feet plus 18 feet maximum rooftop elements
Homes (Units)	242 homes proposed

The following exhibits show detailed plans for Block D:

- Exhibit 3: Proposed Subdivisions and Site Constraints
- Exhibit 4: Detailed Site Plan
- Exhibit 5: Landscape Plan
- Exhibit 6: Landscape Species
- Exhibit 7: Circulation Plan
- Exhibit 8: Floor Plan, Ground Level
- Exhibit 9: Floor Plan, Floor 2
- Exhibit 10: Floor Plan, Floor 3
- Exhibit 11: Floor Plan, Floor 4
- Exhibit 12: Floor Plan, Floor 5
- Exhibit 13: Floor Plan, Floor 6
- Exhibit 14: Floor Plan, Floors 7–8
- Exhibit 15: Floor Plan, Floors 9–11
- Exhibit 16: Floor Plan, Floors 12–29
- Exhibit 17: Floor Plan, Floor 30
- Exhibit 18: Floor Plan, Floor 31
- Exhibit 19: Floor Plan, Floor 32
- Exhibit 20: Floor Plan, Floor 33
- Exhibit 21: Floor Plan, Floor 34
- Exhibit 22: Floor Plan, Floor 35
- Exhibit 23: Roof Plan

- Exhibit 24: Summary Sheet
- Exhibits 25–28: Elevations
- Exhibits 29–31: Building and Podium Sections
- Exhibit 32: Tower Massing
- Exhibit 33: Orientation and Tower Spacing
- Exhibits 34–37: Design Allowed Vs. Proposed with Modifications
- Exhibit 38–41: Roadway Sections

#### 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.

Block D will contribute approximately 5,049 square feet of additional open space, resulting in a total of 428,962 square feet of open space provided in the Ward Neighborhood Master Plan land area when accounting for open space provided in The Launiu, Mahana Ward Village, Block E, and Diamond Head Plaza Park.

Diamond Head Plaza Park, situated on the corners of Ala Moana Boulevard, Kamake'e Street, Auahi Street, will serve as a new open space to support community gathering and interaction. Thoughtful attention to landscaping and programming includes: entry portals, a pavilion or water feature, natural play elements, amphitheater style lawn seating, cultural signage, educational wayfinding, and park-side dining. Effectuated in prior approved projects, the relocation of Diamond Head Plaza Park to the prominent corner of Ala Moana Boulevard and Kamake'e Street, protects the primary view corridor of the entrance of Ala Moana Beach Park from being blocked by a residential podium while also serving to preserve the IBM Building on the corner of Ala Moana Boulevard and Queen Lane. Appendix A contains reference images of potential Ala Moana Boulevard landscape and public realm programming, including educational signage, pocket parks, benches, and amenities for dog and stroller walkers.

A harmonious linear "botanical garden" pathway along the entire length of Land Block 4 will unify the IBM Building, Block E, Block D, and Diamond Head Plaza Park. The landscape palette includes more than 14 species of native Hawaiian plants, celebrating the cultural history and legacy of place of the Ward MP area. Appendix B contains reference images of potential Diamond Head Plaza Park landscape and public realm programming.

Block D will provide a total of approximately 65,615 square feet of recreation space, more than four times the requirement of 13,310 square feet. The provided recreation space consists of approximately 48,536 square feet of outdoor recreation space and approximately 17,079 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 6):

**Ground Level:** The ground level will provide both outdoor (approximately 6,712 square feet) and indoor (approximately 1,957 square feet) recreational space, including a plaza and landscaping.

**Recreational Deck:** (Level 6): The recreational deck will provide both outdoor (approximately 41,824 square feet) and indoor (approximately 15,122 square feet) recreational space.

Block D'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

Block D will include approximately 499 off-street parking spaces. Under the 2005 Mauka Area Rules (Section 15-22-67), a minimum of 346 parking stalls would be required for the building as currently designed.

All stalls within Block D will be for residential and guest use. Approximately 22 commercial stalls will be provided within the district parking garage at 1152 Auahi Street (the Ward Village Shops/South Shore Market District Parking Garage) and/or another facility within Ward Village, pursuant to off-site parking agreements.

Block D will include two off-street loading spaces to serve the building. See Section 5.3.6 and Exhibits 8 and 24 for more details.

Exhibit 24 includes tables detailing: 1) parking and loading requirements; and 2) parking and loading spaces provided.

#### 4.8 Bicycle Facility Plans

Block D will include approximately 70 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 Auahi Street. Approximately 60 resident long-term bicycle parking stalls will be provided within the parking structure.

Exhibits 5, 7, and 8 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 Block D will be from Auahi Street. Exhibit 7 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 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 E, and Block D, 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 Table 4-2, after satisfying the reserved housing requirements for Block D, approximately 53 reserved housing unit credits will remain.

Table 4-2 Reserved Housing Requirement.

Reserved Housing		
Project	Residential Units	Reserved Housing Units Provided
<i>KAK 13-036 [LB2-P1] Waiea [Note 1]</i>	177	0
<i>KAK 13-037 [LB3-P1] Anaha</i>	318	0
<i>KAK 13-038 [LB5-P1] Ke Kilohana</i>	424	375
<i>KAK 14-074 [LB1-P2] Ae'o</i>	466	0
<i>KAK 16-075 [LB1-P3] 'A'ali'i</i>	751	150
<i>KAK 18-038 [LB1-P4] Kō'ula [Note 2]</i>	570	0
<i>KAK 19-069 [LB2-P3] Victoria Place</i>	350	0
<i>KAK 21-001 [LB5-P2] Ulana Ward Village</i>	697	697
<i>KAK 21-002 [LB1-P5] Park Ward Village</i>	546	0
<i>KAK 22-024 [LB2-P4] Kalae</i>	330	0
<i>KAK 23-001 [LB5-P3] The Launiu</i>	486	0
<i>KAK 23-027 [LB1-P6] Mahana</i>	340	0
<i>Block D [LB4-P1] - TBD</i>	242	0
<i>Block E [LB4-P1] - TBD</i>	148	0
<b>Total Residential Units</b>	<b>5845</b>	<b>1222</b>
<b>Reserved Housing Units Required (20%)</b>	<b>1169</b>	
<b>Reserved Housing Units Balance - exceeding requirements</b>	<b>53</b>	

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 Block D. To achieve this, the following sustainable practices will be employed.

The project team is using an integrative design process throughout the creation of Block D, 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. Block D is directly tied to the Auahi Street promenade and will contribute to the pedestrian network of Ward Village.

**Sustainable Sites:** To foster a healthy outdoor environment, VWL is committed to minimizing erosion and sedimentation during construction. Landscaping will encourage time spent outdoors and cool outdoor spaces. Block D 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 Block D, 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:** Block D 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:** Block D will responsibly manage construction waste, recycling as much waste as possible at the construction site. In pursuit of LEED Certification, the project will develop and implement a construction and demolition waste management plan. This includes identifying strategies to reduce the generation of waste during construction and providing a final waste management report detailing all waste generated, including disposal and diversion rates for the project. The project will prevent waste through reuse and source reduction design along with salvaging or recycling portions of the demolition debris. The building itself will have recycling facilities located adjacent to the loading dock and recycling will be encouraged.

**Indoor Environmental Quality:** Block D 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, Block D will consider a range of sustainability measures that fit the LEED Innovation criteria—intended to support creative approaches to green building.

**Regional Priority:** Block D will pursue sustainability opportunities that specifically address local priorities regarding environment, social equity, and/or public health. Block D will address LEED-designated Regional Priority issues including responsible waste management and optimized energy performance.

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

Block D will include ground floor commercial space along Auahi Street. Located at the Diamond Head-Makai edge of Ward Village, Block D will generate new demand and support for Ward Village and central Kaka'ako businesses alike. Furthermore, onsite and offsite improvements such as Diamond Head Plaza Park, the Auahi

Street entry plaza, the Auahi Street colonnade, and the Ala Moana Boulevard linear park, associated with Block D 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, Block D 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 Block D is estimated to generate:

- \$671.5 million in output
- \$225.7 million in workers' earnings
- \$41.2 million in state tax revenue (income, GET, and other)
- 483 annual average jobs, 2022-2028
- 282 jobs in year one of construction
- 1,137 jobs in year two
- 1,083 jobs in year three

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

- \$140.1 million in output
- \$46.4 million in workers' earnings
- \$8.4 million in state tax revenue (income, GET, and other)
- 16 permanent jobs
- \$152.6 million in real property tax

#### 4.14 Development Timetable

VWL intends to construct Block D 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.



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#### **4.15 Existing Business Relocation Plan**

Ward Village is committed to accommodating a wide range of businesses including shopping, dining, entertainment, and neighborhood services. VWL has followed and will continue to comply with the business relocation guidelines set forth in the approved Ward MP. This approach includes relocation of as many tenants as possible within the Ward MP area, many of whom have a dedicated local market. The Block D and E sites are the area of the existing Ward Centre which consists of a single commercial building and parking structure. In conformance with and pursuant to HAR §15-22-85(c)(10), tenant information has been provided to HCDA. Further, pursuant to HAR §15-22-85(c)(11), VWL certifies that all tenants will be notified in the future via certified mail of the effective date of lease termination and at least 60 days before eviction.



# 5 MAUKA AREA RULES & WARD NEIGHBORHOOD MASTER PLAN

Pursuant to the Ward Neighborhood Master Plan Permit and subsequent Development Agreement, the following items must be addressed by VWL for HCDA’s Development Permit submittal:

Table 5-1 Development Agreement Prerequisites

DEVELOPMENT AGREEMENT		
Item	Description	Status
1	Petitioner must submit an application to approve the following amendments to the Mauka Area Plan subsequent to approval of the Master Plan and prior to applying for the first phase permit:	Ward Master Plan D&O FOF No. 63, Pg. 16 COMPLETE
	(a) Deletion of the Halekauwila Extension to be replaced by a street parallel to Queen Street between Ward Avenue and Kamake`e Street.	
	(b) Deletion of the park/parking garage facility designation along Halekauwila Extension contained in Mauka Area Plan.	
	(c) A single "mixed-use" land designation for VWL-owned lands, instead of "mixed-use commercial" (MUZ-C) and "mixed-use residential" (MUZ-R) land use designations.	
2	Predictive archaeological model for master plan	Ward Master Plan D&O FOF No. 111, Pg. 36 COMPLETE
3	Historic building inventory	Ward Master Plan D&O FOF No. 5, Pg. 45 COMPLETE
4	Archaeological inventory survey plan accepted by SHPD	Ward Master Plan D&O FOF No. 5, Pg. 45, HAR 13-284-5(c) COMPLETE
5	Cultural impact assessment	Ward Master Plan D&O FOF No. 5, Pg. 45 COMPLETE
6	Regional traffic study	Ward Master Plan D&O FOF No. 5, Pg. 45 COMPLETE
7	Sustainability guidelines	Ward Master Plan D&O FOF No. 10, Pg. 47 COMPLETE

## 5.1 Proposed Modifications

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

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

The other modification is related and is sought for the podium to occupy the Ala Moana Boulevard view corridor setback. The request is consistent with the 2005 HCDA Mauka Area Rules and is similar to prior constructed buildings in Ward Village.

These modifications will allow a podium design that is key to being able to create the street-level open space and community activation integral to Block D and the desired urban neighborhood. Refer to Exhibits 34-37 and to the following figures.

### 5.1.1 Allowance for Modifications

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

- (a) *Will result in a development that is consistent with the intent of the Mauka Area Plan and Rules;*
- (b) *Will provide flexibility for different uses and various design strategies noted in the Master Plan, including concealed parking structures and pedestrian-friendly facades, which will result in a development that is practically and aesthetically superior to one which could be accomplished without such modifications;*

- (c) *Will not adversely affect adjacent developments or uses; and*
- (d) *Is necessary to implement the mixed-use, live-work-play neighborhood vision of the Master Plan and Mauka Area Plan.*

The modifications are consistent with the purpose and intent of the Mauka Area Plan, particularly:

- *Development of a community which permits an appropriate mix of uses;*
- *Location of uses and activities which support public transportation and pedestrian facilities for internal circulation;*
- *Preservation of major view planes and corridors, and other environmental elements, including natural light and prevailing winds;*
- *Development of land use activities that are mixed horizontally and vertically; and*
- *Residential development that results in an increased supply of Reserved Housing, and gives all residents access to community facilities such as open space, parks, community meeting places, and other services.*

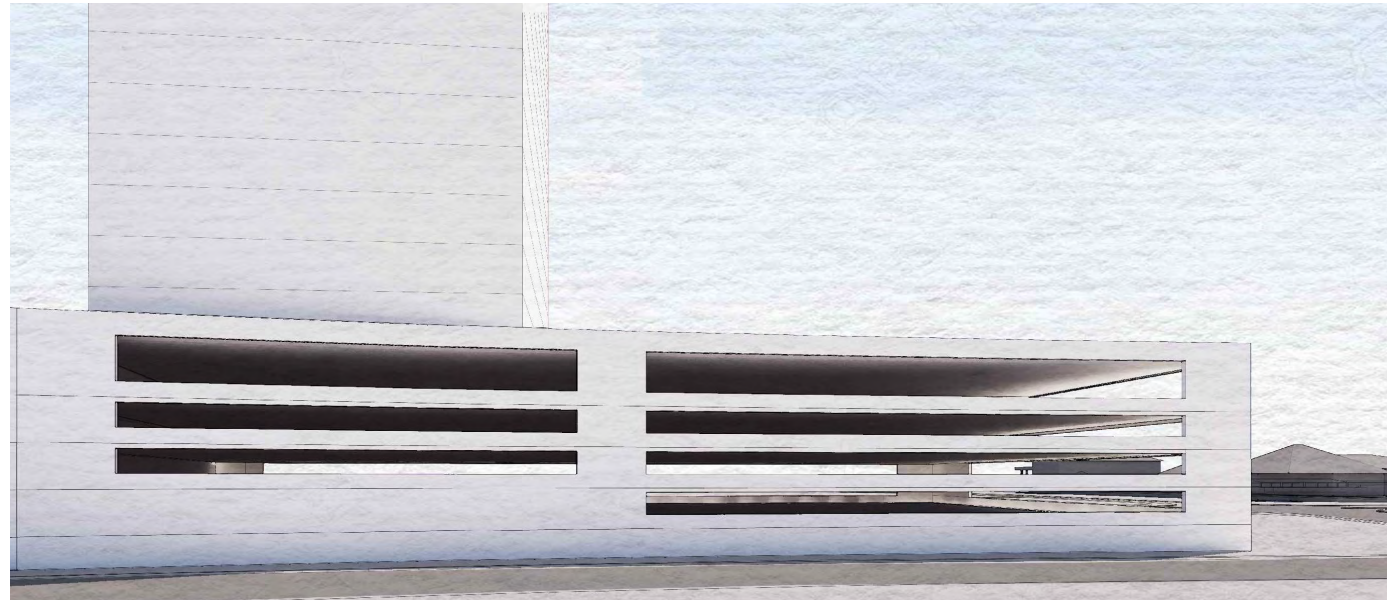
All the modifications set forth in the Ward Master Plan, and the modifications requested in this application, facilitate a better building design, preserve and enhance the mauka-makai view corridors, permit various uses within the podium along streets and public spaces, and provide public facilities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

In addition, an overarching benefit of the podium height 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.

Both modification requests are consistent with the rules and similar to prior constructed buildings in Ward Village, and thus would provide for uniform street front elements and the continuation of street front retail uses throughout Ward Village.

Figure 5-1 shows renderings of the building envelope and streetscape, as allowed under the Vested Rules and as proposed.

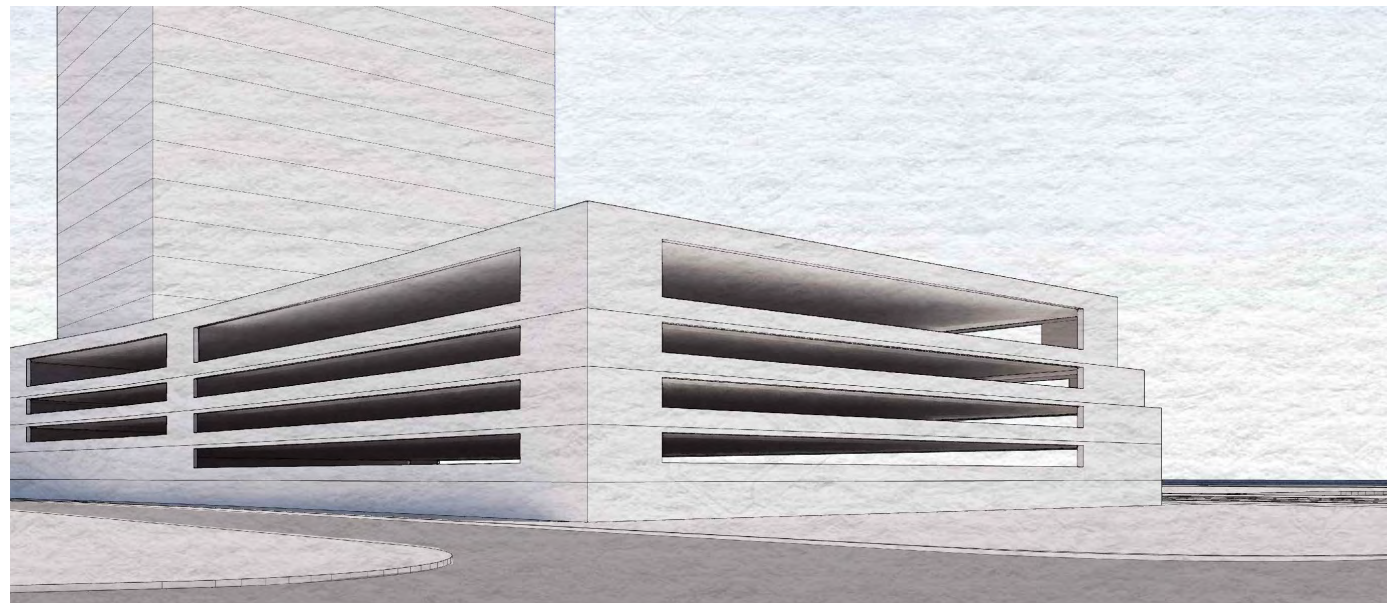
# MAUKA AREA RULES & WARD NEIGHBORHOOD MASTER PLAN



Auahi Street – Allowed by right



Auahi Street – Proposed with modification



Auahi Street / Kamake'e Street – Allowed by right



Auahi Street / Kamake'e Street – Proposed with modification

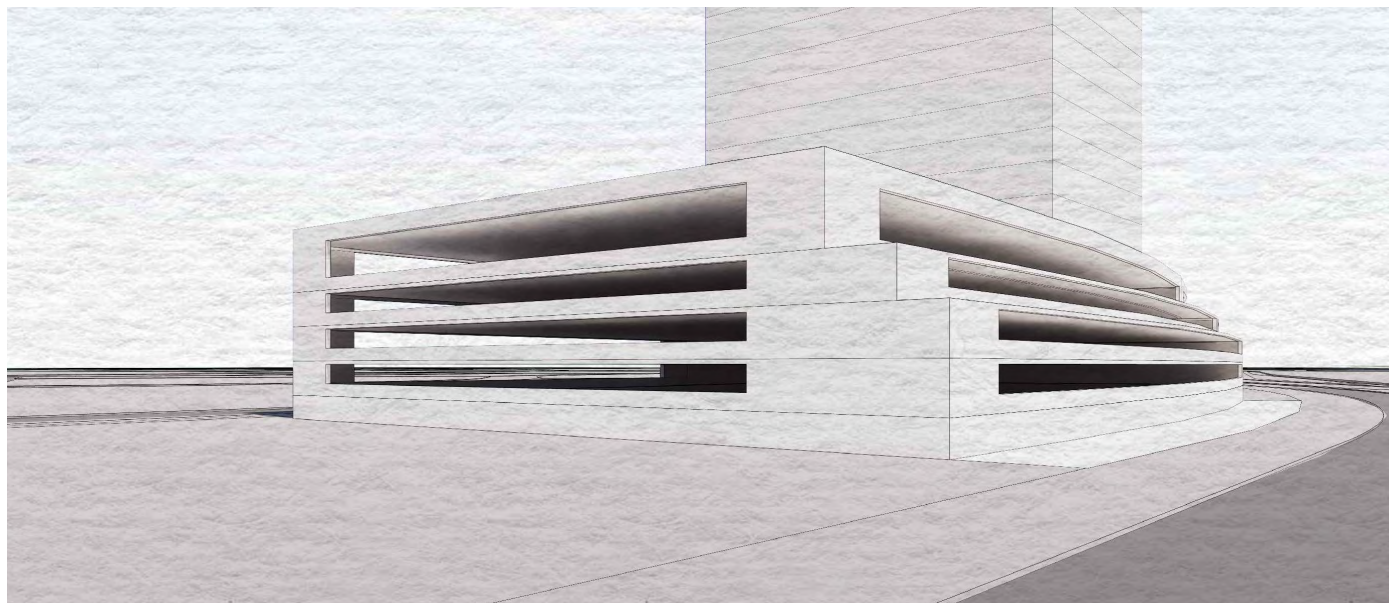
Figure 5-1 Renderings (Modification) of Building and Streetscape



Ala Moana Boulevard – Allowed by right



Ala Moana Boulevard – Proposed with modification



Ala Moana Boulevard / Kamake'e Street – Allowed by right



Ala Moana Boulevard / Kamake'e Street – Proposed with modification

# MAUKA AREA RULES & WARD NEIGHBORHOOD MASTER PLAN

## 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, Block D includes a podium platform height of 65 feet to accommodate mixed uses, provide additional public and open space, and create street level retail space that will enhance the walkability of the neighborhood.

According to the 2005 HCDA Mauka Area Rules, a modification to the podium height may be granted under Section 15-22-120(7), which provides that platform heights may be commensurately modified to exceed forty-five feet where:

- (A) *Subsurface construction is infeasible;*
- (B) *Design requirements for ceiling height clearances require height adjustment;*
- (C) *Industrial, commercial, residential or community service uses are substantially located within the platform, especially along streets or public spaces; or*
- (D) *Significant public facilities or pedestrian features are provided at the street level, especially arcades or publicly accessible open space in excess of the minimum grade level open space.*

VWL's plans for Land Block 4 provide for: (i) the addition of an approximately one acre Diamond Head Plaza Park at the Ewa end of the land block, creating greater separation from existing residential buildings; and (ii) the preservation of the IBM Building, an iconic, mid-century modern building at the makai-Diamond Head corner of Ward Village designed by renowned local architect Vladimir Ossipoff, which now includes more than 62,000 square feet of zoned office space, as well as space for community events. Planning for Block 4 also accommodates the 15-foot front yard setbacks along Auahi Street and Ala Moana Boulevard, as well as the additional 8-foot Department of Transportation road widening setback along Ala Moana Boulevard.

VWL's preservation of the IBM Building for office and community space, combined with the Diamond Head Plaza Park, reduces the developable land area of Land Block 4 by more than 49,000 square feet. To accommodate these community benefits on Land Block 4, VWL reduced each of the development lots for Block D and Block E to approximately 1.8 acres, which are the smallest lots in Ward Village fronting Ala Moana Boulevard, and each lot is the minimum size under the Vested Rules for the proposed height and tower footprint for each development. Given these factors, the volume within Block D's podium is commensurately limited, and the inclusion of retail, commercial, and pedestrian uses and features at street level below the parking requires additional podium height above 45 feet. Consistent with the Ward Village Master Plan, the ground level retail and restaurant spaces along Diamond Head Plaza Park and Auahi Street provide pedestrian activation and gathering spaces for the public, and are connected through a shaded and protected colonnade that transitions into the plaza and street.

Special consideration was given to the design of the podium to provide an integrated pedestrian-friendly experience at the street level. A taller podium provides the height and vertical surface necessary to effectively connect the architectural elements of the tower to the podium's façade, and rather than exclusively serving as a screen for the parking garage, the taller facade with neighborhood street-level retail within a shaded colonnade also provides a more continuous and cohesive canvas for the proposed architectural treatment of the podium.

**Conditions for Modification.** As proposed for Block D, 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, Block D's podium height of 65 feet is consistent with the Ward Master Plan and provides for the inclusion of street-level retail space in the podium which greatly enhances the streetscape aesthetics and contributes to a walkable neighborhood. A taller podium also provides the height and vertical surface to better connect the architectural elements of the tower to the podium's façade. Block D's podium uses articulation in the form of an arched retail colonnade, recessed fenestration, decorative screening, and planter boxes to provide visual character and connect the street level to residences above. See Exhibits 29-31 for podium sections.

- *15-22-22(a)(2) The modification would not adversely affect adjacent developments or uses;*

Consistent with the Ward Master Plan, Block D'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), The Park Ward Village (Land Block 1, Project 5), and The Launiu (Land Block 5, Project 3), 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.

Block D is also consistent with the intent of the Mauka Area Plan because it is designed to complement and accommodate the preservation of the iconic IBM Building. Consistent with the Mauka Area Plan's policy to preserve historic sites within the Mauka Area, VWL's renovation and preservation of the IBM building ensures this architectural jewel will remain an urban Honolulu landmark, and provides community space as well as more than 62,000 square feet of office space within Ward Village. Block D is thoughtfully designed to complement and accommodate the IBM Building and Diamond Head Plaza Park through a compact development lot and an increased podium height, which creates necessary additional volume within the podium for street-level activation consistent with the intent of the Mauka Area Plan.

**Community Benefits.** As outlined in the approved Ward Master Plan, the increased platform height to 65 feet for parcels directly fronting Ala Moana Boulevard allows for retail and restaurant uses 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 providing 5,049 SF of ground level open space 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, combined with detailed articulation and screening within the podium levels.

