'24AUG08 PM 4:28 CITY CLERK

DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAI'I 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041 • WEBSITE: honolulu.gov/dpp

RICK BLANGIARDI
MAYOR
MEIA

DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

BRYAN GALLAGHER, P.E.
DEPUTY DIRECTOR
HOPE PO'O

REGINA MALEPEAI
2ND DEPUTY DIRECTOR
HOPE PO'O KUALUA

August 7, 2024

2024/ELOG-1231 (JD)
2022/GEN-6

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawai'i 96813

Dear Chair Waters and Councilmembers:

SUBJECT:	Request to Extend the Deadline to Commence Construction of Resolution No. 22-226, CD1
Project:	Kaleima'o Village (formerly West Loch Affordable Rental Housing)
Landowner:	City and County of Honolulu (Department of Land Management)
Applicant:	Komohale West Loch, LLC
Agent:	Stanford Carr Development (Reyn Kimura)
Location:	91-1400 Fort Weaver Road - 'Ewa Beach (Formerly 91-1666 Fort Weaver Road)
Tax Map Key:	9-1-122: 004

The Department of Planning and Permitting (DPP) recommends approval of the Applicant's request to amend Resolution No. 22-226, CD1 and extend the deadline to commence construction. The current deadline for the Project to commence construction is October 5, 2024. The Applicant requests a 12-month extension, which will extend the deadline to October 5, 2025. No changes to the Project are proposed. Enclosed for your review and consideration are the DPP's Report and Recommendation, Draft Resolution, and the Applicant's request.

DEPT. COM. 597

Should you have any questions, please contact me at (808) 768-8000.

Very truly yours,

Dawn Takeuchi Apuna
Director

Enclosure: Report and Recommendation
Draft Resolution
Applicant's Request

APPROVED:

Michael D. Formby
Managing Director

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAI'I

IN THE MATTER OF THE APPLICATION BY KOMOHALE WEST LOCH LLC FOR A DEADLINE EXTENSION OF RESOLUTION NO. 22-226, CD1	FILE NO. 2022/GEN-6 (JD)

FINDINGS OF FACT, CONCLUSIONS
OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

PROJECT:	Kaleima'o Village (Formerly West Loch Affordable Rental Housing)
LANDOWNER:	City and County of Honolulu (Department of Land Management)
APPLICANT:	Komohale West Loch LLC
AGENT:	Stanford Carr Development (Reyn Kimura)
LOCATION:	91-1400 Fort Weaver Road – 'Ewa Beach (Formerly 91-1666 Fort Weaver Road)
TAX MAP KEY:	9-1-122: 004
LAND AREA:	3.7 acres
ZONING:	AG-1 Restricted Agricultural District
STATE LAND USE:	Urban District
DEVELOPMENT PLAN AREA:	'Ewa Development Plan
EXISTING USE:	Vacant
SURROUNDING LAND USES:	West Loch Elderly Village, Asing Community Park, and Single-Family Dwellings

B. Background: On October 5, 2022, the City Council adopted Resolution No. 22-226, CD1 (Resolution), pursuant to Hawai'i Revised Statutes (HRS) §§ 46-15.1 and 201H-38, authorizing exemptions and deferrals from certain planning, zoning, and construction standards to allow a 127-unit affordable rental housing development identified as Kaleima'o Village (formerly West Loch Affordable Rental Housing) on the subject property. The Resolution required that construction of the Project start within 24 months after the date of adoption of the Resolution, resulting in a deadline of October 5, 2024.

C. Proposal: The Applicant proposes to develop an affordable housing Project on an approximately 3.7-acre lot in the AG-1 Restricted Agricultural District (AG-1 District) located within 'Ewa Beach. The Project consists of 127-affordable rental units distributed among seven, three-story multi-family dwelling units (apartment buildings) configured around a community center. All of the rental units will be reserved for households earning 60 percent of the area median income or below for a minimum of 65 years. The Project will also include residential amenities, 136 off-street parking spaces, one loading space, and 98 bicycle parking spaces. No changes to the Project are proposed.

The Applicant is requesting an amendment to the Resolution. Specifically, the Applicant is requesting a 12-month extension of time in order to extend the deadline to start construction for the Project to October 5, 2025.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director of the Department of Planning and Permitting (DPP) has found:

A. Justification of Request: On June 27, 2024, the Applicant submitted a letter requesting an extension of the deadline. The Applicant's request and stated justifications are attached.

B. Departmental Communications 663(22) and 685(22): The DPP transmitted its report and recommendation for approval, along with the Preliminary Plans and Project Specifications for the Project, on September 15 and September 20, 2022, respectively.

III. ANALYSIS

The analysis below considers the progress demonstrated by the Applicant, the circumstances that affected the Applicant's ability to meet the deadline, and the projected timeline for completion of the Project. Other than the discussion below, the analysis found in Departmental Communication 663(22) is unchanged.

A. Specific Circumstances: The Applicant states that more time is needed in order to obtain construction financing and applicable construction permits.

B. Demonstrated Progress: In October 2023, the developer was awarded private activity bonds for the construction of the Project and in December 2023, the Project was allocated Low Income Housing Tax Credits and Rental Housing Revolving Fund monies.

The Applicant has submitted building permit (BP) plans for the Project, which are currently being reviewed under BP Application Nos. A2022-07-0466 and A2022-08-0389 through A2022-08-0396.

In May 2024, the applicant submitted an executed 201H agreement as required by the approved Resolution.

C. Project Timeline: The Applicant anticipates being able to obtain building and grading permit approvals by October 2024 and starting construction by the end of 2024. The Project is estimated to be completed in 2026 and fully occupied by 2027.

IV. CONCLUSIONS OF LAW

The Director of the DPP finds that the Applicant has demonstrated good cause for a 12-month time extension, and the proposed Project is consistent with the provisions of HRS §201H-38. The Project satisfies the eligibility requirements of HRS Chapter 201H and the City's application requirements. The City Council may approve the proposed extension, an extension for a shorter or longer period, or deny the proposed extension. If approved by the City Council, the new deadline to commence construction will be October 5, 2025, or the date chosen by the Council.

V. RECOMMENDATION

Pursuant to the above, the Director of the DPP recommends approval of the requested 12-month extension and recommends Resolution No. 22-226, CD1 be amended to require that the Applicant start construction by October 5, 2025.

Dated at Honolulu, Hawai'i, on this 7th day of August, 2024.

Department of Planning and Permitting
City and County of Honolulu
State of Hawai'i

By _____
Dawn Takeuchi Apuna
Director

Enclosures: Draft Resolution
Applicant's Request

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

AMENDING RESOLUTION 22-226, CD1 TO EXTEND THE DEADLINE FOR COMMENCEMENT OF CONSTRUCTION OF THE KALEIMA'O VILLAGE PROJECT IN 'EWA BEACH, O'AHU.

WHEREAS, the City Council ("Council"), by adoption of Resolution 22-226, CD1, on October 5, 2022, authorized certain exemptions from planning, zoning, and construction standards pursuant to §§ 46-15.1 and 201H-38, Hawai'i Revised Statutes, proposed by Komohale West, LLC (the "Applicant") for Kaleima'o Village (formerly West Loch Affordable Rental Housing), consisting of seven, three-story multi-family dwelling buildings containing 127 affordable rental units, a community center, residential amenities, 136 off-street parking spaces, one loading space, and 98 bicycle parking spaces on approximately 3.7 acres of land located in 'Ewa Beach located at 91-1400 Fort Weaver Road (formerly 91-1666 Fort Weaver Road) and identified as Tax Map Key 9-1-122: 004 (the "Project"); and

WHEREAS, Resolution 22-226, CD1, required the Project construction commence within 24 months after October 5, 2022 (the date of adoption of the Resolution), resulting in a deadline of October 5, 2024; and

WHEREAS, the Applicant requests a 12-month extension of the October 5, 2024, deadline to commence Project construction in order to obtain construction financing and applicable development permits; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that Resolution 22-226, CD1, is amended to extend the deadline to commence construction of the Kaleima'o Village Project by 12 months to October 5, 2025; and

BE IT FURTHER RESOLVED that all other conditions and provisions of Resolution 22-226, CD1, are ratified and confirmed, and remain in full force and effect; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to Dawn Takeuchi Apuna, Director of the DPP, 650 South King Street, 7th Floor, Honolulu, Hawai'i, 96813; Catherine Taschner, Director of the Department of Land Management, 650 South King Street, 3rd Floor, Honolulu, Hawai'i, 96813; and Komohale West Loch, LLC, 1100 Alakea Street, 27th Floor, Honolulu, Hawai'i, 96813.

INTRODUCED BY:

_____

_____

_____

_____

_____

_____

DATE OF INTRODUCTION: _____

_____

_____

_____ _____

Honolulu, Hawai'i Councilmembers

2024/ELOG-125

KOMOHALE WEST LOCH VENTURE LP
1100 ALAKEA STREET, 27TH FLOOR
HONOLULU, HAWAII 96813

2024 JUN 27 PM 9:28
CITY CLERK
HONOLULU

Hand Delivered

June 24, 2024

Ms. Dawn Takeuchi Apuna, Director
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, HI 96813

Attention: Mr. Jordan Dildy, Urban Design Branch

Re: Kaleima'o Village – Request for Extension of the Construction Commencement Date

Dear Director Takeuchi Apuna:

We are writing to request the assistance of the Department of Planning and Permitting ("DPP") to obtain the approval of the Honolulu City Council ("Council") to extend the construction commencement date of Kaleima'o Village as required by Resolution 22-226, CD1 (the "Resolution") attached hereto. The Council's approval of an extension will allow us to provide 126 affordable rental units for households who earn up to 60% of the Area Median Income. The Resolution requires that the construction of Kaleima'o Village commence no later than twenty-four (24) months after the Resolution's approval or by October 4, 2024.

While we continue to work with the various agencies of the City and County of Honolulu to receive the necessary permits for construction, we are simultaneously advancing towards the close of construction financing with our financial lenders. However, given the status of these items, we anticipate the construction of Kaleima'o Village will commence after October 4, 2024, which is the expiration date of the Resolution.

