



**HAWAII COMMUNITY  
DEVELOPMENT AUTHORITY**

547 Queen Street, Honolulu, Hawaii 96813  
Telephone: (808) 594-0300 Fax: (808) 587-0299  
Web site: <http://dbedt.hawaii.gov/hcda/>

DAVID Y. IGE  
GOVERNOR

CHASON ISHII  
CHAIRPERSON

CRAIG K. NAKAMOTO  
EXECUTIVE DIRECTOR

Ref. No.: KAK 21-028

October 27, 2022

**Sent Via Electronic and Postal Mail**  
**(Email: [swong@onipaa.org](mailto:swong@onipaa.org))**

Mr. Sherman Wong  
Director, Design and Construction  
Liliuokalani Trust  
1100 Alakea Street, Suite 1100  
Honolulu, Hawaii 96813

Re: Liliuokalani Trust Project, Completeness Review, and Automatic Approval  
for Development Permit Application No.: KAK 22-028,  
Tax Map Key ("TMK") No. (1) 2-1-044: 005

Dear Mr. Wong:

In accordance with the provisions of the Mauka Area Rules § 15-217-85, the Hawaii Community Development Authority ("HCDA") has reviewed the Planned Development Permit Application for the Liliuokalani Trust Project, located at 934 Ward Avenue; TMK (1) 2-1-044: 005, submitted by PBR Hawaii and Associates, Inc. on September 15, 2022.

This letter is to inform you that the Planned Development Permit Application is deemed to be *Complete*, and all required information has been provided in the Planned Development Permit Application to proceed to public hearing. The completeness review does not constitute a decision as to whether the application complies with the provisions of the Mauka Area Rules. Under the Mauka Area Rules § 15-217-86, the Planned Development Permit Application will be deemed automatically approved if no decisions are made by the HCDA, granting or denying approval, within 180 calendar days from the date of the hearing notice. The public hearing notice is published on Thursday, October 27, 2022, making the automatic approval date Tuesday, April 25, 2023. A copy of the public hearing notice is enclosed for your information.

Please contact Ms. Sery Berhanu, AICP, HCDA Planner, at 808-594-0330 or by email at [sergut.berhanu@hawaii.gov](mailto:sergut.berhanu@hawaii.gov) should you have any questions.

Sincerely,

Craig K. Nakamoto  
Executive Director

CN/SB:rlr

Enclosure (1): Notice of Public Hearings

c: Kimi Yuen, PBR (*via electronic mail only* – [kyuen@pbrhawaii.com](mailto:kyuen@pbrhawaii.com))

## 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 15-217 (“Kakaako Community Development District Mauka Area Rules”) and 15-219 (“Rules of Practice and Procedure”), Hawaii Administrative Rules (“HAR”), and Section 206E-5.6, Hawaii Revised Statutes (“HRS”).

**DATES:** December 7, 2022 (Presentation Hearing)  
9:00 a.m.

February 1, 2023 (Decision-Making Hearing)  
9:00 a.m.

**PLACE:** **Public 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

### DEVELOPMENT PERMIT APPLICATION

**Application Date:** September 26, 2022  
**Permit Number:** KAK 21-028  
**Applicant:** Liliuokalani Trust  
**Tax Map Key:** (1) 2-1-044: 005  
**Project Location:** 932 Ward Avenue, Honolulu, Hawaii 96814

**Description:** The Applicant is proposing an adaptive re-use project that involves the renovation of an existing, non-conforming 85,132 square-foot structure (previous site for the Honolulu Club), located on a 32,725 square foot lot on the corner of South King Street and Ward Avenue, into a 97,305 square foot educational facility (the “Project”). The renovated structure - The Liliuokalani Center, will serve as the Liliuokalani Trust’s (the “Trust”) flagship education facility and is envisioned as the Trust’s signature youth development hub for culture, creativity, technology, and play. A total of approximately 164 parking stalls and three (3) loading stalls will be provided and are located within the existing structure.

In accordance with § 15-219-49, HAR, 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, November 16, 2022, and serving copies to the Applicant at 1100 Alakea Street, Suite 1100, Honolulu, Hawaii 96813. The Authority will act on any motion to intervene on December 7, 2022, at which time all parties to the proceedings will be established.

**December 7, 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.

**February 1, 2023, 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 February 1, 2023 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 March 1, 2023, at 9:00 a.m.

Public Hearings 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 Hearings will be convened remotely via Zoom and at the designated physical meeting site identified below. The public is welcome to participate and view the Public Hearings 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), HRS, in the event that audiovisual communication cannot be maintained by all participating Board Members and quorum is lost, the public hearing will be automatically recessed for up to thirty (30) minutes, during which time, an attempt to restore audiovisual communication will be made. If the HCDA is able to reestablish audio communication only, the public hearing will be reconvened and continue. To participate via audio communication, please refer to the “Participate Via Phone” information above. If

the HCDA is unable to reconvene the public hearing because neither audiovisual communication nor audio communication can be re-established within thirty (30) minutes, the public hearing will be automatically terminated, unless stated otherwise during the public hearing.

## **PUBLIC TESTIMONY**

### **Oral Live Testimony**

Pursuant to Section 92-3, HRS, and Article IV, Section 10 of the 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](mailto:****@****.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 public hearing 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 at least 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.

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, HCDA 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.

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CHASON ISHII, CHAIRPERSON