SUMMARY OF PROPOSED COMMITTEE DRAFT:

RESOLUTION 24-273
AMENDING RESOLUTION 16-11, CD1 (AS AMENDED BY RESOLUTION 17-320), TO: (1) CONVERT PHASE 3 OF THE KAPOLEI MIXED-USE DEVELOPMENT PROJECT AT KAPOLEI, O‘AHU, HAWAI‘I, TO AN AFFORDABLE RENTAL DEVELOPMENT CONSISTING OF PHASES 3 AND 4, AND (2) CONVERT EXISTING RETAIL SPACE IN PHASES 1 AND 2 OF THE PROJECT INTO COMMUNITY SPACE.

The PROPOSED CD1 makes the following amendments:

A. Amends the resolution title to read as follows:

"AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE HALE MOENA AFFORDABLE RENTAL HOUSING PROJECT IN KAPOLEI, O‘AHU, BY AMENDING RESOLUTION 16-11, CD1, AS AMENDED BY RESOLUTION 17-320."

B. In the first WHEREAS clause, specifies the Applicant and further describes the project approved by Resolution 16-11, CD1 (the "2016 Project").

C. In the second WHEREAS clause, specifies that Phase 2 of the 2016 Project was proposed to include a market-rate and affordable condominium building, and describes the project approved by Resolution 16-11, as amended by Resolution 17-320, as the "2017 Project."

D. Splits the fifth WHEREAS clause into the fifth and sixth WHEREAS clauses, and in the sixth WHEREAS clause, specifies that the proposal to develop the 2017 Project with modifications (the "Modified Project") is considered a substantial deviation from the preliminary plans and specifications submitted to the Council for the 2016 Project that requires Council approval pursuant to Resolution 16-11, CD1.

E. Switches the order of the eighth and ninth WHEREAS clauses with the 10th and 11th WHEREAS clauses.

F. Adds a new 12th WHEREAS clause that provides that, in total, the Modified Project will include 544 dwelling units (including 540 units that will be rented to households earning at or below 60 percent of the AMI and four manager's units); approximately 40,138 square feet of indoor (17,188 square feet) and outdoor (22,950 square feet) community space; 531 vehicular parking stalls; and a minimum of 122 bicycle parking spaces (including a minimum of 24 short-term and 98 long-term bicycle parking stalls).

G. In the 16th WHEREAS clause, provides that the preliminary plans and specifications for the Modified Project are dated July 22, 2024 and were received by the Council from the HHFDC on November 4, 2024, by Miscellaneous Communication 503 (2024).

H. In the 18th WHEREAS clause, provides that the exemptions authorized herein meet the intent of HRS Chapter 201H.

I. Deletes the last WHEREAS clause (stating that the requested exemptions and the terms of Resolution 16-11, CD1, as amended by Resolution 17-320, other than the aforementioned revisions, remain unchanged).

J. In the first BE IT FURTHER RESOLVED clause:

1. Adds new Sections A, B, and C that provide, respectively: (1) the exemption approved in Resolution 16-11, CD1, as amended by Resolution 17-320, that is being deleted; (2) the exemptions approved and amended by the aforementioned resolutions that are being modified; and (1) the new exemptions that are in addition to those approved and amended by the aforementioned resolutions. Where appropriate, removes the ramseyering and any exemptions that are not being modified by this resolution, and replaces references to the Revised Ordinances of Honolulu 1990 with references to the appropriate sections of the Revised Ordinances of Honolulu 2021 ("ROH").

2. In Section B, renumbered Exemption 8, relating to loading space requirements, clarifies that the LUO requires a total of three loading spaces for the Modified Project, and that the exemption from the required third space is allowed, provided that a minimum of two loading spaces remain available for use at all times during the construction of the Modified Project.

3. In Section C, Exemption 5(a), relating to the deferral of public works fees, provides that the deferral of the payment of the water system facility charges and the installation of water service fees for Phase 3 and Phase 4 are allowed, provided that all Board of Water Supply requirements are satisfied. Also provides that the actual fees to be deferred will be determined by the Board of Water Supply during its review of the Modified Project's building permit application.

4. In Section C, Exemption 7(a), relating to height setbacks, clarifies that portions of the building mass of the upper floors of the Phases 3 and 4 rental housing is allowed to encroach up to 11 feet into the building height setback envelope.

5. In Section C, Exemption 10, relating to the provision of bicycle parking, clarifies that the Modified Project proposes to provide a minimum of 24 short-term and 98 long-term bicycle parking spaces, and the LUO would require 54 short-term and 272 long-term bicycle parking spaces. Also provides that the exemption is allowed, provided that the Applicant shall provide additional bicycle parking spaces, up to the required 54 short-term spaces and 272 long-term spaces, if there is a demand for additional bicycle parking spaces after a certificate of occupancy is issued for the Modified Project; and provided further that if there are no areas elsewhere on the Modified Project site to locate the additional bicycle parking spaces, the Applicant shall convert any unused vehicle parking spaces to bicycle parking spaces, or install more space-efficient bicycle parking systems.

6. In Section C, renumbered Exemption 11(a), relating to an exemption from the Kapolei Urban Design Plan Guidelines, deletes the reference to an exemption from the 125-foot height limit for the highest occupied floor for Phase 3.

7. In Section C, Exemption 12, relating to the park dedication requirements, clarifies that the exemption is allowed for 247 dwelling units, estimated at 24,082 square feet of park space, or the payment of an equivalent in-lieu fee estimated at $1,059,608, provided that any outstanding in-lieu or other fees for the park dedication requirements for Phases 1 and 2 of the 2017 Project are paid prior to the issuance of a building permit for the Modified Project.

K. In the second BE IT FURTHER RESOLVED clause, adds the following conditions of approval:

1. Condition A, requiring that the development be in general conformance with the approved Modified Project, as described herein and shown on the plans and drawings labeled as Exhibits A, B, and C-1 through C-24, and requiring that major modifications must be approved by the Council (minor modifications may be approved by the HHFDC);

2. Condition B, requiring that, prior to the issuance of any building permits for the Modified Project, the Applicant must submit to the DPP for its review and approval: (1) a timeline or phasing plan for major project milestones; (2) a construction management plan that meets a number of requirements set forth in the resolution; and (3) a traffic management plan ("TMP") that meets a number of requirements set forth in the resolution;

3. Condition C, requiring that, approximately one year after the issuance of a certificate of occupancy for the Modified Project, the Applicant submit to the DPP for its review and approval an updated TMP and updated Traffic Impact Analysis Report.

4. Condition D, requiring the Applicant to comply with all Federal Aviation Administration and State of Hawaii Department of Transportation regulations, rules, requirements, and guidelines.

L. Adds a new fifth BE IT FURTHER RESOLVED clause stating that this resolution is null and void unless construction of the Modified Project commences no later than 24 months after the adoption of this resolution.

M. In the BE IT FINALLY RESOLVED clause, adds the Director of Planning and Permitting as a recipient of a copy of the resolution.

N. Replaces the documents appended to the resolution with Exhibits A, B, and C-1 through C-24.

O. Makes miscellaneous technical and nonsubstantive amendments.

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **24-273, CD1**

PROPOSED

RESOLUTION

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE HALE MOENA AFFORDABLE RENTAL HOUSING PROJECT IN KAPOLEI, O‘AHU, BY AMENDING RESOLUTION 16-11, CD1, AS AMENDED BY RESOLUTION 17-320.

WHEREAS, on January 27, 2016, the City Council ("Council"), by adoption of Resolution 16-11, CD1, authorized certain exemptions from planning, zoning, and construction standards pursuant to Section 201H-38, Hawaii Revised Statutes ("HRS"), proposed by Highridge Costa Development Company, LLC (the "Applicant"), with co-developer Form Partners, LLC, and with the approval of the Hawai‘i Housing Finance and Development Corporation ("HHFDC"), for Hale Moena (formerly the Kapolei Mixed-Use Development Project), a mixed-use affordable and market-rate housing project that was proposed to include 297 rental apartment and for-sale condominium units, ground floor retail space, and parking, for development in three phases, on an approximately 3.036-acre site located at 1020 Wakea Street in Kapolei, O‘ahu, and identified as Tax Map Key 9-1-088:021 (portion) (the "2016 Project"); and

WHEREAS, on December 6, 2017, the Council, by adoption of Resolution 17-320, amended Resolution 16-11, CD1, to: (1) extend the deadline to commence construction of the 2016 Project from January 27, 2018, to January 27, 2020, and (2) change Phase 2 of the 2016 Project as described in Resolution 16-11, CD1, which was proposed to include a market-rate and affordable condominium building, to the affordable rental housing project described in Resolution 17-320 (the "2017 Project"); and

WHEREAS, as proposed, the 2017 Project was to include the following:

A. In Phase 1, a 13-story, 150-foot tall multi-family rental apartment building with a total of 154 units that were proposed to be rented to senior households earning 30 to 60 percent of the area median income for Honolulu, as determined by the U.S. Department of Housing and Urban Development (the "AMI"), 7,412 square feet of ground floor retail space, and 185 parking stalls;

B. In Phase 2, a 13-story, 150-foot tall multi-family rental apartment building with a total of 143 units consisting of 142 units that were proposed to be rented to households earning up to 60 percent of the AMI and one manager's unit, 7,086 square feet of ground floor retail space, and 170 parking stalls; and

C. In Phase 3, a 1-story building with 17,594 square feet of ground floor retail space, 1,249 square feet of associated services space, and 56 parking stalls; and

WHEREAS, Phase 1 (Hale Moena Kupuna) was completed in 2020 as a 13-story senior affordable rental apartment building with a total of 154 units, 7,308 square feet of ground floor retail space, and 166 parking stalls; Phase 2 (Hale Moena Ohana) was completed in 2021 as a 13-story multi-family affordable rental apartment building with a total of 143 units, 3,003 square feet of ground floor retail space, and 140 parking stalls; and Phase 3 of the 2017 Project, which was to include a ground floor retail space, has not been completed; and

WHEREAS, due to the high demand for affordable housing in the Kapolei area, as evidenced by the 100 percent occupancy of Phases 1 and 2 and the waiting lists for both buildings, as well as the current market conditions, which have resulted in the retail space in Phases 1 and 2 remaining vacant since the space was built out, the Applicant, with the approval of the HHFDC, is proposing to convert Phase 3 of the 2017 Project into two affordable rental apartment buildings (collectively, the "Phases 3 and 4 rental housing" or, separately, the "Phase 3 rental housing" and "Phase 4 rental housing"), and convert the existing retail space constructed in Phases 1 and 2 of the 2017 Project to community space ("Phases 1 and 2 community space"); and

WHEREAS, the proposal to develop the 2017 Project with modifications to include the Phases 3 and 4 affordable rental housing and the Phases 1 and 2 community space (the "Modified Project") is considered a substantial deviation from the preliminary plans and specifications submitted to the Council for the 2016 Project that requires Council approval pursuant to Resolution 16-11, CD1; and

WHEREAS, in the Modified Project proposal, the Phase 3 rental housing involves a 13-story multi-family rental apartment building consisting of 117 units, approximately 3,370 square feet of community space, 89 parking stalls, and a minimum of 6 short-term and 20 long-term bicycle parking spaces; and the Phase 4 rental housing involves a 14-story multi-family rental apartment building consisting of 130 units, approximately 552 square feet of community space, 136 parking stalls, and a minimum of 6 short-term and 22 long-term bicycle parking spaces; and

RESOLUTION

WHEREAS, the rental housing unit mix for the proposed Phases 3 and 4 rental housing is as follows:

Unit Type:	Phase 3	Phase 4	Total:
Studio	22	30	52
1-Bedroom	51	50	101
2-Bedroom	33	40	73
3-Bedroom	11	10	21
Total	**117**	**130**	**247**

; and

WHEREAS, the affordability of the rental housing units for the proposed Phases 3 and 4 rental housing is as follows:

Affordability Mix (AMI):	Phase 3	Phase 4	Total:
≤30%	12	13	25
31-50%	12	13	25
51-60%	92	103	195
Manager's Unit	1	1	2
Total	**117**	**130**	**247**

; and

WHEREAS, the proposed Phases 3 and 4 rental housing units will remain affordable for a minimum of 62 years after the date a certificate of occupancy is issued for each phase; and

WHEREAS, in the Modified Project proposal for Phases 1 and 2, approximately 10,311 square feet of existing retail space in Phases 1 and 2 will be converted into community space for residents; and

WHEREAS, in total, the Modified Project will include 544 dwelling units (including 540 units that will be rented to households earning at or below 60 percent of the AMI and four manager's units); approximately 40,138 square feet of indoor (17,188 square feet) and outdoor (22,950 square feet) community space; 531 vehicular parking spaces; and a minimum of 122 bicycle parking spaces (including a minimum of 24 short-term and 98 long-term bicycle parking spaces; and

RESOLUTION

WHEREAS, the Modified Project will help to address the critical need for affordably priced housing within Kapolei in convenient proximity to educational facilities, a range of employment centers, and multiple shopping, dining, and family services opportunities; and

WHEREAS, on October 10, 2024, the HHFDC Board of Directors, by approval of a For Action, approved the Modified Project with its proposed exemptions as listed in the For Action; and

WHEREAS, the Council is empowered and authorized to approve the Modified Project, which may include exemptions from statutes, ordinances, charter provisions, and rules of any governmental agency relating to planning, zoning, the construction standards for subdivision, the development and improvement of land, and the construction of dwelling units thereon pursuant to HRS Section 201H-38; and

WHEREAS, the Council has reviewed the preliminary plans and specifications for the Modified Project, dated July 22, 2024, and prepared by SVA Architects (the "Plans and Specifications"), that were received by the Council from the HHFDC on November 4, 2024, by Miscellaneous Communication 503 (2024); and

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

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

WHEREAS, the Modified Project does not contravene any safety standards, tariffs, or rates and fees approved by the Public Utilities Commission or the Board of Water Supply; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that Resolution 16-11, CD1, as amended by Resolution 17-320, is hereby amended to modify the project described in Resolution 16-11, CD1, as amended by Resolution 17-320, as described above; and

BE IT FURTHER RESOLVED that the Council approves the Modified Project (subject to the conditions as described below), which approval includes exemptions from certain requirements for the Modified Project, as set forth in the preliminary plans

and specifications for the Modified Project; and Resolution 16-11, CD1, as amended by Resolution 17-320, is amended as follows:

A. By deleting Exemption 8 (deletions are bracketed and stricken; subsequent exemptions are renumbered accordingly):

"[~~8. Exemption from LUO Section 21-6.20 and Table 21-6.1, to allow fewer than the minimum number of required off-street parking spaces. The Project requirement is to provide for a total of 389 parking stalls. The Project provides for 306, or 83 fewer stalls than required.~~]";

B. By amending Exemption 6 and renumbered Exemption 8 (formerly Exemption 9) to read as follows (deletions are bracketed and stricken; new material is underscored):

"6. Exemption from Land Use Ordinance [~~(LUO) Section 21-3.120-2(b) and Table 21-3.4,~~] ("LUO") § 21-3.110(c) and Table 21-3, to allow residential use in the B-2 Community Business District. Phase 1 of the Project [~~will include 154~~] includes 153 senior [~~housing~~] affordable rental units[~~,~~] and a manager's unit; Phase 2 [~~will include~~] includes 142 affordable rental units and a manager's unit[~~.~~]; Phase 3 will include 116 affordable rental units and a manager's unit; and Phase 4 will include 129 affordable rental units and a manager's unit."; and

"8. Exemption from LUO [~~Section 21-6.100,~~] § 21-6.110 and Table 21-6.5, to allow fewer than the minimum number of required loading spaces[~~.~~]; provided that a minimum of two loading spaces remain available for use at all times during the construction of the Modified Project. The [~~Project requirement is to provide for~~] LUO requires that a total of [~~seven~~] three loading [~~stalls.~~] spaces be provided. The Modified Project provides for [~~five~~] two loading spaces, or [~~two~~] one fewer [~~stalls~~] space than required.

