

Description	2005 Mauka Area Rules	Ward Neighborhood Master Plan (Ward MP)	Land Block 1, Project 6 (Mahana Ward Village)	Refer to
§15-22-73 Dedication of Public Facilities	(d)(1) 3% of Commercial Floor Area (d)(2) 4% of Residential Floor Area, exclusive of the floor area devoted to reserve housing units	The Ward MP estimates that the total PFD requirement will be approximately 330,053 SF and contemplates dedication of public use easements over at least 150,000 SF of public plazas and pedestrian walkways on Land Block 1 and Land Block 2 as part of the total PFD satisfaction.	Mahana Ward Village complies. Public Facilities Dedication Required: <ul style="list-style-type: none"> • Mahana Ward Village Residential Area: 4% x 565,527 SF = 22,621 SF. • Mahana Ward Village Commercial Area: 3% x 13,600 SF = 408 SF. • Mahana Ward Village Required PFD = 23,029 SF. • PFD required for projects previously approved = 263,636 SF. • PFD total required – including Mahana Ward Village = 286,665 SF. Public Facilities Dedication Provided: <ul style="list-style-type: none"> • PFD credit from Pre-Ward MP Projects = 39,581 SF. • PFD Ward MP dedications to date = 180,891 SF. • PFD dedications provided to date = 220,472 SF. • PFD designations pending = 144,253 SF. • PFD dedications provided + pending = 364,725 SF. PFD credit balance after Mahana Ward Village = 78,060 SF.	Section 5.3.5 – Ward Village Public Facilities & Open Space Table 5-4 – Ward Village Public Facilities Dedication
§15-22-74 Prohibition of Structures within a Mapped Street	No building or structure shall be erected within the area of any mapped street, as designed in the Mauka Area Plan.	The Ward MP streetscape strategy provides for internal connectivity among Ward Village’s public places and external connectivity with adjacent neighborhoods. Streets are organized into public and private streets. The network provides pedestrian, vehicular, transit and bicycle access throughout Ward Village.	Mahana Ward Village complies. There are no mapped streets, as designed in the Mauka Area Plan, within Mahana Ward Village site.	Exhibit 1 – Location and Ward Neighborhood Master Plan Area
§15-22-76 Utilities Required to be Underground	Public utility companies shall place utility lines underground within the Mauka Area	The Ward MP proposes new underground utility lines and contemplates placing existing overhead utility lines underground.	Mahana Ward Village complies. All utilities serving Mahana Ward Village will be underground.	n/a
§15-22-77 Performance Standards	No building shall contain a reflective surface more than thirty percent of that wall's surface area. Per §15-22-5, “reflective surface” means any “glass or other surface...having reflectance of over thirty per cent”		Mahana Ward Village complies. While the glass area is greater than thirty percent, the glass reflectance will not exceed thirty percent. The balance of surface materials will also not have a reflectance that exceeds thirty percent.	Exhibits 16-19– Elevations
§15-22-80 Joint Development	Whenever two or more lots are developed in accordance with the provisions of this section, they shall be considered and treated as one "development lot".	The Ward MP references and allocates six Land Blocks, each of which serving as a single development lot.	Mahana Ward Village is subject to the Land Block 1 Joint Development Agreement recorded May 11, 2015 [DOC A-56090748].	n/a

EXHIBIT 24

Upon its eventual build out, Land Block 1 is projected to include approximately 3,366,251 cumulative gross square feet of commercial and residential area. Land Block 1 totals approximately 20.93 acres (911,887 square feet), which results in projected Floor Area Ratio of 3.69.

5.3.4 Relationship to Surrounding Properties

Surrounding development includes:

- The Park Ward Village (KAK 21-002) and the completed Halekauwila, southwest of Mahana Ward Village
- 'A'ali'i (KAK 16-075), Victoria Ward Park, and Kō'ula (KAK 18-038), southeast of Mahana Ward Village
- Ke Kilohana (KAK 13-038), northwest of Mahana Ward Village

5.3.5A Ward Village Public Facilities & Open SpaceA

Pursuant to the Ward Neighborhood Master Plan, public facilities and open space will be provided within the Ward Neighborhood Master Plan area. With Mahana Ward Village, a total of approximately 12,586 square feet of open space will be provided (see Figure 4-1 and Exhibit 4). VWL has dedicated (completed and pending) approximately 364,725 square feet of public facilities within Ward Village, which is more than required.

Table 5-4 shows the public facilities and Table 5-5 shows open space dedications for Ward Village projects, including the areas proposed for Mahana Ward Village.

5.3.6A Parking & Loading SummaryA

Exhibit 15 includes tables detailing: 1) parking and loading requirements; and 2) parking and loading spaces provided. Mahana Ward Village will include approximately 674 off-street parking spaces. Under the 2005 Mauka Area Rules (Section 15-22-67), a minimum of 580 parking stalls would be required for the building as currently designed.

Stalls within Mahana Ward Village will be for residents and guests. Approximately 36 commercial parking spaces will be provided off-site within the district parking at 987 Queen Street ('A'ali'i) and 333 Ward Avenue (The Park Ward Village).

NOTE: Per HCDA staff's request, the required public facilities dedication area listed for each project reflects the public facilities dedication area proposed in each respective project's Public Facilities Agreement. Prior annual reports and Planned Development Permit Applications list public facilities dedication areas calculated off of actual floor areas permitted or constructed.

