

**DEVELOPMENT PERMIT REQUEST  
Presentation 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)  
Amendment to KAK 23-027**

March 4, 2026

**I. 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 was previously approved by the Authority on September 6, 2023 under Application No. KAK 23-027.

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 proposed amendments to the Project’s Planned Development Permit (“Permit Application”) was provided to the Hawai‘i Community Development Authority (“HCDA” or “Authority”) on December 16, 2025. The Permit Application is being processed under File No. KAK 25-045.

**II. COMPLETENESS REVIEW, AUTOMATIC APPROVAL AND FILING FEES**

In a letter dated January 21, 2026, the Applicant was informed that the submitted Permit Application for the Project had been deemed complete and was notified of the automatic approval date. The letter is attached as Exhibit A. Pursuant to § 15-22-23, Automatic Approvals, Hawai‘i Administrative Rules (“HAR”), the Permit Application will be deemed automatically approved if no decision is made by the HCDA, granting or denying approval, within 160 days from the date of the submission of a complete application. The automatic approval date is June 29, 2026. Application fees were paid, in accordance with §§ 15-22-111(b) and 15-22-16, HAR, and the Applicant has committed to pay its required portion of the public hearing fees when invoiced.

**III. PUBLIC HEARING NOTICE AND COMMUNITY OUTREACH**

A Notice of Public Hearings for the Project, in accordance with § 206E-5.6, Hawaii Revised Statutes (“HRS”), was published in the Honolulu Star-Advertiser, The Garden Island, West Hawaii Today, Hawaii Tribune-Herald and Maui News on January 22, 2026. In accordance with the provisions of § 206E-5.6, HRS, the President of the Senate and the Speaker of the House of Representatives were notified upon posting of the Notice of Public Hearings. Associations of apartment owners of residential buildings adjacent to

the Project, surrounding landowners and businesses, the Ala Moana/Kaka‘ako Neighborhood Board, and the Kaka‘ako Improvement Association were notified of the public hearings. Various elected officials, State and County agencies, and utility companies that service the area were also notified of the public hearings.

The Notice of Public Hearings was provided to individuals and organizations that have shown interest in the development in Kakaako in the past and have requested that they be kept informed of development activities in the district. A copy of the Notice of Public Hearings is attached as Exhibit B. In accordance with the provisions of § 206E-5.5, HRS, the Applicant confirmed that it has also notified both owners and lessees of record of real property within a three hundred-foot (300) radius of the Project. A copy of the Project Application was also posted on the HCDA’s website on January 21, 2026, and the public was encouraged to provide comments regarding the Project. The HCDA received one submittal of support and one submittal opposing the Project.

The deadline for filing for intervention was February 11, 2026. The HCDA received one petition for intervention prior to the deadline, however the petition was withdrawn on February 13, 2026. No active petitions for intervention stand.

#### **IV. WARD NEIGHBORHOOD MASTER PLAN**

The Project is located on Land Block 1 of the Ward Neighborhood Master Plan (“Ward MP”), permit number PL MASP 13.1.3. On January 14, 2009, the Ward MP was approved by the HCDA, pursuant to Title 15, Chapter 22, Subchapter 8, HAR, entitled “Master Plan Rules”. The Ward MP is vested under Chapter 15-22, HAR, Mauka Area Rules (“Vested Rules”) that were in effect on January 14, 2009.

A Nunc Pro Tunc Order, dated May 6, 2009, was approved to resolve a clerical error in the Ward MP Decision and Order. The Nunc Pro Tunc Ward MP Decision and Order (“2009 D&O”) is attached as Exhibit C. Subsequently, and as provided in the 2009 D&O, a Master Plan Development Agreement (“2010 MP Development Agreement”) for the Ward MP was entered into on December 30, 2010. The 2010 MP Development Agreement is attached as Exhibit D.

On October 10, 2012, the Authority granted declaratory relief through a Declaratory Order relating to Condition No. 4 of the 2009 D&O. The 2012 Declaratory Order is attached as Exhibit E.

The Ward MP had an effective period of fifteen (15) years and was set to terminate on January 14, 2024. The effective period of the Ward MP was subsequently extended by mutual agreement of HCDA and Victoria Ward Limited (“VWL”) pending discussions on certain terms that would govern aspects of the future development of the former Ward MP area. The final Amended and Restated Master Plan Development Agreement (“2025 Amended Agreement”) took effect as of January 13, 2025. The 2025 Amended Agreement allows any Planned Development Permit that was approved during the effective period of Ward MP to follow provisions of the 2005 Mauka Area Rules. As

such, this Project amendment is being reviewed under the Vested Rules. The 2025 Amended Agreement is attached as Exhibit F.

As provided in the Ward MP, the MP Development Agreement, and the Amended Agreement, the Ward MP may be implemented in phases through planned developments. The first phase of the Ward MP was comprised of three (3) Planned Development projects (Waiea, Anaha, and Ke Kilohana) that were approved by the HCDA in 2013. All three of those projects have been completed.

The second phase of the Ward MP is comprised of four Planned Development projects (A‘eo, ‘A‘ali‘i, Kō‘ula, and Victoria Place – the latter of which replaced the Gateway development), which the HCDA approved in 2015, 2017, 2018 and 2019, respectively. All four of these projects have been completed.

The third phase of the Ward MP is comprised of three Planned Development projects (Park Ward Village, Ulana Ward Village, and Kalae), which the HCDA approved in 2021, 2021, and 2022, respectively. The Park Ward Village and Kalae are currently under construction. Ulana was completed in late 2025.

The fourth phase of the Ward MP is comprised of four Planned Development projects (the Launiu, Ilima, Melia, and Mahana), which were all approved by the HCDA in 2023. Construction for the Launiu started in 2025. The construction of Ilima and Melia is anticipated to start in 2027. Construction for Mahana, which is the subject of this permit amendment, is anticipated to start in 2028.

Condition No. 5 of the 2009 D&O requires that, prior to submission of the first individual development permit application for the development projects under the Master Plan, the Applicant shall prepare and submit to the Authority a historic building inventory, a cultural impact assessment, and an archaeological inventory survey plan that have been accepted by the State of Hawaii, Department of Land and Natural Resources’ (“DLNR”) State Historic Preservation Division (“SHPD”) or its successor agency. The Applicant has submitted the following documents in satisfaction of Condition No. 5 of the 2009 D&O:

- Historic Building Inventory,
- Cultural Impact Assessment; and
- Archaeological Inventory Survey.

HCDA’s letter to the Applicant, acknowledging receipt of these documents, and SHPD’s letter acknowledging the proposed amendments to the Project are attached as Exhibit G.

Condition No. 10 of the 2009 D&O requires that, prior to the submission of the first development permit application for an individual project pursuant to the Master Plan, the Applicant shall conduct a regional traffic study. In addition, at the individual development permit stage, the Applicant shall conduct traffic impact assessments for each development phase.

The Applicant has prepared a regional traffic study for the Ward MP area, in consultation with the City and County of Honolulu (“City”), Department of Transportation Services (“DTS”), Department of Planning and Permitting (“DPP”) – Traffic Review Branch, and the HCDA. The HCDA’s letter to the Applicant, acknowledging receipt of these documents, is attached as Exhibit H. The Applicant also prepared an updated traffic impact assessment report for this amended Project, included in the permit application appendices.

Condition No. 12 of the 2009 D&O requires that, prior to the submission of the first development permit application for an individual project pursuant to the Ward MP, the Applicant shall provide sustainability guidelines to the HCDA. At the time the Applicant applies for any individual development permit, it shall indicate how the sustainability guidelines shall be implemented for the respective project in the development permit area. The Applicant has prepared and submitted sustainability guidelines for developments covered under the Ward MP. The HCDA’s letter to the Applicant, acknowledging receipt of the sustainability guidelines, is provided hereto as Exhibit I.

The Applicant has fulfilled the conditions stipulated under the 2009 D&O necessary to apply for a development permit under the Ward MP.

## **V. GOVERNMENT AGENCY AND UTILITY COMPANY CONSULTATION**

The Applicant consulted with the following government agencies and utility companies for review and comment on the Project:

### State of Hawaii

- DLNR-SHPD. The Applicant has provided a letter from SHPD, dated May 9, 2023, confirming that the permitting process may proceed, with stipulations, as SHPD awaits the submittal of a revised Archaeological Inventory Survey. The Applicant notified SHPD of the proposed amendments, and has provided a letter from SHPD, dated November 19, 2025, acknowledging review of the proposed amendments to the Project. A copy of the written confirmation and letter of acknowledgement from SHPD are attached hereto as Exhibit J.

