

Mahana

WARD VILLAGE

Permit Number: KAK 23-027

HCDA Public Hearing

July 2023



WARD VILLAGE

EXHIBIT 30

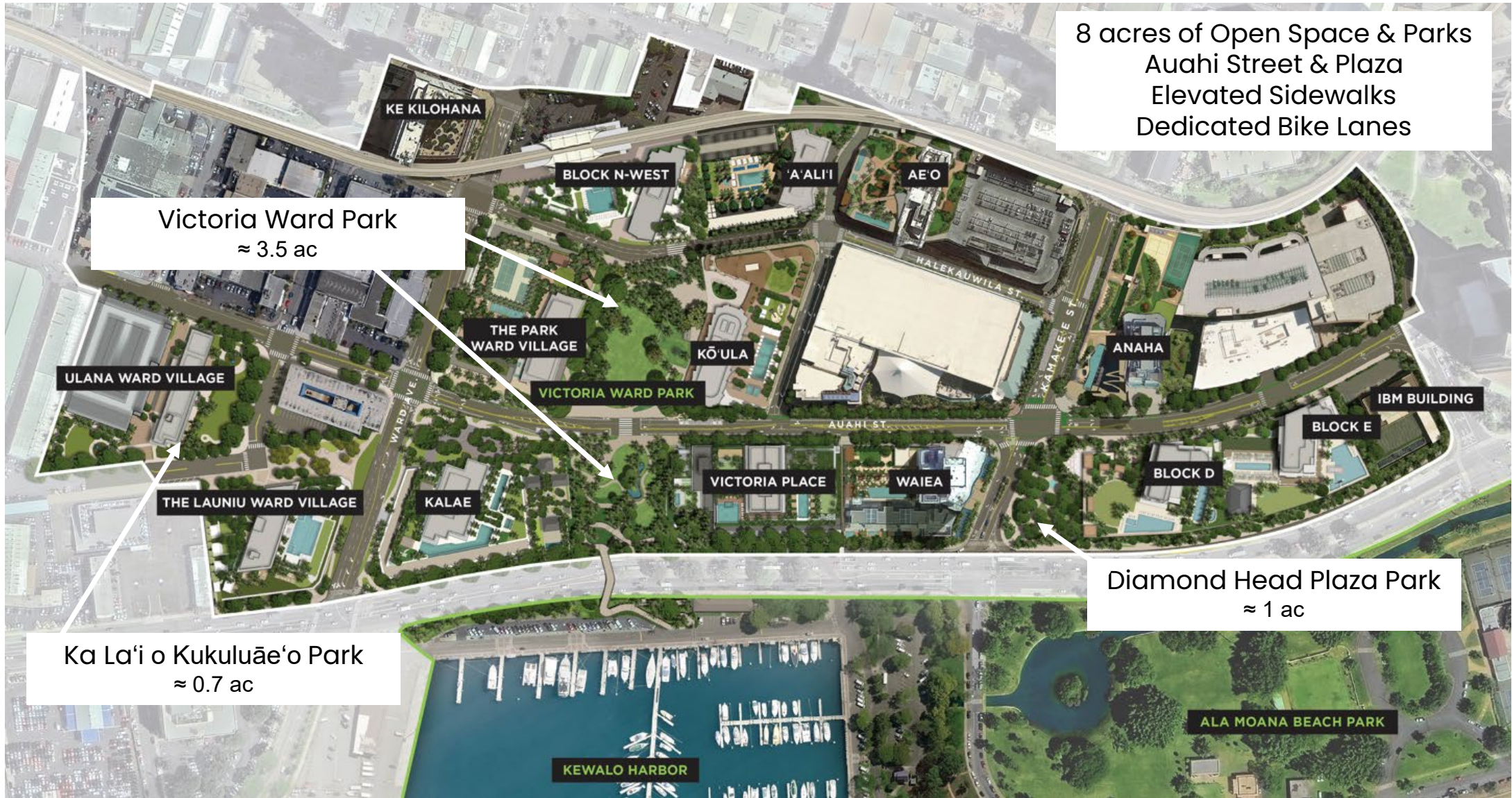


Figure 3-1 Ward Village Today, showing projects completed and underway.





ULANA WARD VILLAGE



8 acres of Open Space & Parks
Auahi Street & Plaza
Elevated Sidewalks
Dedicated Bike Lanes

