

BLOCK D

WARD VILLAGE

Permit Number: KAK 23-037

BLOCK E

WARD VILLAGE

Permit Number: KAK 23-038

HCDA Public Hearing

July 2023



WARD VILLAGE
EXHIBIT D-30



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







- BIKE PARKING
- ENTRY PORTAL
- DINING TERRACE
- CANOPY TREES (TYP)
- PALM TREES (TYP)
- WATER FEATURE/
PAVILION TBD
- KIKI 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

- 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
CHANA STYLE PLANTING OF COCO PALMS, BEACH HELOTROPE, HALA

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

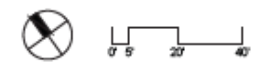
AUAIH STREET TREES: "SHADED PROMENADE" THEME PER THE 2016 WARD VILLAGE STREET TREE MP
CHANA STYLE PLANTING OF MONKEY POD, KOU, MILK

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

LIGHTING WITHIN DIAMOND HEAD PLAZA WILL BE PROVIDED FOR BIKE STORAGE ACCESS.

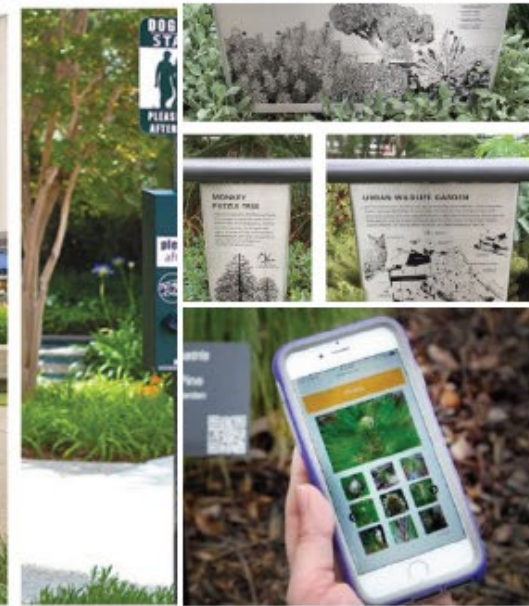
DIAMOND HEAD PLAZA TO HAVE OUTDOOR SEATING FURNITURE ALONG THE PODIUM.

BOTANICAL LANDSCAPE SIGNS TO BE PROVIDED



BLOCK D - LANDSCAPE PLAN





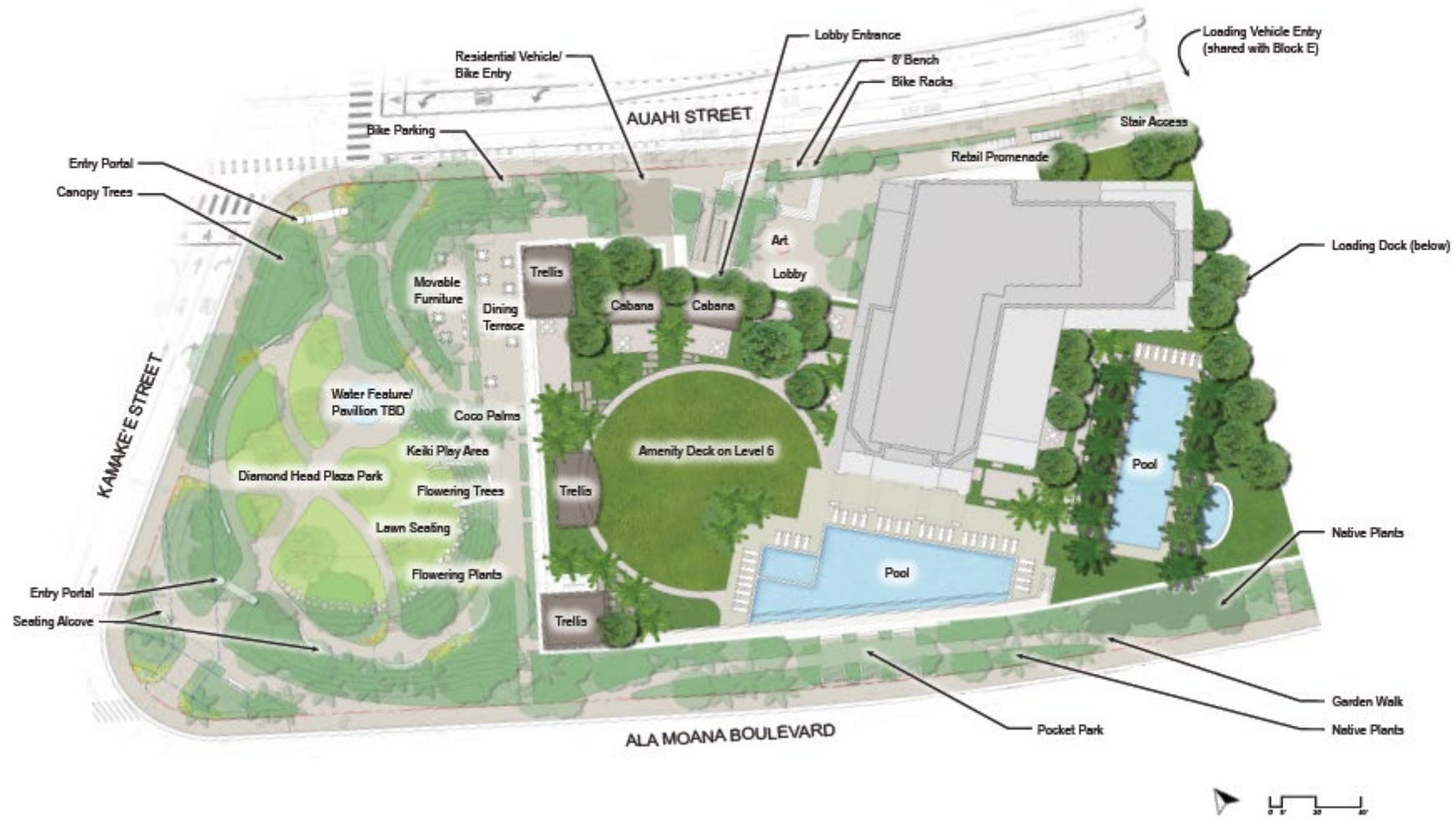
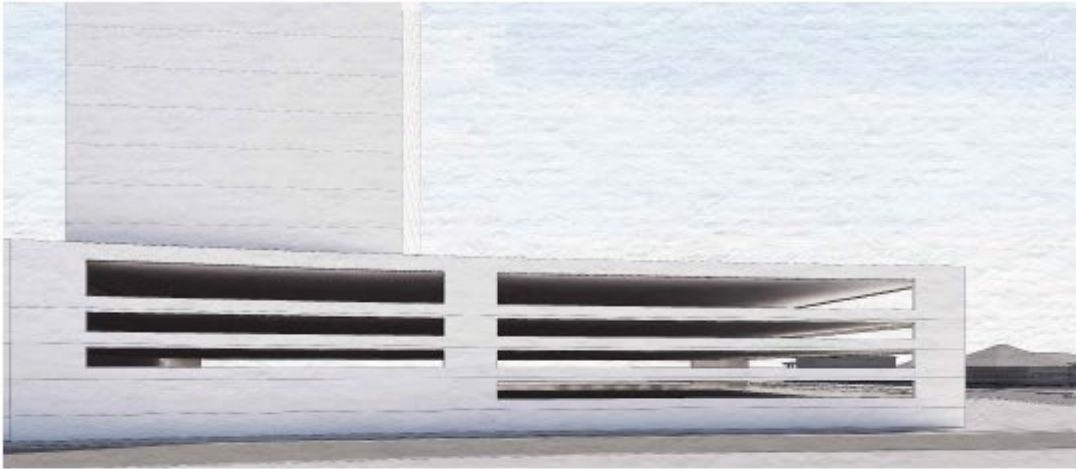


Figure 4-1 Block D Building and Site.

