

JOSH GREEN, M.D.  
GOVERNOR  
KE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'  
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

EDWIN H. SNIFFEN  
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KA LUNA HO'OKELE

Deputy Directors  
Nā Hope Luna Ho'okele  
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TAMMY L. LEE  
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STP 01003.26  
STP 8.4035

February 18, 2026

**VIA EMAIL:** [dbedt.hcda.contact@hawaii.gov](mailto:dbedt.hcda.contact@hawaii.gov)

Mr. Craig K. Nakamoto, Executive Director  
Hawaii Community Development Authority  
547 Queen Street  
Honolulu, Hawaii 96813

Attention: Ms. Laura Mo

Dear Mr. Nakamoto:

Subject: Amendment to Planned Development Permit No. KAK 23-027  
Mahana Ward Village  
Honolulu, Oahu, Hawaii  
Tax Map Key: (1) 2-3-002: 116 (portion)

Thank you for your letter, dated January 22, 2026, requesting the Hawaii Department of Transportation's (HDOT) review and comments on the subject amendment. The HDOT understands that Victoria Ward, Limited, is proposing to amend the Planned Development Permit for Mahana Ward Village to construct a residential project at 423 Ward Avenue.

The HDOT had previously commented on the Development Permit Application in letter STP 8.3631, dated June 20, 2023. Comments 1 through 4 of the letter remain valid and applicable to the proposed project.

Please submit any subsequent land use entitlement-related requests for review or correspondence to the HDOT Land Use Intake email address at [DOT.LandUse@hawaii.gov](mailto:DOT.LandUse@hawaii.gov).

If there are any questions, please contact Mr. Blayne Nikaido, Planner, Land Use Section, HDOT Statewide Transportation Planning Office, at (808) 831-7979 or via email at [blayne.h.nikaido@hawaii.gov](mailto:blayne.h.nikaido@hawaii.gov).

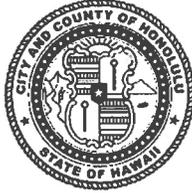
Sincerely,

A handwritten signature in black ink, appearing to read "Ed Sniffen".

EDWIN H. SNIFFEN  
Director of Transportation

HONOLULU POLICE DEPARTMENT  
KA 'OIHANA MĀKA'I O HONOLULU  
**CITY AND COUNTY OF HONOLULU**

801 SOUTH BERETANIA STREET • HONOLULU, HAWAII 96813  
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INTERIM DEPUTY CHIEFS  
NĀ HOPE LUNA NUI MĀKA'I KŌIKAWĀ

OUR REFERENCE EO-THS

February 18, 2026

SENT VIA EMAIL

Mr. Craig K. Nakamoto  
dbedt.hcda.contact@hawaii.gov

Dear Mr. Nakamoto:

This is in response to your letter of January 22, 2026, requesting input on the amendments to permit KAK 23-027, Mahana Ward Village (Victoria Ward, Limited), TMK No.: (1) 2-3-002:116.

The Honolulu Police Department (HPD) has reviewed the proposed amendments to the Development Permit Application for the Mahana Ward Village project located at 423 Ward Avenue.

The HPD does not oppose the proposed amendments. However, due to the increase in residential units and overall project density, as well as the project's location at the intersection of Ward Avenue and Halekauwila Street and adjacent to a planned rail station, public safety and traffic considerations should be addressed.

This area already experiences significant vehicular and pedestrian traffic. The increased density will likely intensify vehicle movements, pedestrian crossings, and construction-related impacts. Appropriate measures must be implemented to ensure safe, efficient traffic flow to protect both pedestrians and motorists.

During construction, a comprehensive traffic control plan should be required. The HPD recommends the hiring of HPD Special Duty officers when construction activities impact roadways, intersections, or sidewalks to ensure proper traffic management and pedestrian safety.

Mr. Craig K. Nakamoto  
Page 2  
February 18, 2026

If there are any questions, please call Acting Major Henry Roberts of District 1  
(Central Honolulu) at (808) 723-3327.

Sincerely,

A handwritten signature in black ink, appearing to read 'CARLENE LAU', written over a circular stamp or seal.