Victoria Ward Park
≈ 3.5 ac

Ka La'i o Kukulua'e'o Park
≈ 0.7 ac

Diamond Head Plaza Park
≈ 1 ac





THE PARK WARD VILLAGE



VICTORIA WARD PARK



BEFORE



AFTER



AUAHI STREET – MAUKA PARK

BEFORE



AFTER



AUHI STREET - KOULA

BEFORE

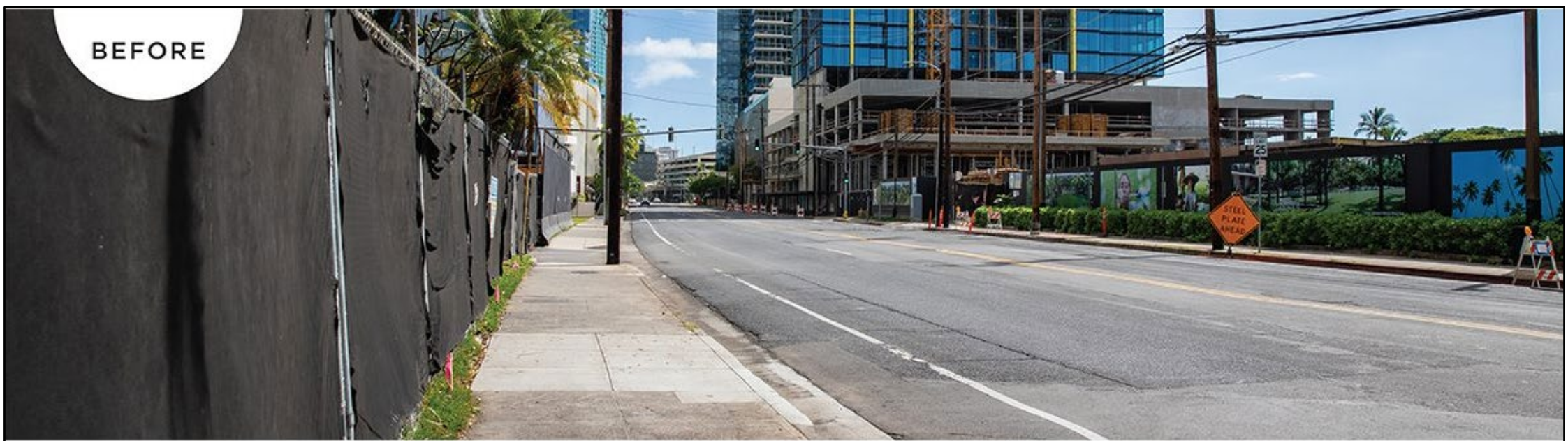


AFTER



AUahi STREET – MAKAI PARK

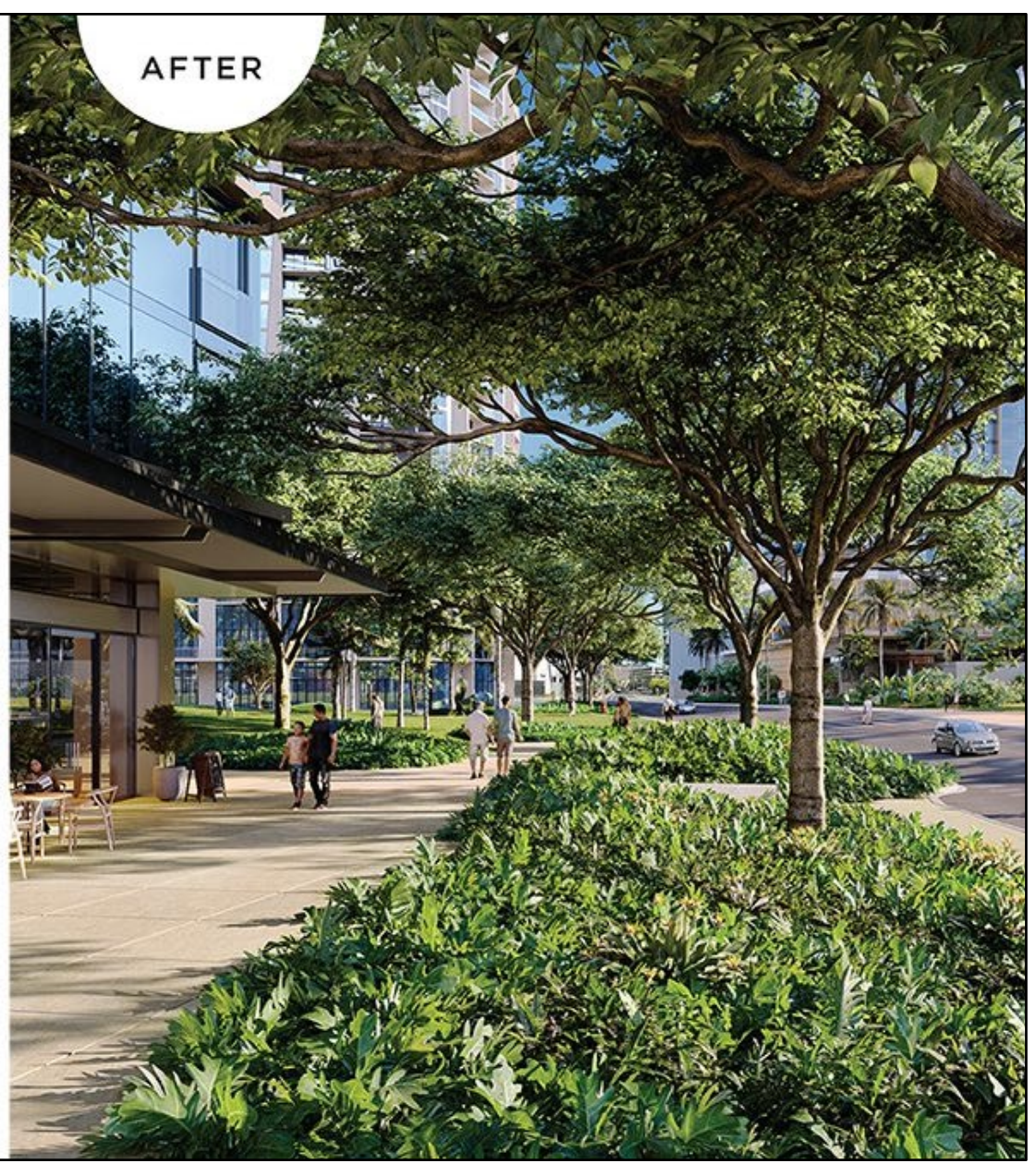
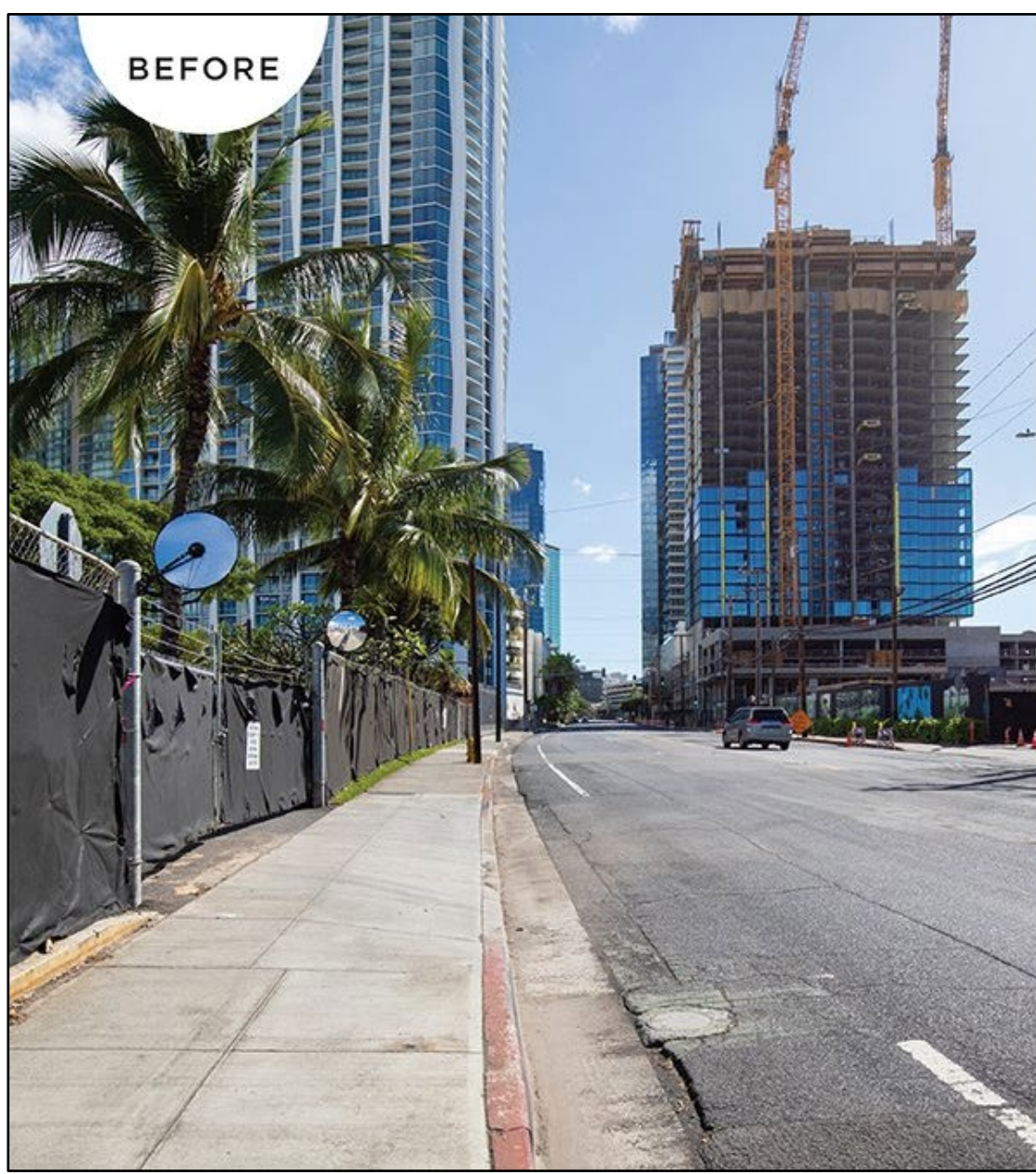
BEFORE