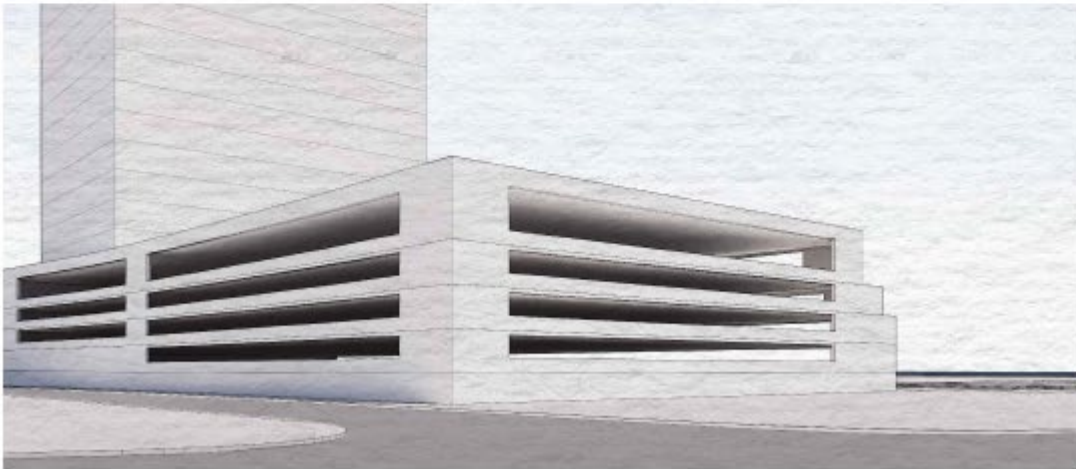




Auahi Street – Allowed by right



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

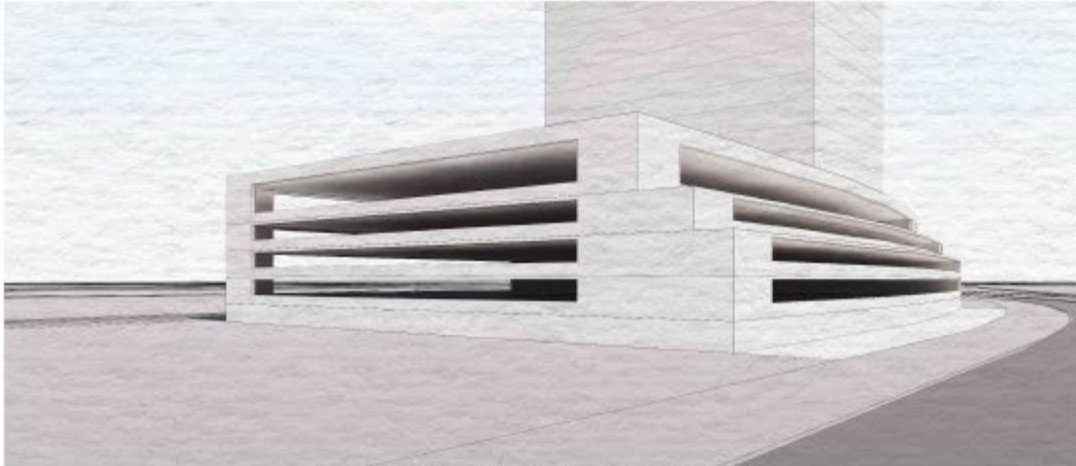




Ala Moana Boulevard – Allowed by right



Ala Moana Boulevard – Proposed with modification



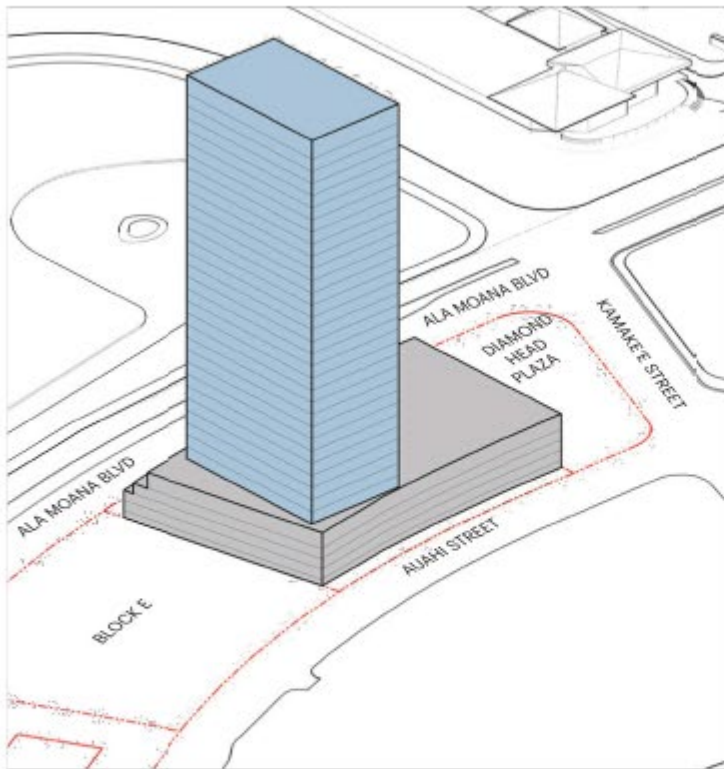
Ala Moana Boulevard / Kamake'e Street – Allowed by right



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



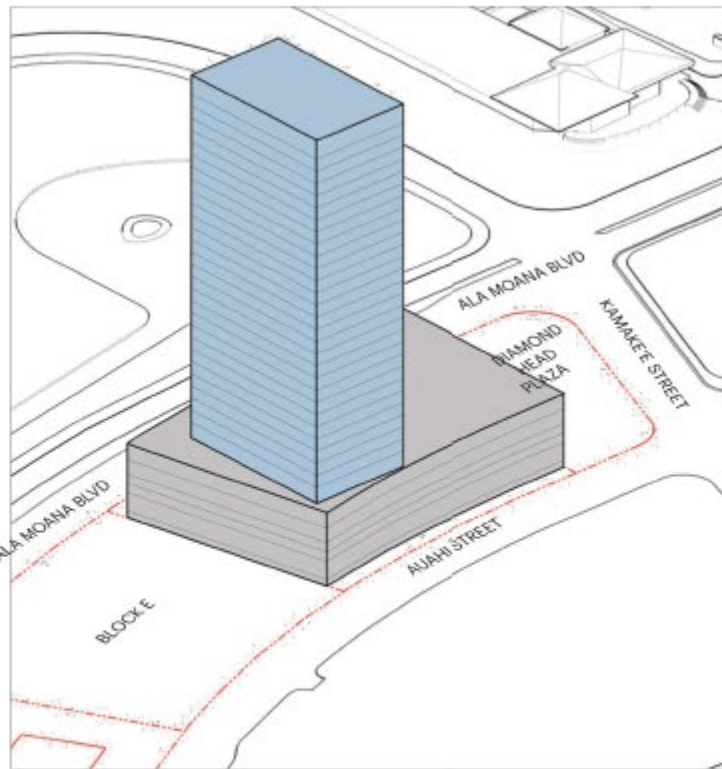
- RESIDENTIAL
- PARKING
- OUTDOOR AMENITY & OPEN SPACE
- PROPERTY LINE



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

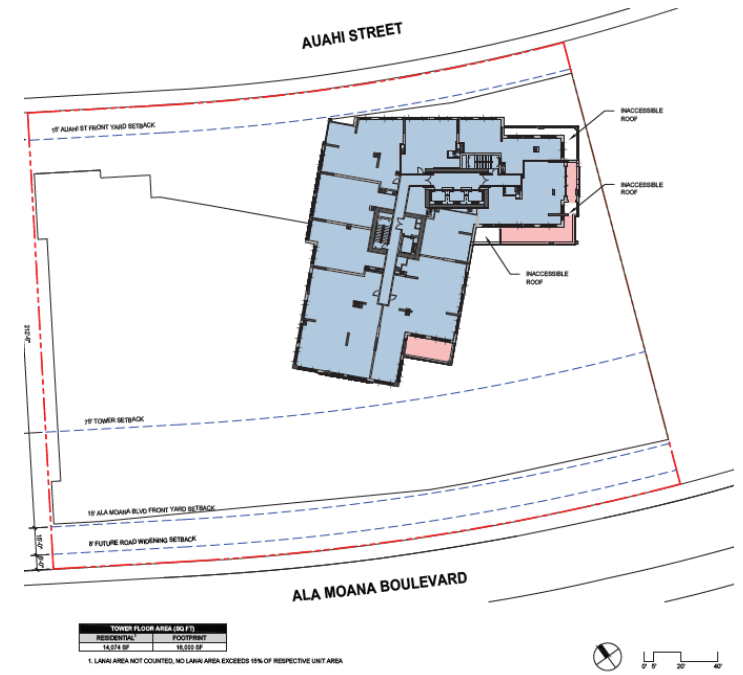
- RESIDENTIAL
- PARKING
- COMMERCIAL
- OUTDOOR AMENITY & OPEN SPACE
- PROPERTY LINE



