

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN of public hearings to be held by the Hawai‘i Community Development Authority (“HCDA” or “Authority”), a body corporate and a public instrumentality of the State of Hawai‘i, pursuant to the provisions of Chapters 15-22 (“Vested Mauka Area Rules”) and 15-219 (“Rules of Practice and Procedure”), Hawai‘i Administrative Rules (“HAR”), and Section 206E-5.6, Hawai‘i Revised Statutes (“HRS”).

DATES: **March 4, 2026 (Presentation Hearing)**
9:00 a.m.

March 5, 2026 (Modification Hearing)
9:00 a.m.

May 6, 2026 (Decision-Making Hearing)
9:00 a.m.

PLACE: **Public Hearings will be convened remotely via Zoom and in person at the following location:**

HCDA Board Meeting Room
547 Queen Street, 2nd Floor
Honolulu, Hawai‘i 96813

Participate Remotely Via Zoom

Please use the following link:

<https://us06web.zoom.us/j/82630052715?pwd=uCSbUFIP5eL1NqXKXgoV1y6UDmDUgg.gCCwIVLnFwSqKrLo>

Participate Via Phone

Dial: (669) 900 - 6833
Webinar ID: 826 3005 2715
Passcode: 553394

Public Hearings will convene at the above-stated times, or soon thereafter, to reasonably allow those interested in providing oral testimony to be heard.

In the event that audiovisual communication cannot be maintained by all participating Board Members and quorum is lost, the public hearing will be automatically recessed for up to thirty (30) minutes, during which time, an attempt to restore audiovisual communication will be made. If the HCDA is able to reestablish audio communication only, the public hearing will be reconvened and continue. To participate via audio communication, please refer to the “Participate Via Phone” information above. If the HCDA is unable to reconvene the public hearing because neither audiovisual communication nor audio communication can be reestablished within thirty (30) minutes, the public hearing will be automatically terminated, unless stated otherwise during the public hearing. If the connection cannot be restored within

30 minutes, the hearings will be reconvened on Thursday, March 5, 2026, at 9:00 a.m. for the Presentation Hearing, Friday March 6, 2026, at 9:00 a.m. for the Modification Hearing and Thursday, May 7, 2026 at 9:00 a.m. for the Decision-Making Hearing at the same physical location and virtual Zoom webinar link as provided in this notice.

AMENDED DEVELOPMENT PERMIT APPLICATION

Application Date: December 16, 2025
Permit Number: KAK 25-045
Project Name: Mahana Ward Village
Applicant: Victoria Ward, Limited
Tax Map Key: (1) 2-3-002:116 (portion)
Project Location: 423 Ward Avenue, Honolulu, Hawai‘i 96814

Description: The Applicant is proposing to amend planned development permit (PDP) No. KAK 23-027, issued on September 27, 2023, for the construction of a residential mixed-use condominium (“Project”) on an 80,256 square foot lot on the northeast corner of Halekauwila Street and Ward Avenue, next to a planned rail station. Table 1 provides an overview of the previously approved and proposed amended project.

Table 1: Selected comparison of approved project and proposed amendments

Project Details	As approved in KAK 23-027	Proposed under KAK 25-045
Number of Residential Units	340	451
Tower Height* (feet)	347.75	399.5
Residential floor area (square feet)	406,292	565,527
Commercial floor area (square feet)	16,926	13,600
Total Floor Area (square feet)	423,218	579,127
Recreational space (square feet)	47,900	51,994
Open space (square feet)	10,905	12,586
Off-street parking stalls	503	674

*Excludes additional 18 feet in height for rooftop elements

The amended Project increases by approximately 111 units relative to the previously approved Project.

The Applicant is requesting the following modification from the Vested Mauka Area Rules (referred to as “Modification Request”): Modification of the height of the parking and mixed-use podium.

The KAK 23-027 permit approved a podium height increase from 45 up to 75 feet, plus (a) an additional 12 feet for accessory use structures, having a total area less than 15% of the parking and mixed-use podium roof area, and (b) an additional 18 feet for vent pipes, fans, roof access stairwells and structures housing rooftop machinery on the mixed-use

podium roof. See Table 2 below comparing the modification request as approved under KAK 23-027, and the amended modification request.

Table 2: Comparison of approved and proposed modification request

Modification Request	As approved in KAK 23-027	Proposed under KAK 25-045
Podium height* (feet)	75	77.5

*Excludes additional 12-feet in height for accessory use structures and 18-feet in height for rooftop machinery

In accordance with § 15-219-49, HAR, interested persons may petition to intervene to participate as a party in this hearing by filing a timely written motion and providing 30 copies of such written motion to the HCDA office at 547 Queen Street, Honolulu, Hawai‘i 96813, no later than 4:30 p.m. on Wednesday, February 11, 2026, and serving copies to the Applicant at 1240 Ala Moana Boulevard, Suite 200, Honolulu, Hawai‘i 96814. The Authority will act on any motion to intervene on March 4, 2026, at which time all parties to the proceedings will be established.

Wednesday, March 4, 2026, 9:00 a.m. – Presentation Hearing

The purpose of the Presentation Hearing is to allow the Applicant to present the Project as proposed in the Application, to allow any other party to the proceeding the opportunity to present its position, and to provide the general public with the opportunity to present oral and/or written testimony.

Thursday, March 5, 2026, 9:00 a.m. – Modification Hearing

The purpose of the Modification Hearing is to allow the Applicant to present its Modification Request, to allow any other party the opportunity to present their position, and to provide the general public with the opportunity to present oral and/or written testimony.