Furthermore, by locating parking and retail uses within a 65-foot podium, Land Block 4 is able to accommodate more than 36,000 square feet of ground level open space in the form of the future Diamond Head Plaza Park as contemplated in the Ward Village Master Plan. As envisioned in Figure 4-1, Diamond Head Plaza Park will feature a keiki play area, grass lawns, landscaped walkways, and shaded seating areas, providing an inviting public gathering space at the makai gateway to Ward Village. The community benefits of an increased podium height also extend to the Diamond Head end of Land Block 4 where Block D's design accommodates and complements the IBM Building, which serves as a historic symbol of post-war development along Oahu's south shore.

### 5.1.3 Modification to Podium View Corridor Encroachment

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

According to the 2005 HCDA Mauka Area Rules, a modification to view corridor setbacks may be granted under Section 15-22-120(1).

As noted, given the preservation of the IBM Building and the planned Diamond Head Plaza Park on Land Block 4, the developable land area is reduced by more than 49,000 square feet, or by over 30 percent of the entire land block. To accommodate these community benefits, VWL reduced the development lots for the Block D and Block E to approximately 1.8 acres each, making them the smallest lots proposed within Ward Village on Ala Moana Boulevard, and the minimum lot size provided under the Vested Rules for the height and tower footprint for each development.

To help offset these factors, and similar to the podium height modification, the view corridor modification provides the additional volume within the podium to move parking up and away from the street and enables the inclusion of retail along the most viable and accessible ground floor locations along Auahi Street and the Diamond Plaza, with a shaded and protected colonnade that connects these destinations with each other and provides gathering spaces for the public. Secondly, and combined with the podium height modification, the view corridor modification also facilitates approximately 21,505 square feet of parking area in the podium and 16,036 square feet of additional amenity deck area. The parking and amenity deck areas are the smallest among the previously-approved buildings in Ward Village fronting Ala Moana Boulevard.

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

- 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, Block D is consistent with the Ward Master Plan and provides for podium pedestrian activation and a linear park with native plantings along Ala Moana Boulevard to greatly enhance the streetscape aesthetics and contribute to a walkable neighborhood.

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- 15-22-22(a)(2) *The modification would not adversely affect adjacent developments or uses;*

Consistent with the Ward Master Plan, the design and resultant mix of uses will not adversely affect adjacent developments or users, is consistent with the rules, and will result in a design similar to that of other buildings in Ward Village, including Ke Kilohana (Land Block 5, Project 1) and The Park Ward Village (Land Block 1, Project 5) along Ward Avenue, Anaha (Land Block 3, Project 1) along Auahi Street, and The Launiu (Land Block 5, Project 3) along Ala Moana Boulevard, thus providing for consistent street front elements and the continuation of street front retail uses throughout Ward Village.

- 15-22-22(a)(3) *The resulting development will be consistent with the intent of the mauka area plan.*

The mixed-use, enhanced streetscape, with podium architectural elements, a continuous building facade, street-level retail space, and additional public and open space are all consistent with the intent of the Mauka Area Plan, in that they contribute to achieving the vision of the approved Ward Master Plan, embracing a walkable neighborhood of mixed-use living, recreation, and open space.

**Community Benefits.** The requested modification allows for retail and restaurant uses to be built within the parking podium and provides street-level activation through a continuous building façade that better defines the edge of the street. The additional floor area within the podium provides an opportunity to move parking uses up and away from the street, thereby improving the ground level environment. Rather than a monolithic screen to cover the parking levels, Block D provides architectural variety and interest along Ala Moana Boulevard by continuing the smaller-scale architectural character established on Auahi Street and integrating this with planted berms and sidewalk seating. The result is a harmonious linear “botanical garden” pathway along the entire length of Land Block 4 that will unify the IBM Building, Block E, Block D, and Diamond Head Plaza Park and encourages walking strolling, and gathering, while acting as a visual extension of Ala Moana Regional Park. As illustrated in Appendix A, the Ala Moana Boulevard streetscape is greatly enhanced with landscaping, educational signage, pocket parks, benches, and amenities for dog and stroller walkers.

## 5.2 Conformance

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

The design of Block D 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, Block D 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, and aesthetically interesting liner facades to screen the podium and parking garage.

Ground floor retail space screens the podium parking garage along Auahi Street and a large portion of Diamond Head Plaza Park to activate and add visual interest on two sides of Block D. In other areas, the podium liner façade is comprised of a series of linear pocket parks, arched and angular openings with stepped masses and a high degree of architectural variety creating visual interest along the street.

See Appendix D 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 4, Project 1 (Block D)	Refer to
<b>§15-22-9 Method of Development</b>	Base Zone Development or Planned Development		Block D is based upon HCDA's Planned Development requirements.	n/a
<b>§15-22-30; §15-22-33 Land Use Zone</b>	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.	Block D consists of mixed-use residential and commercial spaces.	Exhibit 8 – Floor Plan, Ground Level
<b>§15-22-61 Density</b>	(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)	Block D complies.  Proposed FAR on Land Block 4: <ul style="list-style-type: none"> <li>Current projections are for 1,042,100 SF of floor area on Land Block 4, inclusive of Block D (489,800 SF).</li> <li>Land Block 4 projected FAR: <math>4.517 = 1,042,100 \text{ SF} / 230,706 \text{ SF}</math>.</li> </ul> Allowable FAR on Land Block 4: <ul style="list-style-type: none"> <li>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 3.614 [<math>279,437 \text{ SF} / 2,456,379 \text{ SF} = 0.114 + 3.500 = 3.614</math>].</li> <li>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 4 is <math>1.25 \times 3.614 = 4.517</math>.</li> <li>Land Block 4 complies with an allowable industrial bonus.</li> </ul>	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 24 – Summary Sheet Table 5-3 – Floor Area
<b>§15-22-62 Heights</b>	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.	Block D complies.  Block D is designed consistent with §15-22-116.  A modification for the podium height is proposed pursuant to §15-22-120.	Exhibits 25-28 – Elevations
<b>§15-22-63(d)(8) Yards; General (Bicycle Parking)</b>	(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.	Block D complies. Public short-term bicycle parking will be provided on the ground level along Auahi Street. Resident long-term bicycle parking will be provided on the ground level within the parking structure.	Exhibit 4 – Detailed Site Plan Exhibit 5 – Landscape Plan Exhibit 7 – Circulation Plan



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Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 4, Project 1 (Block D)	Refer to
<b>§15-22-63(g) Yards; General</b>	(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.	Block D complies. Block D 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 Exhibits 8-22 – Floor Plan, Floors 1 - 35 Exhibit 23 –Roof Plan Exhibit 29-31 – Building and Podium Sections
<b>§15-22-63.1 Front Yards</b>	(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.	Block D complies.  Block D is a portion of the single development lot created by the Land Block 4 Joint Development Agreement recorded May 8, 2023 [DOC A-85280828]. The Land Block 4 development lot is bounded by Auahi Street to the north ('mauka), Queen Street to the east (Diamond Head), Ala Moana Boulevard to the south (makai), and Kamake'e Street to the west ('Ewa).  Block D is partially bounded by Auahi Street and Ala Moana Boulevard and does not share a property line with Queen Street or Kamake'e Street.  This application considers Auahi Street and Ala Moana Boulevard as the required Front Yards with 15-foot-deep front yard setbacks provided parallel to the street rights-of-way.	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 4, Project 1 (Block D)	Refer to
<p><b>§15-22-63.2 Side Yard</b></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 side yards be provided consistent with the Mauka Area Plan and Rules.</p>	<p>Block D complies.</p> <p>Block D is a portion of the single development lot created by the Land Block 4 Joint Development Agreement recorded May 8, 2023 [DOC A-85280828]. The Land Block 4 development lot is bounded by Auahi Street to the north ('mauka), Queen Street to the east (Diamond Head), Ala Moana Boulevard to the south (makai), and Kamake'e Street to the west ('Ewa).</p> <p>Block D is partially bounded by Auahi Street (front yard) and Ala Moana Boulevard (front yard). The balance of Block D is bounded by a continuation of the Land Block 4 development lot.</p> <p>Block D provides no side yards.</p>	<p>Exhibit 1 – Location and Ward Neighborhood Master Plan Area Exhibit 4 – Detailed Site Plan</p>
<p><b>§15-22-64 Open Space</b></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>Block D complies.</p> <p>In accordance with MASP 13.1.3 Decision &amp; 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 223,965 SF of Open Space planned under Approved Development Permits.</p> <p>The total amount of Open Space delivered and/or permitted to date = 377,021 SF (153,056 SF + 223,965 SF) or 15.4% of the Master Plan land area.</p> <p>The total amount of Open Space delivered, permitted, and planned = 428,962 SF (153,056 SF + 223,965 SF + 51,941 SF) or 17.5% of the Master Plan development land area.</p> <p>Block D provides approximately 5,049 SF of Open Space at the ground level. Diamond Head Plaza Park will be delivered concurrent with Block D, providing an additional 35,278 SF of Open Space, with a total of 50,731 SF of Open Space proposed for Land Block 4 = 22.0% of the Land Block area (50,731 SF / 230,706 SF).</p>	<p>Exhibit 4 – Detailed Site Plan Exhibit 24 – 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 4, Project 1 (Block D)	Refer to
<b>§15-22-65 Recreation Space</b>	<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>Block D complies.</p> <p>Recreation Space Required: 242 DU x 55 SF/DU = 13,310 SF.</p> <p>Recreation Space Provided: Block D provides approximately 65,615 SF of recreation space:</p> <ul style="list-style-type: none"> <li>• Level 1 = 1,957 SF interior and 6,712 SF exterior.</li> <li>• Level 6 = 15,122 SF interior and 41,824 SF exterior.</li> </ul>	<p>Exhibit 8 – Floor Plan, Ground Level</p> <p>Exhibit 13 – Floor Plan, Floor 6</p> <p>Exhibit 24 – Summary Sheet</p>
<b>§15-22-66 View Corridors</b>	<p>Per the 2005 Mauka Area Rules exhibit titled “View Corridor Streets,” view corridors are established along:</p> <ul style="list-style-type: none"> <li>• Ward Avenue;</li> <li>• Queen Street;</li> <li>• Ala Moana Boulevard; and</li> <li>• Other streets not in the vicinity of the project</li> </ul>	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>Block D is along the Ala Moana Boulevard view corridor established in the 2005 Mauka Area Rules exhibit titled “View Corridor Streets”.</p> <p>Block D complies with the 15-foot Front Yard and 75-foot Tower setback requirements of the view corridor.</p> <p>Block D seeks a modification to encroach on the 1:1 setback above 20 feet and the podium height above 45 feet to accommodate an articulated building envelope, a linear park with native plantings along Ala Moana Boulevard, and a continuous building façade that better defines the edge of the street.</p> <p>Approximately 69% of Block D’s podium façade is within the Ala Moana Boulevard view corridor.</p>	<p>Exhibit 1 – Location and Ward Neighborhood Master Plan Area</p> <p>Exhibits 25-28 – Elevations</p> <p>Exhibit 29-31 – Building and Podium Sections</p> <p>Exhibit 32 – Tower Massing</p>



Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 4, Project 1 (Block D)	Refer to
<p><b>§15-22-67 Off Street Parking</b></p>	<p>Multi-family dwellings (including reserved housing units):</p> <ul style="list-style-type: none"> <li>• 600 sq. ft. or less = 0.9 per unit;</li> <li>• More than 600 but less than 800 sq. ft. = 1.13 per unit;</li> <li>• 800 sq. ft. and over = 1.35 per unit</li> </ul> <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>Block D complies.</p> <p>Off Street Parking Required:</p> <ul style="list-style-type: none"> <li>• 0 Units @ 600 SF or less x 0.9 = 0 spaces.</li> <li>• 10 Units between 600-800 SF x 1.13 = 11 spaces.</li> <li>• 232 Units @ 800 SF or more x 1.35 = 313 spaces.</li> <li>• 4,289 SF Commercial and all other uses x 1 per 444 SF = 10 spaces.</li> <li>• 4,000 SF Eating &amp; Dining Areas x 0.9 per 300 SF = 12 spaces.</li> <li>• Total required = 346 spaces.</li> </ul> <p>Off Street Parking Provided:</p> <ul style="list-style-type: none"> <li>• 463 Standard spaces.</li> <li>• 0 Compact spaces.</li> <li>• 0 Tandem spaces.</li> <li>• 13 Accessible spaces.</li> <li>• 1 Accessible Van spaces.</li> <li>• 477 Total spaces.</li> </ul> <p>22 commercial parking spaces will be fulfilled off-site within district parking at South Shore Market / Auahi Shops, located approximately 300 feet away from Block D.</p>	<p>Exhibit 8 – Floor Plan, Ground Level Exhibits 9-13 – Floor Plan, Floors 2-6 Exhibit 24 – Summary Sheet</p>
<p><b>§15-22-68 Off-Street Loading</b></p>	<ul style="list-style-type: none"> <li>• Retail stores, eating and drinking establishments between 40,001 SF and 60,000 SF = four loading spaces.</li> <li>• Multi-family dwellings 150,001-300,000 SF = two loading spaces + one space for each additional 200,000.</li> <li>• An adjustment of up to 50% is allowed when the spaces serve 2 or more uses.</li> <li>• No loading space or maneuvering area shall be located within a required yard.</li> </ul>	<p>The Ward MP proposes off street loading be provided consistent with the Mauka Area Plan and Rules.</p>	<p>Block D complies.</p> <p>Off Street Loading Required:</p> <ul style="list-style-type: none"> <li>• Residential uses of 479,800 SF = 3.</li> <li>• Commercial Uses of 10,000 SF = 1.</li> <li>• 50% reduction per §15-22-68(e) = - 2.</li> <li>• TOTAL REQUIRED = 2.</li> </ul> <p>Off Street Loading Provided:</p> <ul style="list-style-type: none"> <li>• 1 sized a minimum of 8.5-ft. x 19-ft.</li> <li>• 1 sized a minimum of 12-ft. x 35-ft.</li> </ul>	<p>Exhibit 4 – Detailed Site Plan Exhibit 7 – Circulation Plan Exhibit 8 – Floor Plan, Ground Level Exhibit 24 – Summary Sheet</p>

# MAUKA AREA RULES & WARD NEIGHBORHOOD MASTER PLAN

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 4, Project 1 (Block D)	Refer to
<b>§15-22-70 Architectural Criteria</b>	All rooftop mechanical appurtenances, stairwells and elevator enclosures, ventilators, and air- conditioning equipment shall be screened from view by architectural or landscape treatments.  Parking structures shall have a minimum fifteen-foot landscape strip within the front yard setback along adjacent streets.		Block D complies.	Exhibit 5 – Landscape Plan Exhibits 25-28 – Elevations Exhibits 29-31 – Building and Podium Sections
<b>§15-22-72 Lanai Enclosures</b>	Any area originally approved as a lanai and not included as floor area shall not be subsequently enclosed without meeting all requirements relating to the addition of floor area;  As a condition to the initial project approval, covenants or other documentation may be required to assure that lanai will not be converted to floor area.		Block D complies.  Lanais are sized to be less than 15% of the area of the adjacent unit and subsequent enclosure of lanais will be prohibited in the project’s condominium documents.	n/a
<b>§15-22-73 Dedication of Public Facilities</b>	(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 8,000 SF of public plazas and pedestrian walkways on Land Block 4 as part of the total PFD satisfaction.	Block D complies.  Public Facilities Dedication Required: <ul style="list-style-type: none"> <li>• Block D Residential Area: 4% x 481,511 SF = 19,260 SF.</li> <li>• Block D Commercial Area: 3% x 8,289 SF = 249 SF.</li> <li>• Block D Required PFD = 19,509 SF.</li> <li>• PFD required for projects previously approved = 216,936 SF.</li> <li>• PFD total required – including Block D = 272,631 SF.</li> </ul> Public Facilities Dedication Provided: <ul style="list-style-type: none"> <li>• PFD credit from Pre-Ward MP Projects = 39,581 SF.</li> <li>• PFD Ward MP dedications to date = 121,839 SF.</li> <li>• PFD dedications provided to date = 161,420 SF.</li> <li>• PFD designations pending = 203,305 SF.</li> <li>• PFD dedications provided + pending = 364,725 SF.</li> </ul> PFD credit balance after Block D = 92,094 SF.	Section 5.3.5 – Ward Village Public Facilities & Open Space Table 5-4 – Ward Village Public Facilities Dedication
<b>§15-22-74 Prohibition of Structures within a Mapped Street</b>	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.	Block D complies.  There are no mapped streets, as designed in the Mauka Area Plan, within Block D site.	Exhibit 1 – Location and Ward Neighborhood Master Plan Area



Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 4, Project 1 (Block D)	Refer to
<b>§15-22-76 Utilities Required to be Underground</b>	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.	Block D complies. All utilities serving Block D will be underground.	n/a
<b>§15-22-77 Performance Standards</b>	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"		Block D 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 25-28– Elevations
<b>§15-22-80 Joint Development</b>	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.	Block D is subject to the Land Block 4 Joint Development Agreement recorded May 8, 2023 [DOC A-85280828].	n/a
<b>§15-22-82 Flood Hazard District</b>	Honolulu Land Use Ordinance (LUO) Article 7, relating to flood hazard districts, shall apply to all affected activities and properties within the mauka area.		Block D will comply with the applicable flood hazard provisions of Article 7 of the LUO.  The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) shows that Block D 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%.  Block D site Flood Base Elevation is 10 feet (see Appendix G, Figure 1-4). The proposed finish floor elevation at Level 1 for Block D is 10.25 feet.	Appendix G – Infrastructure Availability Report: Section 1.4 and Figure 1-4
<b>§15-22-113 Permitted Uses</b>	(a) The uses permitted within a planned development shall be any of the uses permitted within the mixed-use zone within which the development is located.  (b) For any planned development of lots 20,000 square feet or more in size, no more than 60 percent of the total allowable floor area shall be placed in commercial use and the remaining floor area shall be placed in multi-family dwellings.	The Ward MP contemplated a single "mixed-use" land use designation. The Single Mixed-Use Designation was implemented without amending the 2005 Mauka Rules by the Declaratory Order issued October 10, 2012.	Block D complies.  Block D commercial use is 1.7 percent of the total floor area (8,289 SF / 489,800 SF).	Exhibit 8 – Floor Plan, Ground Level Exhibits 9-22 – Floor Plans for all other levels

# MAUKA AREA RULES & WARD NEIGHBORHOOD MASTER PLAN

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 4, Project 1 (Block D)	Refer to
<b>§15-22-115 Reserved Housing</b>	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>Block D complies.</p> <p><b>Reserved Housing Required:</b> With the addition of 242 residential units in Block D, a total of 5,845 residential units are being provided in the Ward MP area. The associated Reserved Housing requirement is <math>5,845 \times 20\% = 1,169</math> Reserved Housing units.</p> <p><b>Reserved Housing Provided:</b></p> <ul style="list-style-type: none"> <li>Ke Kilohana (KAK 13-038): 375 Reserved Housing units.</li> <li>'A'ali'i (KAK 16-075): 150 Reserved Housing units.</li> <li>Ulana Ward Village (KAK 21-001): 697 Reserved Housing units.</li> <li>Total 1,222 Reserved Housing units.</li> </ul> <p>After the pending applications for Block D, Block E, and Mahana Ward Village (Block N-West), a surplus of approximately 53 Reserved Housing units will exist.</p>	Section 4.10 – Reserved Housing Table 4-2 – Reserved Housing Requirement
<b>§15-22-116 FAR and §15-22-203 FAR Transfers</b>	<ul style="list-style-type: none"> <li>3.5 FAR for lots over 80,000 sf</li> <li>0.3 FAR bonus for industrial uses</li> <li>Floor area may be transferred from lot to lot under a master plan, allowing up to a 25% increase</li> </ul>	<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 <math>4.75 (3.5 \text{ FAR} + 0.3 \text{ FAR}) \times 1.25 = 4.75 \text{ FAR}</math></p> <p>With allowable transfers and without the industrial bonus, the maximum FAR on any land block is <math>4.375 (3.5 \text{ FAR} \times 1.25 = 4.375 \text{ FAR})</math></p>	<p>Block D complies.</p> <p><b>Proposed FAR on Land Block 4:</b></p> <ul style="list-style-type: none"> <li>Current projections are for 1,042,100 SF of floor area on Land Block 4, inclusive of Block D (489,800 SF).</li> <li>Land Block 4 projected FAR: <math>4.517 = 1,042,100 \text{ SF} / 230,706 \text{ SF}</math>.</li> </ul> <p><b>Allowable FAR on Land Block 4:</b></p> <ul style="list-style-type: none"> <li>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 3.614 <math>[279,437 \text{ SF} / 2,456,379 \text{ SF} = 0.114 + 3.500 = 3.614</math>.</li> <li>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 4 is <math>1.25 \times 3.614 = 4.517</math>.</li> <li>Land Block 4 complies with an allowable industrial bonus.</li> </ul>	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 Table 5-3 – Floor Area



Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 4, Project 1 (Block D)	Refer to
<b>§15-22-116 Maximum Development Height</b>	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.	Block D complies.  The proposed tower roof height is 400'-0". Mechanical screening extends 18'-0" above the tower roof.	Exhibits 25-28 – Elevations Exhibits 29-31 – Building and Podium Sections
<b>§15-22-116 Maximum Tower Footprint</b>	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.	Block D complies.  Block D's lot is approximately 80,021 SF and its largest tower floor plate proposed is 16,000 SF.	Exhibit 1 – Location and Ward Neighborhood Master Plan Area Exhibit 24 – Summary Sheet
<b>§15-22-117 Other Rules for Applicants of Planned Developments</b>	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.	Block D is along the Ala Moana Boulevard view corridor established in the 2005 Mauka Area Rules exhibit titled "View Corridor Streets".  Block D complies with the 15-foot Front Yard and 75-foot Tower setback requirements of the view corridor.  Block D seeks a modification to encroach on the 1:1 setback above 20 feet and the podium height above 45 feet to accommodate an articulated building envelope, a linear park with native plantings along Ala Moana Boulevard, and a continuous building façade that better defines the edge of the street.	Exhibit 1 – Location and Ward Neighborhood Master Plan Area Exhibits 25-28 – Elevations



# MAUKA AREA RULES & WARD NEIGHBORHOOD MASTER PLAN

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 4, Project 1 (Block D)	Refer to
<p><b>§15-22-120 Modification of Specific Provisions</b></p>	<p>(1) View corridor setbacks may be modified</p> <p>(7) Platform heights may be commensurately modified to exceed forty-five feet where:</p> <p>(A) Subsurface construction is infeasible;</p> <p>(B) Design requirements for ceiling height clearances require height adjustment;</p> <p>(C) Industrial, commercial, residential, or community service uses are substantially located within the platform, especially along streets or public spaces; or</p> <p>(D) Significant public facilities or pedestrian features are provided at the street level, especially arcades or publicly accessible open space in excess of the minimum grade level open space</p>	<p>The Ward MP identified encroachments into the Ward Avenue View Corridor Setback for the development of a continuous building facade that better defines the edge of the street.</p> <p>The Ward MP identified an increase in the maximum platform height from 45 feet to 65 feet for parcels fronting Ala Moana Boulevard and from 45 feet to 75 feet for all parcels not directly fronting Ala Moana Boulevard as necessary to achieve the vision of the master plan. The increase allows for retail, restaurants, offices and residential units to surround the bulk of required parking garages and provide for a more aesthetically pleasing and pedestrian friendly facade on the street. The increase allows parking structures to be moved up and away from the street and allowing them to occupy a smaller floor plate, making room for alternative uses. These new uses can then surround the bulk of the garages providing a more aesthetically pleasing and pedestrian friendly facade on the street.</p>	<p>Modifications Required:</p> <p>1) Block D seeks a modification to increase the platform of street front element from 45 feet to 65 feet: Block D includes ground-level retail space which interfaces with Auahi Street. 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 contemplated in the Ward MP, to accommodate the street-level retail, Block D increases the maximum platform or street front element height from 45 feet to 65 feet which also allows for an additional:</p> <p>a) 12 feet of height for accessory use structures with a total area less than 15% of the platform roof area; and</p> <p>b) 18 feet of height for vent pipes, fans, roof access stairwells and structures housing rooftop machinery on the platform roof.</p> <p>2) Block D seeks a modification to encroach upon the Ala Moana Boulevard View Corridor Setback to:</p> <p>a) Eliminate the 1:1 setback above 20 feet on the podium to accommodate a continuous building facade that better defines the edge of the street and allow for more interesting articulation of the building facade;</p> <p>b) Extend the podium height above the 45-foot plane; and</p> <p>c) Allow amenity deck elements, such as BBQ cabanas to extend above the 45-ft plane.</p>	<p>Exhibit 1 – Location and Ward Neighborhood Master Plan Area</p> <p>Exhibits 9-13 – Floor Plan, Floors 2-6</p> <p>Exhibits 25-28 – Elevations</p> <p>Exhibits 29-31 – Sections</p> <p>Exhibit 32 – Tower Massing</p> <p>Appendix D – Ward Village Street Level Plan</p>



Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 4, Project 1 (Block D)	Refer to
<b>§15-22-142 Streetscapes</b>	<ul style="list-style-type: none"> <li>(a) Curb cuts are permitted only upon approval by the executive director;</li> <li>(b) All new developments shall provide facilities for central trash storage within the development lot;</li> <li>(c) All new developments shall provide street furniture: <ul style="list-style-type: none"> <li>(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;</li> <li>(2) Bus stop shelters shall be provided where bus stops are located.</li> </ul> </li> </ul>	<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>Block D complies by:</p> <ul style="list-style-type: none"> <li>(a1) Along with Block E, reducing the total number of curb cuts from four to three and curb cut length from 171.2-ft to 106.9-ft. <ul style="list-style-type: none"> <li>- Block D residential parking garage curb cut width: 36.4-ft</li> <li>- Block D residential parking garage driveway width: 24.0-ft</li> <li>- Shared Loading Dock curb cut width: 31.8-ft</li> <li>- Shared Loading Dock driveway width: 24.7-ft</li> <li>- Block E residential parking garage curb cut width: 38.7-ft</li> <li>- Block E residential parking garage driveway width: 24.0-ft</li> </ul> </li> <li>(b) Providing for central trash storage within the building.</li> <li>(c)(1) Providing shaded, 8-foot-long benches along the Ala Moana Boulevard and Auahi Street sidewalks.</li> </ul>	<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 7 – Circulation Plan</p> <p>Exhibit 8 – Floor Plan, Ground Level</p> <p>Exhibit 38-41 – Roadway Sections</p>
<b>§15-22-143(a) Building Orientation</b>	<ul style="list-style-type: none"> <li>(a) Building orientation: To the extent practicable: <ul style="list-style-type: none"> <li>(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.</li> <li>(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.</li> </ul> </li> </ul>		<p>Block D complies.</p> <p>Block D is over 45 feet in height (400'-0"). The long axis of the tower is approximately 45 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 33 – Orientation and Tower Spacing</p>
<b>§15-22-143(b &amp; c) Tower Spacing</b>	<ul style="list-style-type: none"> <li>(b) Tower Spacing: To the extent practicable: <ul style="list-style-type: none"> <li>(1) At least 300 feet between the long parallel sides of neighboring towers; and</li> <li>(2) At least 200 feet between the short sides of towers.</li> </ul> </li> <li>(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.</li> </ul>	<p>The Ward MP contemplates Mauka – Makai orientations where practicable.</p>	<p>Block D complies.</p> <p>There are no towers within 200 feet of the short side of Block D and no existing towers within 300 feet of the long side of Block D. To the east, the long side of Block D is, to the extent practicable (given the shape of the project lot), separated from the Block E tower by 300 feet, except for a portion of the makai corner of that tower.</p> <p>The design and siting of Block D minimizes shadow effects on neighboring buildings. Block D homes will have direct access to sunlight.</p>	<p>Exhibit 33 – Orientation and Tower Spacing</p>
<b>§15-22-144 Landscape</b>		<p>The Ward MP proposes landscaping be provided consistent with the Mauka Area Plan and Rules.</p>	<p>Block D complies.</p> <p>Landscaping will be consistent with the Mauka Area Rules and the Ward Village Street Tree Master Plan.</p>	<p>Exhibit 5 – Landscape Plan</p>

# 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 24 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 8 through 22.

