

KŌ'ŪLA

A close-up photograph of a wooden instrument, likely a Hawaiian 'Ula. The image shows several long, purple reeds or strings arranged in a row, attached to a dark wooden frame. The reeds are slightly curved and have a textured, fibrous appearance. The background is dark and out of focus, emphasizing the reeds in the foreground.

KŌ'ŪLA

Forward

Connected To Nature

Our vision for Ward Village has been to create a community that is recognized around the world for its design, walkability, offerings, and distinct sense of place; capturing the essence of what makes Honolulu so special within a vibrant environment. One of our guiding principles for the community has been to foster deep and meaningful connections between nature and people. Kōʻula is a tangible expression of this philosophy.

It will be the first building located adjacent to Victoria Ward Park, our 1.5-acre garden in the heart of Ward Village that will serve as a future gathering place for all of Honolulu to enjoy. With its sculptural presence and connection to the park, Kōʻula will establish a new era for Ward Village, and set a progressive vision for the future.

To realize this vision, we brought together some of the best designers in the world, architectural firm Studio Gang and interior design team Yabu Pushelberg, tasking them with pushing the boundaries of what it means to live in an urban community. As you will see, their work blends together seamlessly. The result is a new aesthetic that combines Honolulu’s natural beauty with the building’s groundbreaking form. Kōʻula will offer a resort-living experience in the core of O’ahu’s metropolitan center.

The building has been thoughtfully oriented to frame the best views of the mountains and the ocean. Floor plans for each residence were designed to bring the outdoors in and extend livable space. On the amenity level there is a free-flowing sense of movement between purposeful spaces—the gourmet kitchen, the dining area, the pool—that fosters connection and encourages relationships.

We have spent years studying the most innovative residential product and continue to build on that foundation to create a unique home in which every detail, from the way the furniture will occupy its place in your residence, to the materials, colors, and textures selected, down to the thread count of the fabrics, has been meticulously refined and stunningly realized. We have created a complete living series so that each resident can have the consummate living experience as soon as they make Kōʻula their home.

Our aspiration for Kōʻula is to author a new chapter in urban living and use innovative design to create a sculpture rising from a garden. Everything in Kōʻula is curated to provide a sense of belonging, of instantly feeling at home, for all its residents.



David R. Weinreb
CEO, The Howard Hughes Corporation

A Sculpture
Rising From a Garden



The Natural Evolution of Ward Village

Kō'ula means red sugar cane. The building's shape is an homage to the plant that is both its namesake and architect Jeanne Gang's inspiration for the residential structure. Twisting as it rises 41 stories skyward, Kō'ula emerges organically from the heart of Victoria Ward Park. Like a leaf following the light, the tower undulates, creating a succession of different floor plans. The unconventional design allows for residences that twist and reach toward optimal view planes of the mountains or the sea, inviting a more immediate relationship between people and their environment. Kō'ula itself is a landmark. Seen from ground-level, the effect it creates is that of a sculpture set in a tropical garden. Interior design firm Yabu Pushelberg seamlessly followed the rhythm of the architecture. Natural materials, colors, and textures were liberally employed throughout the residences and common spaces. The sophistication is understated, creating a humble elegance that replaces glossy, overly processed finishes with warmer, more genuine surfaces. Inviting the outdoors inside softens the hard boundaries between interior and exterior space, creating fluid transitions that invite exploration and discovery. Kō'ula is a more thoughtful, modern answer to the question of how people live today, and will live tomorrow—an example of how architecture and design can add new shades of meaning to the narrative of tropical, urban living.



Inspired by the organic form of kō'ula, the Hawaiian word for the species of red sugar cane that once grew in the area, the building rises dramatically skyward, twisting naturally toward the light. Sun and shadow chase each other up its 41 stories, creating a sense of movement that evokes the way grasses naturally bend and sway.

Part wall, part column, as seen from Victoria Ward Park the undulating columns are the signature structural elements that announce Kō'ula's distinct identity.

Authentic. Humble. Simple. Elegant. Kō'ula strives for an unpretentious, natural beauty. As in nature, there is no need for excessive adornment. The structural elements are integrated into the design, unhidden and unwrapped. Every element of the design is purposeful and honest. The same is true of the interiors. Inside, the building makes liberal use of real materials and natural finishes that showcase the high quality of craftsmanship.





In many ways Kō'ula softens distinctions and blurs boundaries. The definition of interior and exterior space is fluid. There is a gradient between social spaces from the privacy of a residence to semi-private spaces, like the lobby and amenity deck, to public areas like the park. Each encourages a different kind of socialization, all effortlessly flowing together.

Bringing the outside in and weaving them together.

Nearly 2,500 miles from the nearest landmass, Hawai'i has one of the most pristine environments in the world. Every aspect of Kō'ula has been designed to connect people to the nature of this special place. Private lānai invite residents to extend their interior living space to the outside

world, offering views of the Ko'olau mountain range or the south shore. They open residences to light and welcome the trade winds, seamlessly connecting the inside with the outside.



There are many points in Kō'ula where the inside and the outside touch. Between the indoor lobby and the outdoor Victoria Ward Park there is a blurring of boundaries. Upon entering their homes, residents are immediately drawn to the outside. This view plane frames the outside,

and a protected, inset lānai connects the interior and exterior spaces. On the eighth level, the amenity deck flows out to the swimming pool. Fewer barriers and less separation from the green world create a more relaxed, calming atmosphere for everyday living.



Aqua Tower
PHOTO: STEVE HALL



City Hyde Park
PHOTO: TOM HARRIS



Solstice on the Park
PHOTO: TOM HARRIS



Writers Theatre
PHOTO: STEVE HALL

Architecture, Nature and Community Connected.

Studio Gang Architects is a collective of 100 architects, designers, and planners, using design as a medium to connect people to each other, to their communities, and to the environment.



In Conversation with

Jeanne Gang Relationship Builder

Architecture practiced at the highest level is about building relationships. In buildings, walls can isolate and divide, or walls can form the periphery of a space that encourages people to interact. A home can at once be private and still allow for neighbors and the formation of a community that feels very close knit and connected. At Kō'ula, that sense of connection extends to encompass the entirety of the human ecosystem. On an individual level, the particular way a building is designed, the manner in which interior and exterior space flow together, immediately instills a sense of belonging. I feel at ease. I'm comfortable here. I'm home.

