



# WARD VILLAGE

H O N O L U L U . H I

January 21, 2026

Mr. Craig Nakamoto  
Executive Director  
Hawaii Community Development Authority  
547 Queen Street  
Honolulu, HI 96813

RE: Amended Victoria Ward, Limited Public Facilities Agreement for  
Land Block 1, Project 6 (Mahana Ward Village) (KAK 25-045)

Dear Mr. Nakamoto:

This Amended Public Facilities Agreement for Land Block 1, Project 6 is being submitted by Victoria Ward, Limited (“VWL”) in conjunction with the amended planned development permit application to the Hawaii Community Development Authority (“HCDA”) for Land Block 1, Project 6 (“Mahana Ward Village”) deemed complete on January 21, 2026, and, consisting of approximately 579,127 sf of new floor area, including approximately 565,527 sf of residential floor area and 13,600 sf of commercial floor area. This Amended Public Facilities Agreement is made pursuant to the Ward Neighborhood Master Plan (“Ward MP”) approved by HCDA on January 14, 2009 under Hawaii Administrative Rules (“HAR”) Title 15, Chapter 22 (“Vested Rules”), and pursuant to the Master Plan Development Agreement for the Ward Neighborhood Master Plan (“Development Agreement”) executed on December 30, 2010. This agreement amends and restates that certain Public Facilities Agreement dated June 1, 2023 that was submitted in connection with KAK 23-027.

Including the following public facilities dedication for Mahana Ward Village, as well as other public facilities credits and dedications in Ward Village to date, VWL will generate public facilities credits in conjunction with the Ward MP, which will be sufficient to meet the public facilities requirement for Mahana Ward Village, and will leave a remaining credit balance (after taking into account pending projects and pending public facilities dedications) of approximately 78,060 sf. Pursuant to the Vested Rules, HAR § 15-22-73(d)(1), the public facilities dedication requirement for the development’s commercial floor area is three percent (3%) of the total proposed commercial floor area; therefore, the development’s proposed commercial floor area of approximately 13,600 sf triggers a public facilities dedication requirement of 408 sf (13,600 sf x .03). Pursuant to the Vested Rules, HAR § 15-22-73(d)(2), the public facilities dedication requirement for the development’s residential floor area is four percent (4%) of the total proposed residential floor area; therefore, the development’s proposed residential floor area of approximately 565,527 sf triggers a public facilities dedication requirement of 22,621 sf (565,527 sf x .04). Accordingly, the total public facilities dedication requirement for the development, or a cash-in-lieu payment, is as follows: **Public Facilities Requirement: 23,029 sf**. The following table summarizes the foregoing and the calculation of the public facilities dedication balance as of the submission of the amended application:

## EXHIBIT 3

WARD VILLAGE

1240 Ala Moana Boulevard, Suite 200, Honolulu Hawai'i 96814  
808.591.8411 WardVillage.com

<b>WARD VILLAGE PUBLIC FACILITIES DEDICATION</b>	
<b>Credit from Pre-Ward Village MP Projects [a]</b>	<b>39,581 sf</b>
<b>Public Facilities Dedications (To Date)</b>	
<b>Projects</b>	<b>Area</b>
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
<b>Subtotal of Public Facilities Dedication Provided to Date [b]</b>	<b>180,891 sf</b>
<b>Total Credits &amp; Dedications Provided to Date [a + b]</b>	<b>220,472 sf</b>
<b>Proposed (Pending) Public Facilities Dedications (To Date)</b>	
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
<b>Subtotal of Pending Public Facilities Dedication [c]</b>	<b>144,253 sf</b>
<b>Total Dedications Provided / Pending [a + b + c]</b>	<b>364,725 sf</b>
<b>Required Public Facilities Dedication (To Date)</b>	
<b>Project</b>	<b>Dedication Area</b>
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
<b>Subtotal of Required Public Facilities Dedication to Date</b>	<b>286,665 sf</b>
<b>Remaining Balance Not Including Pending Public Facilities Dedications</b>	<b>(66,193 sf)</b>
<b>Remaining Balance after Pending Public Facilities Dedications</b>	<b>78,060 sf</b>

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

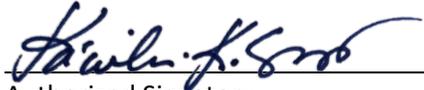
Note 9 - Revised to be consistent with this PDP Amendment

Note 10 - PFD Agreement, dated June 14, 2023

Note 11 - PFD Agreement, dated June 14, 2023

The numbers noted herein are based upon approximations of square footage and may change once development plans are further defined. VWL reserves the right to revise any of the approximations utilized above, which shall be reflected in a written amendment to this unilateral public facilities agreement.

Very Truly Yours,  
VICTORIA WARD, LIMITED

  
Authorized Signatory