

Mahana

WARD VILLAGE

Permit Number: KAK 25-045

HCDA Hearing

March 2026

EXHIBIT 25



WARD VILLAGE.

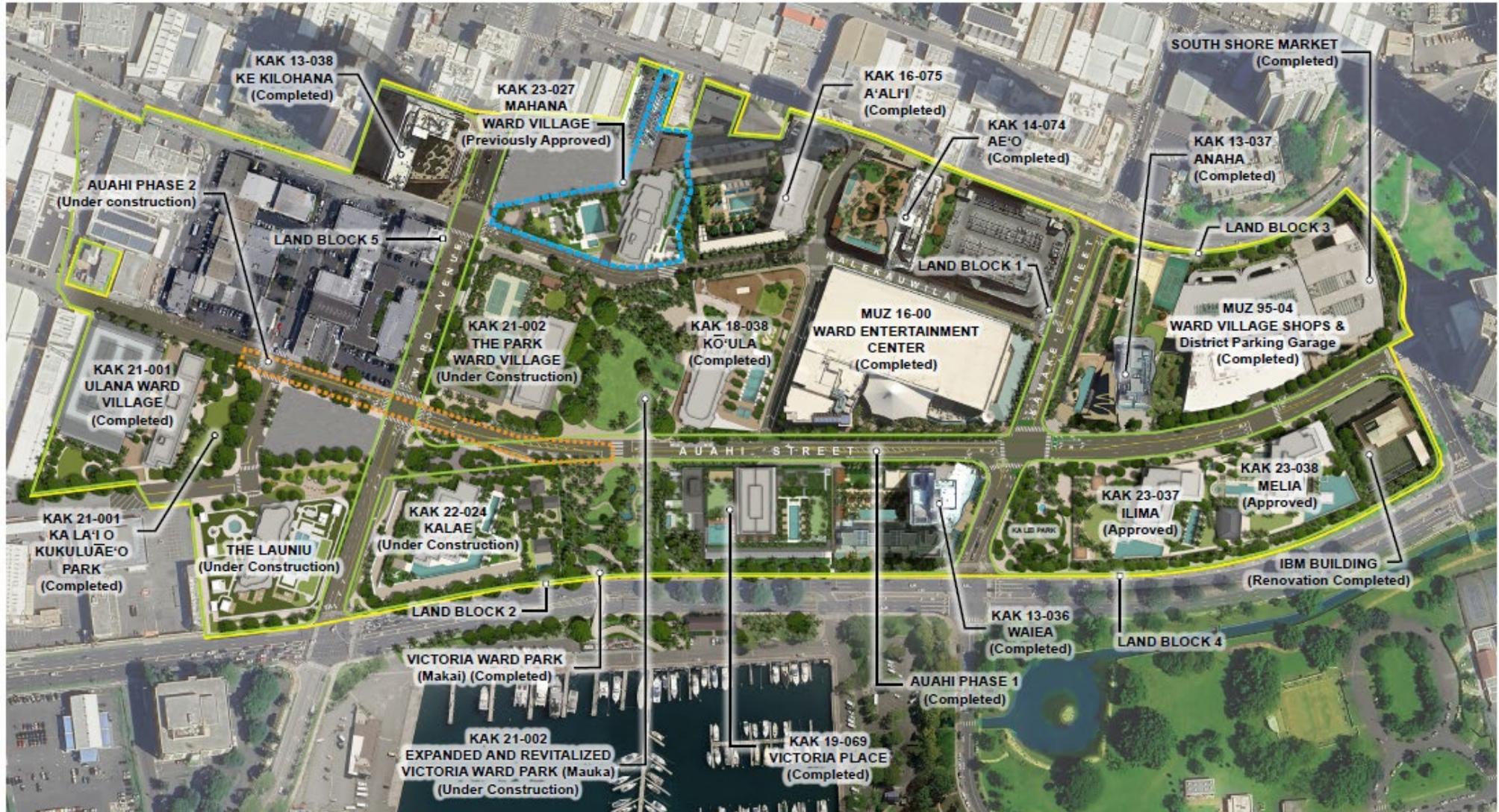


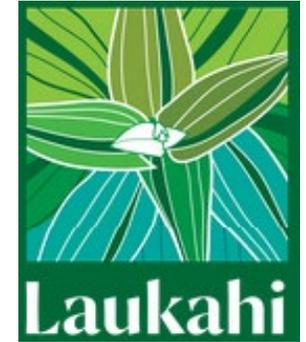
Figure 3-1 Ward Village Today, showing projects completed and underway.

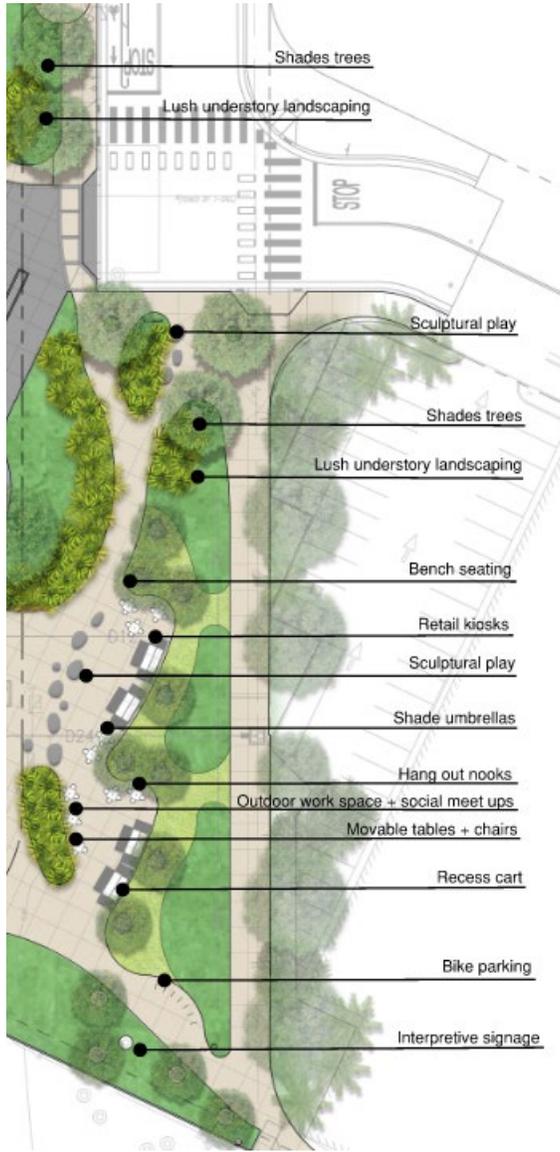
ULANA

WARD VILLAGE









Retail kiosks



Movable tables + chairs



Recess cart (games, fitness equipmt, books, art)



