

WATANABE ING LLP  
A Limited Liability Partnership

BRIAN A. KANG #6495-0  
SUMMER H. KAIawe #9599-0  
First Hawaiian Center  
999 Bishop Street, Suite 1250  
Honolulu, HI 96813  
Telephone No. (808) 544-8300  
E-Mails: [bkang@wik.com](mailto:bkang@wik.com); [skaiawe@wik.com](mailto:skaiawe@wik.com)

Attorneys for Applicant  
**VA Aloha, LLC**

BEFORE THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY  
OF THE STATE OF HAWAII

In re Application of

VA Aloha, LLC

For a Development Permit for the Department  
of Veterans Affairs Multi-Specialty Outpatient  
Clinic in the Kalaeloa Community  
Development District.

Permit No. KAL 21-006

VA ALOHA, LLC'S CERTIFICATION RE:  
NOTIFICATION TO OWNERS AND  
LESSEES OF RECORD OF REAL  
PROPERTY LOCATED WITHIN A THREE  
HUNDRED FOOT RADIUS PURSUANT TO  
HRS § 206E-5.5

**VA ALOHA, LLC'S CERTIFICATION RE: NOTIFICATION TO  
OWNERS AND LESSEES OF RECORD OF REAL PROPERTY LOCATED WITHIN  
A THREE HUNDRED FOOT RADIUS PURSUANT TO HRS § 206E-5.5**

I, THOMAS LEE, hereby certify pursuant to Hawaii Revised Statutes § 206E-  
5.5(a)(4) that:

1. I am Vice President of Hunt Communities Hawaii, LLC, and I have personal  
knowledge of the matters contained herein.

2. This certification is made by applicant VA Aloha, LLC by its sole corporate member, Hunt Communities Hawaii, LLC.

3. Notification by first class United States mail, postage prepaid, was made to owners and lessees of record of real property located within a three hundred foot radius of the perimeter of the proposed project identified from the most current list available from the real property assessment division of the department of budget and fiscal services of the county in which the proposed project is located when the application was deemed complete.

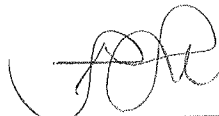
4. Said notification included, without limitation, (1) project specifications; (2) requests for waiver, variance, exemption, or modification of a community development plan or the Authority's community development rules; (3) procedures for intervention and a contested case hearing; and (4) other information that the public may find useful so that it may meaningfully participate in the Authority's decision-making processes.

5. Attached hereto is a true and accurate copy of the notification that was mailed as aforesaid.

6. Attached hereto are true and accurate copies of the list of owners and lessees of record of real property to whom the notification was mailed and the certificate of mailing from the United States Postal Service.

I HEREBY CERTIFY PURSUANT TO LAW THAT THE FOREGOING IS TRUE AND CORRECT.

DATED: Honolulu, Hawaii, June 4, 2021



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THOMAS LEE

## NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN of public hearings to be held by the Hawaii Community Development Authority (HCDA), a body corporate and a public instrumentality of the State of Hawaii, pursuant to the provisions of Chapters 15-215 (Kalaehoa Community Development District Rules) and 15-219 (Rules of Practice and Procedure) , Hawaii Administrative Rules (“HAR”), and Section 206E-5.6, Hawaii Revised Statutes (HRS).

**DATES:** July 7, 2021 (Presentation Hearing)  
11:00 a.m.

July 8, 2021 (Waiver Request Hearing)  
11:00 a.m.

August 4, 2021 (Decision-Making Hearing)  
11:00 a.m.

**PLACE:** **Hearings will be convened virtually\***

\*In accordance with the Governor’s April 9, 2021 Nineteenth Proclamation Related to the COVID-19 Emergency (“Nineteenth Emergency Proclamation”), specifically Section VI (B), ordering the suspension of specific provisions of certain laws including HRS Chapter 92, “public agency meetings and records” and social distancing guidelines issued by state and federal public health agencies in an effort to contain community spread of the ongoing COVID-19 Virus, the above-referenced public hearings will be convened virtually via Zoom:

**Zoom Meeting:**

<https://zoom.us/j/7025694770?pwd=OVozQjNiTUw5ajhrNmFBdzc3U213UT09>

Meeting ID: 702 569 4770

Passcode: 434019

The public may also view the above-referenced public hearings which will be live-streamed (simultaneously recorded and broadcast live) via the following internet “YouTube” link provided below:

**YouTube:**

<https://www.youtube.com/channel/UCGsHPkE4O4goO5EdeMVAfcA>

In the event that the temporary suspension of specific provisions of the Sunshine Law provided for in the Governor’s Nineteenth Emergency Proclamation is lifted or otherwise no longer in effect, and therefore allowing the Authority to convene any of the above-referenced public hearings in person, those hearings will be held at the above-referenced times, at the following location:

HCDA Board Meeting Room  
547 Queen Street, 2<sup>nd</sup> Floor  
Honolulu, Hawaii 96813

or as soon thereafter as those interested may be heard to consider the following item:

**DEVELOPMENT PERMIT APPLICATION**

**Application Date:** June 1, 2021  
**Permit Number:** KAL 21-006  
**Applicant:** VA Aloha, LLC  
**Landowner:** Hunt Communities Hawaii, LLC  
**Tax Map Key:** (1) 9-1-013: 002 (por)  
**Project Location:** Southeast corner of Kamokila Boulevard Extension and Franklin D. Roosevelt Avenue

**Description:** The Applicant is proposing to build a Department of Veterans Affairs Multi-Specialty Outpatient Clinic (“VA Clinic” or “Project”) on an approximately 415,194 square feet lot. The proposed VA Clinic consists of a forty foot high building that will provide space for doctors of different specialties, support staff and equipment. The Project will include approximately 113,500 square feet of floor area, over 83,039 square feet of open space, 4,292 square feet of recreation space, and 528 surface parking stalls.

In accordance with HAR § 15-219-49, interested persons may petition to intervene to participate as a party in this hearing by filing a timely written motion and providing 30 copies of such written motion to the HCDA office at 547 Queen Street, Honolulu, Hawaii 96813, no later than 4:30 p.m. on June 24, 2021 and serving copies to the Applicant at 737 Bishop Street, Mauka Tower, Suite 2750, Honolulu Hawaii 96813. The Authority will act on any motions to intervene on July 7, 2021, at which time all parties to the proceedings will be established.

July 7, 2021 - Presentation Hearing

The purpose of the Presentation Hearing is to allow the Applicant to present the proposed Project, to allow any other party the opportunity to present its position, and to provide the general public with the opportunity to present oral and/or written testimony.

July 8, 2021 – Waiver Request Hearing

The purpose of this hearing is to allow the Applicant to present its request for the following waivers from compliance with certain provisions of the Kalaeloa Community Development District (KCDD) Rules. The Applicant is requesting the following Project specific waivers pursuant to HAR § 15-219-98 of the HCDA Rules of Practice and Procedure:

1. HAR § 15-215-41(a) - Building placement; Façades built-to-line and frontage occupancy requirements;
2. HAR § 15-215-62 - Large lot development; Requirements for projects on large lot developments;
3. HAR § 15-215-47(i)(6) – Parking and loading; design; High albedo concrete requirement for surface parking lots;

4. HAR §15-215-47(j) - Parking and loading; landscaping for surface parking lots located at grade; large shade tree requirement; and
5. HAR §15-215-43(h)(2) - Architectural standards; windows; visible light transmission level of windows.

August 4, 2021 – Decision-Making Hearing

The purpose of the Decision-Making Hearing is to allow for additional oral and/or written testimony from the general public on the Application prior to decision-making by the Authority. If the Authority adopts a proposed decision and order which is adverse to a party at the August 4, 2021 Decision-Making Hearing, the party adversely affected will be allowed to file written comments and/or exceptions to the Authority’s proposed Decision and Order. Thereafter, the Authority will engage in final decision-making, if necessary, at a further hearing on September 1, 2021.

Any party may retain counsel or appear on his/her own behalf or send a representative if the party is a partnership, corporation, trust, or association.

The Development Permit Application is posted online at [www.dbedt.hawaii.gov/hcda](http://www.dbedt.hawaii.gov/hcda). A hard copy of the Development Permit Application may also be obtained via regular mail upon payment of photocopying and postage handling fees. To request a hard copy, you may contact the HCDA by telephone at (808) 594-0300 or by e-mail at [dbedt.hcda.contact@hawaii.gov](mailto:dbedt.hcda.contact@hawaii.gov) during regular business hours (Monday through Friday, 7:45 a.m. to 4:30 p.m.), excluding State and Federal holidays.

