



WARD VILLAGE®

2022 Community Report

HONOLULU, HAWAII



Howard Hughes



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Letter From Our President



As we reflect on our place in Honolulu's history and opportunities for the future, I am proud to share our ongoing commitment to the vision of Ward Village. Our dedication stems from a deep-rooted appreciation for our island home, a steadfast focus on community, and an unwavering passion for innovation.

Throughout our 175-plus years of rich history, we have drawn inspiration from our past while embracing evolution and learning. We firmly believe in responsible development and smart growth, striving to set a benchmark for thoughtful land-use planning not only in Honolulu but also across other markets.

The Ward Village team is dedicated to crafting homes, experiences, and gathering spaces that foster a sense of belonging and unity within our community. Our vision extends beyond mere construction; it encompasses a commitment to progress, inclusivity, and giving back to our local community. We are steadfast in our resolve to establish a neighborhood that not only adds value but also promotes the well-being of generations to come. Central to our identity is conscious, sustainable living, wherein quality and open green spaces take precedence. We take pride in the strides we have made toward advancing our sustainability goals and supporting our flourishing community.

As we continue this journey, I am filled with optimism for the future and excited to be a part of the positive impact we can achieve for Ward Village and beyond.

Aloha,
Doug Johnstone
President, Hawai'i
Howard Hughes





Our Story



Victoria Ward. Courtesy of Frank Hustace III

175+ Years of History

Born in 1846 on the island of O‘ahu, Victoria Ward was a champion of Hawai‘i. She embraced Mālama ‘Āina, the Hawaiian tradition of restoring and cultivating the land, and envisioned her sprawling 100-acre estate as a natural sanctuary where the community could celebrate the culture and the beauty of her beloved homeland.

The lands that were once a peaceful sanctuary between the two growing population centers of Downtown Honolulu and Waikīkī, have evolved into Ward Village, a flourishing gathering place that’s forward thinking and community-focused. By about one block per year, these 60 acres of Honolulu’s oceanfront land have transformed into a design-forward neighborhood for all.

Our team is dedicated to nurturing the sustainable development of this land and honoring its distinct history. Thus, Ward Village targets responsible development, greener buildings, and resilient infrastructure. On top of building distinct residential condominiums using the world’s leading architects—including market homes and reserved housing for Hawai‘i residents—Ward Village also offers a variety of community enhancements.

Here, residents, the larger community, and visitors alike can experience the unique retail offerings, public art displays, and more than 150,000 square feet of green space. Plus, there are over 2,600 public parking stalls and 116,000 square feet of services. Through residential and commercial development, we are proudly supporting local job and business creation.



The pond at the Ward Estate



Throughout our 175-plus years of rich history, we have drawn inspiration from our past while embracing evolution and learning. We firmly believe in responsible development and smart growth, striving to set a benchmark for thoughtful land-use planning not only in Honolulu but also across other markets.

— DOUG JOHNSTONE, PRESIDENT, HAWAI'I REGION

Our Neighborhood Ward Village Hawai'i

With a LEED for Neighborhood Development (LEED ND) Platinum certification, sustainable community development is at the forefront of this master planned community.

While honoring the distinct history of the land, Ward Village integrates striking architecture, culture and arts, and public green spaces. And throughout its development, Ward Village has preserved key features of the natural environment, incorporating them into smart, resilient design that conserves resources and incorporates climate resiliency.

Celebrating the spirit of Hawai'i and the vibrance of our residents, Ward Village hosts a variety of social programs and events, and also supports the organizations and individuals who are shaping the future of this community and the wider Honolulu area.

Named by *Architectural Digest* in 2017 as "Best Planned Community in the United States," at full build out, Ward Village will include approximately one million square feet of unique retail space, thousands of homes, and green space galore.

FOR MORE INFORMATION, VISIT [WARDVILLAGE.COM](https://wardvillage.com)

 [FACEBOOK.COM/
WARDVILLAGE](https://facebook.com/wardvillage)

 [@WARDVILLAGE](https://www.instagram.com/wardvillage)

 [YOUTUBE.COM/
WARDVILLAGE](https://youtube.com/wardvillage)



60

ACRES



10,000

RESIDENTS



Honolulu

METRO AREA



2010

ESTABLISHED

Our Events





Q1 2022

JANUARY

For the Lunar New Year, the neighborhood comes alive with festive lion displays and lanterns installed at Victoria Ward Park and throughout Ward Village.

