

REPORT OF THE COMMITTEE ON ZONING

Voting Members:

Calvin K.Y. Say, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Esther Kia'aina, Matt Weyer

Committee Meeting Held
January 11, 2023

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning, which considered Resolution 22-291 entitled:

"RESOLUTION AUTHORIZING EXEMPTIONS FROM CERTAIN
REQUIREMENTS RELATING TO THE KEAWALAU AFFORDABLE HOUSING
COMMUNITY PROJECT IN WAIPAHU,"

transmitted by Departmental Communication 823 (2022), dated December 12, 2022,
from the Department of Planning and Permitting ("DPP") and introduced on
December 20, 2022, reports as follows:

The purpose of the resolution is to authorize, pursuant to Section 201-H38,
Hawaii Revised Statutes ("HRS"), exemptions from certain City application fees,
infrastructure or public works fees and charges, and development standards of the
Keawalau Affordable Housing Community Project (the "Project").

The DPP processed the 201H application, and transmitted to the Council the
Project's requested exemptions and preliminary plans by Departmental
Communication 823 (2022).

PROJECT DESCRIPTION

Highridge Costa Development Company (the "Applicant") proposes to develop
an affordable housing Project on approximately 3.84 acres of land located in the BMX-3
Community Business Mixed Use Zoning District, owned by the Bernice Pauahi Bishop

CITY COUNCIL
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ADOPTED ON JAN 25 2023

COMMITTEE REPORT NO. 5

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Estate (the "Landowner"), located on Hikimoe Street at the intersections with Waipahu Depot Road and Kahualani Street in Waipahu, O'ahu, and identified as Tax Map Keys 9-4-013:046 and 9-4-014:005, 014, 058 through 067, and 075. The Project site is divided by Hikimoe Street into two distinct areas – the Mauka block (50,781 square feet) and the Makai block (119,183 square feet)

The Project consists of 537 multifamily dwelling units – 531 affordable units available for rent to households earning 60 percent and below of the area median income ("AMI") for Honolulu (476 units at 60 percent or below of the AMI, and 55 units at 30 percent or below of the AMI) and six manager units. All affordable units will remain affordable for a minimum of 60 years.

To address community concerns regarding Project height, the Applicant further proposes to reduce the maximum height of the two Makai block residential towers to 176 feet (instead of 191 feet) for the East tower and 171 feet (instead of 181 feet) for the West tower by reducing the floor to ceiling height of the levels. To address community concerns regarding Project off-street parking, the Applicant further proposes to increase the maximum height of the Makai block parking structure from 68 feet to 77.5 feet by adding up to two levels (from 6 floors up to 8 floors plus the recreation deck).

REQUESTED EXEMPTIONS

This resolution authorizes exemptions from the payment of storm water quality review fees for the erosion and sediment plan, grading and grubbing permit fees, building permit plan review fees, building permit fees, park dedication in-lieu fees, conditional use permit fees for two joint development agreements, special district permit fees for projects exceeding one acre in size along key streets in the Transit Oriented Development ("TOD") Special District, subdivision filing fees, and Honolulu Fire Department plan review fees.

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The resolution also authorizes a deferral of the payment of water system facility and installation of water service fees until the installation of the water meter; provided that all Board of Water Supply ("BWS") requirements are satisfied, with actual fees to be deferred to be determined by BWS during review of the Project's building permit application. In addition, the resolution authorizes a deferral of the payment of wastewater system facility charges.

The resolution further authorizes exemptions from Land Use Ordinance ("LUO") development standards and requirements applicable to the BMX-3 Zoning District and the TOD Special District relating to maximum height, height setbacks, joint development requirements, off-street loading, density for development within the TOD Special District, required yards after completion of road widening, building orientation and entrances, building transparency, parking setbacks, vehicular access, loading access location, and zoning lot size for development within the TOD Special District.

TESTIMONY

At your Committee's meeting on January 11, 2023, the Landowner and Applicant provided a brief presentation of the Project and responded to questions from the Councilmembers.

The DPP Director and a BWS representative testified in support of the resolution and offered comments.

Housing Hawaii's Future, Pacific Resource Partnership, Hawaii Operating Engineers Industry Stabilization Fund, Atlas Construction, Hawaii Regional Council of Carpenters, and three individuals testified in support of the resolution.

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Your Committee received written testimony in support of the resolution from Housing Hawaii's Future, Hawaii Laborers & Employers Cooperation and Education Trust Fund, Pacific Resource Partnership, Affordable Housing and Economic Development Foundation, Kamehameha Schools, Rocky's Coffee Shop, Hawaii Regional Council of Carpenters, Hawaii Operating Engineers Industry Stabilization Fund, Hawaii YIMBY, Hawai'i Appleseed Center for Law & Economic Justice, BWS, and five individuals. Written testimony in opposition to the resolution was received from two individuals. One individual submitted comments on the resolution.

DISCUSSION OF EXEMPTIONS

In the discussion of the requested exemptions, representatives of the DPP and your Committee's members agreed that the Project would be an important step towards meeting Honolulu's affordable housing goals.

COMMITTEE AMENDMENTS

Your Committee has prepared a CD1 version of the resolution, which makes the following amendments:

- A. In the first WHEREAS clause, adds that the Project site is owned by the Bernice Pauahi Bishop Estate and changes the reference from Tax Map Key 9-4-016:046 to 9-4-013:046.
- B. In the second WHEREAS clause, adds that the Project site is divided by Hikimoe Street into two distinct areas – the Mauka block (50,781 square feet) and the Makai block (119,183 square feet).
- C. Adds a new third WHEREAS clause to provide that the Project will be developed in three phases: Phase 1 involves construction of the Mauka block, which

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includes senior housing units in a mid-rise building; and Phases 2 and 3 involve construction of the Makai block, which includes two residential towers and a parking structure.

- D. Adds a new fifth WHEREAS clause to provide that to address community concerns relating to the height of the two Makai block residential towers, the Applicant has offered to reduce the maximum height of the two towers to 176 feet (instead of 191 feet) for the East Tower and 171 feet (instead of 181 feet) for the West Tower by reducing the floor to ceiling height of the levels; and to address community concerns relating to inadequate off-street parking, the Applicant has offered to add up to two levels to the parking structure (from six floors up to eight floors plus the recreation deck), increasing the maximum height of the parking structure from 68 feet to 77.5 feet.
- E. In the eighth WHEREAS clause, provides that the Project's preliminary plans and specifications were submitted to the Council on December 14, 2022 (instead of December 12, 2022) by Departmental Communication 823 (2022).
- F. In Exemption 11:
 - 1. Revises the amount of deferred water system facility charges and installation of water service fees to \$978,413.75 (instead of \$1,176,106); and
 - 2. Clarifies in the second sentence that the actual fees to be deferred, rather than exempted, will be determined by the BWS during review of the building permit applications.
- G. Separates Exemption 12 into Exemptions 12 through 14 (relating to maximum height, height setbacks, and transitional height setbacks) to reference the LUO

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sections and requirements, and specify the extent of the exemptions sought. Renumbers subsequent Exemptions accordingly.

- H. Separates renumbered Exemption 17 into Exemptions 17 through 21 (relating to density; yards; building orientation and entrances; building transparency; and parking setbacks, vehicular access, and loading access) to reference the LUO sections and requirements, and specify the extent of the exemptions sought. Renumbers subsequent Exemptions accordingly.
- I. In renumbered Exemption 22 (relating to zoning lot size for development within the TOD Special District) specifies that the exemption is to allow for the development of a zoning lot of one acre or more in size without first obtaining a TOD Special District Permit.
- J. In Condition A, provides that the Project is modified as follows:
 - 1. The maximum heights of the two Makai block residential towers are reduced to 176 feet (instead of 191 feet) for the East tower and 171 feet (instead of 181 feet) for the West tower by reducing the floor to ceiling height of the levels; and
 - 2. The maximum height of the Makai block parking structure is increased from 68 feet to 77.5 feet by adding up to two levels (from six floors up to eight floors plus the recreation deck).
- K. In Condition C:
 - 1. In Condition C.2, adds that the construction management plan ("CMP") must identify and limit construction-related vehicular activity to periods outside of the peak traffic hours using alternative routes for heavy trucks,

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provisions for either onsite or offsite staging areas for construction-related workers and vehicles to limit the use of on-street parking around the Project site, and other mitigation measures related to traffic and potential neighborhood impacts.

2. Moves Condition C.4 to Condition C.2 (requires that the CMP include construction plans for all work within or affecting public streets and preliminary or conceptual traffic control plans). Renumbers subsequent condition accordingly.
- L. In Condition D, clarifies that if the updated traffic impact report ("TIR") recommends additional traffic mitigation measures or modifications to support traffic impacts directly attributable to the Project, the Applicant shall implement the updated TIR recommendations. Clarifies that if the updated TIR is inconclusive, a second updated TIR may be required one year after the date of the first updated TIR, as the DPP Director determines is necessary.
- M. Amends the fourth BE IT FURTHER RESOLVED clause to specify that the resolution is null and void unless construction of Phase 1 of the Project commences no later than 48 months after the approval date of the resolution.
- N. In the fifth BE IT FURTHER RESOLVED clause, provides that except to comply with Condition A, the final plans and specifications for the Project constitute the zoning, building, and construction standards for the Project and are approved if those plans and specifications do not substantially deviate from the Plans and Specifications submitted to the Council.
- O. In the sixth BE IT FURTHER RESOLVED clause, provides that no action may be prosecuted or maintained against the City and County of Honolulu, its officials, or its employees, on account of actions taken by them in reviewing or approving the

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Plans and Specifications, as modified in Condition A, or in granting the exemptions listed in the resolution.

P. Makes miscellaneous technical and nonsubstantive amendments.

COMMITTEE FINDINGS AND RECOMMENDATIONS

Your Committee finds that the housing benefits to be provided by the Project justify the exemptions authorized by this resolution, as amended in the foregoing CD1. Accordingly, your Committee acts favorably on this resolution, as amended.

Your Committee on Zoning is in accord with the intent and purpose of Resolution 22-291, as amended herein (Ayes: Cordero, Dos Santos-Tam, Kia'āina, Say, Weyer – 5; Noes: None), and recommends its adoption in the form attached hereto as Resolution 22-291, CD1. (Ayes: Cordero, Dos Santos-Tam, Kia'āina, Say – 4; Noes: Weyer – 1.)

Respectfully submitted,


Committee Chair

At the 1/25/23 Council meeting, the Resolution was further amended and subsequently adopted as Resolution 22-291, CD1, FD1.

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
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ADOPTED ON JAN 25 2023

COMMITTEE REPORT NO. 5



RESOLUTION

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE KEAWALAU AFFORDABLE HOUSING COMMUNITY PROJECT IN WAIPAHU.

WHEREAS, the Highridge Costa Development Company (the "Applicant") proposes to develop an affordable housing Project on approximately 3.84 acres of land located in the BMX-3 Community Business Mixed Use Zoning District, owned by the Bernice Pauahi Bishop Estate, located on Hikimoe Street at the intersections with Waipahu Depot Road and Kahuailani Street in Waipahu, O'ahu, and identified as Tax Map Keys 9-4-013:046 and 9-4-014:005, 014, 058 through 067, and 075, as shown in Exhibits A through Z, attached hereto and made a part hereof (the "Project"); and

WHEREAS, as proposed, the Project consists of a new mixed-use development consisting of 537 multi-family dwellings, ground floor commercial spaces, and related site and infrastructure improvements; the Project site is divided by Hikimoe Street into two distinct areas – the Mauka block (50,781 square feet) and the Makai block (119,183 square feet); and

WHEREAS, the Project will be developed in three phases: Phase 1 involves construction of the Mauka block, which includes senior housing units in a mid-rise building; and Phases 2 and 3 involve construction of the Makai block, which includes two residential towers and a parking structure; and

WHEREAS, as proposed, the Project will consist of 531 affordable dwelling units available for rent to households earning 60 percent and below of the area median income for Honolulu ("AMI") (476 units will be affordable to households earning 60 percent of the AMI or below and 55 units will be affordable to households earning 30 percent of the AMI or below); and

WHEREAS, to address community concerns relating to the height of the two Makai block residential towers, the Applicant has offered to reduce the maximum height of the two towers to 176 feet (instead of 191 feet) for the East tower and 171 feet (instead of 181 feet) for the West tower by reducing the floor to ceiling height of the levels; and to address community concerns relating to inadequate off-street parking, the Applicant has offered to add up to two levels to the parking structure (from six floors up to eight floors plus the recreation deck), increasing the maximum height of the parking structure from 68 feet to 77.5 feet; and

WHEREAS, the Project is eligible to receive consideration under the City's rules implementing § 201H-38, Hawaii Revised Statutes ("HRS"), which require that at least 20 percent of a project's total units be available to households earning at or below 80



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percent of the AMI, and at least 31 percent of the project's total units be available to households earning annual incomes between 81 percent and 120 percent (or lower) of the AMI; and

WHEREAS, the City Council ("Council") is empowered and authorized to approve the Project which may include exemptions from statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, construction standards for subdivision, development and improvement of land, and the construction of units thereon pursuant to HRS §§ 46-15.1 and 201H-38; and

WHEREAS, the Council has reviewed the preliminary plans and specifications for the Project, dated September 2022, and updated September 16, 2022 prepared by Munekiyo Hiraga, PBR Hawaii, and SVA Architects (the "Plans and Specifications"), and submitted to the Council by the Department of Planning and Permitting ("DPP") on December 14, 2022 by Departmental Communication 823 (2022); and

WHEREAS, the Project is consistent with the housing and community development goals and objectives of the City; and

WHEREAS, the granting of the exemptions is necessary for the timely and successful implementation of the Project; and

WHEREAS, the Project does not contravene any safety standards, tariffs, or rates and fees approved by the Public Utilities Commission or the Board of Water Supply ("BWS"); and

WHEREAS, the exemptions authorized herein meet the intent of HRS Chapter 201H, and minimum requirements of health and safety; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that it approves the Project, which approval includes exemptions from certain requirements for the Project as set forth in the Plans and Specifications for the Project referenced above, and generally identified below, as follows:

Application Fees:

1. Exemption from § 18A-1.6, Revised Ordinances of Honolulu 2021 ("ROH"), and the DPP Rules Related to Water Quality, to allow an exemption from the payment of storm water quality review fees for the erosion control and sediment plan, estimated at \$500.