AFTER



AUHI STREET – MAUKA & MAKAI PARK CROSSING



AUahi STREET – THE PARK WARD VILLAGE

- Hawaii Community Foundation Partnership
- \$4 M donations to 180+ community partners
- Over \$100k in direct community support
- Employee volunteerism & board service
- 33 restaurants, cafes and entertainment venues
- 55 retail shops
- 45 specialized neighborhood





2021-2022 Hawai'i Community Annual Report

Download our 2021-2022 Hawai'i Community Report to learn more about our commitment to responsible development and thoughtful land-use planning on O'ahu.



The Historic IBM Building at Ward Village

Dedicated in 1962, the legendary IBM Building's honeycomb exterior was designed to keep the structure cool. This made it an early example of sustainable architecture. In 2008, however, the structure was scheduled for demolition. Click above to learn how The Howard Hughes Corporation helped preserve this iconic building.



World Green Building Council Recognition

The World Green Building Council's annual report spotlights Ward Village as a notable case study for providing social value with resilience and sustainability. Explore the report to learn more about our community's energy- and water-efficient design and sustainable infrastructure that safeguards the development from wind and hurricanes.



Reduced Carbon Emissions

Energy-efficient building management technologies, walkability, bike share & EV charging.



Energy Efficient

Green building, LED lighting, natural temperature control & sustainable construction methods.



LEED-Certification

LEED Platinum certification for the neighborhood's sustainable plan, verified by U.S. Green Building Council.



Water Efficient

District-wide drip-irrigation with automated weather adjustments.



Enhanced Air Quality

'Ohana planting, tree canopy lined sidewalks & 3.5 acres of parks.