### City and County of Honolulu

- DPP – Wastewater Branch
- DPP – Civil Engineering Branch
- DPP – Traffic Review Branch
- Honolulu Board of Water Supply
- Honolulu Fire Department

### Utility Companies

- Hawaiian Electric Company, Inc.
- Hawaii Gas
- Hawaiian Telcom, Inc.
- Spectrum

The Applicant has included the comments received from these agencies and utility companies as part of the Permit Application. Subsequently, after receiving the Permit Application and deeming the application complete, the HCDA also provided a link to the complete Permit Application to the following government agencies and utility companies for review and comment:

### Federal

- United States Postal Services

### State of Hawaii

- Department of Education
- Department of Hawaiian Homelands
- Department of Health
- Department of Land and Natural Resources
- Department of Transportation, Airports Division
- Department of Transportation, Highways Division
- Office of Hawaiian Affairs
- Statewide Transportation Planning Office

### City and County of Honolulu

- Department of Environmental Services
- Department of Parks and Recreation
- Department of Planning and Permitting
- Department of Transportation Services
- Honolulu Authority for Rapid Transportation
- Honolulu Board of Water Supply
- Honolulu Fire Department
- Honolulu Police Department
- Honolulu Office of Climate Change, Sustainability, and Resiliency

### Utility Companies

- Hawaii Gas
- Hawaiian Electric Company, Inc.
- Hawaiian Telcom, Inc.
- Spectrum

Comments received on or before February 18, 2026, as part of the Permit Application Review, are attached as Exhibit K and were forwarded to the Applicant, to be addressed

in the Project. Any agency or utility company comment received after February 18, 2026, will be provided to the Authority separate from this report.

## **VI. PROJECT DESCRIPTION**

The Applicant proposes to amend the previously approved mixed-use, commercial-residential project. The Project consists of a tower and podium on an 80,256 square-foot parcel, with 451 residential units in approximately 565,527 square feet (“SF”), approximately 13,600 SF of commercial space, 674 parking stalls and three loading stalls. See Table 1 for a comparison of the previously approved Project, and proposed Project.

The proposed changes are to increase the number of residential units by approximately 111, by increasing the residential area by 159,235 SF, adding 52 feet of tower height and 413 SF to the tower footprint, and by decreasing the commercial area by 3,326 SF. Increases to recreational space, open space, vehicular parking and bicycle parking are proposed.

The Applicant has noted that 36 off-street parking stalls for commercial use will be provided in the district parking located at 987 Queen Street (‘A‘ali‘i Ward Village) and 333 Ward Avenue (The Park Ward Village). The Project and ‘A‘ali‘i Ward Village and The Park Ward Village shall enter into an off-site Parking agreement for the 36 commercial stalls, or the Applicant shall prepare a master off-site parking agreement accounting for all the parking stalls for the development within the Ward MP.

The Project TMK has a lot size of 153,171 SF; however, it is currently undergoing subdivision into three parcels for the proposed Project, the future HART rail station, and a cultural preserve. After subdivision, the Project development lot size will be 80,256 SF (approximately 1.84 acres). The HART rail station parcel will be 61,192 SF (approximately 1.4 acres) and the cultural preserve will be 11,723 SF (approximately 0.27 acres). A tentative approval has been granted for the subdivision request by the City and County, subject to certain conditions. A copy of the tentative approval is attached hereto as Exhibit L.

**Table 1: Comparison of KAK 23-027 and proposed amendments**

PROJECT DETAILS	As approved in KAK 23-027	Proposed under KAK 25-045	Difference
Number of Residential Units	340	451	111
Residential area (square feet [SF])	406,292	565,527	159,235
Commercial area (SF)	16,926	13,600	-3,326
Total floor area (SF)	423,218	579,127	155,909
Tower height (feet)	347.75	399.5	52
Tower footprint (SF)	15,134	15,547	413
Additional height for rooftop elements (feet)	18	18	0
Industrial area (SF)	0	0	0
Recreational space (SF)	47,900	51,994	4,094
Open space (SF)	10,905	12,586	1,681
Off-street parking stalls	503	674	171
Loading stalls	3	3	0
Off-site Commercial Parking	42	36	-6
Bicycle parking stalls -short term	10	240	230
Bicycle parking stalls -long term	96	208	112

**Land Use and Zoning**

Subchapter 2 of the Vested Rules establishes land use zones. The Project site is identified as a mixed-use zone commercial emphasis (“MUZ-C”) in the “Land Use Plan” within the Vested Rules. The 2009 D&O and the subsequent Declaratory Order established a single mixed-use zone (“MUZ”) land use designation in place of the MUZ C designation under the Vested Rules. The MUZ designation allows for any percentage of either commercial or residential use to be developed on the Project site. The Applicant proposes 565,527 SF (98 percent) residential use and 13,600 SF (0.02 percent) commercial use for the Project.

**Podium/Platform Height**

Section 15-22-62 of the Vested Rules limits building heights to 45 feet, with certain exceptions, as provided in subchapter 4 of the Vested Rules, relating to Planned Developments, and certain building elements or features as specified in § 15-22-62(c) and § 15-22-120(7) of the Vested Rules, which allows platform heights to be commensurately modified to exceed forty-five feet under certain conditions.

A podium height of 75 feet was approved in PDP KAK 23-027. The amended Project is requesting an additional modification to the platform height. The Project proposes a parking podium with ground-floor commercial liner that is 77.5 feet in height, and a) an additional twelve (12) feet for accessory use structures, having a total area less than

fifteen percent (15%) of the parking and mixed-use podium roof area and b) an additional eighteen (18) feet for vent pipes, fans, roof access stairwells and structures housing rooftop machinery on the mixed-use podium roof.

**Density, Tower Height, and Tower Footprint**

The allowable building density or floor area ratio (“FAR”), tower height, and allowable tower footprint for a planned development is determined by the development lot size, as referenced in § 15-22-116 of the Vested Rules and as provided in Table 2, below.

**Table 2: Allowable Building Height, FAR, Bonus FAR and Tower Footprint for Planned Developments in Kaka‘ako Mauka Area Mixed-Use Zones**

Lot Size (SF)	Building Height* (feet)	FAR*	Maximum Bonus FAR**	Maximum Tower Footprint (SF)
10,000	65	1.8	0.3	5,000
20,000	100	2.0	0.3	8,000
40,000	200	2.5	0.3	14,000
60,000	300	3.0	0.3	15,000
80,000+	400	3.5	0.3	16,000

\*With the exceptions for planned developments in the area bounded by Punchbowl Street, King Street, South Street and Ala Moana Boulevard where the maximum building height shall be sixty-five feet, and the maximum FAR shall be 2.5.

\*\*For the provision of industrial use, nursing facilities, assisted living administration and ancillary assisted living amenities. Limitations apply.

The Project site is a portion of a joint development lot created by the Land Block 1 Joint Development Agreement, recorded on May 11, 2015, as DOC A-56090748 (“JDA”). A copy of the JDA is attached as Exhibit M. All parcels included within the JDA are considered and treated as one development lot. Land Block 1 has an effective development lot area of 911,887 SF (approximately 20.93 acres), and a maximum FAR of 3.5 as provided in Table 2.

The Vested Rules provides that a bonus of up to 0.3 FAR is allowed for the amount of industrial use provided. The Ward MP establishes a floor area ratio (“FAR”) of 3.5 and a maximum industrial floor area of 736,914 SF. Thus, in 2008, a total FAR of 3.8 was established for the master plan area, subject to the maintenance of a minimum square footage of industrial uses.

In 2025, accounting of industrial uses showed that the industrial uses maintained during the effective period of the Ward MP did not warrant a 0.3 FAR bonus. An industrial floor area of 279,437 SF (inclusive of 70,019 SF of floor area credit from the sale of Land Block P-1 to HCDA and 31,039 SF of industrial floor area in the Ulana Ward Village (KAK 21-005)), was granted a density bonus of 188,861 SF of floor area in the 2025 Amended Agreement. Additionally, through the sale of Land Block P-3 to HCDA, the

Applicant gained 163,000 SF of supplemental floor area for use within the Ward MP area. The decrease in industrial uses in combination with the density bonus and the supplemental floor area modified the FAR from 3.8 to 3.61.

KAK 23-027 approved a floor area of 423,218 SF for the Mahana Project with the total floor area and FAR for Land Block 1 as 3,205,975 SF and 3.52, respectively.