BLOCK D DESIGN (PROPOSED W/MODIFICATIONS)

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







STAIRS TO THE ALAHI STREET FRONTAGE

RETAIL PROMENADE

8' BENCH

BIKE RACKS

STAIR ACCESS

ART

ADA ACCESS PATH

VEHICULAR ENTRY DRIVE

PEDESTRIAN ENTRY

MOTOR COURT

NATIVE PLANTS (TYP)

6' GARDEN WALK

NATIVE PLANTS (TYP)

8' SIDEWALK

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

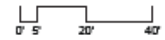
NOTE:
 PROPOSED TREES WILL MATCH THE WARD VILLAGE STREET TREE MASTER PLAN (MP)

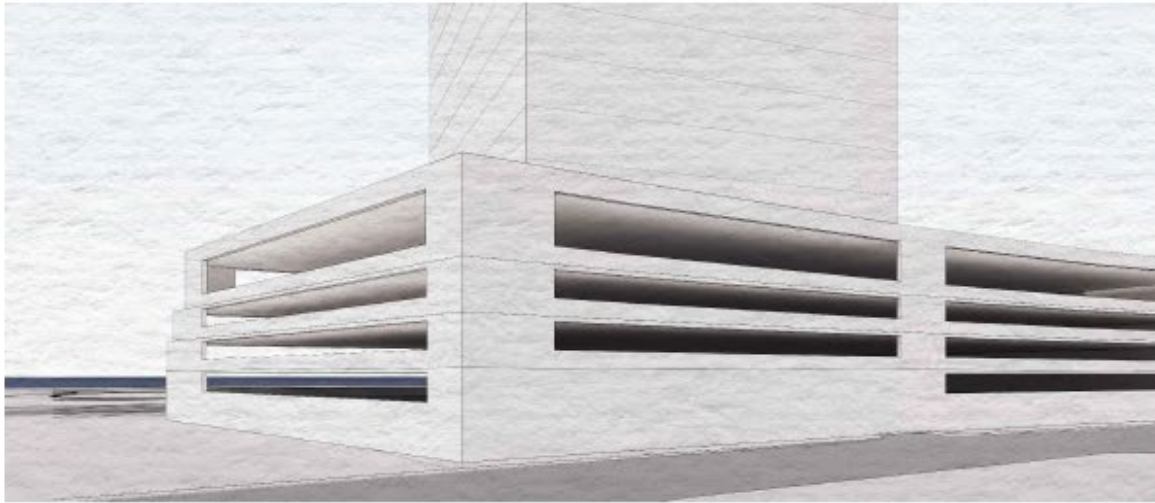
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 "SHADED PROMENADE" THEME PER THE 2016 WARD VILLAGE STREET TREE MP
 OHANA STYLE PLANTING OF MONKEY POD, KOU, MILO

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

BOTANICAL LANDSCAPE SIGNS TO BE PROVIDED

ALA MOANA BLVD FRONTAGE WILL BE UPDATED

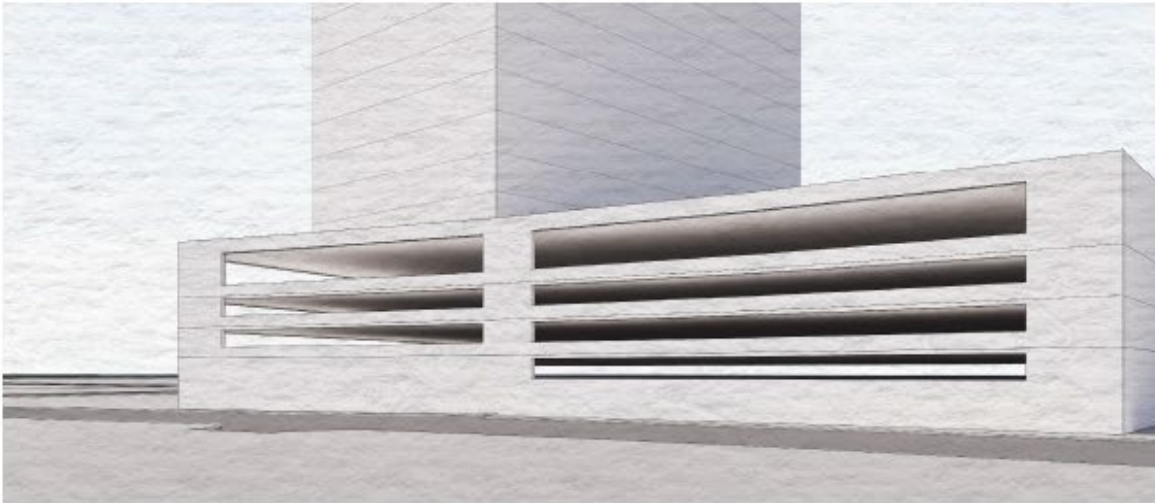




Auahi Street – Allowed by right



Auahi Street – Proposed with modification



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





Ala Moana Boulevard – Allowed by right



Ala Moana Boulevard – Proposed with modification



Ala Moana Boulevard – Allowed by right



Ala Moana Boulevard – Proposed with modification



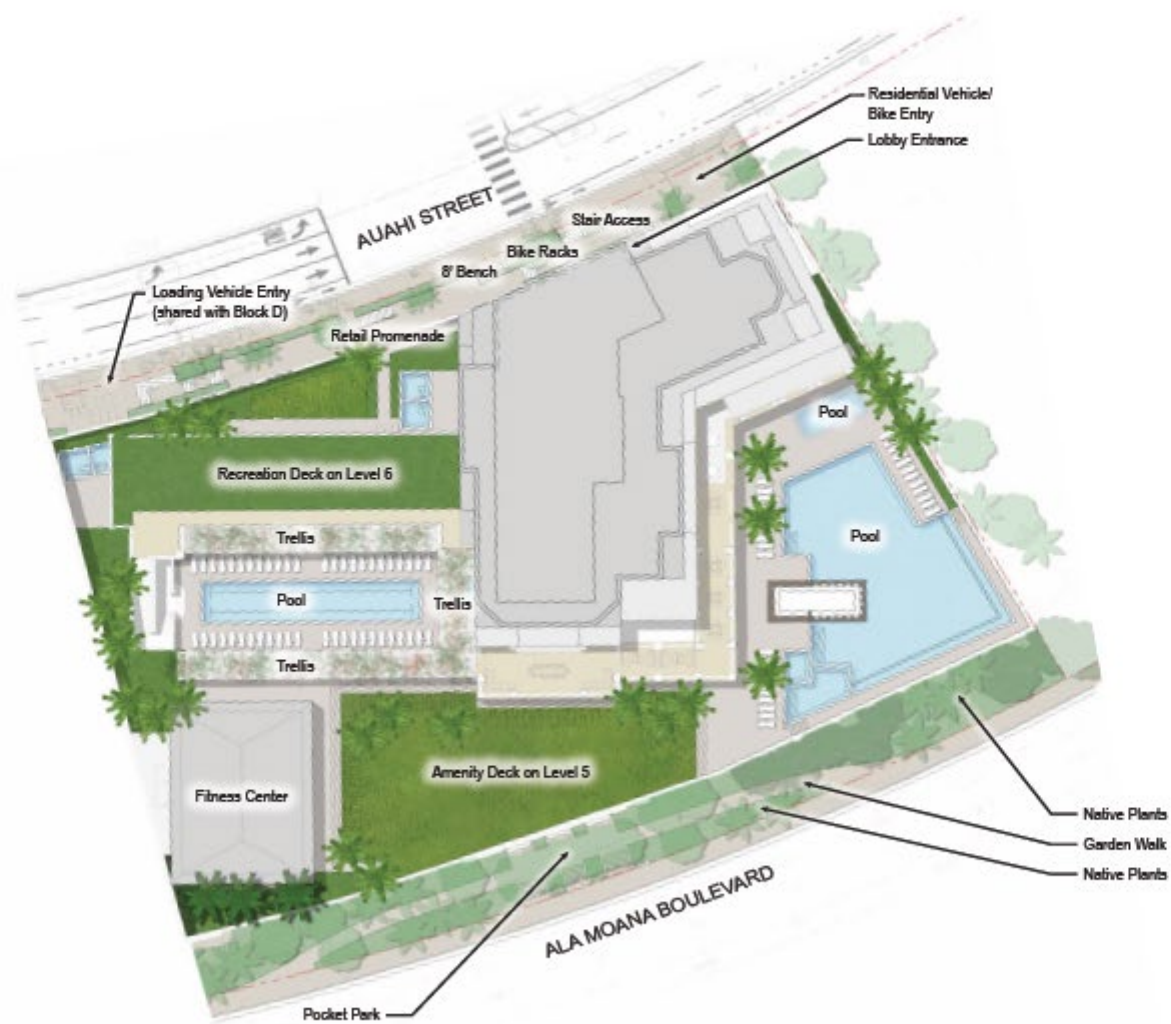
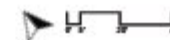