Within the building there are purposefully designed spaces in which friends and family can gather together. Eight stories above Victoria Ward Park, Kō'ula's amenity deck is equipped with kitchens and dining areas, lounges that open onto the pool deck, shaded cabanas—places that invite sharing stories and laughter. From the pool, the view down to the 1.5-acre park suggests another important relationship, one with the natural world. Being fully connected to the environment, to Hawai'i's ideal climate,

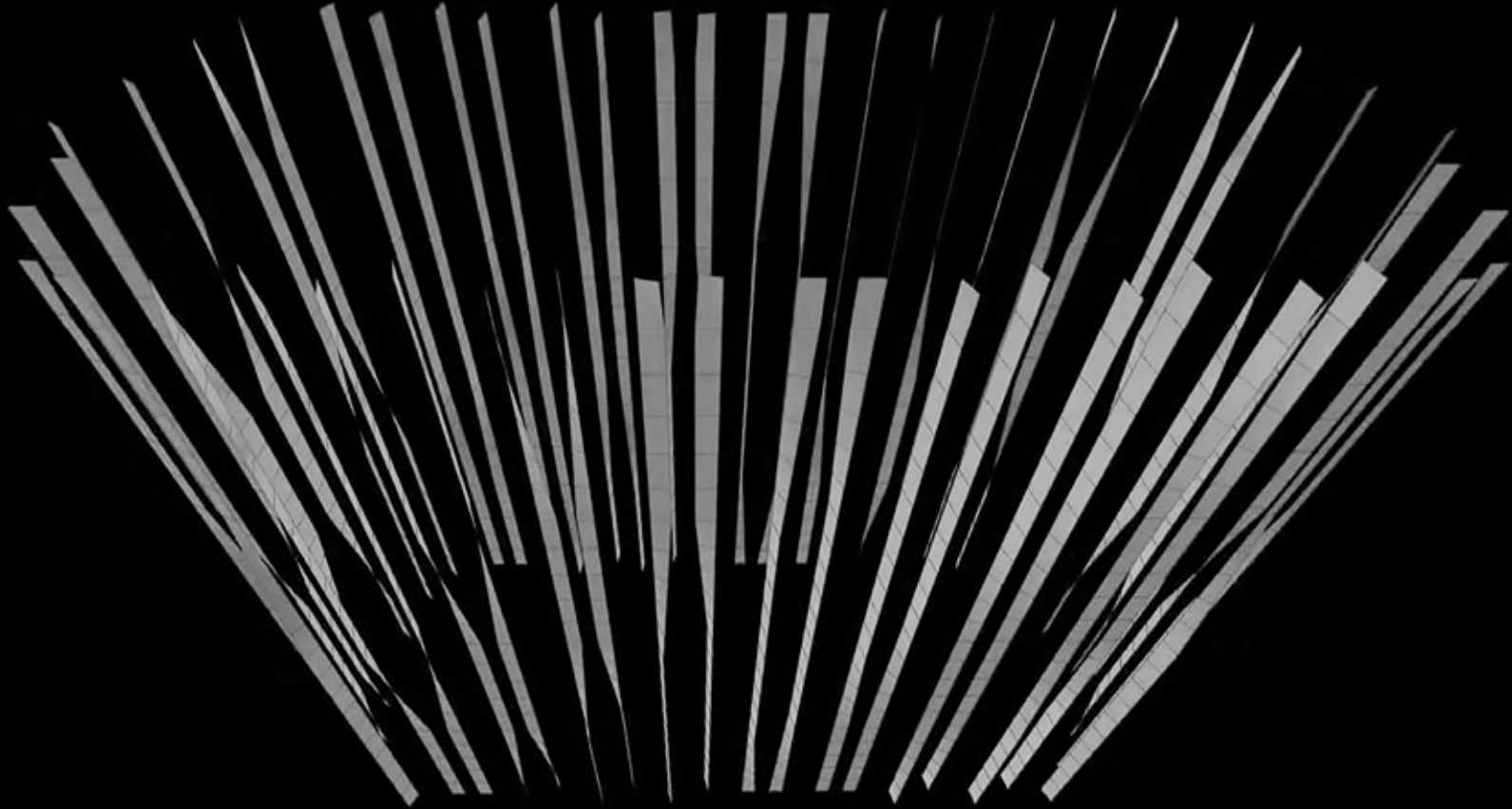
to the trade winds, confers a feeling of well-being. In the park, pedestrian pathways meander through gardens, grassy places where the community can gather to do yoga, connecting points where casual encounters will lead to conversations and newfound friendships will form. A connection to Kaka'ako's revitalized waterfront and the surrounding ocean is a block away.

Curated shops, many of which are drawing acclaim from far beyond Hawai'i's shores, broaden the circle still further. There are also Michelin star-worthy chefs and homey mom-and-pop restaurants, events and gatherings. Within Ward Village opportunities to form connections with the surrounding neighborhood abound. On a larger scale, Ward Village itself is a vital part of Honolulu, a focal point that will draw residents from around the island as well as visitors from around the world. Walkways, bicycle routes, and a profusion of green spaces within the Village slow the pace, allowing that feeling of connection to deepen, conferring upon residents a feeling of being deeply rooted.



Globally Recognized

Kō'ula marks the arrival of Studio Gang's signature approach to the skyline of Honolulu.



Exoskeleton

Architect Jeanne Gang places great importance on how a building expresses its structure, how it stands up, the way it works with gravity. Kō'ula is unlike anything else on O'ahu's skyline. There is no giant podium at the base that hides the true point where the building touches the ground. Looking up at it, the form is a beautiful study of light and shade and darker shadow because of the fluid, sculpted nature of the supporting columns.

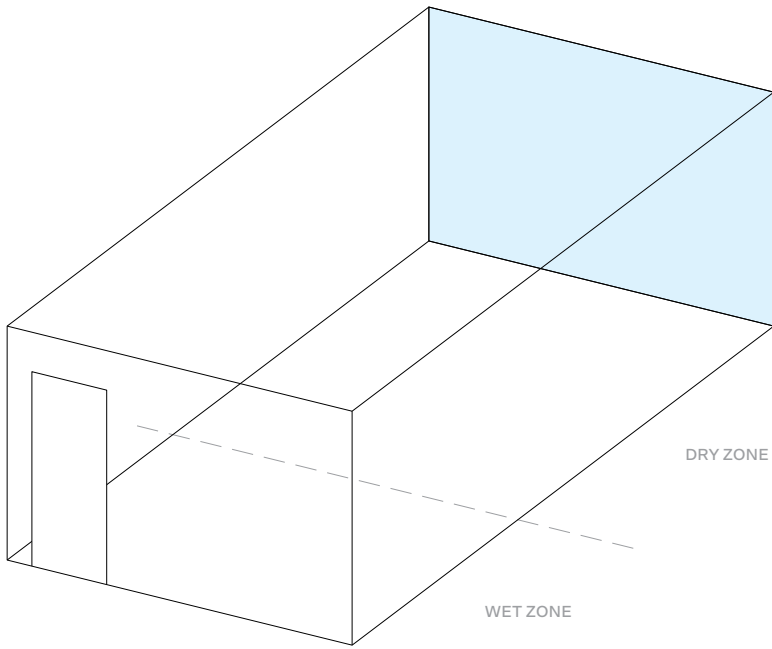
The columns are structural as well as design elements that make the building's exoskeleton. These organic undulating vertical forms serve as equal parts wall and column. They contribute to the way

space is defined, mediating the boundary between outside and inside at every level. There are no structural obstructions within the residences to impede view planes of the mountains or the ocean, or the fluid movement between interior and exterior spaces. This creates a much more intimate relationship between Kō'ula and Hawai'i's environment: the light, the trade winds, the climate. In turn, the architecture encourages residents to form a deeper connection to the natural world.