Application materials for the amended Project state that existing projects on Land Block 1 amount to a floor area of 2,787,124 SF. The proposed floor area for the amended Project is 579,127 SF. With the amended Project, Land Block 1 will have a new total floor area of 3,366,251 SF and an FAR of 3.69 (3,366,251 SF / 911,887 SF). This exceeds the maximum floor area of 3,291,912 established by the 3.61 FAR.

However, §15-22-203(b)(1) of the Vested Rules allows further increase in density through the transfer of floor area and land uses from one development lot to other development lots within the master planned areas, provided that, among other conditions, the FAR of any receiving lot is not increased beyond 25 percent of what is allowed for the lot size.

With a 25 percent transfer and the industrial bonus, the maximum allowable FAR for the receiving lot is 4.518 (*percent transfer \* Maximum Lot FAR = 1.25 \* 3.614*). An FAR of 4.518 amounts to a maximum allowable floor area of 4,119,450 SF (*Development Lot Area \* maximum allowable FAR = 911,887 SF \* 4.518*) for the lot. The Applicant proposes transferring approximately 74,339 SF from the credits mentioned above to Land Block 1 (receiving lot), which is within the maximum allowable floor area.

This is consistent with the Ward MP as approved under the Vested Rules. Table 3, below, summarizes the floor area allocations for Land Block 1.

**Table 3: Floor Area Allocation Summary, Land Block 1**

Floor Area Allocation for Land Block 1 (SF)	
Development Lot Area for Land Block 1	911,887
Projected Floor Area for Land Block 1	3,366,251
<b>Projected Floor Area Ratio for Land Block 1</b>	<b>3.69 FAR</b>
Floor Area Allocation on Land Block 1	
Land Block 1 – Ward Entertainment Center (Existing)	213,840
Land Block 1, Project 2 – A`eo (Existing)	624,701
Land Block 1, Project 3 - `A`ali`i (Existing)	598,616
Land Block 1, Project 4 – Ko`ula (Existing)	684,487
Land Block 1, Project 5 – The Park Ward Village (Under Construction)	665,480
Land Block 1, Project 6 – Mahana (Proposed Project)	579,127
<b>Total of Floor Area Allocated on Land Block 1 to Date</b>	<b>3,366,251 SF</b>

The proposed height of the residential tower is 399.5 feet, and the proposed footprint is 15,547 SF, which are within the limits of § 15-22-116 (shown in Table 2 above) for a lot size of 80,000 SF or more. The Project proposes an additional 18 feet for rooftop mechanical equipment enclosures, which is allowed under the Vested Rules.

**Industrial Use**

As noted above, § 15-22-116 of the Vested Rules allows a maximum density of 3.5 FAR for projects with a land area of 80,000 SF or more, and a maximum 0.3 FAR bonus commensurate with the amount of industrial use provided. The 2025 Amended Agreement included an updated accounting of the industrial floor area across the Ward MP (Exhibit H of the 2025 Amended Agreement) and modifies the industrial floor area requirement to maintain the existing floor area of 279,437 SF, with a net minimum of 100,000 SF across the Ward MP area. A payment formula for any reduction of industrial floor area below the 2025 figures is provided in the 2025 Amended Agreement.

To date, within the Ward MP, an industrial floor area of 209,418 SF has been provided. From the sale of Block P-1 to HCDA, 70,019 SF of industrial floor area is credited to Land Block 6. Therefore, with the existing and approved developments, the Ward MP will have a total industrial floor area of 279,437 SF. Table 4, below, summarizes the industrial floor area provided and forecasted for the Ward MP.

**Table 4: Industrial Floor Area Accounting for the Ward MP**

<b>Land Block</b>	<b>Industrial Floor Area (SF)</b>
<b>Industrial Floor Area Provided and Approved to Date</b>	
Land Block 5, Block G – Existing	146,808
Land Block 5, Block G – Vacant	31,571
Land Block 5, Project 2 – Ulana, Industrial, Existing	31,039
<b>SUBTOTAL</b>	<b>209,418</b>
<b>Forecasted Industrial Floor Area</b>	
Land Block 6 – Industrial (Credit)	70,019
<b>TOTAL, EXISTING AND FORECASTED INDUSTRIAL FLOOR AREA</b>	<b>279,437</b>

**Front, Side and Rear Yard**

Section 15-22-63.1(a) of the Vested Rules requires a front yard setback of 15 feet. Section 15-22-63.2 of the Vested Rules requires a minimum side and rear yard setback of 10 feet for structures containing windows or openings facing side or rear property lines. The Project site is an irregular shape, with approximately 50-feet of linear frontage to the north along Queen Street. To the east (Diamond Head side) of the Project, on the same Land Block 1 development lot, is ‘A‘ali‘i. To the south is Halekauwila Drive, a private driveway. To the west the Project site has approximately 30-feet of linear frontage along Ward Avenue. A 15-foot front yard parallel to the street right-of-way is proposed along Queen Street and Ward Avenue. Setbacks are not required between the two developments, and no side or rear yards are required along private driveways. No changes are proposed to the front, side or rear yards from what was approved in KAK 23-027.

**Open Space**

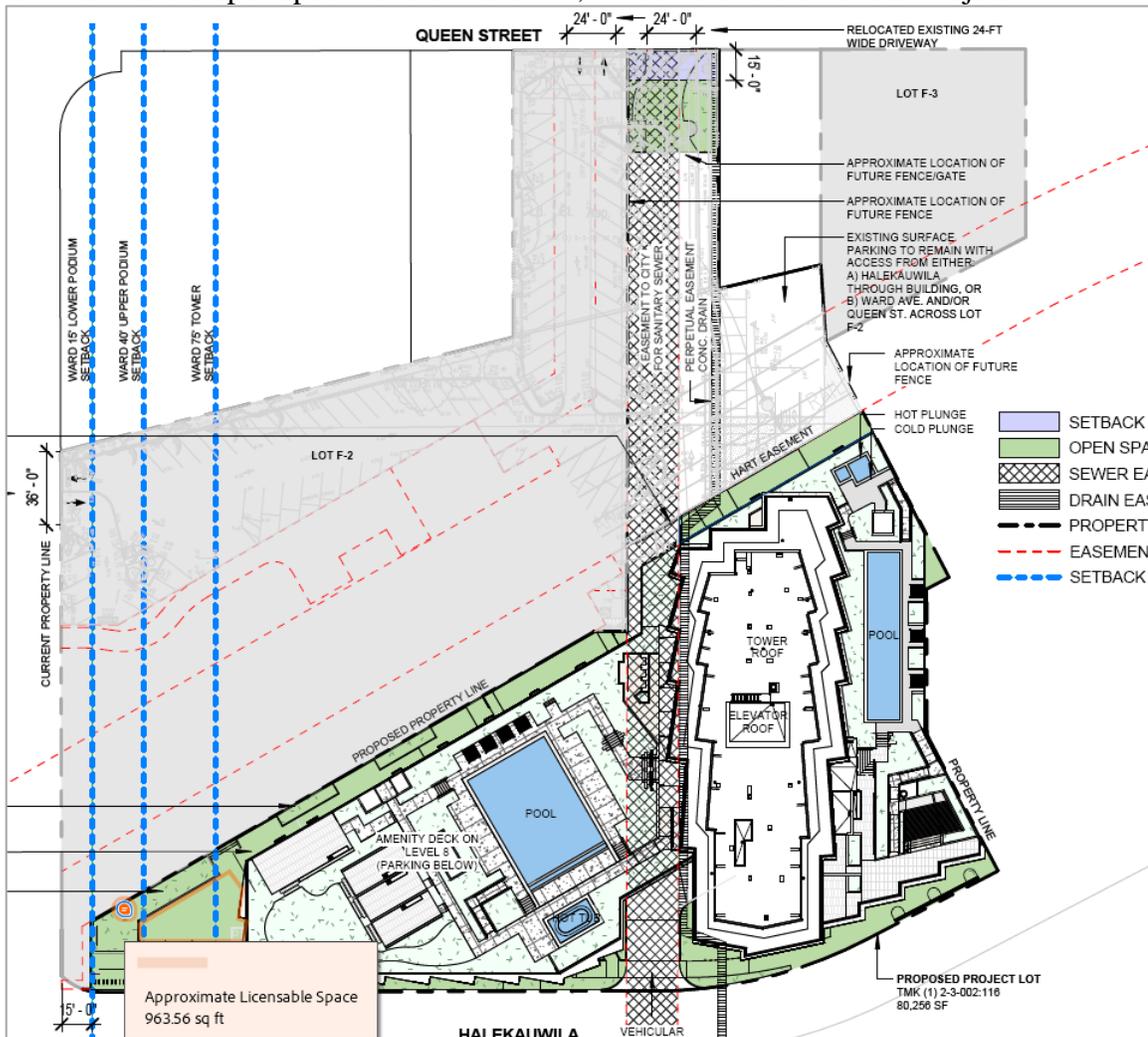
The Vested Rules defines open space as noncontiguous, unbuilt and unobstructed spaces at grade between and adjacent to public and private structures and is further described in § 15-22-64(a) as exclusive of required yards, setback areas or parking areas, is open and unobstructed overhead, landscaped or maintained as a recreational or social facility, and not to be used as driveways, loading, storage, or for vehicular parking.