To support our request for an extension of time on the construction start date, we offer you the following update on the project's progress as well as an estimated timeline of next steps and major milestones.

Kaleima'o Village's Progress and Accomplishments:

In February 2023, the Developer applied to the Hawaii Housing Finance and Development Corporation ("HHFDC") for the award of Hula Mae Multi-Family Bonds, Low-Income Housing Tax Credits ("LIHTC"), and Rental Housing Revolving Fund ("RHRF"). In October 2023, the City and County of Honolulu, the State of Hawaii Department of Budget and Finance, and HHFDC awarded private activity bonds to the Developer for the construction of Kaleima'o Village pursuant to a certain Cooperative Agreement. Later in December 2023, HHFDC awarded Kaleima'o Village an allocation of LIHTC and RHRF monies.

Since the first quarter of 2024, the Developer has been working with a lender to secure the necessary permanent financing for Kaleima'o Village's development. In April and May of 2024, the Developer applied to HHFDC for certification and exemption of certain laws pursuant to the Governor's Emergency Proclamation(s) Relating to Affordable Housing. In May 2024, the Developer and DPP agreed to and executed a 201H Agreement for Kaleima'o Village. After a competitive bid process, the Developer officially selected a general contractor for the construction of the project in June.

Updated Project Schedule:

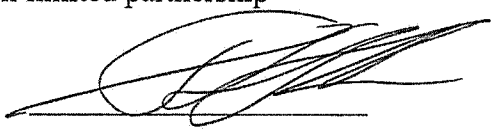
Milestones:	Estimated Completion:
Building Permit	Q3 2024
Grading Permit	Q3 2024
Close of Construction Financing	Q4 2024
Construction Start Date	Q4 2024
Construction Completion	Q4 2026
Certificate of Occupancy/Placed in Service	Q4 2026
Achievement of Occupancy for 100% of Units	Q4 2026
Achievement of Stabilized Occupancy	Q1 2027

For these aforementioned reasons, we kindly request a one hundred eighty (180)-day extension of the construction start date. This extension timeframe will allow us to move forward diligently with our construction partners and financial lenders while accounting for potential delays that are beyond our control.

We continue to work seamlessly with the Department of Land Management to offer affordable housing opportunities for the residents of the City. We greatly appreciate your time in the review of our request. Should you have any questions, please contact Reyn Kimura at (808) 537-5220 or via email at rkimura@stanfordcarr.com.

Sincerely,

Komohale West Loch Venture LP
a Hawaii limited partnership

By: 

Name: Stanford S. Carr

Its: Authorized Representative

Enclosures (1)

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAI'I

No. 22-226, CD1

RESOLUTION

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE WEST LOCH AFFORDABLE RENTAL HOUSING PROJECT IN EWA BEACH.

WHEREAS, the Komohale West, LLC (the "Applicant") proposes to develop an affordable rental housing Project on approximately 3.7 acres of land in the AG-1 Restricted Agricultural Zoning District, owned by the City and County of Honolulu ("City"), located at 91-1666 Fort Weaver Road in Ewa Beach, and identified as Tax Map Key 9-1-122: 004, as shown on the attached Exhibits A through G (the "Project"); and

WHEREAS, the Project consists of seven, three-story multi-family dwelling buildings containing 127 affordable rental units, a community center, residential amenities, 136 off-street parking spaces, one loading space, and 98 bicycle parking spaces; and

WHEREAS, the Project's affordable rental units will remain affordable for a minimum period of 65 years, and consist of one-, two-, and three-bedroom units rented to households earning between 30 percent to 60 percent of the area median income ("AMI") for Honolulu (120 units will be affordable to households earning 60 percent of the AMI and seven units will be affordable to households earning 30 percent of the AMI); and

WHEREAS, the Project is eligible to receive consideration under the City's rules implementing Section 201H-38 of the 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 percent of the AMI, and at least 31 percent of a project's total units be available to households earning 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 Sections 46-15.1 and 201H-38; and

WHEREAS, the Council has reviewed the preliminary plans and specifications for the Project, dated June 8, 2022, prepared by Alakea Design Group, LLC, and submitted to the Council by the Department of Planning and Permitting ("DPP") on September 15, 2022, and September 20, 2022, by Departmental Communications 663 (2022) and 685 (2022), respectively; and

RESOLUTION

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; and

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

BE IT RESOLVED by the City 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 preliminary plans and specifications for the Project referenced above, and generally identified below, as follows:

Application Fees:

1. Exemption from Section 14-13.6, of the Revised Ordinances of Honolulu 1990 ("ROH"), and the DPP Rules Related to Water Quality, to allow an exemption from payment of stormwater quality review fees for the erosion control and sediment plan, estimated at $250.

2. Exemption from ROH Section 14-14.4 to allow an exemption from payment of grading and grubbing permit fees, estimated at $513.

3. Exemption from ROH Section 18-6.1, to allow an exemption from the payment of building permit plan review fees, estimated at $25,000.

4. Exemption from ROH Section 18-6.2, to allow an exemption from the payment of building permit fees, estimated at $103,300.

Infrastructure and Public Work Fees and Charges:

5. Exemption from ROH Sections 14-10.1, 14-10.2, and 14-10.3, to allow an exemption of payment of wastewater system facility charges, estimated at $439,964.

6. Exemption from ROH Section 14-12.12(f) to allow an exemption from the payment of the private storm drain connection license fee, estimated at $200.

Fire Department Review Fees:

7. Exemption from ROH Section 20-1.1(3) to allow an exemption from Honolulu Fire Department plan review fees, estimated at $10,330.

Board of Water Supply Rules and Regulations:

8. Deferral from Sections 1-102 and 2-202(2) and (3) of the Board of Water Supply's Rules and Regulations to allow a deferral of payment of water system facility and installation of water service fees, estimated at $218,969.14; provided that all Board of Water Supply requirements are satisfied. The actual fees to be waived will be determined by the Board of Water Supply during review of the Project's building permit application.

Land Use Ordinance ("LUO"):

9. Exemption from LUO Section 21-3.50-4(a) and Table 21-3, relating to permitted uses in the agricultural zoning districts, to allow multi-family dwellings and accessory uses within the AG-1 Restricted Agricultural Zoning District.

10. Exemption from LUO Sections 21-3.50-4(b) and Table 21-3.1, relating to minimum lot area, to allow for a minimum lot area of 3.7 acres (instead of 5 acres).

11. Exemption from LUO Section 21-3.50-4(b) and Table 21-3.1, relating to maximum building area, to allow for a maximum building area of 27 percent or 42,696 square feet (instead of 10 percent or 16,117 square feet);

12. Exemption from LUO Sections 21-3.50-4(b) and (c) and Table 21-3.1, relating to maximum height, to allow for a maximum height of 35 feet (instead of 25 feet).

13. Exemption from LUO Section 21-3.50-4(b) and Table 21-3.1, relating to height setback, to allow for various encroachments (ranging from up to 8 feet horizontally to up to 10 feet vertically) into the front, side, and rear yard height setback requirement (one foot for each two feet of height over 15 feet) as generally shown in the attached Exhibits.

14. Exemption from LUO Section 21-6.80(b)(1), relating to landscaping and screening for parking lots adjacent to a right-of-way, to not require landscaping and screening in this area, and instead provide for a pedestrian pathway and access point that meets Americans with Disabilities Act standards (see Exhibits E-1 and E-2).

15. Exemption from LUO Section 21-7.40(b), relating to agricultural zoning district sign requirements, to allow a sign to be located 6 feet from the front property line (instead of the AG-1 zoning district requirement of a minimum of 10 feet from the front property line).

Park Dedication Ordinance Requirements:

16. Exemption from ROH Chapter 22, Article 7, to allow an exemption from park dedication requirements totaling approximately 13,970 square feet of park space, or payment of an equivalent in-lieu fee, estimated at $185,941; and

BE IT FURTHER RESOLVED that the approval of the foregoing exemptions is 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 G, attached hereto and made a part hereof. Minor changes may be approved by the DPP Director. Major modifications to the Project will require approval by the City Council.

B. 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, in a format acceptable to the DPP. The time line must identify when the construction management plan ("CMP") and the traffic management plan ("TMP") 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 construction vehicles and related construction activities. 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 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 restriping, road resurfacing, or roadway reconstruction if the condition of the roadways has deteriorated as a result of the construction-related activities.

3. A TMP that includes traffic demand management ("TDM") strategies to minimize the amount of vehicular trips for daily activities. 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 ("CO") for the Project to validate the relative effectiveness of the various TDM strategies identified in the initial TMP.

C. Prior to the issuance of a CO for the Project, the Applicant shall submit to the DPP for its review and approval a parking management plan for the Project that addresses how the one unassigned parking space per dwelling unit restriction will be enforced.

D. Approximately one year after the issuance of the CO for the Project, the Applicant shall submit to the DPP for review and approval and updated TAR to validate the traffic projections, distribution, and assignment contained in the initial TAR. The updated TAR must assess the use and operation of the drop-off and pick-up area to ensure that vehicles are not queuing onto public streets and sidewalks. If the updated TAR recommends additional traffic mitigation measures or modifications to support traffic impacts directly attributable to the Project, the Applicant shall implement the updated TAR recommendations. If the updated TAR is inconclusive, a second updated TAR may be required one year after the date of the first updated TAR, as the DPP Director determines is necessary.

E. The Applicant shall coordinate with the Department of Land and Natural Resources State Historic Preservation Division ("SHPD") to prepare an archaeological monitoring plan for the Project. The SHPD must accept and approve the plan prior to undertaking any construction activity on the Project site.

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

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 the Project commences no later than 24 months after the approval date of this resolution; and

BE IT FURTHER RESOLVED that 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 preliminary plans and specifications submitted to the City 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 employees, on account of actions taken by them in reviewing or approving the preliminary plans and specifications 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

RESOLUTION

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

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Acting Director of Planning and Permitting; the Director of Land Management; and Komohale West Loch, LLC, 1100 Alakea Street, 27th Floor, Honolulu, Hawai'i 96813.