Exemption from LUO § 21-6.130(a)(2) to allow a vertical clearance of less than 14 feet for one of the loading spaces; provided that both loading spaces will have a minimum vertical clearance of 10 feet 6 inches."; and

C. By adding the following exemptions (new material is underscored):

RESOLUTION

1. Under "Application Fees and Infrastructure and/or Public Works Fees and Charges," adds new Exemptions 1(a), 2(a), 3(a), 4(a), 4(b), and 4(c) to read as follows:

"1(a). Exemption from §§ 18-6.1 and 18-6.2, Revised Ordinances of Honolulu 2021 ("ROH"), to allow an exemption from the payment of plan review and building permit fees for Phases 3 and 4. The plan review fees are estimated at $25,000 for each phase and the building permit fees are estimated at $421,066 for Phase 3 and $427,810 for Phase 4.";

"2(a). Exemption from ROH § 18A-2.4, to allow an exemption from the payment of grading and grubbing permit fees for Phases 3 and 4, estimated at $1,055 for each phase.";

"3(a). Exemption from ROH § 43-11.12(f), to allow an exemption from the payment of private storm drain connection license fees for Phases 3 and 4, estimated at $200 for each phase."; and

"4(a). Deferral from ROH § 43-10.1, § 43-10.2, and § 43-10.3 to allow the deferral, until the issuance of a certificate of occupancy, of the payment of wastewater system facility charges attributed to one manager's unit in Phase 3 and one manager's unit in Phase 4, estimated at $6,616 for each phase.

4(b). Exemption from ROH § 43-10.1, § 43-10.2, and § 43-10.3, to allow an exemption from the payment of wastewater system facility charges for:

i. Phase 3 that are attributed to 116 affordable rental dwelling units rented to households earning 60 percent or below of the AMI, estimated at $112,176; and

ii. Phase 4 that are attributed to 129 affordable rental dwelling units rented to households earning 60 percent or below of the AMI, estimated at $124,488.

4(c). Exemption from ROH § 20-1.1(3), to allow an exemption from the payment of Honolulu Fire Department plan review fees for Phases

3 and 4, estimated at $42,107 for Phase 3 and $42,781 for Phase 4.";

2. Under "Board of Water Supply Rules and Regulations," adds new Exemption 5(a) to read as follows:

"5(a). Deferral from Sections 1-102, 2-202(2), and 2-202(3) of the Board of Water Supply Rules and Regulations, to allow the deferral of the payment of the water system facility charges and the installation of water service fees for Phase 3 and Phase 4, until a certificate of occupancy is issued for each phase, estimated at $198,609 for Phase 3 and $225,144 for Phase 4; provided that all Board of Water Supply requirements are satisfied. The actual fees to be deferred will be determined by the Board of Water Supply during its review of the Modified Project's building permit application.";

3. Under "Land Use Ordinance" ("LUO"), adds new Exemptions 7(a), 9, and 10 to read as follows (renumbers the subsequent exemption):

"7(a). Exemption from LUO § 21-3.110-1(c)(3) and Figure 21-3.3, relating to height setbacks, to allow portions of the building mass of the upper floors of the Phases 3 and 4 rental housing to encroach up to 11 feet into the building height setback envelope and allow awnings above 11 feet above the finish grade to encroach into the setback."; and

"9. Exemption from LUO § 21-3.110-1(b) and Table 21-3.4, relating to maximum density, to allow for a maximum floor area ratio ("FAR") of up to 4.0 for the Modified Project (instead of an FAR of 2.5).

10. Exemption from LUO § 21-6.40 and Table 21-6.3, relating to bicycle parking, to allow the Modified Project to provide a minimum of 24 short-term bicycle parking spaces and 98 long-term bicycle parking spaces (instead of 54 short-term and 272 long-term bicycle parking spaces); provided that the Applicant shall provide additional bicycle parking spaces, up to the required 54 short-term spaces and 272 long-term spaces, if there is a demand for additional bicycle parking spaces after a certificate of occupancy is issued for the Modified Project; and provided further that if there are no areas elsewhere on the Modified Project site to locate the additional bicycle parking

spaces, the Applicant shall convert any unused vehicle parking spaces to bicycle parking spaces, or install more space-efficient bicycle parking systems.";

4. Under "Kapolei Urban Design Plan," adds a new renumbered Exemption 11(a) to read as follows:

"11(a). Exemption from the Kapolei Urban Design Plan guidelines (Section 5.2.2.1 – Building Envelopes), to allow an exemption from the requirement for a sloping roof form for Phases 3 and 4 and to allow an exemption from the 125-foot height limit for the highest occupied floor for Phase 4. Phase 4 is proposed with a building height of 126 feet 7 inches for the highest occupied floor."; and

5. From the "Park Dedication Ordinance," adds a new Exemption 12:

"12. Exemption from ROH Chapter 22, Article 7, to allow exemption from the park dedication requirements for 247 dwelling units estimated at 24,082 square feet of park space, or the payment of an equivalent in-lieu fee estimated at $1,059,608; provided that the two manager's dwelling units are only exempt from the park dedication requirement if federal or State of Hawai‘i funding for the Modified Project, such as the use of low income housing tax credits, prohibits the use or sale of the manager's dwelling units as a revenue-generating or profit-generating dwelling units for the required affordability period, including any extensions thereof; and provided further that any outstanding in-lieu or other fees for park dedication requirements for Phases 1 and 2 of the 2017 Project are paid prior to the issuance of a building permit for the Modified Project"; and

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

A. Development must be in general conformance with the approved Modified Project, as described herein and shown on the plans and specifications labeled as Exhibits A, B, and C-1 through C-24, attached hereto and incorporated by reference herein. Minor modifications to the Modified Project may be approved by the HHFDC. Major modifications to the Modified Project will require approval by the Council.

B. Prior to the issuance of any building permits for the Modified Project, the Applicant must submit to the DPP for its review and approval:

1. An overall timeline or phasing plan of the anticipated dates to obtain major building permits for demolition and construction work, including the projected date of occupancy and the proposed roadway improvements, in a format acceptable to the DPP. The timeline must identify when a construction management plan ("CMP"), traffic management plan ("TMP"), and updates to or validation of the initial traffic impact analysis report ("TIAR") will be submitted to the DPP for its review and approval.

2. A CMP that:

   a. Identifies the type, frequency, and routing of heavy trucks and construction-related vehicles, and provides remedial measures to minimize the impacts from construction vehicles and construction-related activities;

   b. Identifies and limits construction-related vehicular activity to periods outside of the peak traffic hours using alternative routes for heavy trucks, provides for on-site or off-site staging areas for construction workers and vehicles to limit the use of on-street parking around the Modified Project site, and includes other traffic mitigation measures to address potential impacts on the surrounding neighborhood during Modified Project construction;

   c. Includes plans for all work within or affecting public streets, and preliminary or conceptual traffic control plans to be implemented during construction; and

   d. Includes documentation of the condition of roadways prior to the start of construction activities and provides remedial measures, as necessary, such as restriping, road resurfacing, or roadway reconstruction so that the roadway may be restored to its preexisting condition if its condition deteriorates as a result of the construction-related activities.

3. A TMP that:

   a. Includes traffic demand management ("TDM") strategies to minimize the number of vehicular trips for daily activities of the Modified Project residents; TDM strategies may include carpooling, ride hailing, car sharing, and ride sharing programs; transit, bicycle, and pedestrian incentives; and other similar TDM strategies;

   b. Includes a pedestrian circulation plan that provides accessibility and connectivity to and along the surrounding public sidewalks, street intersections, nearby transit stops, and adjacent properties, and contains a determination of effective sidewalk widths, taking into account the City's Complete Streets initiatives;

   c. Includes a parking management plan that provides for how high use parking areas will be managed or accommodated on site; and

   d. Includes a bicycle plan that identifies the location and amount of bicycle parking being provided.

C. Approximately one year after the issuance of a certificate of occupancy for the Modified Project, the Applicant shall submit to the DPP for its review and approval:

   1. An updated TMP to validate the relative effectiveness of the various TDM strategies identified in the initial TMP; and

   2. A TIAR that updates the initial TIAR to validate the traffic projections, distribution, and assignment contained in the initial TIAR. If the updated TIAR recommends additional traffic mitigation measures or modifications to address traffic impacts directly attributable to the Modified Project, the Applicant shall implement the updated TIAR recommendations. If the updated TIAR is inconclusive, a second updated TIAR may be required one year after the date of the initial updated TIAR, as the DPP Director determines is necessary.

D. The Applicant shall comply with all Federal Aviation Administration and State of Hawai‘i Department of Transportation regulations, rules, requirements, and guidelines, including those regarding development and activities in close proximity to airports and airport runways; and

RESOLUTION

BE IT FURTHER RESOLVED that except for the exemptions provided herein and listed in the For Action approved by the HHFDC Board of Directors, the Modified Project must comply with all statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, construction standards for subdivisions, the development and improvement of land, and the construction of dwelling units thereon;

BE IT FURTHER RESOLVED that as used in this resolution:

i. References to the HHFDC include any successor agency; and

ii. References to specific statutes, ordinances, or regulations include any respective successor statutes, ordinances, or regulations; and

BE IT FURTHER RESOLVED that this resolution is null and void unless construction of the Modified Project commences no later than 24 months after the adoption of this resolution; and

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

BE IT FURTHER RESOLVED that the final plans and specifications for the Modified Project constitute the zoning, building, construction, and subdivision standards for the Modified 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, building specifications, or landscaping may be approved by the HHFDC 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, its officials, or its employees, on account of the actions taken by them in reviewing or approving the Plans and Specifications, in granting the exemptions listed herein, or in granting this amendment; and

BE IT FURTHER RESOLVED that all other provisions of Resolution 16-11, CD1, as amended by Resolution 17-320, 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. **24-273, CD1**

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Hawai‘i Housing Finance and Development Corporation, 677 Queen Street, Suite 300, Honolulu, Hawai‘i 96813; Highridge Costa Development Company, LLC, 330 W. Victoria Street, Gardena, California 90248; and Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai‘i 96813.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

November 12, 2024
Honolulu, Hawai‘i

Councilmembers

LOCATION MAP



EXHIBIT A

TMK MAP



EXHIBIT B



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7 / 22 / 2024

HALE MOENA PHASES 3 AND 4

A000

EXHIBIT C-1

SVA ARCHITECTS

HALE MOENA PHASES THREE AND FOUR
Printed 8/16/24

PHASE 3 TOWER (FAMILY)

	Units									Common Area											Total Area	Units Net Area							
	3 Bedroom		2 Bedroom		1 Bedroom		Studio															3 Bedroom		2 Bedroom		1 Bedroom		Studio	
Level	Units	Area	Units	Area	Units	Area	Units	Area	Community	Lobby	Mail Room	Office	Bike Storage	Laundry	Trash	Service	Corridor	Stairs	Elevator		Units	Area	Units	Area	Units	Area	Units	Area
13	1	1,268	3	2,950	5	3,095	2	673		169					64	162	837	396	181	9,795	1	1,153	3	2,672	5	2,783	2	600
12	1	1,268	3	2,950	5	3,095	2	673		169					64	162	837	396	181	9,795	1	1,153	3	2,672	5	2,783	2	600
11	1	1,268	3	2,950	5	3,095	2	673		169					64	162	837	396	181	9,795	1	1,153	3	2,672	5	2,783	2	600
10	1	1,268	3	2,950	5	3,095	2	673		169					64	162	837	396	181	9,795	1	1,153	3	2,672	5	2,783	2	600
9	1	1,268	3	2,950	5	3,095	2	673		169					64	162	837	396	181	9,795	1	1,153	3	2,672	5	2,783	2	600
8	1	1,268	3	2,950	5	3,095	2	673		169					64	162	837	396	181	9,795	1	1,153	3	2,672	5	2,783	2	600
7	1	1,268	3	2,950	5	3,095	2	673		169					64	162	837	396	181	9,795	1	1,153	3	2,672	5	2,783	2	600
6	1	1,268	3	2,950	5	3,095	2	673		169					64	162	837	396	181	9,795	1	1,153	3	2,672	5	2,783	2	600
5	1	1,268	3	2,950	5	3,095	2	673		169					64	162	837	396	181	9,795	1	1,153	3	2,672	5	2,783	2	600
4	1	1,268	3	2,950	3	1,726	2	672		169					64	146	756	396	181	8,328	1	1,153	3	2,672	3	1,549	2	600
3	1	1,268	3	2,950	3	1,726	2	672		169					64	146	756	396	181	8,328	1	1,153	3	2,672	3	1,549	2	600
2										169								398	167	734								
1									3,370	169	307			212	228	2,657	1,463	446	165	9,017								
	11	13,948	33	32,450	51	31,307	22	7,401	3,370	2,197	307	-	-	212	932	4,407	10,508	5,200	2,323	114,562	11	12,683	33	29,392	51	28,145	22	6,600
	Average	1,268	Average	983	Average	614	Average	336									Total Common Area			26,086	Average	1,153	Average	891	Average	552	Average	300
	9.40%		28.21%		43.59%		18.80%			Total Parking Area				13,803			89 Parking Spaces Provided			Total F.A.R. Area (exterior face of exterior wall)							Total Units	117
	117 Units																											
	85,106 Unit Gross Area		(Exterior Face Exterior and Corridor Wall and Centerline of Demising Wall)														0 Required Parking Spaces											
	76,820 Unit Net Areas		(Interior Face of Unit Walls)																									

