

**STATE OF HAWAII  
HAWAII COMMUNITY DEVELOPMENT AUTHORITY**

**NOTICE OF PUBLIC HEARINGS  
FOR A DEVELOPMENT PERMIT APPLICATION  
REGARDING THE UNIVERSAL BUILDING PROJECT**

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 Hawaii Administrative Rules (HAR) 15-217 (Kakaako Community Development District, Mauka Area Rules), HAR 15-219 (Rules of Practice and Procedure) and Section 206E-5.6, Hawaii Revised Statutes, the Applicant is requesting approval from the HCDA, regarding Applicant's Development Permit.

DATE: September 5, 2018 (Presentation Hearing)  
12:00 p.m.

DATE: November 7, 2018 (Decision-Making Hearing)  
12:00 p.m.

PLACE: HCDA Office  
547 Queen Street, 2<sup>nd</sup> Floor Conference Room  
Honolulu Hawaii 96813

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

**Project Information:**

**Permit Number:** KAK 18-057  
**Applicant:** Dearborn 535 LLC  
**Tax Map Key (TMK):** (1) 2-3-003: 067  
**Project Site Address:** 535 Ward Avenue Honolulu, Hawaii 96814

**Project Description:** The request is for a Development Permit to construct interior and exterior improvements to the existing Universal Building. The Applicant proposes to demolish the front portion of the building and return the building to its original footprint and design. Upon completion of the proposed improvements the Applicant intends to register the building on the historic registry.

Interested persons may move to intervene and be made 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 by no later than 4:30 p.m. on Tuesday, August 14, 2018, with copies served on the Applicant's agent at 2895 Kalakaua Ave Suite 106 Honolulu, HI 96815. The Authority will act on any motions to intervene on September 5, 2018, at which point all the parties to this proceeding will be established.

The purpose of the September 5, 2018 presentation hearing is to allow the Applicant to present the proposed Project, to allow any other intervening party the opportunity to present their position, and to provide the general public with the opportunity to present oral and/or written testimony.

The purpose of the November 7, 2018 decision-making hearing is to allow for additional oral and/or written testimony from the general public on the above-listed Development Permit Application prior to the decision-making by the Authority.

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.

Copies of the Development Permit Application are available for inspection during regular business hours at the office of the HCDA, 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 can also be downloaded by going to the HCDA website at [www.dbedt.hawaii.gov/hcda](http://www.dbedt.hawaii.gov/hcda). To request a copy of the Development Permit Application, please contact the HCDA. Written public testimony will be accepted through the HCDA website until 12:00 p.m. 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 appear in person at the public hearing 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 statements on or 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, you may call the HCDA at (808) 594-0300. Individuals who need auxiliary aids for effective communication are invited to contact Francine Murray, HCDA’s ADA Compliance Coordinator via telephone at (808) 594-0300, or facsimile at (808) 587-0299, at least five working days prior to the date of the public hearing.

HAWAII COMMUNITY DEVELOPMENT AUTHORITY  
JOHN WHALEN, CHAIRPERSON