



**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

JOHN WHALEN
CHAIR

DEEPAK NEUPANE, P.E., AIA
EXECUTIVE DIRECTOR

February 23, 2021

The Collection AOA
600 Ala Moana Boulevard
Honolulu, Hawaii 96813

Ladies and Gentlemen:

Re: Public Hearings to Review Application to Amend the Permit (PL MASP 13.2.8)
for the Kaiāulu 'O Kaka'ako Master Plan (KKMP)

The Hawaii Community Development Authority (HCDA) has scheduled two public hearings for the above-referenced application. The master plan amendment application can be accessed and downloaded from the HCDA website at dbedt.hawaii.gov/hcda. We are requesting your comments on the proposed KKMP amendment in the Kakaako Community Development District. Also, during the scheduled public hearings, there will be opportunity to hear about the proposed amendment and to offer your comments prior to decision making by the HCDA. Written comments on the master plan amendment application may also be submitted through the HCDA website, by going to debedt.hcda.gov/hcda. A copy of the public hearing notice is enclosed for your information.

Please contact Carson Schultz, AIA, HCDA Director of Planning and Development - Kakaako, at (808) 594-030 or by email at carson.j.schultz@hawaii.gov should you have questions.

Sincerely,

Deepak Neupane, P.E., AIA
Executive Director

DN/CS/AR:
Enclosure

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: April 7, 2021 (Presentation Hearing)
11:00 a.m.

June 2, 2021 (Decision-Making Hearing)
11:00 a.m.

PLACE: Hearings will be convened virtually*

*In accordance with the Governor’s December 16, 2020 Seventeenth Proclamation Related to the COVID-19 Emergency (“Seventeenth Emergency Proclamation”), specifically Section VI (B), ordering the suspension of specific provisions of certain laws including HRS Chapter 92, “public agency meetings and records” and social distancing guidelines issued by state and federal public health agencies in an effort to contain community spread of the ongoing COVID-19 Virus, the above-referenced public hearings will be convened virtually via Zoom.

Zoom Meeting:

<https://zoom.us/j/7025694770?pwd=OVozQjNiTUw5ajhrNmFBdzc3U213UT09>

Meeting ID: 702 569 4770
Passcode: 434019

The public may also view the above-referenced public hearings which will be live streamed (simultaneously recorded and broadcast live) via the following internet “YouTube” link provided below:

YouTube:

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

In the event that the temporary suspension of specific provisions of the Sunshine Law provided for in the Governor’s Seventeenth Emergency Proclamation is lifted or otherwise no longer in effect, and therefore allowing the Authority to convene any of the above-referenced public hearings in person, those hearings will be held at the above-referenced times, at the following location:

HCDA Board Meeting Room
547 Queen Street, 2nd Floor
Honolulu, Hawaii 96813

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

Application to Amend the Permit (PL MASP 13.2.8) for the Kaiāulu ‘O Kaka‘ako Master Plan (KKMP)

Application Date: February 12, 2021
Permit Number: PL MASP 13.2.8
Applicant: Kamehameha Schools (KS)

TMKs:

Block A: 2-1-030: 051, 053, 055, and 056

Block B: 2-1-054: 025, 027, 028, and 032

Block C: 2-1-054: 001

Block D: 2-1-053: 032

Block E: 2-1-055: 041, 042, 043, 045, 046, 047, and 052

Block F: 2-1-055: 006, 026, 038, 048, 049, 050, and 051

Block G: 2-1-055: 001, 002, 018, 032, 033, 034, 035, and Lana Lane (between Auahi Street and Ala Moana Boulevard)

Block H: 2-1-056: 010, and Koula Street (between Auahi Street and Ala Moana Boulevard)

Block I: 2-1-056: 014, 015, 016, and Ohe Lane (between Auahi Street and Ala Moana Boulevard)

Description: KS is requesting to amend Master Plan Permit No. PL MASP 13.2.8, adopted on September 2, 2009, and previously amended on August 8, 2012. The Application includes the following proposed amendments:

- A.** Extend the effective period of KKMP;
- B.** Combine Block F and G, transfer tower from Block F to Block D, and confirm future flexibility in the transfer of towers and density between land blocks;
- C.** Allow for projects to be developed pursuant to HRS chapter 201H under the KKMP;
- D.** Increase the maximum permitted floor area to account for the addition of Koula Street; and
- E.** Allow for the number and type of dwellings.

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 located at 547 Queen Street, Honolulu, Hawaii 96813, no later than 4:30 p.m., Monday, March 15, 2021 and serving copies upon the Applicant at 567 South King Street, Honolulu, Hawaii 96813. **Petitions for intervention shall be limited to the pending KKMP permit amendment request and shall not be allowed for any other items regarding the KKMP permit.** The Authority will act on any motions to intervene on April 7, 2021, at which time all the parties to this proceeding will be established.

April 7, 2021 - Presentation Hearing

The purpose of the April 7, 2021 Presentation Hearing is to allow the Applicant to present the requested amendment, 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.

June 2, 2021 - Decision-Making Hearing

The purpose of the Decision-Making Hearing is to allow for any additional oral and/or written comments from the general public on the amendment application prior to decision-making action by the Authority. If the Authority adopts a proposed decision and orders which are adverse to a party, 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 at a further hearing to be held on July 7, 2021.

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

The Application to Amend the KKMP is posted online on the HCDA website at dbedt.hawaii.gov/hcda. Hard copies of the request are available: (1) via mail upon request after payment has been made for copying and postage costs and are also available for inspection during regular business hours at the HCDA office, located at 547 Queen Street, 5th Floor, Honolulu, Hawaii 96813. To request a copy of the Application or to submit written comments, please contact the HCDA on or before the date of the public hearing. Written comments will be accepted through the HCDA website at dbedt.hawaii.gov/hcda until 12:00 p.m. the day before the respective public hearing dates ("Written Comments Deadline"). Persons wishing to submit public comments after the Written Comments Deadline are encouraged to attend the public hearing to provide their comments. Persons who intend to present comments on the above-listed request shall sign-up at the beginning of the public hearing. Persons who intend to submit written comments shall submit 30 copies of their comments by 12:00 p.m., on the day before the public hearing. Please be advised that all written public comments submitted to the HCDA will be treated as a public record and, therefore, 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 any questions or concerns regarding the above, 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