

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

Attorneys for VICTORIA WARD, LIMITED

BEFORE THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY  
OF THE STATE OF HAWAII

In re Application of

VICTORIA WARD, LIMITED

For a Planned Development Permit for Land  
Block 2, Project 4.

Permit No. KAK 22-024

VICTORIA WARD, LIMITED'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

**VICTORIA WARD, LIMITED'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, KA'IULANI SODARO, hereby certify pursuant to Hawaii Revised Statutes §  
206E-5.5(a)(4) that:

1. I am the Senior Vice President, Planning and Development of applicant Victoria Ward, Limited, and I have personal knowledge of the matters contained herein.
2. 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.

3. Said notification included, without limitation, (1) project specifications; (2) procedures for intervention and a contested case hearing; and (3) other information that the public may find useful so that it may meaningfully participate in the authority's decision-making processes.

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

5. 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, April 21, 2022.

  
\_\_\_\_\_  
KA'IULANI SODARO

## NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN of public hearings to be held by the Hawaii Community Development Authority (“HCDA” or “Authority”), a body corporate and a public instrumentality of the State of Hawaii, pursuant to the provisions of Chapters 15-22 (vested Kakaako 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:** June 1, 2022 (Presentation Hearing)  
9:00 a.m.

August 3, 2022 (Decision-Making Hearing)  
9:00 a.m.

**PLACE:** **Hearings will be convened remotely and in person at the following location:**

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

Meetings will convene at the above-stated times, or soon thereafter, to reasonably allow those interested in providing oral testimony to be heard.

In accordance with Section 92-3.7, HRS, the Public Hearing will be convened remotely via Zoom. The public is welcome to participate and view the Public Hearing as follows:

### **Participate Remotely Via Zoom**

Please use the following link:

<https://zoom.us/j/7025694770?pwd=OVozQjNiTUw5ajhrNmFBdzc3U213UT09>  
Meeting ID: 702 569 4770  
Passcode: 434019

### **Participate Via Phone**

Dial: (669) 900 - 6833  
Meeting ID: 702 569 4770

### **View the Hearing Via YouTube**

(Livestreamed - simultaneously recorded and broadcasted live)

Please use the following link:

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

### **View the Remote Hearing at the Following Physical Meeting Site:**

Hawaii Community Development Authority  
American Brewery Building  
547 Queen Street, 2<sup>nd</sup> Floor Board Room  
Honolulu, Hawaii 96813

**In accordance with Section 92-3.7(c), Hawaii Revised Statutes, in the event that audiovisual communication cannot be maintained by all participating Board Members and quorum is lost, the meeting will be automatically recessed for up to thirty (30) minutes, during which time, an attempt to restore audiovisual communication will be made. If HCDA is able to reestablish audio communication only, the meeting will be reconvened and continue. To participate via audio communication, please refer to the “Participate Via Phone” information above. If HCDA is unable to reconvene the meeting because neither audiovisual communication nor audio communication can be re-established within thirty (30) minutes, the meeting will be automatically terminated.**

## **PUBLIC TESTIMONY**

### **Oral Live Testimony**

Pursuant to Section 92-3, HRS and Article IV, Section 10 of HCDA’s Bylaws, oral, live testimony may be limited to three (3) minutes at the discretion of the presiding officer and will be accepted only on matters directly related to the subject development permit application.

When testifying, you will be asked to identify yourself and the organization, if any, that you represent. Oral live testimony may be provided via either of the following options:

- **Zoom:**

Oral live testimony may be provided remotely via the Zoom link provided above at the top of this Notice.

You will be asked to provide your name and an email address in the standard email format, e.g., \*\*\*\*@\*\*\*\*.com.

Your microphone will automatically be muted. When the Chairperson asks for public testimony, you may click the Raise Hand button found on your Zoom screen to indicate that you wish to testify about this proposed Project. The Chairperson will individually enable each testifier to unmute their microphone. When recognized by the Chairperson, please unmute your microphone before speaking and mute your microphone after you finish speaking.

- **Phone:**

If you do not have a computer/internet access, you may provide oral live testimony via the Participate by Phone option and attend this meeting with audio-only access by calling the phone number listed in the “Participate Via Phone” option located at the top of this Notice.

Upon dialing the number, you will be prompted to enter the Meeting ID which is also listed at the top of this Notice. After entering the Meeting ID, you will be asked to either enter your panelist number or wait to be admitted into the meeting. Please wait until you are admitted into the meeting as no panelist numbers will be issued.

When the Chairperson asks for public testimony, you may indicate that you want to testify by entering \* followed by 9 on your phone’s keypad. A voice prompt will then let you know that the meeting host has been notified. When recognized by the Chairperson, please unmute yourself by entering \* and then 6 on your phone’s keypad.

A voice prompt will let you know that you are unmuted, and you may begin speaking. After you have finished speaking, please enter \* and then 6 again to mute yourself.