Outdoor work space

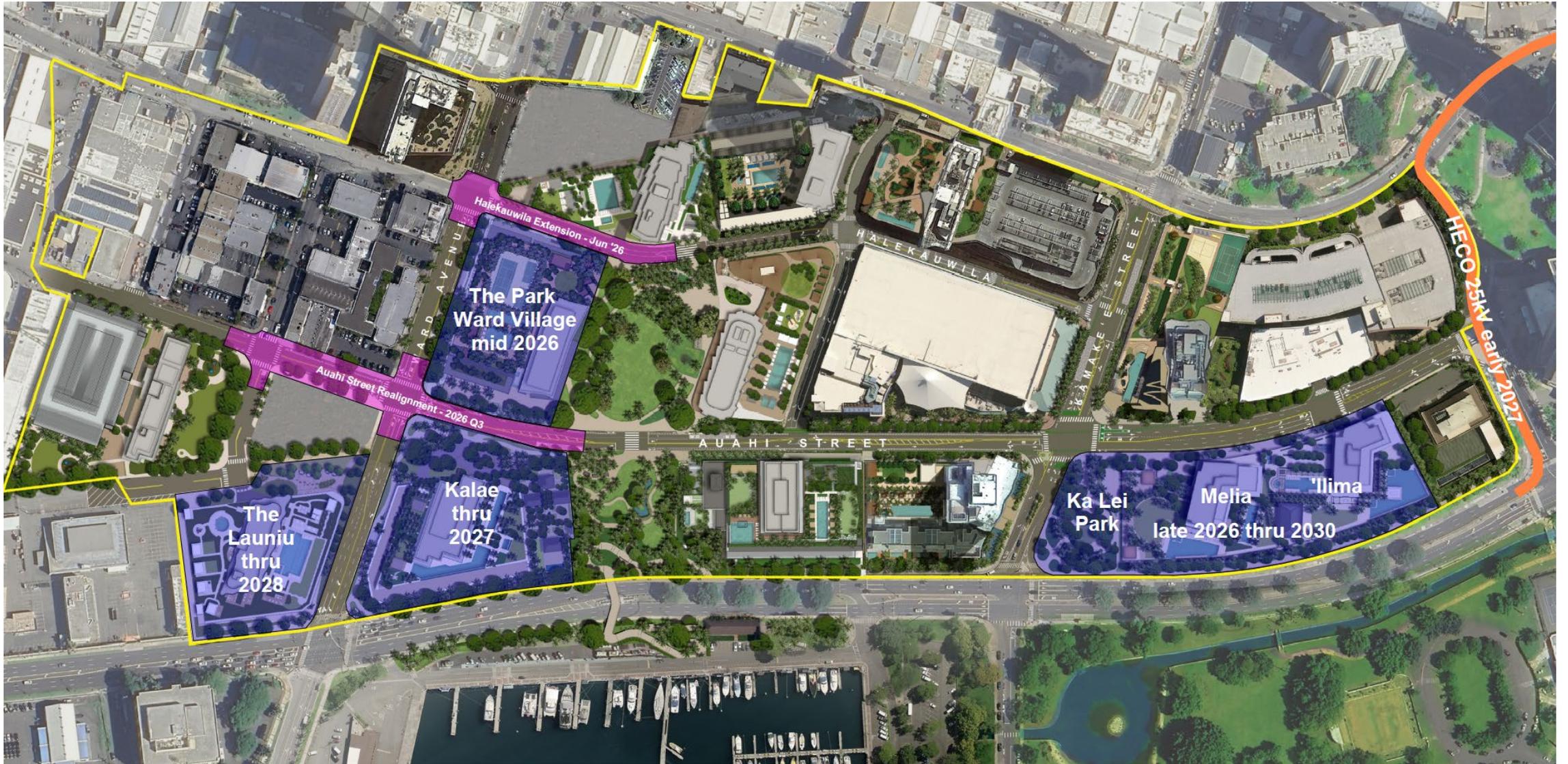


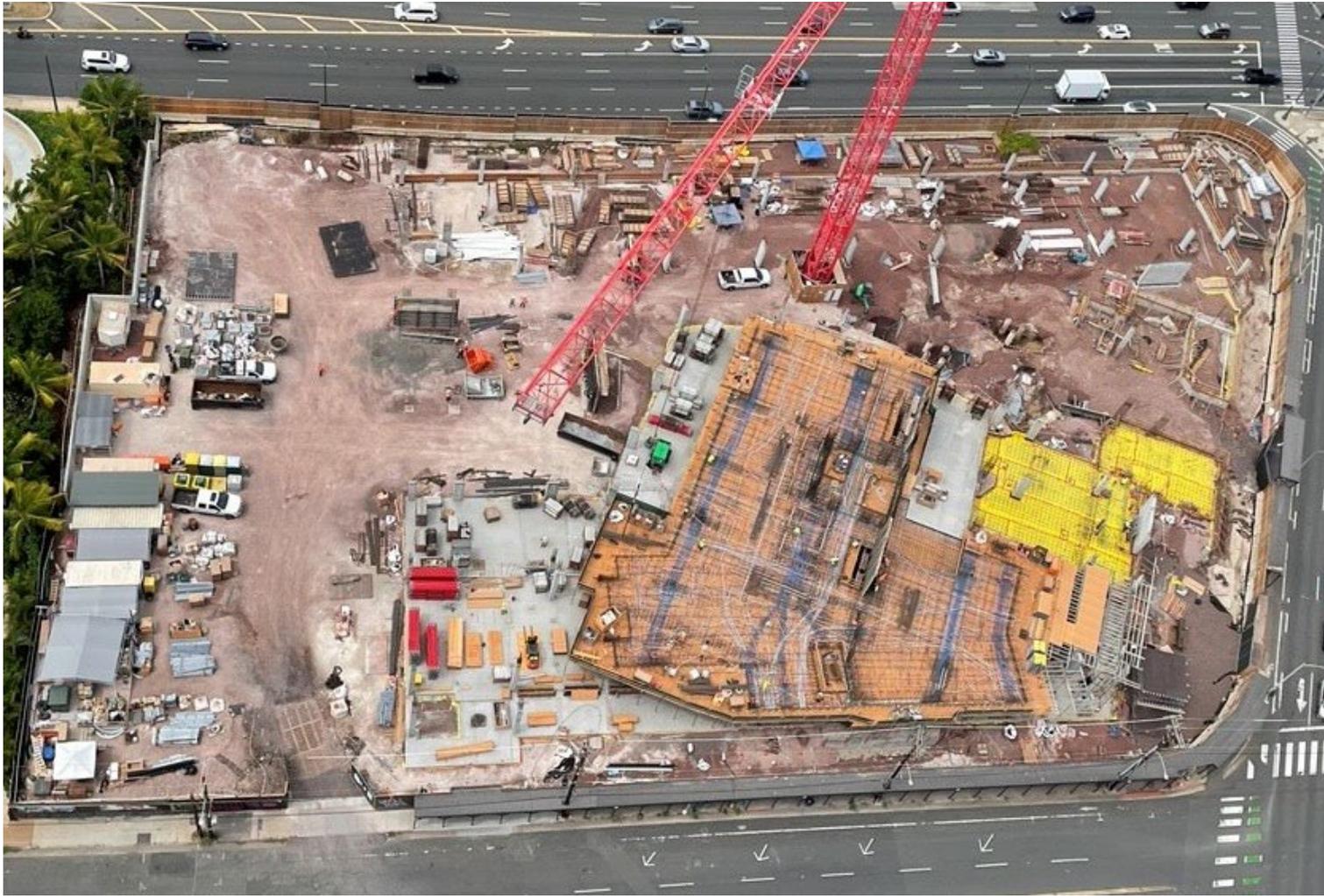
Social meet ups



Sculptural play



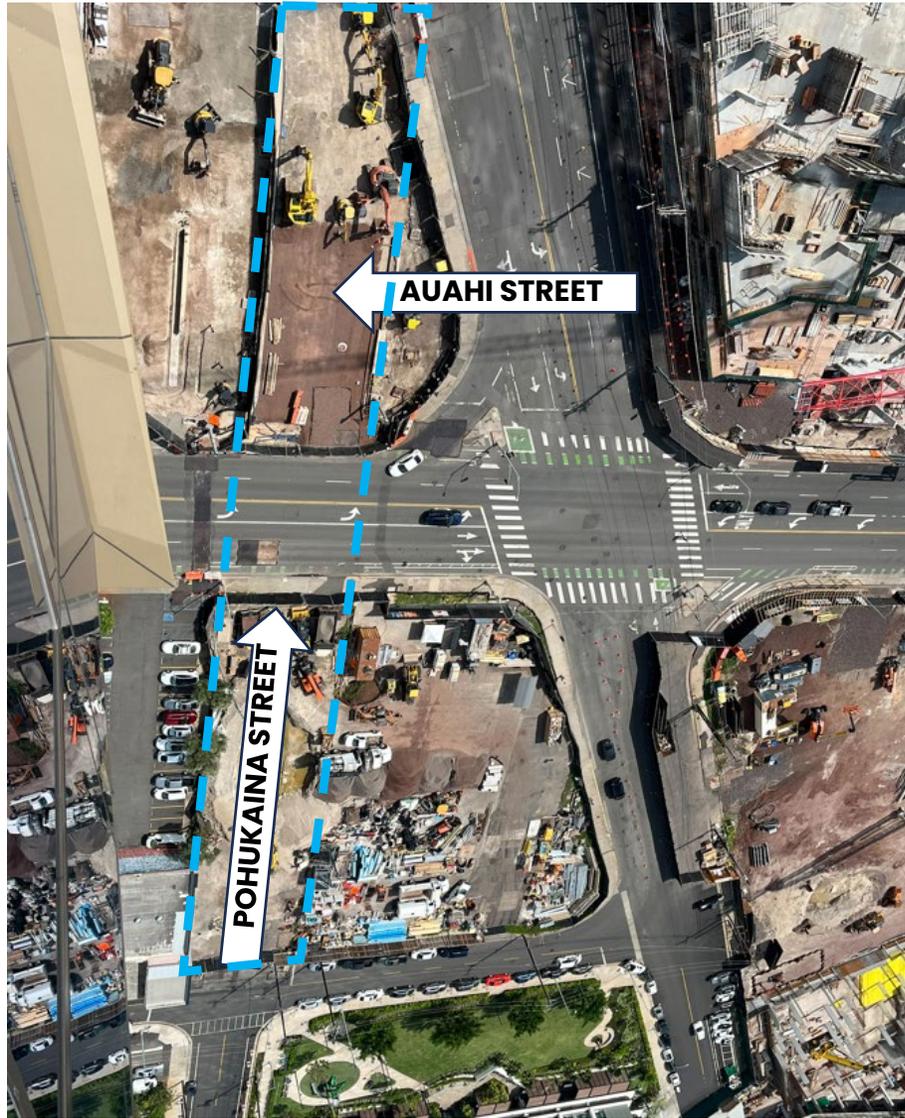




Aerial of Kalae Ward Village



New Ward Avenue Gateway



Auahi Street & Pohukaina Street Realignment



The Park Ward Village – Auahi Street frontage



Auahi Parklet – Kalae Ward Village on Ward Ave. and Auahi Street



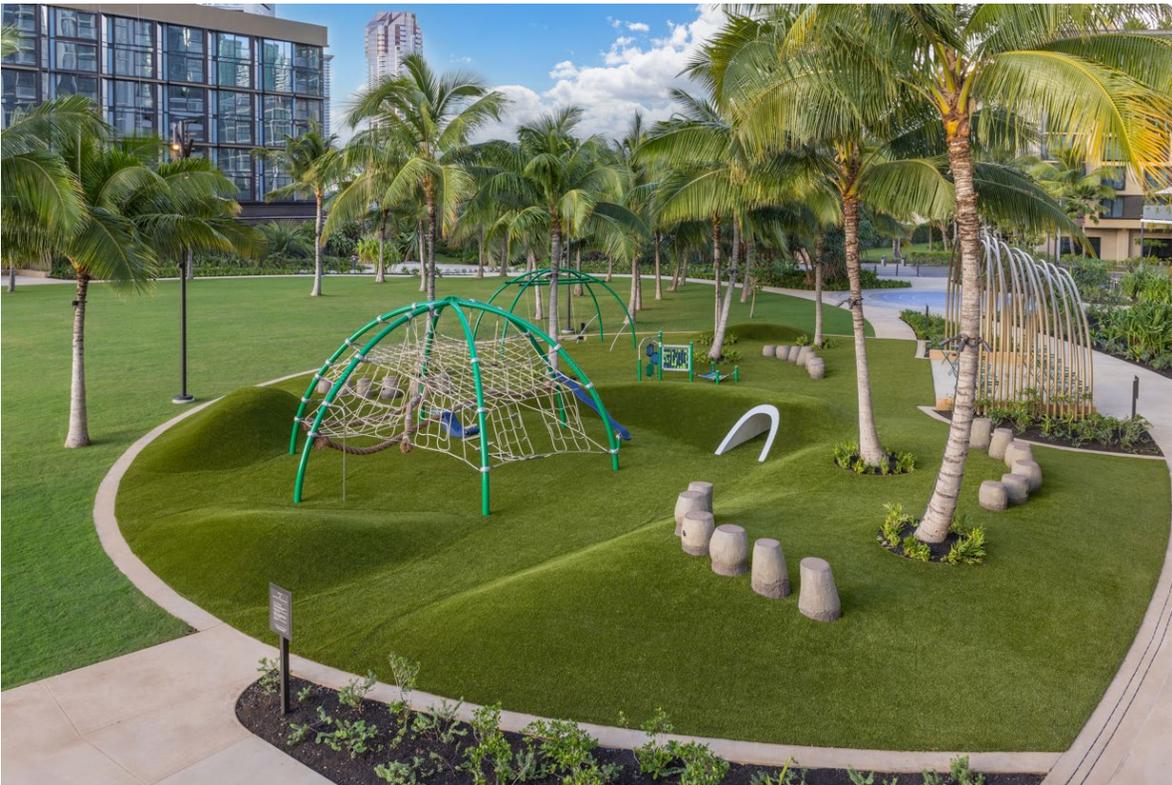


Ala Moana Boulevard Streetscape / View Mauka



Ka Lei Park – Kamani Street & Ala Moana Boulevard







MAHANA

HART Base Yard



Mahana Ward Village

- Mauka Corner of Ward Avenue & Halekauwila Extension
- 451 homes, including podium level 2 – 7 (studio – 3 bdrm)
- 300' + Park side dining & retail
- 13,600 sf street level commercial space & activation
- Raised & landscaped 12' wide sidewalk with integrated outdoor seating
- Mauka – Makai enhanced view corridor, staggered building façade
- Amended prior PDP KAK 23-027 (9/6/2023)
 - Additional floor area through lot P-3 transaction with HCDA
 - Accommodate 110 additional homes
 - Height modification for sewer easement & parking
- Allowed by Amended & Reinstated Development Agreement – Ward Village Master Plan