### 5.3.3 Floor Area Allowed & Floor Area Used

Floor area currently allocated to Land Block 4 and used by Block D is pursuant to the Floor Area Ratio (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, based on a proposed industrial floor area of 736,914 square feet. This translates to 9,334,240 square feet of floor area.

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 3/31/2023. 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	
<b>Land Area</b>							
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		
<b>9/12/2008 Master Plan Addendum #2</b>							
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%	
<b>PLANNED FAR 9/12/2008</b>	<b>3.34</b>	<b>4.33</b>	<b>2.88</b>	<b>4.42</b>	<b>4.56</b>	<b>1.79</b>	<b>3.80</b>

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
<b>Existing Improvements to Remain</b>							
[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
<b>Approved / Submitted Development Permits</b>							
KAK 13-036 [LB2-P1] Waiea	-	522,654	-	-	-	-	522,654
KAK 13-037 [LB3-P1] Anaha	-	-	649,168	-	-	-	649,168
KAK 13-038 [LB5-P1] Ke Kilohana	-	-	-	-	508,829	-	508,829
KAK 14-074 [LB1-P2] Ae'o	624,701	-	-	-	-	-	624,701
KAK 16-075 [LB1-P3] 'A'ali'i	598,616	-	-	-	-	-	598,616
KAK 18-038 [LB1-P4] Kō'ula	684,487	-	-	-	-	-	684,487
KAK 19-069 [LB2-P3] Victoria Place [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 [LB5-P3] The Launiu	-	-	-	-	667,825	-	667,825
Block N-West [LB1-P6] Mahana [Note 6]	423,218	-	-	-	-	-	423,218
Block D [LB4-P1] - TBD	-	-	-	489,800	-	-	489,800
Block E [LB4-P1] - TBD	-	-	-	489,800	-	-	489,800
<b>Subtotal</b>	<b>3,205,975</b>	<b>1,604,242</b>	<b>778,946</b>	<b>1,042,100</b>	<b>2,067,509</b>	<b>100,777</b>	<b>8,799,549</b>
<b>Planned / Forecast</b>							
Residential/Commercial Area Planned (SF)	-	-	-	-	-	-	-
Commercial Area Planned (SF)	-	-	-	-	-	-	-
Industrial Area Planned (SF)	-	-	-	-	-	-	-
<b>Area Planned (SF)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Planned / Forecast Total Floor Area (SF)</b>	<b>3,205,975</b>	<b>1,604,242</b>	<b>778,946</b>	<b>1,042,100</b>	<b>2,067,509</b>	<b>100,777</b>	<b>8,799,549</b>
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%	
<b>Floor Area Allowed</b>							
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
<b>Total Projected Floor Area (SF)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,799,549</b>



Industrial floor area was included in Ulana Ward Village (KAK 21-001) and will be included in various projects and in other areas of Ward Village. The 279,437 square feet of industrial floor area is planned to be distributed as follows:

- Ewa of Ward Avenue: 171,094 square feet in Block G (139,176 square feet existing leased uses and 31,918 square feet of vacant lease spaces) and 30,404 square feet being built in Ulana Ward Village [KAK 21-001].
- Mauka of Queen Street: 7,920 square feet existing Block P-2 lease uses and 70,019 square feet resulting from the Block P-1 transaction which closed on March 31, 2023.

Upon its eventual build out, Land Block 4 is projected to include approximately 1,042,100 cumulative gross square feet of commercial and residential area. Land Block 4 totals approximately 230,706 square feet, which results in projected FAR of 4.52.

### 5.3.4 Relationship to Surrounding Properties

Surrounding development includes:

- Ward Village Shops (MUZ 95-04) and South Shore Market, located north of Block D
- Anaha (KAK 13-037), located north of Block D
- Waiea (KAK 13-036), located west of Block D
- IBM Building, located east of Block D

### 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. Block D will contribute approximately 5,049 square feet of additional open space, resulting in a total of 428,962 square feet of open space provided in the Ward Neighborhood Master Plan land area when accounting for open space provided in The Launiu, Mahana Ward Village, Block E, and Diamond Head Plaza Park. Table 5-4 shows the public facilities and Table 5-5 shows open space dedications for Ward Village projects, including the areas proposed for Block D.

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
<b>Public Facilities Dedications (To Date)</b>		
<i>Projects</i>		<i>Area</i>
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-52480778] - 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-68720631] - 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-82060093-94] - 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
<b>Subtotal of Public Facilities Dedication Provided to Date [b]</b>		<b>121,839 sf</b>
<b>Total Credits &amp; Dedications Provided to Date [a + b]</b>		<b>161,420 sf</b>
<b>Proposed Public Facilities Dedications (To Date)</b>		
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
<b>Subtotal of Pending Public Facilities Dedication [c]</b>		<b>203,305 sf</b>
<b>Total Dedications Provided / Proposed [a + b + c]</b>		<b>364,725 sf</b>
<b>Required Public Facilities Dedication (To Date)</b>		
<i>Project</i>		<i>Dedication Area</i>
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
KAK 23-027 [LB1-P6] Mahana		16,760 sf
Block D [LB4-P1] - TBD		19,509 sf
Block E [LB4-P1] - TBD		19,517 sf
<b>Subtotal of Required Public Facilities Dedication to Date</b>		<b>272,631 sf</b>
<b>Remaining Balance Not Including Pending Public Facilities Dedications</b>		<b>(111,211 sf)</b>
<b>Remaining Balance after Pending Public Facilities Dedications</b>		<b>92,094 sf</b>

# 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	
<b>Land Area</b>							
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
<b>ZSF @ 3.8 FAR</b>	<b>3,465,171</b>	<b>1,349,494</b>	<b>1,026,604</b>	<b>876,683</b>	<b>2,363,110</b>	<b>253,178</b>	<b>9,334,240</b>
<b>9/12/2008 Master Plan Addendum #2</b>							
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
<b>Existing Improvements to Remain</b>							
[LB4] IBM Building				9,695			9,695
MUZ 16-00 [LB1] Ward Entertainment Center	2,859						2,859
MUZ 93-04 [LB3] Ward Village Shops			34,817				34,817
[LB5] Block G - Existing							-
[LB6] Block P - Existing							-
KAK 13-036 [LB2-P1] Waiea		13,667					13,667
KAK 13-037 [LB3-P1] Anaha			11,260				11,260
KAK 13-038 [LB5-P1] Ke Kilohana					1,323		1,323
KAK 14-074 [LB1-P2] Ae'o	5,047						5,047
KAK 16-075 [LB1-P3] 'A'ali'i	9,905						9,905
KAK 16-075 [LB1-P3] Victoria Ward Park - Mauka	55,263						55,263
KAK 18-038 [LB1-P4] Kō'ula	9,220						9,220
<b>Approved / Submitted Development Permits</b>							
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	21,874						21,874
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
KAK 23-027 [LB1-P6] Mahana	10,905						10,905
Block D [LB4-P1] Diamond Head Plaza Park				35,278			35,278
Block D [LB4-P1] - TBD				5,049			5,049
Block E [LB4-P1] - TBD				709			709
<b>Subtotal</b>	<b>152,239</b>	<b>106,055</b>	<b>46,077</b>	<b>50,731</b>	<b>73,860</b>	<b>-</b>	<b>428,962</b>
<i>Projected Remaining Area Planned</i>	-	-	-	-	-	-	-
<b>Projected Open Space [SF]</b>	<b>152,239</b>	<b>106,055</b>	<b>46,077</b>	<b>50,731</b>	<b>73,860</b>	<b>-</b>	<b>428,962</b>
<b>Projected Open Space Percentage</b>	<b>17%</b>	<b>30%</b>	<b>17%</b>	<b>22%</b>	<b>12%</b>	<b>0%</b>	<b>17%</b>
Projected Industrial Floor Area (SF)							
<b>Change from 9/12/2008 [SF]</b>	<b>61,050</b>	<b>70,542</b>	<b>19,061</b>	<b>27,660</b>	<b>11,673</b>	<b>(6,663)</b>	<b>183,324</b>

Note: Ward Village Master Plan 2022 Annual Report submitted to HCDA on March 13, 2023 and validated by HCDA staff on May 15, 2023.

## 5.3.6 Parking & Loading Summary

Exhibit 24 includes tables detailing: 1) parking and loading requirements; and 2) parking and loading spaces provided. Block D will include approximately 499 off-street parking spaces. Under the 2005 Mauka Area Rules (Section 15-22-67), a minimum of 346 parking stalls would be required for the building as currently designed.

All stalls within Block D will be for residential and guest use. Approximately 22 commercial stalls will be provided within the district parking garage at 1152 Auahi Street (the Ward Village Shops/South Shore Market District Parking Garage), and/or another facility within Ward Village, pursuant to off-site parking agreements.

Block D will include two off-street loading spaces to serve the building. See Exhibits 8 and 24 for more details.

Block D will include approximately 70 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 Auahi Street. Approximately 60 resident long-term bicycle parking stalls will be provided within the parking structure.

Table 5-6 Parking & Loading Summary.

OFF-STREET PARKING & LOADING SUMMARY		
	Minimum Required	Provided
Residential Parking	324	452
Commercial Parking	22	22 (provided offsite)
Guest Parking	0	25
<b>Total Parking</b>	<b>346</b>	<b>499</b>
Loading	2	2



## 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 4 that includes the Block D site. The State Historic Preservation Division (SHPD) has no objection to HCDA proceeding with permitting for Block D, subject to the stipulations detailed in SHPD's letter dated April 24, 2023, which is included as Appendix E. VWL has submitted draft documents to SHPD for review in support of HAR §13-284-3(b) Steps 1-5.

## 6.2 Traffic Impact Report

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

The draft TIR recommendations below have been incorporated into the design of Block D:

- Provide sufficient sight distance for motorists to safely enter and exit the project driveways to ensure visibility between pedestrians, bicyclists, motorists, or other users at these conflict points
- 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 is 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.
- Restrict turning movements at the proposed primary project access for the Block D development along Auahi Street to right-turn in right-turn out movements only due to this driveway's proximity to Kamake'e Street. Provide adequate channelization to reinforce the running restriction. The specific configuration shall be determined during the design phase.
- Restrict turning movements at the proposed loading/service driveway for the Block D and Block E developments along Auahi Street to right-turn in right-turn out movements only due to this driveway's proximity to an existing signalized intersection with the adjacent South Shore Market/East Village Shops.

Access to this driveway should be actively managed to ensure the running restrictions are adhered to and that there are no reversing maneuvers onto the adjacent roadways. Consideration should also be given to scheduling deliveries and other services during off-peak periods when traffic volumes are less.

- Work with the City and County of Honolulu Traffic Review Branch regarding the proposed project access points. Modifications to traffic circulation in the vicinity as a result of the restriction of right-turns from Ala Moana Boulevard to Kamake'e Street have limited and/or extended the available routes to and from the project site given the anticipated turning restrictions at the project driveways. In addition, the proposed driveways are near an existing signalized intersection with the driveway for the adjacent South Shore Market/East Village Shops. As such, refinement of driveway connections may be needed to minimize potential vehicular conflicts and driver confusion regarding the right-of-way.
- Provide improved pedestrian connections within the project boundaries to facilitate access to the surrounding roadways. Pedestrian facilities should be made accessible in conformance with the Americans with Disabilities Act (ADA).
- 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 Block D and Block E with those discussed in the Ward Village TMP including the overall Transportation Demand Management (TDM) Plan.

Appendix F 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 Block D. The purpose of the report was to determine and confirm the availability of infrastructure utilities to accommodate Block D, 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 Block D and has taken steps well ahead of this application to confirm availability of the following utilities.

# 6 TECHNICAL STUDIES

Appendix G contains the IAR, which contains figures showing:

- Topographic Survey (Appendix G, Figure 1-3)
- Flood Hazard (Appendix G, Figure 1-4)
- 3.2-Foot Sea Level Rise (Appendix G, Figure 1-5)
- Existing Sewer System (Appendix G, Figure 2-1)
- Existing Water System (Appendix G, Figure 2-2)
- Existing Drainage System (Appendix G, Figure 2-3)

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 February 13, 2023
Water	Board of Water Supply	Adequacy Letter	N/A	Adequacy confirmed on January 20, 2023 Formal approval letter will occur during the building permit process.
Fire Safety	Honolulu Fire Department	Confirmation of design parameters	N/A	General compliance confirmed by email January 24, 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 possible alternative compliance received on January 24, 2023 Formal approval pending plan review.
Electricity	Hawaiian Electric Company (HECO)	Will-Serve Letter	N/A	Response received on February 18, 2023. HECO confirmed that existing distribution circuits can potentially be used to service Blocks D and E, with coordination between HECO and VWL.
Telephone/ Communication System	Hawaiian Telcom Incorporated	Assessment Letter	N/A	Hawaiian Telcom confirmed availability via Assessment Letter dated December 21, 2022.
Cable TV	Spectrum	Confirmation of design parameters	N/A	Spectrum confirmation of available service received February 3, 2023.
Gas	Hawaii Gas	Informal confirmation of availability	N/A	Availability confirmed by email on January 9, 2023.

## 6.4 Shade/Shadow and Wind Study

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

Rowan Williams Davies & Irwin Inc. (RWDI) is preparing a detailed wind analysis study for Block D. 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 Block D.

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

## 6.5 Environmental Noise Study

Salter will conduct a detailed environmental noise study as part of the design process for Block D. 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 exceed 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 J contains a letter from Salter summarizing the noise impacts that will be studied as building plans are finalized and Block D approaches the design phase. The letter makes preliminary recommendations regarding noise mitigation strategies.



# BLOCK D

WARD VILLAGE

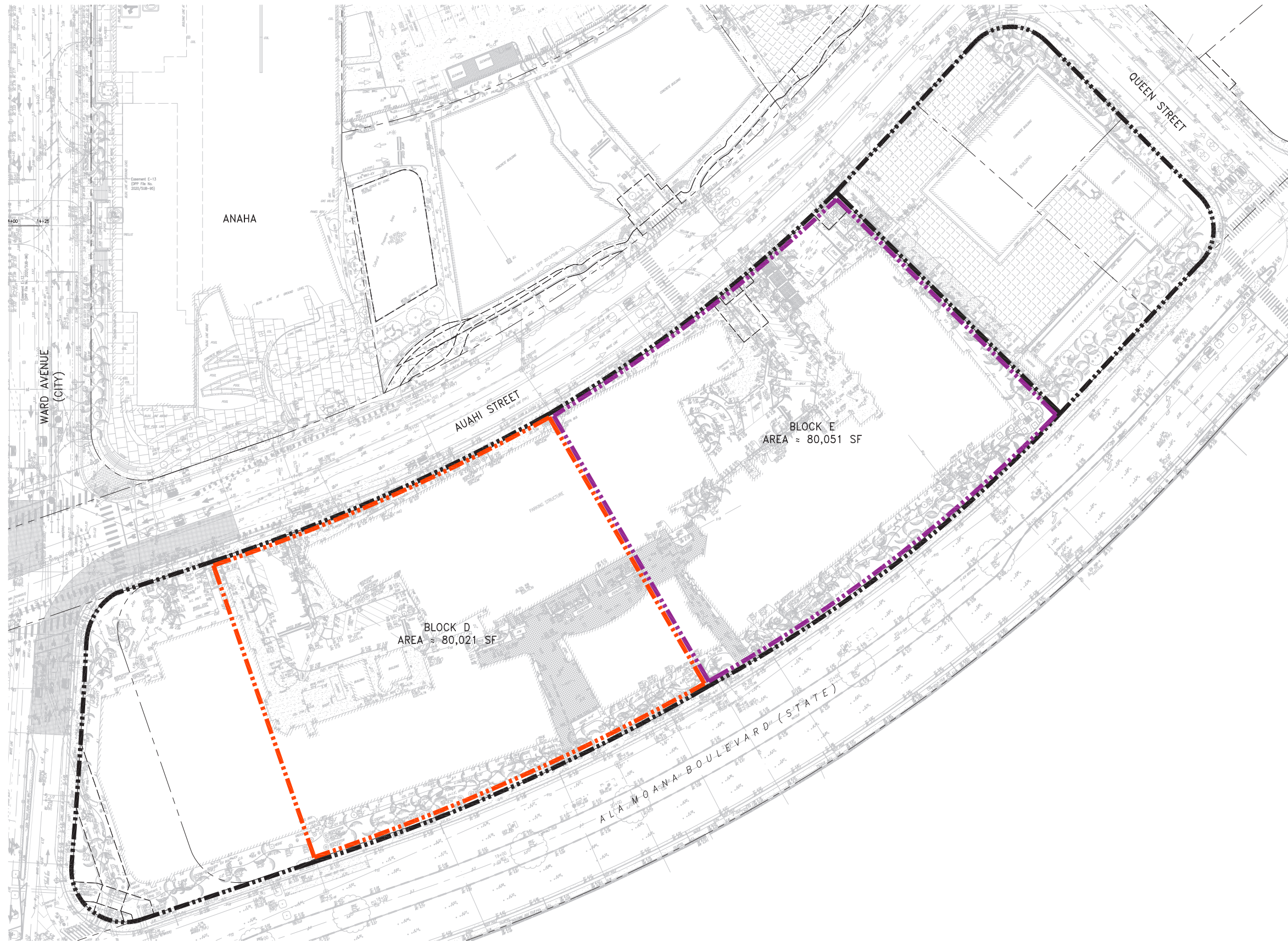
— EXHIBITS —







WARD VILLAGE.

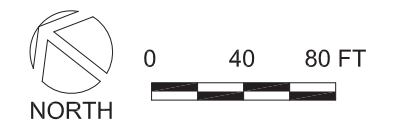






**EXISTING TMKs & PROPOSED PARCELS**

-  EXISTING TMKs
-  EXISTING TMK 2-3-005:006
-  BLOCK D  
AREA = 80,021 SF
-  BLOCK E  
AREA = 80,051 SF

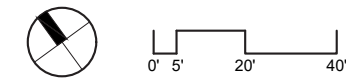




- BUILDING SETBACK
  - OPEN SPACE
  - PROPERTY LINE
  - OFF-SITE LIMITS
- 
- UTILITY EASEMENTS WITHIN PROJECT AREA
  - SEWER
  - DRAINAGE

OPEN SPACE PROVIDED (SQ FT)	
SITE AREA	TOTAL PROVIDED
80,021	80,021
ON-SITE OPEN SPACE <sup>1</sup>	5,049
OFF-SITE OPEN SPACE <sup>1</sup>	35,278
<b>TOTAL OPEN SPACE</b>	<b>40,327</b>

1. OPEN SPACE WILL BE OPEN TO SKY/NOT COVERED





- BIKE PARKING
- ENTRY PORTAL
- DINING TERRACE
- CANOPY TREES (TYP)
- PALM TREES (TYP)
- WATER FEATURE/  
PAVILLION TBD
- KEIKI PLAY AREA
- FLOWERING TREES (TYP)
- BENCH (TYP)
- LAWN SEATING
- FLOWERING PLANTS (TYP)
- ENTRY PORTAL
- SEATING ALCOVES

- STAIR ACCESS
- 8' SIDEWALK
- RETAIL PROMENADE
- BIKE PARKING
- 8' BENCH
- ADA ACCESS
- ART
- MOTOR COURT
- NATIVE PLANTS (TYP)
- 6' GARDEN WALK
- NATIVE PLANTS (TYP)
- POCKET PARK

--- PROPERTY LINE  
 --- OFF-SITE LIMITS

NOTE: PROPOSED TREES WILL MATCH THE WARD VILLAGE STREET TREE MASTER PLAN (MP)

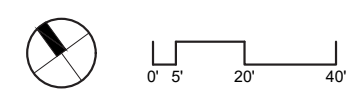
ALA MOANA BLVD STREET TREES: "BEACH COASTLINE" THEME PER THE 2016 WARD VILLAGE STREET TREE MP  
 OHANA STYLE PLANTING OF COCO PALMS, BEACH HELIOTROPE, HALA

KAMAKEE STREET TREES: "MARKED TRAILS" THEME PER THE 2016 WARD VILLAGE STREET TREE MP  
 OHANA STYLE PLANTING OF MONKEY POD, KUKUI, HALA, & COCONUT

AUAAHI STREET TREES: "SHADED PROMENADE" THEME PER THE 2016 WARD VILLAGE STREET TREE MP  
 OHANA STYLE PLANTING OF MONKEY POD, KOU, MILO

PARK AREA (SQ FT)	
SITE AREA	TOTAL PROVIDED
41,050	41,050

LIGHTING WITHIN DIAMOND HEAD PLAZA WILL BE PROVIDED FOR BIKE STORAGE ACCESS.  
 DIAMOND HEAD PLAZA TO HAVE OUTDOOR SEATING FURNITURE ALONG THE PODIUM.  
 BOTANICAL LANDSCAPE SIGNS TO BE PROVIDED



**TREES & PALMS**



Loulu Fan Palms  
*Pritchardia hillebrandii*



Coconut  
*Coco nucifera*



Rainbow Shower Tree  
*Cassia nealae*



Hau  
*Pandanus tectorius*



Kukui  
*Aleurites moluccana*



Banyan Tree  
*Ficus bengalensis*



Monkeypod Tree  
*Samanea saman*



Hala  
*Pandanus tectorius*

**SHRUBS & GROUNDCOVERS**



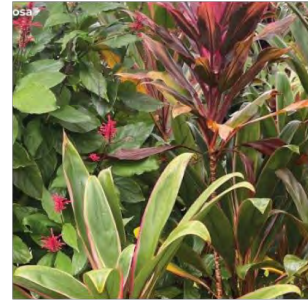
Ilima  
*Sida fallax 'Black Coral'*



Lilyturf  
*Liriope muscari*



Pink and Red Ginger  
*Alpinia purpurata*



Ti Green, Red & Variegated  
*Cordyline terminalis*



Variegated False Eranthemum  
*Pseuderanthemum carruthersii*



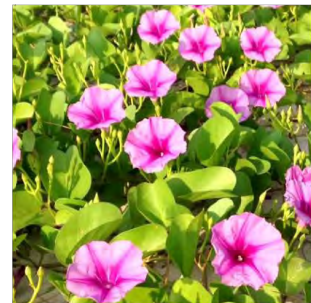
Dwarf Tiare Gardenia  
*Gardenia taitensis 'Dwarf'*



Cardboard Palm  
*Zamia furfuracea*



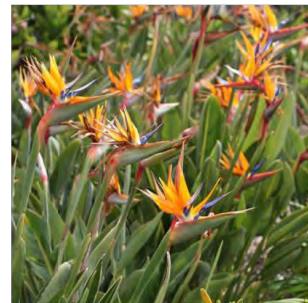
Xanadu Philodendron  
*Philodendron 'Xanadu'*



Pohuehue  
*Ipomoea pes-caprae*



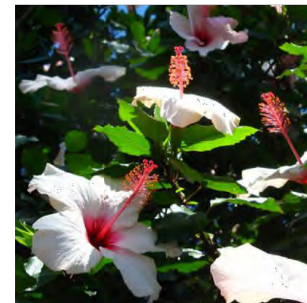
Ground Orchids  
*Spathoglottis plicata*