FEBRUARY



To celebrate Ōlelo Hawaiʻi month, Village Books & Music donates a selection of Hawaiian language books to the Little Free Diverse Library.

An interactive floral wall at South Shore Market invites guests to snap a picture and take home a complimentary flower for Valentine's Day.

MARCH

Guests enjoy complimentary gelato and sorbetto courtesy of Ward Village during the neighborhood's Girl's Day Celebration at the South Shore Market courtyard.

An interactive butterfly experience in celebration of the first day of spring also includes a photo backdrop, refreshing treats, and a floral installation at the South Shore Market courtyard.

Pet lovers and their furry friends enjoy a full weekend of pet-themed activities, demonstrations, giveaways, and more during the weekend-long, recurring Aloha Pet & Family Fair at South Shore Market.

Q2 2022

APRIL

Ward Village kicks off First Saturday, a tasty new tradition featuring a specialty item from a local vendor the first Saturday of every month. In April, guests enjoyed complimentary cotton candy at the South Shore Market courtyard.

In collaboration with Sustainable Farm & Brew for its Earth Day Celebration, we offer attendees complimentary herb garden kits.

MAY

Honoring lei day, the community enjoys photo opportunities at the larger-than-life lei photo display installed throughout the month at South Shore Market.

Complimentary coffee and donuts, a floral photo wall, and an on-site calligraphy artist welcome guests during the Mother's Day Celebration at Victoria Ward Park.

JUNE

INPEACE's Story of Kapa exhibit offers an interactive science and cultural experience at South Shore Market.

Kona Nui Nights at Victoria Ward Park features live music by Jerry Santos and a celebration of hula and storytelling by Keolalaulani Hālau 'Olapa O Laka, kumu hula Keola Dalire.

A lively Father's Day celebration at Victoria Ward Park features games, food, the chance to win a gift card, and more.

For the second annual Founder's Day, community members participate in educational opportunities, receive complimentary tickets to Foster Botanical Garden, and more, at Victoria Ward Park.

Q3 2022

JULY



The Aloha Friday Music Series makes its much—anticipated debut at South Shore Market courtyard in July. Each Friday, kama'āina and visitors celebrate the sounds of summer with live music from local artists including Bobby Moderow and Kamuela Kahoano.

Bloom! Garden & Art Festival hosts the first of a series of events held throughout the year at Ward Centre featuring plant nurseries, artisans, workshops, and more.

AUGUST

Kona Nui Nights returns to Victoria Ward Park! The vibrant evening features live music from Hoku Zuttermeister and Kawaikapuokalani Hewett and a celebration of hula from Hālau Hula 'O Puka'ikapuaokalani and Kumu Hula Darcy Moniz.

Ward Village partners with Village Books & Music to host a Read Aloud Series of live book readings at the Ward Centre courtyard. Throughout the weekend, little ones listen in as local children's authors, librarians, and Nā Mea Hawai'i read aloud.

SEPTEMBER

The Aloha Pet & Family Fair returns to South Shore Market for a full weekend of pet-themed activities, demonstrations, giveaways, and more.

Art + Flea Urban Market, a frequent weekend-long event at Ward Village, showcases the goods and talents of local creatives at South Shore Market.

Q4 2022

OCTOBER

The last Kona Nui Nights of the year at Victoria Ward Park features live music by The Mākaha Sons and a celebration of hula and storytelling by Halau Kawai'ulaokalā led by Kumu Hula Keli'iho'omalu Puchalski.

Ward Village hosts a Halloween celebration at Victoria Ward Park that features a pumpkin patch, a Halloween mask decorating station, shave ice, and photo opportunities.

NOVEMBER

The Gift of Experience returns for the holiday season, offering shoppers the chance to receive two tickets to their choice of the Waikīkī Aquarium or 'Iolani Palace.

A festive fall celebration is held at Victoria Ward Park featuring a cookie decorating station, taro donuts from Holey Grail Donuts and a fall-themed photo wall.