Kō'ula will be a singularly amazing place to see, and for a very fortunate few, to live.

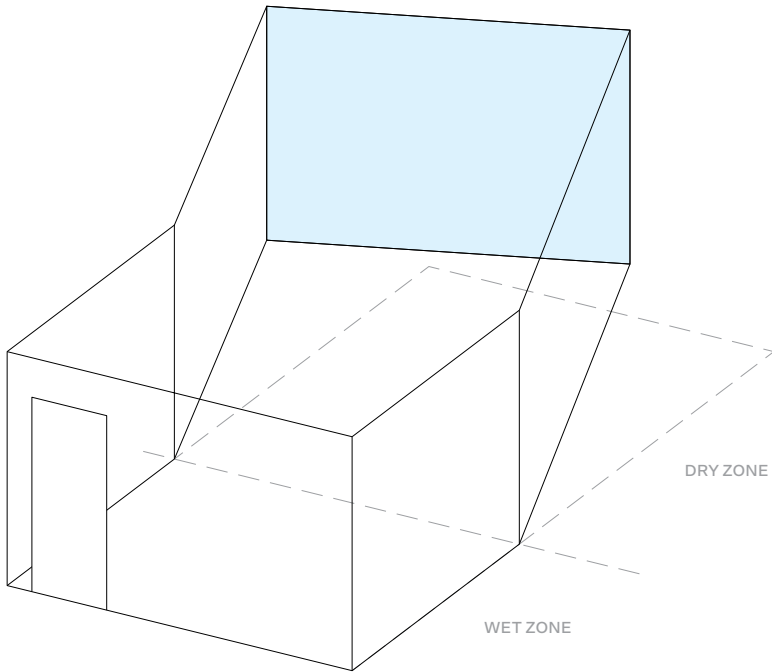
Traditional Homes

In order to align with the city grid, Kō’ula’s residential units must be perpendicular to the coastline, which would have restricted the views if the residences were conventionally shaped. To correct this, the architects followed the connection between the mountains and the sea, orienting the tower so it faces mauka to makai.



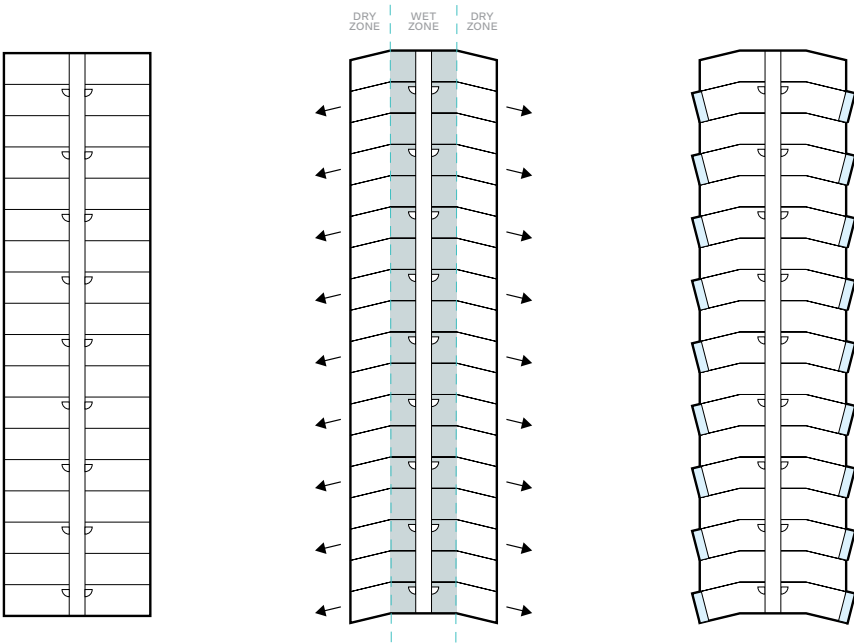
Shaping Views

To improve the views, and foster a stronger connection with the island environment, the residences were “bent” toward the coastline. This creates a subtle but functional differentiation of space within the unit. The “wet zone” contains kitchens, bathrooms, plumbing stack and mechanical shafts, allowing the “dry zone” to house open living spaces and bedrooms.