Figure 4-1 Block E Building and Site.



TREES & PALMS



Loulou Fan Palms
Pritchardia hillebrandii



Coconut
Coco nucifera



Rainbow Shower Tree
Cassia nealae



Hau
Pandanus tectorius



Kukui
Aleurites moluccana



Banyan Tree
Ficus bengalensis



Monkeypod Tree
Saranea 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
Strelitzia reginae



'Akulikuli
Sesuvium portuacastrum



Ko'ho keokeo (White Hibiscus)
Hibiscus arnottianus



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'

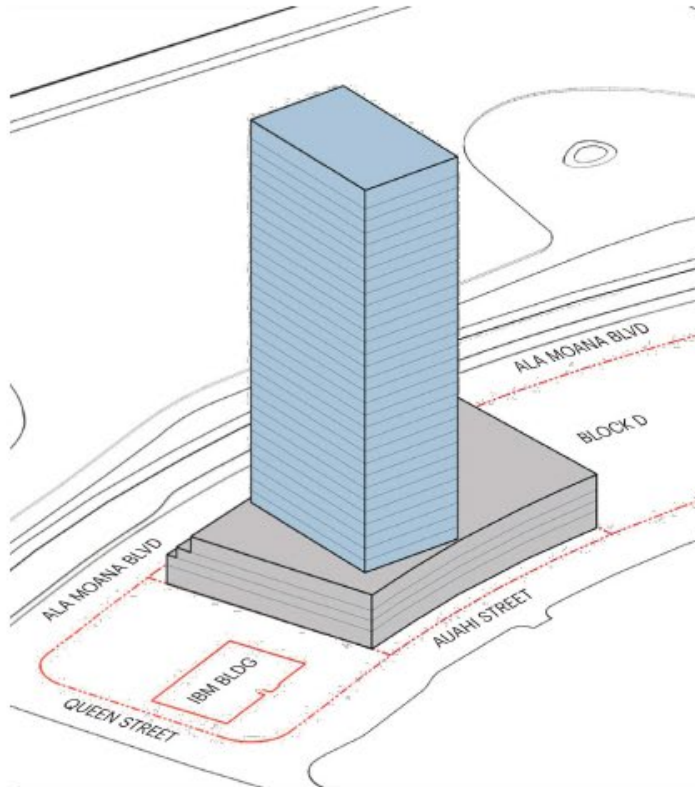
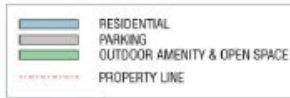


Zanzibar Croton
Croton 'Zanzibar'



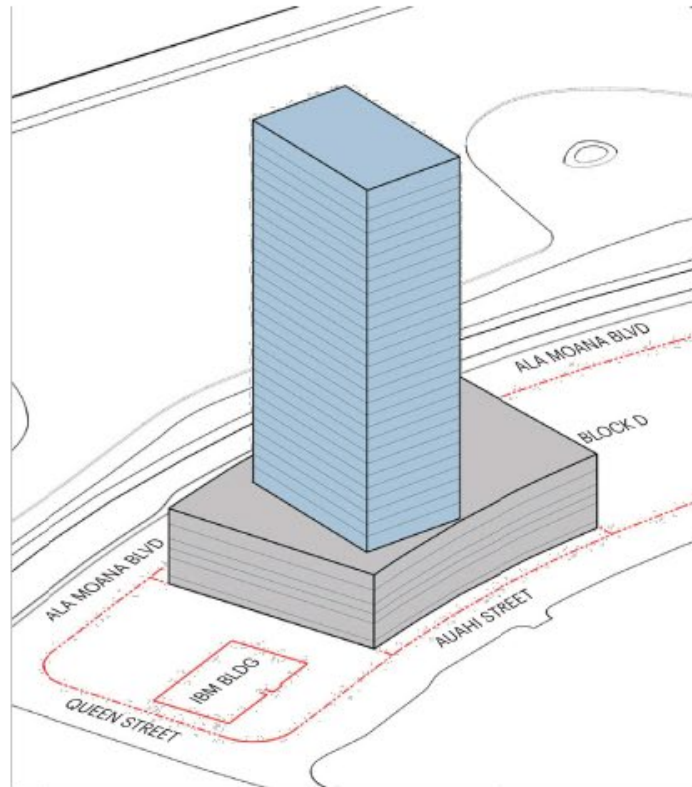
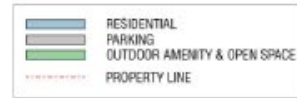
White Spider Lily
Crinum asiaticum





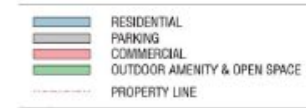
MASSING ALLOWED UNDER 2005 MAUKA RULES

- 45' PODIUM, 16,000 SF TOWER



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BLOCK E DESIGN (PROPOSED W/MODIFICATIONS)

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





TOWER FLOOR AREA (SQ. FT.)	
RESIDENTIAL	FOOTPRINT
15,817	18,000

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



TOWER FLOOR AREA (SQ. FT.)	
RESIDENTIAL	FOOTPRINT
15,927	18,000

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



TOWER FLOOR AREA (SQ. FT.)	
RESIDENTIAL	FOOTPRINT
15,898	18,000

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



Initial Impact

- \$672 M output
- \$226 M workers' earnings
- \$41 M state tax revenue
- \$1 M school impact fees
- 483 annual average jobs, 2022-2028
- Peak annual impact of 1,037

30yr Impact

- \$140 M output
- \$46 M workers' earnings
- \$8 M state tax revenue
- 16 permanent jobs
- \$153 M real property tax



Initial Impact

- \$692 M output
- \$233 M workers' earnings
- \$43 M state tax revenue
- \$500 K school impact fees
- 506 annual average jobs, 2022-2028
- Peak annual impact of 1,147

30yr Impact

- \$134 M output
- \$44 M workers' earnings
- \$8 M state tax revenue
- 15 permanent jobs
- \$180 M real property tax







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.