Bird of Paradise  
*Strelizia reginae*



'Akulikuli  
*Sesuvium portulacastrum*



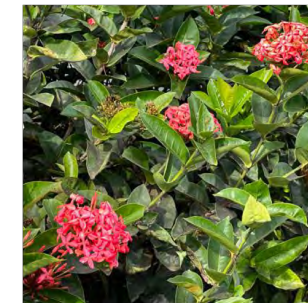
Kokia keokeo (White Hibiscus)  
*Hibiscus amottianus*



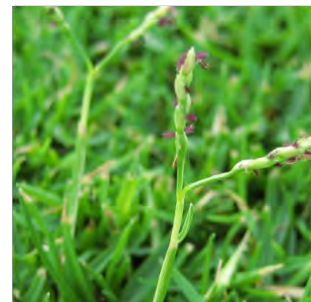
Kula Gardenia  
*Kula Gardenia*



Dendrobium & Epidendrum  
*Orchid spp.*



Red flowering Ixora  
*Red flowering Ixora*



Seashore Paspalum  
*Paspalum vaginatum*



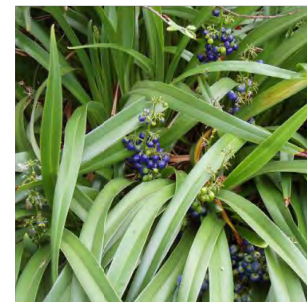
Kupukupu Fern  
*Nephrolepis exaltata*



Laua'e Fern  
*Microsorium grossum*



Akia  
*Wikstroemia uva-ursi*



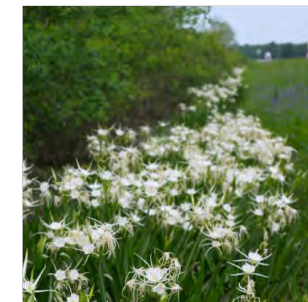
Uki'uki  
*Dianella sandwicensis*



Laua'e 'iki Fern  
*Microsorium scolopendrium 'Dwarf'*

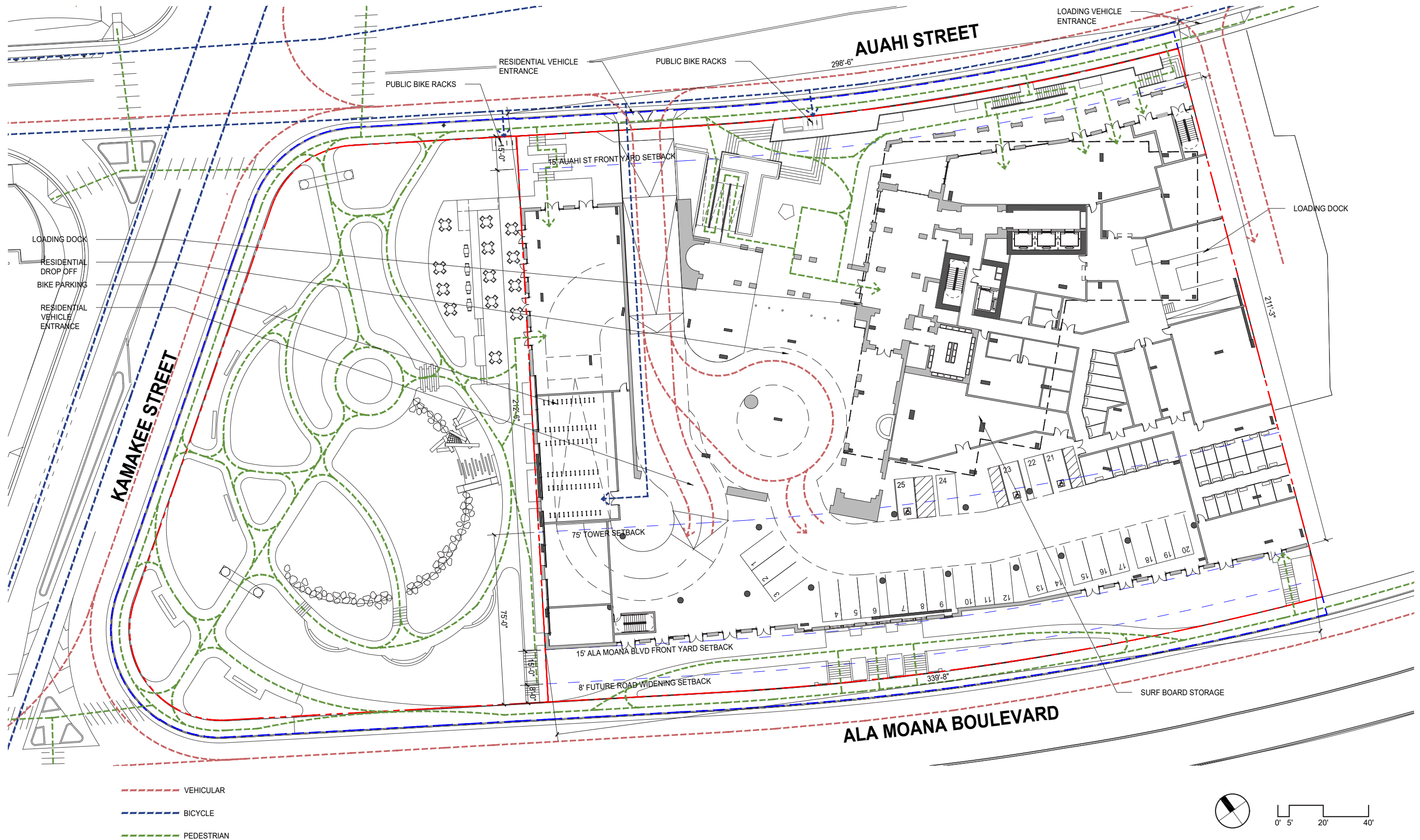


Zanzibar Croton  
*Croton 'Zanzibar'*

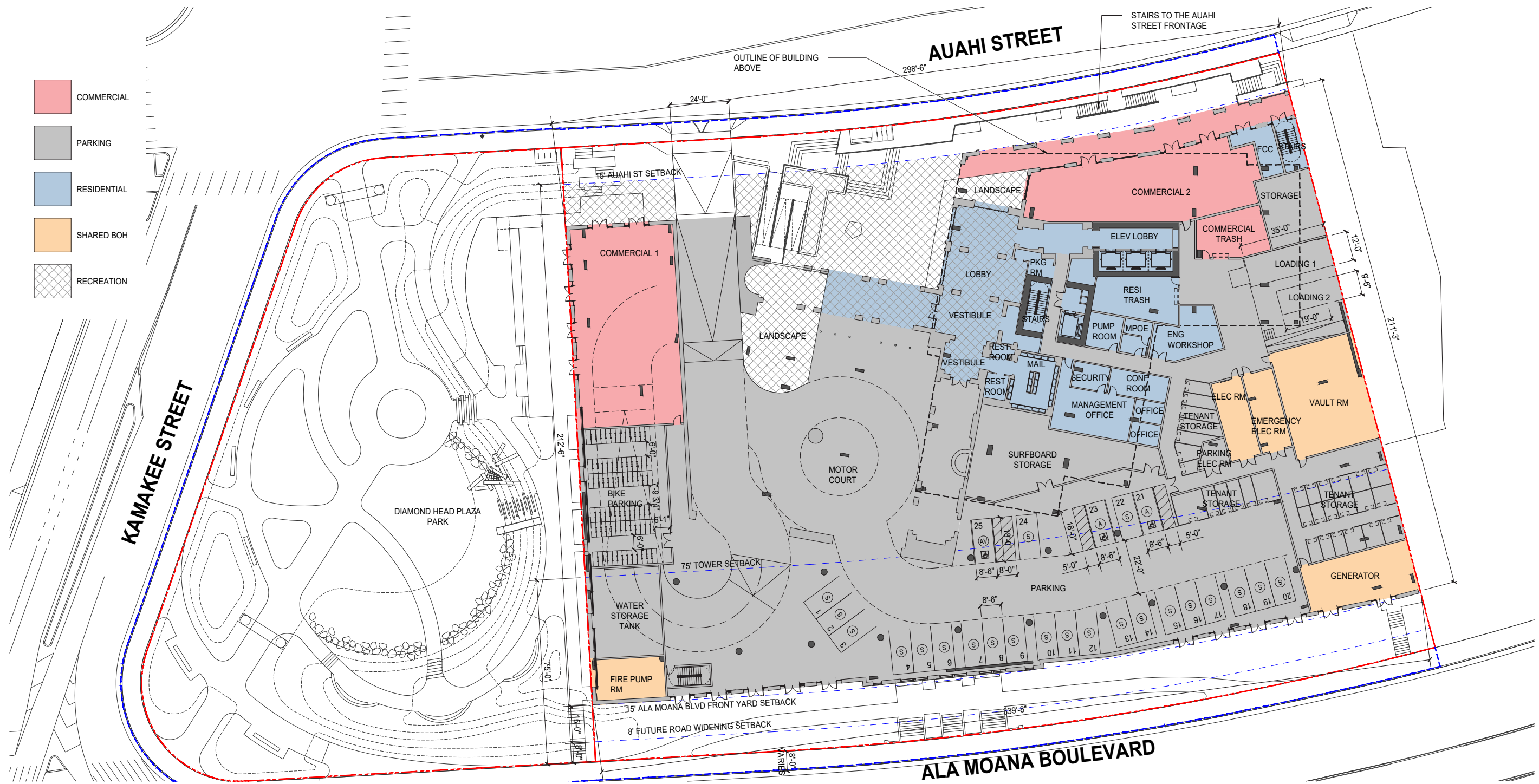


White Spider Lily  
*Crinum asiaticum*









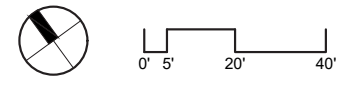
**LEGEND**

- COMMERCIAL
- PARKING
- RESIDENTIAL
- SHARED BOH
- RECREATION

FLOOR AREA (SQ FT)					
PARKING	RESIDENTIAL INTERIOR	RESIDENTIAL EXTERIOR	COMMERCIAL INTERIOR	COMMERCIAL EXTERIOR	TOTAL <sup>1,2,3</sup>
41,560	13,067	729	6,871	1,418	22,085
RECREATION SPACE PROVIDED (SQ FT)					
INTERIOR	EXTERIOR		TOTAL		
1,957	6,712		8,669		
LOADING PROVIDED					
TYPE	NUMBER	LENGTH	WIDTH	HEIGHT	
SMALL	1	19'-0"	8'-6"	10'-0"	
MEDIUM	1	35'-0"	12'-0"	14'-0"	
TOTAL	2				

RESIDENTIAL PARKING PROVIDED <R>				
STANDARD (S)	STANDARD TANDEM (TS)	ACCESSIBLE (A)	ACCESSIBLE VAN (AV)	TOTAL <sup>4</sup>
0	0	0	0	0
GUEST PARKING PROVIDED <G>				
STANDARD (S)	STANDARD TANDEM (TS)	ACCESSIBLE (A)	ACCESSIBLE VAN (AV)	TOTAL <sup>4</sup>
22	0	2	1	25

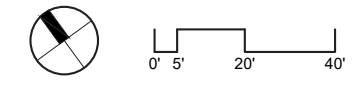
1. SHARED BOH FLOOR AREA IS DIVIDED EVENLY BETWEEN RESI. AND COMM. INTERIOR
2. EXTERIOR AREA UNDER HORIZONTAL PROJECTION OF FLOOR ABOVE INCLUDED IN FLOOR AREA
3. TOTAL FLOOR AREA DOES NOT INCLUDE PARKING
4. 25% OF STALLS WILL HAVE INFRASTRUCTURE TO BE ELECTRIFIED
5. ALL PARKING STALLS TO BE 8'-6" X 18'-0"
6. ALL STORAGE ROOMS NOT INCLUDED IN FLOOR AREA ARE CORRUGATED METAL AND HAVE DIVIDING PARTITIONS WITH 7'-0" MAX HEIGHT & MESH TOP





FLOOR AREA (SQ FT)				
PARKING	RESIDENTIAL INTERIOR			TOTAL <sup>1</sup>
61,920	120			120
RESIDENTIAL PARKING PROVIDED <R>				
STANDARD (S)	STANDARD TANDEM (TS)	ACCESSIBLE (A)	ACCESSIBLE VAN (AV)	TOTAL <sup>2</sup>
110	0	3	0	113

- TOTAL FLOOR AREA DOES NOT INCLUDE PARKING
- 25% OF STALLS WILL HAVE INFRASTRUCTURE TO BE ELECTRIFIED
- ALL STORAGE ROOMS NOT INCLUDED IN FLOOR AREA ARE CORRUGATED METAL AND HAVE DIVIDING PARTITIONS WITH 7'-0" MAX HEIGHT & MESH TOP
- ALL PARKING STALLS TO BE 8'-6" X 18'-0"



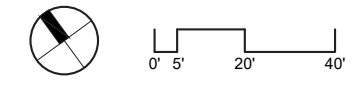


PARKING  
 RESIDENTIAL

STORAGE AREA HEIGHT  
<7'-0" WITH WIRE MESH TOP, TYP.

FLOOR AREA (SQ FT)				
PARKING	RESIDENTIAL INTERIOR			TOTAL <sup>1</sup>
61,100	120			966
RESIDENTIAL PARKING PROVIDED <R>				
STANDARD (S)	STANDARD TANDEM (TS)	ACCESSIBLE (A)	ACCESSIBLE VAN (AV)	TOTAL <sup>2</sup>
112	0	3	0	115

- TOTAL FLOOR AREA DOES NOT INCLUDE PARKING
- 25% OF STALLS WILL HAVE INFRASTRUCTURE TO BE ELECTRIFIED
- ALL STORAGE ROOMS NOT INCLUDED IN FLOOR AREA ARE CORRUGATED METAL AND HAVE DIVIDING PARTITIONS WITH 7'-0" MAX HEIGHT & MESH TOP
- ALL PARKING STALLS TO BE 8'-6" X 18'-0"

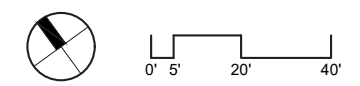


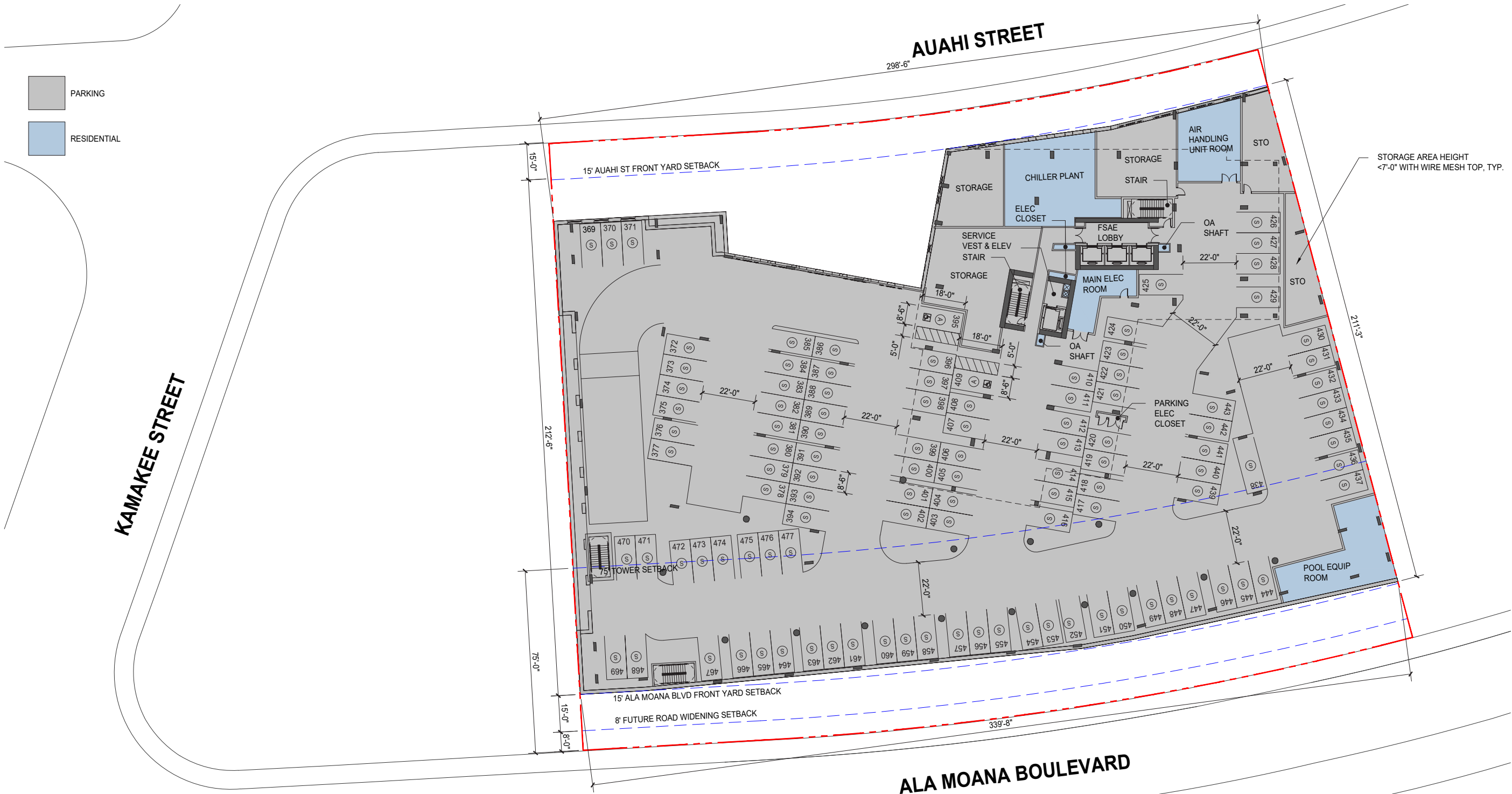


PARKING  
 RESIDENTIAL

FLOOR AREA (SQ FT)					
PARKING	RESIDENTIAL INTERIOR				TOTAL <sup>1</sup>
60,893	120				120
RESIDENTIAL PARKING PROVIDED <R>					
STANDARD (S)	STANDARD TANDEM (TS)	ACCESSIBLE (A)	ACCESSIBLE VAN (AV)	TOTAL <sup>2</sup>	
112	0	3	0	115	

- TOTAL FLOOR AREA DOES NOT INCLUDE PARKING
- 25% OF STALLS WILL HAVE INFRASTRUCTURE TO BE ELECTRIFIED
- ALL STORAGE ROOMS NOT INCLUDED IN FLOOR AREA ARE CORRUGATED METAL AND HAVE DIVIDING PARTITIONS WITH 7'-0" MAX HEIGHT & MESH TOP
- ALL PARKING STALLS TO BE 8'-6" X 18'-0"

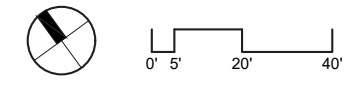


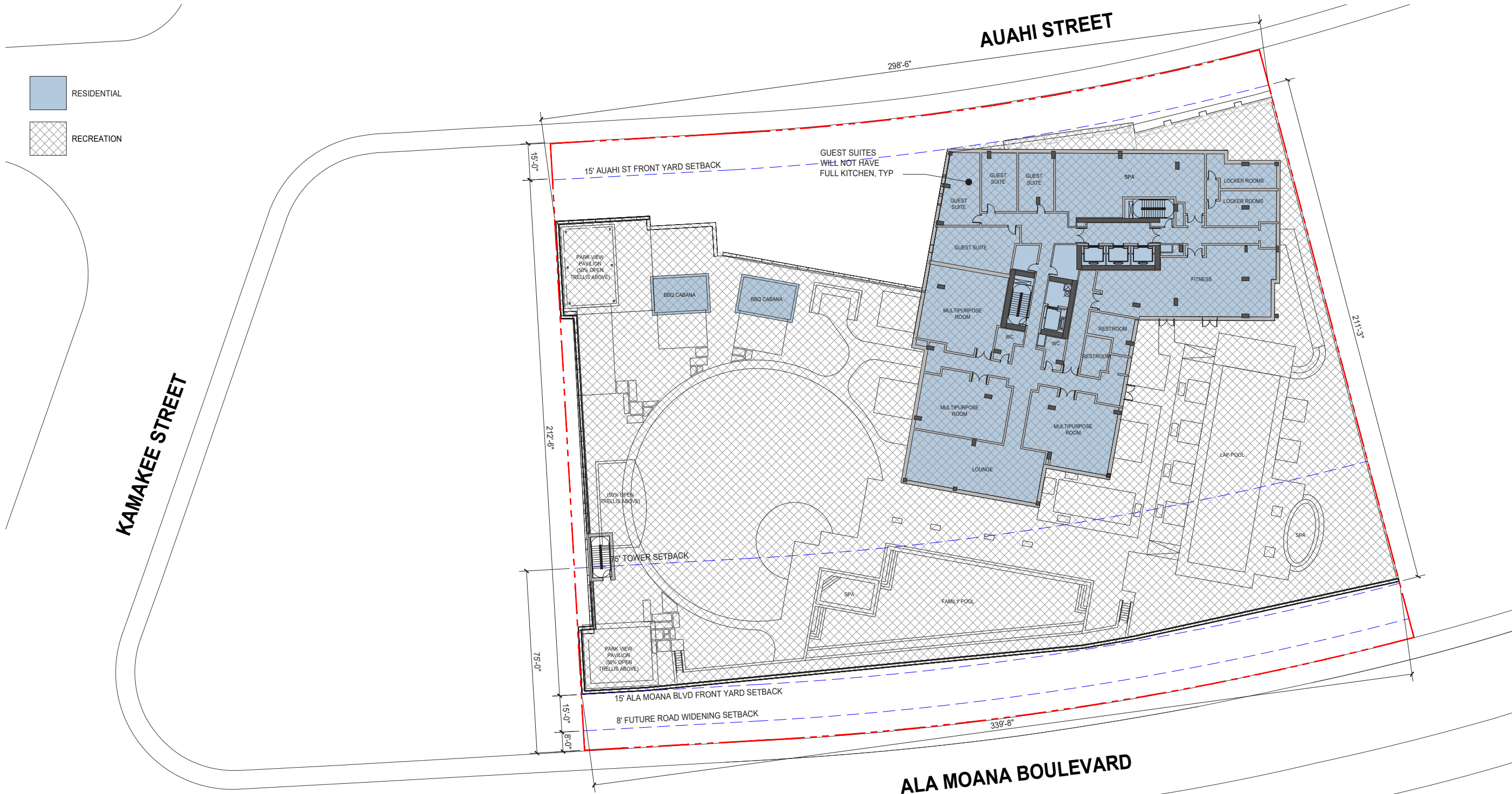


STORAGE AREA HEIGHT <7'-0" WITH WIRE MESH TOP, TYP.