Section 15-22-64(c)(1) of the Vested Rules requires the provision of open space as the lower of either ten percent (10%) of the lot area or twenty-five percent (25%) of the lot area less the required yards. The Ward MP established a 10 percent open space requirement across the master plan area of 2,456,379 SF. Therefore, a minimum of 245,638 SF of open space must be provided.

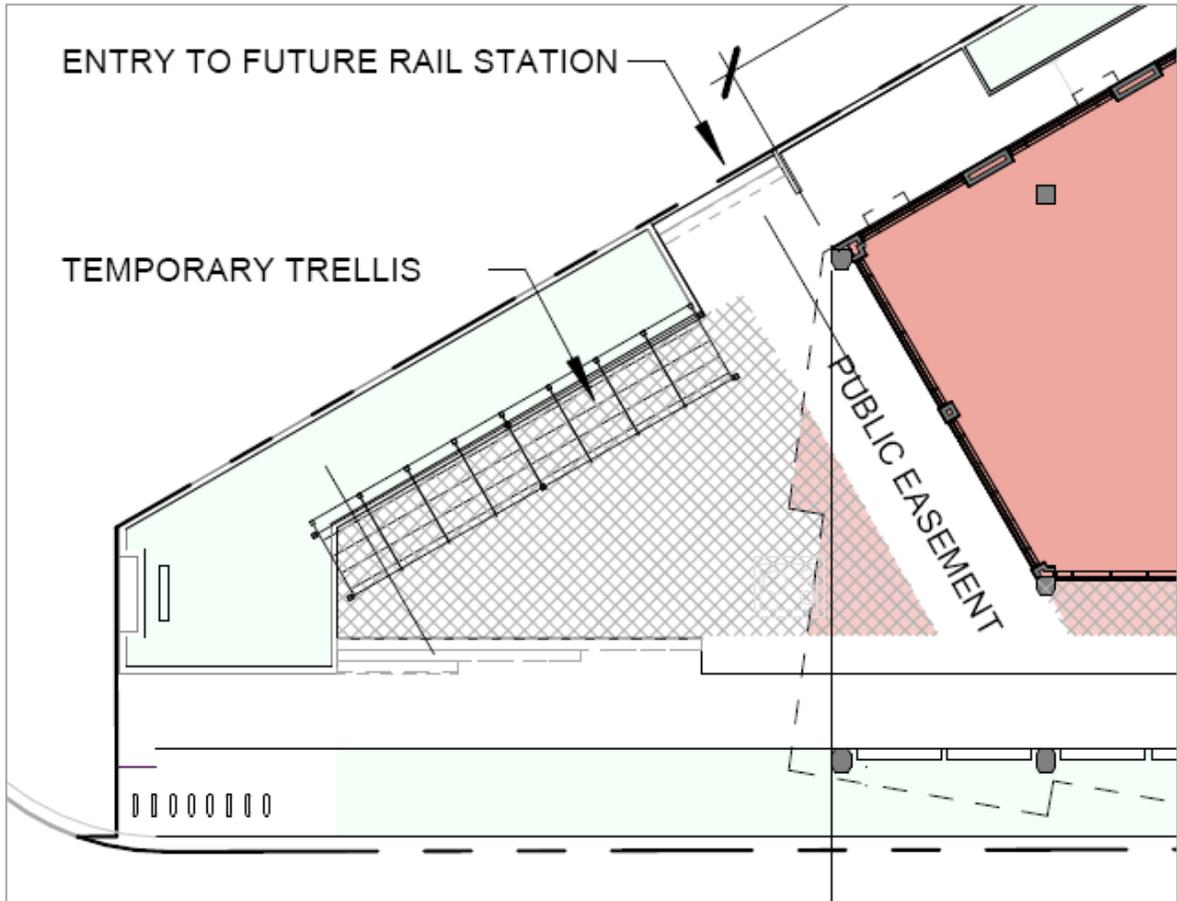
To date, 226,162 SF of open space has been provided, and an additional 190,723 SF of open space has been approved, for a total open space of 416,885 SF. KAK 23-027 approved 10,905 SF of open space, which would have provided 427,790 SF. The

amended Project proposes to provide 12,586 SF of open space at ground level, for a new open space total of 429,471 SF. Most of this open space wraps around the mixed-use podium and parking structure. As required by KAK 23-027 Decision and Order Condition Nos. 18 and 19, the Project includes a pocket park to help activate Queen Street until the area is further redeveloped. The design of the pocket park under KAK 23-027 includes benches, shade trees, and dog amenities.

The proposed 429,471 SF of open space is approximately 17 percent of the Ward MP area, which complies with the minimum open space requirement. We note that Exhibit 4 of the application materials show the open space for the project, and that Exhibit 7 shows licensable areas. Approximately 963 SF of the open space is proposed as licensable as shown in Figures 1 and 2 below. Provided that this space continues to meet the definition and description of open space, it shall be counted as open space. Table 5, below, summarizes the open space for the Ward MP, inclusive of the amended Project.



**Figure 1:** Open space (in green) and approximate licensable area (outlined in orange). Adapted from Exhibit 4 and 7 of the application materials.



**Figure 2:** Licensable area shown in hatch marks, sourced from Exhibit 7 of the application materials.

**Table 5: Open Space**

Development Lot	Lot Size (SF)	Open Space (SF)	Open Space Percentage
Land Block 1	911,887	153,920*	17
Land Block 2	355,130	106,055	30
Land Block 3	270,159	46,077	17
Land Block 4	230,706	50,731	22
Land Block 5	621,871	72,688	12
Land Block 6	66,626	0	0
<b>Total</b>	<b>2,456,379</b>	<b>429,471</b>	<b>17</b>

\*Note: (1,121 SF is “licensable”)

### **Recreation Space**

A minimum of fifty-five (55) SF of recreation space per dwelling unit is required, pursuant to § 15-22-65(b) of the Vested Rules. KAK 23-027 approved 340 dwelling units, which required a minimum of 18,700 SF of recreation space, and for which 47,900 SF of recreation space was approved. The amended Project proposes 451 dwelling units, which requires a minimum recreation space of 24,805 SF. The amended Project will provide 51,994 SF of recreation space, which complies with the minimum requirements.

### **Off-Street Parking**

Section 15-22-67 of the Vested Rules provides off-street parking requirements. KAK 23-027 approved 16,926 SF of commercial area, which required a minimum of 42 parking stalls, and 340 residential units, which required a minimum of 401 parking stalls. The amended Project reduces the commercial area to 13,600 SF, which requires 36 parking stalls. These 36 stalls are proposed off-site within the district parking at the ‘A‘ali‘i Ward Village (987 Queen Street) and The Park Ward Village (333 Ward Avenue). The number of residential units increased to 451 units, which requires a minimum of 544 parking stalls. The amended Project proposes 662 on-site residential parking stalls, and an additional 12 guest parking stalls. The following tables summarize the number of parking stalls required by each land use in the Project, as per the Vested Rules, and the actual number of parking stalls proposed in the Project.

**Table 6: Off-Street Parking Summary**

Land Use	Requirement (stalls)	Proposed Amended Project	Parking	
			Required (stalls)	Provided (stalls)
<b>Residential</b>				
600 SF or Less	0.9 per unit	92 units	83	650
600 SF to 800 SF	1.13 per unit	111 units	126	
800 SF or More	1.35 per unit	248 units	335	
Guest Parking	N/A	N/A	N/S	12
<b>SUBTOTAL</b>			<b>544</b>	<b>662</b>
<b>Commercial</b>				
Eating/Drinking Area	0.9 per 300 SF	6,800 SF	20.4	36
Kitchen & Accessory Area	1 per 444 SF	6,800 SF	15.3	
Commercial/Other	1 per 444 SF			
<b>SUBTOTAL</b>			<b>36</b>	<b>36*</b>
<b>TOTAL</b>			<b>580</b>	<b>710*</b>

\*The 36 commercial stalls will be provided in the District Parking.