Block D

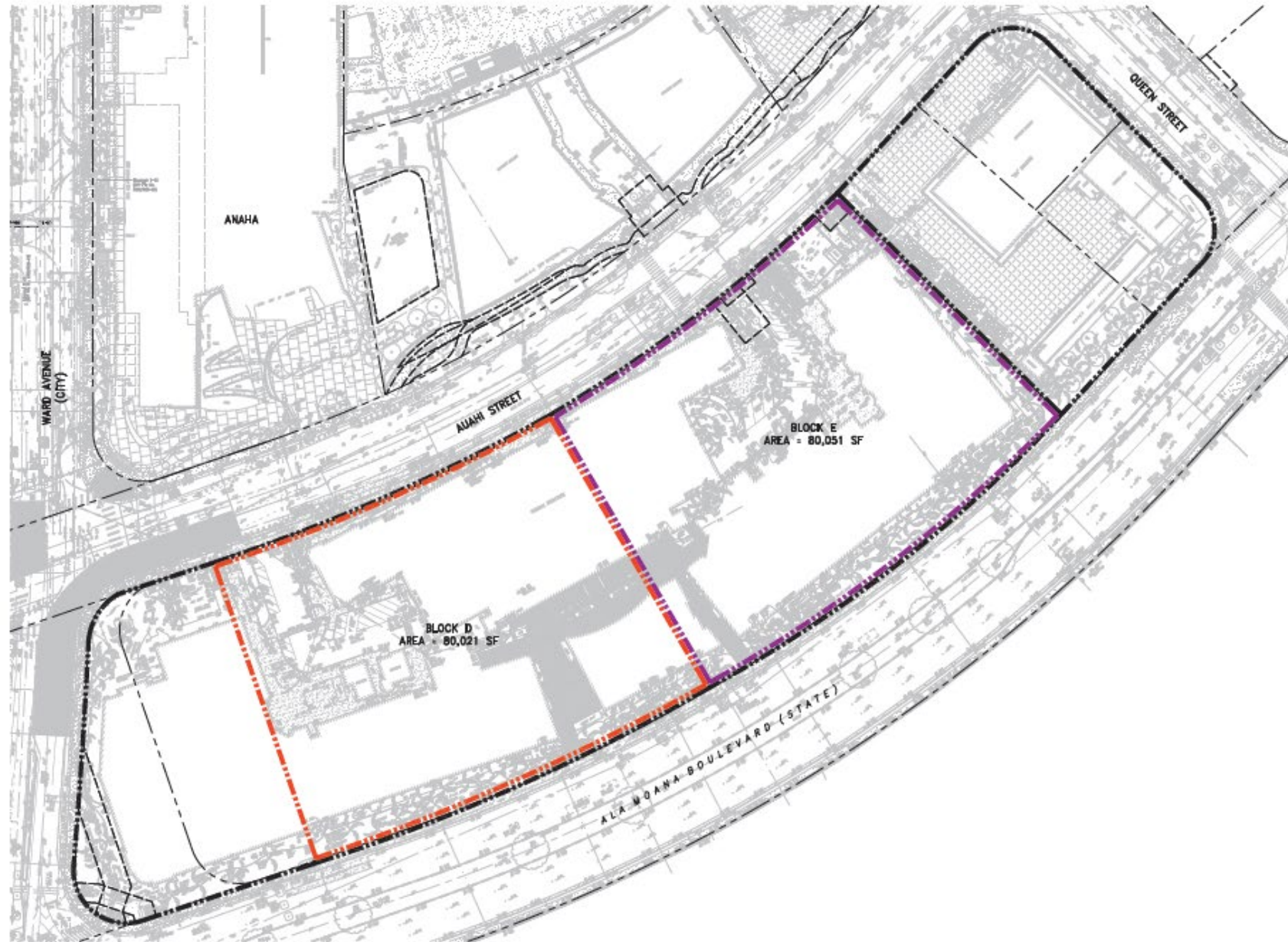
- Located corner of Ala Moana Blvd. & Kamake'e St.
- 242 homes (1 to 4 bdrm)
- 8,000+ SF Ground Floor Commercial/ Parkside dining
- Approx. 1 acre Diamond Head Plaza Park
- (2) modifications – 65' platform height & Ala Moana Blvd. view corridor setback



Block E

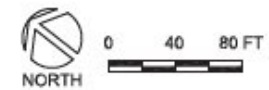
- Located between Block D & IBM building on Queen Lane
- 148 homes (2 to 5 bdrm)
- 7,400+ SF Ground Floor Commercial
- Preservation of the IBM Building
- (2) modifications – 65' platform height & Ala Moana Blvd. view corridor setback