INFLUENCED BY NATURE

Inspired by Palm Fronds Bending Toward Light

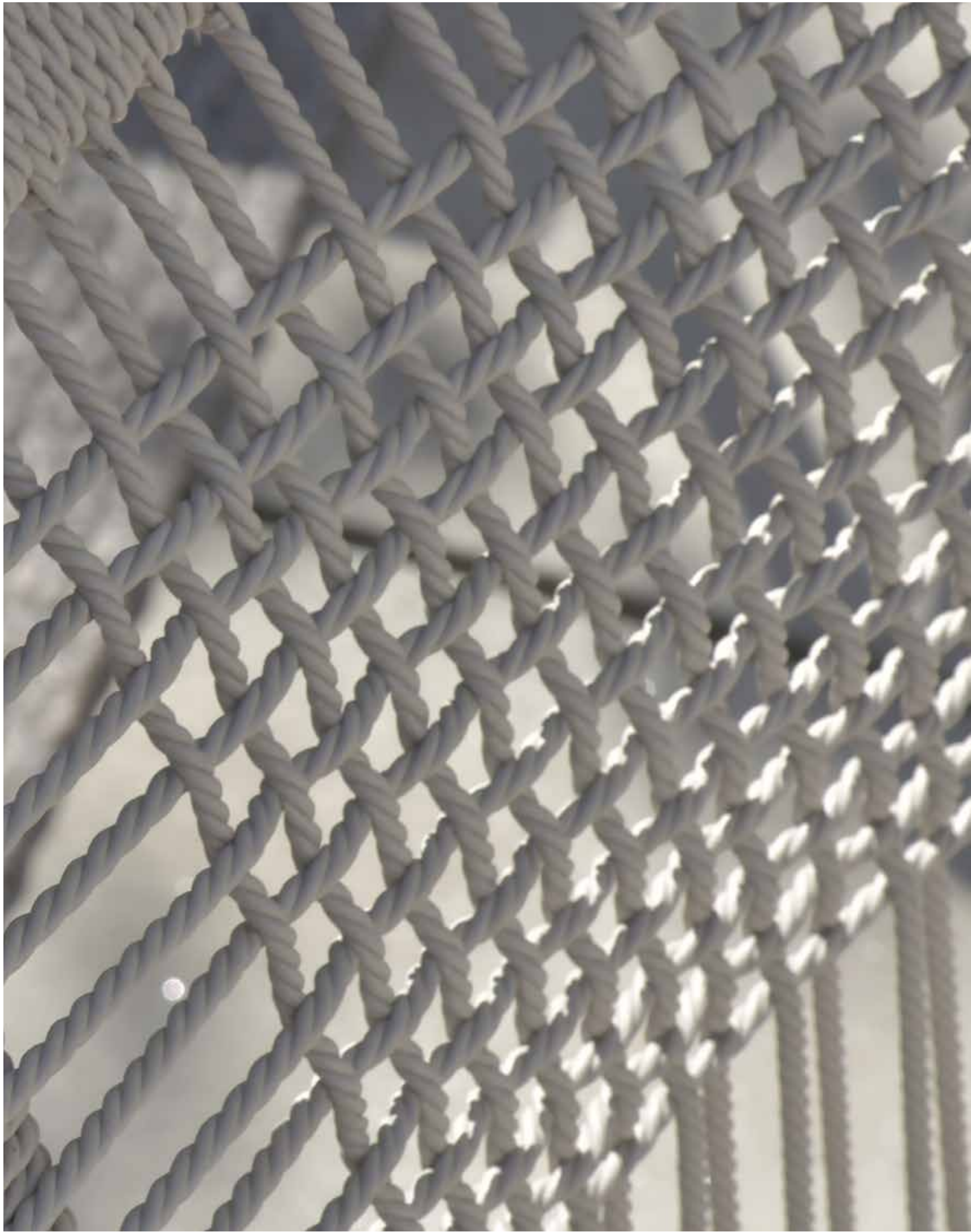


TYPICAL EXTRUDED TOWER

OPITIMIZE UNIT VIEWS

CARVE UNITS FOR LĀNAI

Each residence shifts to fully take advantage of the view, like a palm frond following the light. This creates a feeling of added spaciousness. Unlike the typical cookie-cutter rectangular box, which is impeded by interior supporting columns, Kō’ula’s exterior structure stands aside, encouraging a natural flow from inside to out. Going from the kitchen to the living room to the lānai is completely fluid and seamless. Light, air, and human motion are unrestricted. With fewer boundaries it becomes possible to establish a stronger connection between indoor and outdoor space, to enjoy all the benefits of being outside, while still maintaining the comfort and privacy of being indoors.



TOTAL DESIGN

By Yabu Pushelberg

Every color, texture, fabric, material, and shape—every element of the interior from the furniture to the fixtures to the frying pan—was curated specifically for Kō’ula. The signature package not only gives residents everything they need to have in their home, it will also make them feel at home. Instantly.



In Conversation with

Glenn Pushelberg and George Yabu

Home is where you wake up in the morning, and you look out to the window, and you say, “This feels right.” Designing to evoke that feeling takes an incredible amount of work. At acclaimed global design firm Yabu Pushelberg it starts with getting beneath the surface of what’s expected, with getting the feel of the place, the city, the environment. For Glenn Pushelberg that means seamlessly blending Honolulu’s urban environment with its natural beauty. For George Yabu it means finding and telling unique, authentic stories. This is their story of Kō’ula.

According to Glenn Pushelberg, “Ward Village has an allure that you can feel. There’s something unique about it—a kind of magical serenity.” George Yabu elaborates, “There is a lot of depth to this place. There’s a lot that’s beneath the surface. We’re trying to find those authentic elements and bring them into our work.” The designers chose natural colors, textures, finishes, and architectural design elements to reinforce a physical and emotional connection to Hawai’i. They insisted on materials that were authentic and ensured everything was extremely well-crafted.

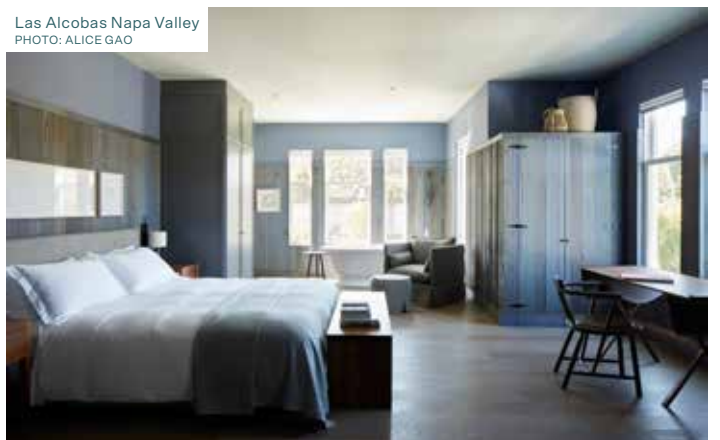
“When you walk into Kō’ula you feel like you’re in this perfectly curated place, where every element has integrity,” says Pushelberg. “When you look at the spaces, they’re not separated, there’s no partitions. We thought about incorporating nature as much as possible so we could frame the views to the ocean or frame the views to a mountain. We build on those relationships between inside and outside.”

Bringing the inside and outside together effortlessly was key. According to Yabu, “Throughout the project, we were trying to create a free-flowing sense, especially to the amenities level. We want people to be able to easily move between rooms and have some flexibility, but everything still feels purposeful. That’s what makes the amenities level a place that people are going to want to live in, to use, and socialize in. That’s how you create a real sense of community. It’s about understanding how we want to live today.”

Arbor
PHOTO: VIRGILE BERTRAND



Las Alcobas Napa Valley
PHOTO: ALICE GAO



Park Hyatt Bangkok
PHOTO: VIRGILE BERTRAND



Globally Recognized

Yabu Pushelberg Studios redefine how the world sees and experiences the built environment.

COMPLETE LIVING SERIES
CREATED FOR
KŌ‘ŪLA
WARD VILLAGE
BY YABU PUSHELBERG

When you think of home...
you see it complete.

CREATED FOR YOU

A carefully curated selection of furniture, objects and art
to define the Kō‘ula living experience.