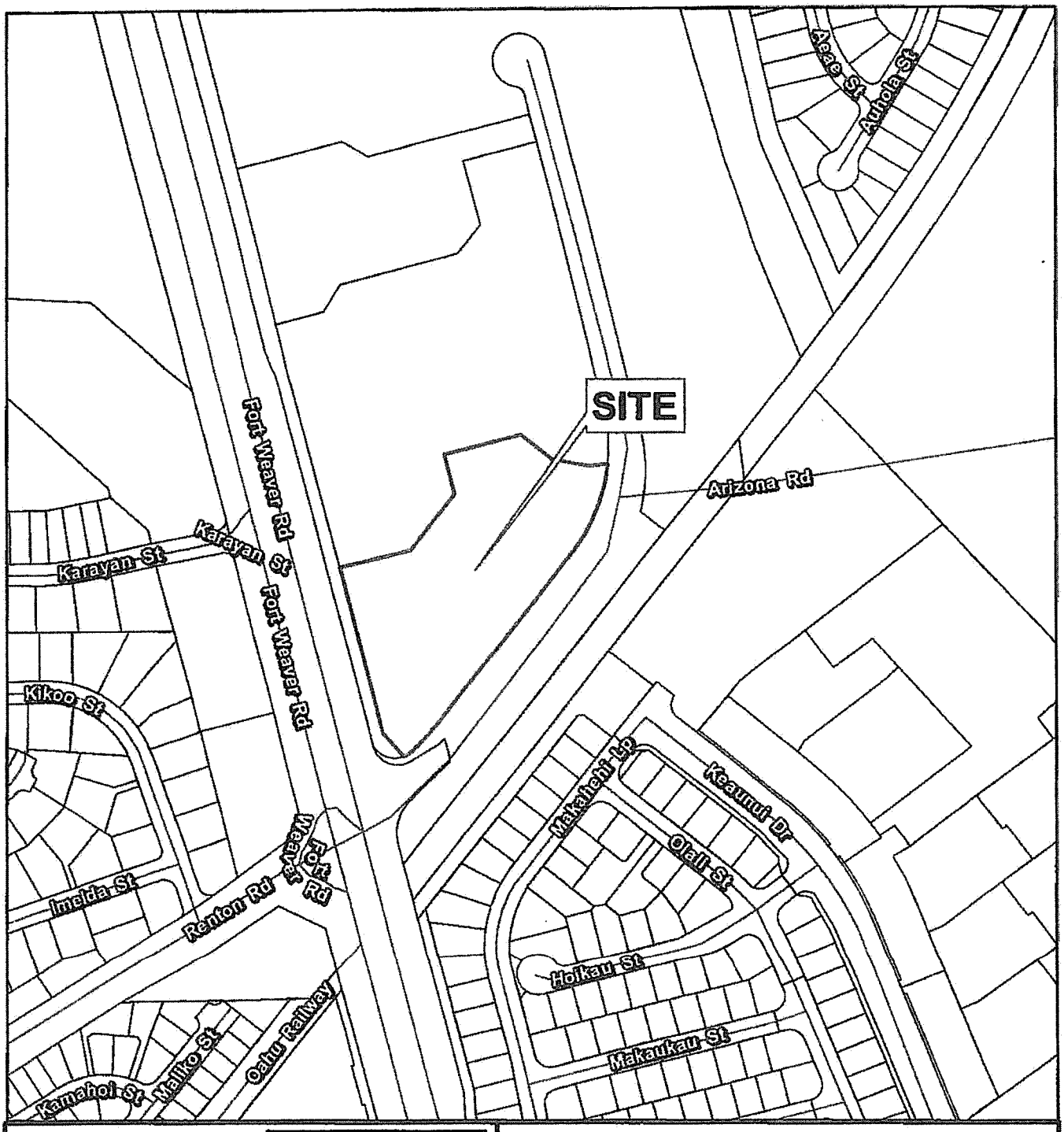
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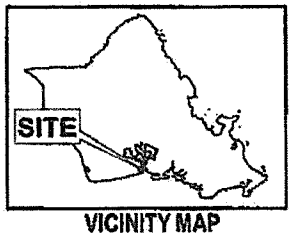
Tommy Waters (br)

DATE OF INTRODUCTION:

September 16, 2022
Honolulu, Hawai'i

Councilmembers





VICINITY MAP

LOCATION MAP
EWA BEACH

EXHIBIT A

TAX MAP KEY: 9-1-122: 004

FOLDER NO.: 2022/GEN-6

Prepared by: Department of Planning & Permitting
City and County of Honolulu

Date Prepared: September 2022

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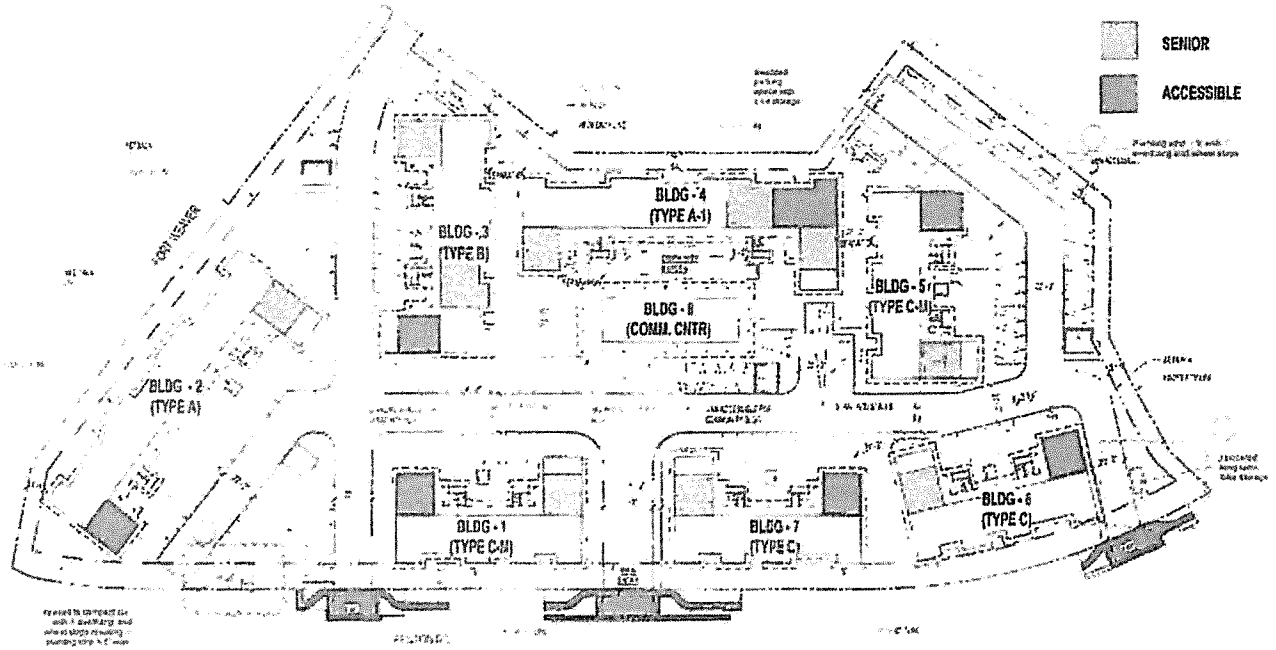
EXHIBIT B-1

UNIT COUNT PER BLDG TYPE BREAKDOWN

TOTAL UNIT COUNT BREAKDOWN

ACCESSIBLE AND SENIOR UNIT BREAKDOWN

BLDG TYPE	QTY	ACCESSIBLE UNITS	SENIOR UNITS	
A	1	1	1	
A-1	1	1	3	
B	1	1	2	
C	2	1 (2)	3 (5)	
C-H	2	1 (2)	1 (2)	
TOTAL BLDG	7	7	10	17 TOTAL UNITS