EXISTING TMKs & PROPOSED PARCELS

- EXISTING TMKs
- - - EXISTING TMK 2-3-006006
- BLOCK D
AREA = 80,021 SF
- BLOCK E
AREA = 80,051 SF



THANK YOU

BLOCK D

WARD VILLAGE

Permit Number: KAK 23-037

BLOCK E

WARD VILLAGE

Permit Number: KAK 23-038

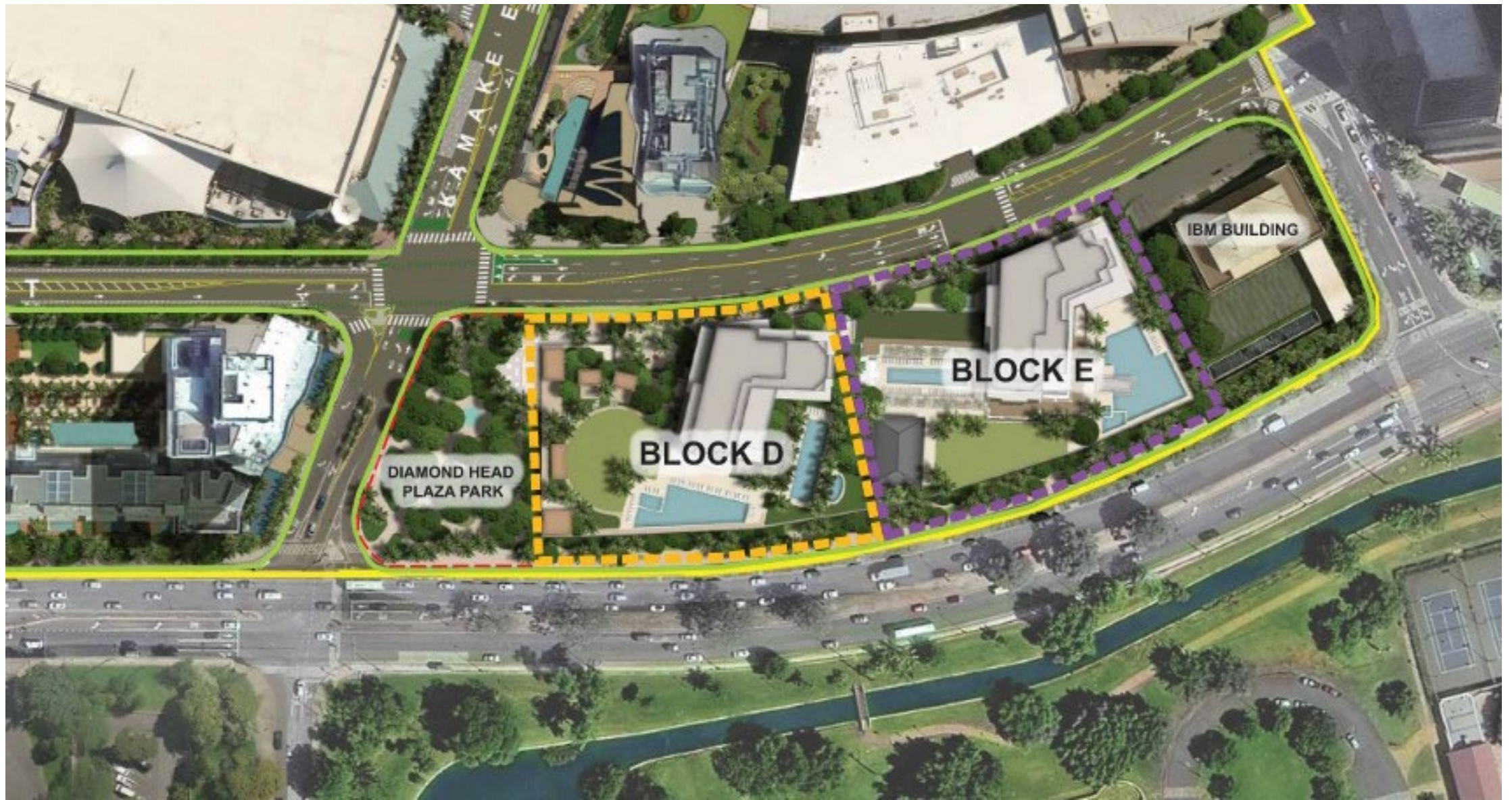
HCDA Public Hearing

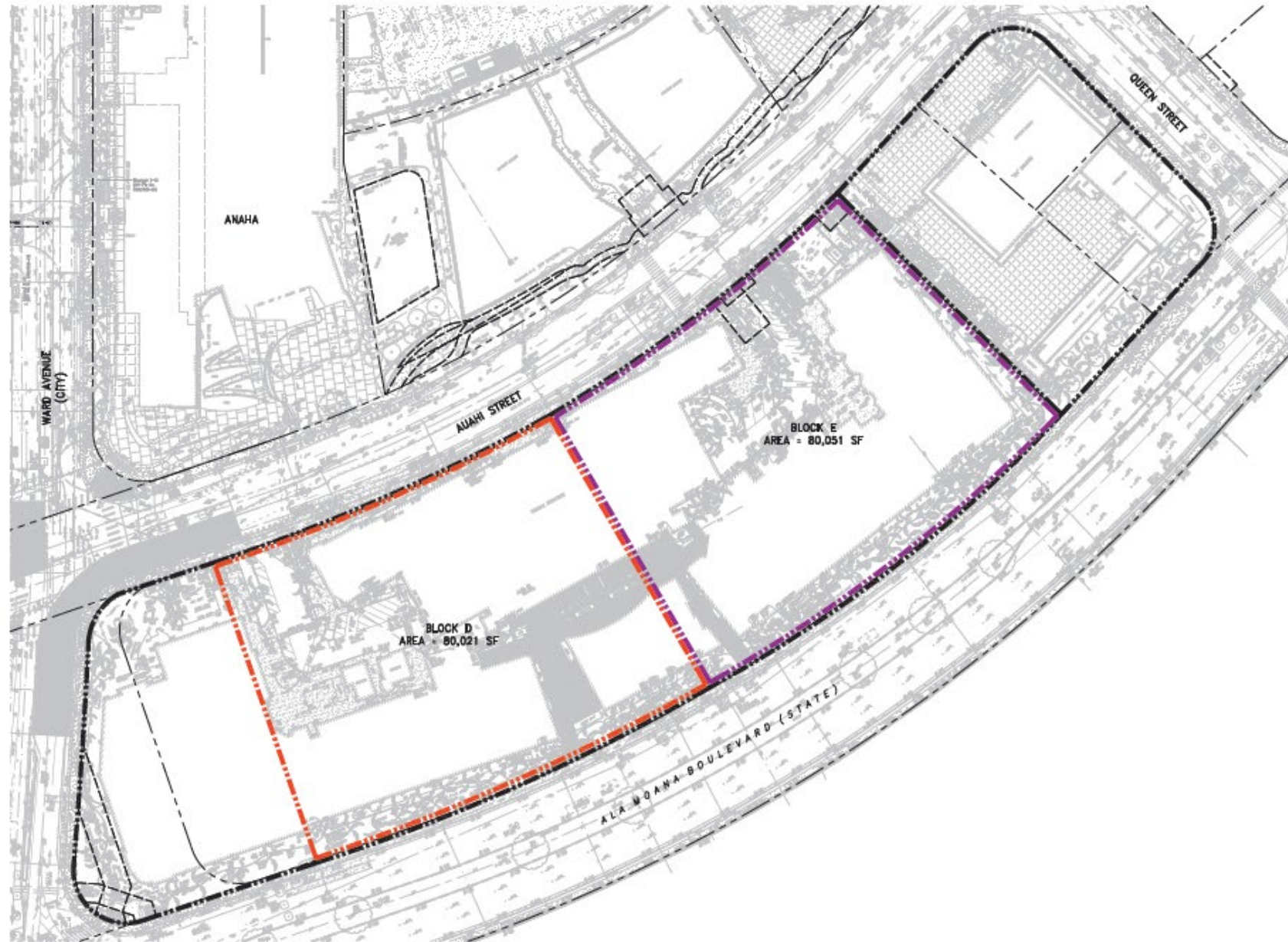
July 2023



WARD VILLAGE

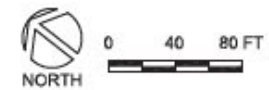


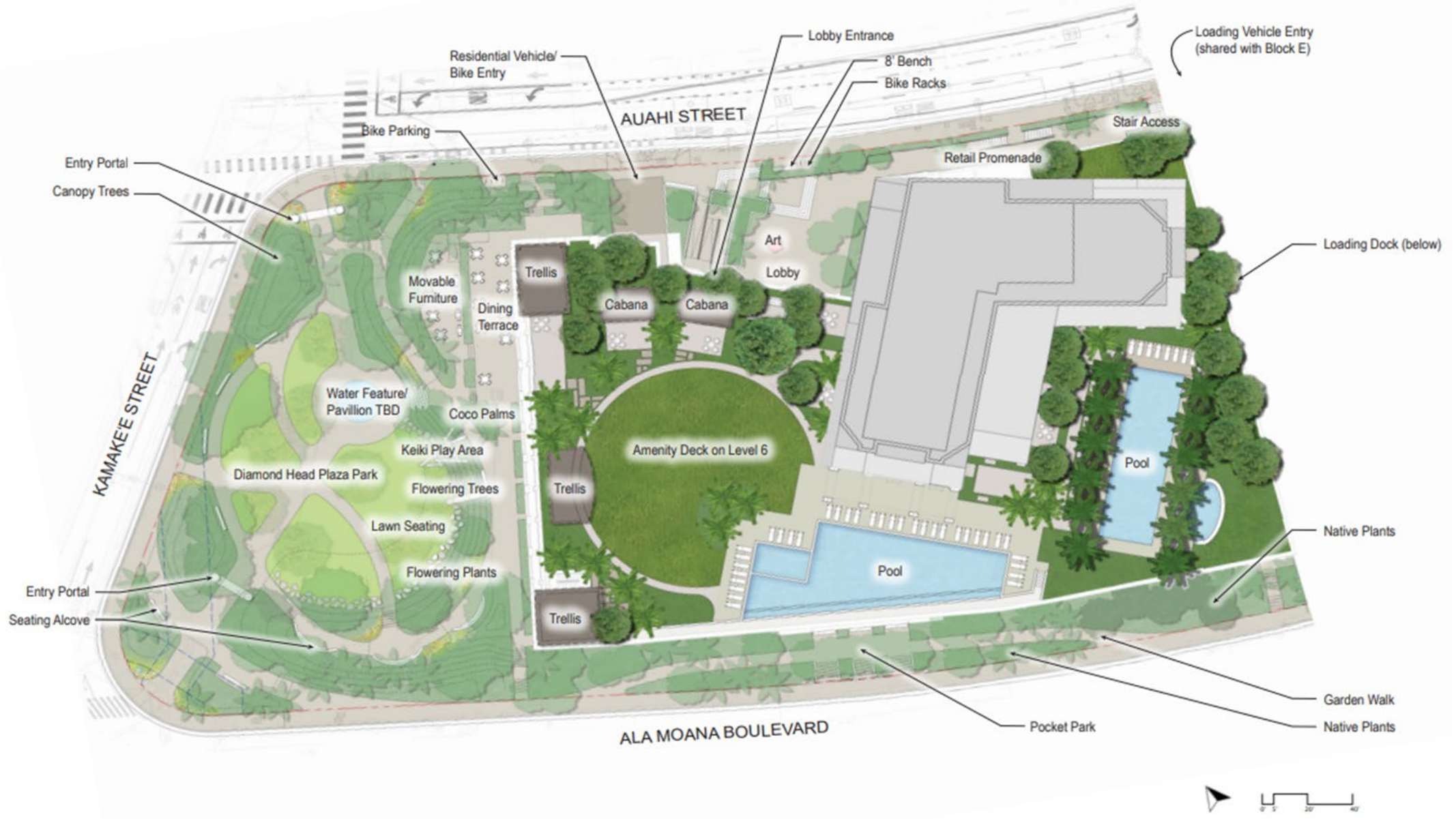




EXISTING TMKs & PROPOSED PARCELS

- EXISTING TMKs
- EXISTING TMK 2-3-006006
- BLOCK D
AREA = 80,021 SF
- BLOCK E
AREA = 80,051 SF



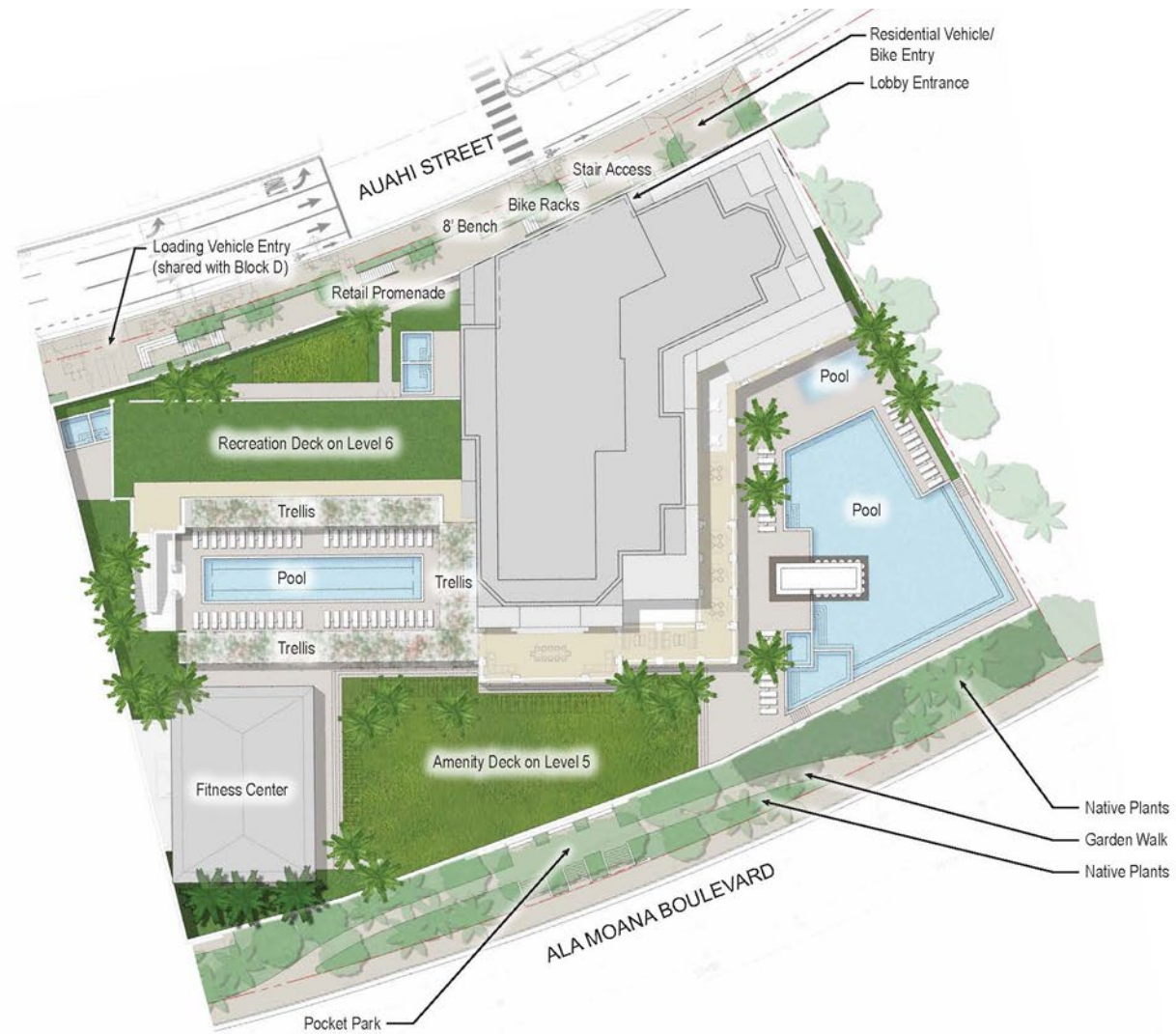


BLOCK D – BUILDING & SITE PLAN

BLOCK D

- Approximately 489,800 square feet of new floor area, including approximately:
 - 8,300 square feet of ground-level commercial space
 - 65,600 square feet of indoor and outdoor recreational areas
 - Approximately 481,500 square feet of residential floor area