PHASE 4 TOWER (FAMILY)

	Units									Common Area											Total Area	Units Net Area							
	3 Bedroom		2 Bedroom		1 Bedroom		Studio															3 Bedroom		2 Bedroom		1 Bedroom		Studio	
Level	Units	Area	Units	Area	Units	Area	Units	Area	Community	Lobby	Mail Room	Office	Bike Storage	Laundry	Trash	Service	Corridor	Stairs	Elevator		Units	Area	Units	Area	Units	Area	Units	Area
14	1	1,308	4	4,063	5	3,196	3	1,025		169	-	-	-	-	64	155	918	386	166	11,450	1	1,184	4	3,677	5	2,881	3	915
13	1	1,308	4	4,063	5	3,196	3	1,025		169	-	-	-	-	64	155	918	386	166	11,450	1	1,184	4	3,677	5	2,881	3	915
12	1	1,308	4	4,063	5	3,196	3	1,025		169	-	-	-	-	64	155	918	386	166	11,450	1	1,184	4	3,677	5	2,881	3	915
11	1	1,308	4	4,063	5	3,196	3	1,025		169	-	-	-	-	64	155	918	386	166	11,450	1	1,184	4	3,677	5	2,881	3	915
10	1	1,308	4	4,063	5	3,196	3	1,025		169	-	-	-	-	64	155	918	386	166	11,450	1	1,184	4	3,677	5	2,881	3	915
9	1	1,308	4	4,063	5	3,196	3	1,025		169	-	-	-	-	64	155	918	386	166	11,450	1	1,184	4	3,677	5	2,881	3	915
8	1	1,308	4	4,063	5	3,196	3	1,025		169	-	-	-	-	64	155	918	386	166	11,450	1	1,184	4	3,677	5	2,881	3	915
7	1	1,308	4	4,063	5	3,196	3	1,025		169	-	-	-	-	64	155	918	386	166	11,450	1	1,184	4	3,677	5	2,881	3	915
6	1	1,308	4	4,063	5	3,196	3	1,025		169	-	-	-	-	64	155	918	386	166	11,450	1	1,184	4	3,677	5	2,881	3	915
5	1	1,308	4	4,063	5	3,196	3	1,025		169	-	-	-	-	64	155	918	386	166	11,450	1	1,184	4	3,677	5	2,881	3	915
4	-	-	-	-	-	-	-	-		169	-	-	-	-	-	-	-	389	181	739								
3	-	-	-	-	-	-	-	-		169	-	-	-	-	-	-	-	389	181	739								
2										169	-	-	-	-	-	-	-	389	181	739								
1									552	1,582	301	690	748	294	387	4,065	358	387	183	9,547								
	10	13,080	40	40,630	50	31,960	30	10,250	552	3,779	301	690	748	294	1,027	5,615	9,538	5,414	2,386	126,264	10	11,840	40	36,770	50	28,810	30	9,150
	Average	1,308	Average	1,016	Average	639	Average	342									Total Common Area			29,792	Average	1,184	Average	919	Average	576	Average	305
	7.69%		30.77%		38.46%		23.08%			Total Parking Area				53,581			136 Parking Spaces Provided			Total F.A.R. Area (exterior face of exterior wall)							Total Units	130
	130 Units									Loading Area				1,485														
	95,920 Unit Gross Area		(Exterior Face Exterior and Corridor Wall and Centerline of Demising Wall)														0 Required Parking Spaces											
	86,570 Unit Net Areas		(Interior Face of Unit Walls)																									

	Phase 1 Tower	Phase 2 Tower	Phase 3 Tower	Phase 4 Tower	Total
Total Units	154	143	117	130	544
Total Unit Net Area	76,076	100,551	76,820	86,570	340,017
Total Unit Gross Area	91,135	105,963	85,106	95,920	378,124
Indoor Community Space	8,313	4,953	3,370	552	17,188
Common Area	37,188	38,387	26,086	29,792	131,453
Total Gross Area (W/O Parking)	136,636	149,303	114,562	126,264	526,765

F.A.R.				Garage Area		Total Area (Incl. Parking)	
Phases	Area Per Phase	Accumulated Area	Accumulated F.A.R.	Garage Area Per Phase	Garage Area Accumulated	Total Per Phase	Total Accumulated
Phase 1	136,636	136,636	1.033	74,664		211,300	
Phase 1 and 2	149,303	285,939	2.162	55,924	130,588	205,227	416,527
Phase 1, 2 and 3	114,562	400,501	3.028	13,803	144,391	128,365	544,892
Phase 1,2,3and 4	126,264	526,765	3.983	55,066	199,457	181,330	726,222

sf

132,248 S.F. Total Site Area
2.5
330,620 Allowed Area
526,765 Proposed Area
4.00 Proposed F.A.R.

Outdoor Recreation Spaces

Total Existing Phase 1 and 2 (LEVEL 3)	16,264
New	
Level 1 at the corner of Haumea St. & Alohikea St	3,489
Level 1 at the corner of Alohikea St & Wai Anlani St	3,197
Totals Phase 1, 2, 3 and 4	22,950
Total Indoor and outdoor community space	40,138

Note: Cells indicated in light blue are existing Phase 1 and 2 information

Note: Cells indicated in yellow are requesting exemption

Phase 3
Accessible Unit and Washer DryerTotals
117 Units
6 Accessible Units (5%)
3 Accessible Units with audio features (2%)
111 Adaptable Units
6 Washers Dryers

Phase 4
Accessible Unit and Washer DryerTotals
130 Units
7 Accessible Units (5%)
3 Accessible Units with audio features (2%)
123 Adaptable Units
7 Washers Dryers

Bike Storage
Phase 3
Long Term 59
Short Term 12
71
Phase 4
Long Term 65
Short Term 13
78

Existing Phase 1 and 2			
	Phase 1	Phase 2	
Studio	22	11	33
1 Bedrm	110	44	154
2 Bedrm	22	77	99
3 Bedrm		11	11
Total Units	154	143	297 No changes in unit count or mix
Total Unit Gross Area	91,135	105,963	197,098
Indoor Community Space	1,005	1,950	2,955
Common Area	37,188	38,387	75,575
Retail Area	7,308	3,003	10,311 Total Retail Area (Being converted to community space for residents)
Garage Area	74,664	55,924	130,588
Retail Parking	19	6	25 Retail Parking spaces (Being reassigned to phase 3 and 4 residential parking spaces)
Loading Spaces	3	1	(All loading spaces in phase 1 and 2 are being removed and replaced with two loading spaces in phases 3 and 4) (Exemption requested)

Project Parking Existing (CITY COUNCIL RESOLUTION 16-11)

Phase	Residential Provided	Residential Required	Retail
Phase 1	166	181	19
Phase 2	140	208	6
Total	306	389	25

Project Parking New (Ordinance 20-41)

Phase 1	166	0	0 (Retail space converted
Phase 2	140	0	0 to community space)
Subtotal	306	0	0
Phase 3	89	0	
Phase 4	136	0	
Total	531	0	0
		Total Required	0

Bicycle Parking

Required	Phase 1	Phase 2	Phase 3	Phase 4
Short Term	6	17	12	13
Long Term	16	74	59	65
Total	22	91	71	78
Proposed				
Short Term	6	6	6	6
Long Term	16	40	20	22
Total	22	46	26	28

Loading Spaces	S54 Unit Required	Provided
12x35	3	1
8.5x19	2	1
	5	2

KAPOLEI MIXED USE

TAX PARCEL (TMK): 91088021
LOCATION ADDRESS 1020 WAKEA ST, KAPOLEI , HI 96707
PHASE 1 HALE MOENA KUPUNA, 1020 WAKEA ST, KAPOLEI, HI 96707
PHASE 2 HALE MOENA OHANA, 1055 ALOHIKEA ST, KAPOLEI, HI 96707
PHASE 3 TO BE DETERMINED
PHASE 4 TO BE DETERMINED

EXISTING PHASE 1 AND 2 CITY COUNCIL RESOLUTION 16-11

- ITEM 7
  - EXEMPTION FROM LAND USE ORDINANCE (LUO) SECTION 21-3.120-2(8) AND TABLE 21-3.4, TO ALLOW RESIDENTIAL USE IN THE B-2 COMMUNITY BUSINESS DISTRICT.
- ITEM 8
  - EXEMPTION FROM LUO SECTION 21-3.110-1(C)(4) AND FIGURE 21-3.7, TO ALLOW PORTIONS OF THE UPPER FLOORS OF THE RENTAL APARTMENT BUILDING AND CONDOMINIUM BUILDING MASS TO ENCROACH INTO THE BUILDING HEIGHT SETBACK ENVELOPE
- ITEM 9
  - EXEMPTION FROM LUO SECTION 21-6.20 AND TABLE 21-6.1, TO ALLOW FEWER THAN THE MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACES, THE PROJECT REQUIREMENT IS TO PROVIDE FOR TOTAL OF 389 PARKING STALLS. THE PROJECT PROVIDES FOR 306, OR 83 FEWER STALLS THAN REQUIRED
- ITEM 10
  - EXEMPTION FROM LUO SECTION 21-6.100, TO ALLOW FEWER THAN THE MINIMUM NUMBER OF REQUIRED LOADING SPACES. THE PROJECT REQUIREMENTS IS TO PROVIDE A TOTAL OF SEVEN LOADING STALLS. THE PROJECT PROVIDES FOR FIVE, OR TWO FEWER STALLS THAN REQUIRED.
- ITEM 11
  - EXEMPTION FROM THE KAPOLEI URBAN DESIGN PLAN GUIDELINES (SECTION 5.2.2.1 -BUILDING ENVELOPES, TO ALLOW AN EXEMPTION FROM THE REQUIREMENT FOR A SLOPING ROOF FORM, AND TO EXCEED THE 125 FOOT HEIGHT LIMIT FOR THE HIGHEST OCCUPIED FLOOR, THE PROJECT INCLUDES TWO TOWERS, EACH WITH A HEIGHT OF 130 FEET TO THE HIGHEST OCCUPIED FLOOR.

UNIT COUNTS PHASES 1, 2, 3 AND 4

	PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTAL
STUDIO	22	11	22	30	85
ONE BEDROOM	110	44	51	50	275
TWO BEDROOM	22	77	33	40	162
THREE BEDROOM		11	11	10	32
TOTAL	154	143	117	130	544

BUILDING CODE REQUIREMENTS

OCCUPANCY CLASSIFICATION: R-2, S-2, A-4, B
CONSTRUCTION TYPE: IA
ALLOWABLE BUILDING HEIGHT (TABLE 504.3) UL
ALLOWABLE AREA FACTOR: UL
PROPOSED BUILDING HEIGHT: PHASE 3 ROOFTOP HEIGHT 120'-4"
PHASE 4 ROOFTOP HEIGHT 138'-4"
PROPOSED AREA: PHASE 3 AREA 112,021 SF
PHASE 4 AREA 170,294 SF
FIRE RESISTANCE RATING REQUIREMENT PER IBC TABLE 601, IA
PRIMARY STRUCTURAL FRAME: 3 HOURS
BEARING WALLS
EXTERIOR: 3 HOURS
INTERIOR: 3 HOURS
NON-BEARING WALLS AND PARTITIONS
INTERIOR: 0 HOURS
NON-BEARING EXTERIOR WALL
NORTH WALL: X > 30 0HR
EAST WALL: X < 30 1HR
SOUTH WALL: X < 30 1HR
WEST WALL: X < 30 1HR
FLOOR CONSTRUCTION: 1 HOUR
ROOF CONSTRUCTION 1-1/2 HOURS
REQUIRED SEPARATION OF OCCUPANCIES:
1 HOUR FOR OCCUPANCY R, S-2, A-4, B TYPE IA
AUTOMATIC SPRINKLER SYSTEM: REQUIRED
CORRIDOR FIRE RATING: 0.5 HOUR
COMMON PATH OF TRAVEL: 125 FT
EXIT ACCESS TRAVEL DISTANCE: 250 FT
DEAD-END: 50 FT (SPRINKLED R-2)

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HALE MOENA PHASES 3 AND 4

EXHIBIT C-2

A001

SVA ARCHITECTS

KAPOLEI MIXED USE PHASES 3 AND 4

THE CITY OF KAPOLEI URBAN DESIGN PLAN NOVEMBER 2007

COMMERCIAL/OFFICE LAND USE CLASSIFICATION
CITY CENTER DISTRICT
THE MAXIMUM BUILDING HEIGHT IS 150 FEET INCLUDING THE REQUIRED SLOPING ROOF FORM OF UP TO 25 FEET. UP TO 125 FEET MAY BE USED AS OBCUPIED FLOOR SPACE.

SITE CURRENTLY ZONED B2 -BUSINESS, COMMUNITY

REQUESTING EXEMPTION FROM LAND USE ORDINANCE (LUO) TABLE 21-3, TO ALLOW DWELLING, MULTI-FAMILY USE IN THE B-2 COMMUNITY BUSINESS DISTRICT.