FLOOR AREA (SQ FT)				
PARKING	RESIDENTIAL INTERIOR			TOTAL <sup>1</sup>
54,830	4,839			4,839
RESIDENTIAL PARKING PROVIDED <R>				
STANDARD (S)	STANDARD TANDEM (TS)	ACCESSIBLE (A)	ACCESSIBLE VAN (AV)	TOTAL <sup>2</sup>
107	0	2	0	109

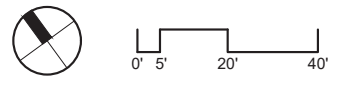
1. TOTAL FLOOR AREA DOES NOT INCLUDE PARKING
2. 25% OF STALLS WILL HAVE NFASTRUCTURE TO BE ELECTRIFIED
3. ALL STORAGE ROOMS NOT INCLUDED IN FLOOR AREA ARE CORRUGATED METAL AND HAVE DIVIDING PARTITIONS WITH 7'-0" MAX HEIGHT & MESH TOP
4. ALL PARKING STALLS TO BE 8'-6" X 18'-0"





FLOOR AREA (SQ FT)			
RESIDENTIAL INTERIOR			EXTERIOR
TOWER	DECK	TOTAL	DECK
15,700	768	16,468	42,029
RECREATION SPACE PROVIDED (SQ FT)			
INTERIOR		EXTERIOR <sup>1</sup>	TOTAL
15,122		41,824	56,946

1. UP TO 15% OF OUTDOOR AMENITIES MAY BE COVERED RECREATIONAL FEATURES



AUAHI STREET

RESIDENTIAL

KAMAKEE STREET

ALA MOANA BOULEVARD

15' AUAHI ST FRONT YARD SETBACK

75' TOWER SETBACK

15' ALA MOANA BLVD FRONT YARD SETBACK

8' FUTURE ROAD WIDENING SETBACK

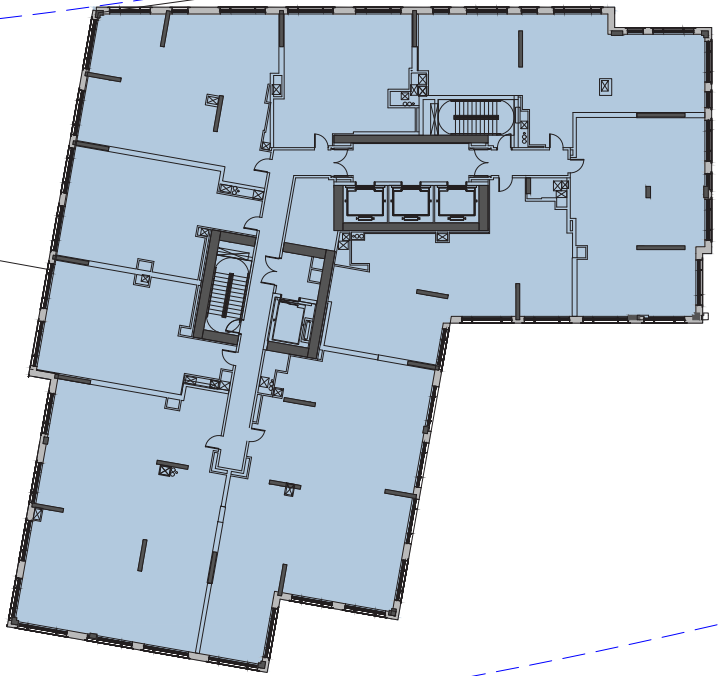
15'-0"

212'-6"

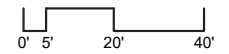
75'-0"

15'-0"

8'-0"



TOWER FLOOR AREA (SQ FT)	
RESIDENTIAL	FOOTPRINT
15,830 SF	16,000 SF



AUAHI STREET

RESIDENTIAL

KAMAKEE STREET

ALA MOANA BOULEVARD

15' AUAHI ST FRONT YARD SETBACK

75' TOWER SETBACK

15' ALA MOANA BLVD FRONT YARD SETBACK

8' FUTURE ROAD WIDENING SETBACK

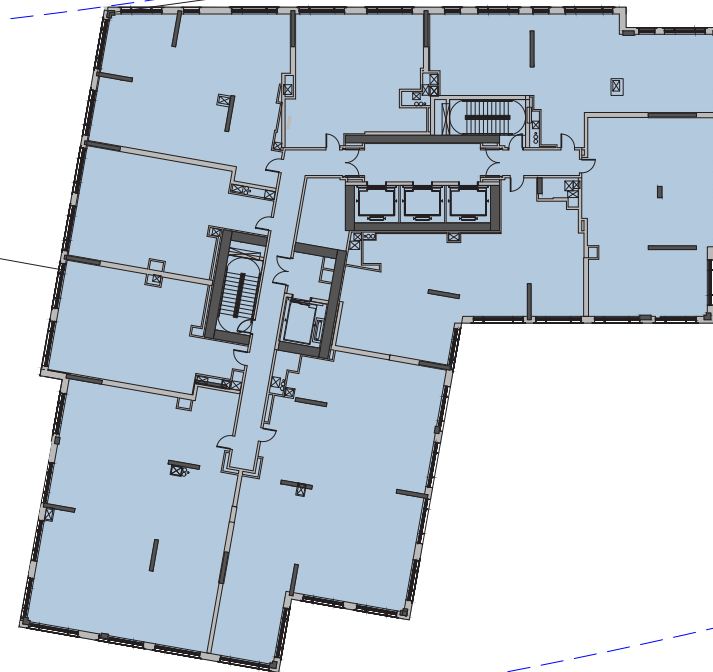
15'-0"

212'-0"

75'-0"

15'-0"

8'-0"



TOWER FLOOR AREA (SQ FT)	
RESIDENTIAL	FOOTPRINT
15,830 SF	16,000 SF



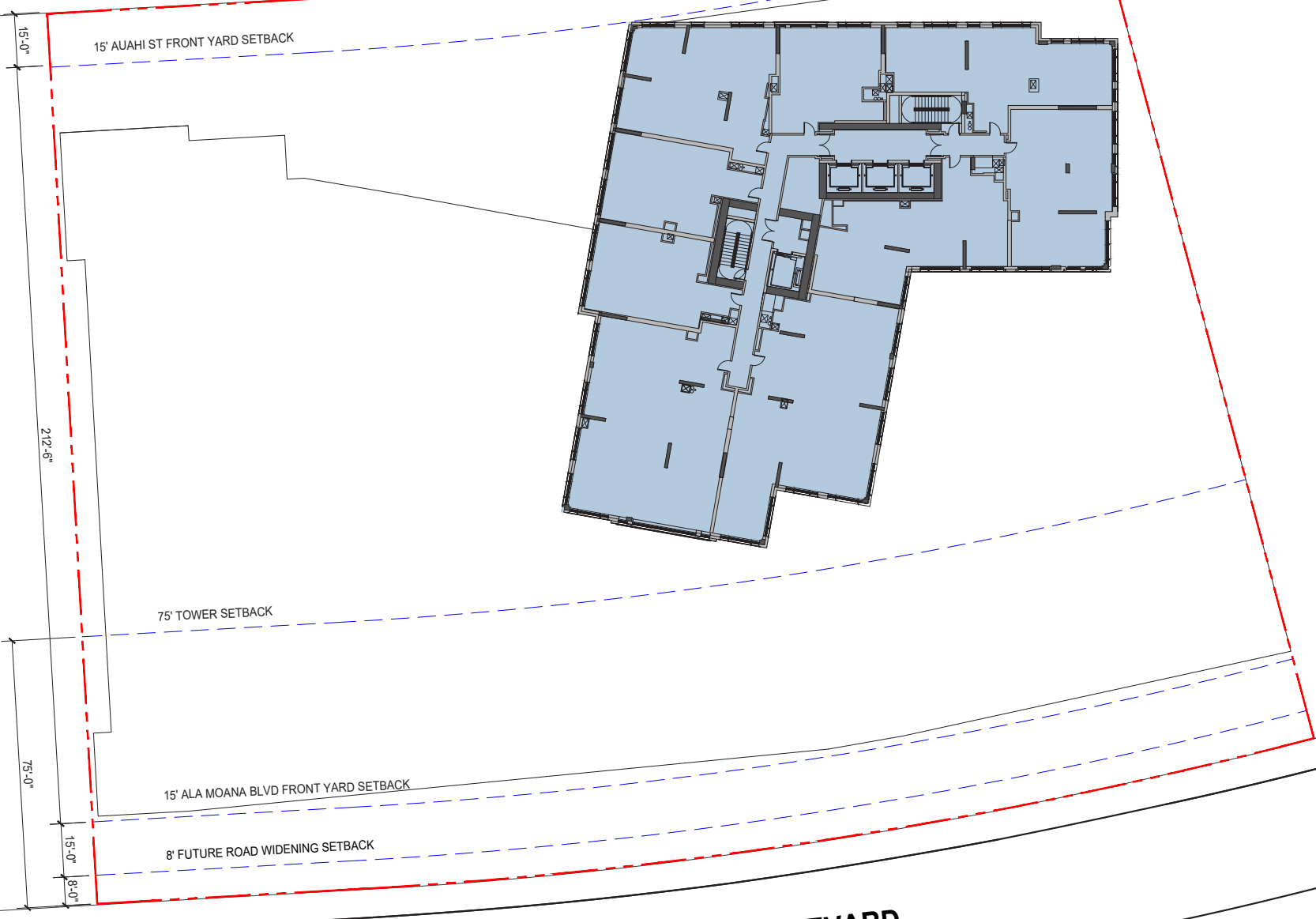


AUahi STREET

RESIDENTIAL

KAMAKEE STREET

ALA MOANA BOULEVARD



TOWER FLOOR AREA (SQ FT)	
RESIDENTIAL	FOOTPRINT
15,753 SF	16,000 SF

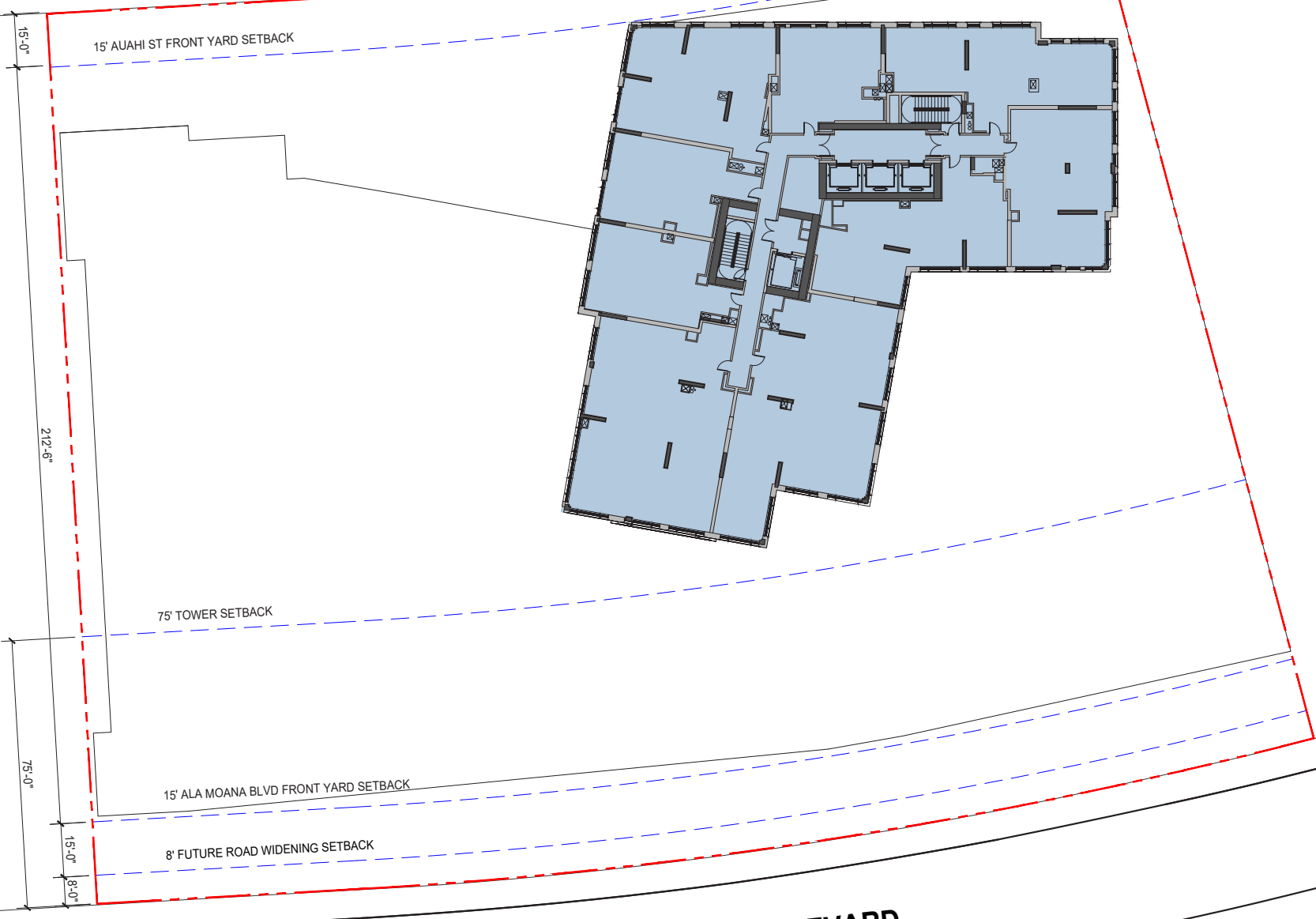


AUAHI STREET

RESIDENTIAL

KAMAKEE STREET

ALA MOANA BOULEVARD



TOWER FLOOR AREA (SQ FT)	
RESIDENTIAL	FOOTPRINT
15,304 SF	16,000 SF



AUAHI STREET

RESIDENTIAL

KAMAKEE STREET

ALA MOANA BOULEVARD

15' AUAHI ST FRONT YARD SETBACK

75' TOWER SETBACK

15' ALA MOANA BLVD FRONT YARD SETBACK

8' FUTURE ROAD WIDENING SETBACK

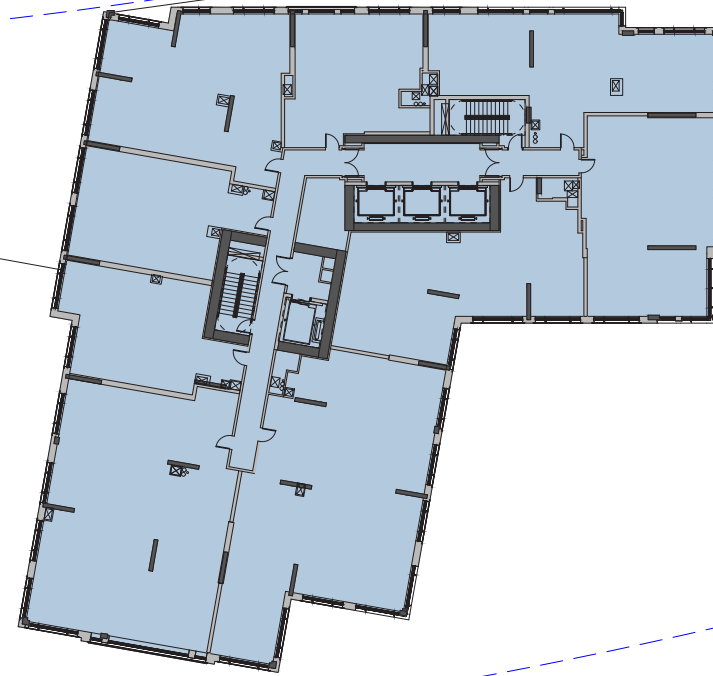
15'-0"

212'-6"

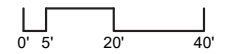
75'-0"

15'-0"

8'-0"



TOWER FLOOR AREA (SQ FT)	
RESIDENTIAL	FOOTPRINT
15,305 SF	16,000 SF



AUAHI STREET

LANAI  
RESIDENTIAL

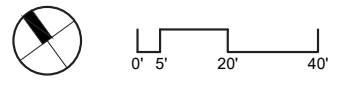
KAMAKEE STREET

ALA MOANA BOULEVARD



TOWER FLOOR AREA (SQ FT)	
RESIDENTIAL <sup>1</sup>	FOOTPRINT
14,074 SF	16,000 SF

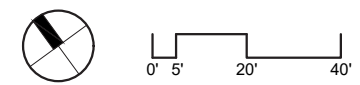
1. LANAI AREA NOT COUNTED, NO LANAI AREA EXCEEDS 15% OF RESPECTIVE UNIT AREA





TOWER FLOOR AREA (SQ FT)	
RESIDENTIAL <sup>1</sup>	FOOTPRINT
13,083 SF	16,000 SF

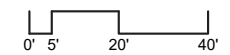
1. LANAI AREA NOT COUNTED, NO LANAI AREA EXCEEDS 15% OF RESPECTIVE UNIT AREA





TOWER FLOOR AREA (SQ FT)	
RESIDENTIAL <sup>1</sup>	FOOTPRINT
13,065 SF	16,000 SF

1. LANAI AREA NOT COUNTED, NO LANAI AREA EXCEEDS 15% OF RESPECTIVE UNIT AREA





LANAI  
 RESIDENTIAL

TOWER FLOOR AREA (SQ FT)	
RESIDENTIAL <sup>1</sup>	FOOTPRINT
12,513 SF	16,000 SF

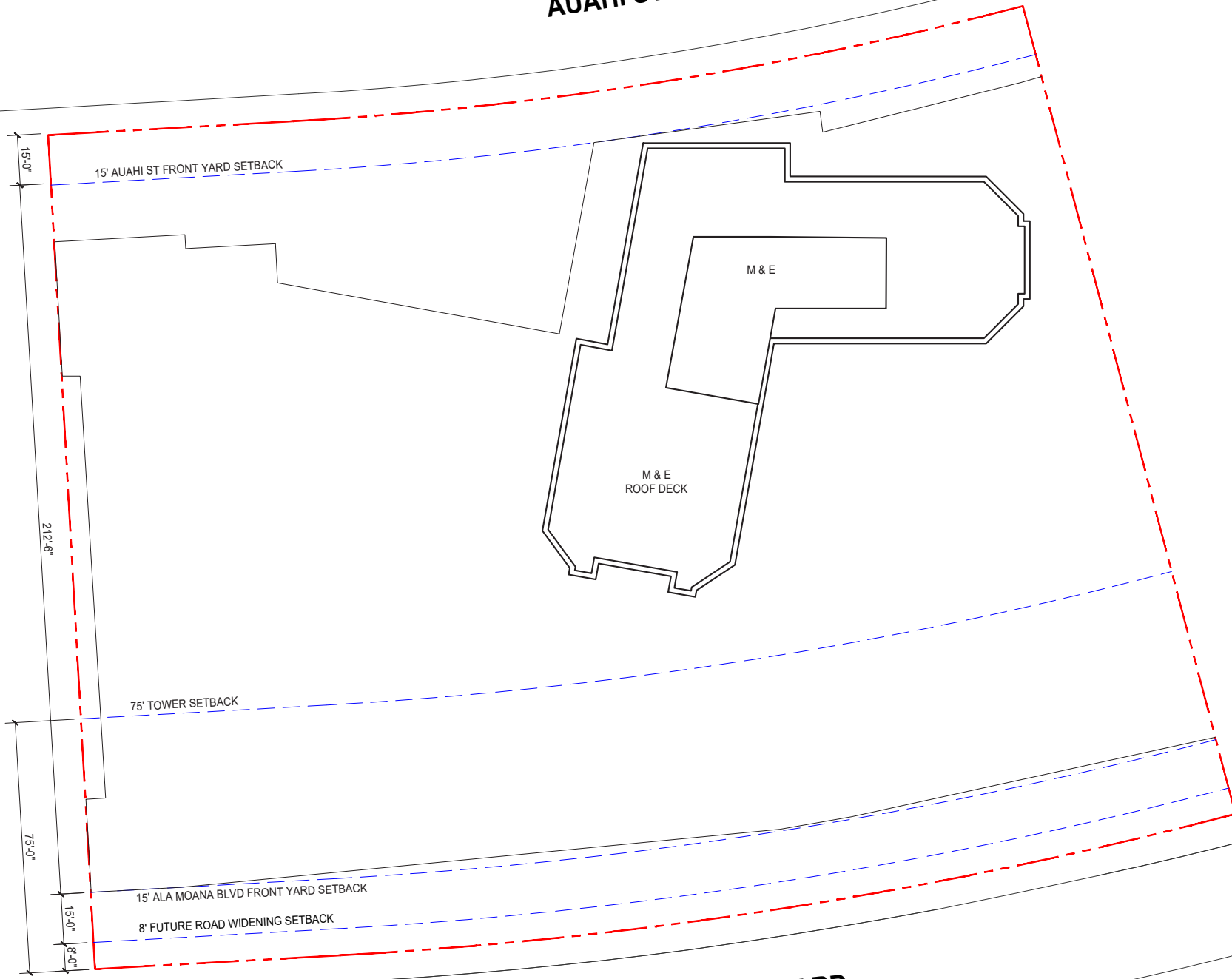
1. LANAI AREA NOT COUNTED, NO LANAI AREA EXCEEDS 15% OF RESPECTIVE UNIT AREA



AUAHI STREET

KAMAKEE STREET

ALA MOANA BOULEVARD



FLOOR AREA (SQ FT)		
RESIDENTIAL INTERIOR		TOTAL
0		0





Open Space Provided (15-22-64)	
Open Space Required (SQ FT)	
Site Area	80,021
Required Percentage of Open Space	10%
Open Space Required	8,002
Open Space Provided (SQ FT)	
Open Space Provided	5,049
Off-Site Open Space Provided	35,278
Total Open Space Provided	40,327
Land Block 4 Total Open Space Provided	50,731

Recreation Space Provided (15-22-65)			
Recreation Space Required (SQ FT)			
Dwelling Units			242
Required Recreation Space Required per Unit			55
Recreation Space Required			13,310
Recreation Space Provided (SQ FT)			
Floor	Interior	Exterior	Total
Level 1	1,957	6,712	8,669
Level 6	15,122	41,824	56,946
<b>TOTAL</b>	<b>17,079</b>	<b>48,536</b>	<b>65,615</b>

OFF STREET LOADING COUNT (15-22-68)		
Off Street Loading Required		
Spaces	Floor Area (in SF)	Number of Spaces
Residential Area	481,511	3
Commercial Area	8,289	1
Subtotal	489,800	4
Allowed Reduction per 15-22-68 (e)	50%*	-2
<b>Total Required</b>		<b>2</b>
<b>Total Provided</b>		<b>2</b>

RESIDENTIAL UNIT MATRIX	
Number of Units by Bedroom	
1 BR	79
2 BR	98
3 BR	62
4 BR	3
<b>TOTAL PROVIDED</b>	<b>242</b>

OFF STREET PARKING REQUIRED			
Required Minimum Residential Parking Stalls			
Unit Type	# of Units	Ratio	Minimum Required Spaces
600 SF or less	0	0.90	0
Between 600 SF & 800 SF	10	1.13	11
800 SF or more	232	1.35	313
<b>HCDA Req. Minimum Parking (15-27-67)</b>			<b>324</b>
Required Minimum Commercial Parking Stalls			
Commercial	289 SF	1 per 444 SF	1
Eating & Dining	4,000 SF	0.9 per 300 SF	12
Kitchen	4,000 SF	1 per 444 SF	9
<b>Total Required</b>			<b>22</b>
<b>Grand Total Req.</b>			<b>22</b>

RESIDENTIAL PARKING PROVIDED							
Floor	Standard (S)	Compact (C)	Tandem Standard (TS)	Tandem Compact (TC)	Accessible (A)	Accessible Van (AV)	Total
5	107	0	0	0	2	0	109
4	112	0	0	0	3	0	115
3	112	0	0	0	3	0	115
2	110	0	0	0	3	0	113
1	0	0	0	0	0	0	0
<b>Total</b>	<b>441</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>0</b>	<b>452</b>

\* Per 2005 HAR 15-22-67 (b) (4), dwelling units may have up to 50% compact spaces

GUEST PARKING PROVIDED							
Floor	Standard (S)	Compact (C)	Tandem Standard (TS)	Tandem Compact (TC)	Accessible (A)	Accessible Van (AV)	Total
1	22	0	0	0	2	1	25
<b>Total</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>25</b>

COMMERCIAL PARKING PROVIDED							
Floor	Standard (S)	Compact (C)	Tandem Standard (TS)	Tandem Compact (TC)	Accessible (A)	Accessible Van (AV)	Total
1	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

PARKING SUMMARY					
Residential (S)	441	Guest (S)	22	Commercial (S)	0
Residential (TS)	0	Guest (TS)	0	Commercial (TS)	0
Residential (A) + (AV)	11	Guest (A) + (AV)	3	Commercial (A) + (AV)	0
<b>Total</b>	<b>452</b>		<b>25</b>		<b>0</b>

1. Commercial parking spaces will be fulfilled off-site within the district at South Shore Market / Auahi shops parking garage  
2. 25% of stalls will have infrastructure to be electrified

FLOOR AREA SUMMARY (15-22-5) <sup>1</sup>								
Floor	Height	Floor to Floor	Residential	Lanai	Commercial	Parking <sup>2</sup>	HCDA Floor Area (SF)	Tower Footprint (SF)
Roof	+400	18.00		-	-	-	-	16,000
35	+386.46	13.54	12,513	815	-	-	12,513	16,000
34	+375.25	11.21	13,065	817	-	-	13,065	16,000
33	+364.04	11.21	13,083	995	-	-	13,083	16,000
32	+350.54	13.5	14,074	1,328	-	-	14,074	16,000
31	+339.83	10.71	15,305	-	-	-	15,305	16,000
30	+329.12	10.71	15,304	-	-	-	15,304	16,000
29	+318.41	10.71	15,753	-	-	-	15,753	16,000
28	+307.70	10.71	15,753	-	-	-	15,753	16,000
27	+276.99	10.71	15,753	-	-	-	15,753	16,000
26	+286.28	10.71	15,753	-	-	-	15,753	16,000
25	+275.57	10.71	15,753	-	-	-	15,753	16,000
24	+264.86	10.71	15,753	-	-	-	15,753	16,000
23	+254.15	10.71	15,753	-	-	-	15,753	16,000
22	+243.44	10.71	15,753	-	-	-	15,753	16,000
21	+232.73	10.71	15,753	-	-	-	15,753	16,000
20	+222.02	10.71	15,753	-	-	-	15,753	16,000
19	+211.31	10.71	15,753	-	-	-	15,753	16,000
18	+200.6	10.71	15,753	-	-	-	15,753	16,000
17	+189.89	10.71	15,753	-	-	-	15,753	16,000
16	+179.18	10.71	15,753	-	-	-	15,753	16,000
15	+168.47	10.71	15,753	-	-	-	15,753	16,000
14	+157.76	10.71	15,753	-	-	-	15,753	16,000
13	+147.05	10.71	15,753	-	-	-	15,753	16,000
12	+136.34	10.71	15,753	-	-	-	15,753	16,000
11	+125.63	10.71	15,830	-	-	-	15,830	16,000
10	+114.92	10.71	15,830	-	-	-	15,830	16,000
9	+104.21	10.71	15,830	-	-	-	15,830	16,000
8	+93.50	10.71	15,830	-	-	-	15,830	16,000
7	+82.79	10.71	15,830	-	-	-	15,830	16,000
6	+65.51	17.33	16,468	-	-	-	16,468	
5	+47.34	18.17	4,839	-	-	54,830	4,839	
4	+35.92	11.42	120	-	-	60,893	120	
3	+26.75	9.17	120	-	-	61,100	120	
2	+17.58	9.17	120	-	-	61,920	120	
1	+0'-0"	17.58	13,796	-	8,289	41,560	22,085	
<b>TOTAL</b>			<b>481,511</b>	<b>-</b>	<b>8,289</b>	<b>280,303</b>	<b>489,800</b>	

1. Parking is not counted as floor area  
2. Only up to 15% of outdoor amenities may be covered recreational features  
3. Shared BOH floor area is divided evenly between Resi. and Comm. Interior