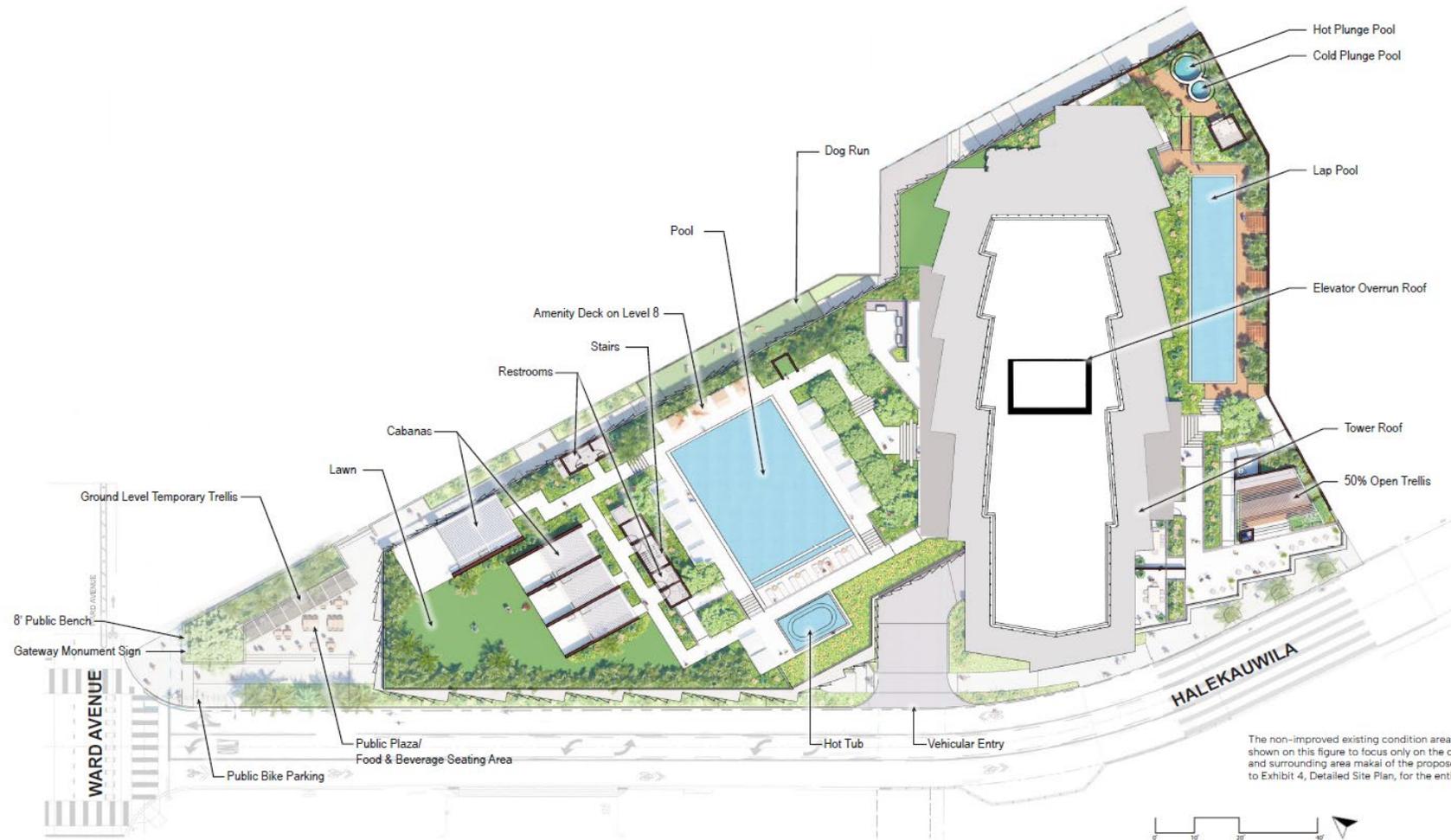
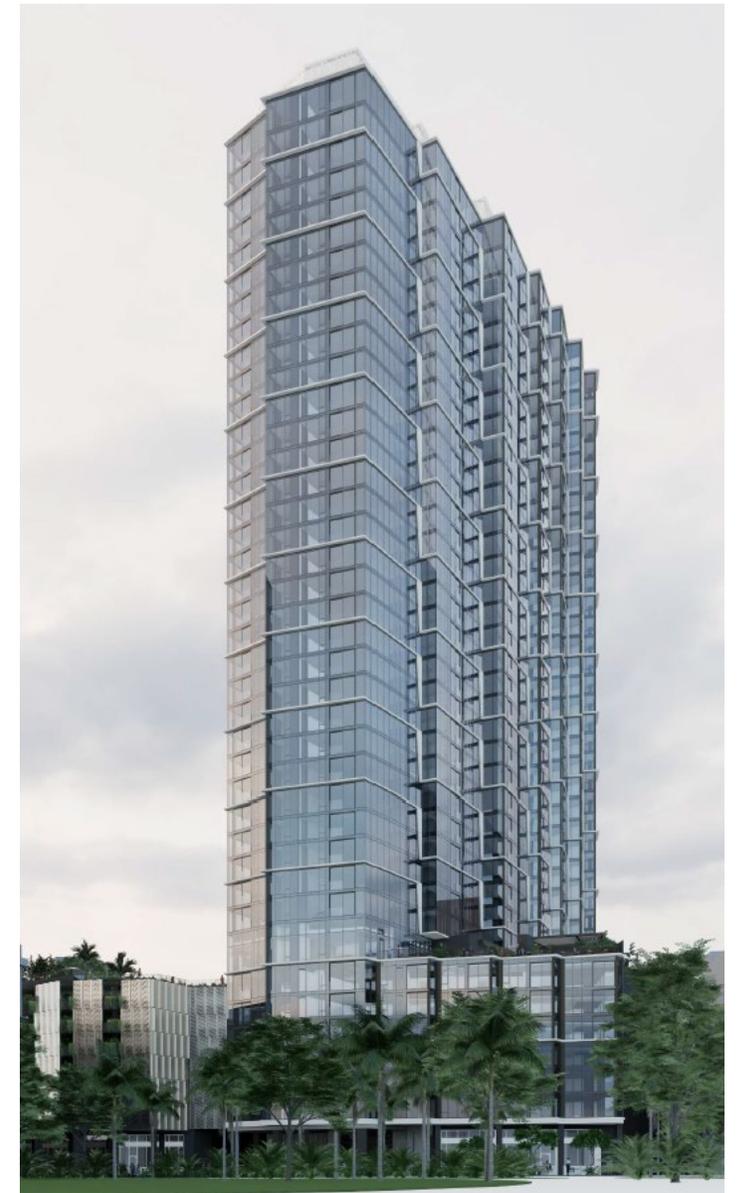
