

## Howard Hughes gets OK for 7th Honolulu tower

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The Hawaii Community Development Authority has approved a planned development permit for Victoria Place, The Howard Hughes Corp.'s seventh tower in Honolulu that will add 350 luxury condominium units next door to Waiea.

HCDA approved the 400-foot tower on Wednesday, a month after the project's first hearing.

Victoria Place is planned for 1100 Ala Moana Blvd. on the Ward Village site previously planned for Gateway Towers, a 236-unit luxury project that The Howard Hughes Corp. (NYSE: HHC) shelved last year. The agency required the developer to withdraw its previous application for Gateway Towers within 10 days.

HCDA also required Howard Hughes to provide 108 units of reserved housing off site to satisfy reserved housing requirements for the Victoria Place project as well as for Koula, the sixth tower currently under construction. Construction of the reserved housing units will have to start within two years of the completion of Victoria Place. The developer previously told Pacific Business News that those units would be built on a mauka site on Auahi Street, where it currently dead ends.

The Howard Hughes Corp. plans to start sales for the Victoria Place units by the end of the year.

"Victoria Place is poised to be one of the most extraordinary residential towers along the front row of Oahu's south shore, with a stunning design that is reminiscent of a timeless Hawaii," Simon Treacy, president, Hawaii, at The Howard Hughes Corp., said in a statement. "We thank HCDA for their continued partnership and look forward to advancing the next phase of our development to build a community that embodies wellness, connectivity and vibrant placemaking."

The building will abut Victoria Ward Park, and Howard Hughes has hired renowned landscape architect Don Vita of San Rafael, California-based Vita Planning and Landscape Architecture, to design the grounds for the building and the park.

The tower and the park are named for Victoria Ward, who once owned the land with her husband, Curtis Ward. Her descendants sold the 60 acres makai of Kapiolani Boulevard to General Growth Properties in 2002 for \$275 million. The Howard Hughes Corp. took over the master-planned community after GGP emerged from Chapter 11 bankruptcy in 2010.



COURTESY THE HOWARD HUGHES CORP.

This rendering shows The Howard Hughes Corp.'s Victoria Place tower at Ward Village in Honolulu. The Hawaii Community Development Authority has approved a planned development permit for the tower, which will add 350 luxury condominium units next door to Waiea.