Floor Lamp



Rua Ipanema Lounge Chair



Stone Side Table









This Page
Nodi Armchair & Outdoor Table



“Every detail, from the way the furniture will occupy its place in your residence, to the materials, colors, and textures selected, down to the thread count of the fabrics, has been meticulously refined and stunningly realized.”

Philosophically, architecturally, and aesthetically, Kō’ula is a visible departure from the norm. The same can be said for the interior of your residence. Internationally recognized design team Yabu Pushelberg has curated an interior collection specifically for Kō’ula. Every detail, from the way the furniture will occupy its place in your residence, to the materials, colors, and textures selected, down to the thread count of the fabrics, has been meticulously refined and stunningly realized.

The assembled collection has been exclusively reserved for the residents of Kō’ula. It is available nowhere else in the world. Even before you first set foot inside, your home will be complete. You will effortlessly move into your place, and a lifestyle, perfectly attuned to the natural rhythms of Hawai’i. Welcome home.

Furnishings designed by Yabu Pushelberg

Master bed with built-in side tables

Coffee & side tables

Lamps

Rug

Dresser

Credenza

Guest bed with built-in side tables

Dining table & chairs

Living room sofa

Bar cart

Lounge chair

Patio table & chairs

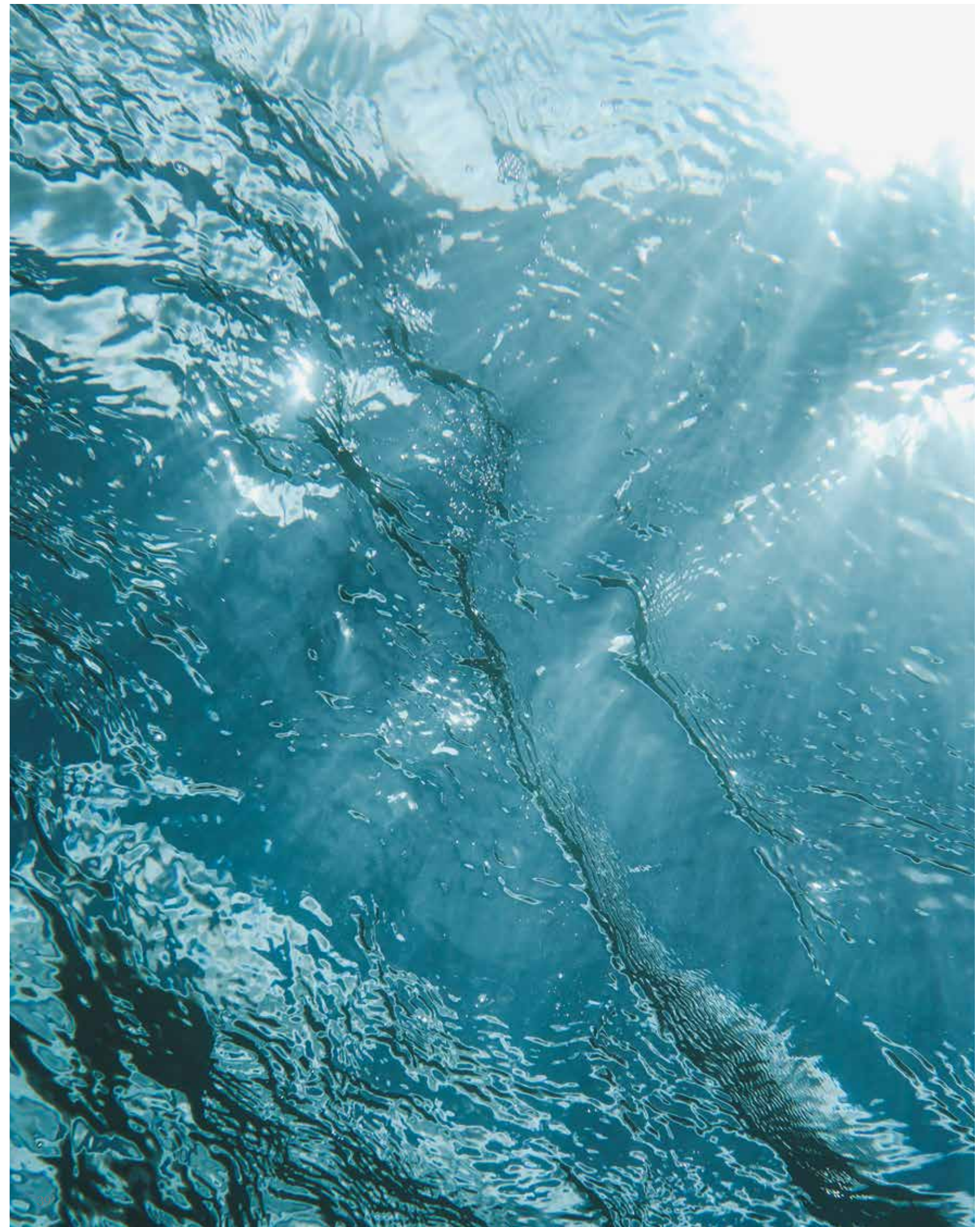
Ottoman

Counter stools

OUTSIDE IN

Spaces to just be...

The city recedes with every step into Victoria Ward Park. Arriving at Kō'ula, that feeling is reinforced by the open-air lobby overlooking the park's garden-like setting. It carries through from the secure elevator, past the front door, to each private, inset lānai where elevated vantage point views of the city, the Ko'olau Mountain range, and the ocean compose themselves. Residents are at once a part of the city and apart from it.







Seamlessly Connected to the Elements

Everywhere the design, materials, and craftsmanship contribute to a tangible, tactile sense of well-being.