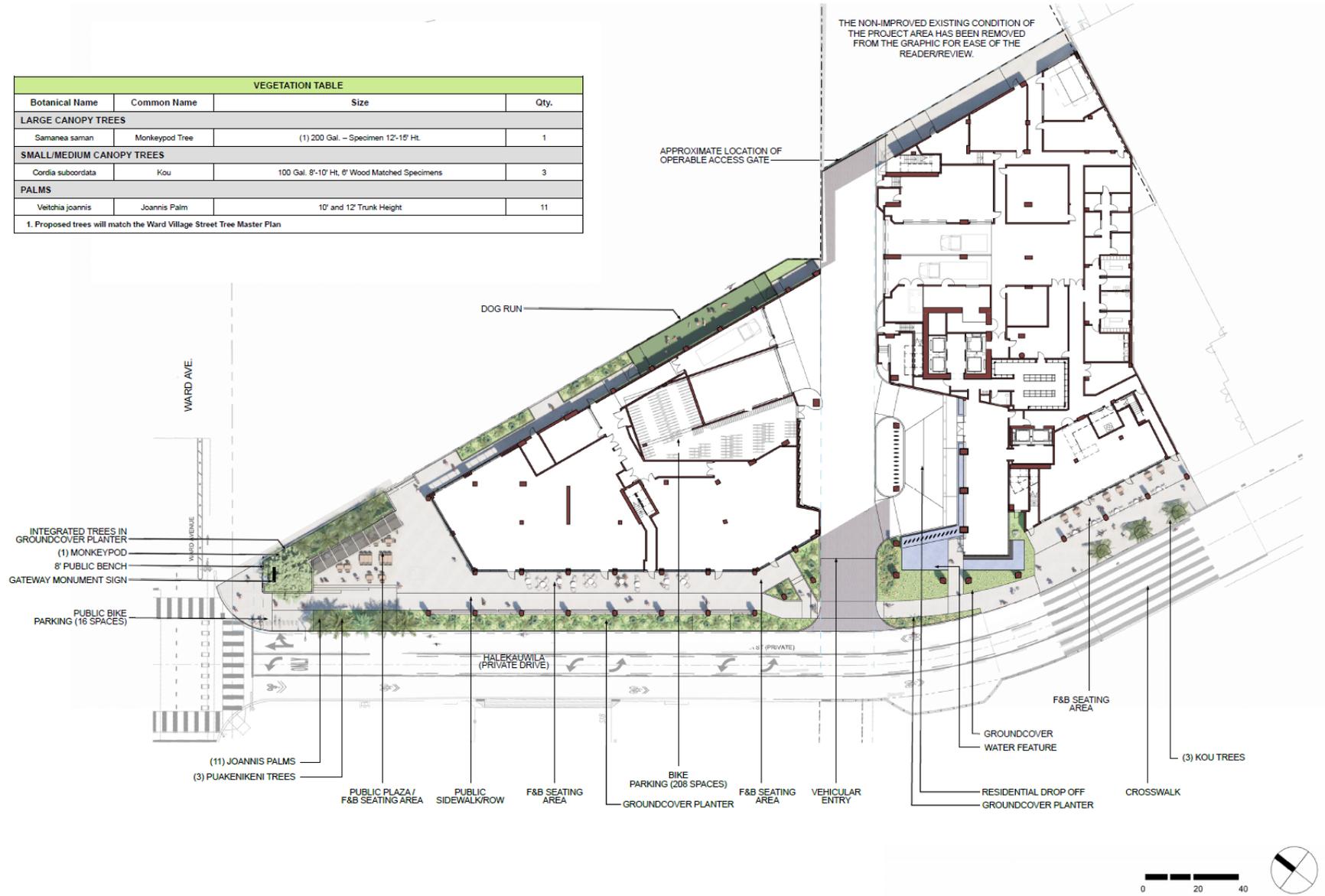