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2. Exemption from ROH § 18A-2.4, to allow an exemption from the payment of grading and grubbing permit fees, estimated at \$3,000.
3. Exemption from ROH § 18-6.1, to allow an exemption from the payment of building permit plan review fees, estimated at \$25,000.
4. Exemption from ROH § 18-6.2, to allow an exemption from the payment of building permit fees, estimated at \$944,188.
5. Exemption from ROH § 21-5.380 and § 21-5.380A, to allow an exemption from the payment of conditional use permit ("CUP") fees for two joint development agreements, estimated at \$1,200 (\$600 each).
6. Exemption from ROH § 21-9.100-11, Table 21-9.8, to allow an exemption from the payment of special district permit fees for projects exceeding one acre in size along key streets in the Transit Oriented Development ("TOD") Special District, estimated at \$2,400.
7. Exemption from ROH § 22-1.1, to allow an exemption from the payment of subdivision filing fees, estimated at \$600.

Infrastructure and Public Works Fees and Charges:

8. Deferral from ROH § 43-10.1, § 43-10.2, and § 43-10.3, to allow the deferral of payment of wastewater system facility charges, estimated at \$1,843,217.60.
9. Exemption from ROH § 43-11.12, to allow an exemption from the payment of private storm drain connection license fees, estimated at \$400.

Fire Department Review Fees:

10. Exemption from ROH § 20-1.1(3), to allow exemption from the payment of Honolulu Fire Department plan review fees, estimated at \$12,500.

Board of Water Supply ("BWS") Rules and Regulations:

11. Deferral from Sections 1-102 and 2-202 of the BWS Rules and Regulations to allow a deferral of payment of water system facility and installation of water service fees estimated at \$978,413.75 until the installation of the water meter; provided that all BWS requirements are satisfied. The actual fees to be



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deferred will be determined by the BWS during review of the building permit applications.

ROH Chapter 21: Land Use Ordinance ("LUO"):

12. Exemption from LUO § 21-3.120-2(b), Table 21-3.4, and the applicable zoning map relating to maximum height, to allow for a maximum height of 70 feet for the Mauka block and 176 feet for the Makai block (instead of 60 feet).
13. Exemption from LUO § 21-3.120-2(c)(2), relating to height setbacks, to allow the Project to encroach 2 feet into the Mauka block required setbacks and 15 feet into the Makai block required setbacks (above 40 feet, an additional 1-foot setback for each additional 10 feet of height), as generally shown in the attached Exhibits.
14. Exemption from LUO § 21-3.120-2(c)(3), relating to transitional height setbacks, to allow the Project to encroach 8 feet into the required setback from the property line of the adjoining Residential zoning district for the Mauka block, as generally shown in the attached Exhibits.
15. Exemption from LUO § 21-5.380, relating to joint development requirements, to allow the Mauka and Makai blocks to each be treated as one zoning lot for development purposes, without first obtaining a CUP.
16. Exemption from LUO § 21-6.100, relating to off-street loading, to allow for two (instead of three) large loading spaces (35 feet by 12 feet) and four (instead of six) standard loading spaces (19 feet by 8.2 feet), as shown in the attached Exhibits.
17. Exemption from LUO § 21-9.100-8(a)(1), relating to density for development within the TOD Special District, to allow for a 3.5 floor area ratio ("FAR") without first obtaining a TOD Special District Permit, as shown in the attached Exhibits.
18. Exemption from LUO § 21-9.100-8(a)(3), relating to yards, to allow the Project to encroach into the required yards after completion of the road widening of Waipahu Depot Road and the rounding of the corner at the intersection of Waipahu Depot Road and Hikimoe Street, and not require pedestrian access and amenities in the setback area for the Makai block fronting Farrington Highway, as shown in the attached Exhibits.



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19. Exemption from LUO § 21-9.100-8(a)(4), relating to building orientation and entrances, so that certain Project facades are not required to be parallel to the Project site property line, separate entrances are not required for each commercial establishment, and entrances are not required every 50 feet along the Project's street frontage along Farrington Highway, as shown in the attached Exhibits.
20. Exemption from LUO § 21-9.100-8(a)(5), relating to building transparency, so that at least 60 percent of the Project's building façade along Farrington Highway (Makai block) and Kahualani Street (Mauka block) are not required to have windows, doors, or other openings, and an opening is not required on the ground floor for blank walls that extend for more than 25 feet in a continuous horizontal plane as shown in the attached Exhibits.
21. Exemption from LUO § 21-9.100-8(c), relating to parking setbacks, vehicular access, and loading access, to allow the Project parking to encroach into the required ground floor 40-foot setback along Kahualani Street for the Mauka block parking structure, and along Farrington Highway for the Makai block parking structure; to allow the Makai block vehicular entrances to be via Hikimoe Street and Farrington Highway; and to allow the Makai block service areas and loading spaces to be accessed from Farrington Highway, as shown in the attached Exhibits.
22. Exemption from LUO §§ 21-9.100-9 and 21-9.100-11, relating to zoning lot size for development within the TOD Special District, to allow for the development of a zoning lot of one acre or more in size without first obtaining a TOD Special District Permit, as shown in the attached Exhibits.

Park Dedication Ordinance:

23. Exemption from ROH Chapter 22, Article 7, to allow an exemption from park dedication ordinance requirements totaling 34,370 square feet of park space, or payment of an equivalent in-lieu fee, estimated at \$2,369,540; and

BE IT FURTHER RESOLVED that the Project is approved, subject to the following conditions:

- A. Except as modified herein, development must be in general conformance with the approved Project, as described herein and shown on plans and drawings labeled as Exhibits A through Z, attached hereto and made a part hereof, which are further modified as follows:



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1. The maximum heights of the two Makai block residential towers are reduced to 176 feet (instead of 191 feet) for the East tower and 171 feet (instead of 181 feet) for the West tower by reducing the floor to ceiling height of the levels; and
2. The maximum height of the Makai block parking structure is increased from 68 feet to 77.5 feet by adding up to two levels (from six floors up to eight floors plus the recreation deck).

Minor changes may be approved by the DPP Director. Major modifications to the Project will require approval by the Council.

- B. Encroachments into the required yard are only permitted if made necessary by the improvements to the road widening setback and corner rounding area, and if sufficient pedestrian circulation facilities are provided as determined by a pedestrian circulation plan.
- C. Prior to the issuance of any building permit for the Project, the Applicant shall submit to the DPP for its review and approval:
 1. A timeline, or phasing, of the anticipated dates to obtain major building permit(s) for demolition and construction work, including the projected date of occupancy. The timeline should identify when the construction management plan ("CMP") and the traffic management plan ("TMP"), and the updated traffic impact report ("TIR") will be submitted for review and approval.
 2. A CMP that identifies the type, frequency, and routing of heavy trucks and construction related vehicles. The Applicant shall make every effort to minimize impacts from these vehicles and related construction activities on traffic in the area. The CMP must identify and limit construction-related vehicular activity to periods outside of the peak traffic hours using alternative routes for heavy trucks, provisions for either onsite or offsite staging areas for construction-related workers and vehicles to limit the use of on-street parking around the Project site, and other mitigation measures related to traffic and potential neighborhood impacts. The CMP must also include construction plans for all work within or affecting public streets and preliminary or conceptual traffic control plans. The Applicant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as



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restriping, road resurfacing and/or reconstruction if the condition of the roadways has deteriorated as a result of the related construction activities.

3. A TMP that includes traffic demand management ("TDM") strategies to minimize the number of vehicular trips for daily activities of residents in the Project. TDM strategies could include carpooling, ride hailing, car sharing, and ride sharing programs; transit, bicycle, and pedestrian incentives; and other similar TDM strategies. The TMP must include a pedestrian circulation plan that provides accessibility and connectivity to the surrounding public sidewalks and nearby transit stops. A post TMP will be required approximately one year after the issuance of the certificate of occupancy to validate the relative effectiveness of the various TDM strategies identified in the initial TMP.
 4. Prior to the final design of the Project, a pedestrian assessment report, to determine appropriate sidewalk widths needed to accommodate increased pedestrian activity around the Project site.
- D. Approximately one year after the issuance of the certificate of occupancy for the Project, the Applicant shall submit to the DPP for review and approval an updated TIR to validate the traffic projections, distribution, and assignment contained in the latest accepted TIR. If the updated TIR recommends additional traffic mitigation measures or modifications to mitigate traffic impacts directly attributable to the Project, the Applicant shall implement the updated TIR recommendations. If the updated TIR is inconclusive, a second updated TIR may be required one year after the date of the first updated TIR, as the DPP Director determines is necessary.
- E. The Applicant shall improve and incorporate the road widening setback and corner rounding into construction and building permit plans in coordination with the DPP and the Department of Transportation Services.
- F. Prior to the issuance of any building permit for the Project, the Applicant shall execute a 201H Agreement with the DPP Director that includes terms, conditions, and provisions to facilitate the efficient development and monitoring of the Project, and to ensure the Project's compliance with the requirements of HRS Chapter 201H and this resolution; and

BE IT FURTHER RESOLVED that references to specific statutes, ordinances, or regulations include respective successor statutes, ordinances, or regulations; and



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BE IT FURTHER RESOLVED that the exemptions granted for this Project are not transferable to any other real property; and

BE IT FURTHER RESOLVED that this resolution is null and void unless construction of Phase 1 of the Project commences no later than 48 months after the approval date of this resolution; and

BE IT FURTHER RESOLVED that except to comply with Condition A, the final plans and specifications for the Project constitute the zoning, building, and construction standards for the Project and are approved if those plans and specifications do not substantially deviate from the Plans and Specifications submitted to the Council; provided that minor modifications to the design character or specifications of the building or landscaping, may be approved by the DPP, if such modifications are consistent with the prevailing neighborhood character; and

BE IT FURTHER RESOLVED that no action may be prosecuted or maintained against the City and County of Honolulu, its officials, or its employees, on account of actions taken by them in reviewing or approving the Plans and Specifications, as modified in Condition A, or in granting these exemptions listed herein; and

BE IT FURTHER RESOLVED that the DPP Director is authorized to execute and record the 201H Agreement referenced in Condition F, pursuant to the terms, conditions, and provisions approved as to form and legality by the Corporation Counsel as being necessary, advisable, or desirable for the purpose of carrying out this resolution; and

BE IT FURTHER RESOLVED that the DPP Director is hereby authorized to execute any incidental or related documents to carry out the transactions above described, as long as said documents do not increase either directly or indirectly the financial obligations of the City; and



CITY COUNCIL

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HONOLULU, HAWAII

No. 22-291, CD1

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Director of Planning and Permitting; Monte Heaton, Highridge Costa Development Company, 330 West Victoria Street, Gardena, California 90248; and Yukino Uchiyama, Munekiyo Hiraga, 735 Bishop Street, Suite 412, Honolulu, Hawaii 96813.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

