



**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/>

JOSH GREEN, M.D.  
GOVERNOR

CHASON ISHII  
CHAIRPERSON

CRAIG K. NAKAMOTO  
EXECUTIVE DIRECTOR

Ref. No.: PL MASP 13.1.3/KAK 23-001

March 1, 2023

**Sent Via Electronic and Postal Mail**  
**(Email: [doug.johnstone@howardhughes.com](mailto:doug.johnstone@howardhughes.com))**

Mr. Doug Johnstone  
President, Hawai'i Region  
The Howard Hughes Corporation  
1240 Ala Moana Boulevard, Suite 200  
Honolulu, Hawai'i 96814

Re: Victoria Ward, Limited, Land Block 5, Project 3 (Launiu), Completeness Review  
and Automatic Approval for Development Permit Application No.: KAK 23-001,  
Tax Map Key No. (1) 2-1-056: 001

Dear Mr. Johnstone:

The Hawai'i Community Development Authority ("HCDA") has reviewed the Planned Development Permit Application for Launiu (Land Block 5, Project 3) within the Ward Neighborhood Master Plan Area at 928 Ala Moana Boulevard, TMK (1) 2-3-056: 001, submitted by Victoria Ward, Limited, on February 21, 2023. This Planned Development Permit Application is being considered under Master Plan Permit No.: PL MASP 13.1.3, approved by the HCDA on January 14, 2009.

This letter is to inform you that the Planned Development Permit is deemed to be *Complete*, and all required information has been provided in the Planned Development Permit Application. The completeness review does not constitute a decision as to whether the application complies with the provisions of the Mauka Area Rules ("Vested Rules"). Under the Vested Rules, Hawai'i Administrative Rules, § 15-22-23, the Planned Development Permit Application will be deemed automatically approved if no decisions are made by the HCDA granting or denying approval within 160 calendar days from the date of the hearing notice. The public hearing notice is published on Wednesday, March 1, 2023, making the automatic approval date Tuesday, August 8, 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/RT/SB:rlr

Enclosure (1): Public Hearing Notice

c: Ka'iulani Sodaro, HHC (*via electronic mail only: [kaiulani.sodaro@howardhughes.com](mailto:kaiulani.sodaro@howardhughes.com)*)  
Tom Schnell, PBR (*via electronic mail only: [tschnell@pbrhawaii.com](mailto:tschnell@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 15-22 (“Vested 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:** April 5, 2023 (Presentation Hearing)  
9:00 a.m.

April 6, 2023 (Modification Hearing)  
9:00 a.m.

June 7, 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:** February 21, 2023  
**Permit Number:** KAK 23-001  
**Applicant:** Victoria Ward, Limited  
**Tax Map Key:** (1) 2-1-056: 001  
**Project Location:** 928 Ala Moana Boulevard, Honolulu, Hawaii 96814

**Description:** The Applicant is proposing to build a single tower, 486-unit residential, mixed-use condominium (“Project”). The proposed Project consists of a single condominium tower located on a 65-foot-high parking podium and ground floor commercial/retail space, located on a 92,136 square foot lot on the northwest corner of Ala Moana Boulevard and Ward Avenue. On the ground level, the Project will include approximately 170 square feet of open space, and approximately 78,310 square feet of recreational space with amenities. A total of approximately 759 parking stalls will be located in the 65-foot-high parking podium. Residential and commercial loading areas and public bicycle parking are proposed as a part of the Project.

The Applicant is requesting the following three modifications from the Vested Mauka Area Rules (collectively referred to as “Modification Request”):

- (1) Modification of the height of the parking and mixed-use podium, from 45 feet to 65 feet, and (a) an additional 12 feet for accessory use structures, having a total area less than 15% of the parking and mixed-use podium roof area, and (b) an additional 18 feet for structures that will house elevator machinery on the parking and mixed-use podium roof; and
- (2) Modification of the view corridor setback on Ala Moana Boulevard, for approximately 94% of the Ala Moana Frontage; and
- (3) Modification of the view corridor setback on Ward Avenue. The podium will occupy the entirety of the Ward Avenue Frontage.

In accordance with Section 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 March 21, 2023, 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 April 5, 2023, at which time all parties to the proceedings will be established.

**April 5, 2023, 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.

**April 6, 2023, 9:00 a.m. – Modification Hearing**

The purpose of the Modification Hearing is to allow the Applicant to present its Modification Request, to allow any other party the opportunity to present their position, and to provide the general public with the opportunity to present oral and/or written testimony.

**June 7, 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 June 7, 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 July 5, 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 72 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 to the proceeding 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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