SITE FLOOR AREA RATIO F.A.R. (LUO TABLE 21-3.4)

TOTAL SITE AREA 3.036 ACRES (132,248 SQUARE FEET)

FLOOR AREA RATIO (F.A.R.) (AREAS NOTED EXCLUDE PARKING AREAS)

PHASE 1 AREA	136,584	PHASE 1 F.A.R.	1.03 (MAXIMUM 2.5 ALLOWED)
PHASE 2 AREA	149,315	PHASE 1 AND 2 F.A.R.	2.16 (MAXIMUM 2.5 ALLOWED)
PHASE 3 AREA	113,592	PHASE 1, 2 AND 3 F.A.R.	3.03 (MAXIMUM 2.5 ALLOWED)
PHASE 4 AREA	124,146	PHASE 1, 2, 3 AND 4 F.A.R.	3.98(MAXIMUM 2.5 ALLOWED)

REQUESTING EXEMPTION FROM LAND USE ORDINANCE (LUO) TABLE 21-3.4, TO INCREASE FAR ALLOWED FROM 2.5 TO 4.0

HEIGHT LIMIT (THE CITY OF KAPOLEI URBAN DESIGN PLAN NOVEMBER 2007)

PHASE 3 HIGHEST OCCUPIED FLOOR	117'-5" (125' ALLOWED)
PHASE 3 ROOFTOP HEIGHT	138'-5" (150' ALLOWED)
PHASE 4 HIGHEST OCCUPIED FLOOR	126'-7" (125' ALLOWED)
PHASE 4 ROOFTOP HEIGHT	147'-9" (150' ALLOWED)

REQUESTING EXEMPTION FROM THE CITY OF KAPOLEI URBAN DESIGN PLAN NOVEMBER 2007, TO ALLOW HIGHEST OCCUPIED FLOOR EXCEED HEIGHT LIMIT

BUILDING SET BACK

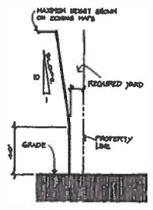
WAKEA STREET	10'
HAUMEA STREET	5'
ALOHIKEA STREET	5'
WAI AHANI WAY	5'

BUILDING HEIGHT SETBACK (LUO SECTION 21-3.110-1(C)(3) AND FIGURE 21-3.3) (CITY OF KAPOLEI URBAN DESIGN PLAN)

WITHIN THE B-2 DISTRICT, ANY PORTION OF A STRUCTURE OVER 40 FEET IN HEIGHT MUST HAVE ADDITIONAL HEIGHT SETBACKS AS FOLLOWS:
(A) FOR EACH 10 FEET OF ADDITIONAL HEIGHT OR PORTION THEREOF, AN ADDITIONAL 1-FOOT SETBACK MUST BE PROVIDED; AND

(B) THE ADDITIONAL SETBACK MUST BE A CONTINUOUS PLANE FROM THE TOP OF THE STRUCTURE TO THE HEIGHT OF 40 FEET ABOVE GRADE

FIGURE 21-3.3
A-2, A-1, AMX-2, AMX-1, B-2, BMX-3, AND BMX-1 DISTRICT HEIGHT SETBACK



REQUESTING EXEMPTION FROM LUO SECTION 21-3.110-1(C)(3) AND FIGURE 21-3.3, TO ALLOW PORTIONS OF THE UPPER FLOORS OF THE DWELLING, MULTI-FAMILY USE BUILDING MASS TO ENCROACH INTO THE BUILDING HEIGHT SETBACK ENVELOPE AND ALLOW AWNINGS ABOVE 11' ABOVE FINISH GRADE TO ENCROACH INTO SETBACK.

PARKING (LUO 21-6.20 OFF-STREET PARKING REQUIREMENTS)

NO OFF-STREET PARKING IS REQUIRED IN THE PRIMARY URBAN CENTER DEVELOPMENT PLAN AREA AND EWA DEVELOPMENT PLAN AREA

PROPOSED PARKING

Phase 1	166
Phase 2	140
Subtotal phase 1 & 2	306
Phase 3	89
Phase 4	136
Total	531

PARKING LAYOUT (LUO SECTION 21-6.50 PARKING SPACE DIMENSIONS AND ACCESS.)

STANDARD PARKING SPACES MINIMUM 18 FEET IN LENGTH AND 8 FEET 3 INCHES IN WIDTH (LUO SECTION 21-6.50(A)(1)

MINIMUM AISLE WIDTHS FOR PARKING BAYS 90 DEGREE PARKING ANGLE 22 FEET (LUO TABLE 21-6.4 PARKING AISLE WIDTHS)

ACCESSIBLE PARKING SPACES PROVIDED AS REQUIRED BY ADAG, ONE SPACE FOR EACH ACCESSIBLE UNIT (5% UNITS). PHASE ONE 8, PHASE TWO 8, PHASE THREE 6, PHASE FOUR 7, 29 TOTAL ACCESSIBLE SPACES PROVIDED

LOADING SPACES (LUO TABLE 21-6.5 REQUIRED NUMBER OF LOADING SPACES)

MULTI-FAMILY DWELLINGS (554 UNITS PHASES 1, 2, 3 & 4)

20 – 150 UNITS	1
151 – 300 UNITS	2
EACH ADDITIONAL 200 OR MAJOR FRACTION THEREOF	2

544 UNITS TOTAL REQUIRES 5 LOADING SPACES

REQUESTING EXEMPTION FROM LUO TABLE 21-6.1, TO ALLOW FEWER LOADING SPACES THEN THE REQUIRED 5 SPACES 2 SPACES TO BE PROVIDED

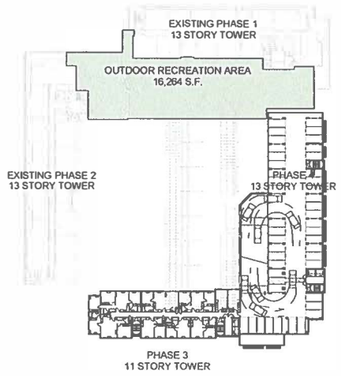
REQUESTING EXEMPTION FROM LUO 21-6.130(a)(2), TO ALLOW LOWER VERTICAL CLEARANCE THAN THE 14' REQUIRED. 10'-6" MINIMUM CLEAR PROVIDED

BICYCLE PARKING (LUO TABLE 21-6.3 BICYCLE PARKING SPACES REQUIRED)

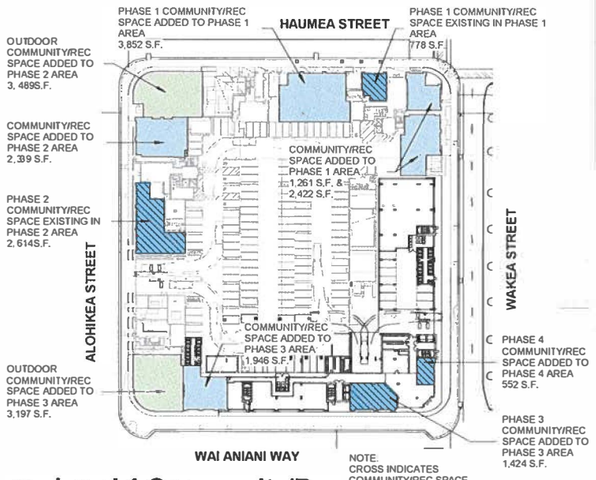
RESIDENTIAL USES (117 UNITS PHASE 3, 130 UNITS PHASE 4)
SHORT TERM: 1 SPACE FOR EVERY 10 DWELLING OR LODGING UNITS.
LONG TERM: 1 SPACE FOR EVERY 2 DWELLINGS OR LODGING UNITS.

PHASE 3	SHORT TERM 6 (12 Req.)	LONG TERM	20 (59 Req.)
PHASE 4	SHORT TERM 6 (13 Req.)	LONG TERM	22 (65 Req.)
TOTAL	SHORT TERM 12	LONG TERM	42
PHASE 2	SHORT TERM 6 (17 Req.)	LONG TERM	40 (74 Req.)

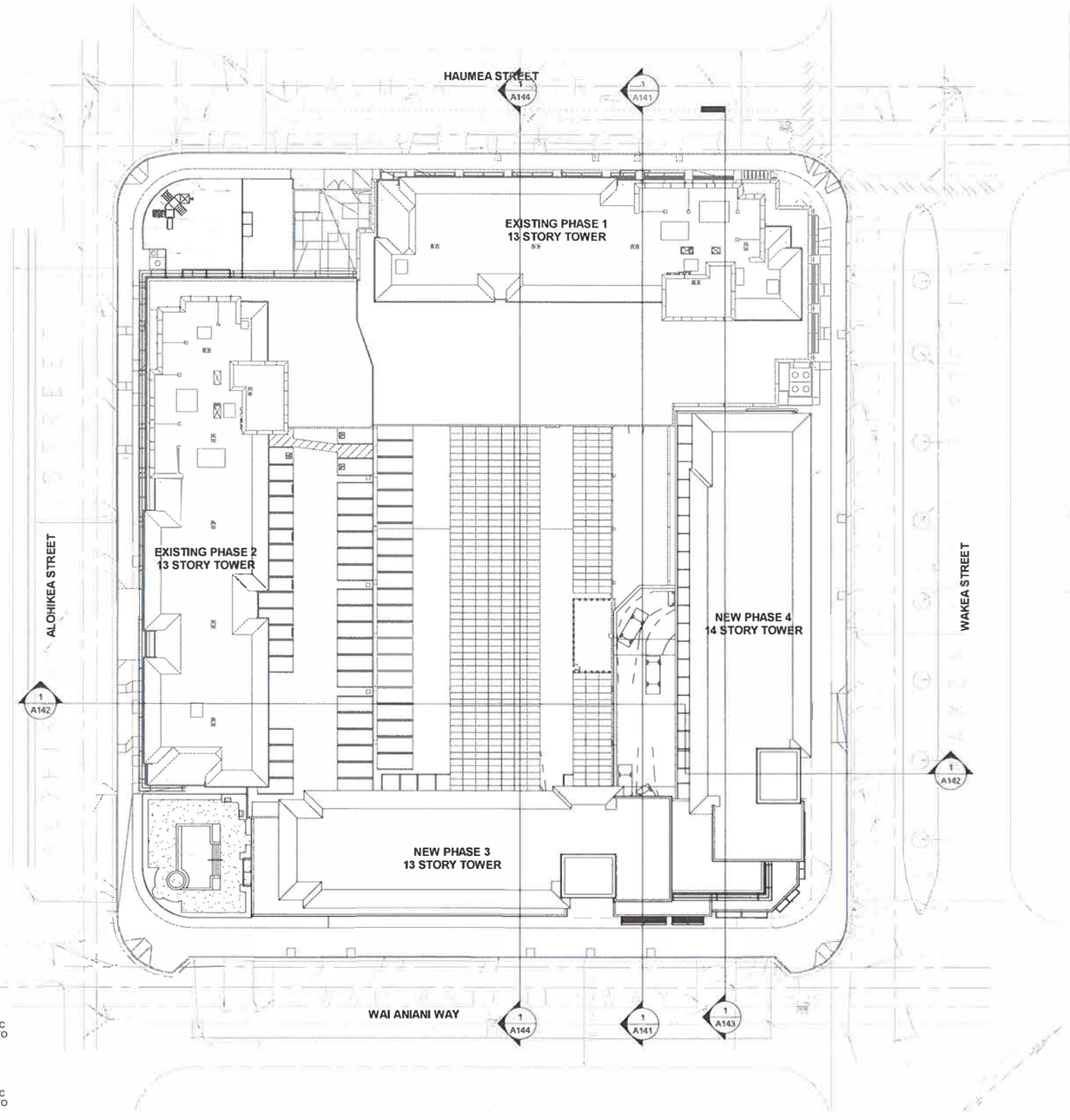
REQUESTING EXEMPTION FROM LUO TABLE 21-6.3, TO ALLOW FEWER BICYCLE PARKING SPACES THEN THE REQUIRED.



3 **Level 3 Community/Rec**
1" = 80'-0"



2 **Level 1 Community/Rec**
1" = 80'-0"



1 **Site**
1/32" = 1'-0"

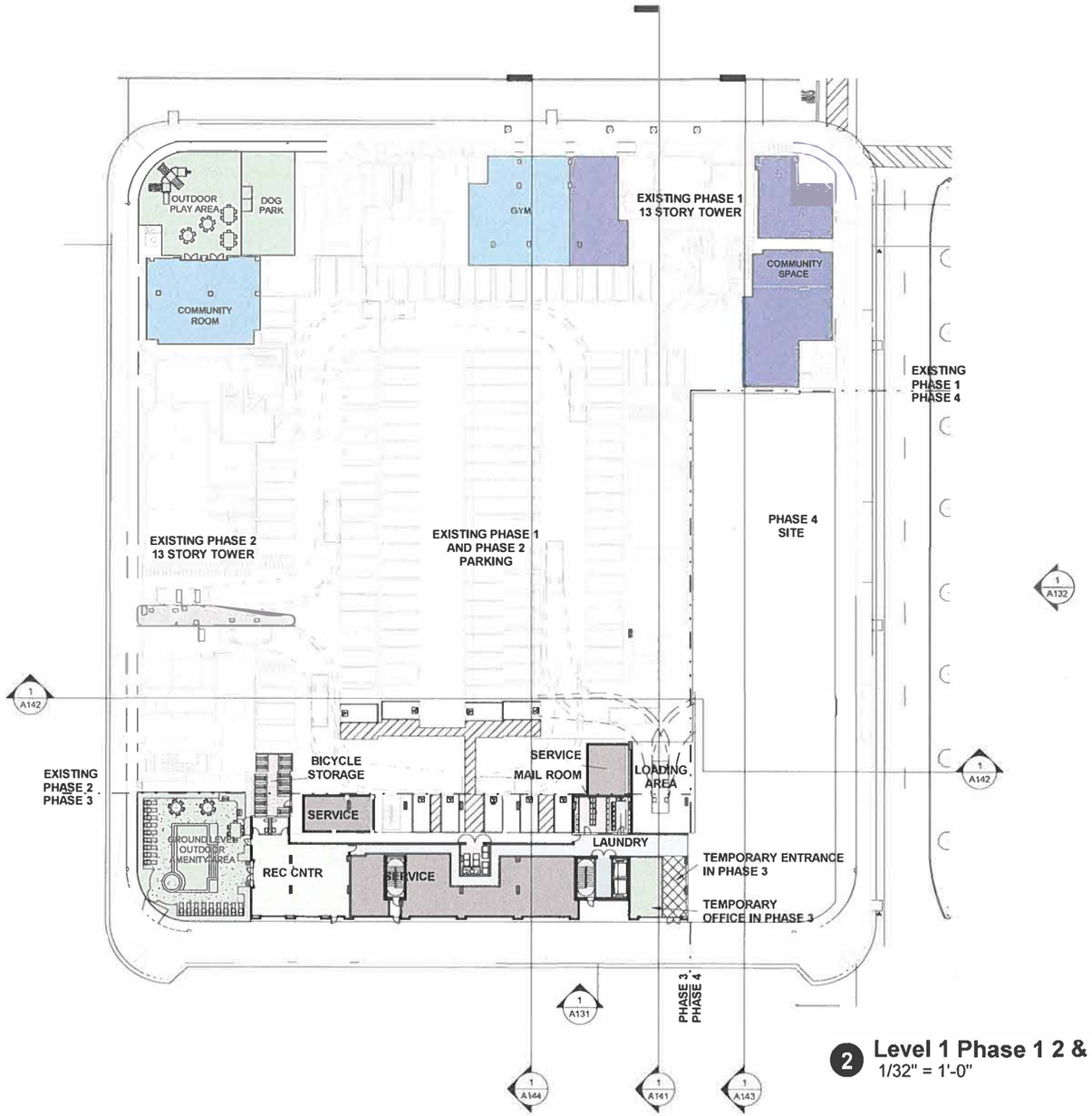
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HALE MOENA PHASES 3 AND 4