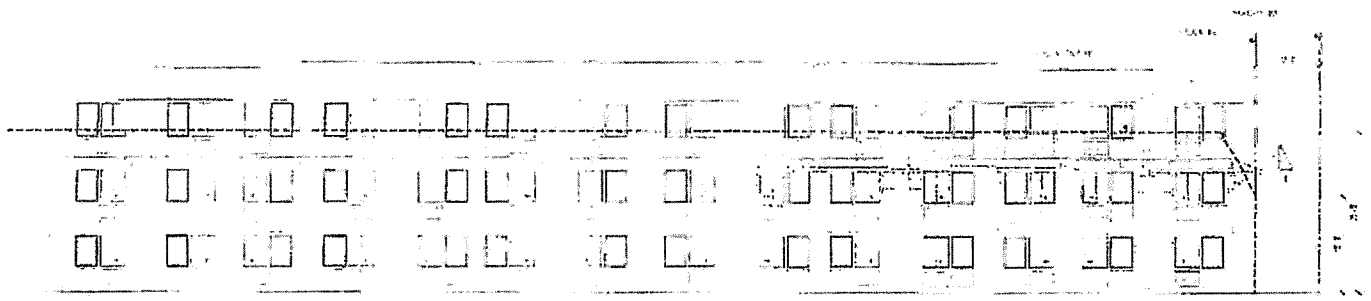


SITE PLAN

ALAKEA DESIGN GROUP, LLC

WEST LOCH AFFORDABLE RENTAL HOUSING

001.107

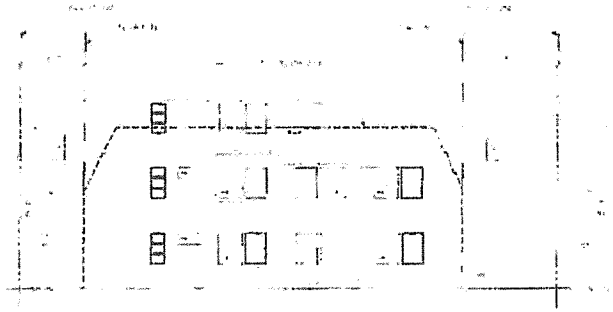


1 BLDG 2 BLDG ENVELOPE - REAR ELEVATION

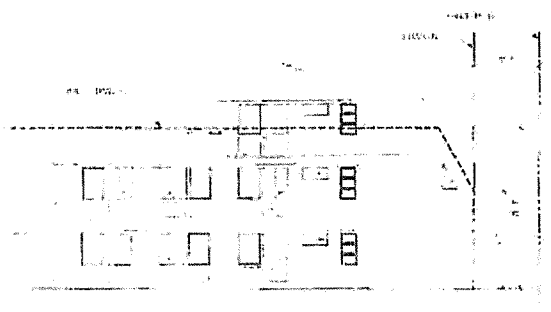
EXHIBIT B-2



2 BLDG 2 - BLDG ENVELOPE - FRONT ELEVATION

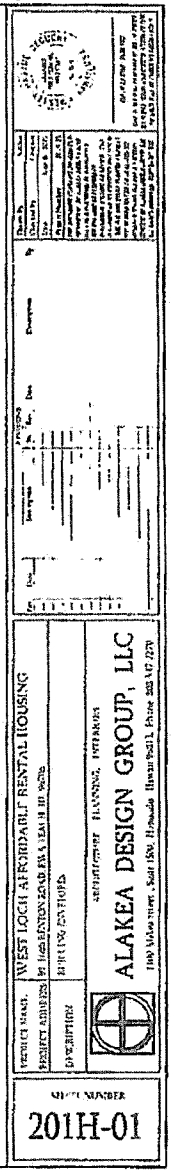


3 BLDG 2 - BLDG ENVELOPE LEFT ELEVATION



4 BLDG 2 - BLDG - ENVELOPE - RIGHT ELEVATION





PROJECT NAME: WEST LOOP AFFORDABLE RENTAL HOUSING

PROJECT ADDRESS: W. MADISON AND S. WESTERN AVE.

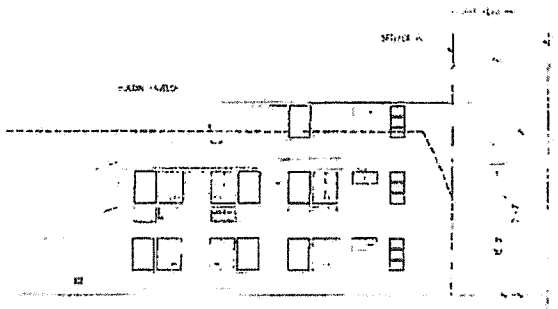
DESCRIPTION: BUILDING ENVELOPES

ARCHITECTURE PLANNING INTERIORS

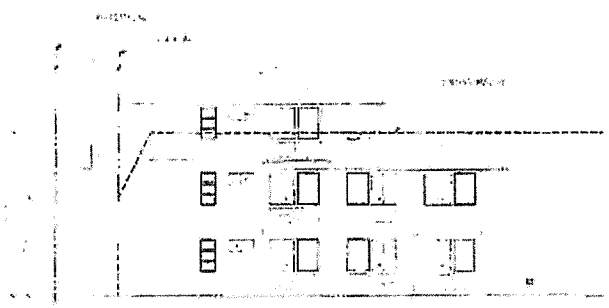
ALAKEA DESIGN GROUP, LLC

SHEET NUMBER

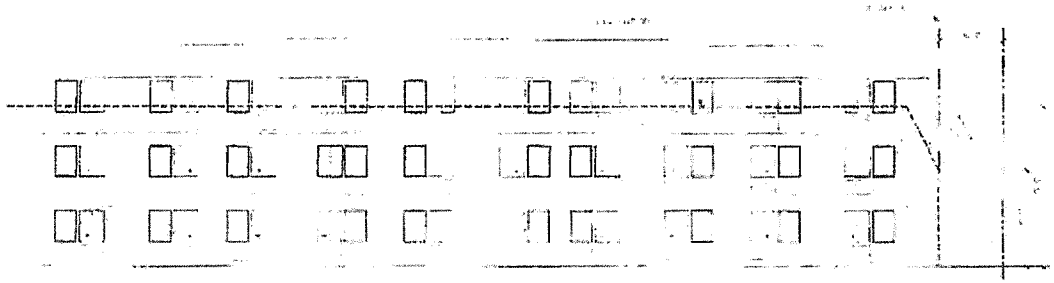
201H-01



1 BLDG 1 - BLDG ENVELOPE - RIGHT ELEVATION

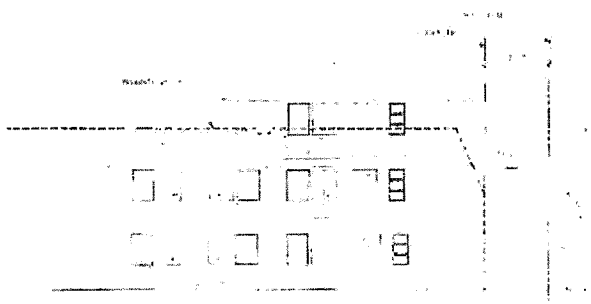


2 BLDG 3 - BLDG ENVELOPE - LEFT ELEVATION

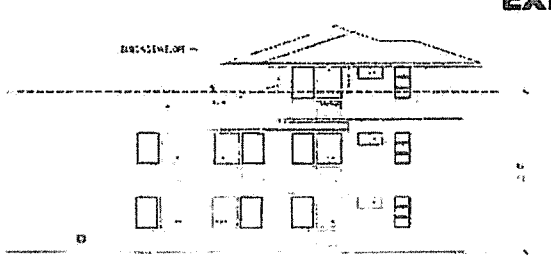


3 BLDG 3 - BLDG ENVELOPE REAR ELEVATION

EXHIBIT B-3



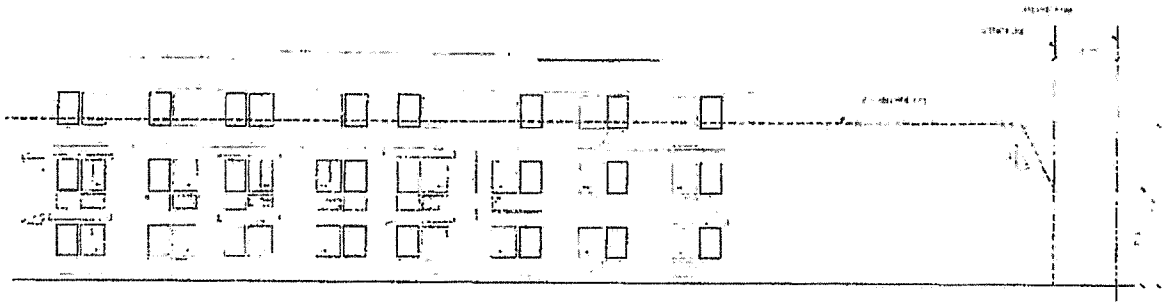
4 BLDG 4 BLDG ENVELOPE - RIGHT ELEVATION