**Table 7: Comparison of Parking Requirements for Previously Approved and Proposed Amended Project**

Land Use	Required	Provided	Difference
<b>Residential</b>			
Approved Project (KAK 23-027)	401	503	+102
Proposed Amended Project (KAK 25-045)	544	662	+118
<b>Commercial</b>			
Approved Project (KAK 23-027)	42	42	0
Proposed Amended Project (KAK 25-045)	36	36	0

Fifty percent (50%) or more of the required off-street parking stalls are required to be standard-sized stalls, and up to 50 percent of the parking for dwelling units may be compact spaces. The Applicant has noted that the spaces will include 508 standard sized spaces, 65 compact spaces, 35 tandem spaces, 51 tandem compact spaces, 12 ADA accessible spaces, and three ADA van accessible spaces.

**Off-Street Loading**

The off-street loading requirements for the Project are provided in § 15-22-68 of the Vested Rules. For the residential use of 565,27 SF of floor area, four off-street loading stalls are required. For the commercial uses of 13,600 SF of floor area, two off-street loading stalls are required. For loading spaces serving two or more uses, an adjustment of up to fifty percent (50%) is allowed per § 15-22-68(e). Accordingly, a total of three (3) loading spaces are required for the Project, as shown in Table 8.

The amended Project continues to provide three off-street loading stalls. Per §15-22-68, relating to off-street loading, when more than one loading space is required, the minimum horizontal dimensions of at least half of the required spaces are to be 12 x 35 feet, with a vertical clearance of at least 14 feet, and the remaining stalls are to be 19 x 18.5 feet with a vertical clearance of at least 10 feet. Two of the stalls are proposed at a minimum size of 12 feet x 35 feet, with a minimum vertical clearance of 14 feet, and the third is proposed at a minimum size of 8.5 feet x 19 feet and a minimum height clearance of 14 feet. The amended Project complies with the off-street loading requirements.

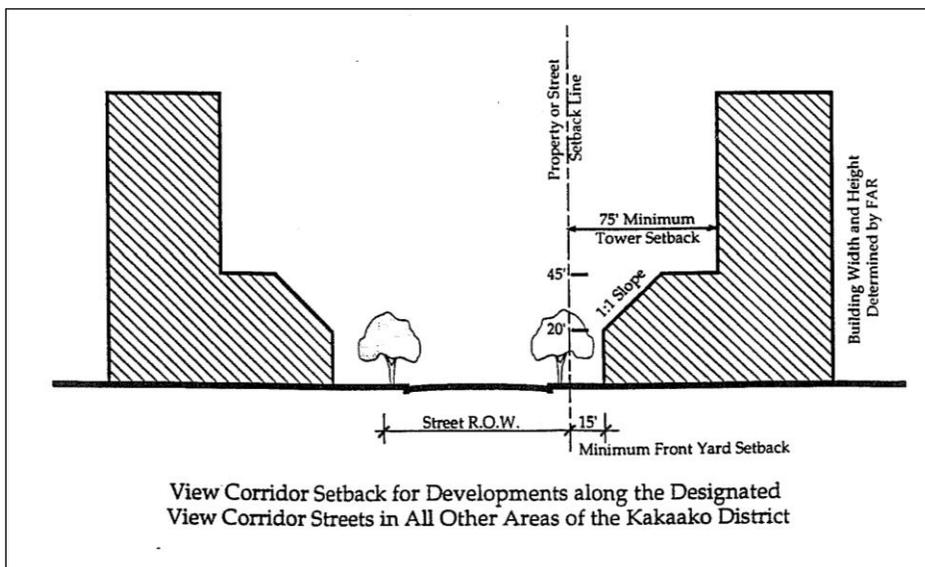
**Table 8: Required Off-Street Loading**

Land Use	Requirement	Proposed Amended Project	Required Loading Spaces
Multi-Family	150,001 SF to 300,000 SF: two spaces	565,527 SF	2
	Every 200,000 SF over 300,000 SF: one space		2
Commercial	10,001 SF to 20,000 SF: two spaces	13,600 SF	2
<b>Total Required Off-Street Loading Spaces</b>			<b>6</b>
<b>Total Provided Off-Street Loading Spaces</b>			<b>3*</b>

\*50 percent adjustment when spaces serve two or more uses.

**View Corridors**

View corridor streets, as provided in § 15-22-66 of the Vested Rules, require the tower element of a planned development to be set back by a minimum of seventy-five (75) feet from the property line that is parallel to a view corridor. Other structures higher than forty-five (45) feet are required to follow a 1:1 sloped setback, beginning at a height of twenty (20) feet and at a 15-foot front yard distance. The building envelope diagram, below, in Figure 3, describes the view corridor setback requirements.



**Figure 3:** Building Envelope Indicating View Corridor Setback. Sourced from the Vested Rules.

The Project tower fronts two streets: Ward Avenue and Halekauwila Street. Ward Avenue is designated in the “View Corridor Streets” exhibit of the Vested Rules as a view corridor street. The Project boundary proposes to meet the Vested Rules

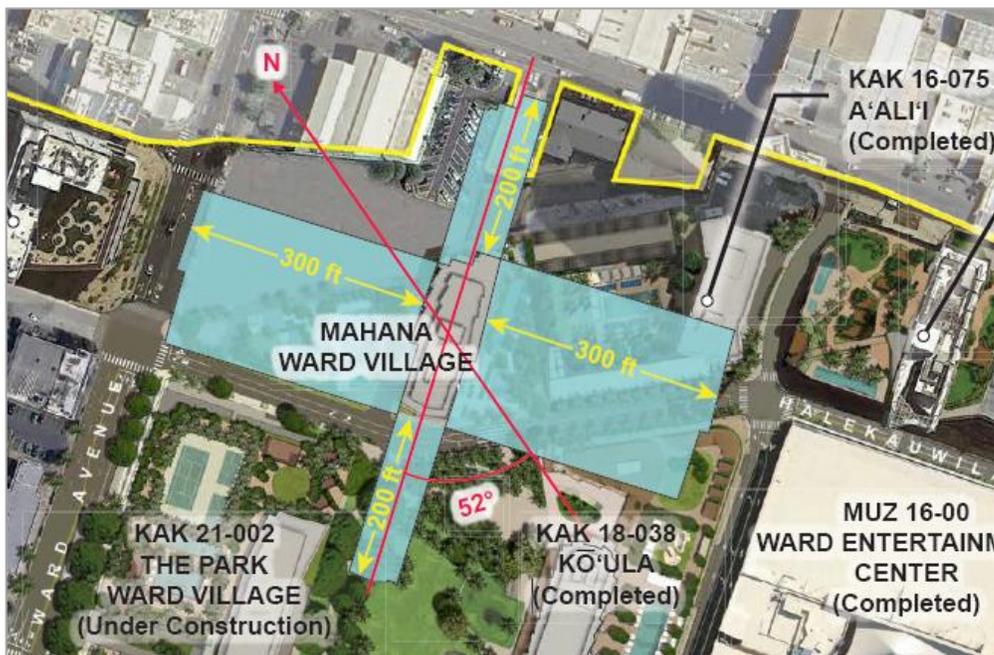
requirement for a minimum setback of seventy-five (75) feet from the Project site boundary parallel to Ward Avenue by placing the podium at a minimum setback of 75 feet from the boundary along Ward Avenue. The amended Project does not propose any changes relating to the view corridors.

### **Building Orientation, Tower Spacing, and Circulation**

Section 15-22-143 of the Vested Rules establishes requirements for building orientation, tower spacing, and circulation to facilitate direct access to sunlight for residential uses. Building orientation is determined by height, and spacing between building towers is based on tower location on the lot, and distance between neighboring towers.

For buildings taller than 45 feet, the long axis of the tower should, to the extent practicable, be oriented between thirty-five (35) and sixty-five (65) degrees west of south. The Project tower is taller than 45 feet, and the long axis of the Project tower is shown to be approximately 52 degrees west of south in a Mauka-Makai orientation, and therefore complies with this standard.

Tower spacing between buildings, measured from the long parallel sides of adjacent towers, should be at least 300 feet apart, and 200 feet apart between the short side of the towers. The Project is less than 300 feet from the nearest tower, the A'ali'i. Figure 4 is taken from Exhibit 25 of the application materials and shows that the southern portion of A'ali'i is within 300 feet of the Project. Application materials included a shadow study which shows that the building orientation generally minimizes impacts to adjacent towers.



**Figure 4:** Tower Spacing, sourced from Exhibit 25 of the application materials.

## **Public Facilities Dedication**

Section 15-22-73 of the Vested Rules establishes requirements for public facilities dedication. The public facilities dedication requirement for residential floor area is four percent (4%) of the total proposed residential floor area, exclusive of floor area devoted to reserved housing units and their associated common areas. The public facilities dedication requirement for commercial floor area is three percent (3%).