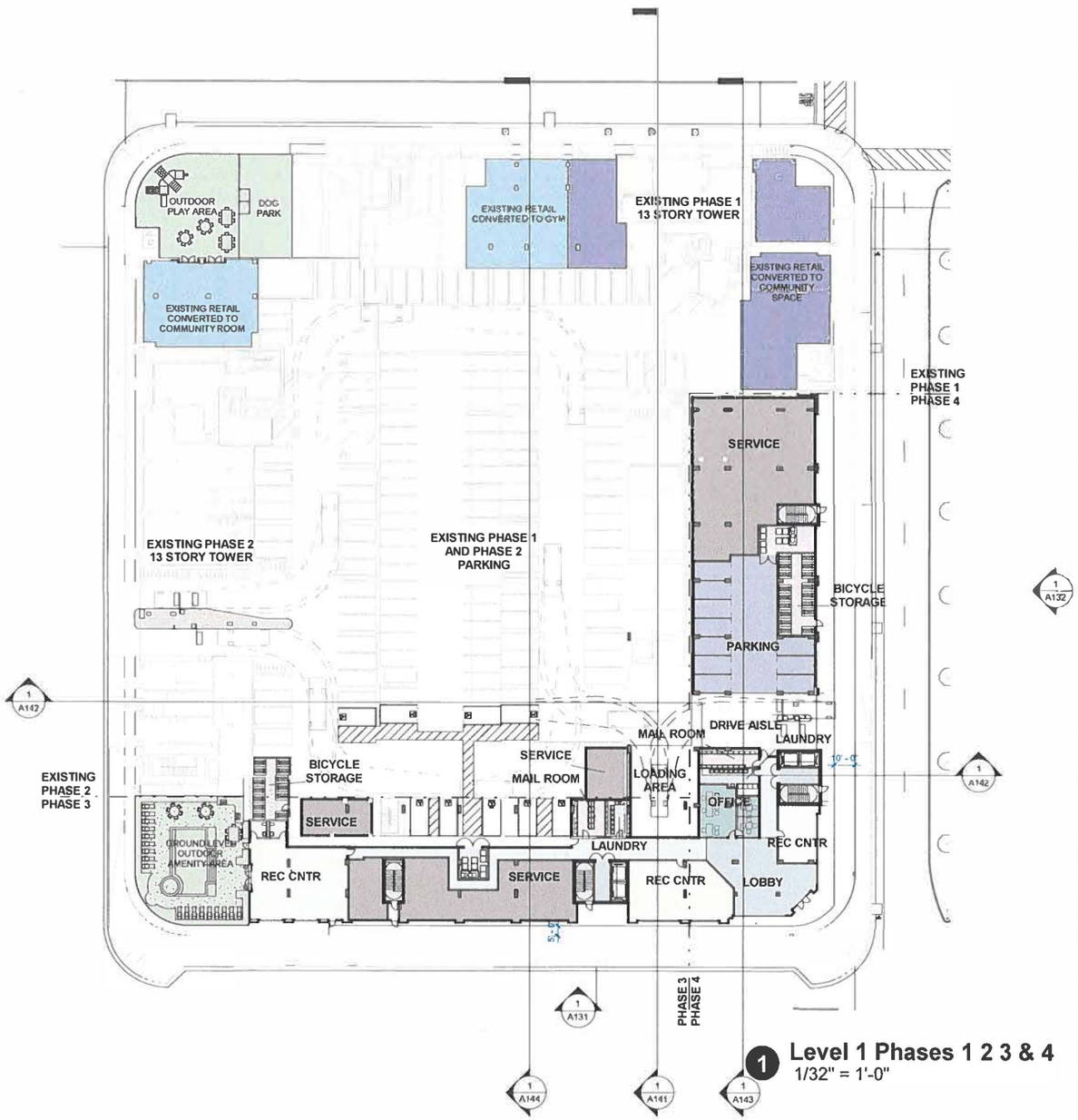
EXHIBIT C-3

A100

SVA ARCHITECTS



2 **Level 1 Phase 1 2 & 3**
1/32" = 1'-0"



1 **Level 1 Phases 1 2 3 & 4**
1/32" = 1'-0"

-

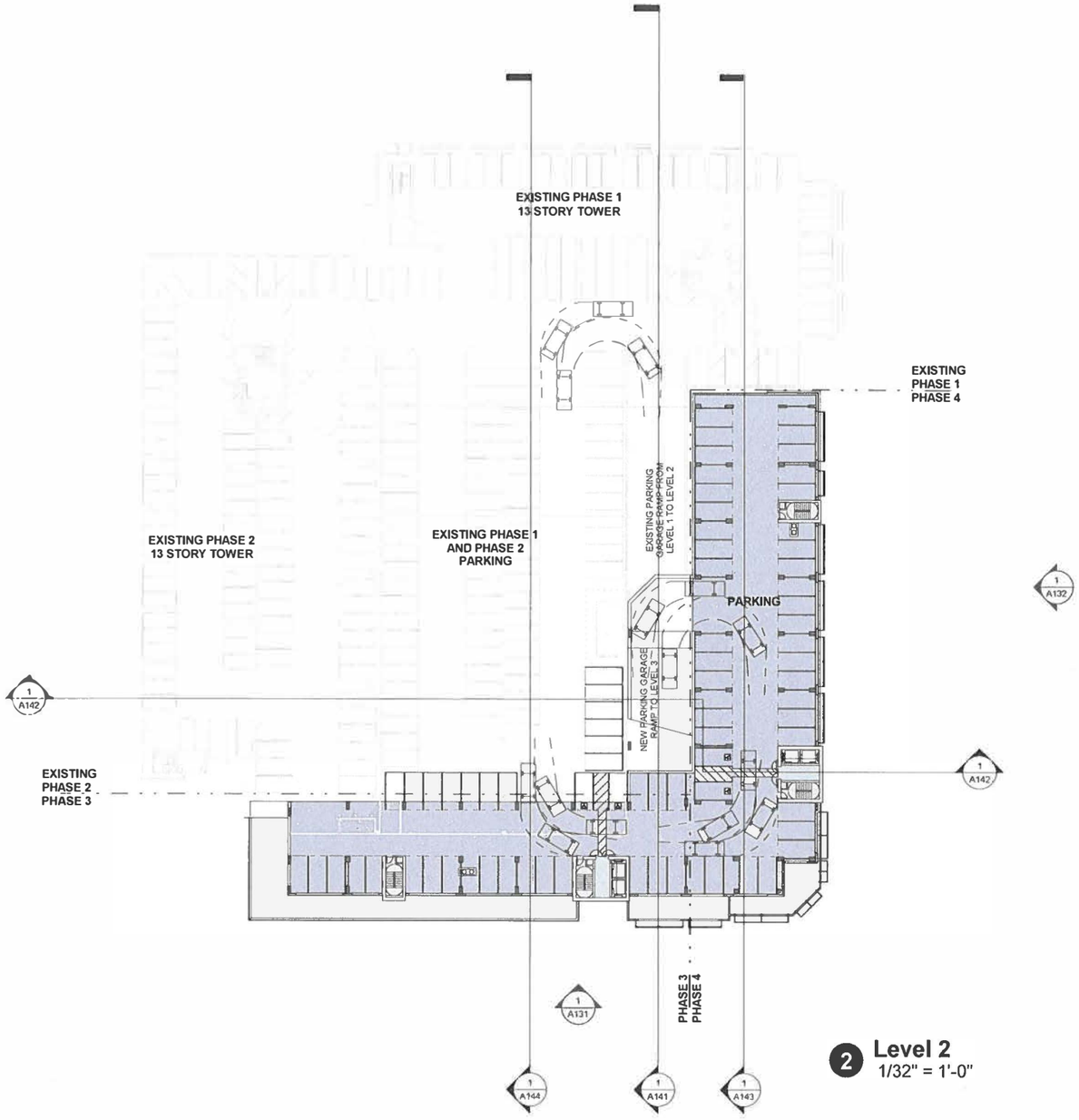
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HALE MOENA PHASES 3 AND 4

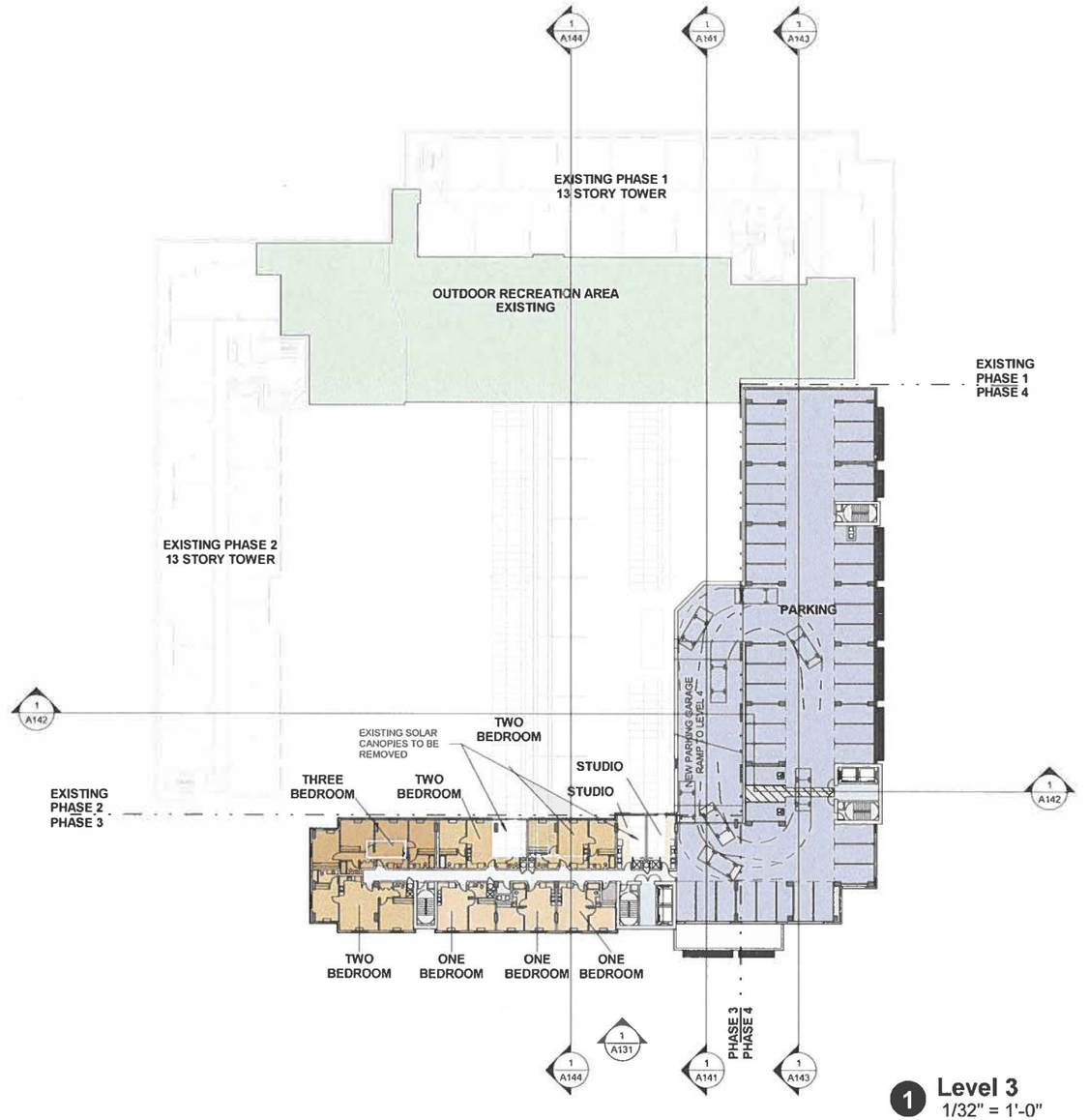
EXHIBIT C-4

A101

SVA ARCHITECTS



2 **Level 2**
1/32" = 1'-0"



1 **Level 3**
1/32" = 1'-0"