Figure 4-1 Mahana Ward Village Building and Site.

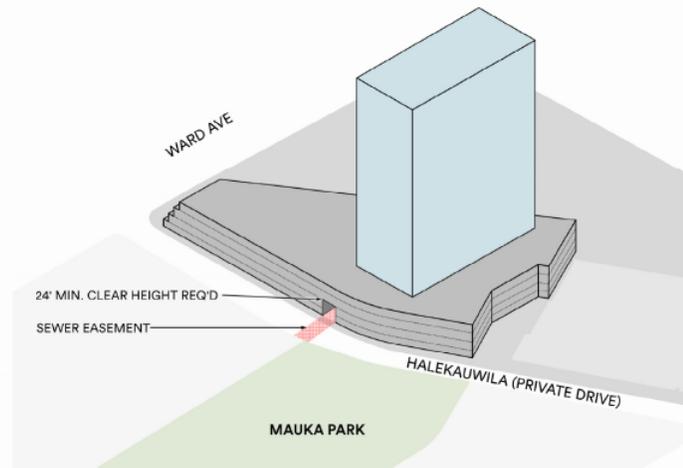


VEGETATION TABLE			
Botanical Name	Common Name	Size	Qty.
LARGE CANOPY TREES			
Samanea saman	Monkeypod Tree	(1) 200 Gal. – Specimen 12-15' Ht.	1
SMALL/MEDIUM CANOPY TREES			
Cordia subcordata	Kou	100 Gal. 8'-10' Ht, 8" Wood Matched Specimens	3
PALMS			
Veitchia joannis	Joannis Palm	10' and 12' Trunk Height	11

1. Proposed trees will match the Ward Village Street Tree Master Plan

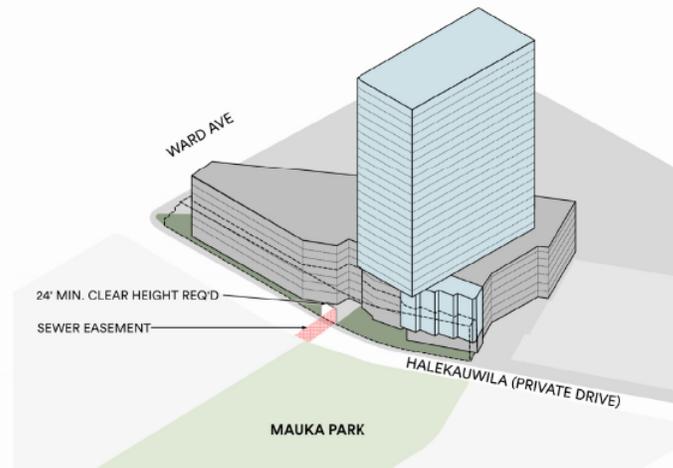


GRAPHICAL LEGEND
 ■ RESIDENTIAL
 ■ PARKING
 ■ PUBLIC OPEN SPACE
 ■ RETAIL



1. MASSING UNDER 2005 MAUKA AREA RULES

- 45' PODIUM; 16,000 SF TOWER FLOORPLATE
- PARKING ON ALL FOUR SIDES



2. MASSING BASED ON COMMITMENTS IN THE MASTER PLAN

- PROGRAM CARVED AWAY FROM STREET AND PARK FRONTAGES IS RELOCATED ATOP THE PODIUM AND REPROGRAMMED AS RESIDENTIAL AND PARKING



