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Howard Hughes wins approval for 751-unit Kakaako tower

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Hawaii regulators have approved The Howard Hughes Corp.'s plan to develop a 42-story, 751-unit mixed-use condominium high-rise project, the sixth project announced for the Texas developer's Ward Village in the Honolulu neighborhood of Kakaako.

On Wednesday, the Hawaii Community Development Authority, which regulates developments in Kakaako, approved the developer's Aalii project, which will be located on the route of the Honolulu rail transit project along Halekauwila Street.

"We are excited to bring Aalii to life," Todd Apo, vice president of community development for The Howard Hughes Corp. (NYSE: HHC), told PBN in a statement late Wednesday evening. "Aalii is an outstanding opportunity for kamaaina to make Ward Village their home. We appreciate the strong public input and overwhelming community support for this project throughout the process. Aalii is a vital step in addressing the critical housing shortage on Oahu."

The project is the latest condo project to be unveiled by Howard Hughes as part of its 60-acre Ward Village master-planned community. Aalii will join the next door Aeo project that includes the state's flagship Whole Foods Market, Waiea, Anaha, Ke Kilohana and Gateway Towers that would replace the Ward Warehouse retail complex.

A couple of warehouses near Ward Entertainment Center have been demolished to make way for the project, which will include at least 100 reserved housing units and studio, one- and



TINA YUEN PBN

The Howard Hughes Corp. won approval from the Hawaii Community Development Authority for its 751-unit Aalii mixed-use project, which will be built next to the developer's Whole Foods Market-anchored Aeo project, seen here under construction, as part of its Ward Village master plan in the Honolulu neighborhood of Kakaako.

two-bedroom units, 19,000 square feet of open space and 15,000 square feet of retail space. Residential units will range from about 300 square feet to 900 square feet. There will be no penthouses in this project.

The tower, which was designed by San Francisco's Solomon Cordwell Buenz with local partner Ferraro Choi and Associates Ltd., will be built parallel to Ward Avenue and aimed at preserving mauka-to-makai views. Solomon Cordwell Buenz also designed the developer's Anaha mixed-use tower. No general contractor has been selected for Aalii just yet.

Amenities will include barbecue areas, a pool, fitness centers, private rooms and lounges, some of which will be located on the 42nd floor of the tower. Other amenities will be located atop a podium that's part of the building. Howard Hughes plans to start sales on Aalii this year, with construction starting later this year or in 2018, and completed in 24 months. The developer did not specify a cost to develop the project.

Howard Hughes asked the HCDA for a variance to raise the tower's podium height from 45 feet to 75 feet, which will add more parking and accommodate retail spaces below.

Howard Hughes also plans to develop a second mixed-use high-rise project next to Aalii at a later time. This project would replace a vacant lot and a warehouse in the area, including the popular Marukai Market Place. The developer said demand will ultimately dictate the timing of this project.

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