### **Written Testimony**

To ensure that the public as well as the HCDA Board Members receive testimony in a timely manner, written testimony should be submitted 24 hours prior the scheduled Public Hearing date and time. Any written testimony submitted after such time cannot be guaranteed to be distributed in time for the Public Hearing. Written testimony may be submitted by any one of the following methods:

- Email to: [dbedt.hcda.contact@hawaii.gov](mailto:dbedt.hcda.contact@hawaii.gov)
- Web form at: <http://dbedt.hawaii.gov/hcda/submit-testimony/>
- U.S. Postal Mail sent to:  
Hawaii Community Development Authority  
547 Queen Street  
Honolulu, HI 96813
- Facsimile (fax) to: (808) 587-0299

Please note that written public testimony submitted to the HCDA will be treated as a public record and any contact information contained therein will be available for public inspection and copying.

### **DEVELOPMENT PERMIT APPLICATION**

**Application Date:** April 18, 2022  
**Permit Number:** KAK 22-024  
**Applicant:** Victoria Ward, Limited  
**Tax Map Key:** (1) 2-3-001: 133  
**Project Location:** 1000 Ala Moana Boulevard, Honolulu, HI 96814

**Description:** The Applicant is proposing to build a single, 330-unit residential, mixed-use condominium (“Project”). The proposed Project consists of a single condominium tower located on a 45-foot-high parking podium and ground floor commercial/retail space, located on a 113,705 square foot lot on the northeast corner of Ala Moana Boulevard and Ward Avenue. On the ground level, the Project will include approximately 19,282 square feet of open space, and approximately 71,689 square feet of recreational space with amenities. A total of approximately 559 parking stalls will be located in the 45-foot-high parking podium. Residential and commercial loading areas and public bicycle parking are proposed as a part of the Project.

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 Wednesday, May 11, 2022, and serving copies to the Applicant at 1240 Ala Moana Boulevard, Suite 200, Honolulu, Hawaii 96814. The Authority will act on any motion to intervene on June 1, 2022, at which time all parties to the proceedings will be established.

**June 1, 2022, 9:00 a.m. - Presentation Hearing**

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

**August 3, 2022, 9:00 a.m. - 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 that is adverse to a party at the August 3, 2022 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 7, 2022 at 9:00 a.m.

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.

If you need an auxiliary aid/service or other accommodation due to a disability, please contact Francine Murray, Interim HCDA Compliance Assurance and Community Outreach Officer, via phone at (808) 594-0300 or by email at: [dbedt.hcda.contact@hawaii.gov](mailto:dbedt.hcda.contact@hawaii.gov) or by facsimile at (808) 587-0299 at least five working days prior to the date required.

HAWAII COMMUNITY DEVELOPMENT AUTHORITY  
SUSAN TODANI, CHAIRPERSON



# Certificate of Mailing — Firm

Name and Address of Sender  PBR HAWAII 1001 BISHOP STREET, SUITE 650 HONOLULU HI 96813  	TOTAL NO. of Pieces Listed by Sender  10	TOTAL NO. of Pieces Received at Post Office™  10	Affix Stamp Here <i>Postmark with Date of Receipt.</i>   
	Postmaster, per (name of receiving employee)  		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1. SEE ATTACHED LIST					
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230011320001-0350  
VICTORIA PLACE LLC  
1240 ALA MOANA BLVD SUITE 200  
HONOLULU HI 96814

230021120001-0571  
1000 AUAHI LLC  
1240 ALA MOANA BLVD SUITE 200  
HONOLULU HI 96814

210580210000  
MR. JADE BUTAY, DIRECTOR  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET ROOM 509  
HONOLULU HI 96813

210530300000  
WARD COURT DEVELOPMENT LLC  
1360 S BERETANIA ST SUITE 202  
HONOLULU HI 96814-1520

210520120000, 210520200000, 210530010001-0699  
210530300000, 230021140000, 230021150001-0550,  
230021170000  
VICTORIA WARD LIMITED  
C/O THE HOWARD HUGHES CORPORATION  
PO BOX 131298  
CARLSBAD CA 92013

230021120001-0571  
FIRST HAWAIIAN BANK TRS  
C/O FIRST HAWAIIAN BANK TRS  
1240 ALA MOANA BLVD SUITE 200  
HONOLULU HI 96814

210581330000, 210581320000  
MR. CRAIG NAKAMOTO  
INTERIM EXECUTIVE DIRECTOR  
HAWAII COMMUNITY DEVELOPMENT AUTHORITY  
547 QUEEN STREET  
HONOLULU HI 96813

210560010000, 230011330000, 230011340000  
VICTORIA WARD LIMITED  
C/O VICTORIA WARD LTD  
1240 ALA MOANA BLVD SUITE 200  
HONOLULU HI 96814

210580060000, 210581290000-0002  
DR. SYLVIA HUSSEY  
CHIEF EXECUTIVE OFFICER  
OFFICE OF HAWAIIAN AFFAIRS  
560 N NIMITZ HWY STE 200  
HONOLULU HI 96817

210581320000  
KEWALO HARBOR LLC  
1240 ALA MOANA BLVD SUITE 200  
HONOLULU HI 96814