KAK 23-027 approved a residential floor area of 406,292 SF and commensurate public facilities dedication of 16,252 SF ( $406,292 \text{ SF} * 4 \text{ percent}$ ), and commercial floor area of 16,926 SF and commensurate public facilities dedication of 508 SF ( $16,926 \text{ SF} * 3 \text{ percent}$ ), for a total public facilities dedication of 16,760 SF.

The amended Project proposes a residential area of 565,527 SF and commercial area of 13,600 SF for a total public facilities dedication of 23,029 SF ( $565,527 * 0.04 + 13,600 * 0.03$ ).

The Applicant is not proposing to provide any public facilities within the Project. However, the Applicant is proposing to use the public facilities dedication already scheduled to be provided within the Ward MP. A summary of public facilities dedication requirements for the various development projects under the Ward MP that have been approved by the Authority, public facilities dedication credit accumulated by the Applicant, and public facilities dedication that are proposed and pending, is provided in Table 9 below. This table is based on the Ward MP 2025 Annual Report provided to HCDA, which updates the figures provided in the application materials.

**Table 9: Public Facilities Dedication (“PFD”) Summary for Ward MP**

<b>Projects</b>	<b>Area (SF)</b>
<b>Credit from Pre-Ward MP Projects</b>	<b>39,581</b>
<b>PFD Provided To Date</b>	
Land Block 2-Project 1 (Waiea): Sidewalk along Ala Moana Boulevard	521
Land Block 3-Project 1 (Anaha): Sidewalk along Queen Street	353
Land Block 3-Project 1 (Anaha): Sidewalk along Auahi Street	431
Land Block 3-Project 1 (Anaha): Sidewalk along Auahi Street	496
Land Block 3-Project 1 (Anaha): Sidewalk along Queen Street	902
Land Block 5-Project 1 (Ke Kilohana): Right-of-way along Ilaniwai Street	1,785
Halekauwila Street Dedication to HCDA	37,261
Land Block 1-Lot D: Roadway Easement A-7	53,062
Land Block 1-Project 3 (‘A‘ali‘i): Sidewalk Easement P-3A	6,034
Land Block 1-Lot B: Sidewalk Easement P-4	5,773
Land Block 1-Project 2 (Ae‘o): Sidewalk Easement A-1	6,387
Land Block 1-Project 2 (Ae‘o): Sidewalk Easement P-1	5,992
Land Block 1-Project 2 (Ae‘o): Sidewalk Easement P-2	312
Land Block 1-Project 4 (Kō‘ula): Sidewalk Easement P-5-A	2,146
Land Block 1-Project 4 (Kō‘ula): Sidewalk Easement P-11-A	384
Land Block 2-Project 3 (Victoria Place): VW Park Makai Lot 39-F-1	59,052
Land Block 2-Project 3 (Victoria Place): Sidewalk Easement P-4	3,300
Land Block 1-Project 5 (The Park Ward Village): Auahi Street Realignment Lot G	12,306
Land Block 1-Project 5 (The Park Ward Village): Roadway Easement A-8	10,241
Land Block 1-Project 5 (The Park Ward Village): Roadway Easement P-10-A	3,113
Land Block 1-Project 5 (The Park Ward Village): VW Park Mauka, Easement B	92,429
Land Block 1-Project 5 (The Park Ward Village): Sewer Easement S-3	9,502
<b>Subtotal of PFD Provided to Date and Credit</b>	<b>351,363</b>
<b>Proposed (Pending) Public Facilities Dedications</b>	
Land Block 1-Lot F: N-West Sewer Easement S-1	11,476
Land Block 1-Lot F: N-West Sidewalk Easement P-9	2,566
<b>Subtotal of Pending PFD</b>	<b>14,042</b>

**Table 9: Public Facilities Dedication Summary for Ward MP (cont'd)**

Projects	Area (SF)
<b>Required Public Facilities Dedication (To Date)</b>	
(KAK 13-036) Land Block 2-Project 1 Waiea	20,831
(KAK 13-037) Land Block 3-Project 1 Anaha	25,796
(KAK 13-038) Land Block 5-Project 1 Ke Kilohana	3,092
(KAK 14-074) Land Block 1-Project 2 Ae'o	24,107
(KAK 16-075) Land Block 1-Project 3 'A'ali'i	20,163
(KAK 18-038) Land Block 1-Project 4 Kō'ula	26,796
(KAK 19-069) Land Block 1-Project 3 Victoria Place	21,822
(KAK 21-001) Land Block 5-Project 2 Ulana Ward Village	208
(KAK 21-002) Land Block 1-Project 5 The Park Ward Village	26,205
(KAK 22-024) Land Block 2-Project 4 Kalae	21,420
(KAK 23-001) Land Block 5-Project 3 Launiu	26,496
(KAK 23-037) Land Block 4-Project 1 Melia	19,509
(KAK 23-038) Land Block 4-Project 2 'Ilima	19,517
<b>Subtotal of Required PFD to Date</b>	<b>263,636</b>
Required PFD for the Project: Land Block 1-Project 6 Mahana	23,029
<b>Subtotal of Required PFD to Date Inclusive of the Project</b>	<b>286,665</b>
<b>Remaining Balance Not Including Pending PFD</b>	<b>+64,698</b>
<b>Remaining Balance After the Dedication of Pending PFD</b>	<b>+78,740</b>

As noted in Condition No. 6 of the D&O, the Applicant needs to satisfy a public facilities dedication requirement that is estimated to be 330,053 SF of land. Per Finding of Fact No. 61 of the 2009 D&O, the 330,053 SF of land for public facilities will include 225,678 SF of land for public facilities that will include new streets (including typical sidewalks), pedestrian walkways (in addition to typical sidewalks), public plazas, and a mass transit connection, while the remainder of 104,375 SF of land for public facilities will consist of community facilities, utility and infrastructure improvements and public parking.

Per Condition No. 8 of the 2009 D&O, the Applicant shall designate a Ward Neighborhood Commons (a public amenity) that shall be at least 150,000 SF, and the Applicant shall provide capital improvements, day to day maintenance, and security. This Ward Neighborhood Commons will include the public plazas and pedestrian walkways in blocks one (1) and two (2) of the public facilities plan and open spaces on blocks one (1) and two (2) of the open space plan, as indicated in the Master Plan Application Addendum (dated September 12, 2008). The Applicant has met the requirements tied to the Ward Neighborhood Commons, through the construction of Victoria Ward Park (Mauka and Makai).

### **Reserved Housing**

Section 15-22-115 of the Vested Rules requires that every applicant shall, for a planned development containing multi-family dwelling units on a development lot of at least 20,000 SF, provide at least twenty percent (20%) of the total number of dwelling units in the development for sale or rental to qualified persons, as determined by the Authority. The reserved housing requirement is calculated as a running total for each proposed project under the Ward MP. The reserved housing requirements will be based on the unit counts provided under the Development Permits for each of the projects.

The Applicant has provided 375 reserved housing units in the Ke Kilohana project, 150 units in the 'A'ali'i project, and 697 units in the Ulana Ward Village project, for a total of 1,222 reserved housing units. The total residential units in the Ward MP, including the proposed Project, will equal 5,956 units; 1,192 reserved housing units are required. A credit of approximately 30 reserved housing units will be available to offset the reserved housing requirements for future projects.

Table 10, below, is a summary of the total number of residential units and the reserved housing units required for approved projects within the Ward MP.

**Table 10: Reserved Housing Unit Summary Across Ward MP**

Project	Residential Units	Reserved Housing Provided to Date
Land Block 2-Project 1 (Waiea) <sup>1</sup>	177	0
Land Block 3-Project 1 (Anaha)	318	0
Land Block 5-Project 1 (Ke Kilohana)	424	375
Land Block 1-Project 2 (Ae‘o)	466	0
Land Block 1-Project 3 (‘A‘ali‘i)	751	150
Land Block 1-Project 3 (Kō‘ula) <sup>2</sup>	570	0
Land Block 2-Project 3 (Victoria Place)	350	0
Land Block 5-Project 2 (Ulana Ward Village)	697	697
Land Block 1-Project 5 (Park Ward Village)	546	0
Land Block 2-Project 4 (Kalae)	330	0
Land Block 5-Project 3 (Launiu)	486	0
Land Block 1-Project 6 (Mahana)	451	0
Land Block 4-Project 1 (Ilima) - PENDING	242	0
Land Block 4-Project 1 (Melia) - PENDING	148	0
<b>Total Residential Units</b>	<b>5,956</b>	-
<b>Reserved Units Required (20%)</b>	<b>1,192</b>	-
<b>Total Reserved Units Provided to Date</b>	-	<b>1,222</b>
<b>Reserved Housing Balance</b>	-	<b>30</b>

**Note 1:** The Waiea Planned Development Permit was issued for 177 units, which is used as the basis for the associated Reserved Housing requirement. Note, however, that due to post Development Permit unit combinations by buyers, the final built condition is 174 units.