 - 242 homes (1 bdrm to 4 bdrm)
 - Over 5,000 square feet of ground floor open space
 - 386 feet maximum height, plus up to 18 feet for rooftop elements
- **Diamond Head Plaza Park:** nearly one acre of additional open space
- Block D's design is consistent with the Vested Rules and is informed by the design principles of the Ward Master Plan



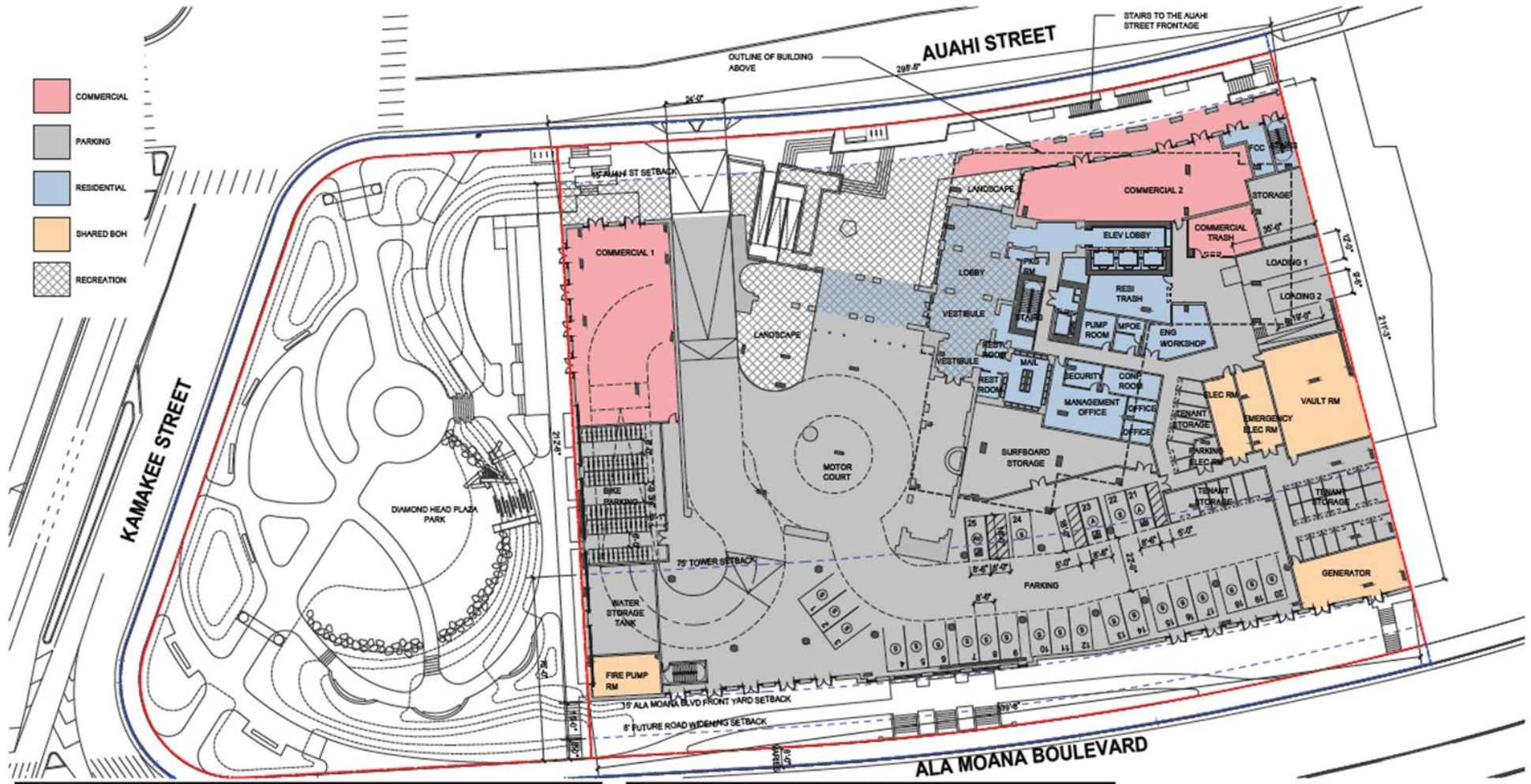


BLOCK E – BUILDING & SITE PLAN

BLOCK E

- Approximately 489,800 square feet of new floor area, including approximately:
 - 7,500 square feet of ground-level commercial space
 - 81,000 square feet of indoor and outdoor recreational areas
 - 482,300 square feet of residential floor area
 - 148 homes (2 bdrms to 5 bdrm)
 - 700 square feet of ground floor open space
 - 400 feet maximum height, plus up to 18 feet for rooftop elements
- Block E's design is consistent with the Vested Rules and is informed by the design principles of the Ward Master Plan