3. BLOCK N-WEST (PROPOSED)

- 77'-6" PODIUM
- RETAIL ON THE GROUND LEVEL
- DEDICATED DROP-OFF ON GROUND LEVEL
- TOWER ORIENTED MAUKA-MAKAI
- PEDESTRIAN COVERED ARCADE ALONG HALEKAUWILA WITH A PLAZA ALONG WARD AVE





HALEKAUWILA / WARD AVENUE, LOOKING DIAMOND HEAD – ALLOWED BY RIGHT



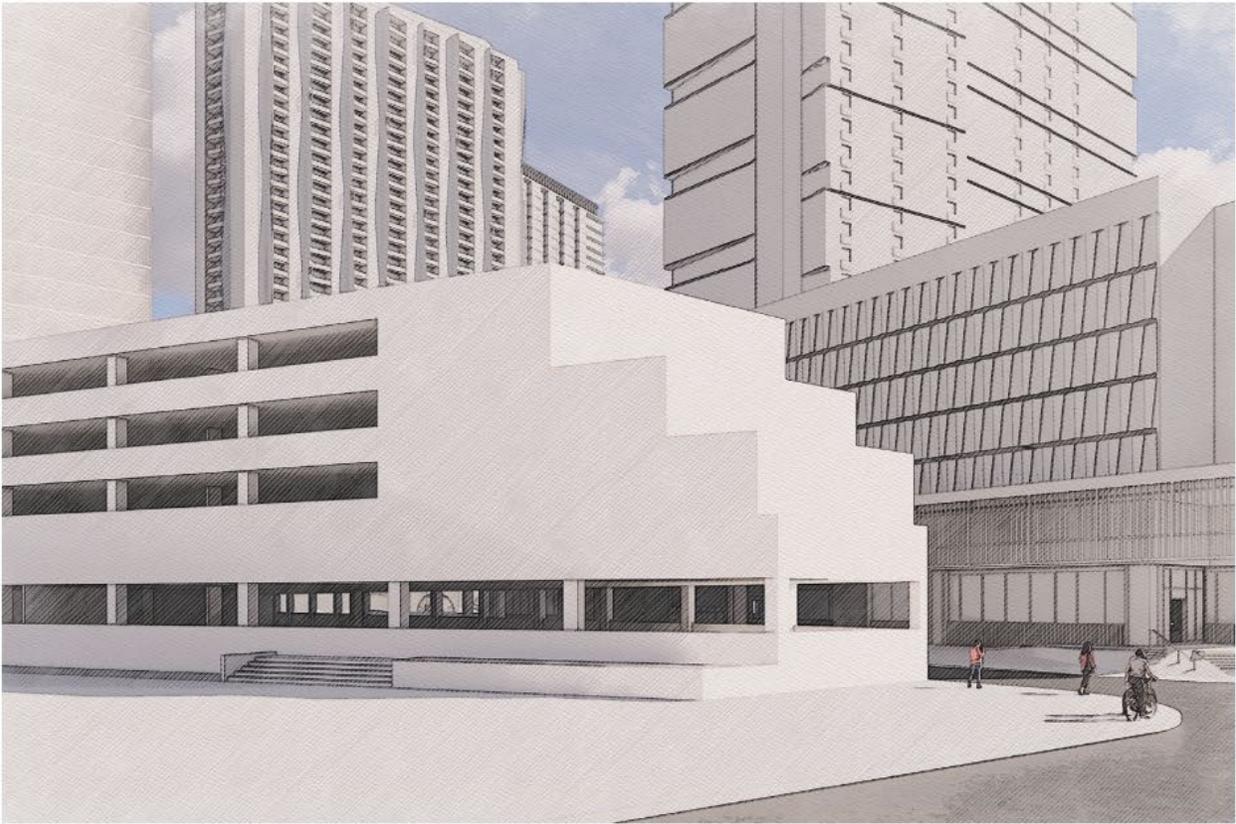
HALEKAUWILA / WARD AVENUE, LOOKING DIAMOND HEAD – PROPOSED WITH MODIFICATION



HALEKAUWILA, LOOKING MAUKA – ALLOWED BY RIGHT



HALEKAUWILA, LOOKING MAUKA – PROPOSED WITH MODIFICATION



WARD AVENUE / HART EASEMENT, LOOKING MAKAI – ALLOWED BY RIGHT



WARD AVENUE / HART EASEMENT, LOOKING MAKAI – PROPOSED WITH MODIFICATION





HALEKAUWILA, LOOKING 'EWA – ALLOWED BY RIGHT



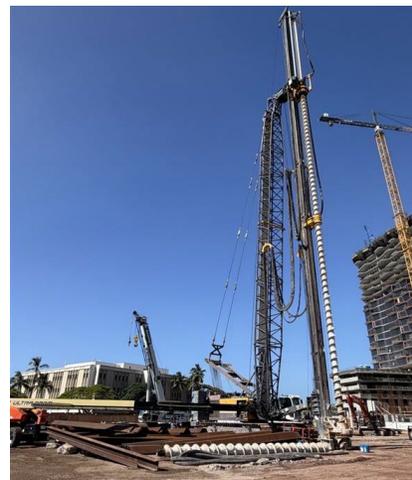
HALEKAUWILA, LOOKING 'EWA – PROPOSED WITH MODIFICATION

Initial Economic Impact

- \$670 M in economic output (direct, indirect, total)
- \$225 M in workers' earnings
- \$41 M in State tax revenue (income, GET, other)
- Average 395 jobs over 7 years, peaking at 906 jobs in 2028
- \$1.5 M DOE impact fee

30 Year Contribution (Operations & Maintenance)

- \$165 M in output
- \$55 M workers' earnings
- \$10 M State tax revenue (income, GET, other)
- Average 19 jobs
- \$121 M property tax revenue



Community @ Center

- 30+ events annually
- Over \$4+M community grants with Hawaii Community Foundation & project milestone donations
- 1st Saturdays, Park, Holiday Events
- 70+ local employees / community service
- IBM *Light The Sky*





KEWALO HARBOR

NEWSLETTER

Rule of the Month

Please make sure to not discharge anything other than clean water into Kewalo Harbor. Please take advantage of the pump out station conveniently located at the end of the fuel dock, and remember we have a station to collect used oil. Please do your part and help keep our harbor waters clean.