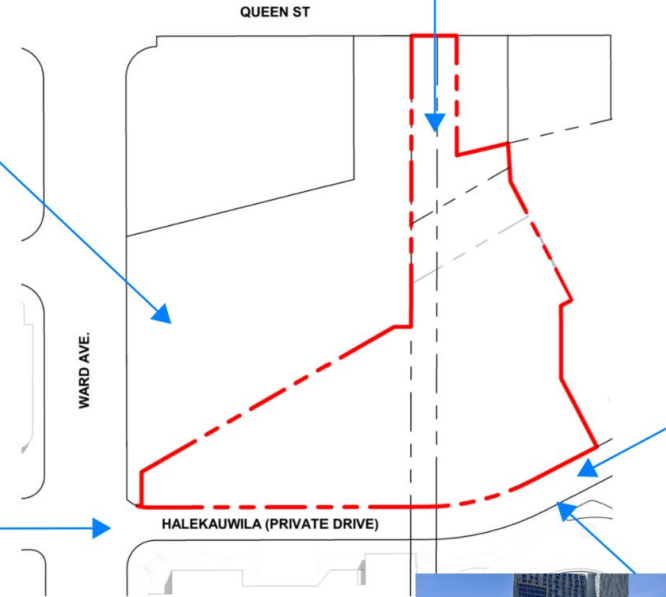




MAHANA WARD VILLAGE

MAHANA WARD VILLAGE - LOCATION



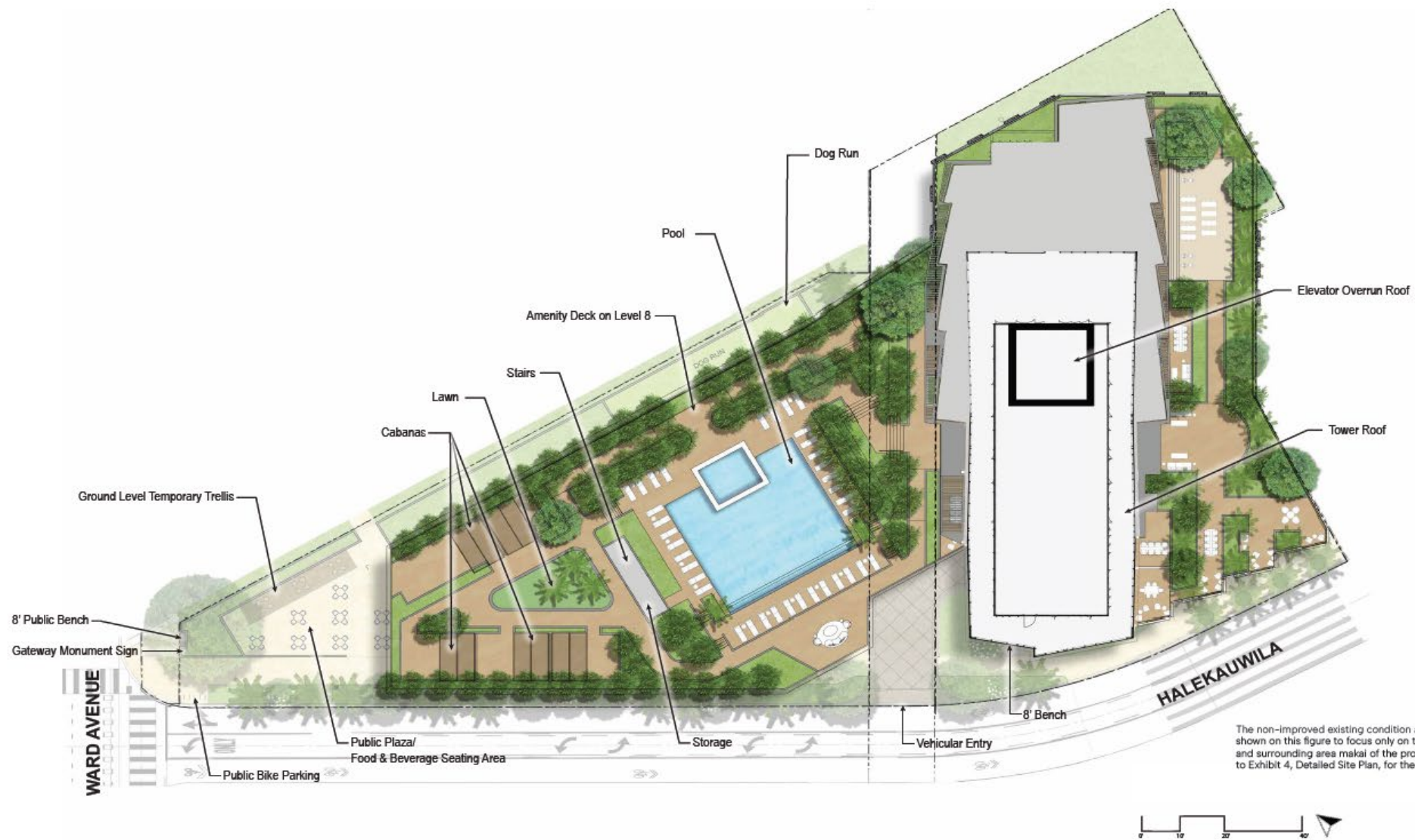


MAHANA WARD VILLAGE – SURROUNDING AREA VIEWS

Mahana Ward Village

- Mauka Corner of Ward Ave & Halekauwila
- 340 homes, including podium level 2 - 7 (studio - 3 bdrm)
- 300' + Park-side dining & retail
- 17,000 sf street level commercial space
- Landscaped and raised 12' wide sidewalk and open commercial plaza with integrated outdoor seating
- Mauka - Makai enhanced view corridor, staggered building facade
- (1) Modification - 75' podium height





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



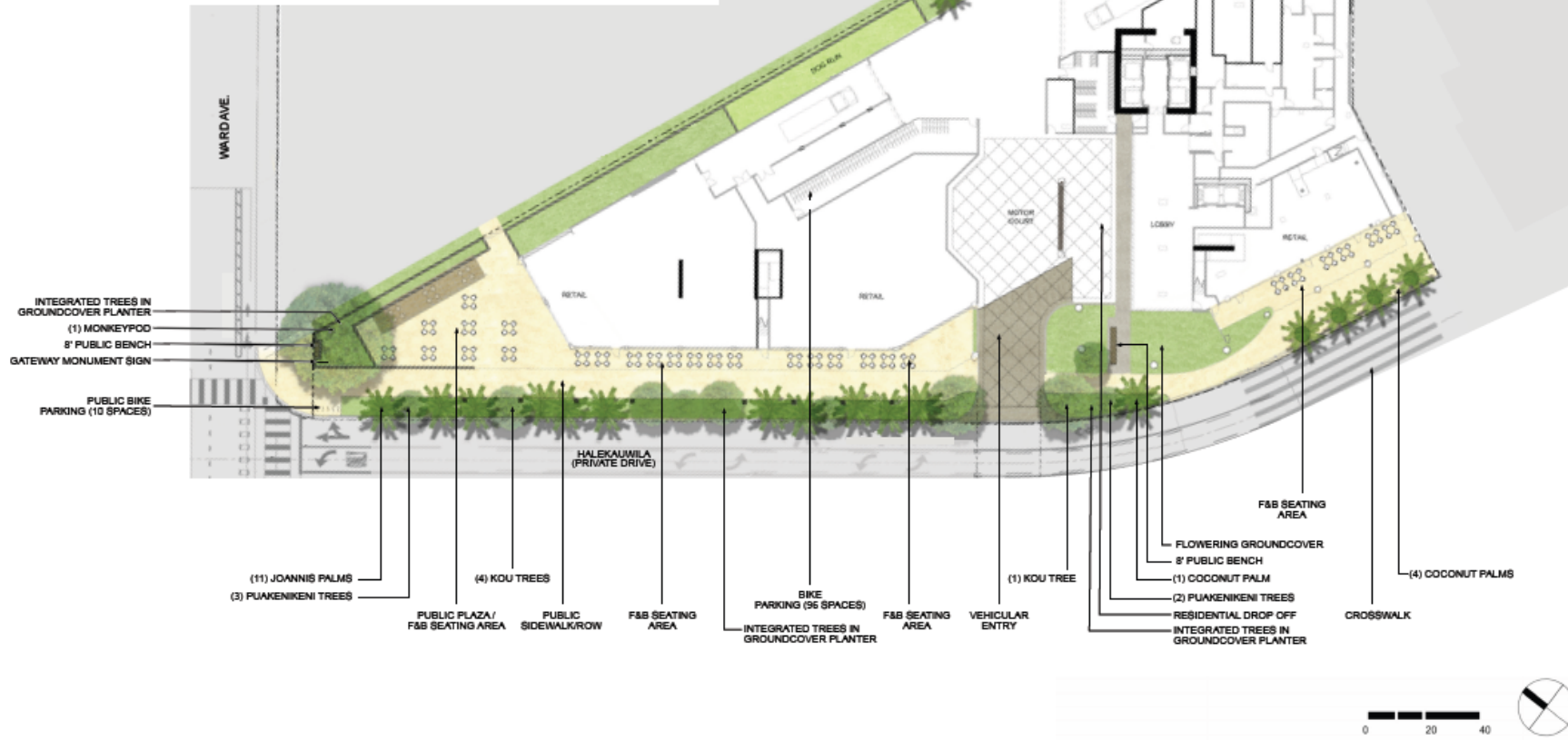
MAHANA WARD VILLAGE – BUILDING & SITE PLAN