December 20, 2022
Honolulu, Hawaii

Councilmembers

Exhibit A

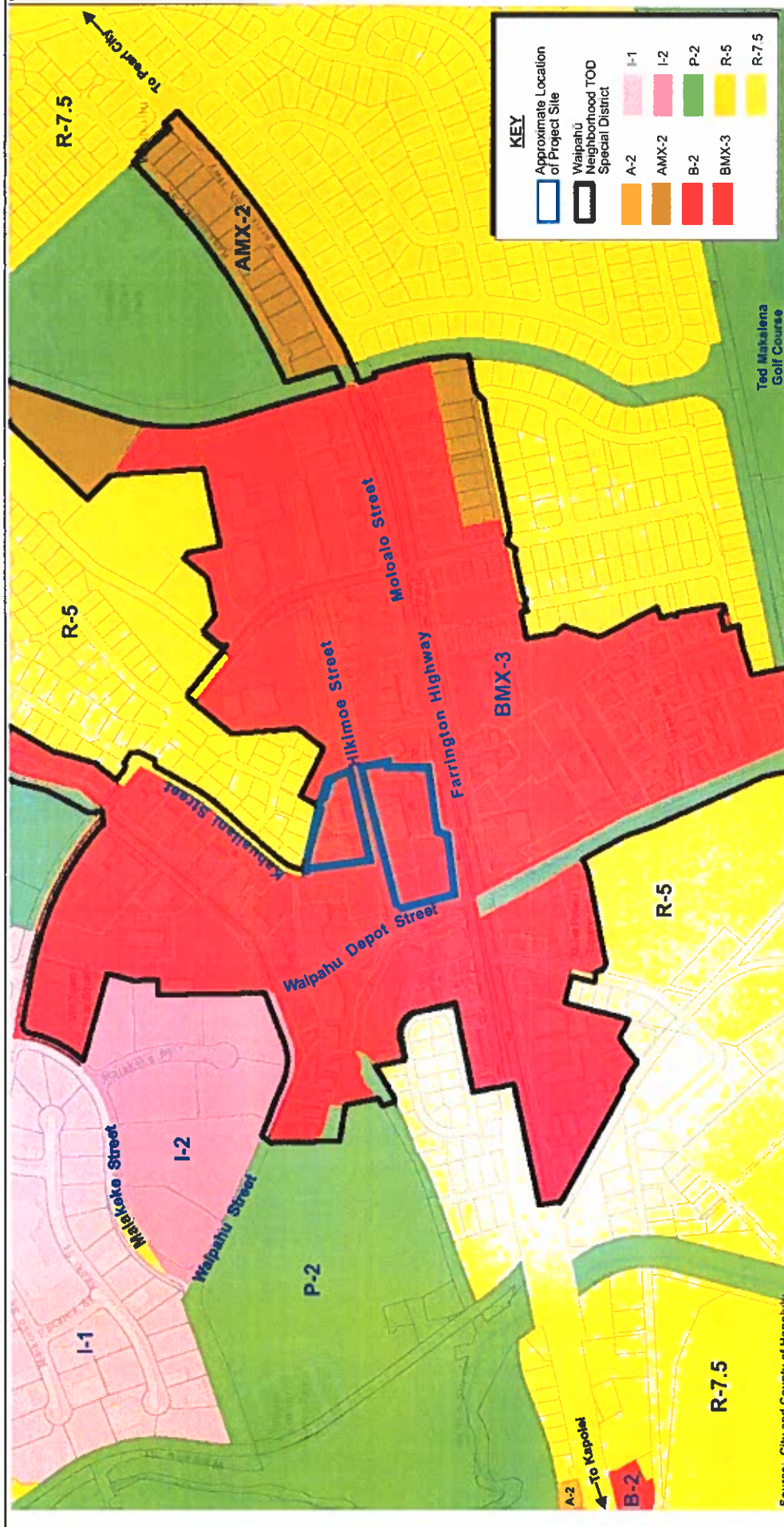
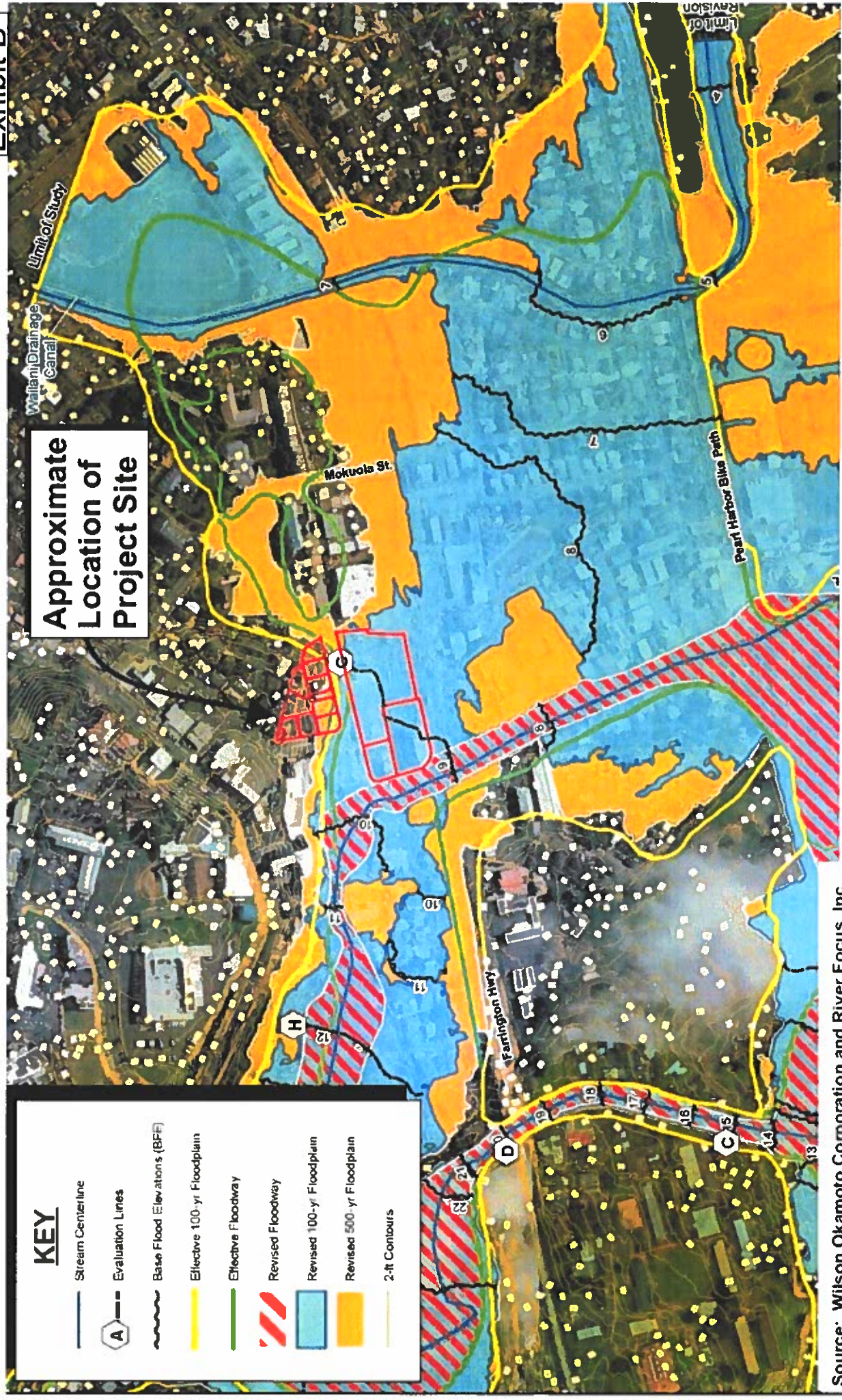


Figure 6
Keawala Affordable Housing Community Project
Zoning and Special District Map





Source: Wilson Okamoto Corporation and River Focus, Inc.

Figure 7 Waipahu Transit-Oriented Community Development Project

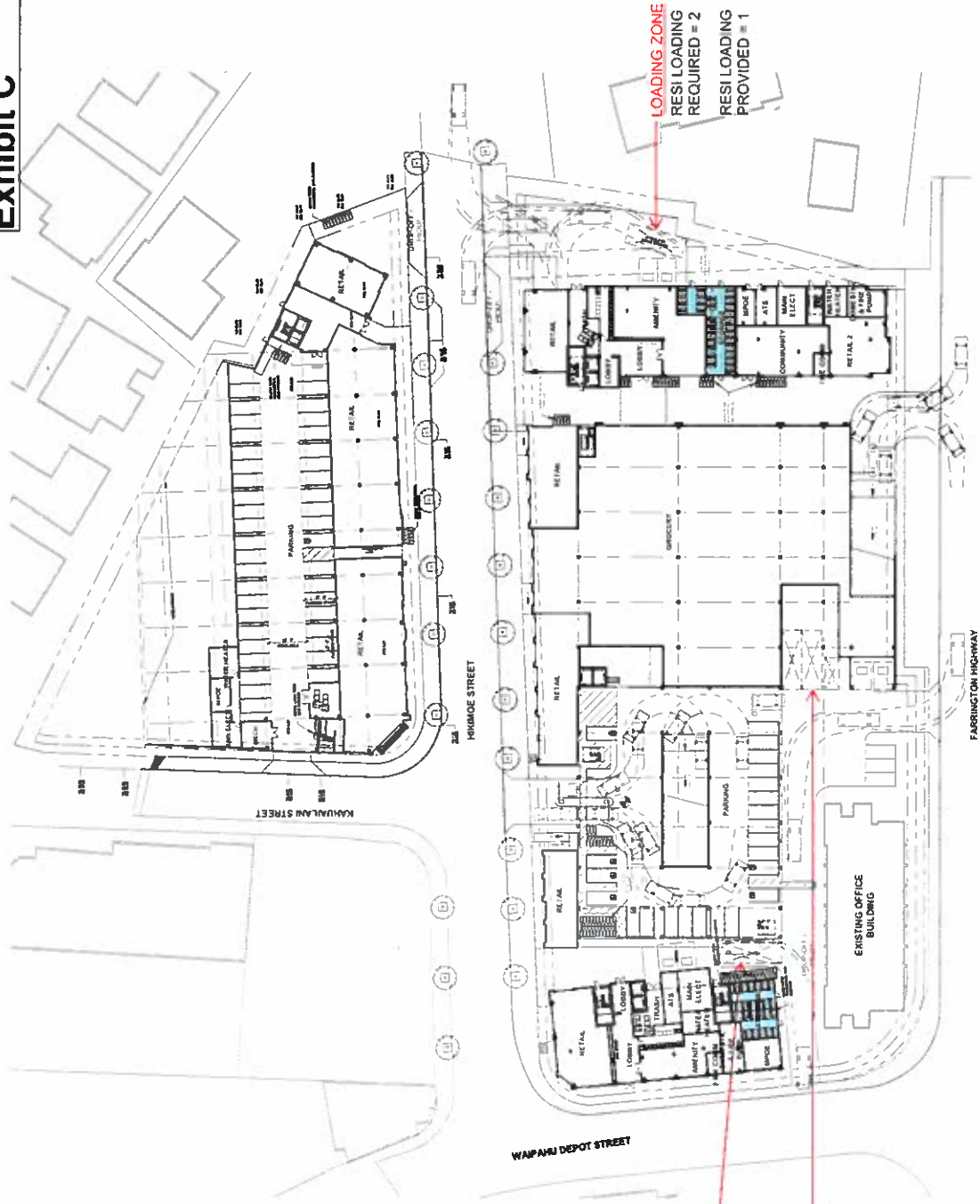


GROUND FLOOR PLAN

NOTE:
*REFER TO PARKING SUMMARY TABLES FOR PARKING COUNT.
*TYPICAL PARKING DIMENSIONS = 8'3" X 18' UNLESS NOTED OTHERWISE
BICYCLE PARKING:

Keawalau at Waipahū

Exhibit C



LEVEL 2

NOTE:

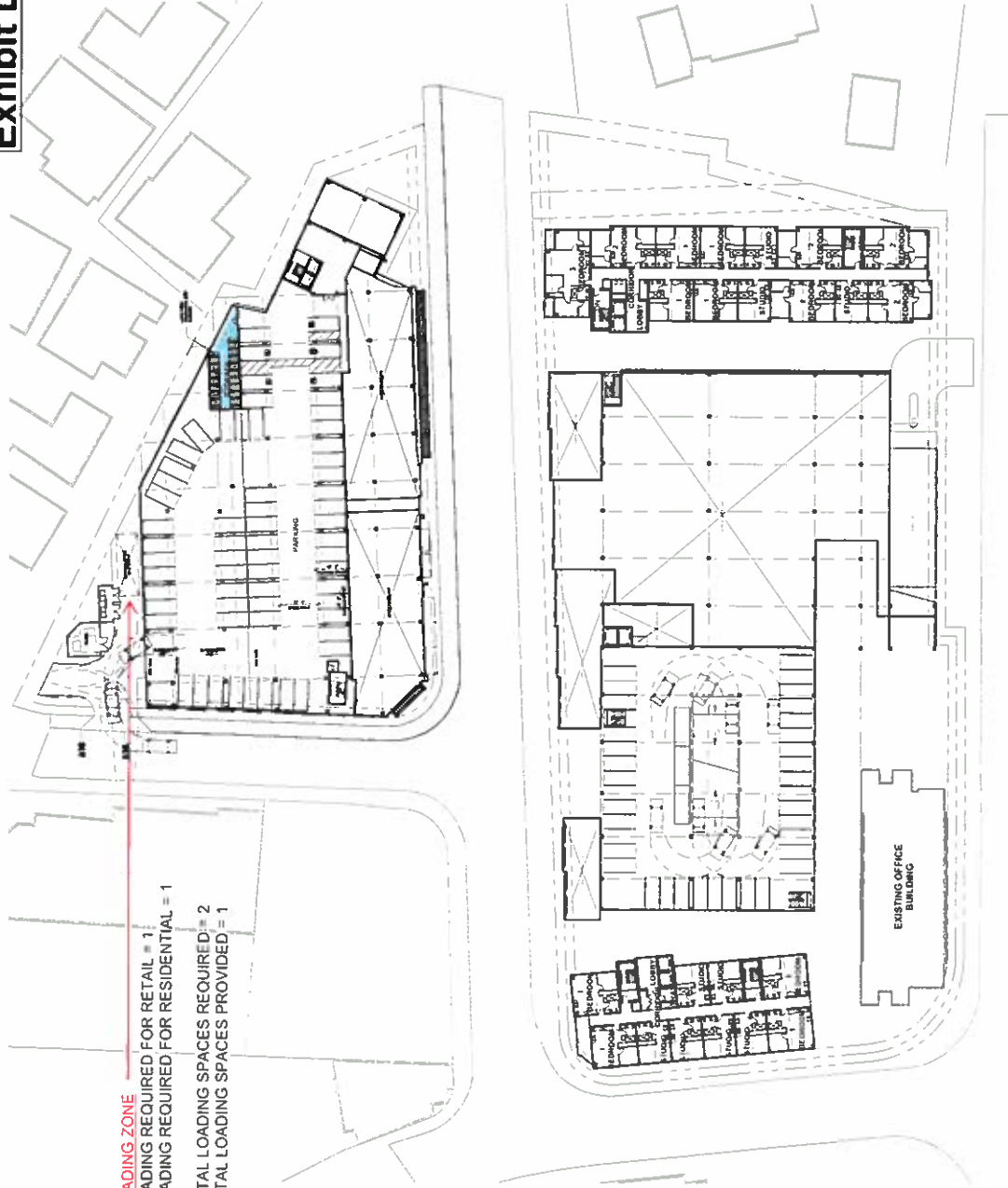
- *REFER TO PARKING SUMMARY TABLES FOR PARKING COUNT.
- *TYPICAL PARKING DIMENSIONS - 8'3" X 18' UNLESS NOTED OTHERWISE

BICYCLE PARKING:

LOADING ZONE
 LOADING REQUIRED FOR RETAIL = 1
 LOADING REQUIRED FOR RESIDENTIAL = 1
 TOTAL LOADING SPACES REQUIRED = 2
 TOTAL LOADING SPACES PROVIDED = 1

Keawalau at Waipahū

Exhibit D

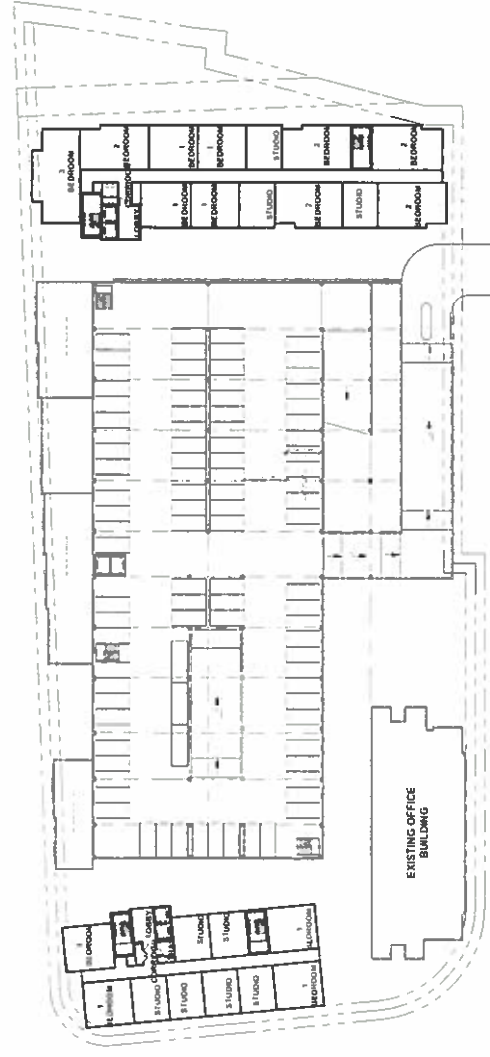
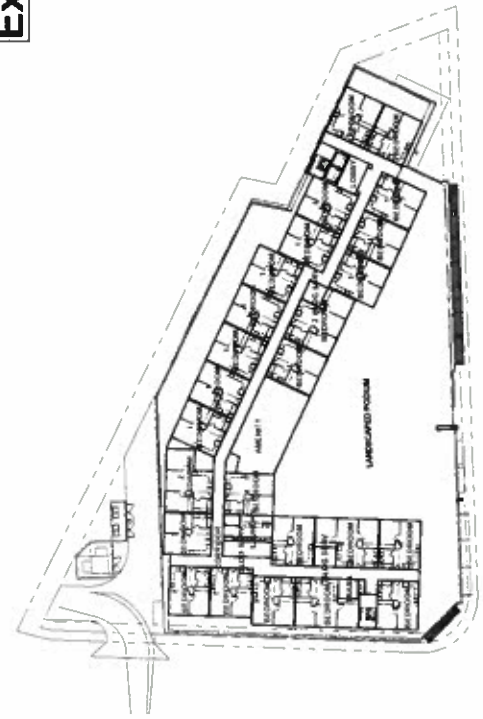


Keawalau at Waipahū

Exhibit E

LEVEL 3

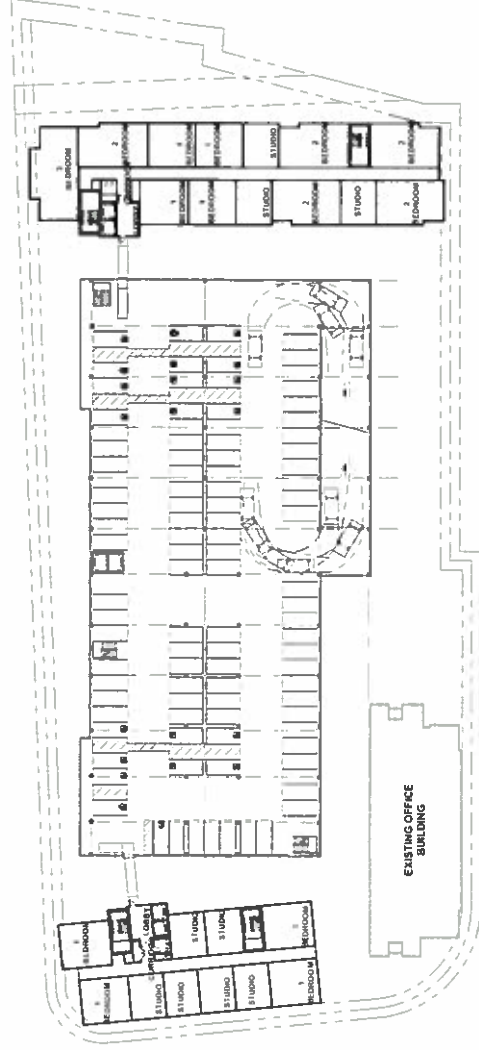
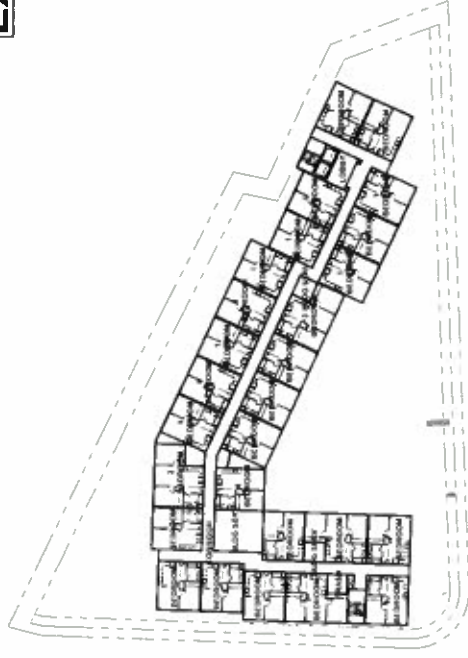
NOTE:
 *REFER TO PARKING SUMMARY TABLES FOR
 PARKING COUNT
 *TYPICAL PARKING DIMENSIONS = 8'3" X 18"
 UNLESS NOTED OTHERWISE



LEVEL 4

NOTE:
 *REFER TO PARKING SUMMARY TABLES FOR
 PARKING COUNT.
 *TYPICAL PARKING DIMENSIONS = 8'3" X 18"
 UNLESS NOTED OTHERWISE

Keawala at Waipahū Exhibit F



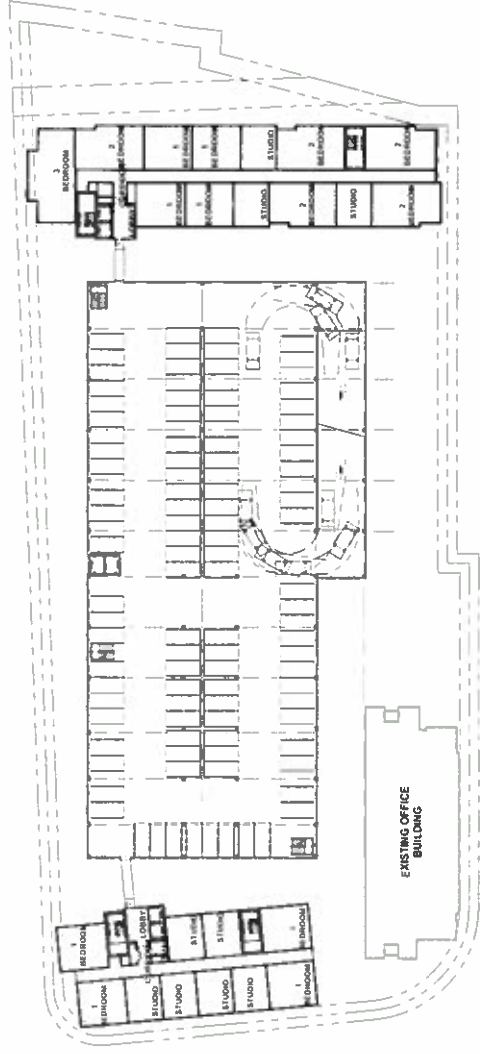
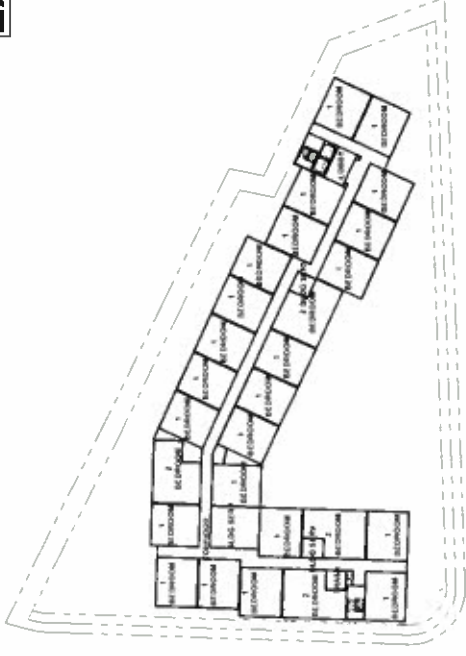
Keawala at Waipahū

Exhibit G

LEVEL 5

NOTE:

- *REFER TO PARKING SUMMARY TABLES FOR PARKING COUNT.
- *TYPICAL PARKING DIMENSIONS = 8'3" X 18' UNLESS NOTED OTHERWISE

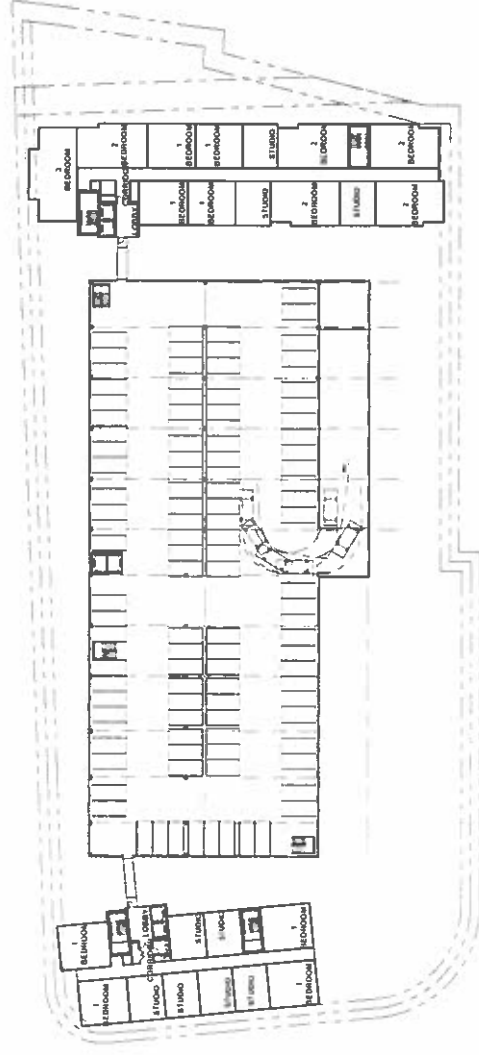
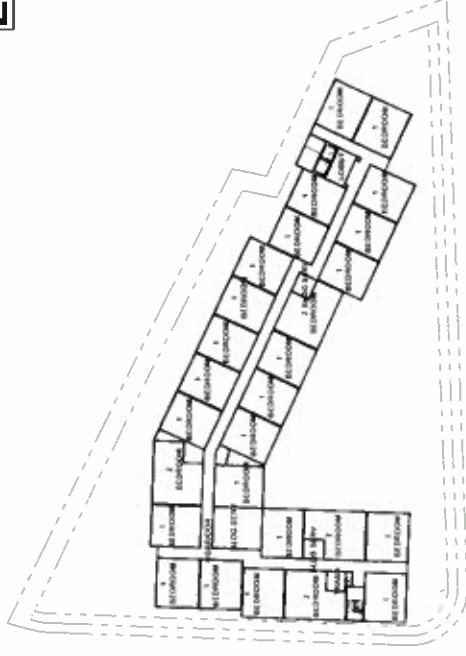