Written public testimony regarding the Development Permit Application will be accepted through the HCDA website at [www.dbedt.hawaii.gov/hcda](http://www.dbedt.hawaii.gov/hcda) until 12:00 p.m. on the day before the respective public hearing dates (“Written Testimony Deadline”). Persons wishing to present public testimony after the Written Testimony Deadline are encouraged to attend the public hearing via Zoom to present oral testimony. Persons who intend to present oral testimony may sign up at the beginning of each public hearing. Persons who intend to submit written testimony are requested to submit 30 copies of their testimony by 12:00 p.m. before the date of the public hearing. Please be advised that any written public testimony submitted to the HCDA will be treated as a public record and, as such, any contact information contained therein may be available for public inspection and copying. Pursuant to HAR § 15-219-71, public comment or testimony may be limited to three minutes per speaker and speakers may be subject to questioning by the members of the HCDA board or by any other representative of the HCDA. For any questions or concerns regarding the above, please call the HCDA office at 594-0300.

Individuals who need auxiliary aids for effective communication are invited to contact Ms. Francine Murray, HCDA’s ADA Compliance Coordinator via phone at 594-0300, or facsimile at 587- 0299 at least five working days prior to the date required.

HAWAII COMMUNITY DEVELOPMENT AUTHORITY  
JOHN WHALEN, CHAIRPERSON



Certificate of Mailing — Firm

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PBR HAWAII & ASSOCIATES, INC.  
1001 BISHOP STREET, SUITE 650  
HONOLULU HI 96813-3484

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TOTAL NO.  
of Pieces Received at Post Office™

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MR. ERNEST LAU  
MANAGER & CHIEF ENGINEER  
BOARD OF WATER SUPPLY  
630 S BERETANIA STREET  
HONOLULU HI 96813

91160014  
COSTCO WHOLESALE CORPORATION  
C/O PROPERTY TX DEPT 1038  
999 LAKE DR  
ISSAQUAH WA 98027

91013118 / 91013119  
MR. WILLIAM AILA, CHAIR  
DEPARTMENT OF HAWAIIAN HOME LANDS  
91-5420 KAPOLEI PKWY  
KAPOLEI HI 96707

91075042  
HCA & T FUND  
C/O HI CARPENTERS &  
TRAINING FUND-MR.  
200 N VINEYARD BLVD #100  
HONOLULU HI 96817

91013075 / 91075054  
KAPOLEI INFRASTRUCTURE LLC  
JAMES CAMPBELL BLDG  
1001 KAMOKILA BLVD STE 200  
KAPOLEI HI 96707

91075040  
KBP LAND PARTNERS LLC  
C/O JUPITER KBP MANAGEMENT LLC  
24 CORPORATE PLAZA SUITE 100  
NEWPORT BEACH CA 92660

91075041  
CHURCH OF JESUS CHRIST LDS  
C/O TAX ADMIN DIV 22ND FLR  
50 EAST NORTH TEMPLE ST  
SALT LAKE CITY UT 84150

91013003  
MRS. SANDY CALIO, PRINCIPAL  
BARBERS POINT ELEMENTARY SCHOOL  
3001 BOXER RD  
KAPOLEI HI 96707

91075040  
DOITNOW INC  
2060 LAUWILIWILI ST  
KAPOLEI HI 96707

91160008 / 91013002 / 91160006 /  
91160010 / 91013004  
HUNT COMMUNITIES HAWAII LLC  
C/O RYAN LLC - DEPT 125  
PO BOX 4900  
SCOTTSDALE AZ 85254

91160021  
KAPOLEI INFRASTRUCTURE LLC  
JAMES CAMPBELL BLDG  
1001 KAMOKILA BLVD STE 250  
KAPOLEI HI 96707

91015002 / 91160011  
MR. JADE BUTAY, DIRECTOR  
STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET ROOM 509  
HONOLULU HI 96813

91160009 / 91160015  
MR. ROGER MORTON  
DIRECTOR DESIGNATE  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF TRANSPORTATION SERVICES  
650 S KING STREET 3RD FLOOR  
HONOLULU HI 96813

91013003  
DR. CHRISTINA KISHIMOTO  
SUPERINTENDENT OF EDUCATION  
DEPARTMENT OF EDUCATION  
PO BOX 2360  
HONOLULU HI 96804

91160007  
GTE HAWN TEL CO INC  
1177 BISHOP ST STE 52  
HONOLULU HI 96813

91013119  
KALAELOA SOLAR TWO LLC  
C/O RUSTY SAGE  
1166 AVENUE OF THE AMERICAS 9TH FLR  
NEW YORK NY 10036

91160016  
KAPOLEI PROPERTIES LLC  
JAMES CAMPBELL BLDG  
1001 KAMOKILA BLVD STE 250  
KAPOLEI HI 96707