5 BUILDING 5 BLDG ENVELOPE - RIGHT ELEVATION

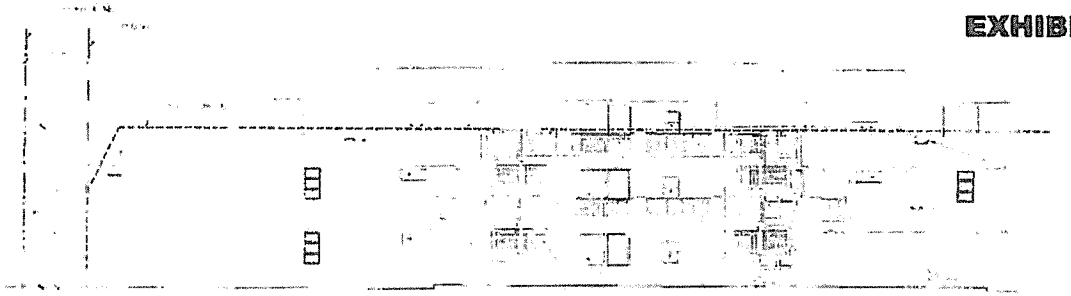
ALAKEA DESIGN GROUP, LLC

201H-02

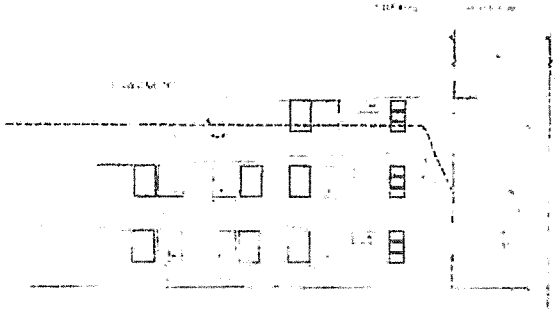


1 BLDG 6 - BLDG ENVELOPE - REAR ELEVATION

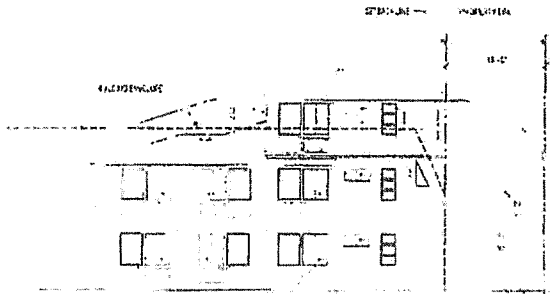
EXHIBIT B-4



2 BLDG 5 - BLDG ENVELOPE - FRONT ELEVATION



3 BLDG 6 - BLDG ENVELOPE - RIGHT ELEVATION



4 BLDG 7 - BLDG ENVELOPE - RIGHT ELEVATION

PROJECT NAME: WEST LOCH AFFORDABLE RENTAL HOUSING

PROJECT ADDRESS: 91-1065 RENTAL HOUSING ROAD, EWA BEACH, HI 96706

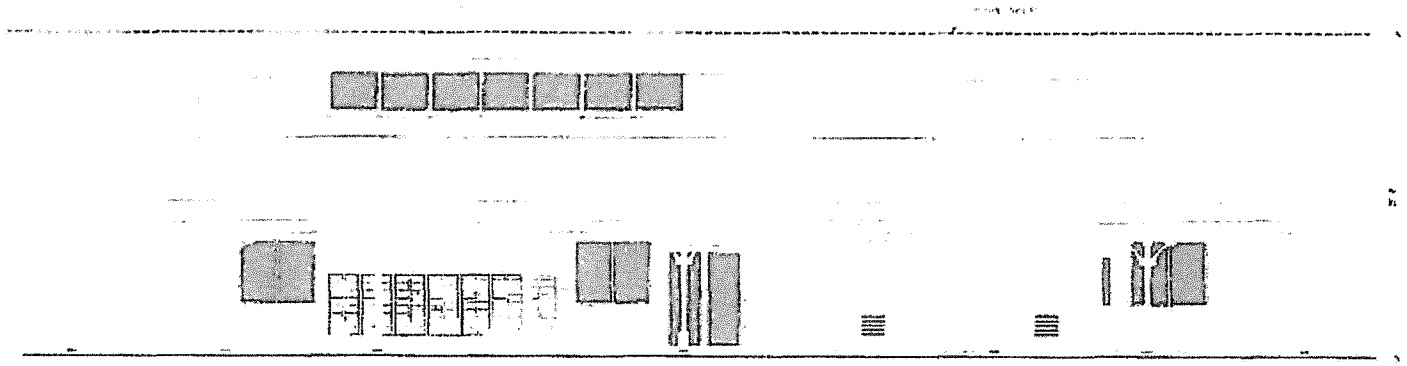
DESCRIPTION: BUILDING ELEVATIONS

ARCHITECTURE, PLANNING, INTERIORS

ALAKEA DESIGN GROUP, LLC

SHEET NUMBER

201H-03



1 BLDG 6 - BLDG ENVELOPE - SOUTH ELEVATION

EXHIBIT B-5

PROJECT NAME: WEST LOCH AFFORDABLE RENTAL HOUSING

PROJECT ADDRESS: 91-1065 KUNIAWAHI LOOP, EWA BEACH, HI 96706