MAHANA WARD VILLAGE – PARK SIDE RETAIL & DINING

VEGETATION TABLE			
Botanical Name	Common Name	Size	Qty.
LARGE CANOPY TREES			
<i>Samanea saman</i>	Monkeypod Tree	(1) 200 Gal. - Specimen 12'-15' Ht.	1
SMALL/MEDIUM CANOPY TREES			
<i>Cordia subcordata</i>	Kou	100 Gal. 8'-10' Ht, 8' Wood Matched Specimens	4
<i>Fagraea berteroana</i>	Puakenikeni	100 Gal. 8'-10' Ht, Matched Specimens	5
PALMS			
<i>Cocos nucifera</i>	Coconut	5' = 3 12' = 16 16' = 45 20' = 14	6
<i>Veitchia joannis</i>	Joannis Palm	10' and 12' Trunk Height	11

1. Proposed trees will match the Ward Village Street Tree Master Plan



LANDSCAPE PLAN





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



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

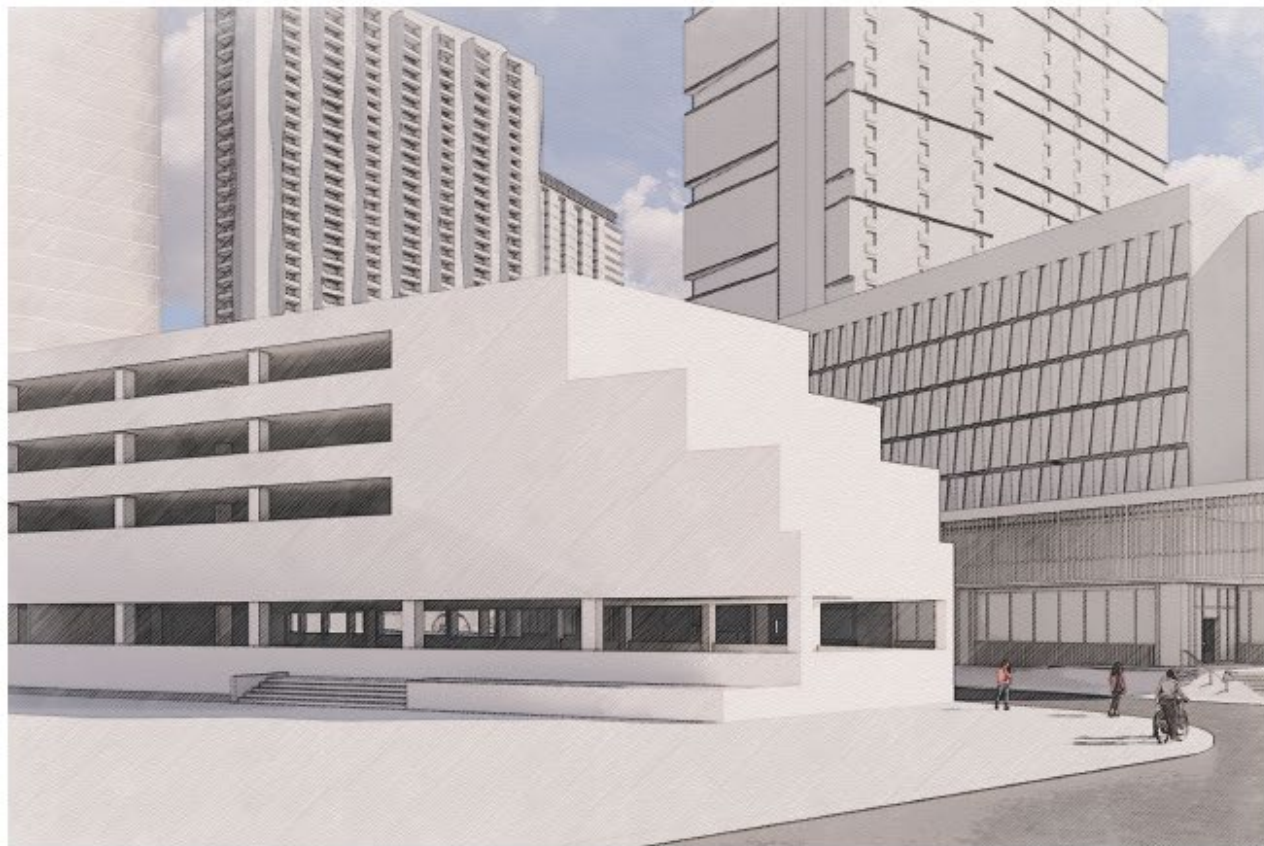




HALEKAUWILA, LOOKING MAUKA – ALLOWED BY RIGHT



HALEKAUWILA, LOOKING MAUKA – PROPOSED WITH MODIFICATION



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



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





HALEKAUWILA, LOOKING 'EWA - ALLOWED BY RIGHT



HALEKAUWILA, LOOKING 'EWA - PROPOSED WITH MODIFICATION



- **Initial Contribution**
 - \$433 M in economic impact (direct, indirect, total output)
 - \$146 M in workers' earnings
 - \$27 M in State tax revenue (income, GET, other)
 - 396 jobs annual average 2022 - 2028
- **Additional 30 Year Contribution**
 - \$116 M in economic impact
 - \$38 M in workforce earnings
 - \$7 M in State tax revenue (income, GET, other)
 - Building & Facility technical & management jobs
 - \$73 M in real property tax enabling City bonding capacity
- **\$1.4 M DOE School Impact Fee**