**Note 2:** The Kō‘ula Planned Development Permit was issued for 570 units; however, the unit count has been reduced to 566 units in the 01/31/2020 Building Permit plan set.

**Relocation Assistance**

Section 15-22-85 of the Vested Rules requires the Applicant to give at least 60 days’ prior notice to any tenant who will be displaced. Similarly, Condition No. 11 of the 2009 D&O requires that the Applicant provide relocation assistance to affected tenants; first, by relocating businesses to other spaces within the Ward MP area, to the extent feasible, and if infeasible, by working with a commercial broker to assist these businesses in locating alternative space.

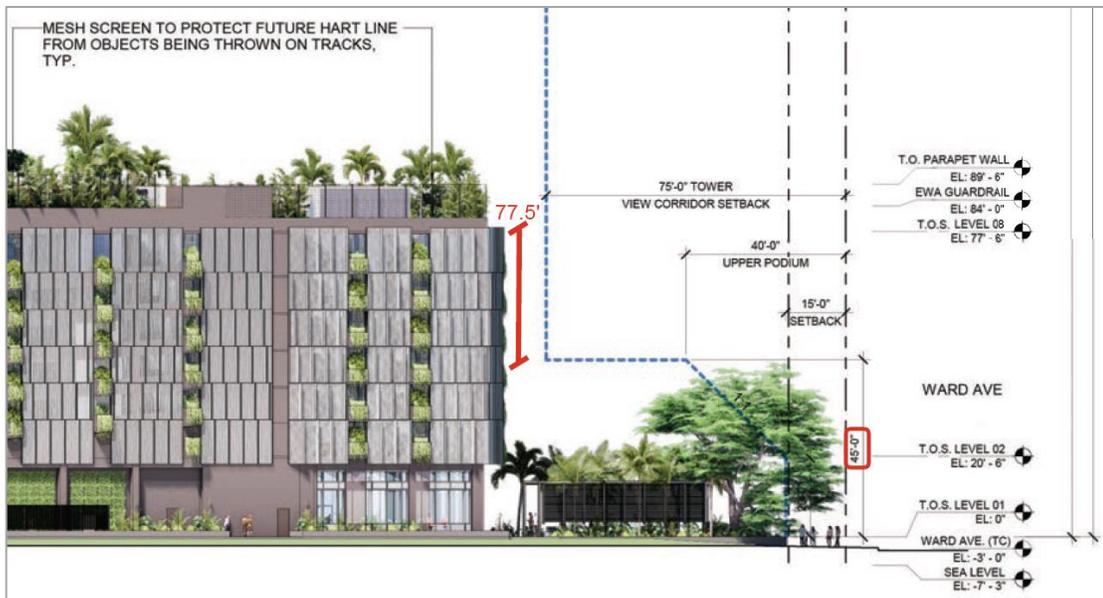
The Project site is vacant except for a remnant surface parking lot. The Applicant has stated that this parking lot does not provide any required parking for any of the Ward MP developments.

## **Modifications to the Provisions of the Vested Rules**

Sections 15-22-22 and 15-22-120 of the Vested Rules provide for modifications of specific provisions of the Vested Rules under certain conditions. KAK 23-027 approved an increase in podium height from 45 to 75 feet. The Applicant is now 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.

Figures 5 and 6 below illustrate the modification request and are taken from the Permit Application.



**Figure 5:** Height modification request, north elevation. Adapted from Exhibit 18 of the application materials.



**Figure 6:** Height modification request, south elevation. Adapted from Exhibit 16 of the application materials.

Findings of Fact in the 2009 D&O indicated the Applicant’s intention to request modification of the platform height from forty-five (45) feet to seventy-five (75) feet within the KCDD (Findings of Fact No. 62). The Conclusions of Law section of the Ward MP provides that the Applicant’s proposal to modify 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 No. 13).

The modification request will be discussed and considered in further detail at a separate Modification Public Hearing scheduled for March 5, 2026.

### **Circulation Plan and Driveways**

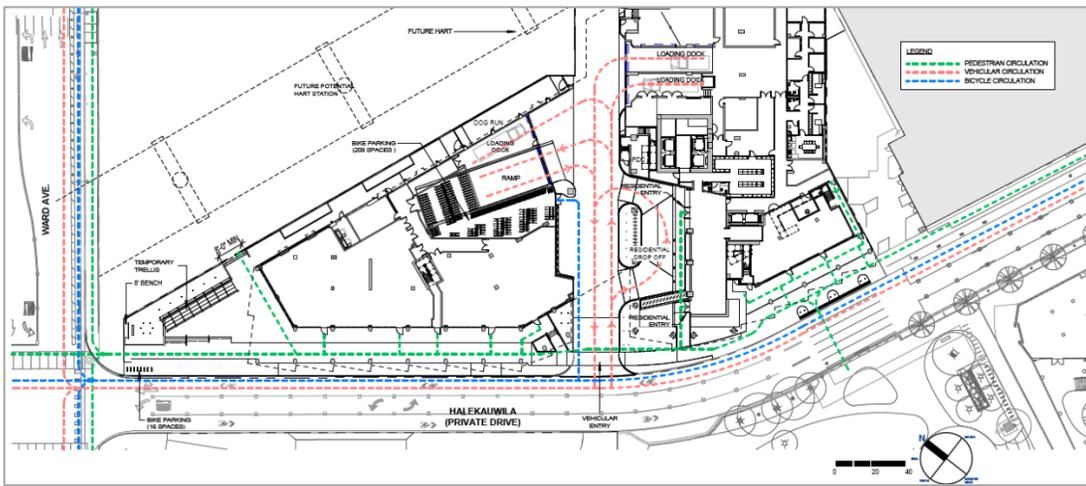
Section 15-22-86 (4) of the Vested Rules states that, in reaching its determination on an application for a planned development permit, the Authority shall consider whether the vehicular circulation system, including access, off-street parking and loading, is so designed as to provide an efficient, safe, and convenient transportation system.

The Applicant proposes a single driveway, entering and exiting from Halekauwila Street. This driveway, on the makai side of the podium, leads to both the residential drop-off and parking structure and the ground level loading areas. The Authority shall determine if the proposed driveway system along Halekauwila Street is efficient, safe, and convenient.

The single curb cut and access drive utilizes the existing sanitary sewer and concrete drain easements, which is required to have 22-foot vertical clearance and 25-foot horizontal clearance. An operable gate will be located at the terminus of this drive, at the mauka side of Mahana Ward Village, but will remain closed with the exception of allowing access for utility work within the easements.

The Applicant proposes a bike circulation path from the Halekauwila Street driveway to the interior bike storage area located inside of the podium structure. Additionally, 16 bicycle parking stalls will be provided at the street level near Ward Avenue.

Figure 7, below, was provided by the Applicant as Exhibit 6. It shows vehicular, bicycle, and pedestrian circulation. The vehicular circulation is shown in red, pedestrian circulation is shown in green, and bicycle circulation is shown in blue.



**Figure 7:** Circulation plan from Exhibit 6 of application materials.

### **Streetscapes**

Section 15-22-142 of the Vested Rules intends to improve the quality of the streetscape by maintaining the visual quality of the street through landscaping and the provision of pedestrian amenities. Section 15-22-142(c)(1) requires a bus stop shelter to be provided where bus stops are located.

Section 15-22-142(a) of the Vested Rules requires that the size and number of curb cuts be minimized to reduce conflicts between pedestrians and vehicles. No changes to curb cuts are proposed in the amended Project. One curb cut along Halekauwila Street will serve as a driveway for loading and residential parking. Locating the 36 commercial parking spaces off-site allows Mahana Ward Village to meet all required parking needs for the Project with just one curb cut access.

Section 15-22-142(b) of the Vested Rules requires that centralized trash storage be located either within the building or within a screened enclosure outside the building. Trash storage rooms will be provided within the buildings for commercial and residential uses, as shown in Exhibit 7 of the application materials.