LEVEL 6

NOTE:

- *REFER TO PARKING SUMMARY TABLES FOR PARKING COUNT.
- *TYPICAL PARKING DIMENSIONS = 8'3" X 18' UNLESS NOTED OTHERWISE

Keawalaau at Waipahū Exhibit H

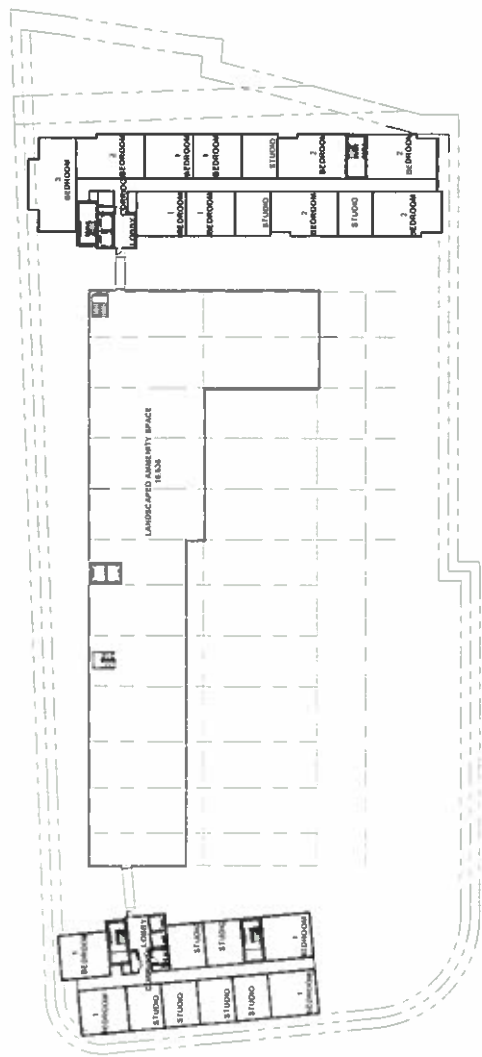
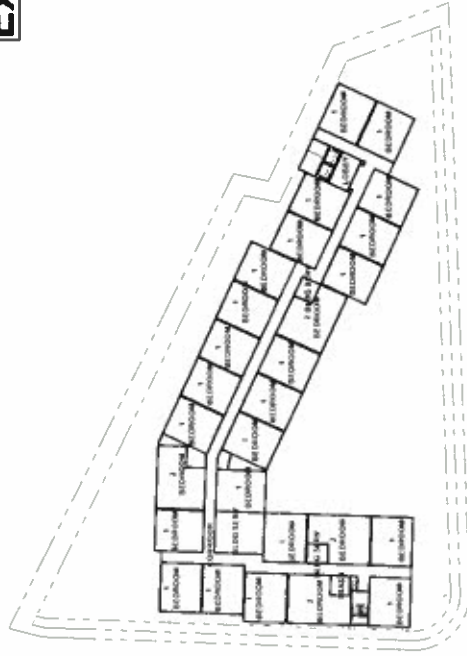


Keawala at Waipahū

Exhibit I

LEVEL 7

NOTE:
 *REFER TO PARKING SUMMARY TABLES FOR
 PARKING COUNT.
 *TYPICAL PARKING DIMENSIONS = 8'3" X 18'
 UNLESS NOTED OTHERWISE



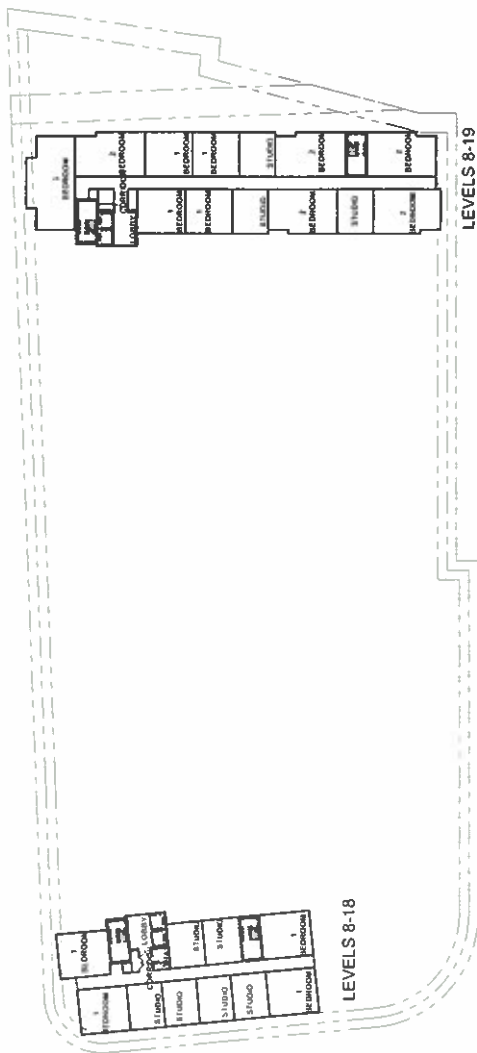
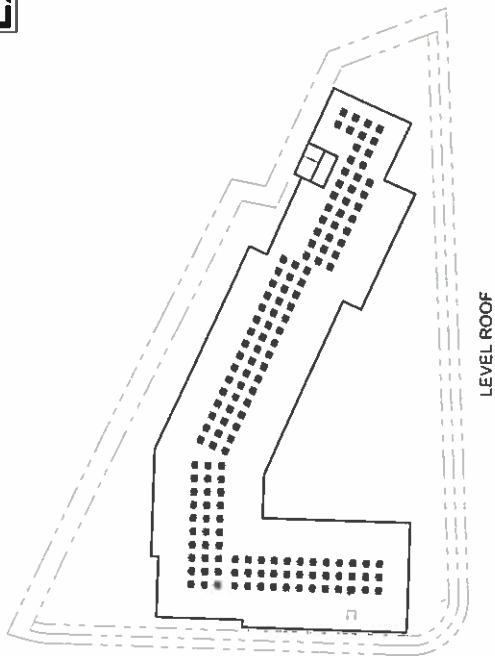
LEVEL 8-18/19

NOTE:

- REFER TO PARKING SUMMARY TABLES FOR PARKING COUNT.
- TYPICAL PARKING DIMENSIONS = 8'3" X 18" UNLESS NOTED OTHERWISE

Keawala at Waipahū

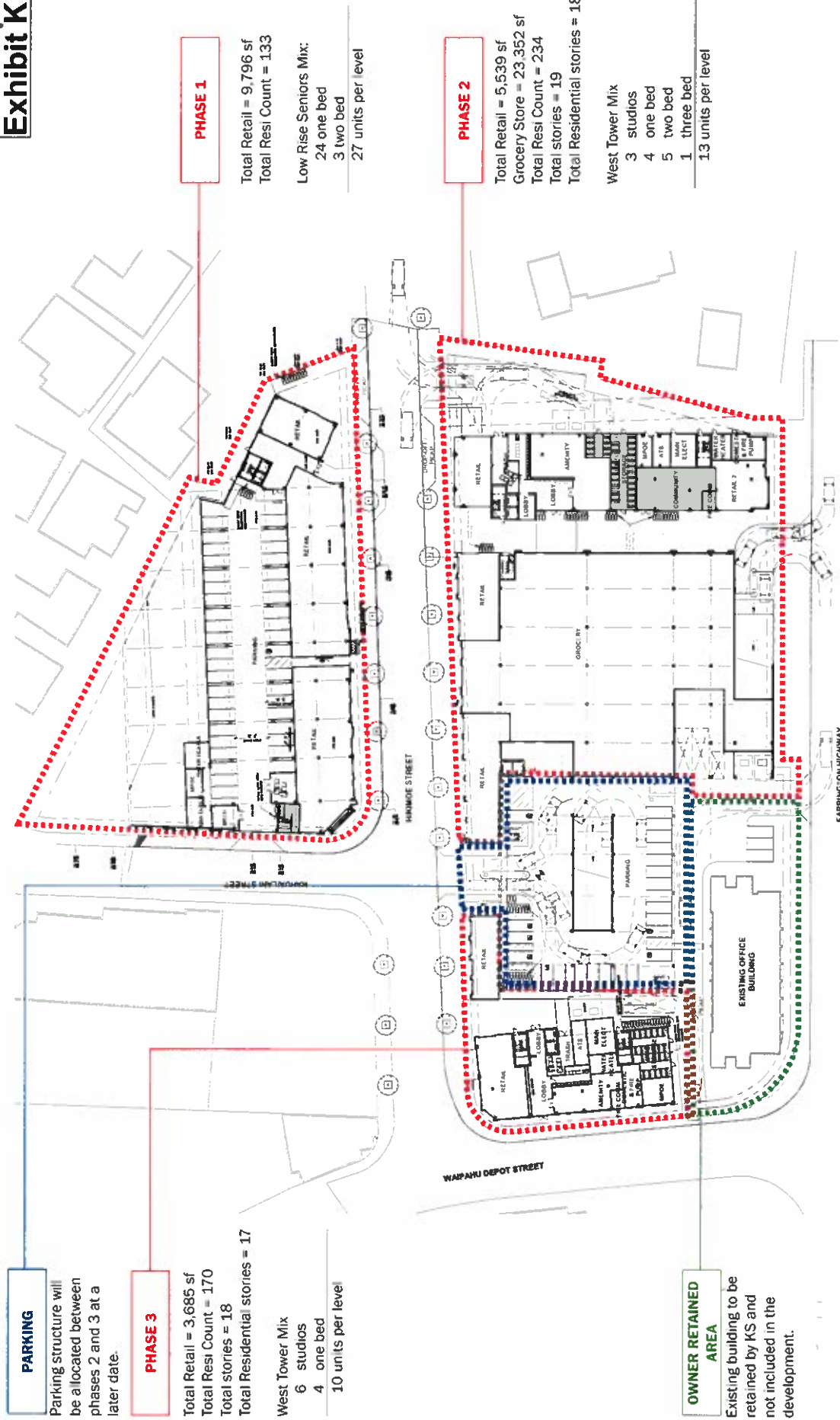
Exhibit J



SITE PHASING + DATA

Keawala at Waipahū

Exhibit K



PARKING

Parking structure will be allocated between phases 2 and 3 at a later date.