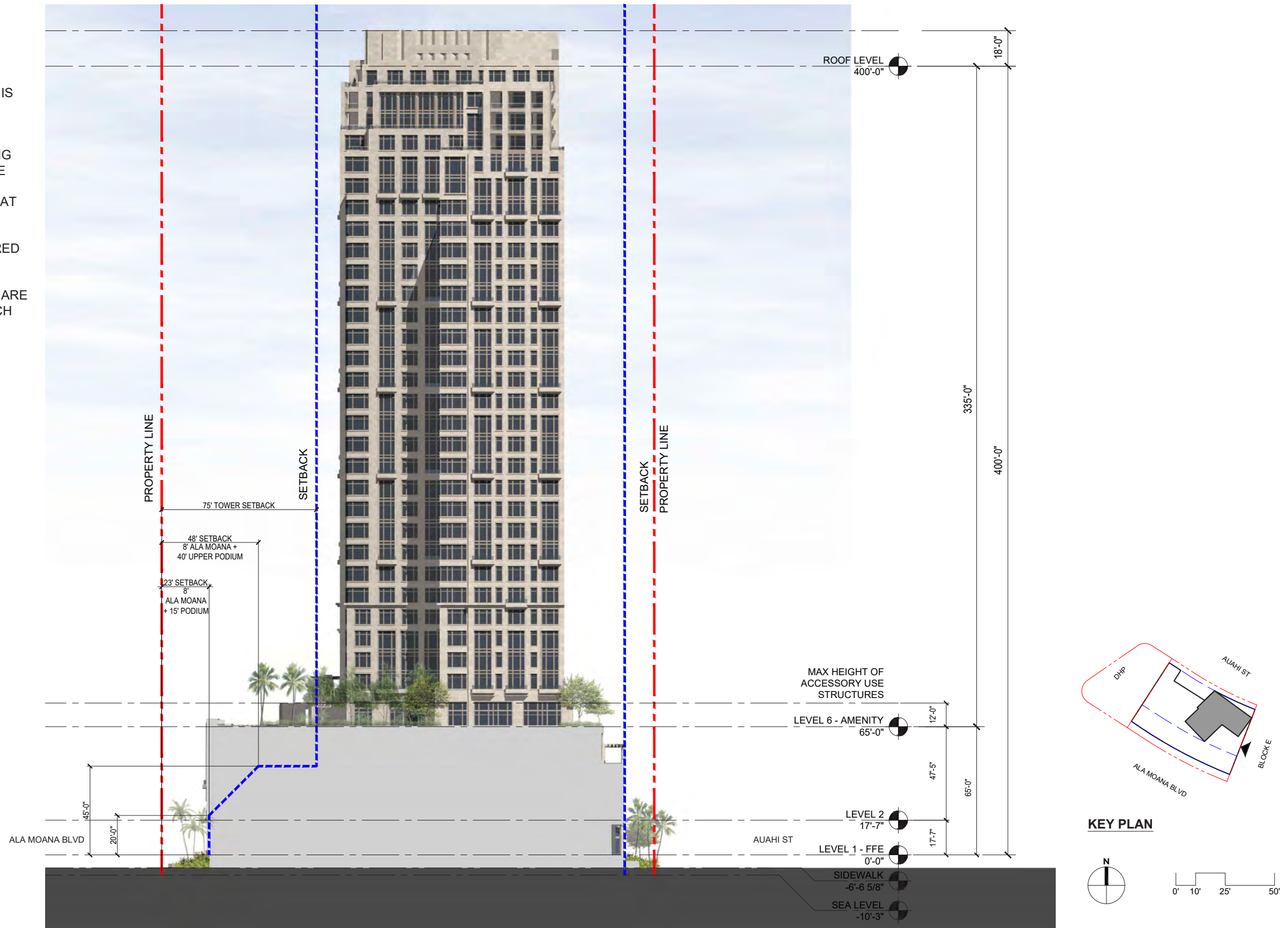


1. 69% OF PODIUM FACADE IS WITHIN THE ALA MOANA BLVD VIEW CORRIDOR

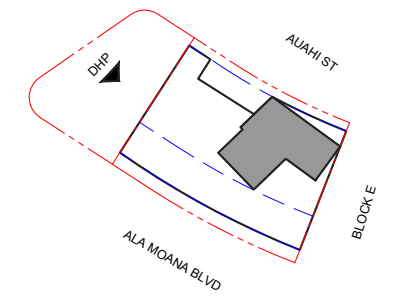
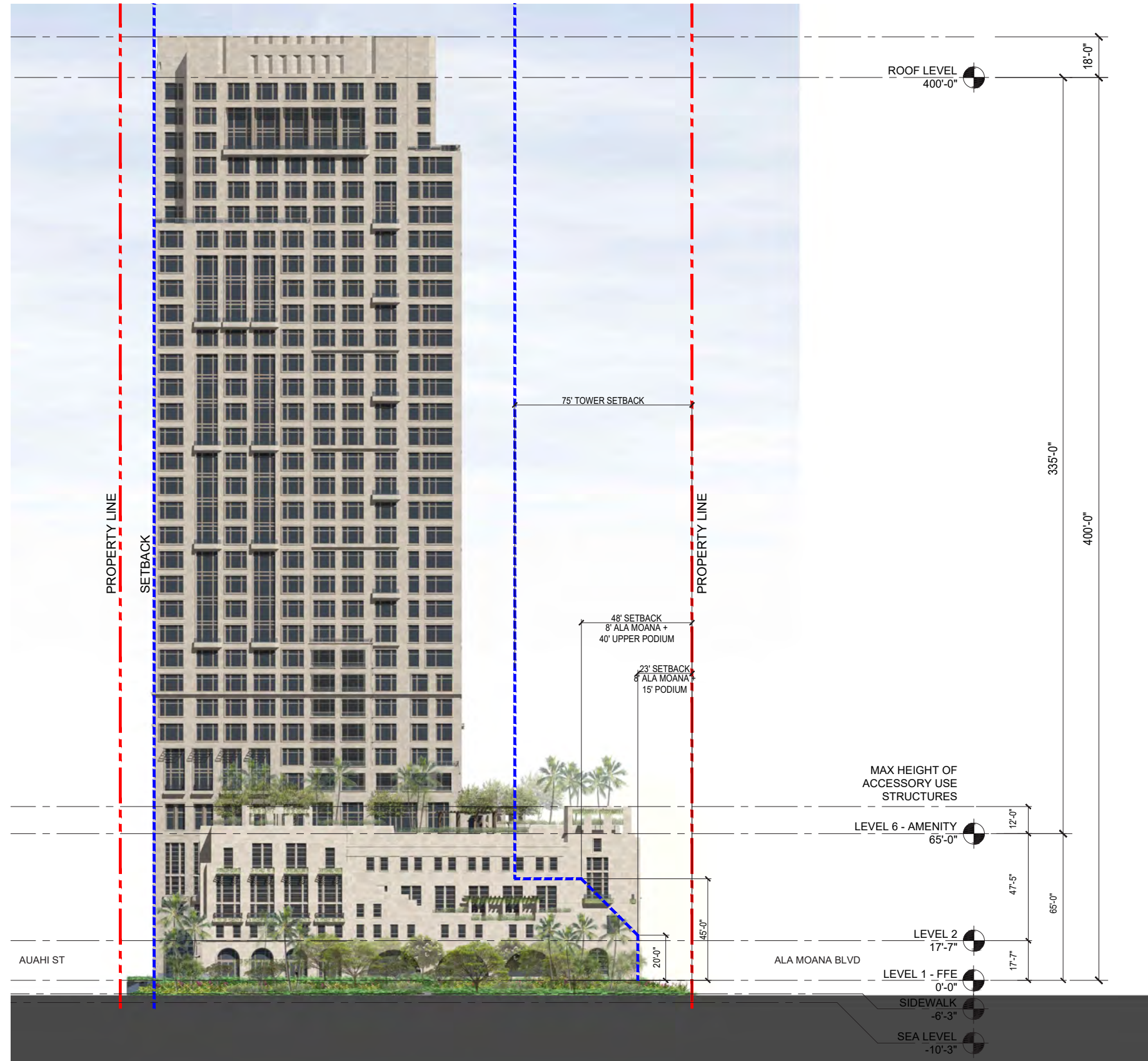
2. 8' SETBACK ON ALA MOANA IS REQUIRED PER DOT

3. PER MAUKA AREA RULES SECTION 15-22-77, NO BUILDING SHALL CONTAIN A REFLECTIVE SURFACE FOR MORE THAN THIRTY PERCENT (30%) OF THAT WALL'S SURFACE AREA

4. AUAHI / ALA MOANA REQUIRED SETBACK OF 15'-0" / 23'-0" ARE PARALLEL TO AUAHI STREET / ALA MOANA BOULEVARD AND ARE SHOWN GRAPHICALLY AS SUCH



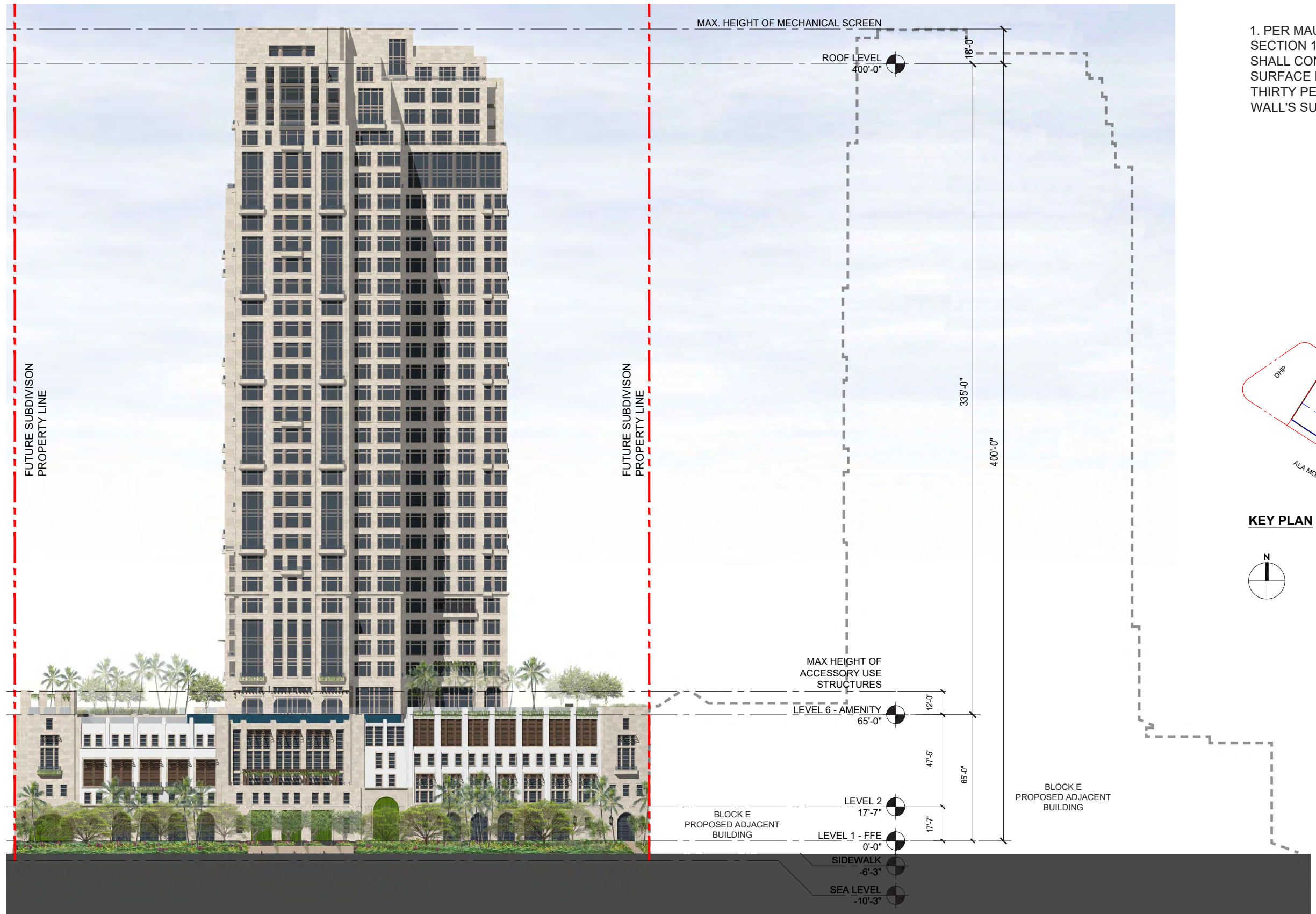
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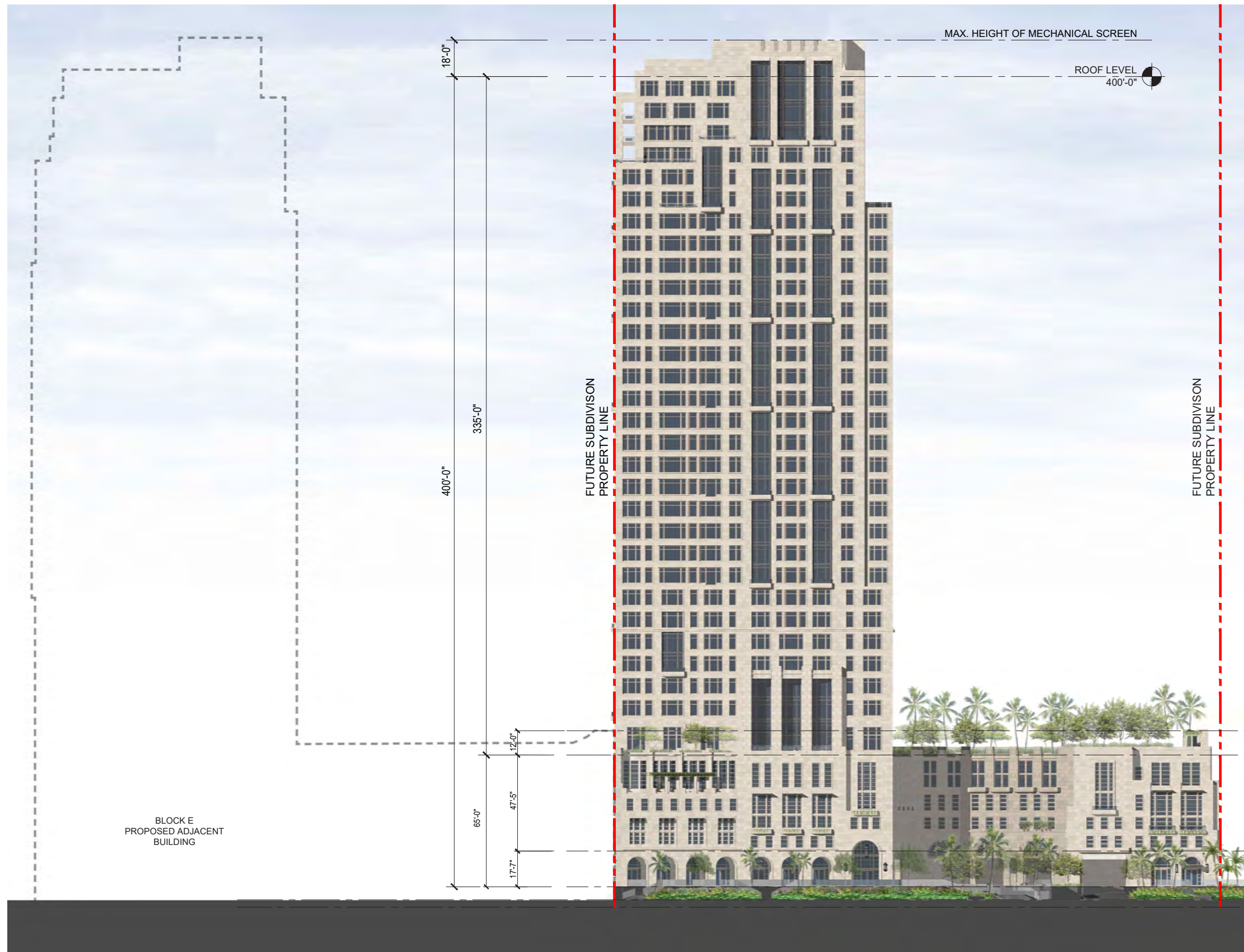


KEY PLAN

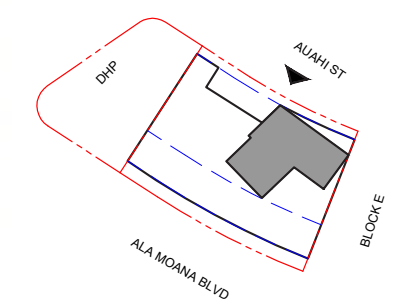


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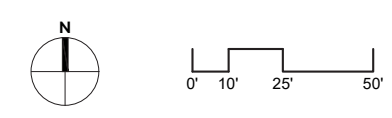




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**KEY PLAN**



MAX HEIGHT OF ACCESSORY USE STRUCTURES

LEVEL 6 - AMENITY  
65'-0"

DHP

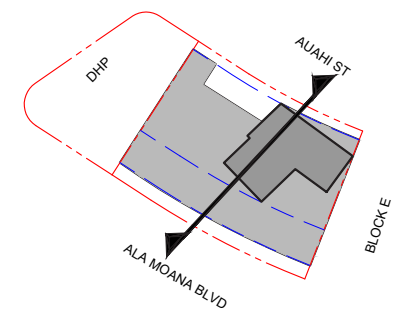
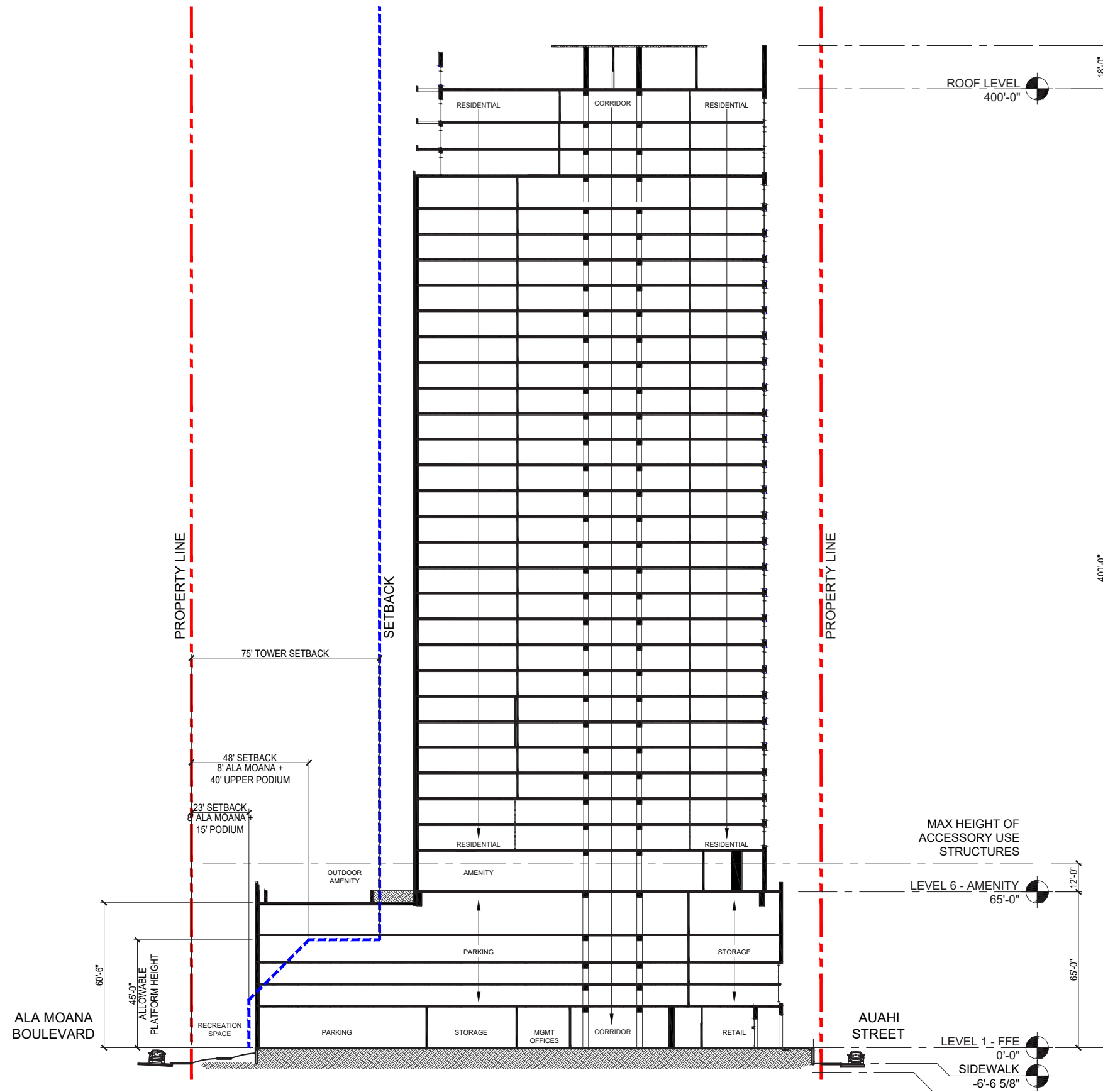
LEVEL 2  
17'-7"

LEVEL 1 - FFE  
0'-0"

SIDEWALK  
-6'-6 5/8"

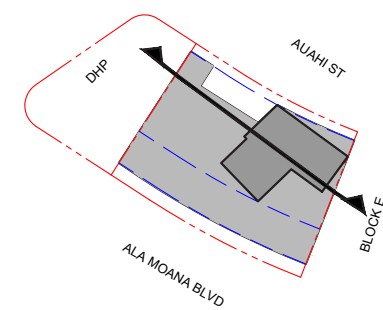
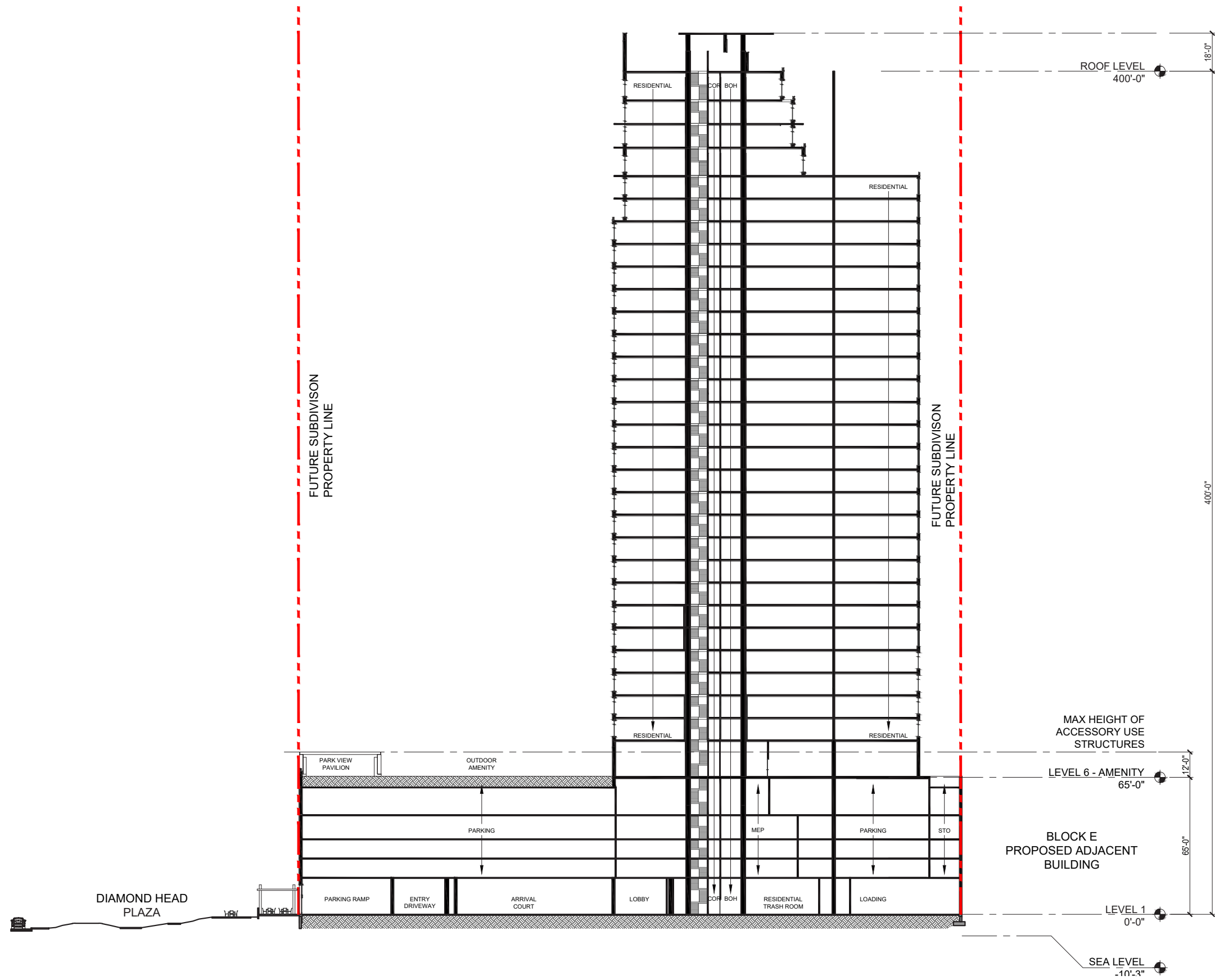
SEA LEVEL  
-10'-3"