Section 15-22-142(c)(1) of the Vested Rules requires a minimum of one eight-foot bench in an area receiving shade. One eight-foot bench will be provided near the gateway signage at the intersection of Ward Avenue and Halekauwila Street, a change from the two benches provided in KAK 23-027. Additional seating along Halekauwila Street are

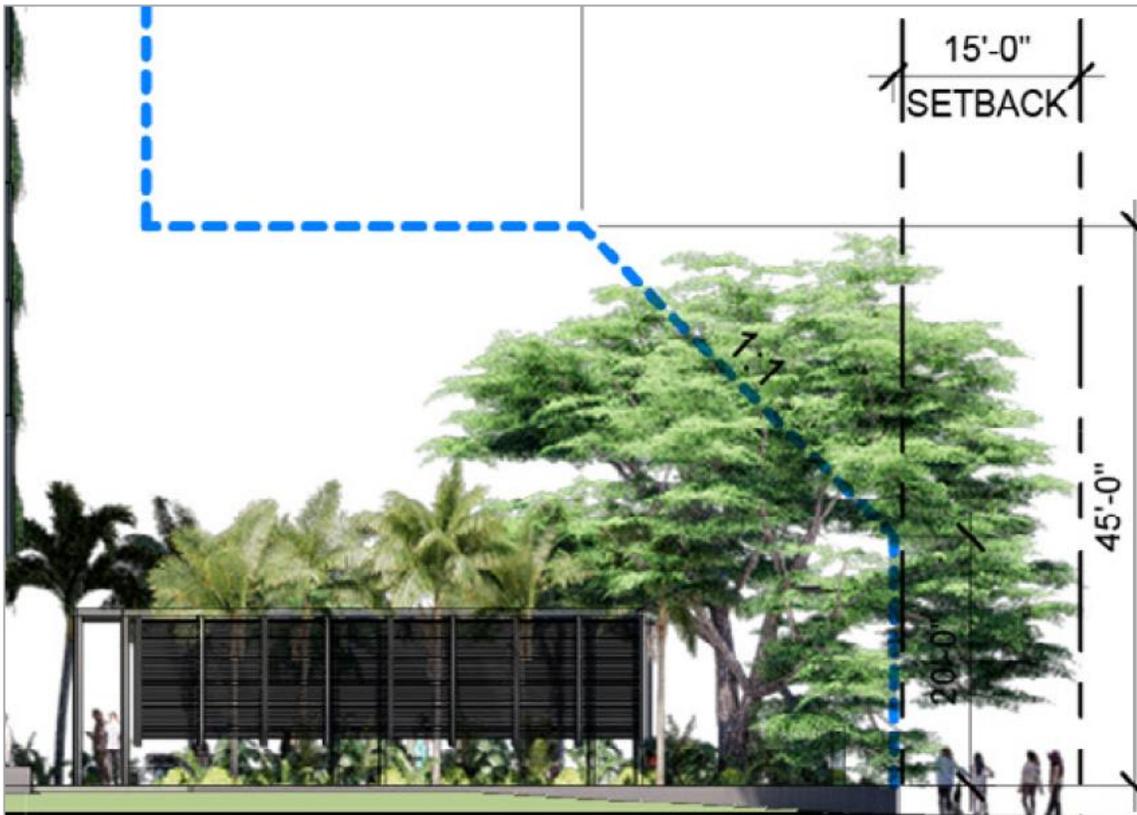
within licensable areas and not intended for general public use. See Figure 8, below (Exhibit 5 of the Permit Application, Landscape Plan) for the streetscape amenities.

No streetscape activation is planned for the mauka side of Mahana Ward Village, as the future Kūkuluae‘o Skyline rail station and guideway will be located along and above this frontage.



**Figure 8:** Streetscape amenities, sourced from Exhibit 5 in the application materials.

At the intersection of Ward Avenue and Halekauwila Street, the Project proposes an open plaza with licensable seating for commercial uses. Direct access to the Kūkuluae‘o Skyline rail station will be provided through a pedestrian easement. A temporary trellis will provide shade and mitigate the wind for users of the plaza until the completion of the Skyline rail station and guideway. Wind impacts are anticipated to be better attenuated following the construction of the guideway and station, just mauka of the plaza. Figure 9, below, shows the temporary trellis.



**Figure 9:** View looking makai of the Temporary Trellis, sourced from Exhibit 18 in the application materials.

### **Landscaping**

Section 15-22-144(b) of the Vested Rules states that all development applicants shall provide street trees within the public right-of-way or the front yard setback area along all street frontages. Trees shall be planted in a linear pattern parallel to the street and shall be a minimum of four and one-half (4 ½) inches caliper, except coconut palms which shall have a minimum trunk height of fifteen (15) feet.

The amended Project proposes one monkeypod tree at the corner of Halekauwila Street and Ward Avenue. Figure 9 above shows the proposed landscaping locations and species.

### **Consistency with the Ward Neighborhood Master Plan**

Section 15-22-200(d) of the Vested Rules provides for greater flexibility in development than would otherwise be possible through a lot-by-lot development approach through a master plan. Such flexibility is intended to encourage timely development and orderly planning and to derive public benefits, such as affordable housing, relocation assistance, and improvements to off-site infrastructure and/or public facilities. A master plan allows incremental development, provided they are consistent with the development requirements of the master plan. In this case, the master plan includes the Ward MP and the 2025 Amended Agreement. The amended Project is generally consistent with the

Ward MP and 2025 Amended Agreement, with exceptions or items which may be improved for better consistency discussed below.

The Project site extends mauka in a narrow strip to accommodate the existing sanitary sewer easement, connecting to Queen Street. The Ward MP shows a street between this and the adjacent project, A‘ali‘i, that connects Halekauwila Street to Queen Street. Along the sidewalks of this street, small canopy trees are depicted. Due to the alignment of the future Skyline guideway and other design changes, this street has been removed. The frontage along Queen Street is approximately 40 feet in length. Application materials state that the existing surface parking mauka of the amended Project will remain. The fenceline will be set back approximately 46 feet from the sidewalk adjacent to Queen Street to allow for activation of the streetscape in this area as open space to enhance the pedestrian realm.

The Ward MP states that clearly designated bike lane zones will be established. The application materials indicate bicycle circulation, but does not indicate whether bike lanes will be provided. Additionally, the Ward MP discusses bicycle circulation and amenities by describing the area as “inherently pedestrian and bicycle friendly” and states that bicycle parking should be provided at principal destinations and access points, and liberally distributed throughout the site. To serve the goals of a bicycle friendly area, the Applicant should provide a district-wide bicycle parking map.

**Consistency with the Ward Neighborhood Master Plan Findings of Fact, Conclusions of Law, and Decision and Order**

The amended Project is generally consistent with the 2009 D&O and the Amended Agreement, approved on January 13, 2025.

**VII. CONDITIONS**

Section 15-22-119 of the Vested Rules states that the Authority may attach to a planned development permit conditions which may concern any matter subject to regulation under this chapter.

**VIII. PUBLIC TESTIMONIES**

The HCDA staff will provide the Authority with all public testimony received by the submittal deadline, for the presentation public hearing for the Permit Application.

## IX. EXHIBITS

- Exhibit A – Completeness and Automatic Approval Letter
- Exhibit B – Notice of Public Hearings, posted on January 22, 2026
- Exhibit C – 2009 Ward MP, Nunc Pro Tunc, Findings of Fact, Conclusions of Law, and Decision and Order
- Exhibit D – 2010 Master Plan Development Agreement
- Exhibit E – 2012 Declaratory Order Relating to Condition No. 4
- Exhibit F – 2025 Amended Agreement
- Exhibit G – HCDA’s Letters of Receipt for Documents in Satisfaction of Condition No. 5 of the 2009 D&O
  - Historic Building Inventory
  - Cultural Impact Assessment, and
  - Archaeological Inventory Survey
- Exhibit H – HCDA’s Letters of Receipt for Documents in Satisfaction of Condition No. 10 of the 2009 D&O, relating to Regional Traffic Study; and Individual Traffic Impact Assessments
- Exhibit I – HCDA’s Letters of Receipt for Documents in Satisfaction of Condition No. 12 of the 2009 D&O, relating to the provision of sustainability guidelines
- Exhibit J – Letters of confirmation and acknowledgement from SHPD, acknowledging proposed amendments to Project
- Exhibit K – Comments from Government Agencies and Utilities
- Exhibit L – City and County tentative approval for subdivision
- Exhibit M – Joint Development Agreement approved by the HCDA Executive Director and filed with the Bureau of Conveyances as a covenant running with the land [DOC A-56090748]

Prepared By: Ryan Tam, Director of Planning and Development 

Reviewed By: Craig Nakamoto, Executive Director *Craig K. Nakamoto*