DESCRIPTION: BUILDING ENVELOPES

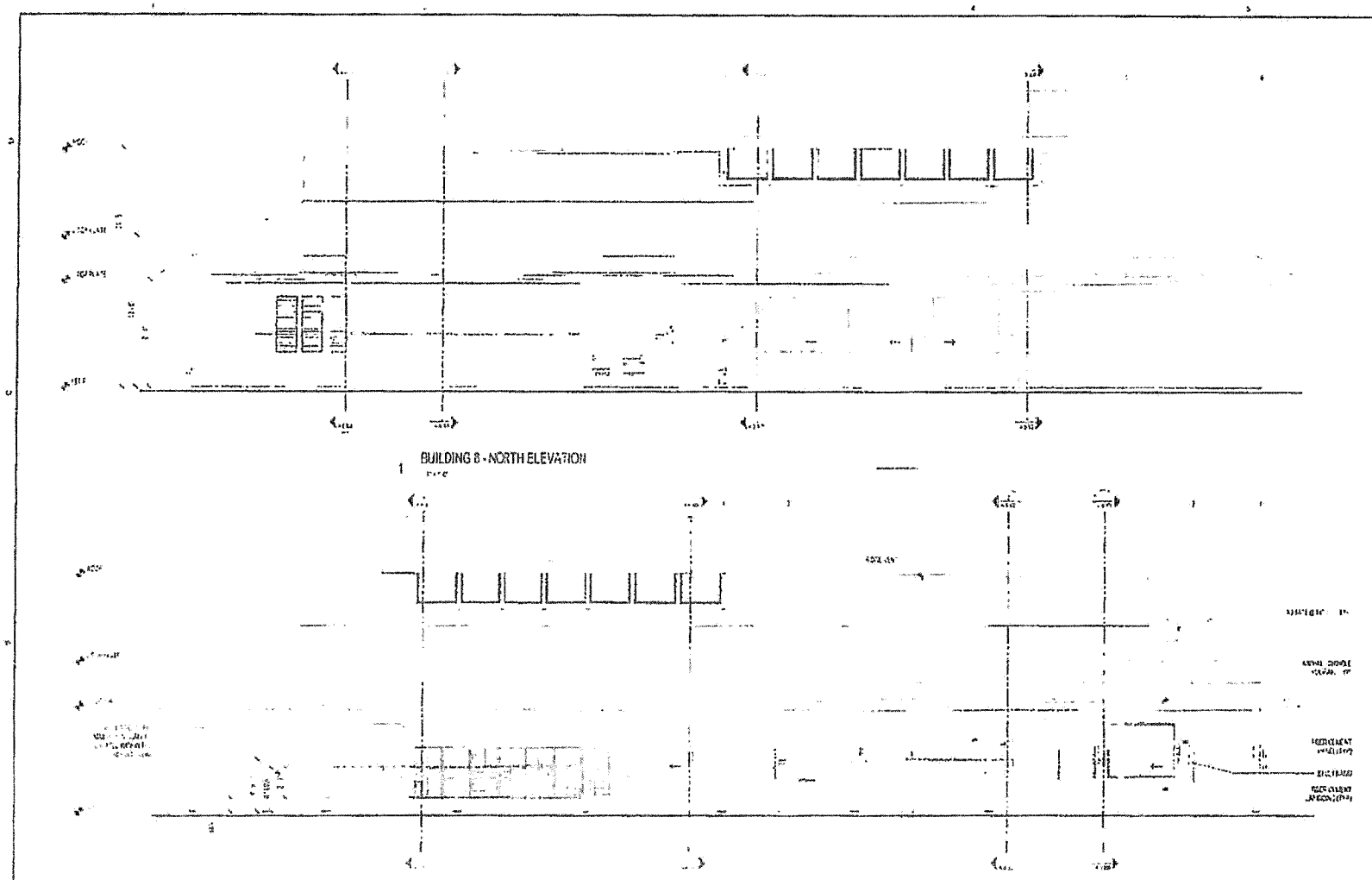
ARCHITECTURE, PLANNING, STUDIOS

ALAKEA DESIGN GROUP, LLC

1100 Alakea Street, Suite 1901, Honolulu, Hawaii 96813 Phone: (808) 547-2200

SHEET NUMBER

201H-04



1 BUILDING 8 - NORTH ELEVATION

2 BUILDING 8 - SOUTH ELEVATION

EXHIBIT B-6

WEST LOCH AFFORDABLE RENTAL HOUSING

BUILDING 8 EXTERIOR ELEVATIONS

ALAKEA DESIGN GROUP, LLC

A-8-201

NOT FOR CONSTRUCTION

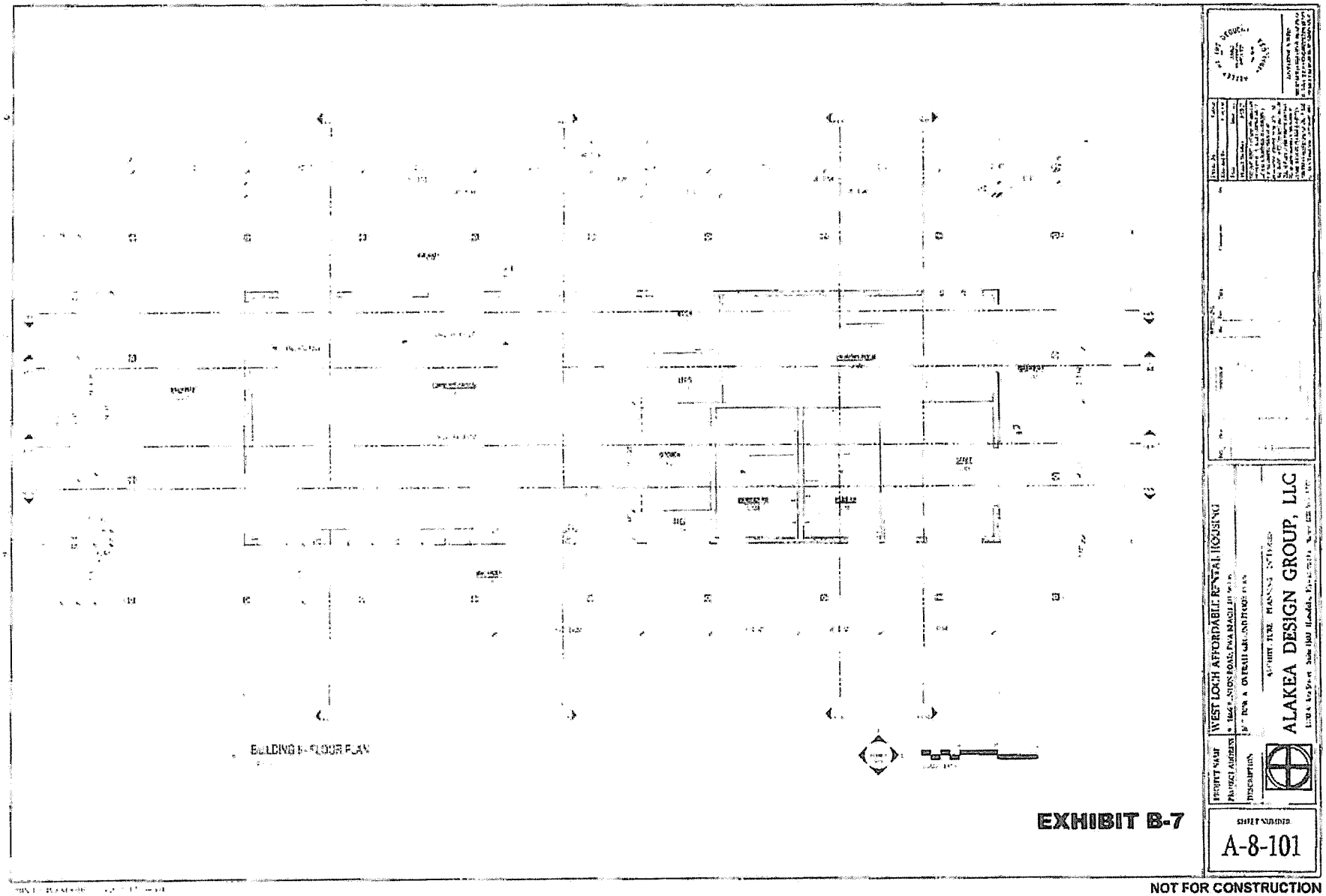


EXHIBIT B-7

WEST LOCH AFFORDABLE RENTAL HOUSING

ALAKEA DESIGN GROUP, LLC

SHEET NUMBER
A-8-101

NOT FOR CONSTRUCTION

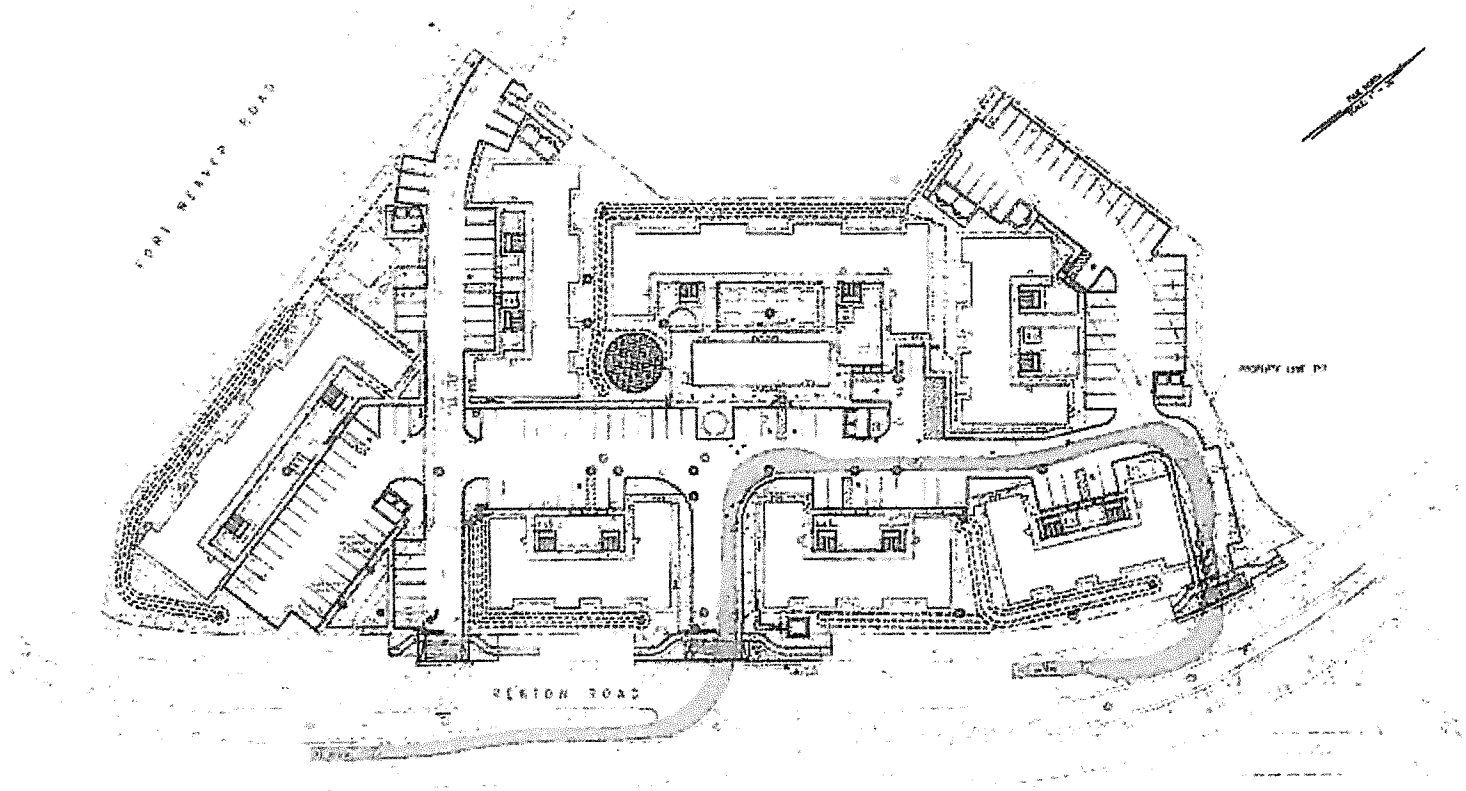


EXHIBIT C-1

PRELIMINARY
NOT FOR CONSTRUCTION

WILSON OKAMOTO ASSOCIATES	WEST LOCH AFFORDABLE RENTAL HOUSING VEHICLE TURNING MOVEMENT STUDY	FIGURE B
	SU-30 - EAST DRIVEWAY EGRESS	