MAHALO



Mahana

WARD VILLAGE

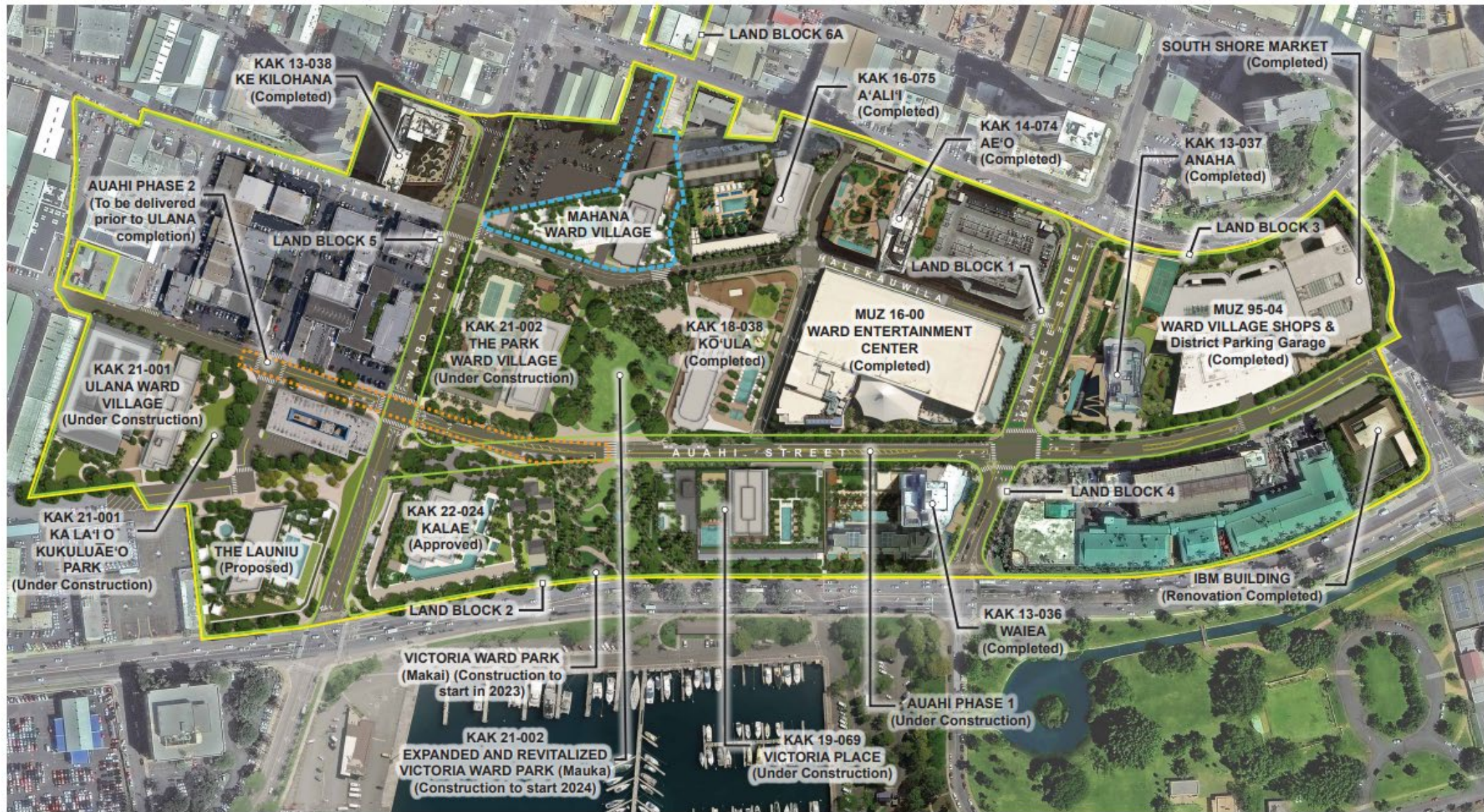
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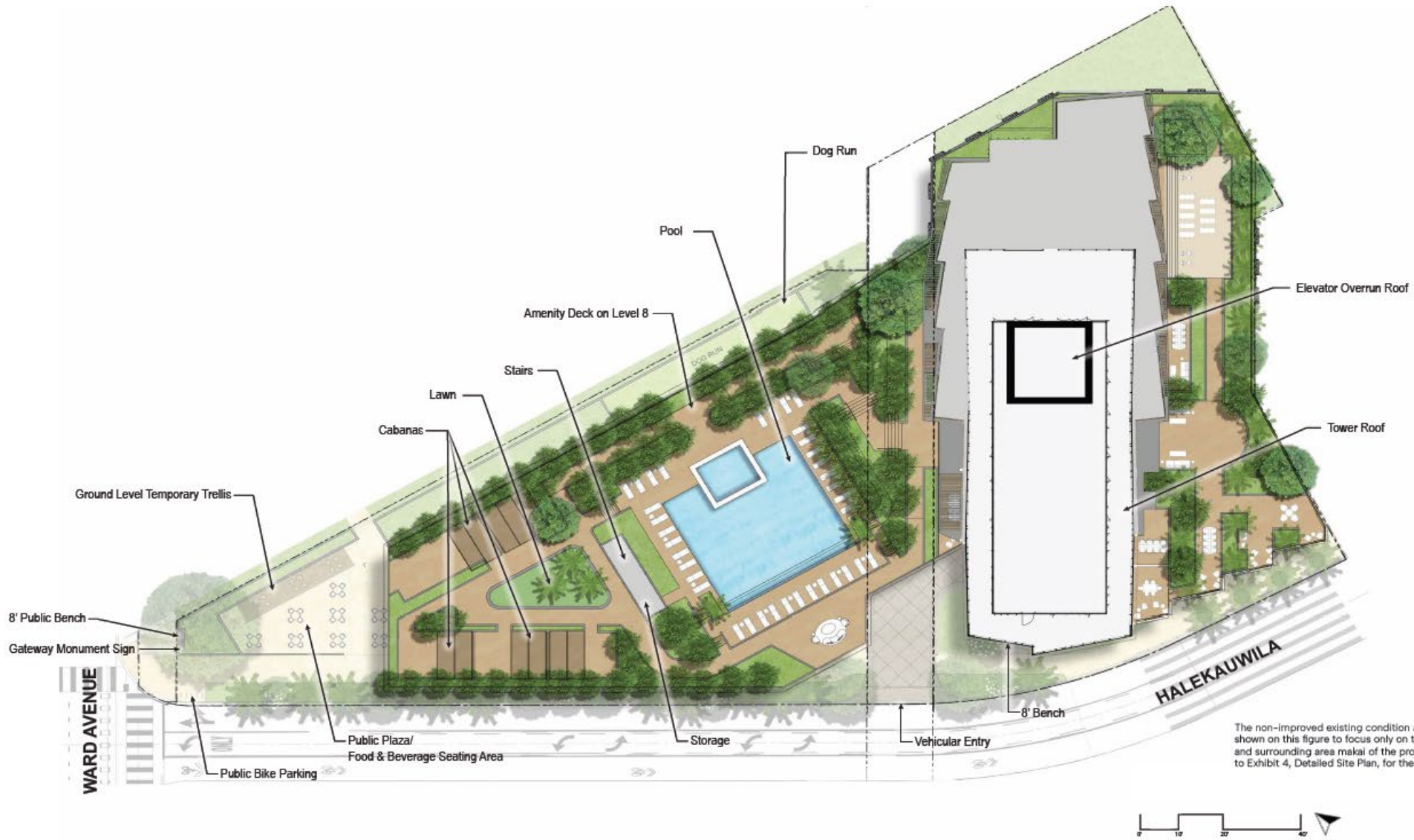
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MAHANA WARD VILLAGE - BUILDING & SITE PLAN

Mahana Ward Village

- Approximately 423,218 square feet of new floor area, including approximately:
 - 17,000 square feet of ground-level commercial space
 - 48,000 square feet of indoor and outdoor recreational areas
 - 406,000 square feet of residential floor area
 - 340 homes (studios to 3 bdrms), including podium level homes on Levels 2 - 7
 - 348 feet maximum height, plus up to 18 feet for rooftop elements