Amenity Deck Pool



Great Room looking to pool deck





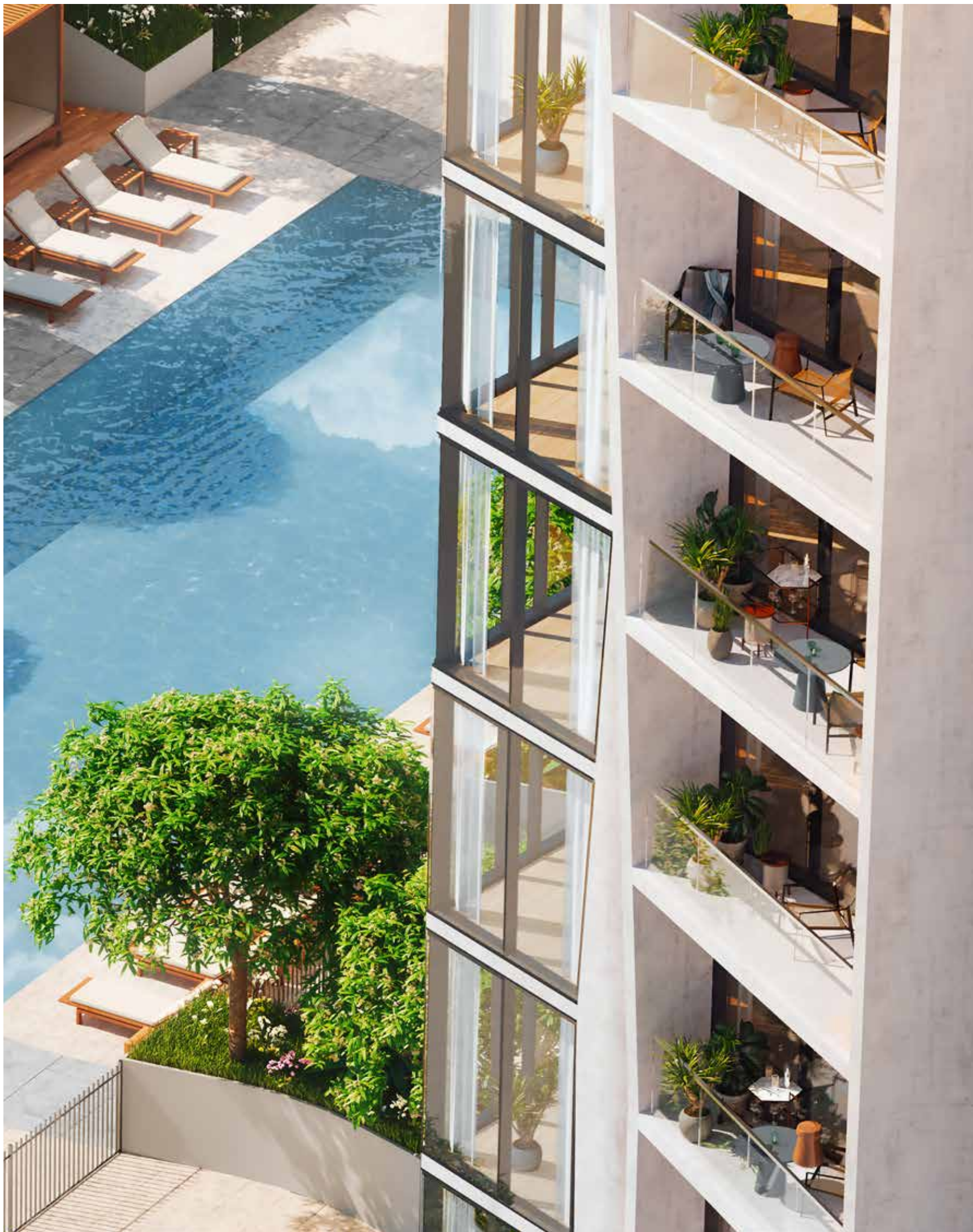
Great Room Bar



Grand Dining Room







YOUR LIVABLE SCULPTURE

Comfortable. Grounded. Home.

Kō'ula is an example of how form suggests and shapes function. The kinetic quality of the exterior hints at what the interior reveals. Glimpse through the floor-to-ceiling windows, each of one-, two-, and three-bedroom homes features an open kitchen that flows into the living and dining areas. Custom light and dark cabinetry, wood flooring and stone palettes perfectly compliment the suite of Miele kitchen appliances. Everything about the residences, down to the bespoke bronze-accented vanities, encourages artful living.



Lānai



Master Bedroom







Kitchen



Dining Room



Your Livable Sculpture

Design Features

- 565 Total Residences: 498 Tower Residences and 67 Podium Residences
- Studio, one, two and three-bedroom tower residences with fourteen units per floor
- All tower units feature spacious and private lanai with most two-bedroom and all three-bedroom units featuring two lanai
- Tower Residences feature 8’8” clear ceiling heights
- Tower Penthouse Floor One and Tower Penthouse Floor Two feature 10’ clear ceiling heights
- Expansive floor-to-ceiling windows provide stunning views
- Open kitchen, living and dining areas designed for entertaining
- Wet room style bathrooms
- Walk-in closets
- LATCH smart lock entry system at all units

Custom Details

- Wood kitchen cabinetry and paneling with glass uppers, soft close doors and drawers designed by Yabu Pushelberg
- Miele suite of kitchen appliances designed by German engineers to create a premium culinary experience
- Grohe and Kohler plumbing fixtures
- Bespoke bronze-accented vanities designed by Yabu Pushelberg in all master bathrooms
- Expansive medicine cabinets with LED accent light to provide additional storage in master bathrooms
- Custom light and dark cabinetry, flooring and stone palettes developed by Yabu Pushelberg in collaboration with Studio Gang Architects
- Engineered wood flooring
- Optional custom furniture and accessory package by Yabu Pushelberg

Recreational Amenities

- Adjacent to the 1.5-acre Victoria Ward Park
- Over an acre of outdoor amenity space
- Landscape design by Coen Partners featuring native plants
- 25-yard inset lap pool
- Two oversized spas
- Relaxing poolside cabanas
- Expansive great room and lanai by Yabu Pushelberg
- Fitness center with treatment room
- Immersive spa like locker rooms by Yabu Pushelberg with dry sauna and steam showers
- Outdoor dining pavilion for large dinners and private gatherings
- Chef’s and catering kitchens adjacent to grand dining room for large gatherings
- Private dining room with pre-function space for intimate events
- BBQ pavilions for casual outdoor dining
- Great lawn adjacent to outdoor dining with BBQs
- Sunset Bar overlooking Victoria Ward Park
- Children’s play area featuring bathrooms, event space and play equipment
- Dog park on separate level