DECEMBER

Guests create new traditions at Ward Village, enjoying holiday surprises from strolling musicians to nutcracker stilt walkers, workshops, festive decorations, and music-filled streets, providing family fun through the end of the year.

Ward Village invites the community to join Toys for Tots' mission to provide hope to local children and drop off new, unwrapped toys at the donation bins within South Shore Market or Ward Centre.

The community is invited to take part in the Ward Village Elf Scavenger Hunt.

The Aloha Friday Music Series comes back to the South Shore Market Courtyard for the holidays. Every Friday in December, guests enjoy live holiday music from local artists including Honoka, Micah Ganiron, and more.

Ward Village partners with Catholic Charities Hawai'i in its 26th year of the Senior Giving Tree tradition. Visitors make the season extra special for kūpuna by providing unwrapped gifts at one of the multiple locations throughout the neighborhood.

The community's festive annual Holiday Celebration features hot cocoa and treats, photo opportunities, and tree ornament decorating at Victoria Ward Park.



Our Commitment to Sustainability



Sustainable Initiatives

Ward Village honors the beauty and value of this ocean-front community, and monitoring resilience for the future.

Ward Village was one of only two U.S. properties profiled in World Green Building Council's November 2022 report, "Beyond the Business Case: Why You Can't Afford Not to Invest in a Sustainable Built Environment." This global report highlighted the community's LEED ND Platinum certification achieved through thoughtful design.

While honoring the distinct history of the land, Ward Village integrates striking architecture, culture and arts, and public green spaces. Throughout its development, Ward Village has preserved key features of the natural environment, incorporating them into a smart, resilient design that conserves resources and incorporates climate resiliency.

To further enhance the neighborhood and make a positive impact on the surrounding environment, we've added native, culturally-inspired landscaping within Ward Village's parks, which help reduce water usage and support the restoration of more native plants. These green spaces and tree canopies were virtually nonexistent during previous periods of industrial land use, and now create shade, encourage bike riding and walking, lessen hardscape overheating, and reduce the overall temperature of the neighborhood.

LEARN MORE ABOUT WARD VILLAGE'S INITIATIVES AT THE COMMUNITY'S SUSTAINABILITY WEBPAGE:
[WARDVILLAGE.COM/ABOUT/SUSTAINABILITY](https://wardvillage.com/about/sustainability)





SUSTAINABLE SPOTLIGHT

Thoughtful Design at Kō‘ula

Ward Village’s sixth residential tower, Kō‘ula is just one example of how we are prioritizing sustainable development.

Sustainability in design and build was a priority at Kō‘ula, and since its opening, there have been significant savings on energy, water consumption, and costs. Thanks to low-flow plumbing fixtures, water-efficient mechanical equipment, and low-irrigation landscaping, residents and tenants spend 25.2% less on energy compared to similar buildings, and use 35% less water than baseline national standards.

The 41-story tower pays tribute to the native plant of which it’s named after—red sugar cane—whose twisting appearance informed the design of its exterior. To create the distinctive, wave-like appearance of the building’s facade, famed architect and Urban Land Institute Laureate Jeanne Gang and her company Studio Gang, designed an innovative structural system that produced column-free interiors with flexible layouts. This unique design feature allows each residence to angle toward the coastline and capture idyllic views in every direction. In addition, the design provides support and self-shading, keeping temperatures comfortable for each residence’s private lānai and improving environmental performance.

Kō‘ula has been a great success, and is another representation of how Ward Village is moving forward on the master plan to design a collection of residences with a walkable urban core and a community gathering place.



“Ward Village’s commitment to supporting community partners over the long term is an important example of the perspective our community shares; we must care for one another to preserve what makes Hawai‘i special.”