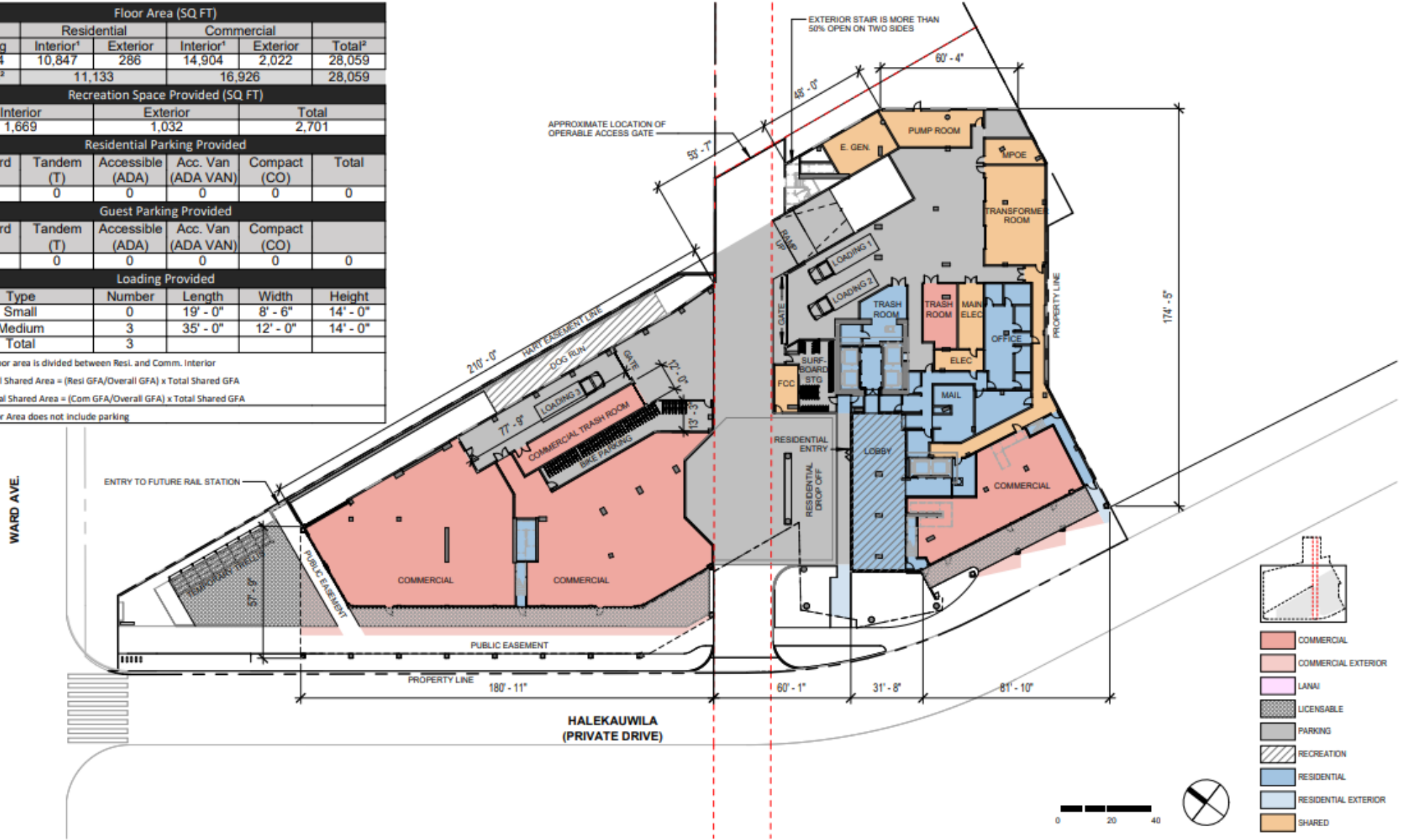
Mahana's design is consistent with the Vested Rules and is informed by the design principles of the Ward Master Plan



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

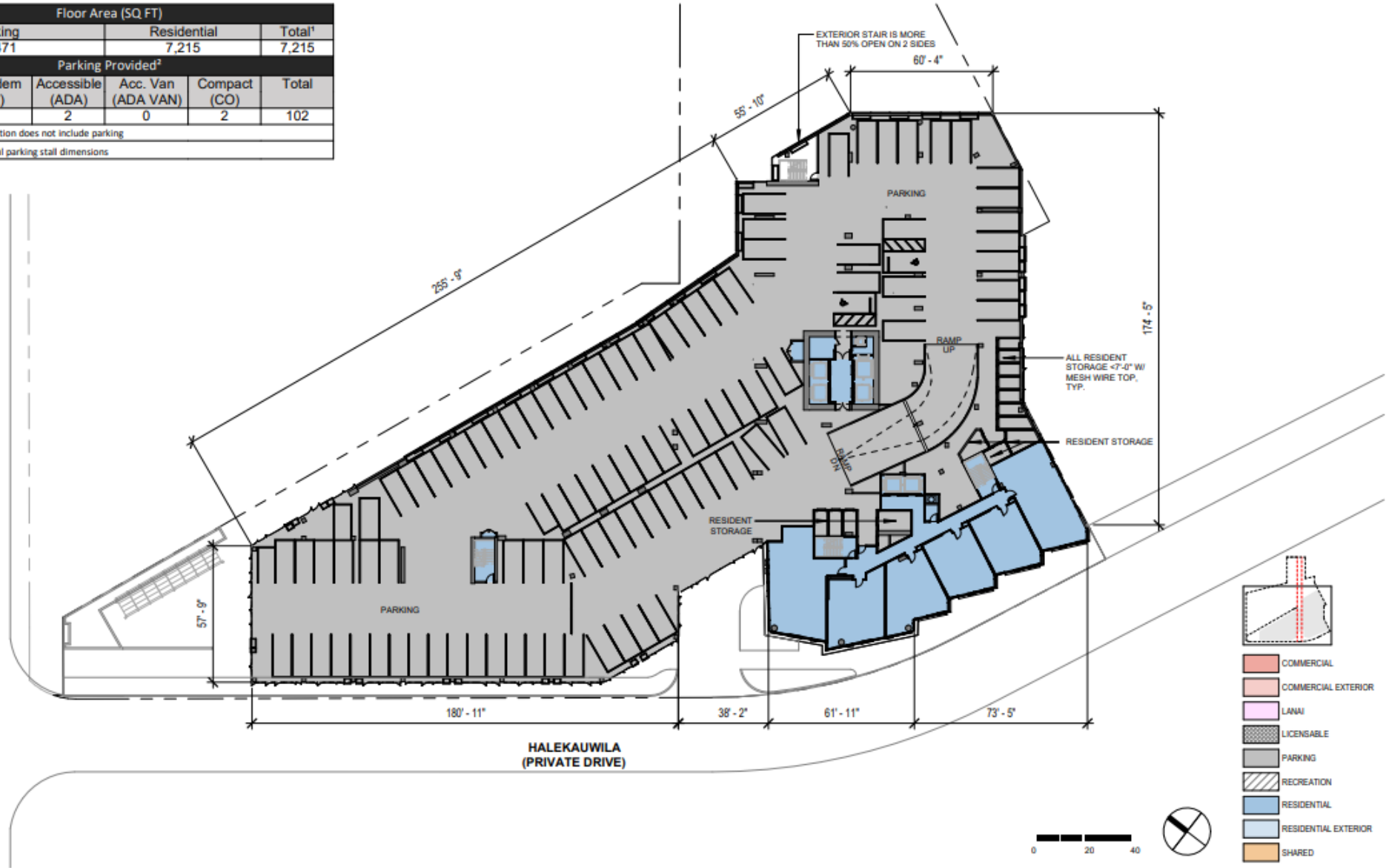
1. Shared floor area is divided between Resl. and Comm. Interior
 Residential Shared Area = (Resl GFA/Overall GFA) x Total Shared GFA
 Commercial Shared Area = (Com GFA/Overall GFA) x Total Shared GFA