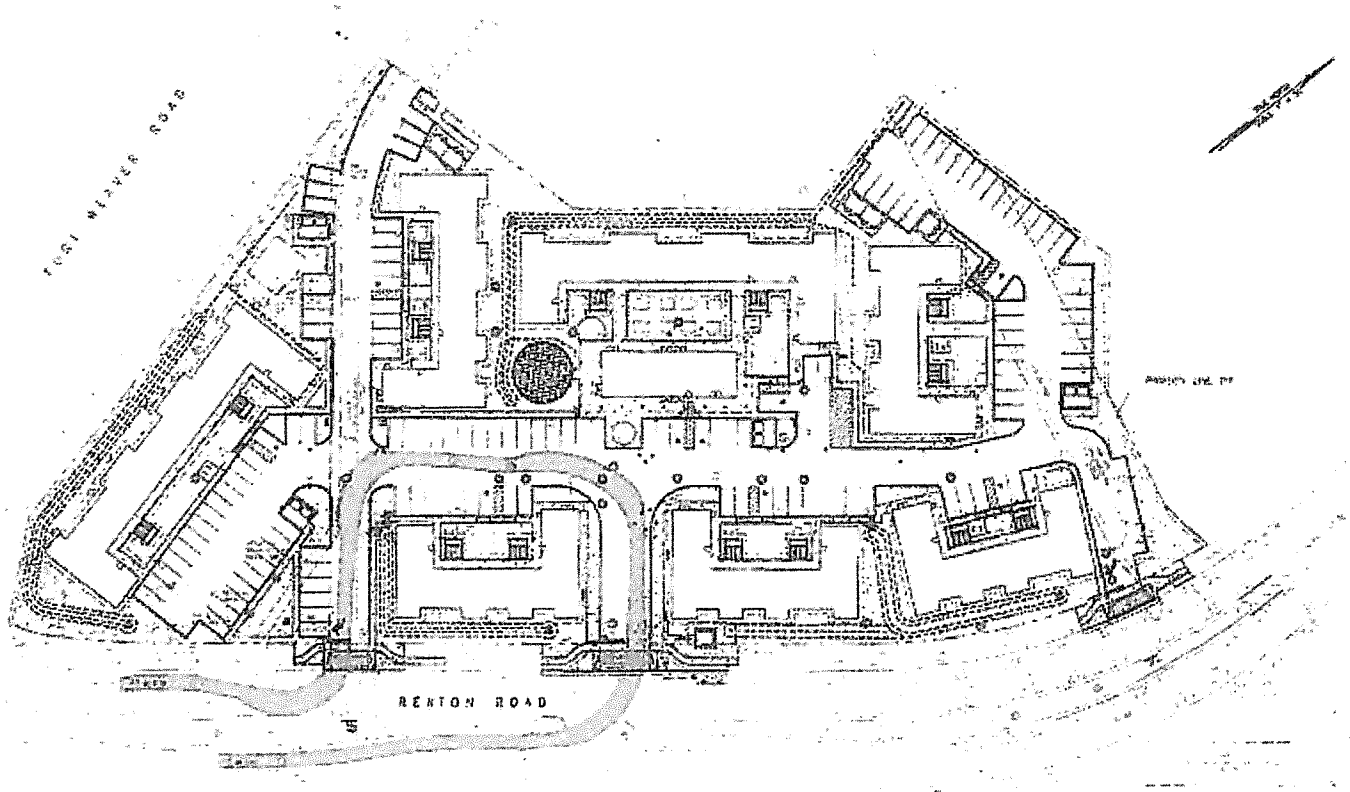


EXHIBIT C-2

GRAPHIC SCALE

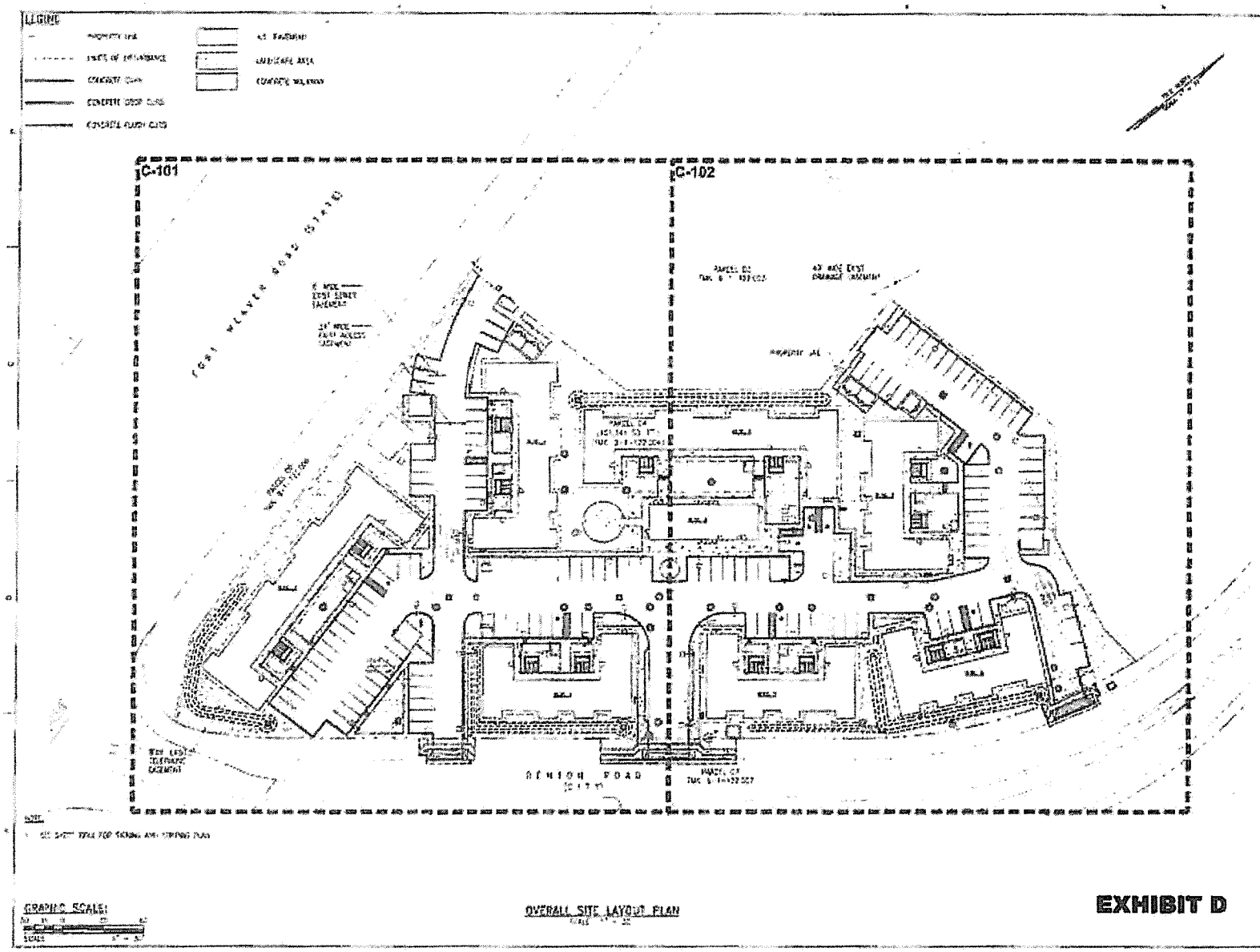
PRELIMINARY
NOT FOR CONSTRUCTION

WILSON IKAMOTO

WEST LOCH AFFORDABLE RENTAL HOUSING VEHICLE TURNING MOVEMENT STUDY

SU-30 - WEST DRIVEWAY EGRESS

FIGURE
A


LEGEND
C-101
C-102
FORT WEAVER ROAD (STATE)
REHIOH ROAD
GRAPHIC SCALE:
OVERALL SITE LAYOUT PLAN
EXHIBIT D
WEST LOCH AFFORDABLE RENTAL HOUSING
ALAKEA DESIGN GROUP, LLC
C-100