§15-212-112 Littering or polluting of water prohibited. No person shall place, throw, deposit, or discharge, or cause to be placed, thrown, deposited, or discharged into the waters of Kewalo Basin any litter or other gaseous, liquid, or solid materials which render the water unsightly, noxious, or otherwise unwholesome so as to be detrimental to public health and welfare or a navigation hazard. No person shall discharge oil sludge, oil refuse, fuel oil, or molasses, either directly or indirectly, or pump bilges or ballast tanks containing other than clean water into the waters of Kewalo Basin.



Point Panic Stair Repairs – Harbor Advisory

Beginning Monday, February 9, 2026, Abhe & Svoboda, Inc., on behalf of the Hawaii Community Development Authority (HCDA), will begin repairs to the steps and railings at Stairs #2 located at the Point Panic Bodysurfing Break, near the harbor entrance at Kaka'ako Waterfront Park. The project is expected to last approximately nine (9) weeks and is scheduled for completion by April 17, 2026. Work will include maintenance, repair, and cleaning of the stairway steps and railings. Public access to Stairs #2 will be restricted during construction, and the stairway will be closed to the public during work hours, currently scheduled Monday through Friday from 7:00 AM to 4:30 PM. Ocean access will remain available via Stairs #1, located near the middle pavilion along the promenade. While the work is not expected to significantly impact harbor operations, contractors will be working in close proximity to the water. Boaters are asked to proceed with caution in the area, operate at no-wake speed, and avoid creating wake that could impact workers on or near the stairs. Mahalo for your cooperation in helping ensure a safe environment for workers, harbor users, and the public during this improvement project.

Location Map:



Stormwater BMP Tip



Scrub and rinse the vessel after each outing to reduce the need for harsh cleaners. Use non-toxic, low nutrient cleaning products, or alternative cleaning products such as baking soda, vinegar, lemon juice, and vegetable oils.

NEWSLETTER DATE: February 2026

Kewalo Harbor Office: (808) 594 0849 | Ward Security: (808) 597 1172

WARD VILLAGE

HONOLULU, HI

February 2026

As part of the ongoing development of the Ward Village neighborhood, we wanted to share our regular update on area improvements that will be occurring in the coming months. Below is a map of the area with locations of work identified.



Additional details regarding the scope and duration of the work are noted below:

- A. The Launiu Ward Village** – under construction through 2028. Associated offsite utility, intersection, and road work along Ward Avenue, Pohukaina Street, Kamani Street, and Auahi Street through 2026. Intermittent road detours and closures.
- B. Kalae** – under construction through 2027.
- C. The Park Ward Village** – under construction through 2026.
- D. HECO 25kV Provisioning** – under construction through January 2027. Electrical utility work along Waimanu Street, Queen Lane, and Ala Moana Boulevard. Intermittent lane closures and road detours.

For any questions, please contact communityimprovements@wardvillage.com

VILLAGE NEWS

FEBRUARY 2026



January Recap

Thank you to those who participated in [Fukubukuro](#), the Japanese New Year tradition of offering sealed mystery bags, and to the eateries and retailers who highlighted their plant-based options in celebration of [Veganuary](#) (vegan January).



The entire month of January was also Mu'umu'u Month which is recognized as a tribute to the cultural significance and fashion history of the iconic loose fitting, flowy dress. [The Mu'umu'u Library](#) was featured in [PBS Hawaii's Home is Here](#), view the full episode on [Hawaiian Fashion, Past and Present](#).

What's New

Welcome Māla-Be and Cream & Sugar to Victoria Ward Park

Join us in welcoming two new pop-ups to the neighborhood! Discover a refreshing, plant-based treat at [Māla-Be](#). Enjoy the Middle Eastern-inspired coconut custard topped with tropical syrups, pistachios, macadamia nuts, and more. The kiosk is open Mondays, Fridays, and Saturdays from 8am to 1pm.

Family-owned [Cream & Sugar Hawaii](#) serves up a rotating menu of bread, cookies, and cakes in premium seasonal flavors. Stop by Victoria Ward Park and treat yourself to a sweet snack. For hours, follow [@creamandsugarhi](#) on Instagram.



Upcoming Events

First Saturday

This month's First Saturday returns to the South Shore Market courtyard! Guests are invited to enjoy assorted mochi from [Mochi Momma](#) and special offers from [StretchLab](#) starting at 1pm. All offerings are complimentary while supplies last.

February 7th | South Shore Market courtyard

Flower Workshops at Blüme Ruhm

Kick off your weekend with a Pua Pau Hana workshop at [Blüme Ruhm](#) in Ward Centre! Create a take-home arrangement while learning fun floral tips. Workshops are held on the 2nd and last Fridays from 5pm to 7pm, beginning February 27th. Space is limited. Reserve or inquire at: shoplocal@blumeruhm.com or call/text (808) 398-5366.

February 27th | Blüme Ruhm at Ward Centre



For details on all the happenings at Ward Village, visit wardvillage.com.

INTERNAL USE ONLY

Submit images and information for Weekend Roundup to heid.kuia@howardhughes.com by Tuesday of each week or tag [@wardvillage](https://www.instagram.com/wardvillage) for a chance to be featured on social media.



Thank you