PHASE 3

Total Retail = 3,685 sf
Total Resi Count = 170
Total stories = 18
Total Residential stories = 17

West Tower Mix
6 studios
4 one bed
10 units per level

PHASE 1

Total Retail = 9,796 sf
Total Resi Count = 133
Low Rise Seniors Mix:
24 one bed
3 two bed
27 units per level

PHASE 2

Total Retail = 5,539 sf
Grocery Store = 23,352 sf
Total Resi Count = 234
Total stories = 19
Total Residential stories = 18

West Tower Mix
3 studios
4 one bed
5 two bed
1 three bed
13 units per level

OWNER RETAINED AREA

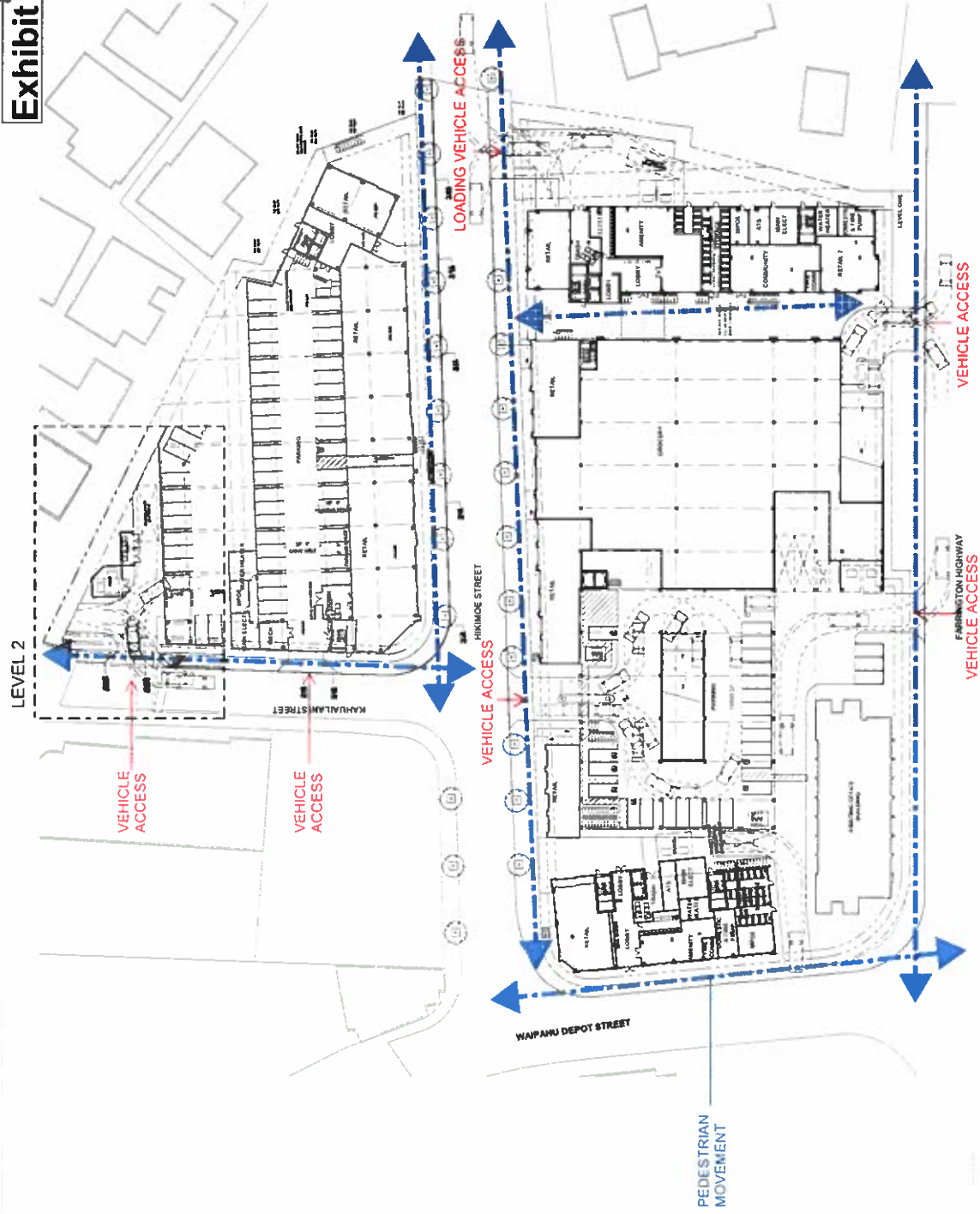
Existing building to be retained by KS and not included in the development.



GROUND FLOOR PLAN - CIRCULATION

NOTE:
*REFER TO LANDSCAPE CONCEPT PACKAGE
FOR FURTHER DETAIL ON OPEN SPACE
DESIGNATION

Keawalau at Waipahū Exhibit L



Keawalaau at Waipahū

Exhibit M

Phase 3		Unit	No	Total	Parking
Residential	Stud	Area	Units	Area	Required
1 - 8d/m		450	102	45,900	
		590	68	40,120	
			170	86,020	
Hotel				5,814	
					1,000
					87
					500
					12
					99
					Total
					1,000
					87
					500
					12
					99
					Total
					1,000
					87
					500
					12
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					Total
					1,000
					87
					500
					12
					99
					Total
					1,000
					87
					500

Bicycle Parking Provided	170 Units	Short Term	Long Term	1 per Short Term	1 per Long Term	Required	Provided
5,814 S.F. Commercial Uses				1 per Short Term	1 per Long Term	10	17
						2	85
							85

Note 1

Sec. 21.6.20(a) no off-street parking is required in any zoning district within one-half mile of an existing or future Honolulu rail transit station, as identified in the accepted environmental impact statement, or in the transit-oriented development special districts.

Loading Spaces			
Phase 1	Residential	20	150 (1 Required)
Phase 1	Retail	2,000	10,000 (1 Required)
			133 Units
			9,796 S.F.
			1
			2
			Total Loading Spaces Required
			1 Loading space provided, exemption to reduce number of loading spaces to 1 for phase 1

Phase 2	Residential	151 - 300 (2 Required)	234 Units
	1 Loading space provided, exemption to reduce number of loading spaces to 1 for phase 2 residential		
Phase 3	Residential	151 - 300 (2 Required)	170 Units
	1 Loading space provided, exemption to reduce number of loading spaces to 1 for phase 3 residential		
Phase 2 & 3	Retail	20,000 - 40,000 (3 Required)	32,960 S.F. 3 Loading spaces provided

Note 1

Sec. 21-6.20 (a) no off-street parking is required in any zoning district within one-half mile of an existing or future Honolulu rail transit station, as identified in the accepted environmental impact statement, or in the transit-oriented development special districts.

Loading Sales

Phase 1	Residential	20	150 (1 Required)	133	Units	1
Phase 1	Retail	2,000	10,000 (1 Required)	9,796	S.F.	1
Total Loading Spaces Required						2

1 Loading space provided, exemption to reduce number of loading spaces to 1 for phase 1

Phase 2

Phase 3	Residential	151-300 (2 Required)	170 Units	2
1 Loading space provided, exemption to reduce number of loading spaces to 1 for phase 2 residential				
1 Loading space provided, exemption to reduce number of loading spaces to 1 for phase 3 residential				

1000

Phase 2 & 3	Retail	20,000 - 40,000 (3 Required)	32,960 S.F.	3
				3 Loading spaces provided

Existing

0 Loading space provided, exemption to reduce number of loading spaces to 0 for existing office building

FAR DIAGRAM & CALCULATION

Keawla at Waipahū

Exhibit N

FLOOR AREA RATIO
(FAR)

PHASE 1 (SENIOR)

Lot Area	50,925
FAR	2.41

Level	GFA
Level 7	21,182 SF
Level 6	21,182 SF
Level 5	21,182 SF
Level 4	21,182 SF
Level 3	21,182 SF
Level 2	2,490 SF
Level 1	14,123 SF
Total	122,523 SF

PHASE 2, 3 & EXISTING OFFICE TOWER

GROSS FLOOR AREA	
Phase 2	247,665 SF
Phase 3	132,172 SF
Office	29,550 SF
TOTAL	409,387 SF

Lot Area	118,090 SF
FAR	3.44

GFA (Phase 2)	
Level 19	11,518 SF
Level 18	11,518 SF
Level 17	11,518 SF
Level 16	11,518 SF
Level 15	11,518 SF
Level 14	11,518 SF
Level 13	11,518 SF
Level 12	11,518 SF
Level 11	11,518 SF
Level 10	11,518 SF
Level 9	11,518 SF
Level 8	11,518 SF
Level 7	11,518 SF
Level 6	11,518 SF
Level 5	11,518 SF
Level 4	11,518 SF
Level 3	11,518 SF
Level 2	11,518 SF
Level 1	40,341 SF
Total	247,665 SF

GFA (Phase 3)	
Level 18	7,252 SF
Level 17	7,252 SF
Level 16	7,252 SF
Level 15	7,252 SF
Level 14	7,252 SF
Level 13	7,252 SF
Level 12	7,252 SF
Level 11	7,252 SF
Level 10	7,252 SF
Level 9	7,252 SF
Level 8	7,252 SF
Level 7	7,252 SF
Level 6	7,252 SF
Level 5	7,252 SF
Level 4	7,252 SF
Level 3	7,252 SF
Level 2	7,252 SF
Level 1	8,888 SF
Total	132,172 SF

GFA (Phase 2-3)	
Level 19	11,518 SF
Level 18	18,770 SF
Level 17	18,770 SF
Level 16	18,770 SF
Level 15	18,770 SF
Level 14	18,770 SF
Level 13	18,770 SF
Level 12	18,770 SF
Level 11	18,770 SF
Level 10	18,770 SF
Level 9	18,770 SF
Level 8	18,770 SF
Level 7	18,770 SF
Level 6	18,770 SF
Level 5	18,770 SF
Level 4	18,770 SF
Level 3	18,770 SF
Level 2	18,770 SF
Level 1	49,229 SF
Total	379,837 SF



LEVEL 3



LEVEL 6 (typ upper)



LEVEL 2



LEVEL 5



LEVEL 1



LEVEL 4



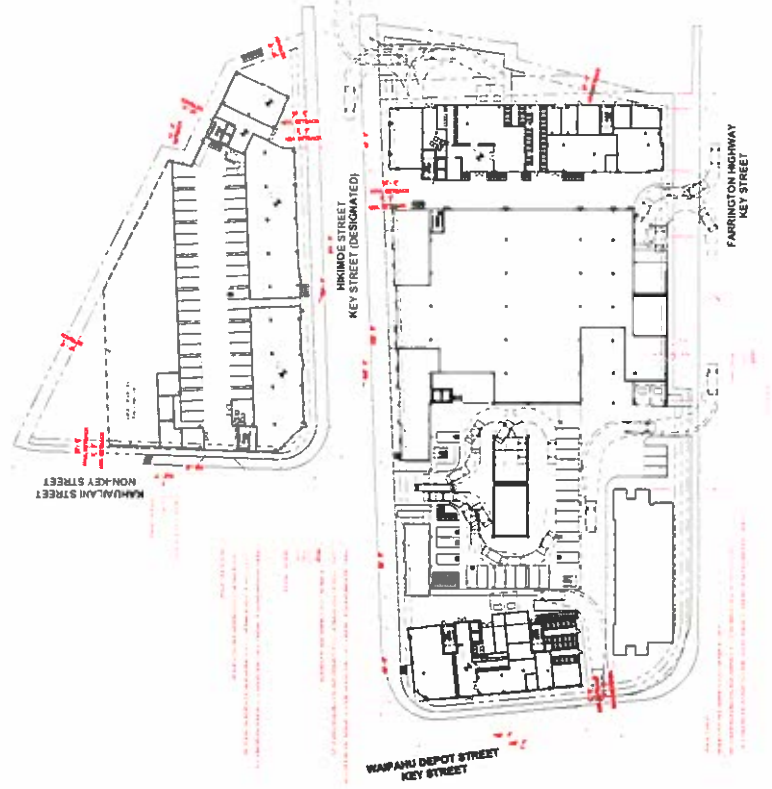
OPEN SPACE DIAGRAM & CALCULATION

Keawlaui at Waipahu

Public Open Space

Semi-Public Open Space
(Residential Amenities)

Exhibit O



PHASE 1 (SENIOR)

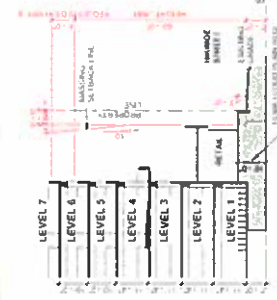
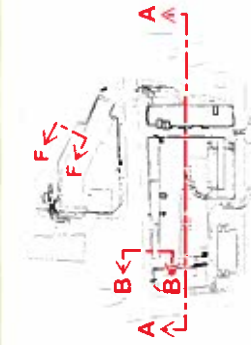
Open Space	Level 1	Level 3	TOTAL
	6,658 sf (Public)	10,200 sf (Semi-Public)	16,858 sf
			33.2 %

PHASE 2, 3 & EXISTING OFFICE TOWER

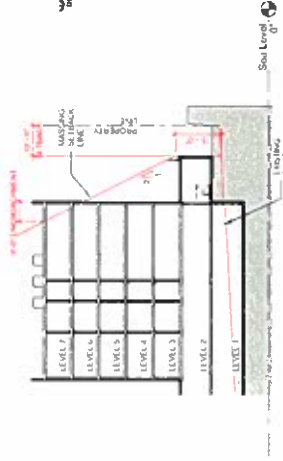
Open Space	Level 1	Level 3	TOTAL
	23,663 sf (Public)	18,841 sf (Semi-Public)	42,504 sf
			35.7 %

