

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 15-22 (Vested Mauka Area Rules) and 15-219, Hawaii Administrative Rules (HAR), and Section 206E-5.6, Hawaii Revised Statutes.

**DATES:** June 6, 2018 (Presentation Hearing)  
1:00 p.m.

June 13, 2018 (Modification/Exemption Hearing)  
11:00 a.m.

August 1, 2018 (Decision-Making Hearing)  
1:00 p.m.

**PLACE:** 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 items:

**Application Date:** April 16, 2018  
**Permit Number:** KAK 18-038  
**Applicant:** Victoria Ward, Limited  
**Tax Map Key(s) (TMKs):** (1) 2-3-002: 109, and 110 (Portion)  
**Project Location:** 1020 Auahi Street

**Description:** The request is a Development Permit Application (“Application”) for a mixed-use project consisting of residential and commercial components, at 1020 Auahi Street, TMK Nos.: (1) 2-3-002: 109, and 110 (Portion) (“Koula Project” or “Project”). The proposed Project, consists of a 400-foot tower and a 75-foot podium, and will house a mix of approximately 570 residential units and approximately 58,300 square feet of commercial space and required parking spaces. The Project will provide approximately 10,800 square feet of open space and 58,496 square feet of recreational space. The Applicant is proposing to provide at least 64 reserved housing units to be located either within the Project or off-site.

**Modifications Requested:** The Applicant is requesting a modification from the requirements of the applicable Vested Mauka Area Rules (HAR Chapter 15-22) in order to increase the height of the podium (the structure located at the base of the proposed tower that will house parking stalls, commercial spaces, and a portion of the residential units), from 45 feet to 75 feet.

Interested persons may petition to intervene to participate as a party to this proceeding by filing a timely written motion with 30 copies at the HCDA office at 547 Queen Street, Honolulu, Hawaii 96813, in accordance with HAR §15-219-49, no later than 4:30 p.m. on Monday, May 21, 2018, and copies served to the Applicant at 1240 Ala Moana Boulevard, Suite 200, Honolulu, Hawaii 96814. The Authority will act on any motions to intervene on June 6, 2018 at which point all the parties to this proceeding will be established.

### Presentation Hearing

The purpose of the June 6, 2018 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.

### Modification/Exemption Hearing

The purpose of the June 13, 2018 Modification/Exemption Hearing is to allow the Applicant to present its modification/exemption request and to afford any party the opportunity to present its position, and to provide the general public with the opportunity to present oral and/or written testimony.

### Decision-Making Hearing

The purpose of the August 1, 2018 Decision-Making Hearing is to allow for additional oral and/or written testimony from the general public on the Development Permit Application prior to decision-making by the Authority. If the Authority adopts a proposed decision and order which is adverse to a party to the proceeding at the August 1, 2018 Decision-Making Hearing, the parties will be allowed to file written comments and/or exceptions to the Authority's proposed Decision and Order and thereafter, the Authority will engage in final decision-making at a further hearing to be held on September 5, 2018.

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

Copies of the Development Permit Application are available for inspection during regular business hours at the HCDA office, located at 547 Queen Street, 5<sup>th</sup> Floor, Honolulu, Hawaii 96813, or will be mailed to anyone who requests a copy after payment has been made for copying and postage costs. A copy of the Development Permit Application may also be accessed online and downloaded at the HCDA website: [dbedt.hawaii.gov/hcda](http://dbedt.hawaii.gov/hcda). To request a copy of the Development Permit Application or to submit written comments or testimony, please contact the HCDA on or before the date of the public hearing. Written public testimony will be accepted through the HCDA website at [dbedt.hawaii.gov/hcda](http://dbedt.hawaii.gov/hcda) until 12:00 p.m. the day before the respective public hearing dates ("Written Testimony Deadline"). Persons wishing to submit public testimony after the Written Testimony Deadline are encouraged to appear in person at the public hearing to present oral testimony. Persons who intend to present oral testimony on the above-listed application for Development Permit shall sign-up at the beginning of each public hearing. Persons who intend to submit written testimony shall submit 30 copies of their statements by 12:00 p.m. the day before the public hearing date. 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. The Chairperson may limit public oral testimony to three minutes per speaker and speakers may be subject to questioning by the members of the Authority or by any other representative of the Authority. For questions or concerns, 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 at 594-0300, or by facsimile at 587-0299 at least five working days prior to the date required.

HAWAII COMMUNITY DEVELOPMENT AUTHORITY  
JOHN WHALEN, CHAIRPERSON