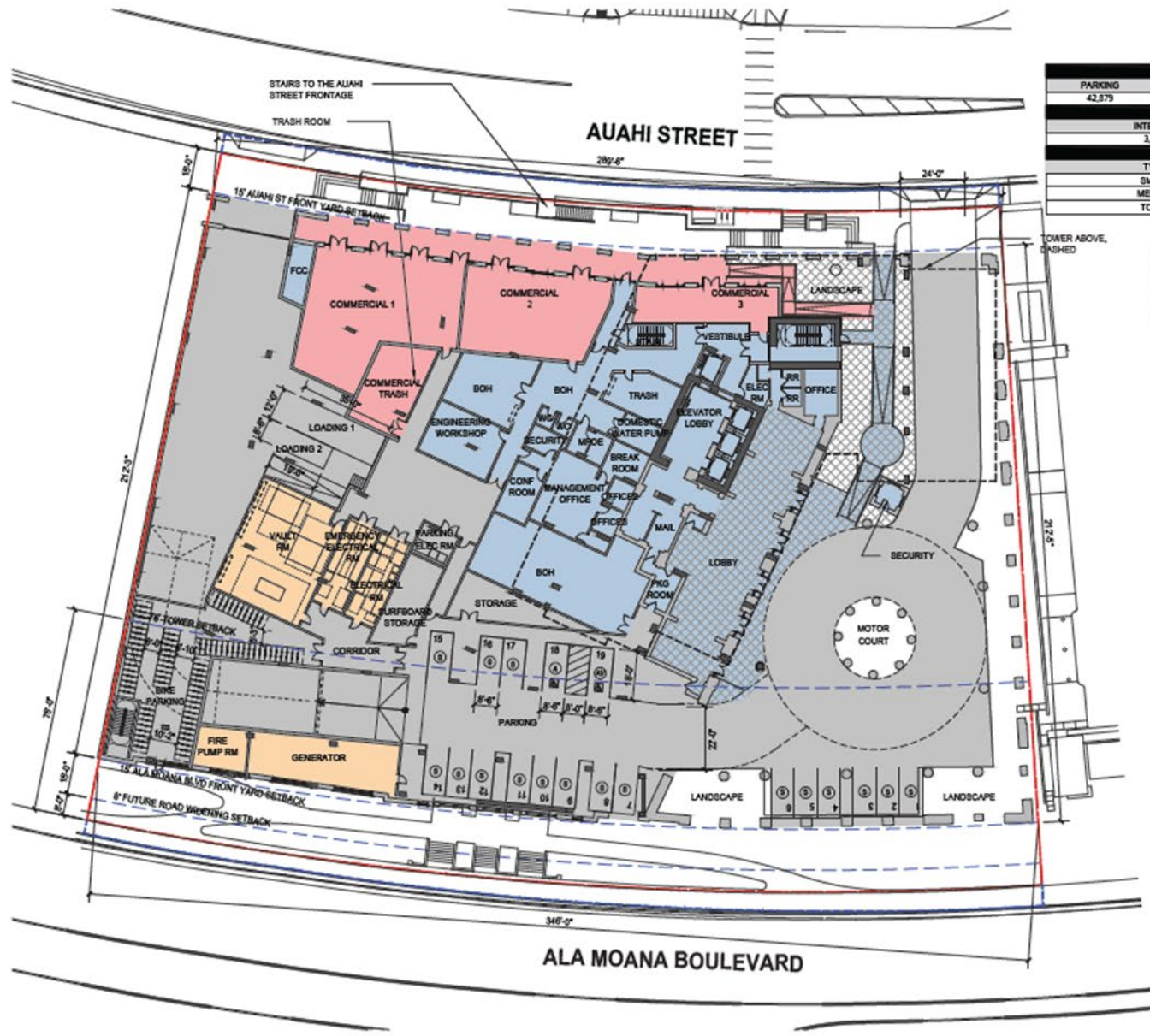
FLOOR AREA (SQ FT)					
PARKING	RESIDENTIAL INTERIOR	RESIDENTIAL EXTERIOR	COMMERCIAL INTERIOR	COMMERCIAL EXTERIOR	TOTAL ^{1,3}
41,560	13,067	723	6,871	1,418	22,086
RECREATION SPACE PROVIDED (SQ FT)					
INTERIOR		EXTERIOR		TOTAL	
1,957		6,712		8,669	
LOADING PROVIDED					
TYPE	NUMBER	LENGTH	WIDTH	HEIGHT	
SMALL	1	19'-0"	8'-6"	12'-0"	
MEDIUM	1	35'-0"	12'-0"	14'-0"	
TOTAL	2				

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

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



BLOCK D- GROUND FLOOR PLAN



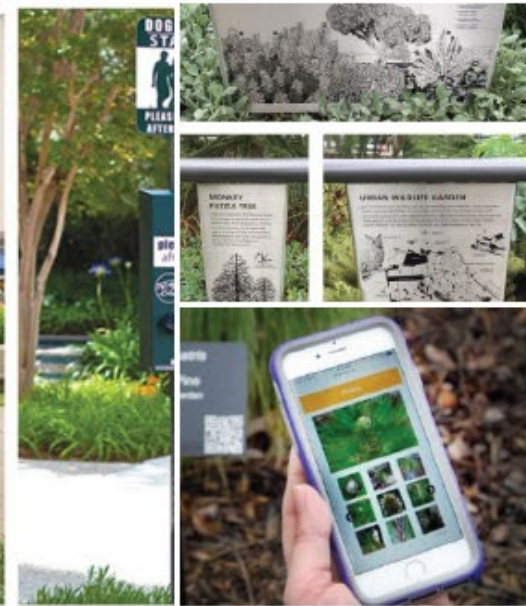
FLOOR AREA (SQ FT)					
PARKING	RESIDENTIAL INTERIOR	RESIDENTIAL EXTERIOR	COMMERCIAL INTERIOR	COMMERCIAL EXTERIOR	TOTAL ^{1,2,3}
42,875	17,861	2,395	5,855	1,606	27,717
RECREATION SPACE PROVIDED (SQ FT)					
INTERIOR		EXTERIOR		TOTAL	
3,115		3,593		7,108	
LOADING PROVIDED					
TYPE	NUMBER	LENGTH	WIDTH	HEIGHT	
SMALL	1	19'-0"	8'-6"	10'-0"	
MEDIUM	1	35'-0"	12'-0"	14'-0"	
TOTAL	2				

RESIDENTIAL PARKING PROVIDED *RP*				
STANDARD (S)	STANDARD TANDEM (TS)	ACCESSIBLE (A)	ACCESSIBLE VAN (AV)	TOTAL ⁴
0	0	0	0	0
GUEST PARKING PROVIDED *GP*				
STANDARD (S)	STANDARD TANDEM (TS)	ACCESSIBLE (A)	ACCESSIBLE VAN (AV)	TOTAL ⁴
17	0	1	1	19

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 STORAGE ROOMS NOT INCLUDED IN FLOOR AREA ARE CORRUGATED METAL AND HAVE DIVIDING PARTITIONS WITH 7'-0" MAX HEIGHT & MESH TOP
6. ALL PARKING STALLS TO BE 8'-4" X 18'-0"

- COMMERCIAL
- PARKING
- RESIDENTIAL
- SHARED BOH
- RECREATION







VIBRANT STREETSCAPES & PARKS





Auahi Street



Auahi Street / Kamake'e Street



Ala Moana Boulevard



Ala Moana Boulevard / Kamake'e Street





Auahi Street



Auahi Street



Ala Moana Boulevard



Ala Moana Boulevard





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

5/5/2009

33

Nunc Pro Tunc Order: GX



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 di



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.

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5/5/2009

33

Nunc Pro Tunc Order

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

5/5/2009

34

Nunc Pro Tunc Order: C



THANK YOU