Keawalaau at Waipahū

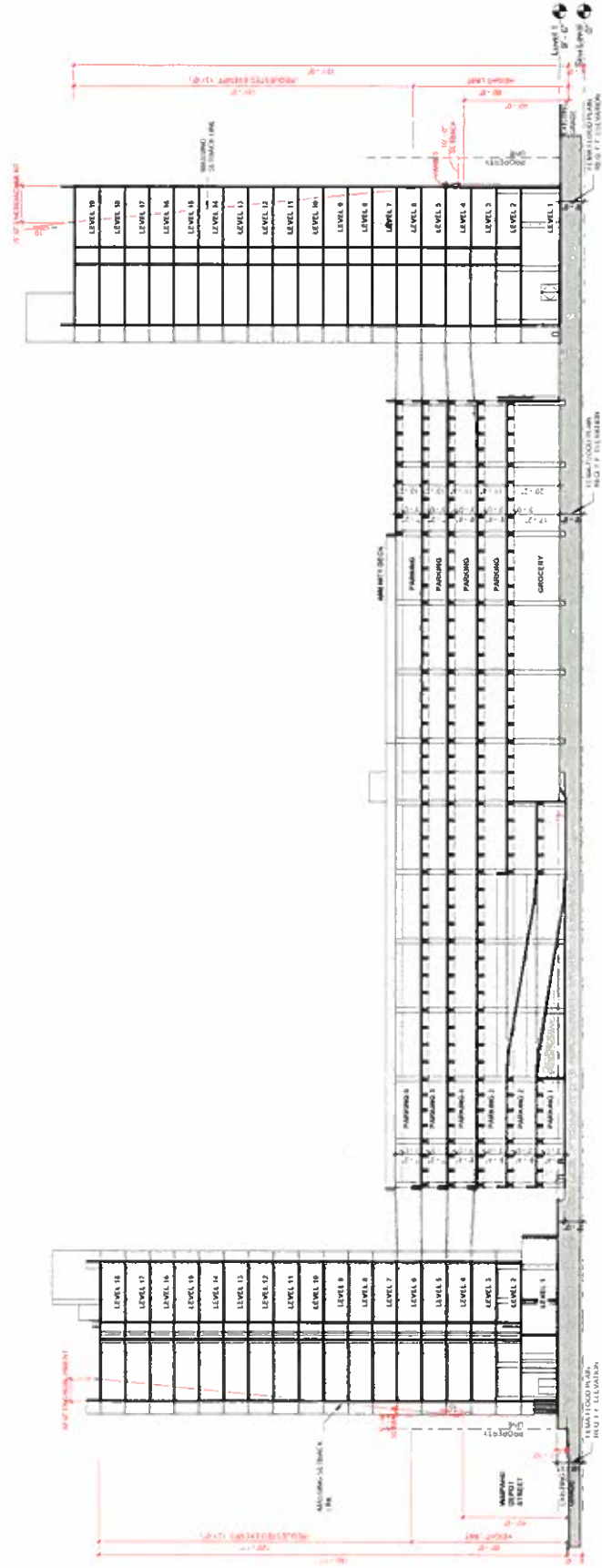
SITE SECTION



SECTION B-B



SECTION F-F

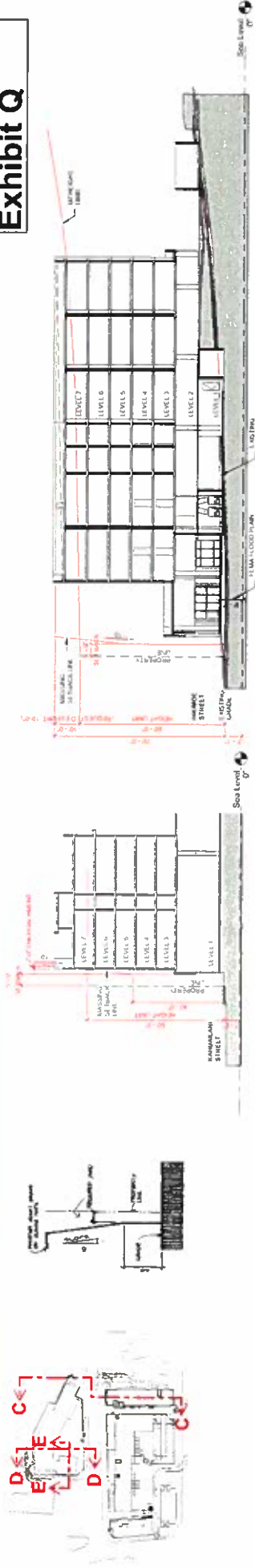


SECTION A-A

SITE SECTION

Keawalaū at Waipahū

Exhibit Q



SECTION E-E PHASE 1

SECTION D-D PHASE 1



SECTION C-C PHASE 2

SOUTH ELEVATION-MAUKA SITE

Keawala at Waipahu
Exhibit R



360' BUILDING FRONTAGE ON THIS ELEVATION

SIGN AREA PER SIGN REGULATIONS: SEC 217.40g 1.5 SQ.F FOR EACH LINEAL FOOT OF BUILDING FRONTAGE 360' x 1.5 = 540 SQ.F

4 TENANTS + BUILDING SIGNAGE = 8 SIGNAGE OF MAX. 67.5 SQ.F

6 TENANTS + BUILDING SIGNAGE = 12 SIGNAGE OF MAX. 45 SQ.F



LEGEND

- A PERFORATED METAL SCREEN
- B ACCENT PANEL
- C EXTERIOR CEMENT PLASTER
- D METAL CANOPY
- E METAL LOUVER
- F METAL MESH RAILING



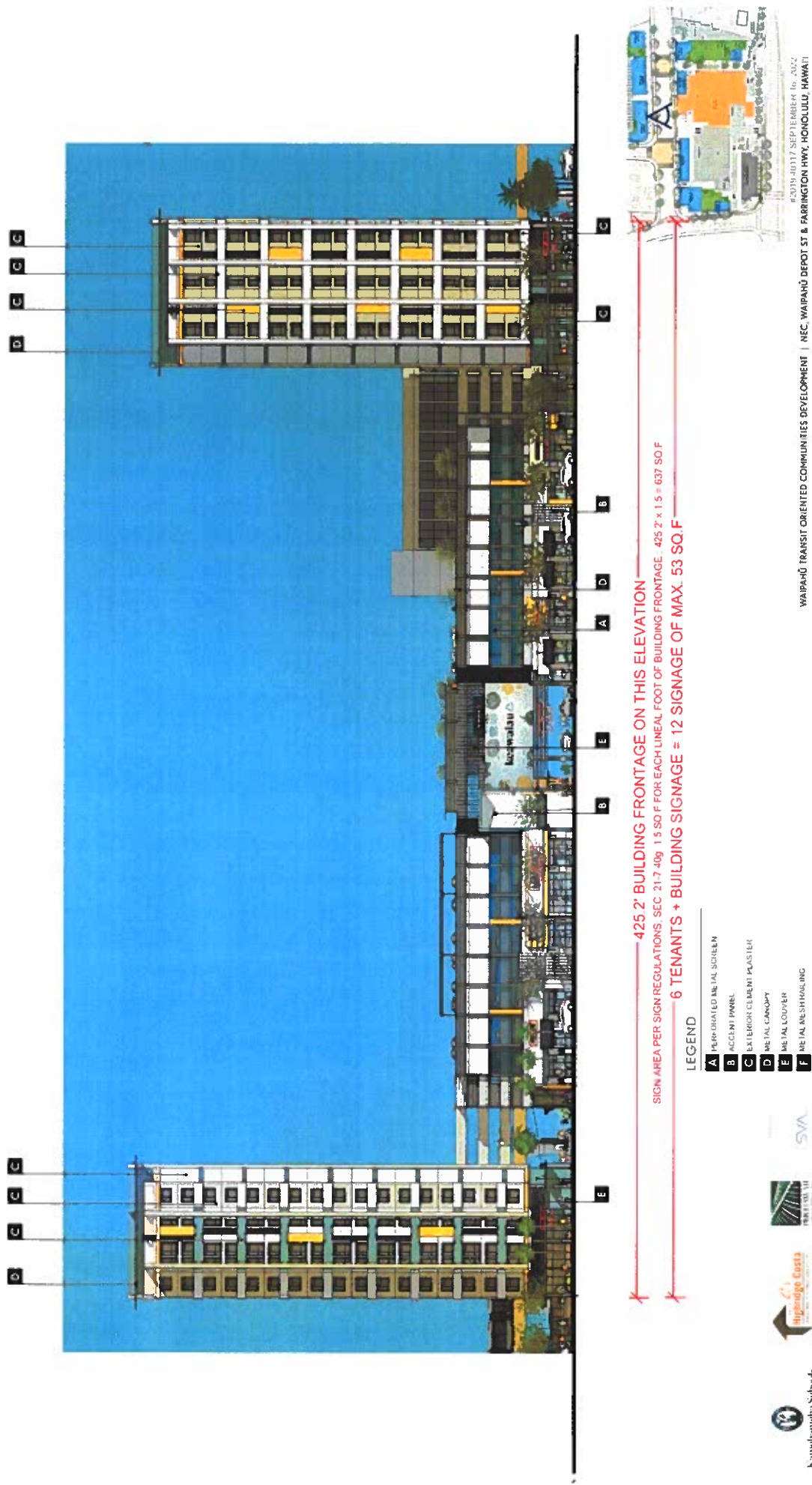
WAIKĀNĀHĀ TRANSIT ORIENTED COMMUNITIES DEVELOPMENT | NEC, WAIKĀNĀHĀ DEPOT ST & FARRINGTON HWY, HONOLULU, HAWAII



NORTH ELEVATION-MAKAI SITE

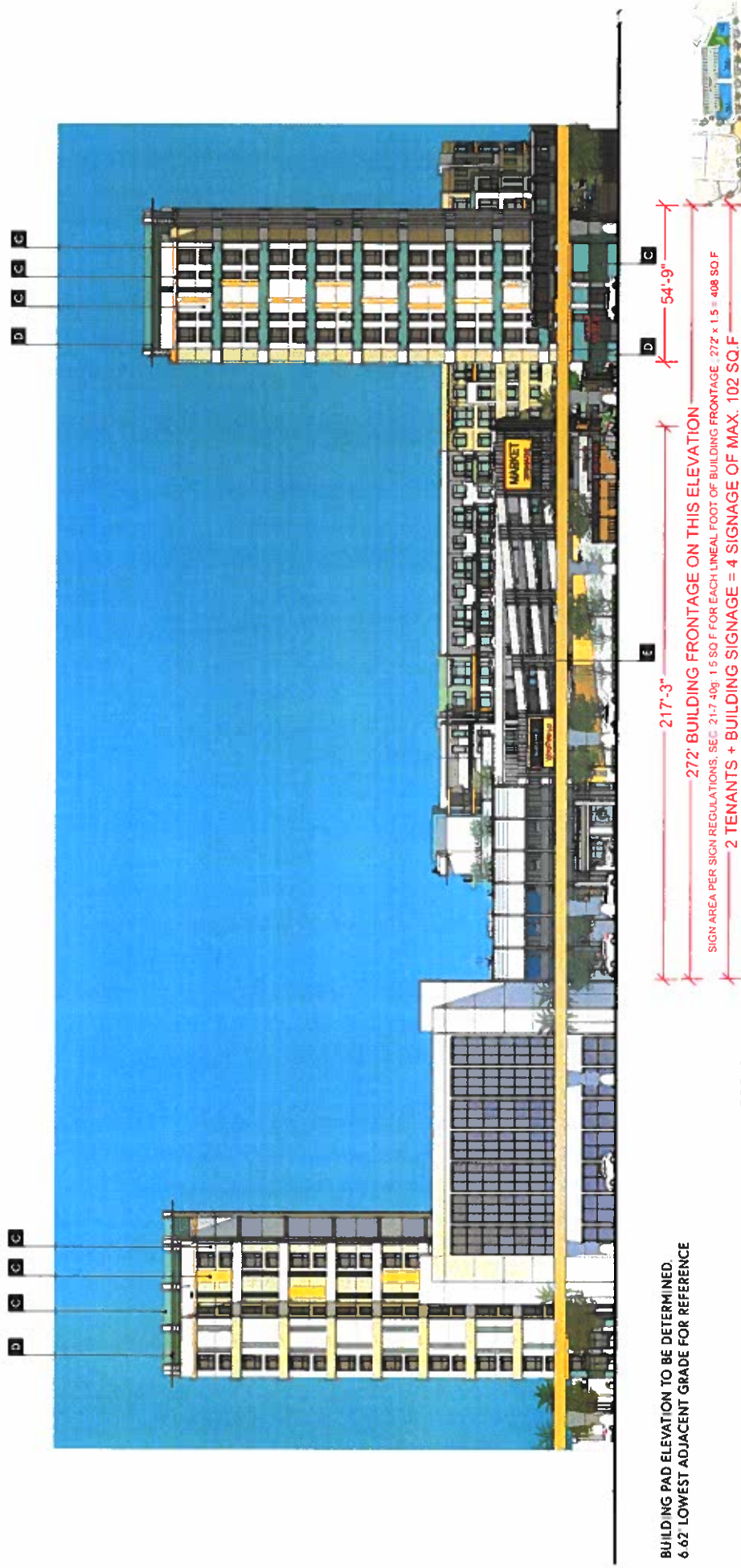
Keawalau at Waipahū

Exhibit S



SOUTH ELEVATION-MAKAI SITE

Keawala at Waipahū Exhibit T



BUILDING PAD ELEVATION TO BE DETERMINED.
6.62' LOWEST ADJACENT GRADE FOR REFERENCE

LEGEND

- A PERFORATED METAL SCREEN
- B ACCENT PANEL
- C EXTERIOR CERAMIC PLASTER
- D METAL CANOPY
- E METAL LOUVER
- F METAL RAILING



WAPAHO TRANSIT ORIENTED COMMUNITIES DEVELOPMENT | NEC, WAPAHO DEPOT ST & FARRINGTON HWY, HONOLULU, HAWAII
#2019-0117 SEPTEMBER 16, 2022

