

**DEVELOPMENT PERMIT REQUEST
Modification Hearing Staff Report**

**KAK 25-045: Mahana Ward Village
Ward Village Land Block 1, Project 6
(Master Plan Permit No.: PL MASP 13.1.3)**

March 5, 2026

I. MODIFICATION REQUEST

Victoria Ward, Limited (“VWL” or “Applicant”) is requesting a Planned Development Permit (“Permit”) to revise a previously approved permit for a mixed-use, high-rise development, Mahana Ward Village (“Project”). The Project site is bounded by Queen Street to the north (“Mauka”), an existing VWL parcel to the east (“Diamond Head”), Halekauwila Street to the south (“Makai”), and Ward Avenue to the west (“Ewa”). The Project is located at 423 Ward Avenue, in the Mauka Area of the Kaka‘ako Community Development District (“KCDD”), Tax Map Key No. (1) 2-3-002:116 (portion). The Applicant’s Development Permit Application (“Permit Application”) was provided to the Hawai‘i Community Development Authority (“HCDA” or “Authority”) on December 16, 2025.

The Presentation Hearing Staff Report and Exhibits are being transmitted to the Authority Members along with this Modification Hearing Staff Report.

The Applicant is requesting the following modification:

Modification of § 15-22-62 of the Vested Rules, to increase the parking and mixed-use podium height from 45 feet to 77.5 feet, and (a) an additional 12 feet for accessory use structures having a total area less than 15 percent of the parking and mixed-use podium roof area, and (b) an additional 18 feet for structures that will house elevator machinery on the parking and mixed-use podium roof.

The following figures show the requested modification.



Figure 1: North elevation, adapted from Exhibit 18 of application materials. The red dashed line indicates the 45-foot height.



Figure 2: South elevation, adapted from Exhibit 16 of application materials. The red dashed line indicates the 45-foot height.



Figure 3: Looking down Halekauwila Street towards Diamond Head. On the left, the by-right massing. On the right, the massing as proposed in the modification request. Sourced from Exhibit 26 of the application materials.



Figure 4: Looking mauka from Halekauwila Street. On the left, the by-right massing. On the right, the massing as proposed in the modification request. Sourced from Exhibit 27 of the application materials.



Figure 5: Looking makai from Ward Avenue. On the left, the by-right massing. On the right, the massing as proposed in the modification request. Sourced from Exhibit 28 of the application materials.



Figure 6: Looking 'Ewa from Halekauwila Street. On the left, the by-right massing. On the right, the massing as proposed in the modification request. Sourced from Exhibit 29 of the application materials.

Modification Of Specific Provisions

The Findings of Fact in the Nunc Pro Tunc Ward MP Decision and Order indicate the Applicant's intent to request modification of the platform height from forty-five (45) feet to seventy-five (75) feet for all parcels not directly fronting Ala Moana Boulevard (Findings of Fact #62). The Conclusions of Law section of the Ward Neighborhood Master Plan provides that the Applicant's proposal to modify the Mauka Area Rules may be addressed as part of the planned development review process and shall be evaluated under §15-22-22 of the Vested Rules (Conclusions of Law #13).

Section 15-22-120(7) of the Vested Rules provides that the platform heights may be commensurately modified to exceed forty-five (45) feet where:

- A. Subsurface construction is infeasible;
- B. Design requirements for ceiling height clearances require height adjustment;
- C. Industrial, commercial, residential or community service uses are substantially located within the platform, especially along streets or public spaces; or
- D. Significant public facilities or pedestrian features are provided at the street level, especially arcades or publicly accessible open space in excess of the minimum grade-level open space.

While the amended Project proposes a decreased commercial area relative to the KAK 23-027 Project, the commercial uses remain located along streets and public spaces, and the amended Project provides significant pedestrian features through publicly accessible open space. The amended Project proposes an increase of open space by 1,681 SF, for a total of 12,586 SF, or 16 percent of the project site, which has an area of 80,256 SF.