-

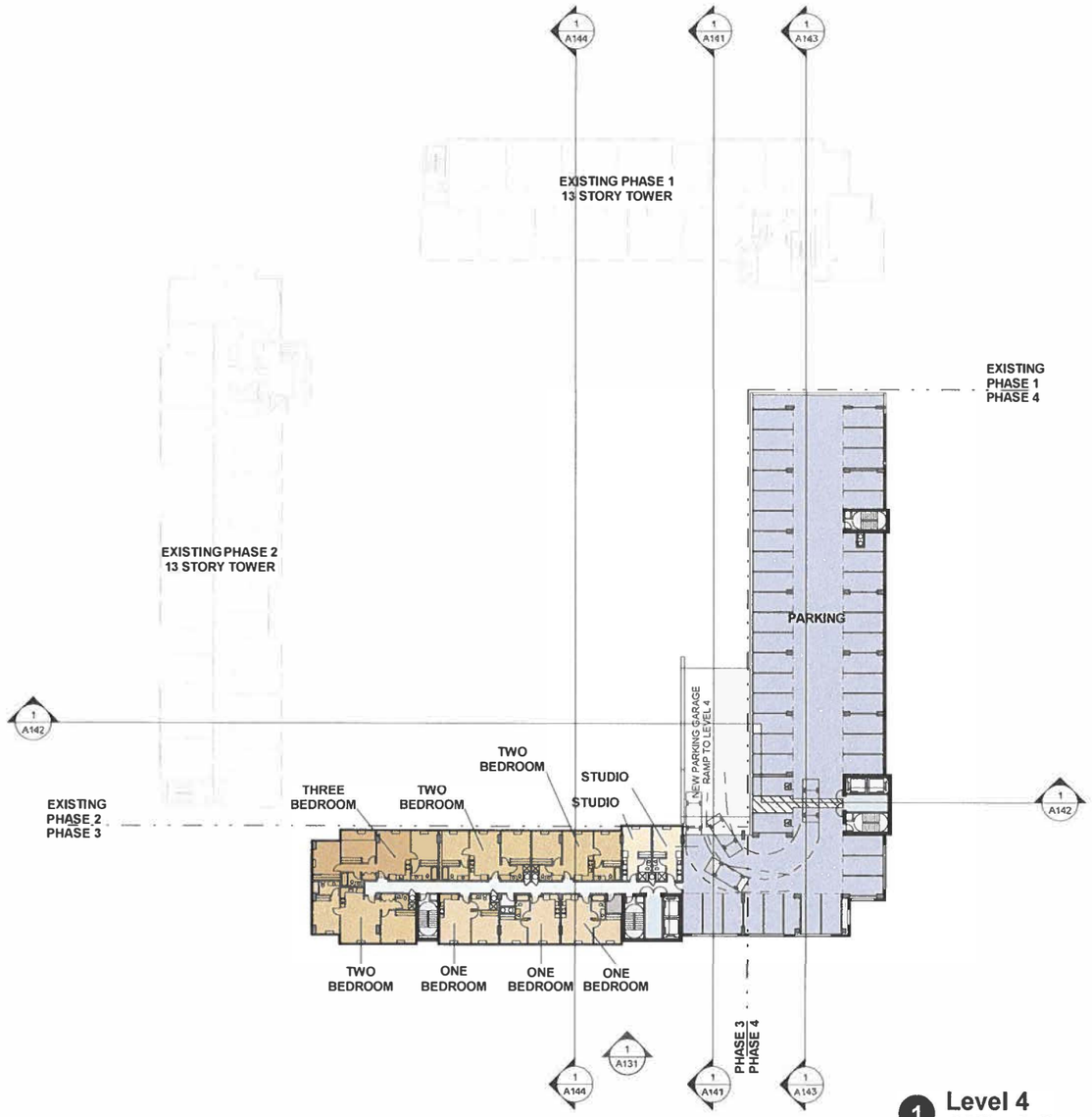
7 / 22 / 2024

HALE MOENA PHASES 3 AND 4

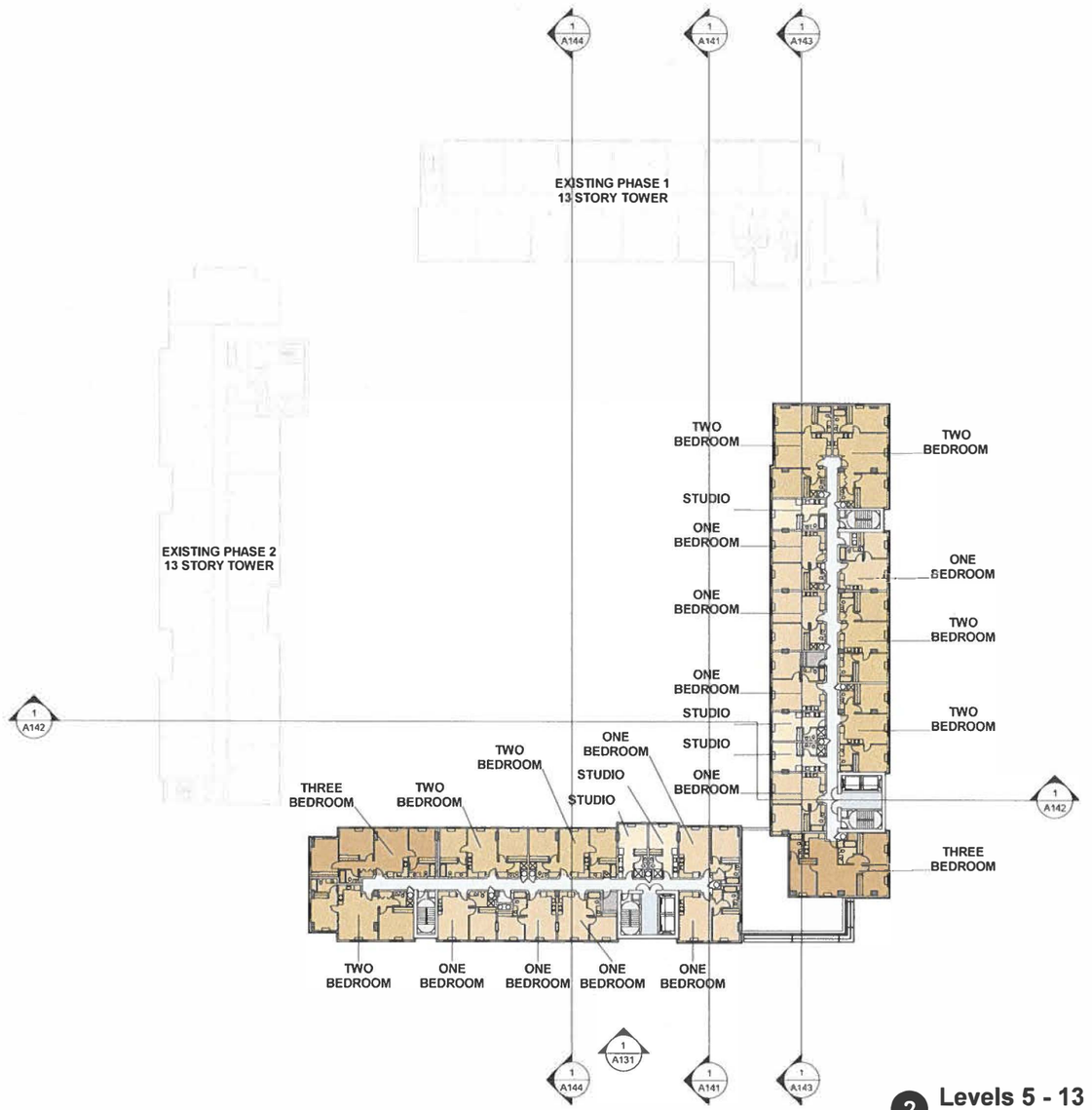
EXHIBIT C-5

A102

SVA ARCHITECTS



1 **Level 4**
1/32" = 1'-0"



2 **Levels 5 - 13**
1/32" = 1'-0"

-

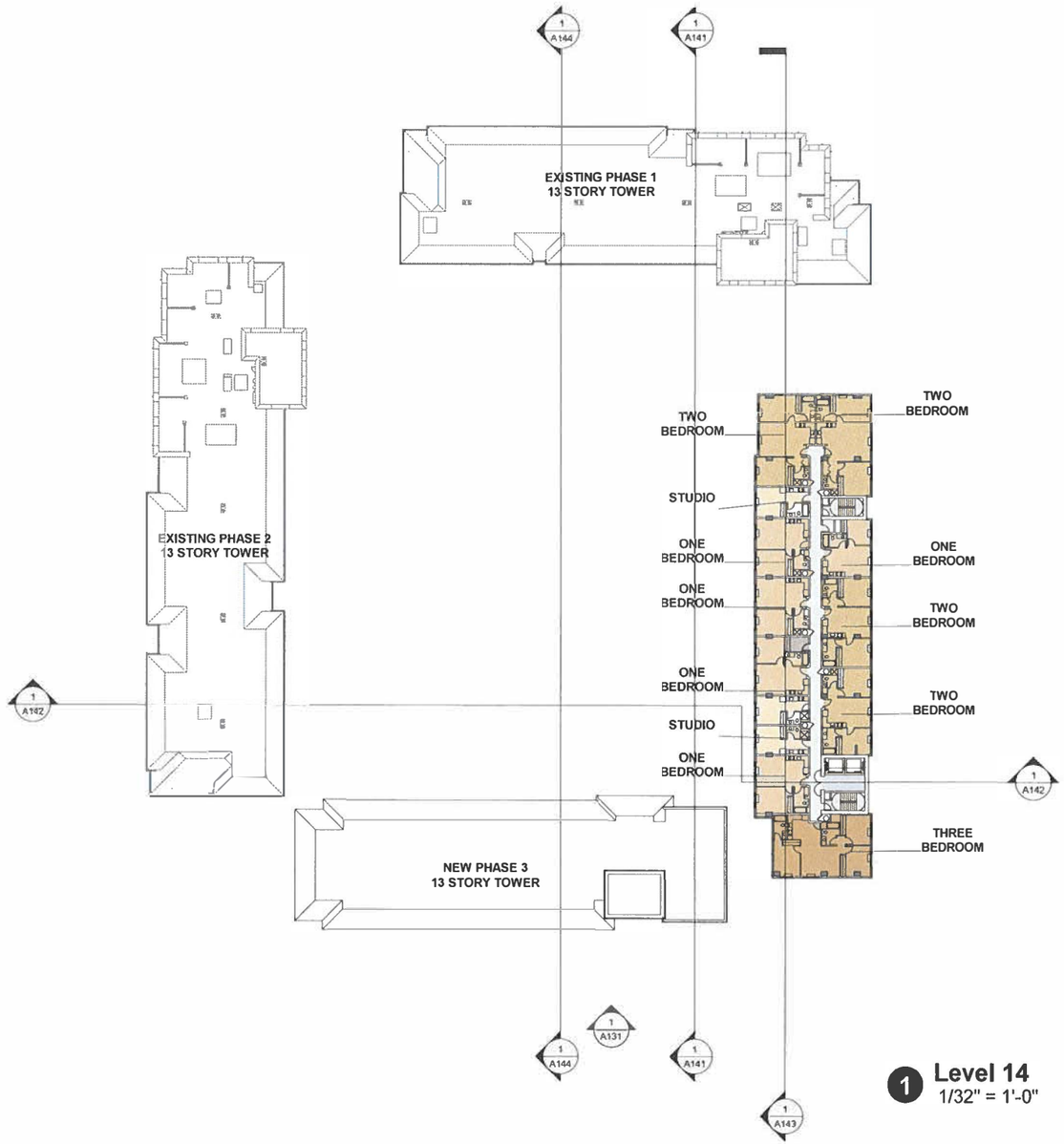
7 / 22 / 2024

HALE MOENA PHASES 3 AND 4

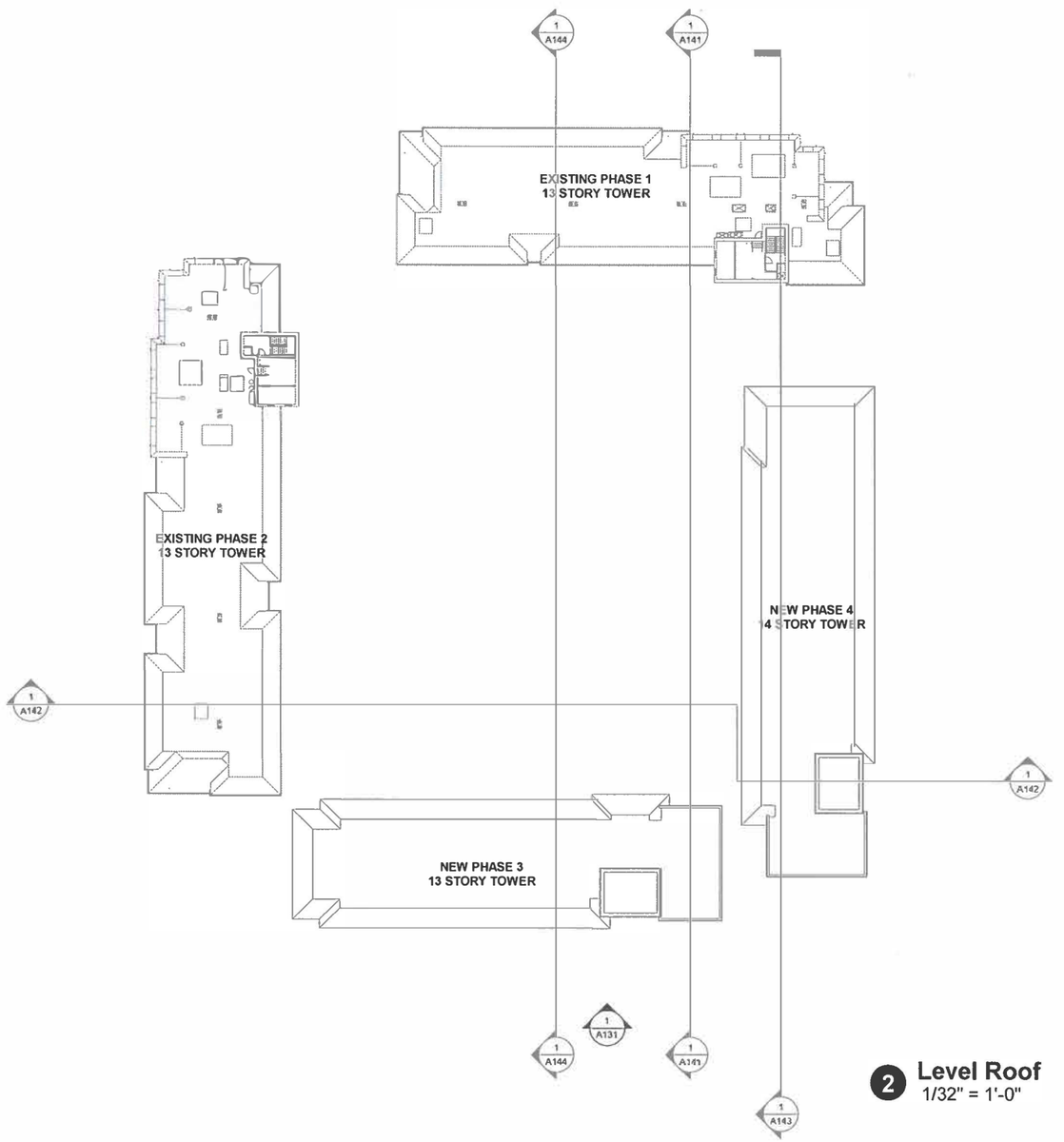
EXHIBIT C-6

A103

SVA ARCHITECTS



1 **Level 14**
1/32" = 1'-0"



2 **Level Roof**
1/32" = 1'-0"