— MICHELLE KA’UHANE,
SVP FOR COMMUNITY GRANTS & INITIATIVES,
THE HAWAI’I COMMUNITY FOUNDATION



LEED Certifications

‘A‘ALI‘I	BD+C: New Construction	Registered (not yet certified)	
AE‘O	BD+C: New Construction	Silver	2019
ANAHA	BD+C: New Construction	Silver	2018
IBM BUILDING	ID+C: Commercial Interiors	Gold	2015
KALAE	BD+C: New Construction	Registered	Projected occupancy in 2026
KE KILOHANA	BD+C: New Construction	Certified	2019
KŌ‘ULA	BD+C: New Construction	Registered (not yet certified)	2022
THE PARK WARD VILLAGE	BD+C: New Construction	Registered (not yet certified)	Projected occupancy in 2025
VICTORIA PLACE	BD+C: New Construction	Registered (not yet certified)	Projected occupancy in 2024
WAIEA	BD+C: New Construction	Silver	2018
WARD VILLAGE	Neighborhood Development (ND)	Platinum	2013
WARD VILLAGE RETAIL	BD+C: Core and Shell	Certified	2014

This page includes certifications valid at the end of 2021.



SUSTAINABLE SPOTLIGHT

Biodiversity

As stewards of this land, we support the health of its flora and fauna to provide beautiful outdoor spaces for the enjoyment of our community members and to protect the environment.

With an unwavering responsibility to the natural world, our planning and development efforts at Ward Village include amenities for our residents and the community at large, including parks, dedicated bike paths, wide tree-lined sidewalks, and more.

To further demonstrate our commitment to green space and to the planet, we introduced 'ohana planting at Ward Village, a multi-species agroforestry planting system that is based on the traditional Pacific Island practice. The result of this practice—grouping street trees in plant families or 'ohana groups—provides visual and experiential interest, increases biodiversity, and showcases a lush, more natural habitat within the community. 'Ohana planting also assists with stormwater uptake and provides a comfortable, shaded refuge.

EARTH DAY

Ward Village and Sustainable Farm & Brew celebrated Earth Day 2022 at South Shore Market. The community participated in an interactive build-your-own herb box while learning about sustainable farming and gardening in Hawai'i.

Earth Day gives us an opportunity to raise awareness about environmental issues and inspire action to protect the planet. It's so important to integrate sustainable habits into our daily lives for the well-being of our planet and future generations. As a community-focused organization, we understand that small changes in our habits can create a significant cumulative impact on the environment. We appreciate working with partners like Sustainable Farm & Brew who share our mission in cultivating a healthy community and brighter future for our planet.





Our People, Our Community



Howard Hughes at a Glance

Howard Hughes creates communities that continuously redefine quality and success for our residents, tenants, and employees through four business segments—Master Planned Communities, Strategic Developments, Operating Assets, and the Seaport. Regardless of the segment, Howard Hughes aims to develop responsibly, invest strategically and innovate thoughtfully.

Responsible Development

With sustainability top of mind, our communities are resilient, diverse, and inclusive; they respect the land; and they create the best environment for people to fulfill their potential.

Strategic Investment

Our goal is to deliver quality and value for our residents, our tenants, our employees, and our business and philanthropic partners, both within and beyond the communities in which they live and work.

Thoughtful Innovation

As builders of a diverse portfolio focused on office, retail, and residential properties, we apply decades of experience to continuously improve how we do business. Thus, we're able to adapt to the changing needs and desires of the communities we design, develop, and manage over time.



Our People Strategy

Residents, visitors, tenants, and employees all play an essential role in our sustainability program.

A team of more than 75 full-time staff members contribute to making Ward Village a sought-after destination to live, shop, dine, and play. Everything we do is inspired by the way people want to live. Our Hawai'i-based team lives and works in this community, actively participating in ensuring its long-term growth. Through our diversity and inclusion efforts, comprehensive benefits program, and emphasis on employee development and engagement, we deliver on our commitment to positively impact the lives of our people in the workplace as well. We empower our team by supporting an inclusive environment that inspires a sense of community and belonging.

This year, Howard Hughes celebrated its inaugural year hosting the High School Summer Program. This two-week program engaged students interested in learning about residential and commercial real estate. The team at Ward Village hosted two high school students, exposing them to various aspects of the industry, including sales, marketing, property leasing, operations, design, construction, as well as government and community relations.





2022 Community Engagement



LUNAR NEW YEAR

Every year locals and visitors are invited to celebrate Lunar New Year to enjoy festive lantern displays, discover lucky lion photo opportunities, and receive special red envelopes with good luck wishes from participating retailers and eateries throughout Ward Village.