Wednesday, May 6, 2026, 9:00 a.m. – Decision-Making Hearing

The purpose of the Decision-Making Hearing is to allow for additional oral and/or written testimony from the general public on the Application prior to decision-making by the Authority. If the Authority adopts a proposed Decision and Order that is adverse to a party at the May 6, 2026 Decision-Making Hearing, the party adversely affected will be allowed to file written comments and/or exceptions to the Authority’s proposed Decision and Order. Thereafter, the Authority will engage in final decision-making, if necessary, at a further hearing on Wednesday, June 3, 2026 at 9:00 a.m.

INSTRUCTIONS FOR PUBLIC TESTIMONY

Oral, Live Testimony

Persons who intend to present oral testimony are requested to sign up or notify the HCDA staff prior to the beginning of each public hearing by submitting a request via email to:

dbedt.hcda.contact@hawaii.gov or you may call the HCDA's office at (808) 594-0300.

Pursuant to Article IV, Section 10, of the HCDA's Bylaws, oral, live testimony may be limited to three (3) minutes at the discretion of the presiding officer and will be accepted only on matters directly related to the subject of the hearing. Pursuant to HAR § 15-219-71, speakers may be subject to questioning by the members of the HCDA Board or by any other representative of the HCDA.

When testifying, you will be asked to identify yourself and the organization, if any, that you represent. Oral, live testimony may be provided via either of the following options:

- **In Person:** Upon arriving in person, please complete the speaker registration form at the sign-in table on the 2nd floor of the American Brewery Building, 547 Queen Street, Honolulu, Hawai'i, 96813. When the Chairperson asks for public testimony, and your name is called, please approach the public testimony table, and proceed with your testimony.
- **Via Zoom:** Oral, live testimony may be provided remotely via the Zoom link provided at the top of this Notice. You will be asked to provide your name and an email address in the standard email format, e.g., ****@****.com.

Please use your full name and organization when joining via Zoom. When the Chairperson asks for public testimony, you may click the Raise Hand button found on your Zoom screen to indicate that you wish to testify. The Webinar Host will individually enable each testifier to unmute their microphone. When recognized by the Chairperson, please unmute your microphone before speaking and mute your microphone after you have finished speaking. The Authority may remove any person who willfully disrupts the hearing.

- **Via Phone:** If you do not have a computer/internet access, you may provide oral, live testimony via the Participate by Phone option and attend this public hearing with audio-only access by calling the phone number listed in the "Participate Via Phone" option located at the top of this Notice.

Upon dialing the number, you will be prompted to enter the Meeting ID, which is also listed at the top of this Notice. After entering the Meeting ID, you will be asked to either enter your panelist number or wait to be admitted into the meeting. Please wait until you are admitted into the meeting, as no panelist numbers will be issued. You may also be asked to input the meeting passcode, which can be found at the top of this notice on the first page.

When the Chairperson asks for public testimony, you may indicate that you want to testify by entering * followed by **9** on your phone's keypad. A voice prompt will then let you know that the meeting host has been notified. When recognized by the Chairperson, please unmute yourself by entering * and then **6** on your phone's keypad. A voice prompt will let you know that you are unmuted, and you may begin speaking. After you have finished speaking, please enter * and then **6** again to mute yourself.

Written Testimony

To ensure that the public as well as the HCDA Board Members receive testimony in a timely manner, written testimony should be submitted at least 24 hours prior to the scheduled Public Hearing date and time. Any written testimony submitted after such a time cannot be guaranteed to be distributed in time for the Public Hearing. Written testimony may be submitted by any one of the following methods:

- **Via Email to:** dbedt.hcda.contact@hawaii.gov
- **Via Web form at:** <http://dbedt.hawaii.gov/hcda.submit-testimony/>
- **Via U.S Postal Mail sent to:**
Hawaii Community Development Authority
547 Queen Street
Honolulu, HI 96813
- **Via Facsimile (fax) to:** (808) 587-0299

Persons who intend to submit written testimony are requested to submit 25 copies of their testimony by 12:00 p.m. before the date of the public hearing. Please note that any written public testimony submitted to the HCDA will be treated as a public record and, as such, any contact information contained therein may be available for public inspection and copying.

Any party may retain counsel or appear on his/her own behalf or send a representative if the party is a partnership, corporation, trust, or association.

The Development Permit Application is posted online at:
<https://dbedt.hawaii.gov/hcda/events/notice-of-public-hearings/> .

A hard copy of the Development Permit Application may also be obtained via regular mail, upon payment of photocopying and postage handling fees. To request a hard copy, you may contact the HCDA by telephone at (808) 594-0300 or by e-mail at dbedt.hcda.contact@hawaii.gov during regular business hours (Monday through Friday, 7:45 a.m. to 4:30 p.m.), excluding State and Federal holidays.

For any questions or concerns regarding the above, please call the HCDA office at (808) 594-0300.

If you need an auxiliary aid/service or other accommodation due to a disability, please contact Francine Murray, HCDA Community Outreach Officer, via phone at (808) 594-0300 or by email at: dbedt.hcda.contact@hawaii.gov or by facsimile at 587-0299 as soon as possible. Requests made as early as possible have a greater likelihood of being fulfilled. Upon request, this notice is available in alternative/accessible formats.

HAWAII COMMUNITY DEVELOPMENT AUTHORITY,
STERLING HIGA, CHAIRPERSON