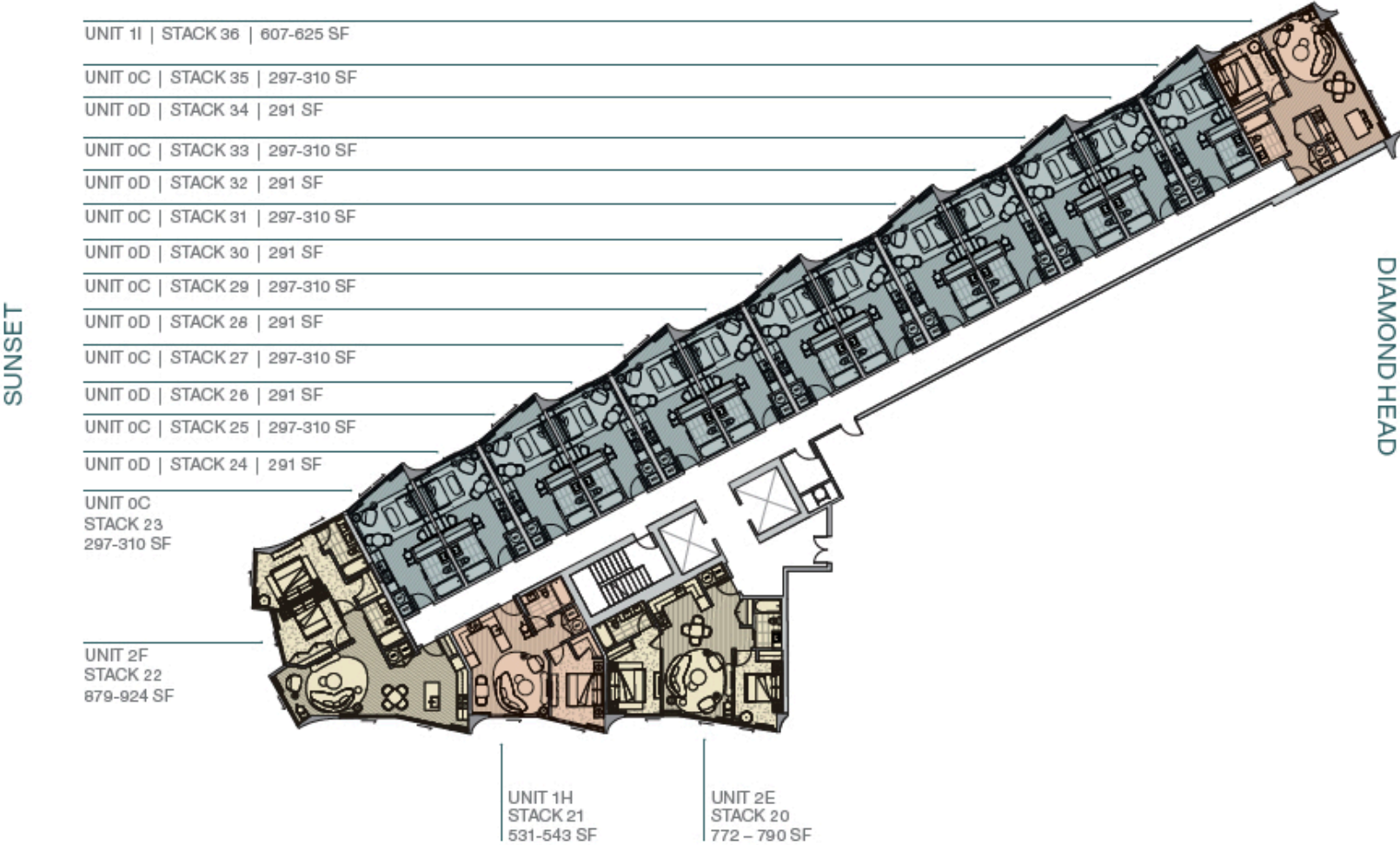
Building Amenities

- Dramatic first floor drop-off
- Dedicated residential speed ramp to private and exclusive second floor lobby
- On-site resident manager
- Targeting LEED (Leadership in Energy and Environmental Design) Silver certification
- 24-hour on-site security and neighborhood courtesy patrols
- Four luxury-appointed guest suites
- Guest parking
- Centralized air conditioning system
- Gated parking with access control system
- Secure access elevators
- Artwork curated by JR Art
- Dramatic indoor/outdoor lobby overlooking Victoria Ward Park
- Parcel room featuring cutting edge smart parcel locker system notifies residents of deliveries