RESERVED HOUSING PROJECT

Our reserved housing project responds to Honolulu's need for expanded opportunities for homeownership and increased the city's supply of affordable housing. Home selection at Ulana Ward Village began in March 2022, with more than 600 local families contracting to buy homes.

PARTNERSHIP WITH RE-USE HAWAII

Ward Village is proud to partner with Re-Use Hawai'i to help the community become more resilient and sustainable by salvaging and recovering construction materials and furniture for resale.

FIRST SATURDAY

The community was invited to a tasty new tradition at Ward Village, kicking off the First Saturday of every month by featuring a complimentary specialty item from a local vendor for guests to enjoy.



FOUNDER'S DAY EVENT

The second annual Founder's Day was held on June 4, 2022, at Victoria Ward Park. The afternoon featured an array of interactive educational opportunities, including a butterfly learning experience, planting activity, lei-making station, walkable life-size flora and fauna display and more. Attendees received tickets to Foster Botanical Garden and were able to explore Ward Village's open green spaces.

KONA NUI NIGHTS

This event series returned to Victoria Ward Park in 2022, with three evening showcasing culture, live Hawaiian music, storytelling and hula performances at Victoria Ward Park.

READ ALOUD SERIES

In continuous efforts to promote literacy, Ward Village in partnership with Village Books & Music and Friends of the Library of Hawai'i hosted a weekend of book readings from local children's authors, librarians, illustrators, and staff from Nā Mea Hawai'i.

IBM LIGHTS

Throughout the year, the IBM building lights gave Ward Village a way to celebrate the holidays and honor various national awareness days and months, including Earth Day, Breast Cancer Awareness Month, Domestic Violence Awareness Month, Alzheimer's Awareness Month and Pride Month.





Committed to Community

Ward Village aims to help build up our community through donations of funds and time. In September 2022, Ward Village pledged \$150,000 to six local nonprofits to celebrate the opening of Kō'ula, our sixth residence:

- \$25,000 for Trees for Honolulu's Future to facilitate the planting and careful maintenance of new and existing trees in communities across O'ahu.
- \$25,000 for Surfrider Spirit Sessions to create and implement holistic, ocean-based education, mentoring programs, and activities that support at-risk and adjudicated youth.
- \$25,000 for Historic Hawai'i Foundation to support its efforts in the preservation of historic buildings, sites, and communities relating to the history of Hawai'i in urban Honolulu.
- \$25,000 for Hawai'i Home Ownership Center to support its efforts to provide education, information, and support for first-time homeowners in Hawai'i.
- \$25,000 for University of Hawai'i Foundation to provide scholarships for students studying urban and regional planning, engineering, and architecture.
- \$25,000 for Hawai'i Youth Symphony to support the "Music in the Clubhouse" program, which provides instructional workshops, instruments, and sheet music for local families and keiki.

These contributions stem from a long-term partnership with the Hawai'i Community Foundation to support critical community priorities. Ward Village continues to pledge gifts aligned with development milestones, including groundbreaking, topping off and home sales. For every new home sold within the Ward Village master planned community, a \$500 contribution is made by Ward Village, with new homeowners also having the opportunity to participate with a matching gift.

To date, Ward Village has distributed more than \$3.8 million to over 180 of Hawai'i's critical nonprofit organizations, and this new pledge reinforces its commitment to giving back to the community.



Giving through Doing

The team at Ward Village is committed to continuing to support nonprofit partners who are improving the wellbeing of the environment, community, and people who live here. "As a part of this community, we feel a deep sense of responsibility to give to Hawai'i and invest in its future," said Ka'iulani Sodaro, Senior Vice President of Planning & Development at Ward Village. Therefore, on top of donating monetarily, we also donate our time.

Some of our favorite volunteer moments of 2022 include painting and cleaning KCAA Muriel Preschool ahead of its reopening, working alongside women volunteers from the Habitat for Humanity—Wahine Build initiative to construct a house in Waimānalo for a local family, supporting Hāwea Heiau and Keawāwa Wetland during A Day on the Land, and participating in the 15th Annual Kewalo Basin Park clean up with Friends of the Kewalo.





WARD VILLAGE.

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