-

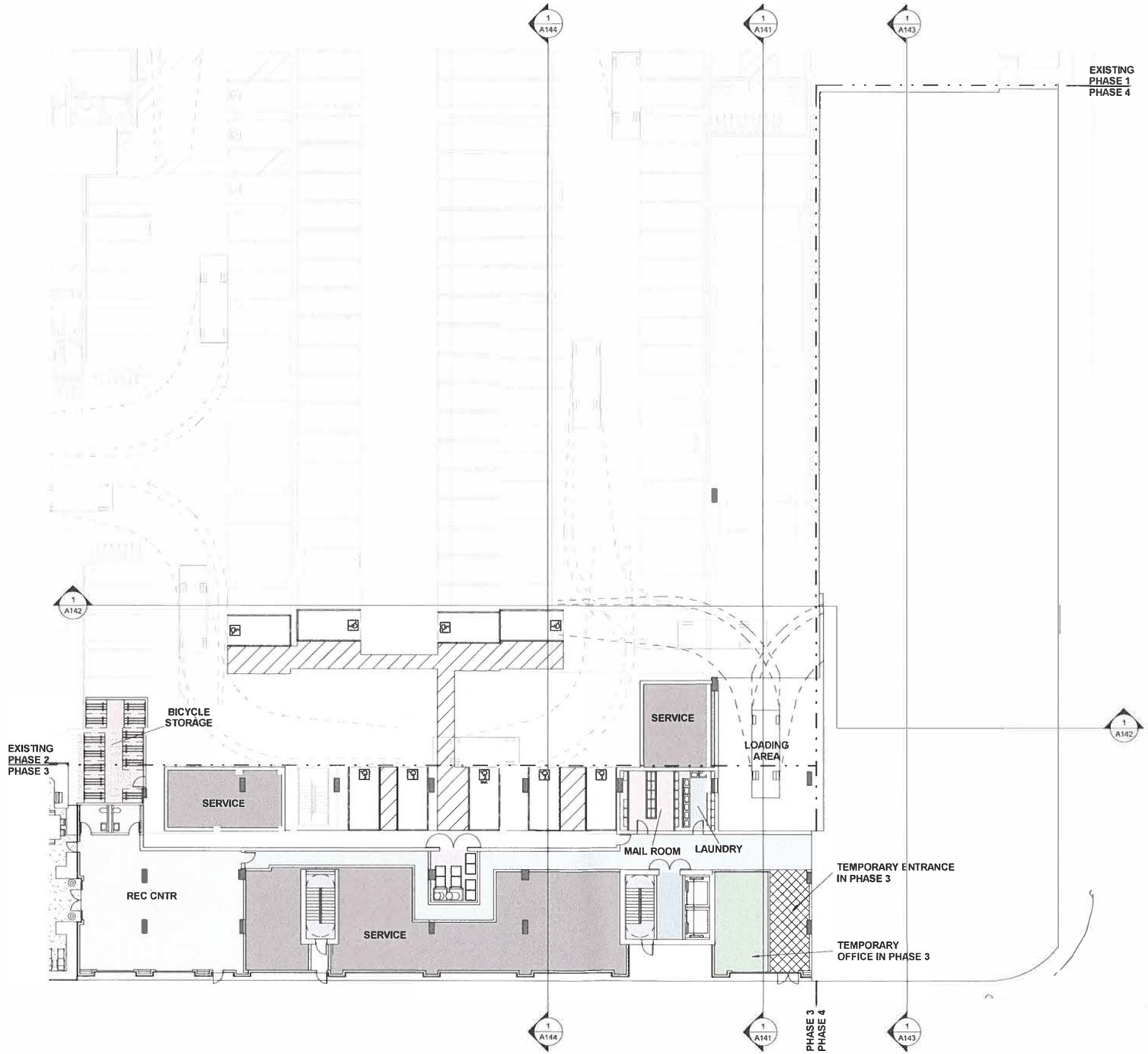
7 / 22 / 2024

HALE MOENA PHASES 3 AND 4

EXHIBIT C-7

A104

SVA ARCHITECTS



1 Level 1 Phase 3
1/16" = 1'-0"

7 / 22 / 2024

HALE MOENA PHASES 3 AND 4

EXHIBIT C-8

A111A

SVA ARCHITECTS



1 **Level 1 Phase 3 & 4**
1/16" = 1'-0"

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HALE MOENA PHASES 3 AND 4

EXHIBIT C-9

A111B

SVA ARCHITECTS



1 Level 2 Phase 3 & 4
1/16" = 1'-0"

0 4 8 16 32
1/16"= 1'-0"

-

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HALE MOENA PHASES 3 AND 4

EXHIBIT C-10

A112

SVA ARCHITECTS



1 Level 3 Phase 3 & 4
1/16" = 1'-0"

0 4' 8' 16' 32'
1/16"= 1'-0"

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HALE MOENA PHASES 3 AND 4

EXHIBIT C-11

A113

SVA ARCHITECTS



1 Level 4 Phase 3 & 4
1/16" = 1'-0"

0 4' 8' 16' 32'
1/16"= 1'-0"

-

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HALE MOENA PHASES 3 AND 4

EXHIBIT C-12

A114

SVA ARCHITECTS



1 Levels 5 - 13 Phase 3 & 4
1/16" = 1'-0"

0 4' 8' 16' 32'
1/16" = 1'-0"

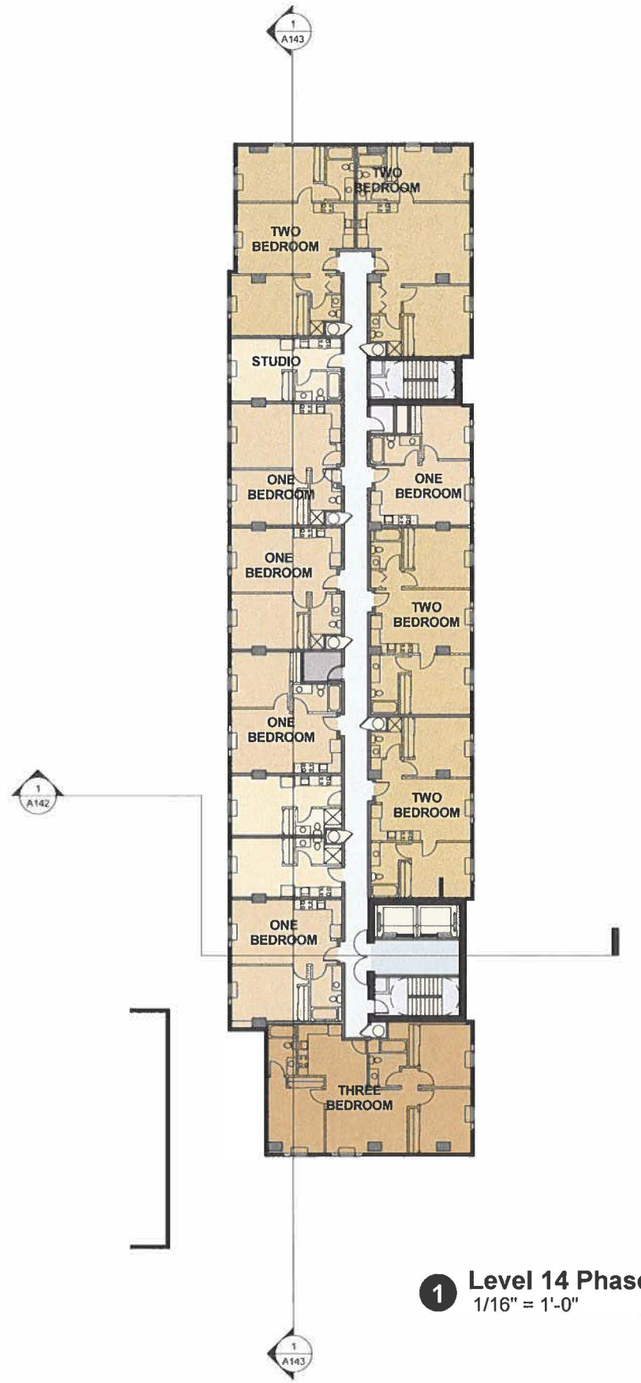
7 / 22 / 2024

HALE MOENA PHASES 3 AND 4

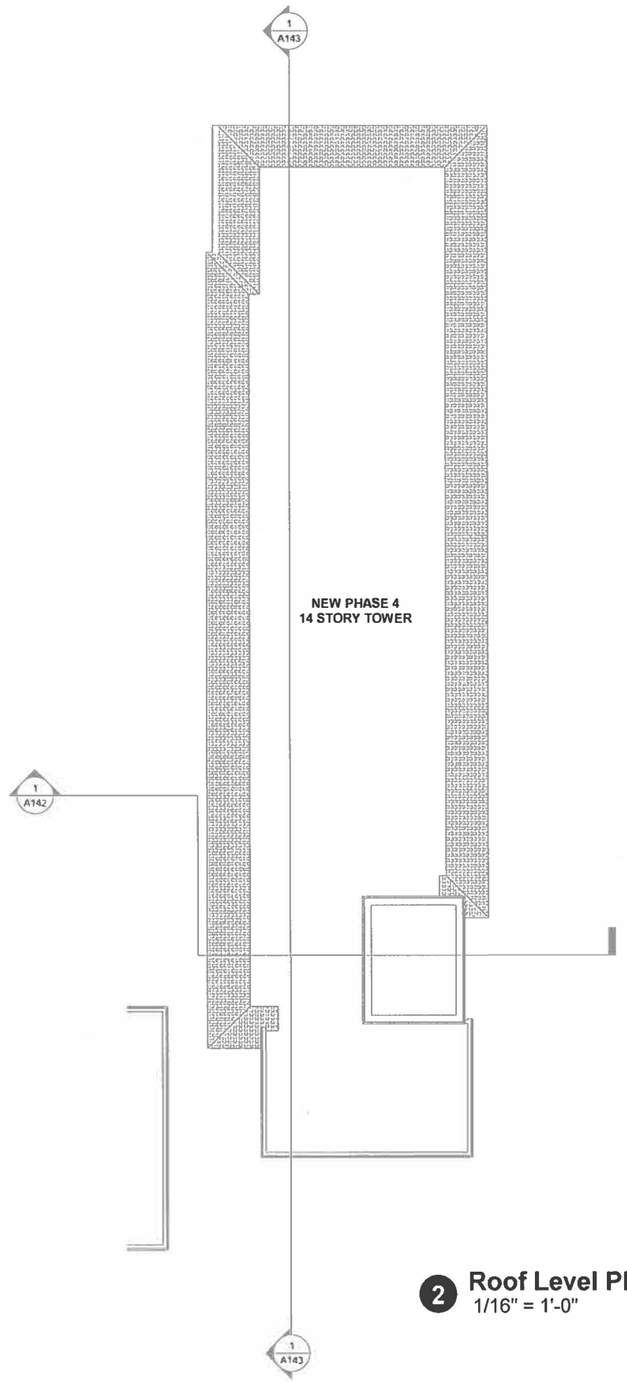
EXHIBIT C-13

A115

SVA ARCHITECTS



1 **Level 14 Phase 4**
1/16" = 1'-0"



2 **Roof Level Phase 4**
1/16" = 1'-0"

0 4' 8' 16' 32'
1/16"= 1'-0"

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HALE MOENA PHASES 3 AND 4

EXHIBIT C-14

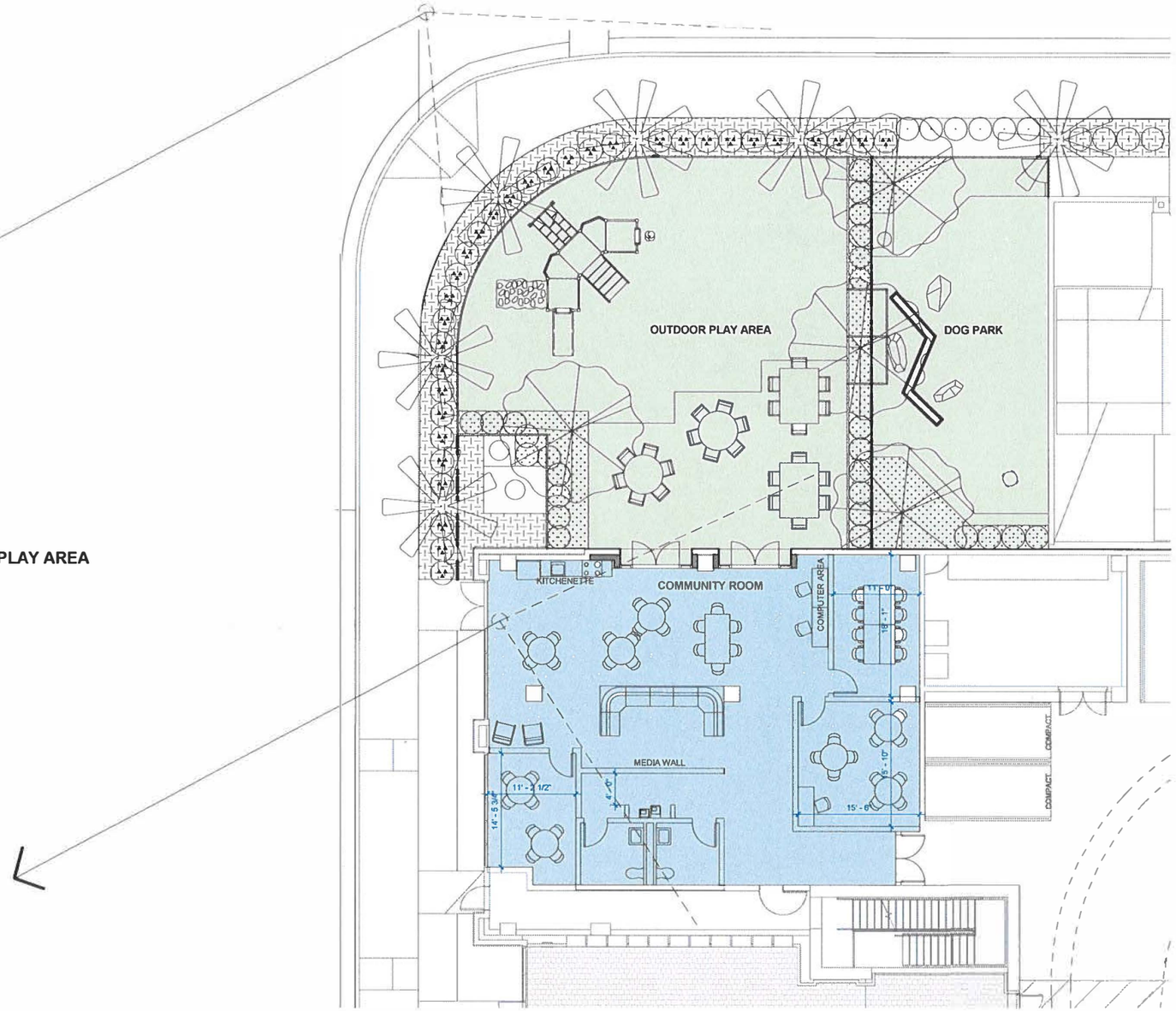
A116

SVA ARCHITECTS



OUTDOOR PLAY AREA

COMMUNITY ROOM



PHASE 2 AREA

-

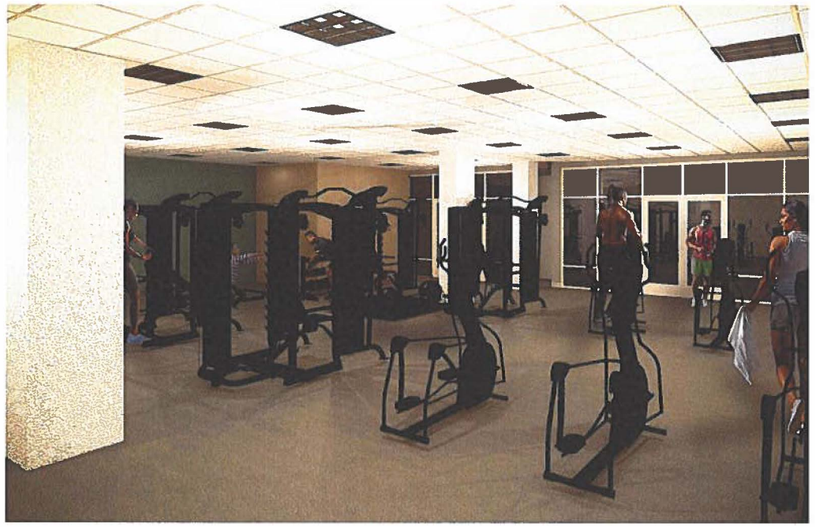
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HALE MOENA PHASES 3 AND 4