Section 5.1, pages 23 through 27 of the Permit Application, further discusses the Applicant's proposed modification request, including its consistency with several HCDA-approved modifications located nearby. The Applicant stated that the modification is being sought to:

- 1. Permit various uses within the podium along streets and public spaces;
- 2. Provide space for additional residential uses within the podium and closer to the street-level;
- 3. Provide additional public open space at ground level;
- 4. Relocate parking facilities up and away from the street; and
- 5. Prevent subsurface excavation activities associated with underground parking structures in an area with known subsurface sensitivities, including proximity to the water table.

Figure 7, below, was provided in the Permit Application as Exhibit 7. It shows the proposed uses within the ground floor of the mixed-use podium. Much of the ground level of the podium is occupied by commercial uses (colored in pink), loading spaces, back of house uses, the residential lobby and access to the Project.

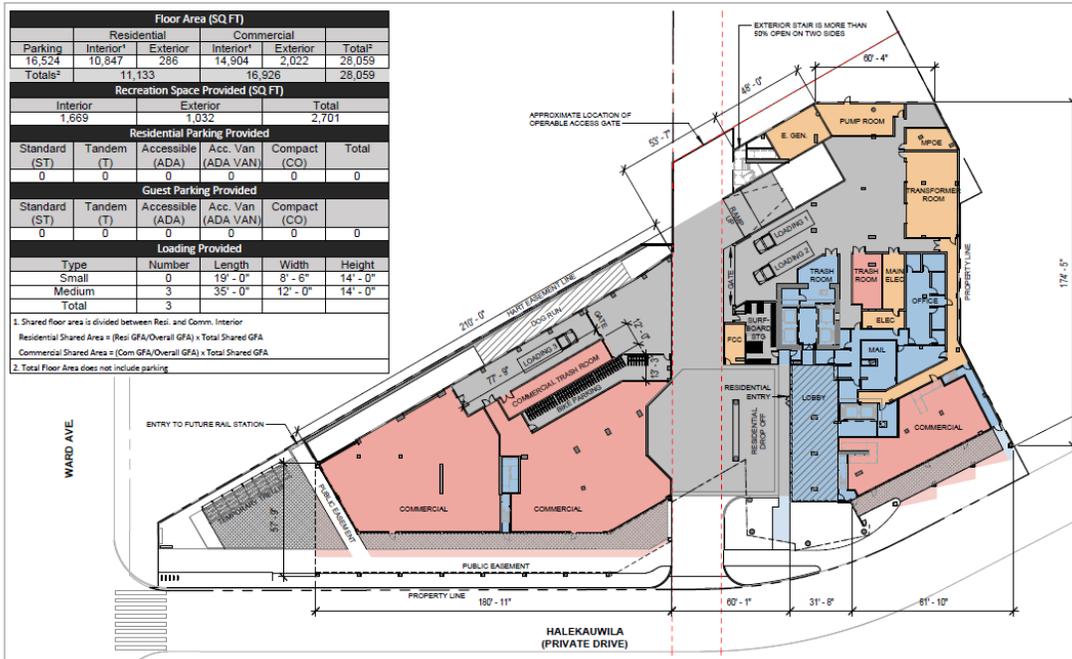


Figure 7: Ground level floor plan

The Authority shall consider the modification request, pursuant to § 15-22-22 of the Vested Rules which notes that, in order for the Authority to consider the modification of a specific provision, the Applicant must have demonstrated that:

1. The modification would provide flexibility and result in a development that is practically and aesthetically superior to that which could be accomplished with the rigid enforcement of the Vested Rules;
2. The modification would not adversely affect adjacent developments or uses; and
3. The resulting development would be consistent with the intent of the (Vested) Mauka Area Plan.

II. PUBLIC TESTIMONY

The HCDA staff will provide the Authority with all public testimony received by the submittal deadline.

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Reviewed By: Craig Nakamoto, Executive Director 