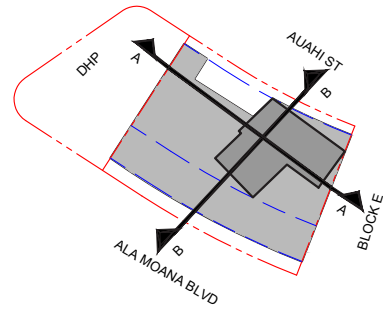




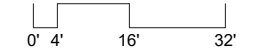
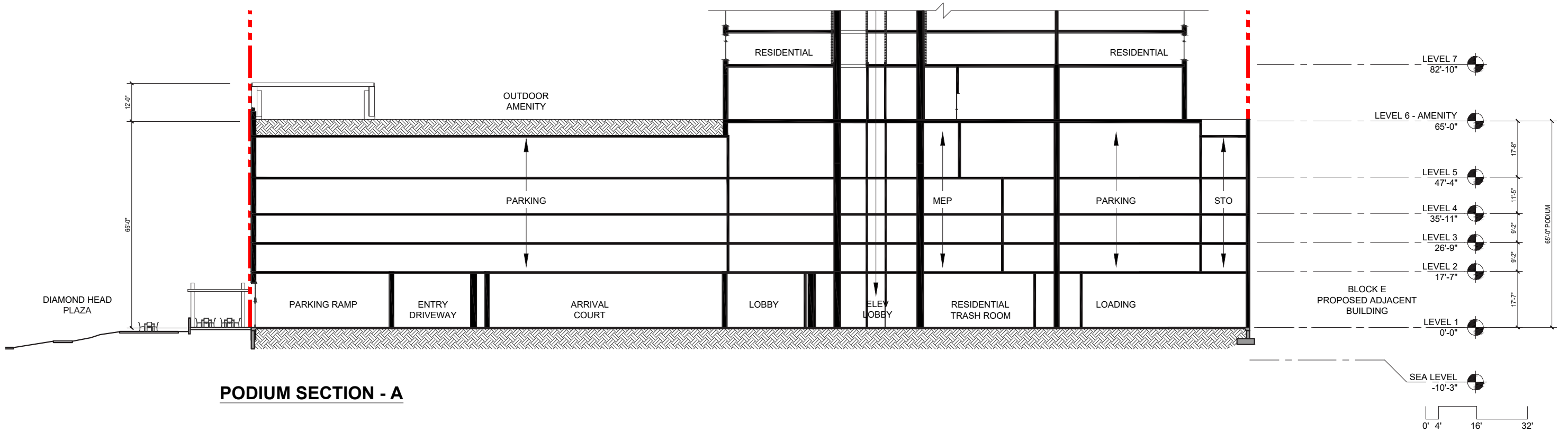
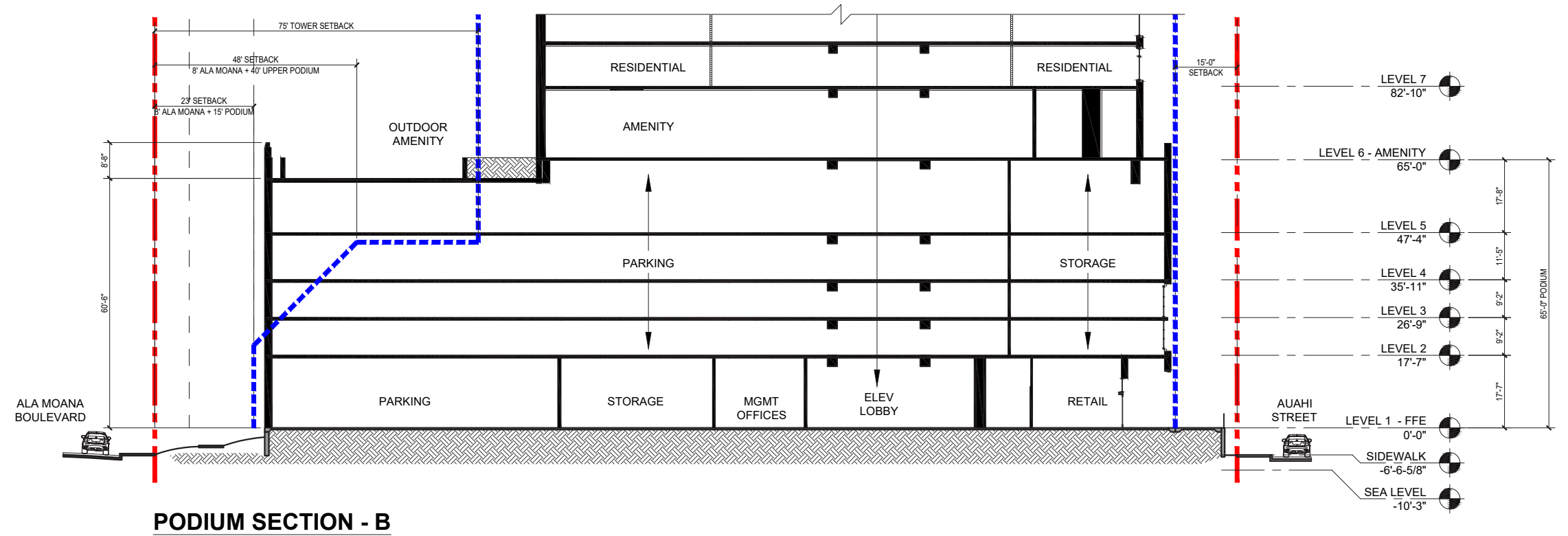
**KEY PLAN**





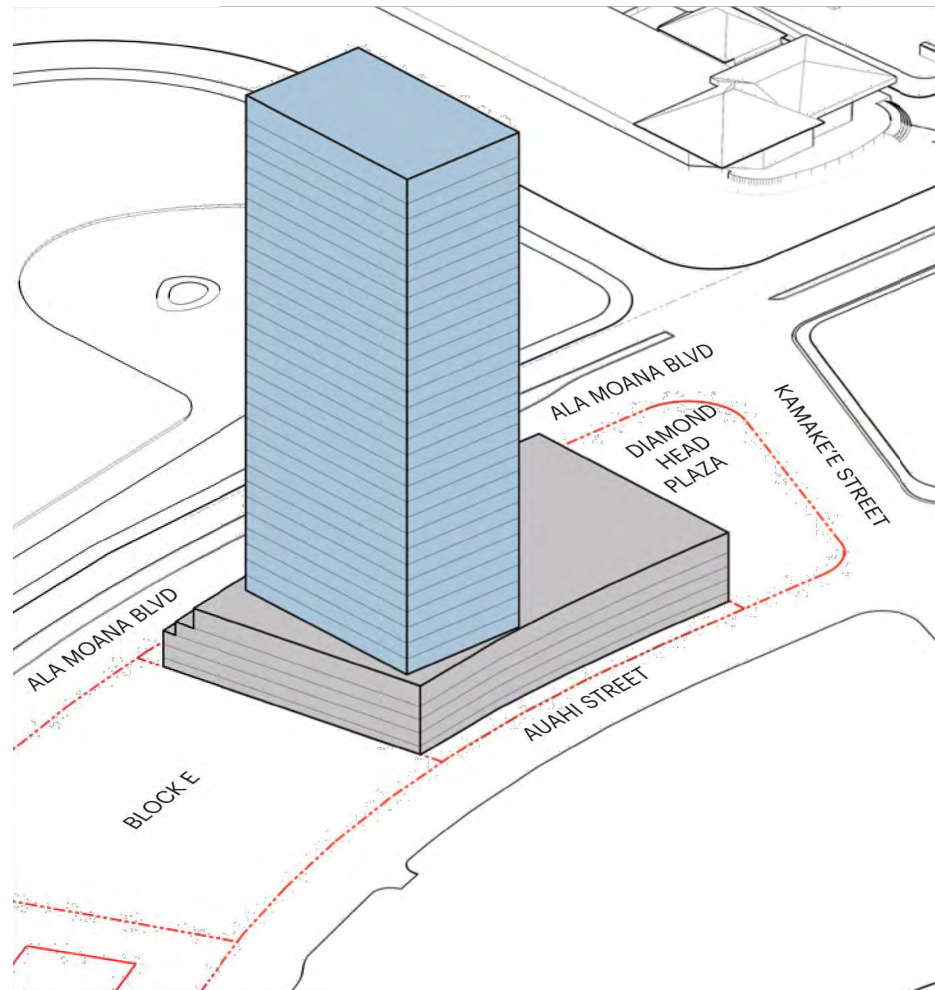


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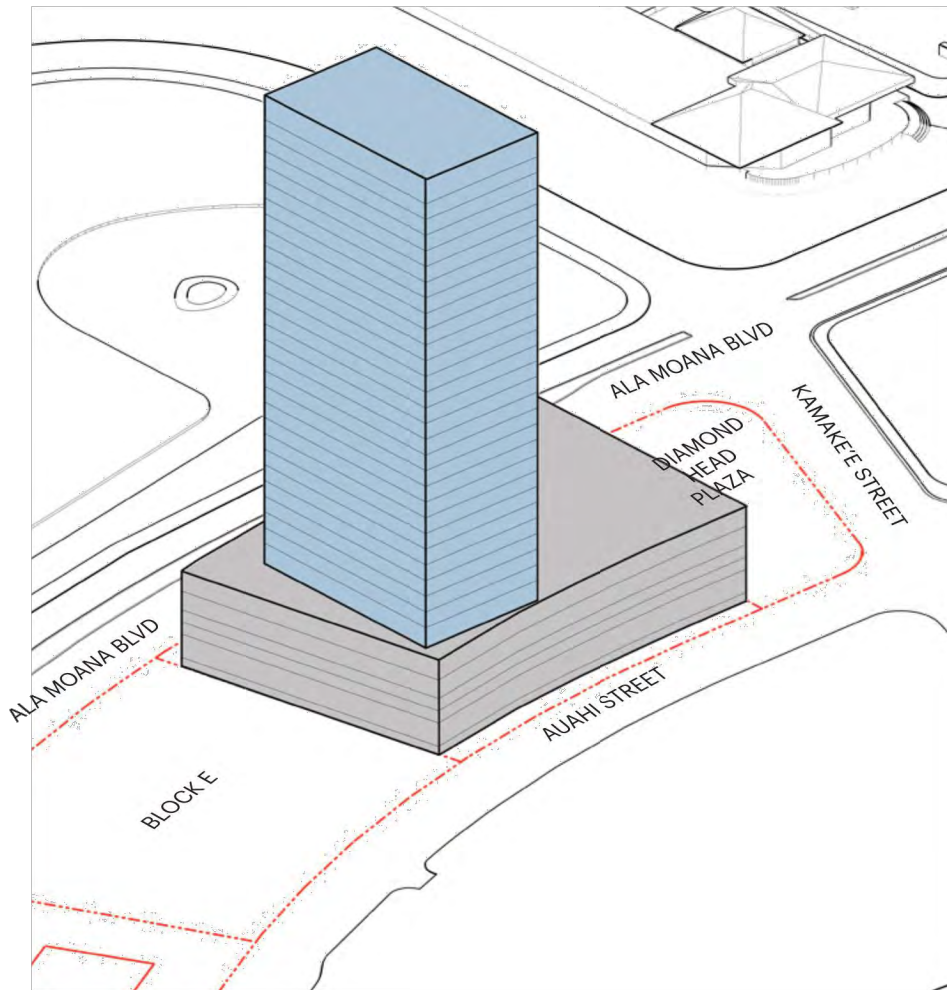
RESIDENTIAL  
 PARKING  
 OUTDOOR AMENITY & OPEN SPACE  
 PROPERTY LINE