Note 1 - PFD Agreement, 2nd Amended and Restated, dated May 20, 2014
 Note 2 - PFD Agreement, dated October 22, 2014
 Note 3 - PFD Agreement, dated October 17, 2016
 Note 4 - PFD Agreement, dated May 24, 2018
 Note 5 - PFD Agreement, dated August 21, 2019
 Note 6 - PFD Agreement, dated February 19, 2021

Note 7 - PFD Agreement, dated May 23, 2022
 Note 8 - PFD Agreement, dated March 28, 2023
 Note 9 - Revised to be consistent with this PDP Amendment
 Note 10 - PFD Agreement, dated June 14, 2023
 Note 11 - PFD Agreement, dated June 14, 2023

Table 5-4 Ward Village Public Facilities Dedication.

WARD VILLAGE PUBLIC FACILITIES DEDICATION	
Public Facilities Dedications (To Date)	Credit from Pre-Ward Village MP Projects [a]
	39,581 sf
Projects	Area
KAK 13-036 [LB2-P1] Waiea [Doc A-52480775] - Sidewalk along Ala Moana Blvd	521 sf
KAK 13-037 [LB3-P1] Anaha [Doc A-52480776] - Sidewalk along Queen St.	353 sf
KAK 13-037 [LB3-P1] Anaha [Doc A-52480777] - Sidewalk along Auahi St.	431 sf
KAK 13-037 [LB3-P1] Anaha [Doc A-52480778] - Sidewalk along Auahi St.	496 sf
KAK 13-037 [LB3-P1] Anaha [Doc A-52480779] - Sidewalk along Queen Ln.	902 sf
KAK 13-038 [LB5-P1] Ke Kilohana [Doc A-52480780] - R.O.W. along Ilaniwai St.	1,785 sf
Halekauwila Street Dedication to HCDA [Doc A-55070352]	37,261 sf
LB1: 2017/SUB-40 Lot D, Esmt A-7 [Doc A-68720631] - Roadway Easement	53,062 sf
KAK 16-075 [LB1-P3] 'A'ali'i [Doc A-69270954] - Sidewalk Easement P-3A	6,034 sf
LB1: 2017/SUB-40 Lot B [Doc A-68720628] - Sidewalk Easement P-4	5,773 sf
KAK 14-074 [LB1-P2] Ae'o [Doc A-75230480] - Sidewalk Easement A-1	6,387 sf
KAK 14-074 [LB1-P2] Ae'o [Doc A-75230480] - Sidewalk Easement P-1	5,992 sf
KAK 14-074 [LB1-P2] Ae'o [Doc A-75230480] - Sidewalk Easement P-2	312 sf
KAK 18-038 [LB1-P4] Kō'ula [Doc A-82060093-94] - Sidewalk Easement P-5-A	2,146 sf
KAK 18-038 [LB1-P4] Kō'ula [Doc A-80550364] - Sidewalk Easement P-11-A	384 sf
KAK 19-069 [LB2-P3] Victoria Place Doc A-9187000682 - VW Park Makai, Lot 39-F-1	59,052 sf
Subtotal of Public Facilities Dedication Provided to Date [b]	180,891 sf
Total Credits & Dedications Provided to Date [a + b]	220,472 sf
Proposed (Pending) Public Facilities Dedications (To Date)	
KAK 19-069 [LB2-P3] Victoria Place Doc A-80560369 - Sidewalk Easements P-4	3,300 sf
KAK 21-002 [LB1-P5] The Park Ward Village Doc A-75650263 - Auahi St Realignment Lot G	12,306 sf
KAK 21-002 [LB1-P5] The Park Ward Village Doc A-75650263 - Roadway Easement A-8	10,241 sf
KAK 21-002 [LB1-P5] The Park Ward Village Doc A-75650263 - Sidewalk Easement P-10	2,433 sf
KAK 21-002 [LB1-P5] The Park Ward Village Doc A-75650263 - VW Park mauka area, Esmt B	92,429 sf
KAK 21-002 [LB1-P5] The Park Ward Village Doc A-77760254 - Sewer Easement S-3	9,502 sf
LB1: 2020/SUB-207, Lot F Doc A-77760254 - N-West Sewer Easement S-1	11,476 sf
LB1: 2019/SUB-109, Lot F Doc A-75650263 - N-West Sidewalk Easement P-9 (Note 1)	2,566 sf
Subtotal of Pending Public Facilities Dedication [c]	144,253 sf
Total Dedications Provided / Pending [a + b + c]	364,725 sf
Required Public Facilities Dedication (To Date)	
Project	Dedication Area
KAK 13-036 [LB2-P1] Waiea [Note 1]	21,405 sf
KAK 13-037 [LB3-P1] Anaha [Note 1]	25,802 sf
KAK 13-038 [LB5-P1] Ke Kilohana [Note 1]	2,998 sf
KAK 14-074 [LB1-P2] Ae'o [Note 2]	24,939 sf
KAK 16-075 [LB1-P3] 'A'ali'i [Note 3]	24,788 sf
KAK 18-038 [LB1-P4] Kō'ula [Note 4]	27,320 sf
KAK 19-069 [LB2-P3] Victoria Place [Note 5]	22,252 sf
KAK 21-001 [LB5-P2] Ulana Ward Village [Note 6]	207 sf
KAK 21-002 [LB1-P5] The Park Ward Village [Note 6]	26,983 sf
KAK 22-024 [LB2-P4] Kalae [Note 7]	21,420 sf
KAK 23-001 [LB5-P3] The Launiu [Note 8]	26,496 sf
KAK 23-027 [LB1-P6] Mahana [Note 9]	23,029 sf
KAK 23-037 [LB4-P1] Melia [Note 10]	19,509 sf
KAK 23-038 [LB4-P2] 'Ilima [Note 11]	19,517 sf
Subtotal of Required Public Facilities Dedication to Date	286,665 sf
Remaining Balance Not Including Pending Public Facilities Dedications	(66,193 sf)
Remaining Balance after Pending Public Facilities Dedications	78,060 sf