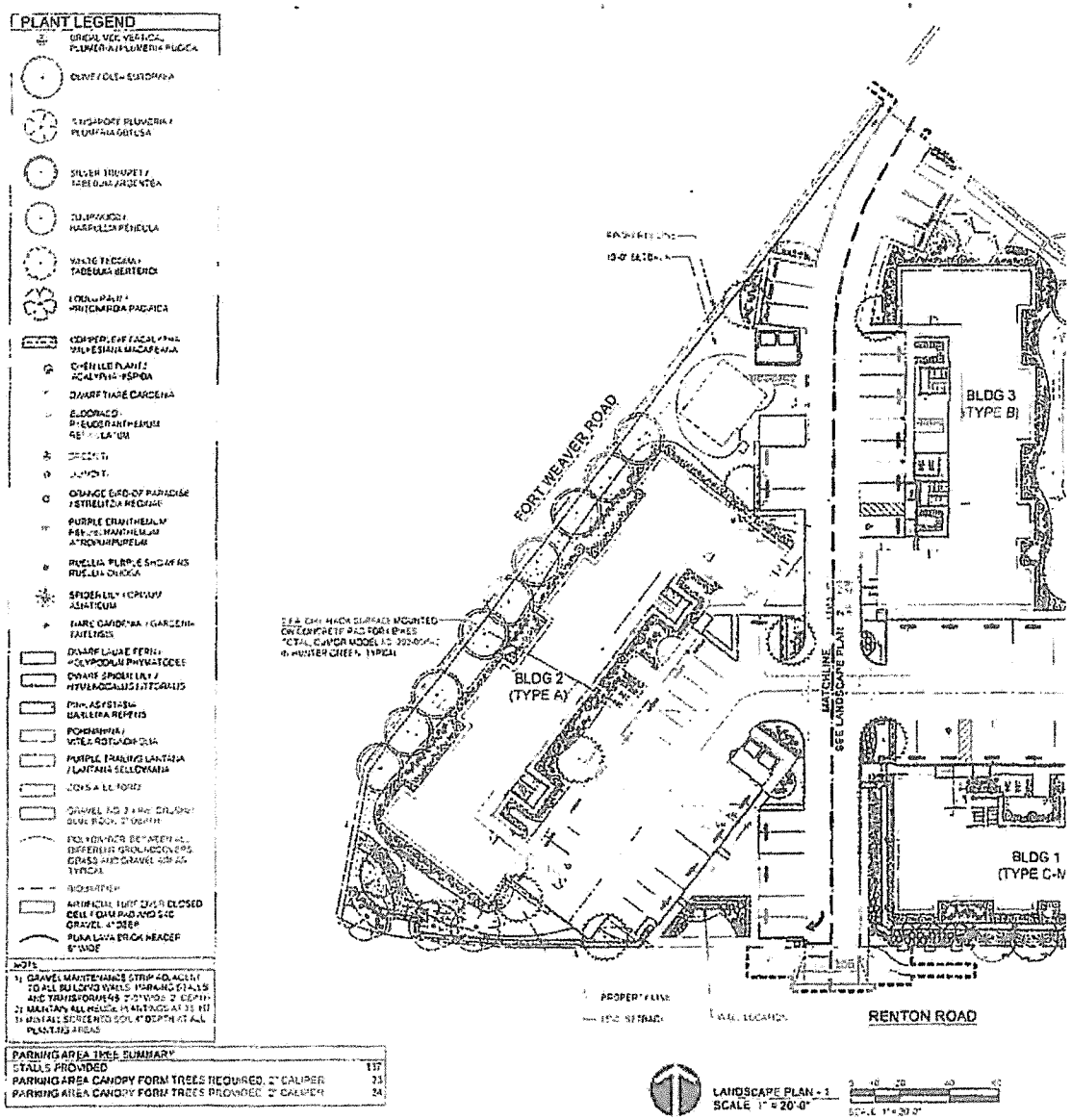


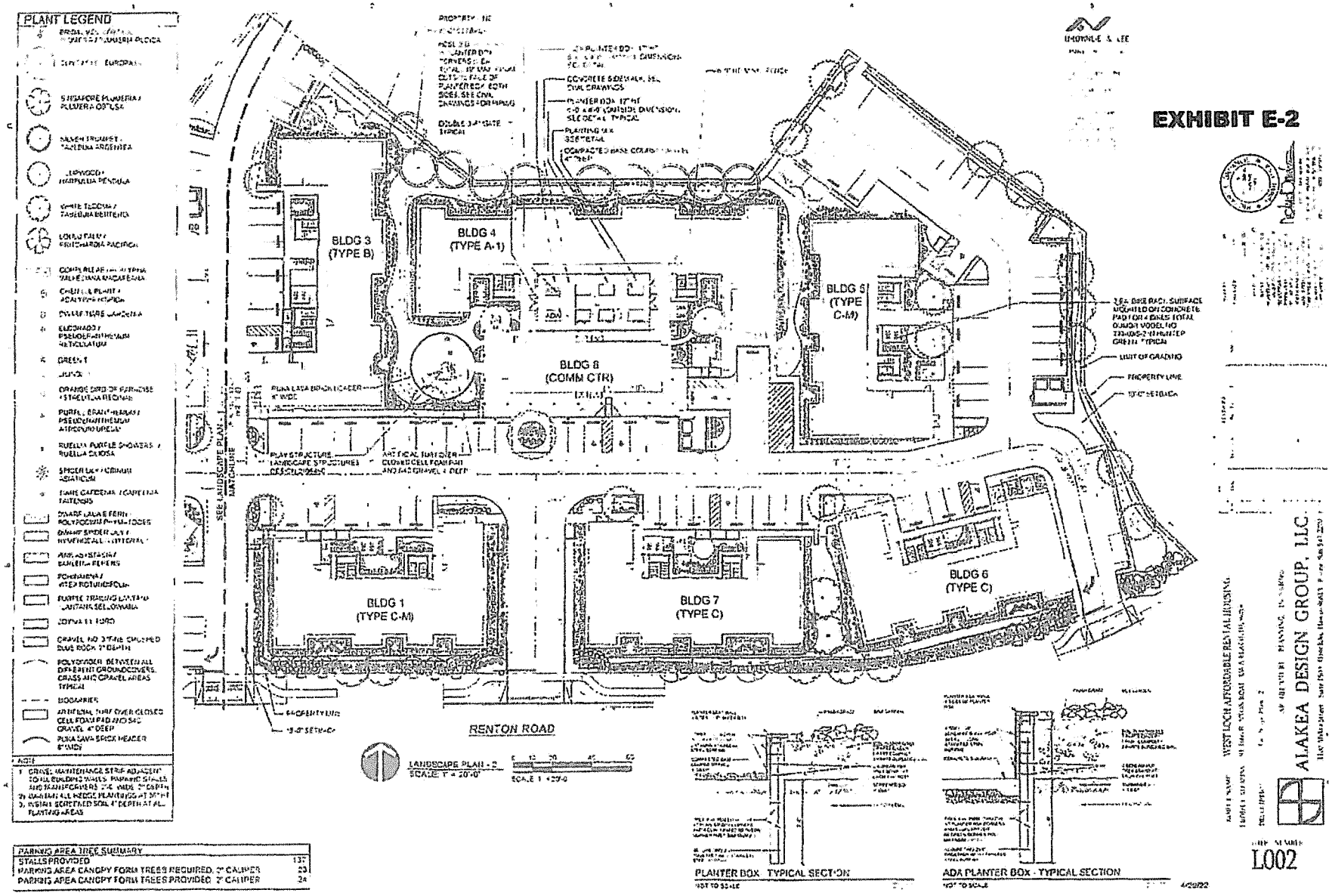
EXHIBIT E-1

ALAKEA DESIGN GROUP, LLC

SHEET NUMBER
L001

4/29/22

EXHIBIT E-2



ALAKEA DESIGN GROUP, LLC

WESTLOCH AFFORDABLE RENTAL HOUSING

4/29/22

SHEET NUMBER
L002

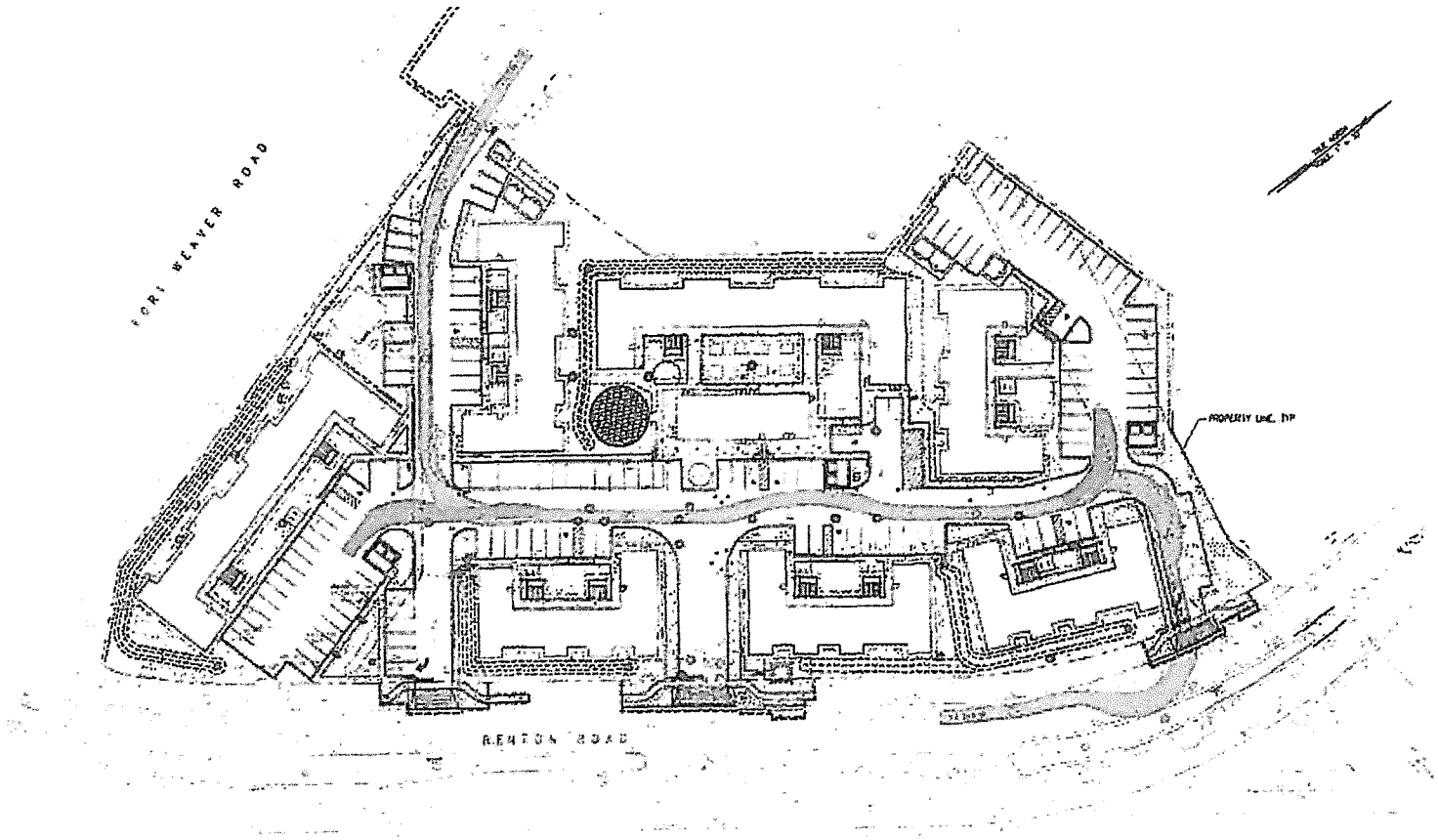


EXHIBIT F

GRAPHIC SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

WILSON OKAMOTO CORPORATION	WEST LOCH AFFORDABLE RENTAL HOUSING VEHICLE TURNING MOVEMENT STUDY	FIGURE
	SU-30 - FROM NEIGHBORING PROPERTY	

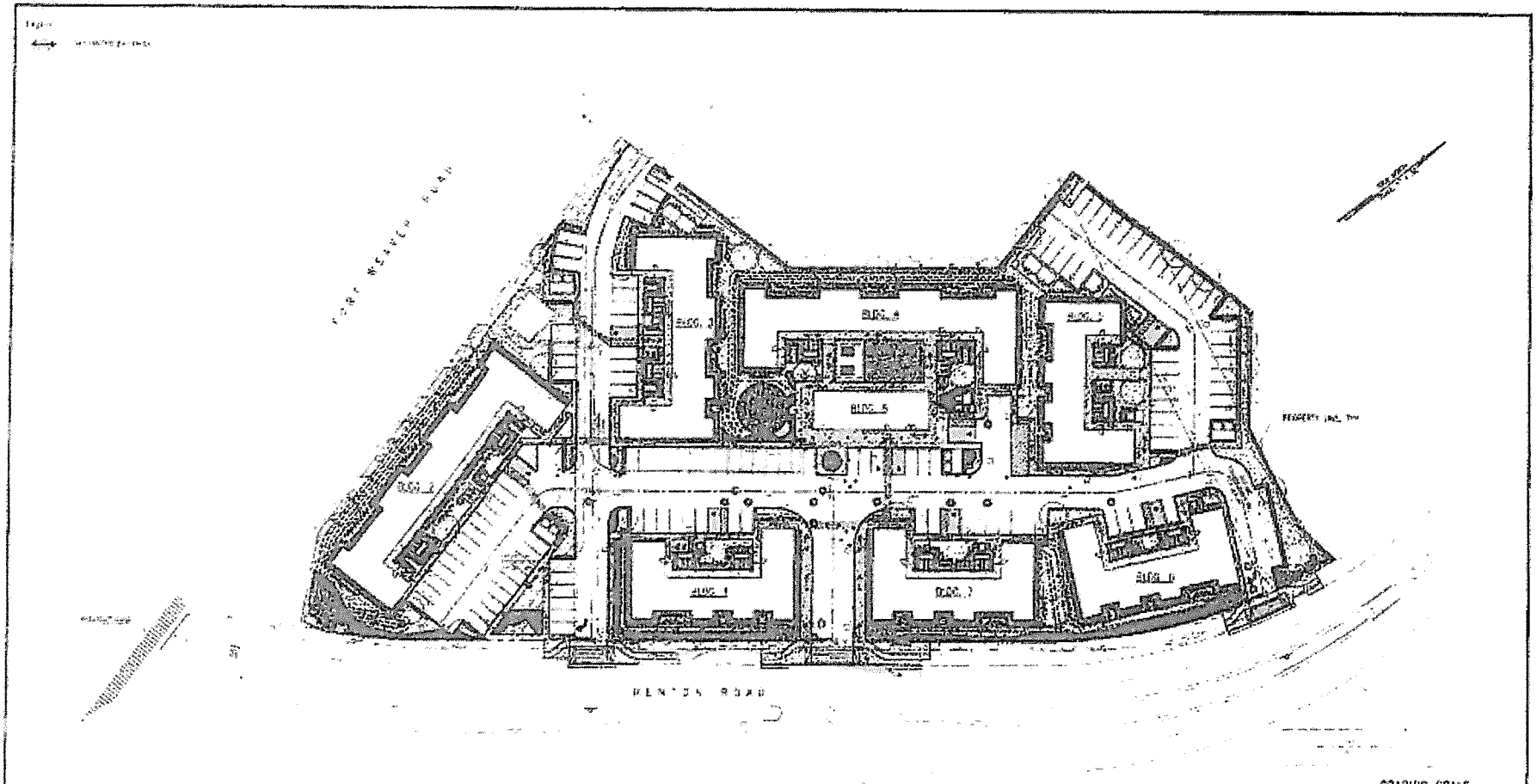


EXHIBIT G

PRELIMINARY
NOT FOR CONSTRUCTION

MACDONALD DEVELOPMENT CORPORATION	WEST LOCH AFFORDABLE RENTAL HOUSING	FIGURE A
	SITE PLAN	

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

CERTIFICATE

RESOLUTION 22-226, CD1

Introduced: 09/16/22 By: TOMMY WATERS - BY REQUEST Committee: ZONING AND PLANNING (ZP)

Title: AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE WEST LOCH AFFORDABLE RENTAL HOUSING PROJECT IN EWA BEACH.

Voting Legend: * = Aye w/Reservations

09/16/22	INTRO	Introduced.
09/22/22	ZP	Reported out for adoption as amended in CD1 form. CR-264 4 AYES: CORDERO, ELEFANTE, KIA'ĀINA, SAY
10/05/22	CCL	Committee report and Resolution as amended were adopted. 9 AYES: CORDERO, ELEFANTE, FUKUNAGA, KIA'ĀINA, SAY, TSUNEYOSHI, TULBA, TUPOLA, WATERS

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.

GLEN I. TAKAHASHI, CITY CLERK

TOMMY WATERS, CHAIR AND PRESIDING OFFICER