**MASSING ALLOWED UNDER 2005 MAUKA RULES**

- 45' PODIUM, 16,000 SF TOWER

RESIDENTIAL  
 PARKING  
 OUTDOOR AMENITY & OPEN SPACE  
 PROPERTY LINE



**MASSING BASED ON COMMITMENTS IN THE MASTER PLAN**

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

RESIDENTIAL  
 PARKING  
 COMMERCIAL  
 OUTDOOR AMENITY & OPEN SPACE  
 PROPERTY LINE

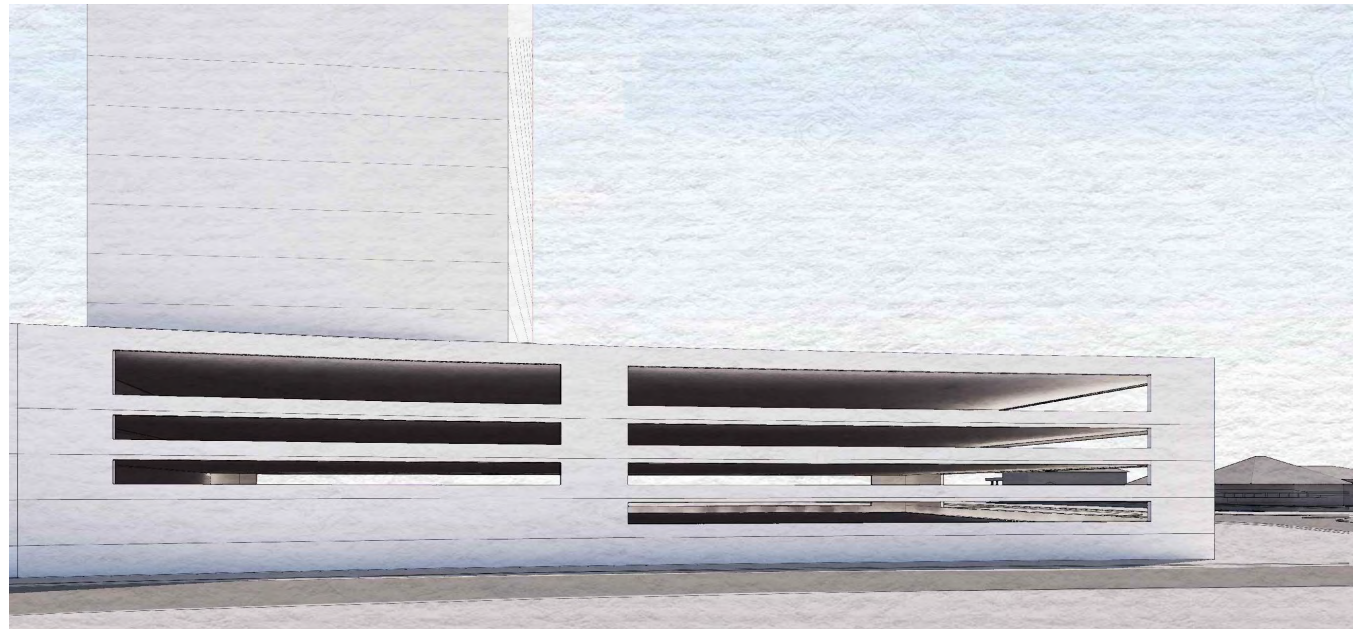


**BLOCK D DESIGN (PROPOSED W/MODIFICATIONS)**

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



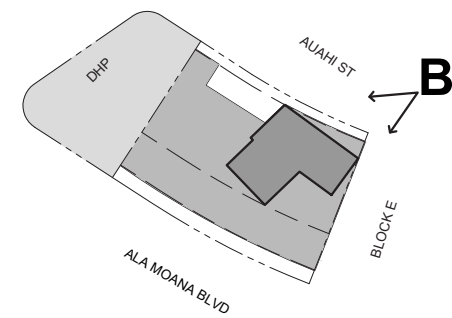




**VIEW B: AUAHI STREET**

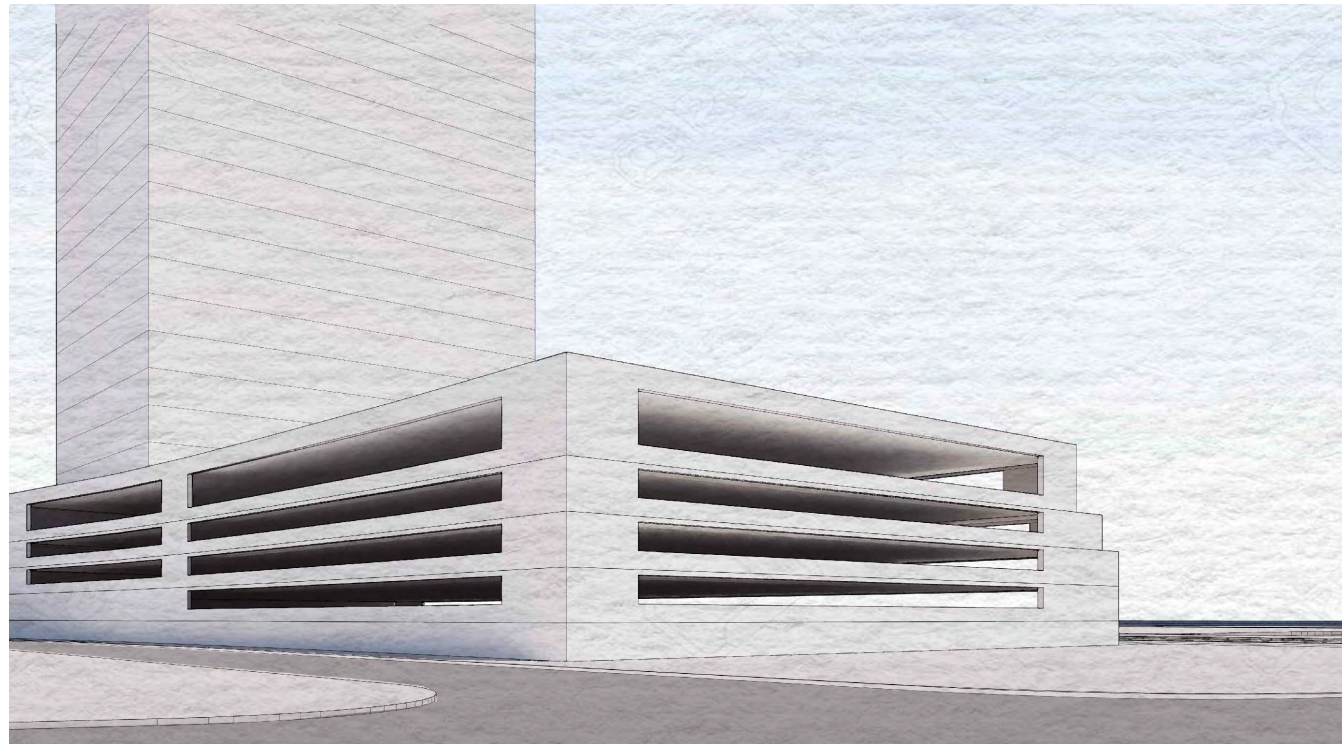


**VIEW B: AUAHI STREET**



**KEY PLAN**

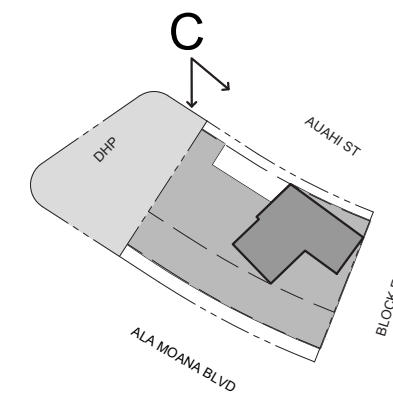




**VIEW C: AUAHI STREET**

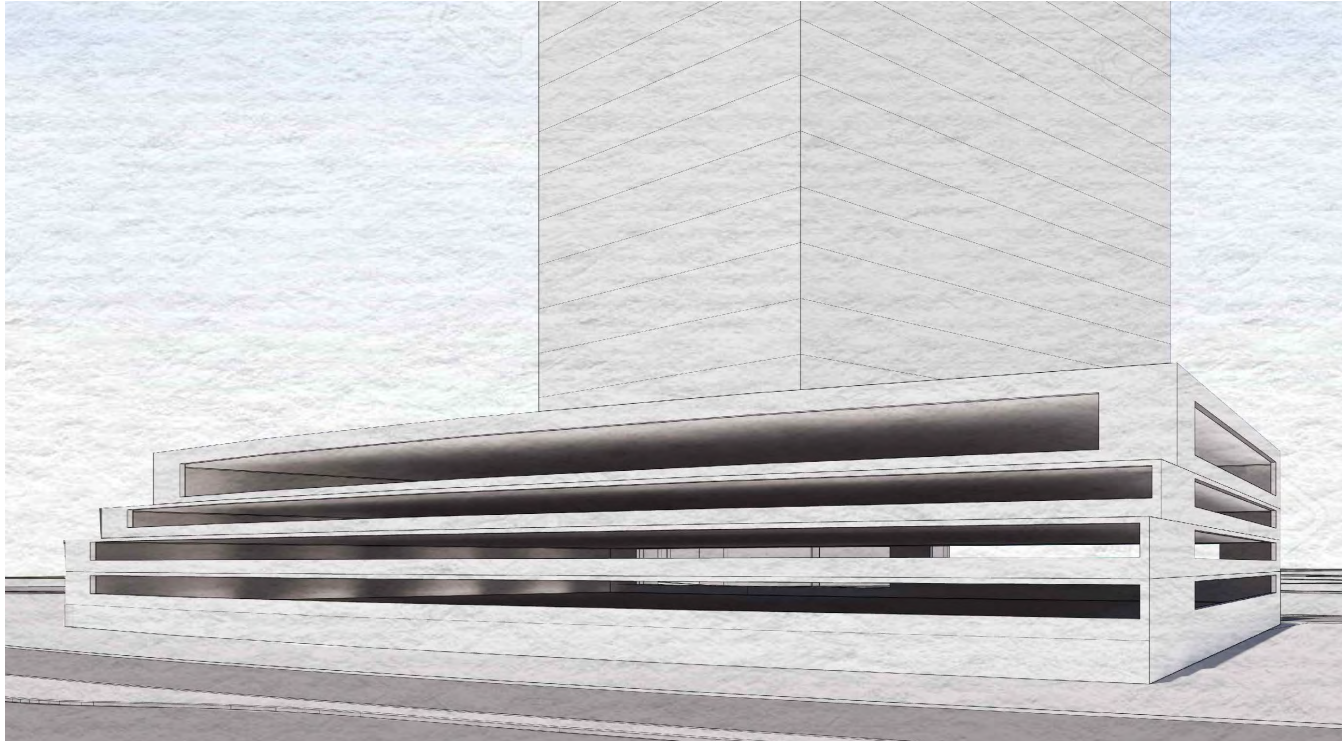


**VIEW C: AUAHI STREET**



**KEY PLAN**

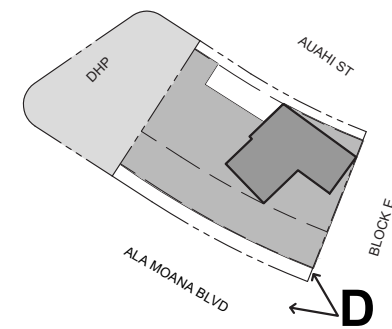




VIEW D: ALA MOANA BLVD

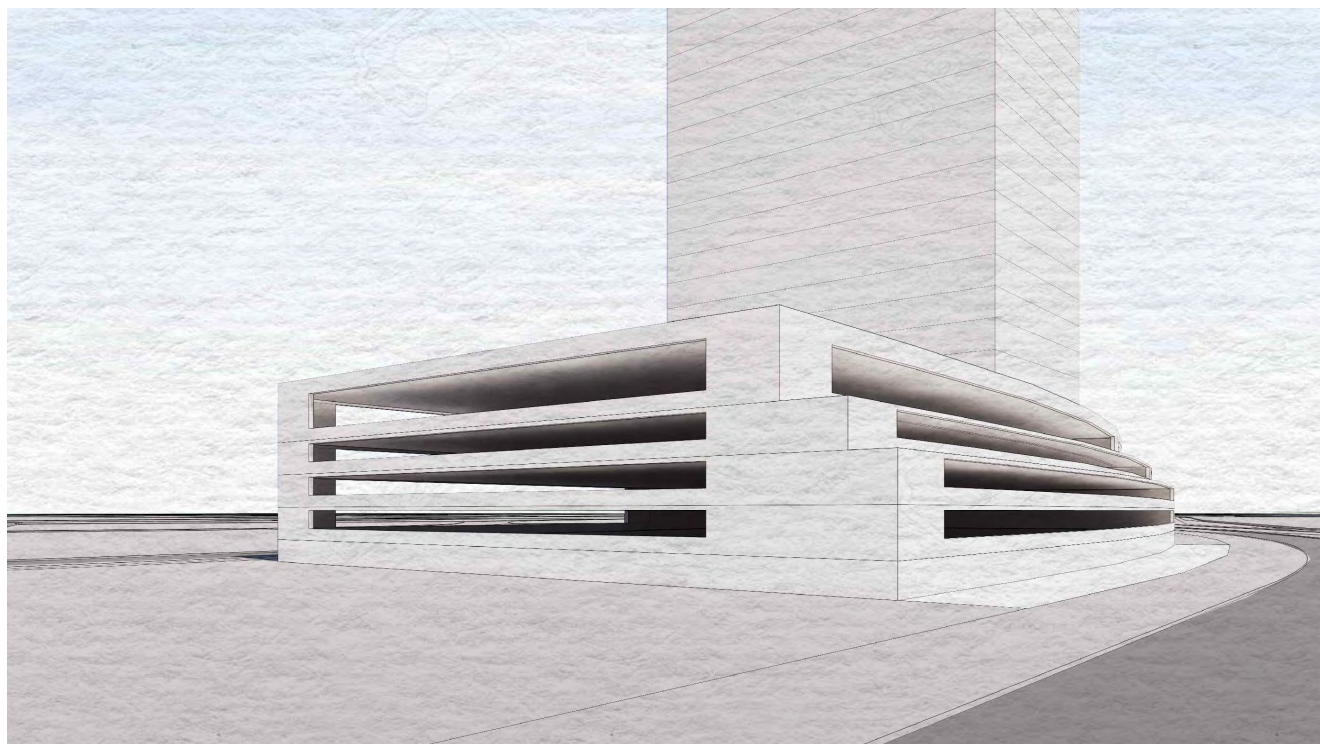


VIEW D: ALA MOANA BLVD



KEY PLAN

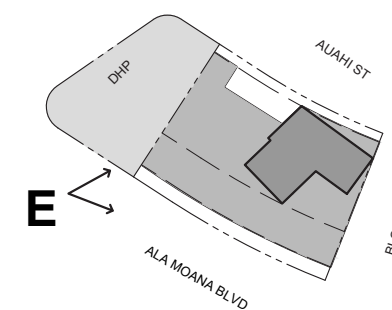




**VIEW E: ALA MOANA BLVD**

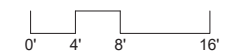
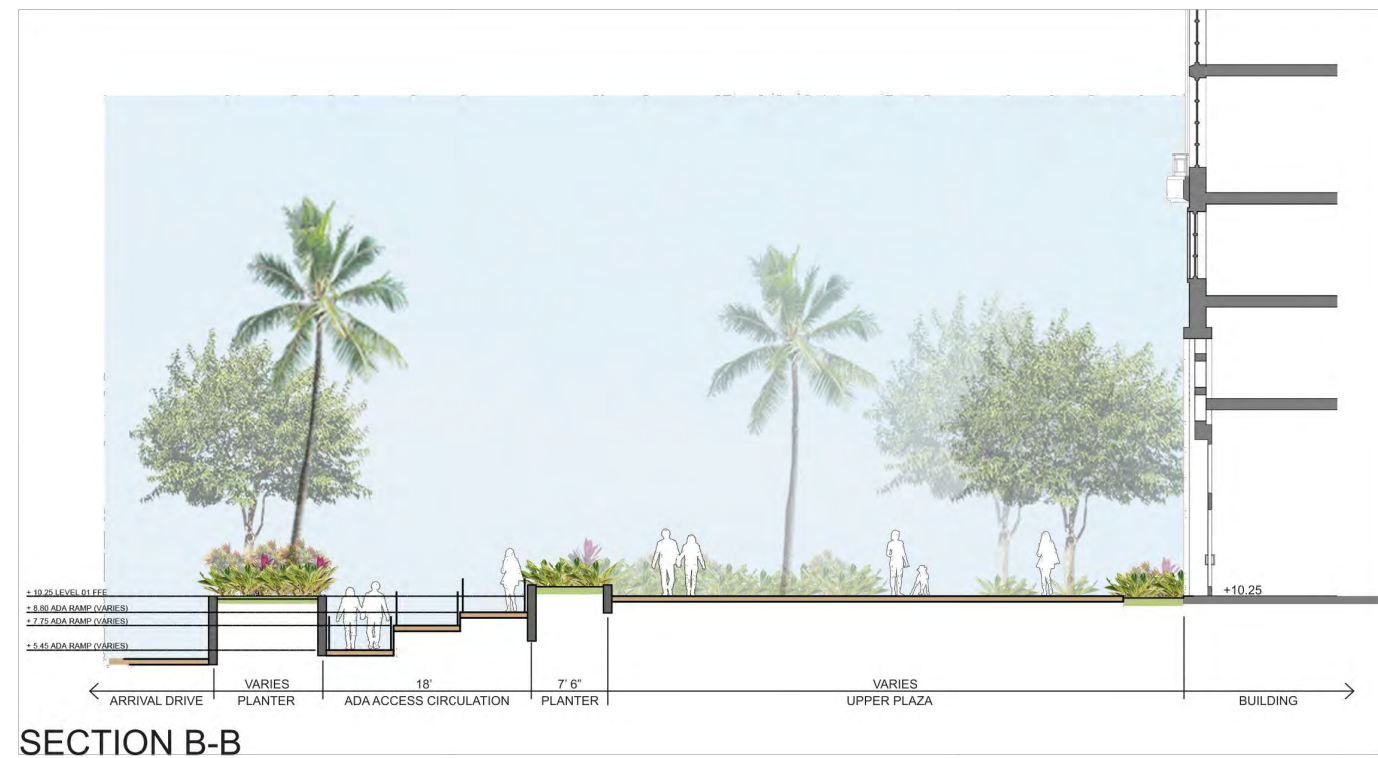
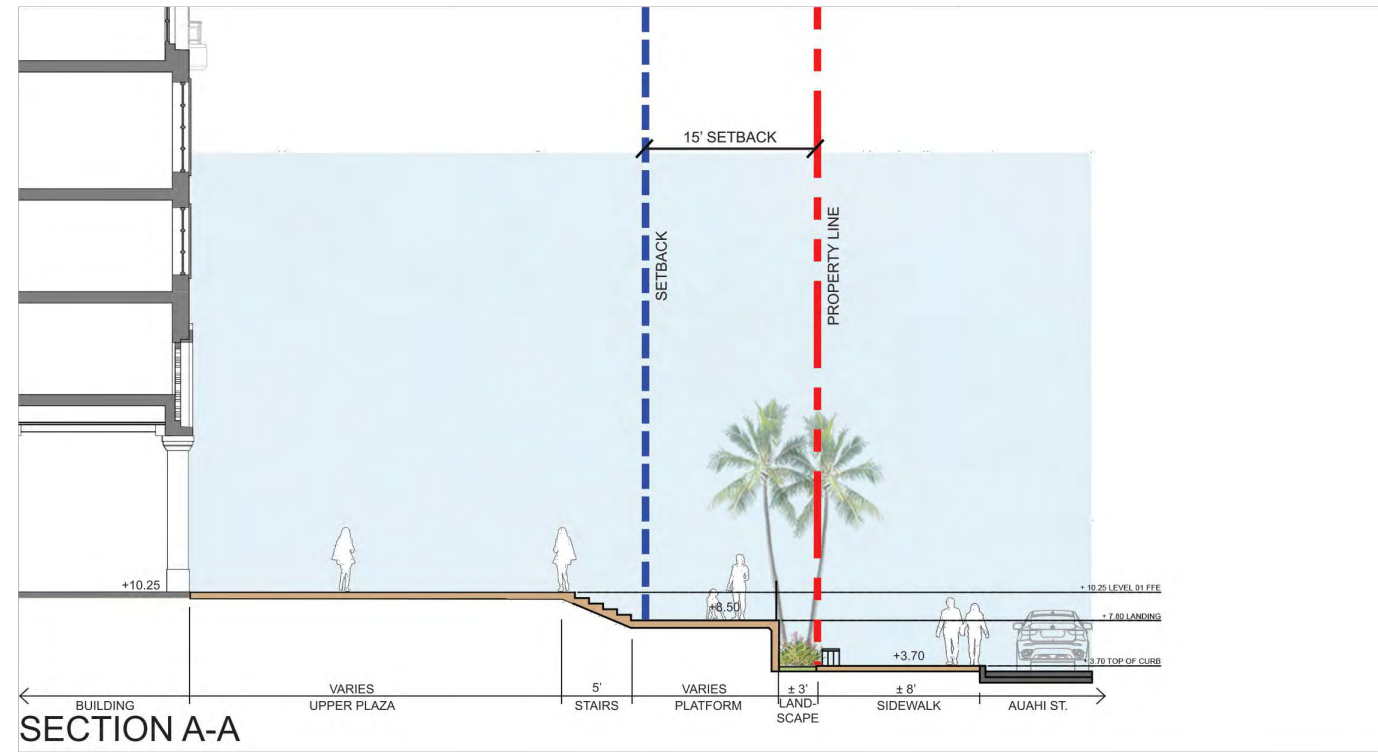
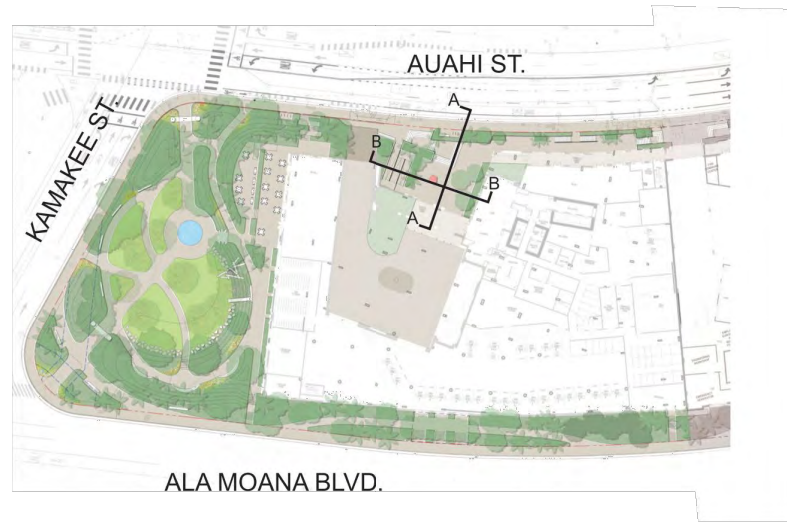


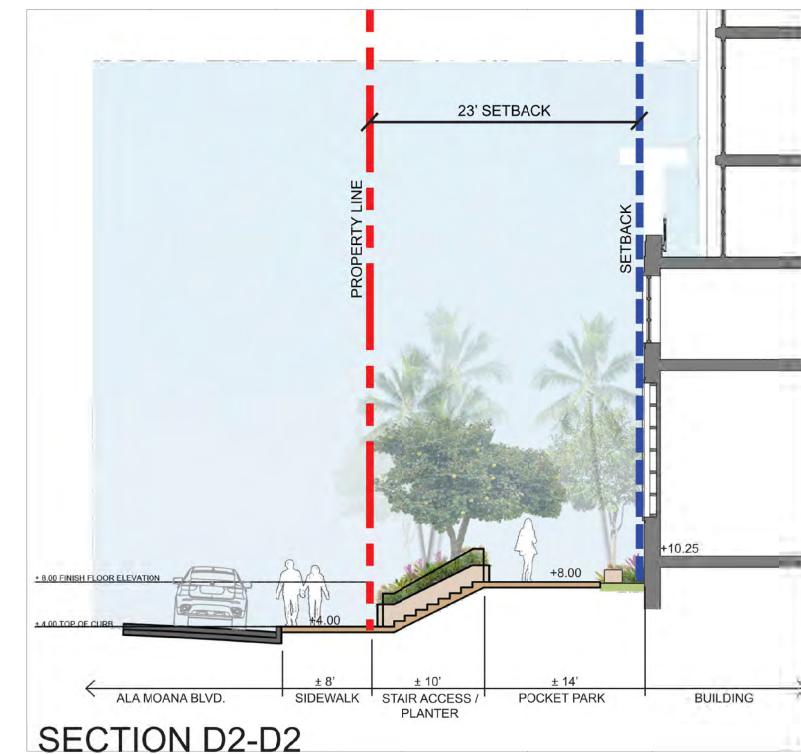
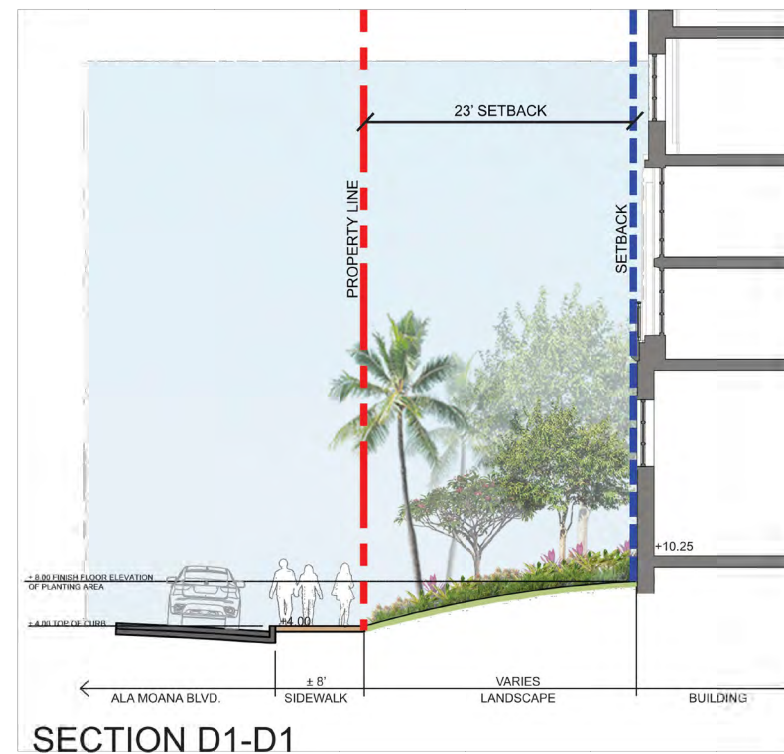
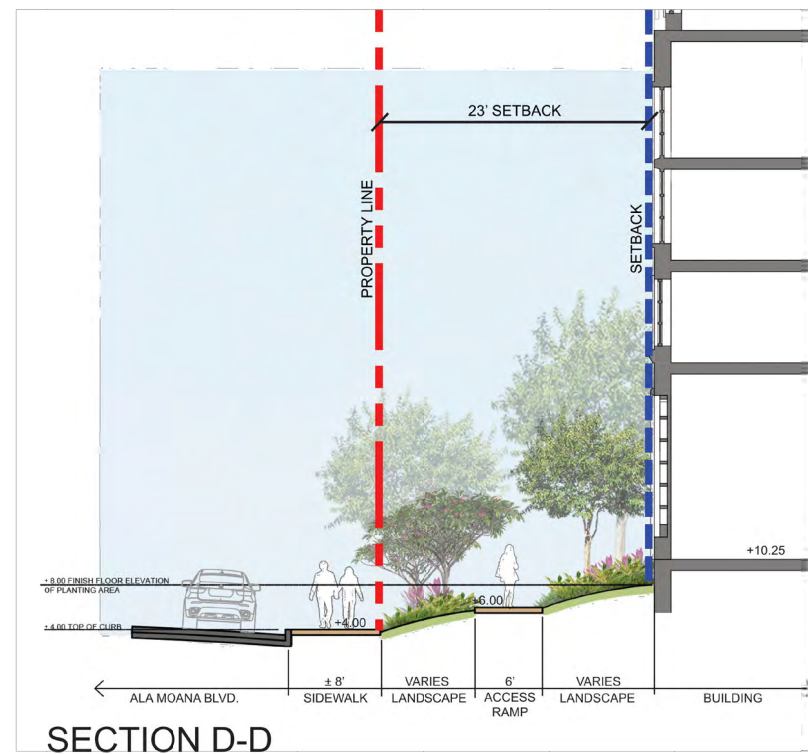
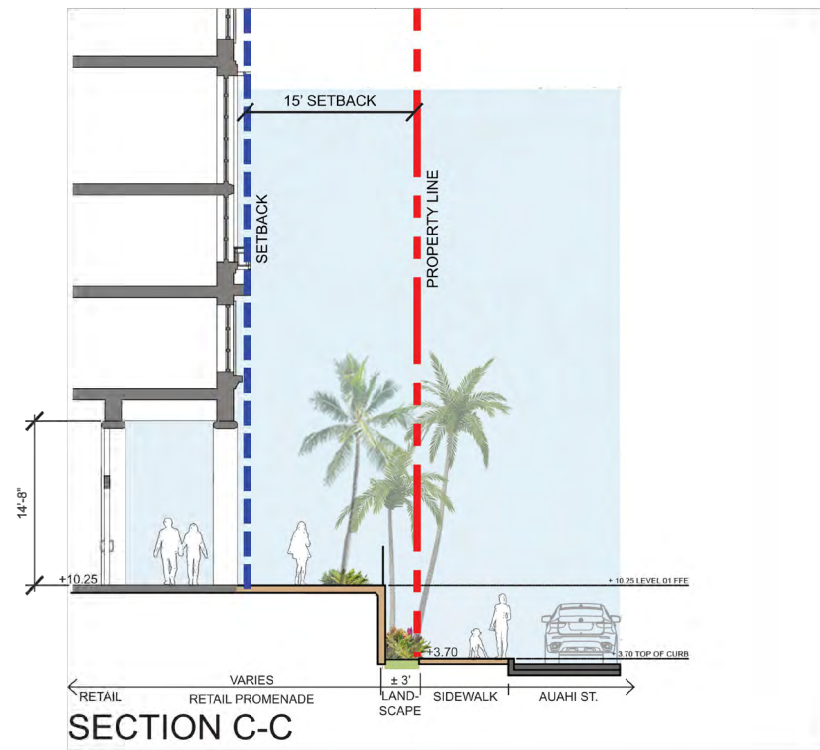
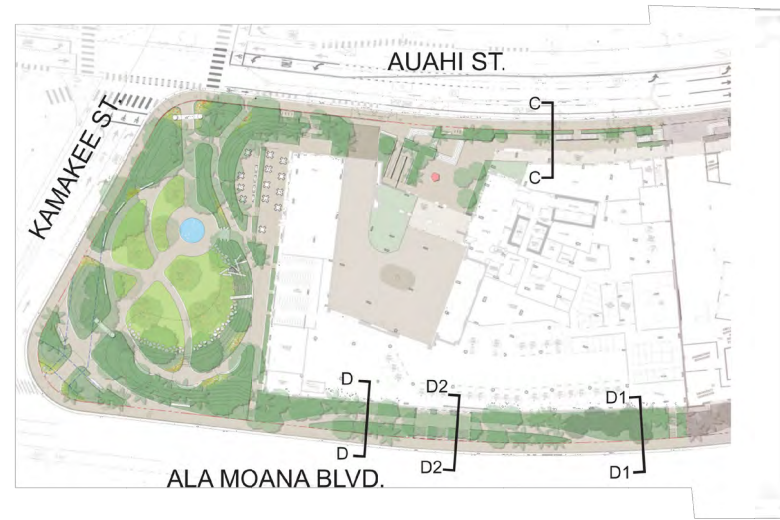
**VIEW E: ALA MOANA BLVD**



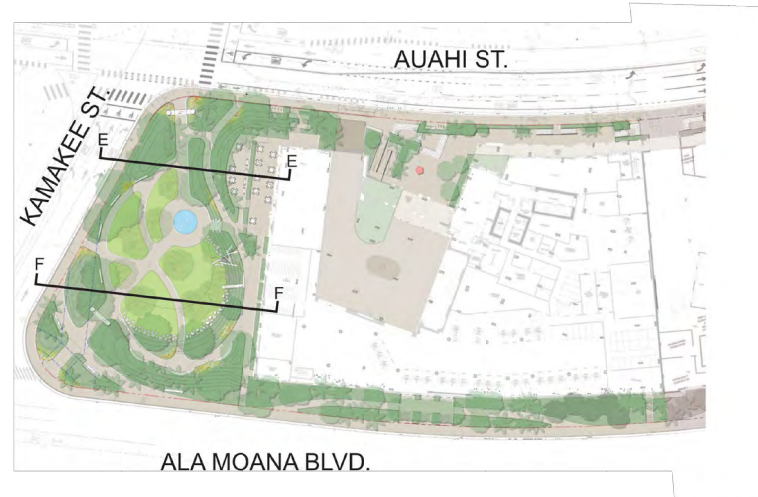
**KEY PLAN**

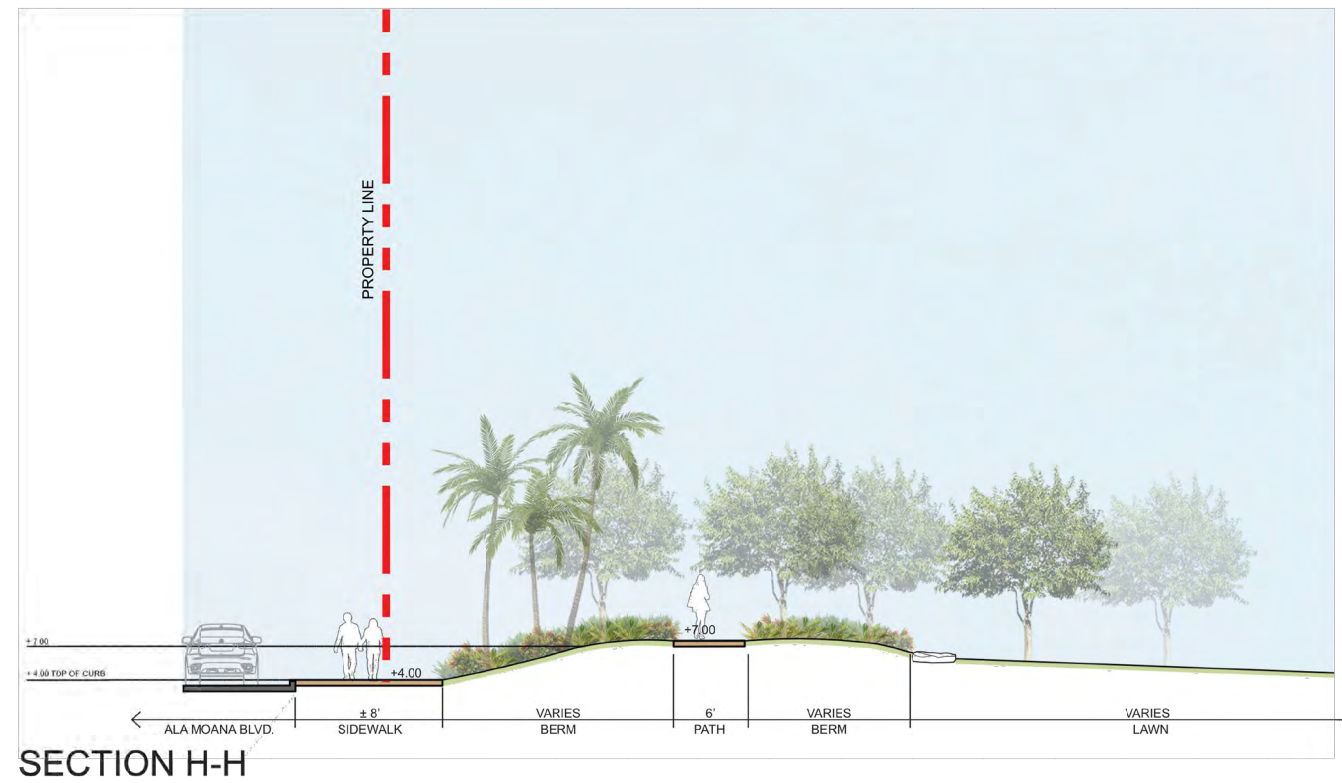
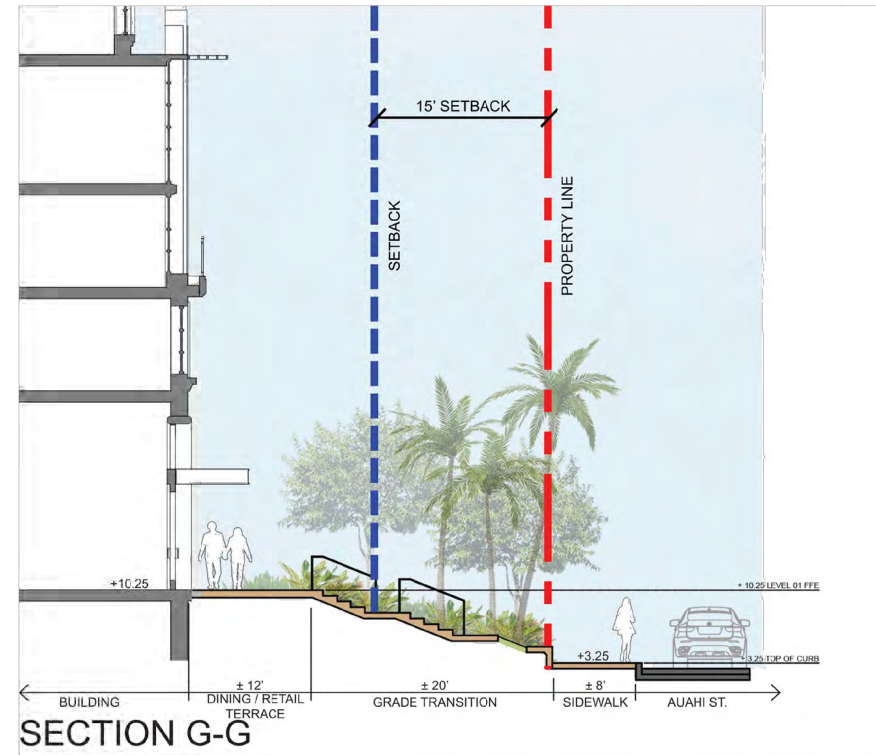
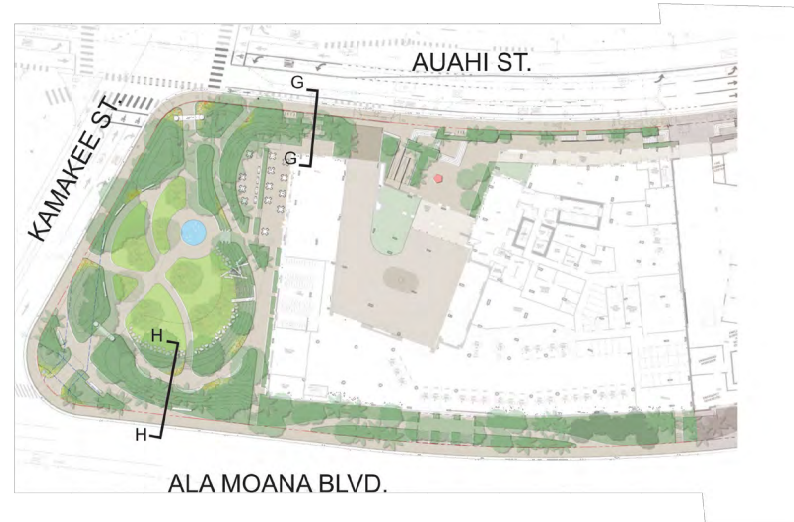












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