CARLENE LAU  
Acting Assistant Chief of Police  
Support Services Bureau

**Re: OHA Comment Re: Amendment to Development Permit, Mahana Ward Village Project at 423 Ward Ave, Oahu**

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**From** Mo, Laura LY <laura.ly.mo@hawaii.gov>

**Date** Fri 2/20/2026 12:48 PM

**To** Kaweni Ibarra <kawenii@oha.org>

**Cc** Kamakana Ferreira <kamakanaf@oha.org>; Tam, Ryan AM <ryan.am.tam@hawaii.gov>; Kalei, Ceylan K <ceylan.k.kalei@hawaii.gov>

 1 attachment (229 KB)

1-2-3-002\_2019PR30462\_2511SCH04\_ARCHY\_6E42\_HCDA\_HHC\_PRMT\_No Objection.pdf;

Aloha Kaweni,

Thank you for your comments, I will add these to our comment matrix. Attached please see the most recent letter from SHPD. I will send you the AIS shortly.

Mahalo,  
Laura

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**From:** Kaweni Ibarra <kawenii@oha.org>

**Sent:** Friday, February 20, 2026 11:58 AM

**To:** Mo, Laura LY <laura.ly.mo@hawaii.gov>

**Cc:** Kamakana Ferreira <kamakanaf@oha.org>

**Subject:** [EXTERNAL] OHA Comment Re: Amendment to Development Permit, Mahana Ward Village Project at 423 Ward Ave, Oahu

Aloha e Laura,

The Office of Hawaiian Affairs (OHA) is in receipt of your letter dated January 22, 2026, regarding an application for amendment to the development permit (KAK 25-045) for Mahana Ward Village Project at 423 Ward Ave, Oahu.

OHA requests to be provided with copies of the Archaeological Inventory Survey (AIS) report that was completed for the project, as well as any current or future correspondence from the State Historic Preservation Division (SHPD).

Mahalo for your time. We look forward to receiving the requested information. If you have any questions, please feel free to contact me.

Mahalo,

Kaweni Ibarra

***Kaweni Ibarra***

Compliance Advocate

Office of Hawaiian Affairs





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**Fw: HCDA Development Permit application KAK 25-045: 423 Ward Avenue**

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**From** Tam, Ryan AM <ryan.am.tam@hawaii.gov>

**Date** Tue 2/24/2026 3:17 AM

**To** Kalei, Ceylan K <ceylan.k.kalei@hawaii.gov>; Mo, Laura LY <laura.ly.mo@hawaii.gov>; DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>

 1 attachment (3 MB)

2026.01.22-Hawaii Community Development Authority\_Permit KAK 25-045\_Amendment to Permit KAK 23-027\_TMK(1)2-3-002-016.PDF;

FYI.

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**From:** Snow, Shawn <Shawn.Snow@jacobs.com>

**Sent:** Monday, February 23, 2026 5:23 PM

**To:** Tam, Ryan AM <ryan.am.tam@hawaii.gov>

**Cc:** j.vuylsteke <j.vuylsteke@honolulu.gov>

**Subject:** [EXTERNAL] FW: HCDA Development Permit application KAK 25-045: 423 Ward Avenue

Hi Ryan,

I hope you are doing well.

HART received a request for comments on the 423 Ward Avenue project. It appears we missed the comment deadline by a few days. I'm hoping our comments below can still be useful. If you'd prefer this commentary on official HART letterhead, let me know:

*Thanks for the chance to review Development Permit application (KAK 25-045), which is an amendment to Permit KAK 23-027 (Mahana Ward Village—423 Ward Avenue). As our internal review has now noted, the main difference between the revised permit application and the previous application appears to be the height of the tower and changes to the interior square footages. The Mehana project appears to stay out of the HART ROW and they are complying with HART's request to provide screening on the station side. Thus, we have no comments on the permit application at this time but would appreciate the opportunity to review any updated design drawings.*

Thanks,



**Shawn M. Snow, AICP** | Planning Director  
 1099 Alakea Street, Suite 1700, Honolulu, HI 96813 | mobile: 303-866-0888 |  
 email: [shawn.snow@jacobs.com](mailto:shawn.snow@jacobs.com) | [honolulutransit.org](http://honolulutransit.org)