2. Total Floor Area does not include parking



Floor Area (SQ. FT)					
Parking		Residential		Total ¹	
41,471		7,215		7,215	
Parking Provided ²					
Standard (ST)	Tandem (T)	Accessible (ADA)	Acc. Van (ADA VAN)	Compact (CO)	Total
94	4	2	0	2	102
1. Total Floor Area calculation does not include parking					
2. See floor plan for typical parking stall dimensions					

WARD AVE.



HALEKAUWILA
(PRIVATE DRIVE)





VIBRANT STREETSCAPES & PARKS



Halekauwila & Ward Avenue (looking east)



Halekauwila (looking from Victoria Ward Park)

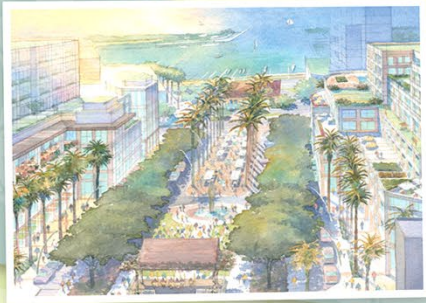


Ward Avenue (looking from near Longs)



Halekauwila (looking west)





WARD NEIGHBORHOOD MASTER PLAN

*A new kind of neighborhood bringing new life
and opportunity to the heart of Honolulu.*

A MASTER PLAN SUBMITTAL TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY
PREPARED BY GENERAL GROWTH PROPERTIES INC.

Date April 2, 2008
GGP FINAL



the form of new public spaces, parks and streets and infrastructure improvements. Approximately \$300 million in street, infrastructure, and utilities improvements will be invested. It is estimated that the overall development will generate approximately \$8 billion in revenue for the State economy.

102. Modification of 75 foot tower setback -- The modification of the 75-foot tower setback requirement for buildings along Ala Moana Boulevard will allow the orientation of buildings in a Mauka-Makai direction, thereby facilitating a slender building profile, enhancing ocean and mountain views and maximizing visual transparency throughout the area. The existing 75-foot tower setback for buildings along major roadways could encourage the construction of structures along Ala Moana Boulevard in an 'Ewa to Diamond Head direction, potentially blocking view planes. The 75-foot tower modification would allow the tower footprint to be rotated perpendicular to the ocean, so that the narrow part of the footprint would face the ocean. See Petitioner's Exhibit 4 (Addendum), at 38-39.

103. Modification to podium heights -- The Master Plan proposes increasing the maximum podium height from 45 feet to 65 feet for parcels fronting Ala Moana Boulevard, and from 45 feet to 75 feet for other parcels not directly fronting Ala Moana Boulevard. Increasing the podium height allows for retail, restaurants, office and residential units to be built within the podium. The additional podium height offers the opportunity to move a parking structure up and away from the street, occupying a

5/5/2009

32

Nunc Pro Tunc Order:

smaller floor plate and making room for alternative uses. These new uses can then surround the garages. See Petitioner's Exhibit 4 (Addendum), at 36-37.

104. Modification to podium setback -- The Master Plan proposes to eliminate the 1:1 setback slope defined as a 20-foot to 45-foot slope in building height along Ala Moana Boulevard, Ward Avenue, Kamake'e Street and Queen Street. This would allow a more continuous urban street front with greater usable building density brought closer to ground level and a façade that would better define the edge of the street. See Petitioner's Exhibit 4 (Addendum), at 37-38.

105. Modification with respect to Mid-Rise or "Mid-Height Element" -- The Master Plan proposes the introduction of the "Mid-Height Element" as a building type, without a maximum floor plate restriction, with a maximum height of 240 feet and with a minimum separation of 60 feet between buildings. This could effectively replace one 400-foot tower with two 240-foot mid-rise buildings, which would create more favorable view angles within the Master Plan Area and reduce the number of towers needed to achieve the proposed density in Master Plan Area. In addition, this would allow the building mass to be distributed more evenly among different parcels.

106. As described in detail on pages 36 through 41 of Petitioner's Master Plan Application Addendum (dated September 12, 2008), the foregoing modifications proposed in the Master Plan: (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

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33

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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) are necessary to implement the mixed-use, live-work-play neighborhood vision of the Master Plan and Mauka Area Plan.

107. **Appropriate Opportunity for Providing Greater Development Flexibility, Attracting Investment Capital, and Encouraging Timely and Better Overall Development:** The Master Plan application establishes a template for an orderly and methodical development of a large section of the Kaka'ako Community Development District. Redevelopment of Kaka'ako is a primary objective of HCDA. The Master Plan will promote much-needed economic development for the whole State of Hawaii in terms of new job creation and an increased tax base.

108. The Master Plan, over a 20-30 year development period, is expected to create 17,300 on-site construction jobs and 16,270 off-site construction related jobs. The total construction and construction related payroll for the development period is estimated to be approximately \$1.3 billion. At full build out, it is estimated that the Master Plan development will generate 7,800 full-time professional and service jobs and generate \$345 million in annual payroll. Estimates indicate that the construction phase of the Master Plan development will inject a total of \$8 billion into the local economy



Thank you