EAST ELEVATION

Keawala at Waipahū Exhibit U



LEGEND

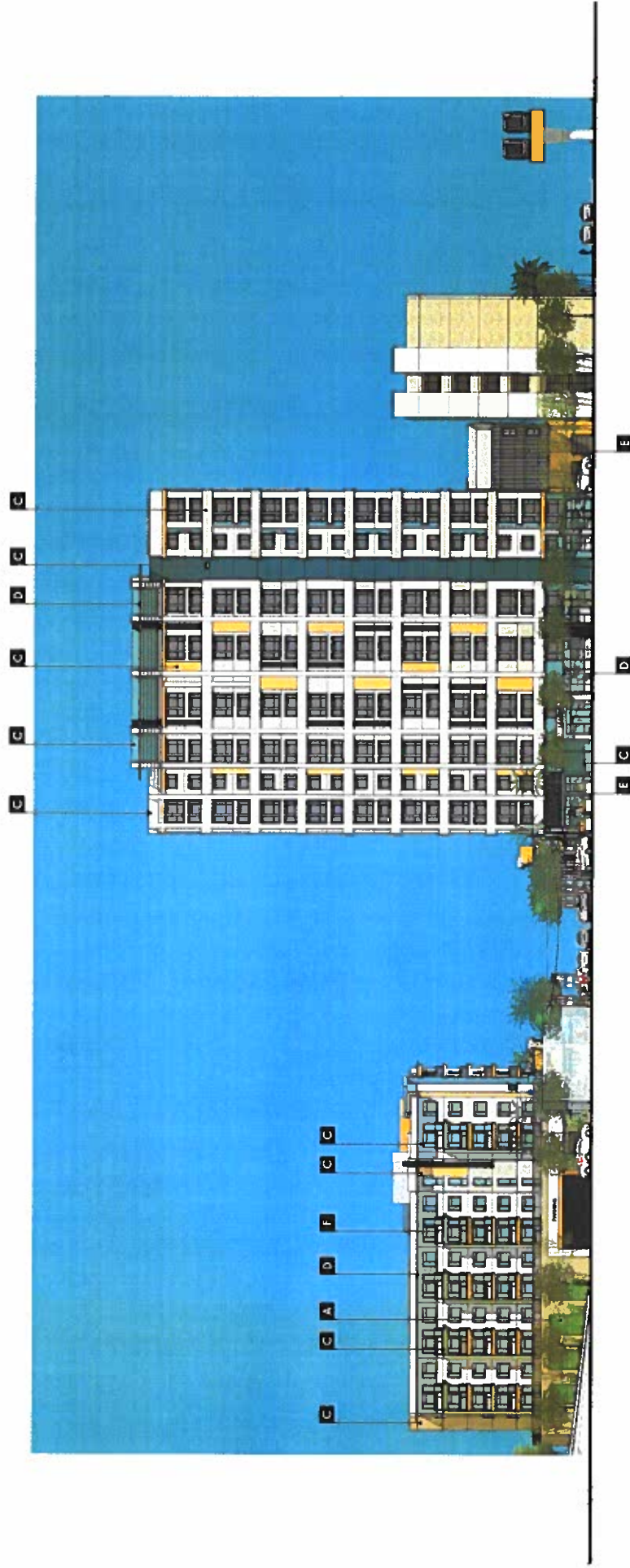
- A PERFORATED METAL SCREEN
- B ACCENT PANEL
- C EXTERIOR CEMENT PLASTER
- D METAL CANOPY
- E METAL LOUVER
- F METAL MESH RAILING



WAIPAHŪ TRANSIT ORIENTED COMMUNITIES DEVELOPMENT | NEC, WAIPAHŪ DEPOT ST & FARRINGTON HWY, HONOLULU, HAWAII
 #010-2017-SEPTEMBER 14, 2022

WEST ELEVATION

Keawala at Waipahu Exhibit V



LEGEND

- A PERFORATED METAL SCREEN
- B ACCENT PANEL
- C EXTENSION CEMENT PLASTER
- D METAL CANOPY
- E METAL LOUVER
- F METAL MESH HAILING



WAIPAHU TRANSIT ORIENTED COMMUNITIES DEVELOPMENT | NEC, WAIPAHU DEPOT ST & FARRINGTON HWY, HONOLULU, HAWAII
#2019-1017 SEPTEMBER 15, 2022

CONCEPTUAL GROUND LEVEL LANDSCAPE PLAN

Keawala at Waipahu Exhibit W

- LEGEND
- 1 SCULPTURE (KANE)
 - 2 SCULPTURE (KALALOA)
 - 3 RAISED MID BLOCK CROSSING
 - 4 CORNER "STAGE" SEATING DECK
 - 5 OUTDOOR EXTENSION OF COMMUNITY SPACE
 - 6 ENHANCED CROSSWALKS AT T INTERSECTION



Exhibit X

Keawalaau at Waipahu

VIEW FROM SOUTHEAST LOOKING TOWARDS SITE



REF-219

PROPOSED DESIGN

RENDERINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE

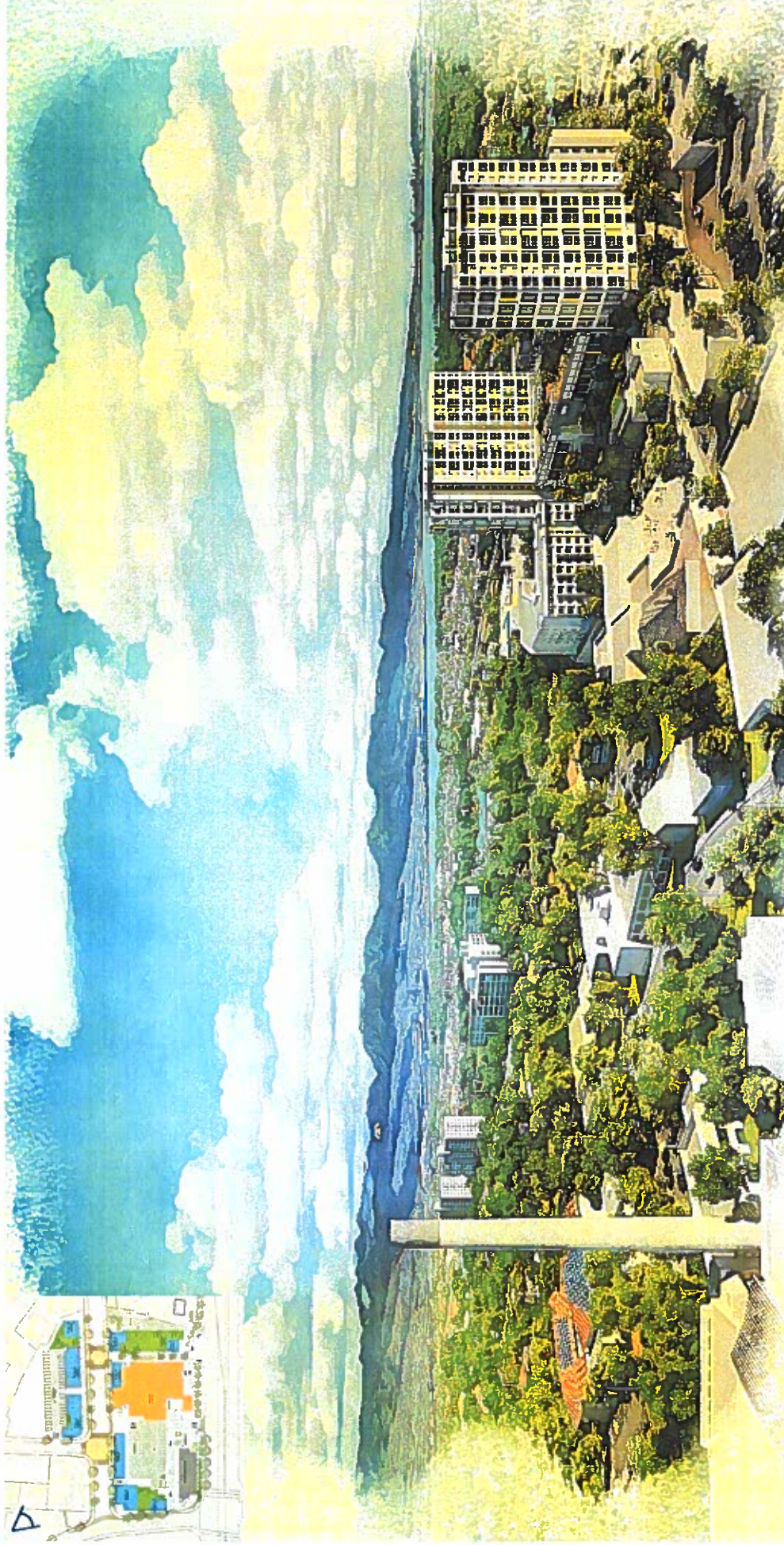


Kamehameha Schools

Exhibit Y

Keawala at Waipahu

VIEW FROM NORTHEAST LOOKING DOWN SITE



PROPOSED DESIGN

RENDERINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE



Kaiser Permanente St. Joseph

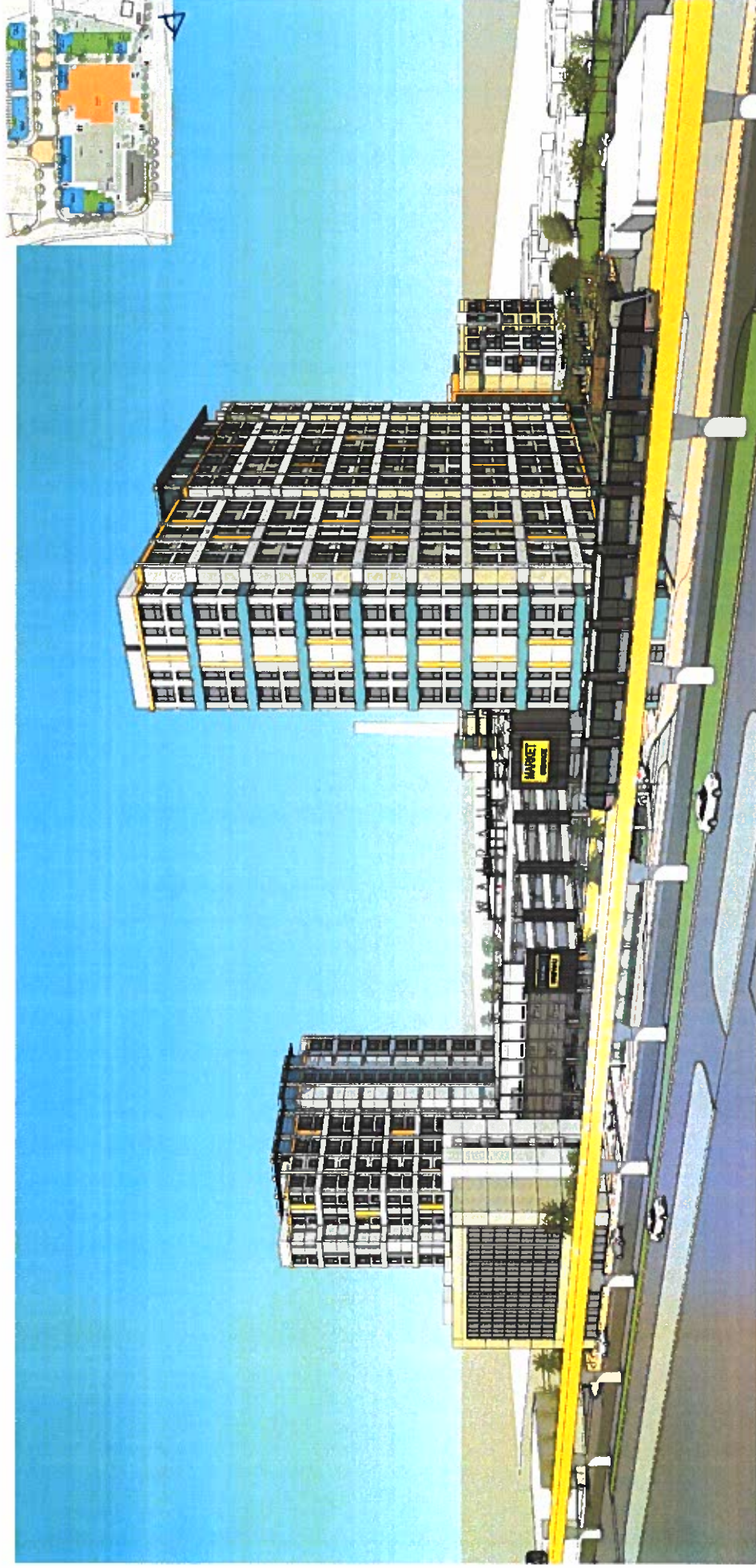


REF-220

Exhibit Z

Keawala at Waipahū

VIEW FROM SOUTHEAST AT MAKAI SITE



PROPOSED DESIGN RENDERINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE



REF-228