**\*\* PTO: none scheduled atm\*\***

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**From:** Wong, Kelli <kelli.wong@honolulu.gov>  
**Sent:** Monday, January 26, 2026 11:41 AM  
**To:** Ikahikina <ikahikina@honolulu.gov>; Mike OKeefe <mokeefe@honolulu.gov>; Tsuda, Vance W <vance.tsuda@honolulu.gov>; Scanlon, Matthew <mscanlon@honolulu.gov>; Snow, Shawn <Shawn.Snow@jacobs.com>  
**Cc:** Ching, Michael <michael.ching@honolulu.gov>; Ruf, Karlton <karlton.ruf@honolulu.gov>  
**Subject:** [EXTERNAL] HCDA Development Permit application KAK 25-045: 423 Ward Avenue

Hi,

We have received notice from the Hawai'i Community Development Authority (HCDA) regarding a Development Permit application (KAK 25-045) which will be the amendment to Permit KAK 23-027 (Mahana Ward Village, TMK: [1] 2-3-002:16). It has been uploaded to Unifier and is being routed to multiple reviewers due to its proximity to the Civic Center Station (approx.2,428ft) and the deadline for any comments to the amendment is February 18, 2026. Please see attached for the HCDA notice for their public hearing regarding the Development Permit Application KAK 25-045. This has been uploaded to Unifier as ENV-COR-00130, it is an amendment to KAK 23-027 the details of which can be found in ENV-COR-00022.

Thank you,  
 Kelli



**Kelli Wong** | Records Management Analyst II  
 1099 Alakea Street, Suite 1700, Honolulu, HI 96813 | phone: 808-768-6198  
 email: [kelli.wong@honolulu.gov](mailto:kelli.wong@honolulu.gov) | [honolulutransit.org](http://honolulutransit.org)



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JOSH GREEN, M.D.  
GOVERNOR



KEITH T. HAYASHI  
SUPERINTENDENT

STATE OF HAWAII  
DEPARTMENT OF EDUCATION  
KA 'OIHANA HO'ONA'AUAO  
P.O. BOX 2360  
HONOLULU, HAWAII 96804

OFFICE OF FACILITIES AND OPERATION

February 24, 2026

Mr. Craig K. Nakamoto  
Executive Director  
Hawaii Community Development Authority  
547 Queen Street  
Honolulu, HI 96813

Re: Development Permit Application KAK-25-045 - Amendment to Permit KAK  
23-027, Mahana Ward Village (Victoria Ward, Limited)  
Tax Map Key No.: (1)2-3-002:116

Dear Mr. Nakamoto:

Thank you for your letter dated January 22, 2026. The Hawaii State Department of Education (Department) has reviewed the information provided and offers the following comments regarding the Amendment to Permit KAK 23-027, Mahana Ward Village Project (Project).

The Department previously commented on the Project in June 2023 and would like to note that the Project will be served by Kaahumanu Elementary, Keelikolani Middle, and McKinley High Schools, which are all operating below their design capacity for the 2025-2026 academic year.

With the recent influx of other residential projects being proposed within the Kaimuki-McKinley-Roosevelt Complex Area, the Department requests a meeting between the applicant and the Facilities Development Branch. The purpose of this meeting is to discuss the Project's impact on existing schools and to develop strategies to address

AN EQUAL OPPORTUNITY EMPLOYER

Mr. Craig K. Nakamoto  
February 24, 2026  
Page 2

expected impacts on school capacity and operations.

Should you have any questions and to schedule the requested meeting, please contact Holly Fujishige, Work Program Specialist of the Facilities Development Branch, Planning Section, at (808) 784-5081 or via email at [holly.fujishige@k12.hi.us](mailto:holly.fujishige@k12.hi.us).

We appreciate the opportunity to comment.

Sincerely,



Roy Ikeda  
Interim Public Works Manager  
Planning Section

RI:hf

c: Linell Dilwith, Complex Area Superintendent, Kaimuki-McKinley-Roosevelt  
Complex Area  
Facilities Development Branch