

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provisions of the Sunshine Law provided for in the Governor’s Nineteenth Emergency Proclamation is lifted or otherwise no longer in effect, and therefore allowing the Authority to convene any of the above-referenced public hearings in person, those hearings will be held at the above-referenced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, 2nd 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. 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 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 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