Podium Floor Plate

MOUNTAINS

- Studios
- 1 Bedrooms
- 2 Bedrooms



INTERIOR SQUARE FOOT MEASUREMENT SHOWN

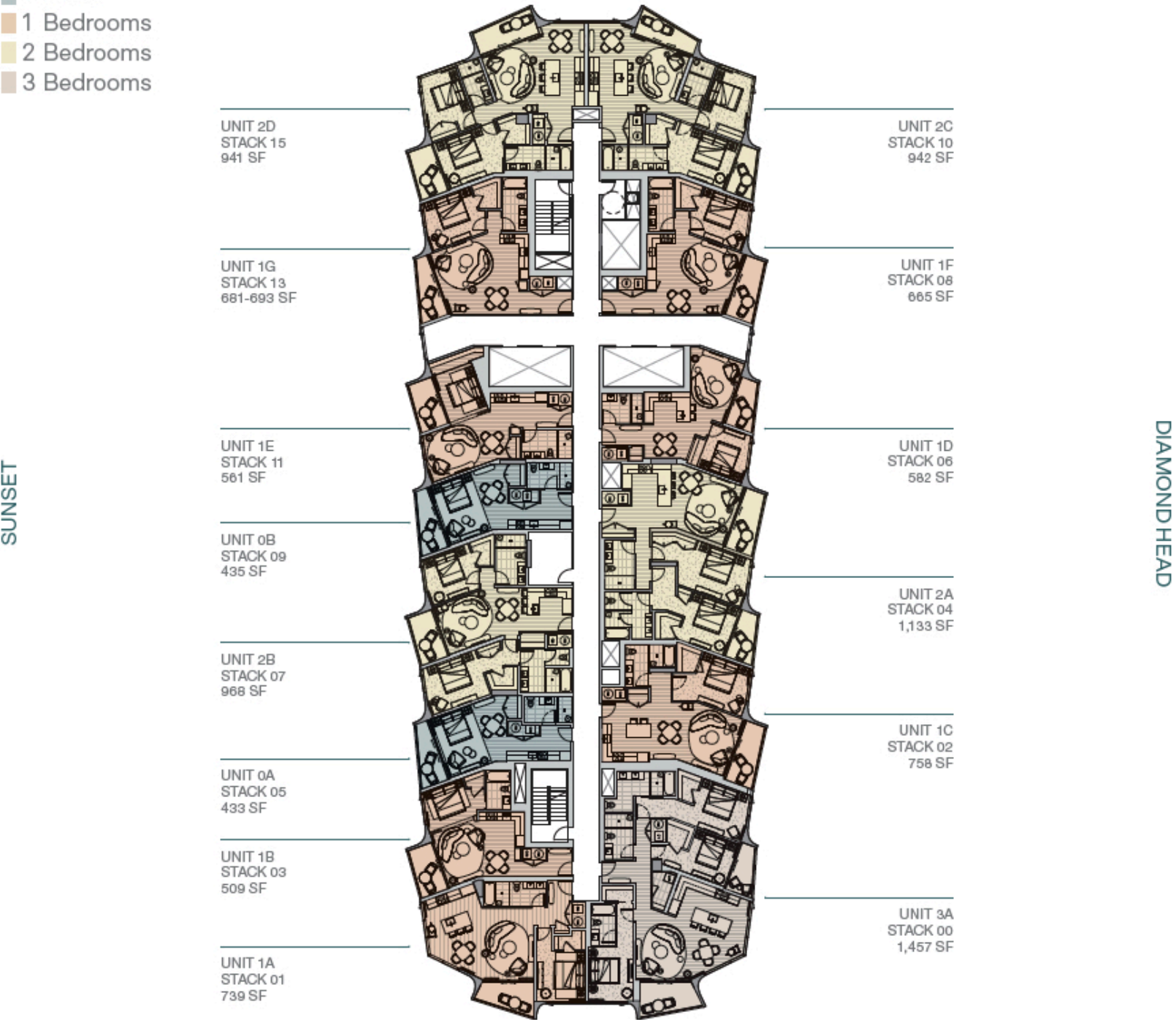
OCEAN



Tower Floor Plate

MOUNTAINS

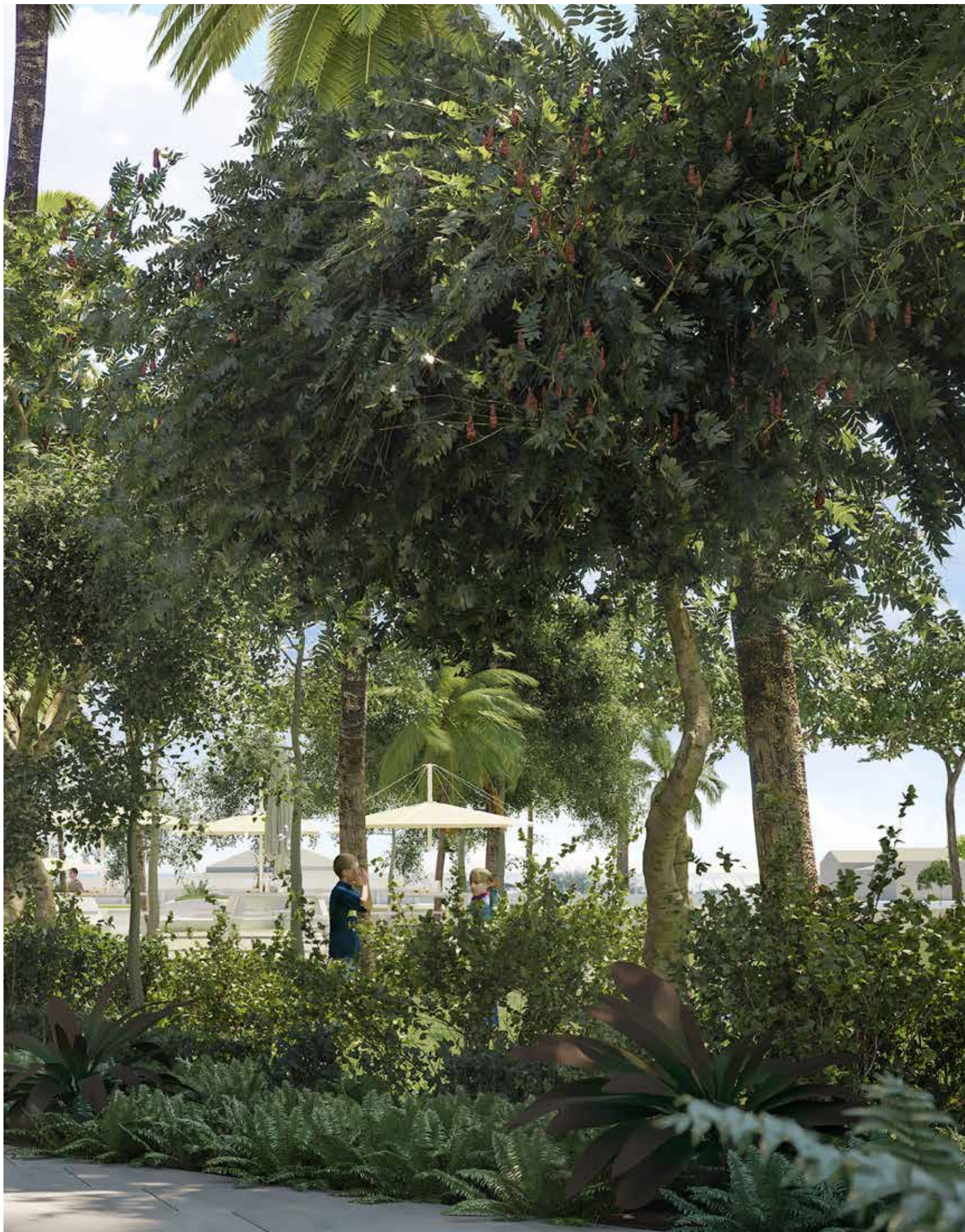
- Studios
- 1 Bedrooms
- 2 Bedrooms
- 3 Bedrooms



INTERIOR SQUARE FOOT MEASUREMENT SHOWN

OCEAN





CONNECTED BY DESIGN

Walk into a home
with a 1.5-acre Garden

Feeling connected is an integral part of what it means to feel at home. At Kō'ula, that idea takes many forms—most visibly in a connection to Victoria Ward Park. Here too, connections are fostered in a verdant gathering place where residents and visitors will come together, steps from the sea.







A Lifestyle Set On A Park

The life-enriching qualities that a park brings to an urban setting are understood around the world. Victoria Ward Park, at the heart of Ward Village, is no exception. Reintroducing green space is a critical element of the Village's Master Plan and, like the extensively landscaped pedestrian walkways, the park will bring the natural world into the South Shore community.

The refuge, planted with a number of native species, extends from the top of Ward Village all the way down to the water. On its periphery are a range of shops and restaurants that provide worthwhile destinations for a bicycle ride, or a lazy afternoon stroll. As is the case throughout the Village, walking is encouraged. So is fun.

Kona Nui Nights offers music and hula in the Park. There will be outdoor movies screened beneath the stars. Weekly yoga classes are scheduled. Spreading a beach towel beneath the palms you can enjoy spotting rainbows which can form in the valleys at anytime.

At 1.5 acres, the park is designed to provide a place for solitude as well as a focal point for the community to gather and relationships to form. This is all part of Ward Village's Master Plan—one that starts not with buildings on an architectural scale, but with people on a human scale. Its goal—how to best meet the needs of body and mind by creating a space where happiness grows.



Ward Village Sales Gallery

1240 Ala Moana Boulevard | Honolulu, HI 96814
808.369.9600 | koulawardvillage.com

WARD VILLAGE

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