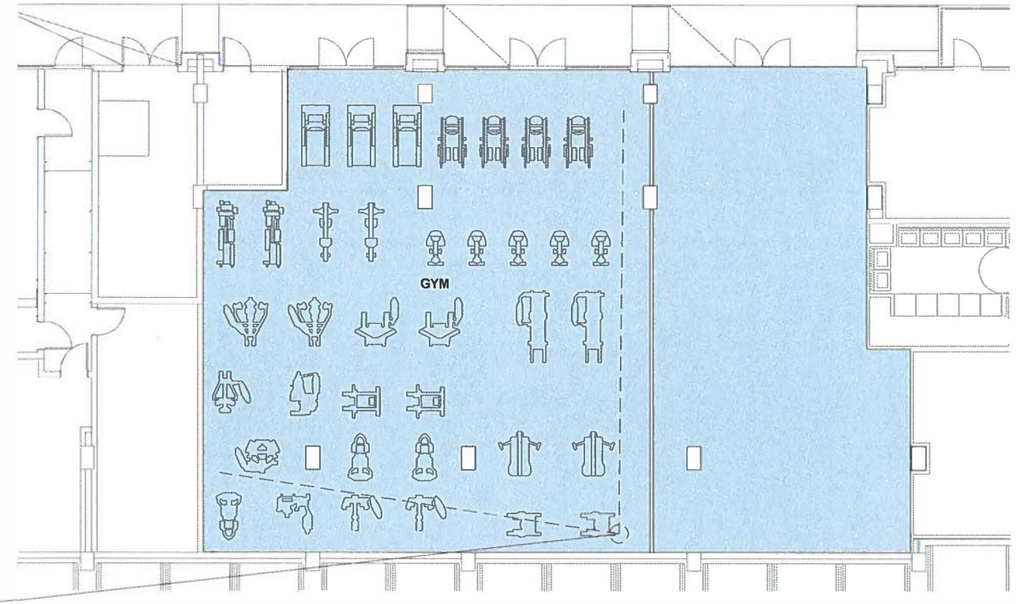
EXHIBIT C-15

A121

SVA ARCHITECTS



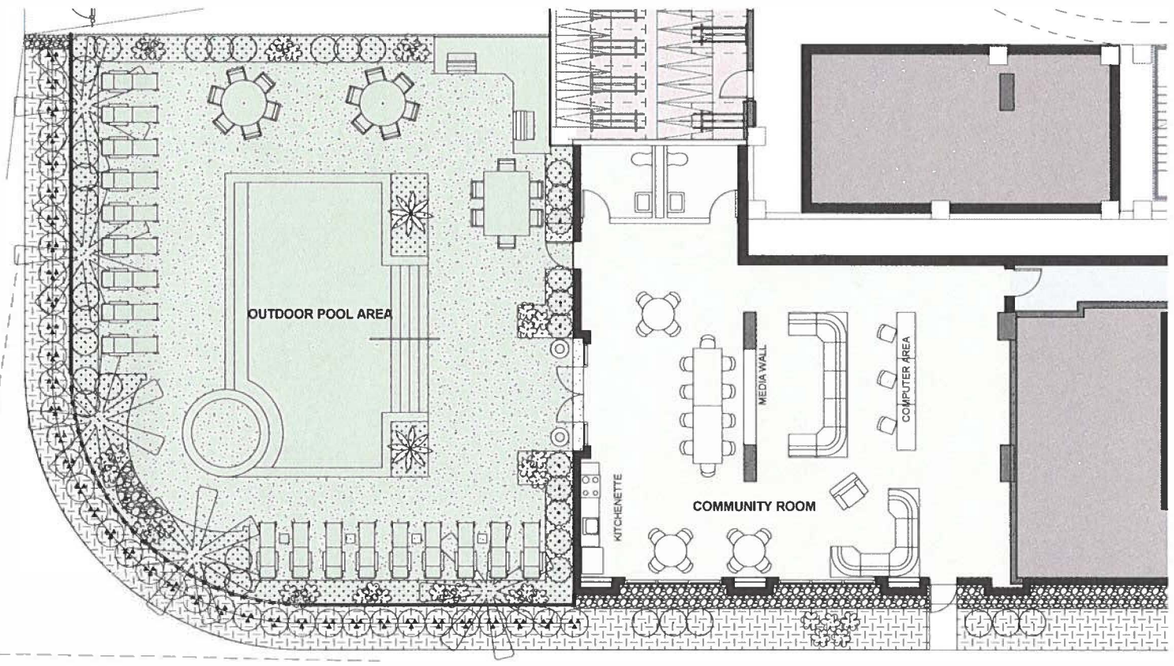
GYM



PHASE 1 AREA



POOL AREA



PHASE 3 - 4 AREA

-

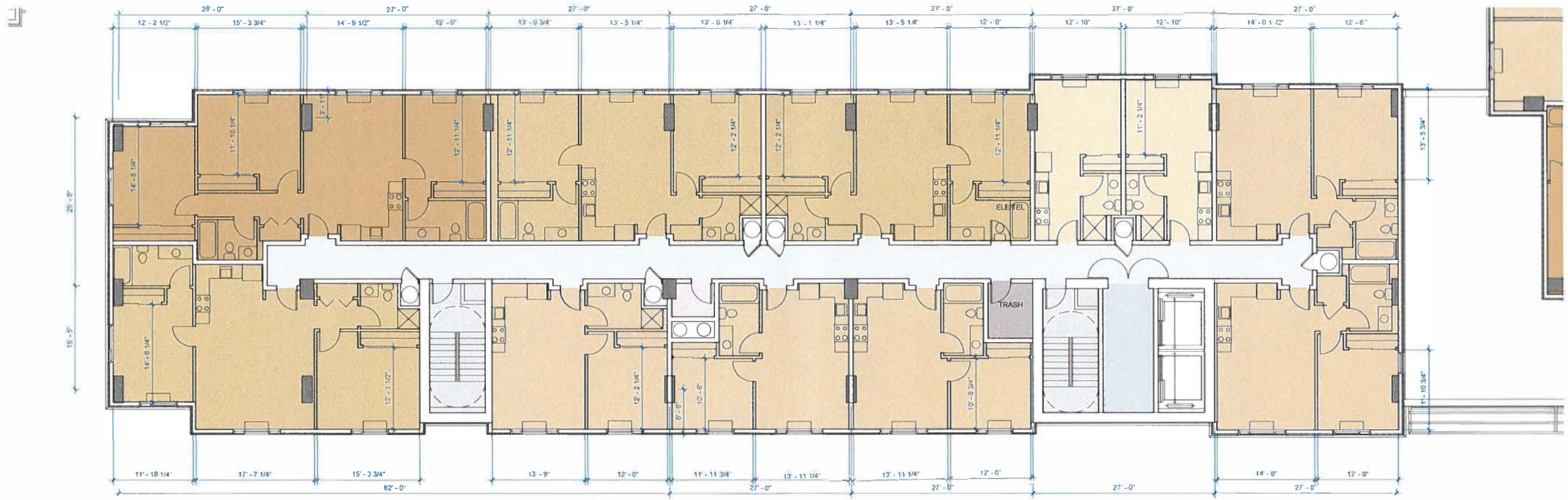
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HALE MOENA PHASES 3 AND 4

EXHIBIT C-16

A122

SVA ARCHITECTS



1 Level 5 Units Phase 3
1/8" = 1'-0"

0 2' 4' 8' 16'
1/8"= 1'-0"

-

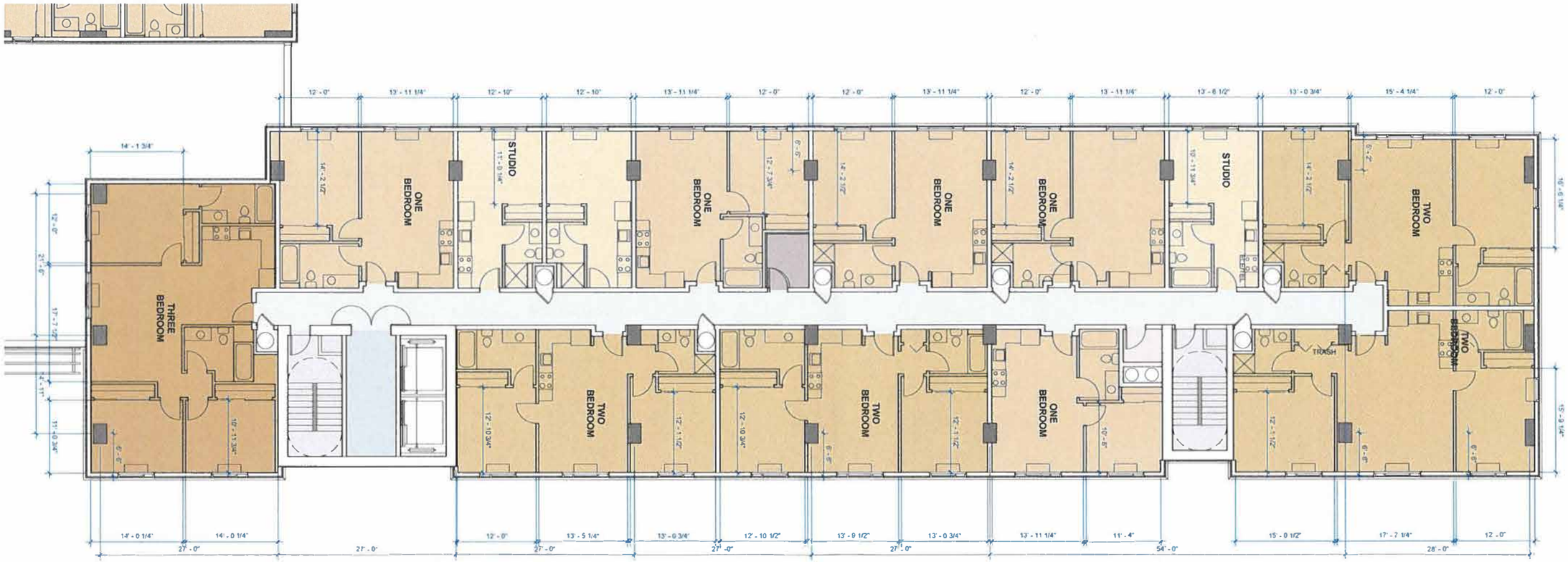
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HALE MOENA PHASES 3 AND 4

EXHIBIT C-17

A123

SVA ARCHITECTS



Level 5 Units Phase 4 1

1/8" = 1'-0"

0 2' 4' 8' 16'
1/8"= 1'-0"

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-

HALE MOENA PHASES 3 AND 4

EXHIBIT C-18

A124

SVA ARCHITECTS



Phase 2 Tower

Phase 3 Tower

2 3D View 2



Phase 3 Tower

Phase 4 Tower

3 3D View 1



Phase 2 Tower

Phase 3 Tower

Phase 4 Tower

1 South
1/16" = 1'-0"

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HALE MOENA PHASES 3 AND 4

EXHIBIT C-19

A131

SVA ARCHITECTS



2 3D View 3



1 East
1/16" = 1'-0"

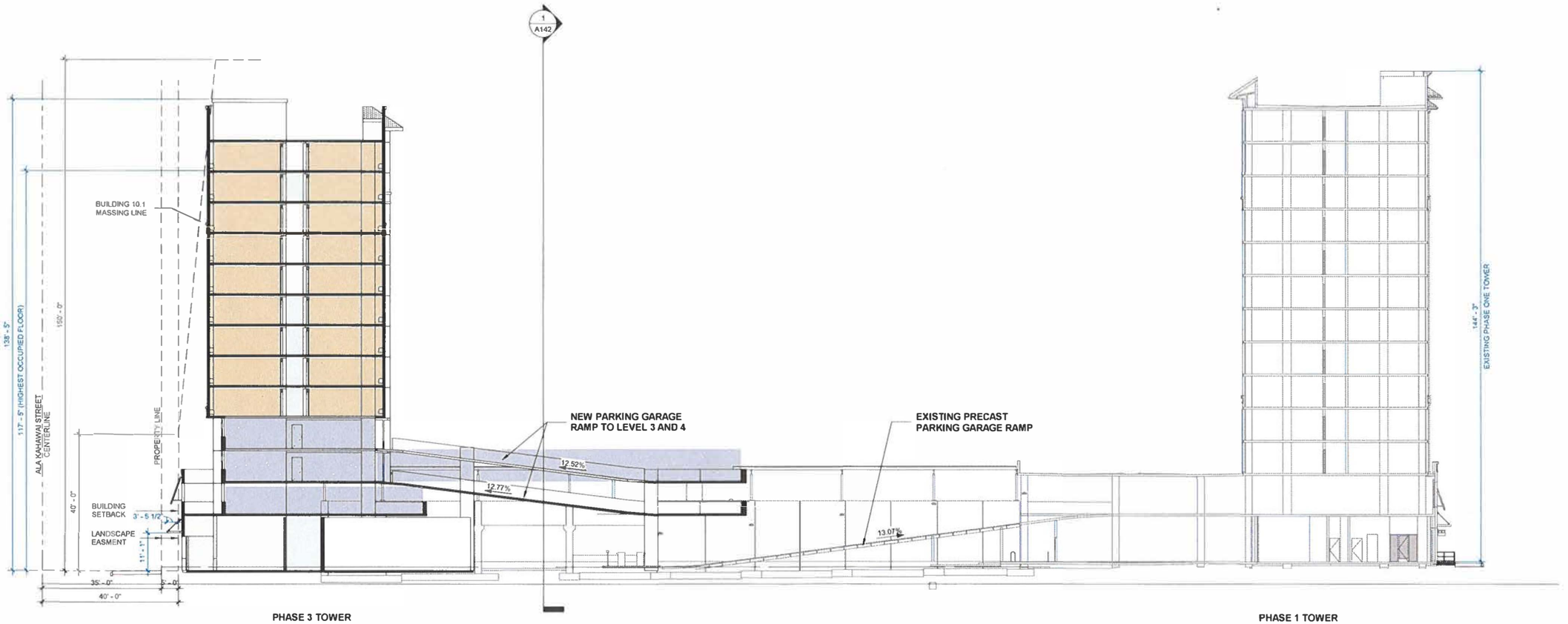
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HALE MOENA PHASES 3 AND 4

EXHIBIT C-20

A132

SVA ARCHITECTS



1 Section 1
1/16" = 1'-0"

-

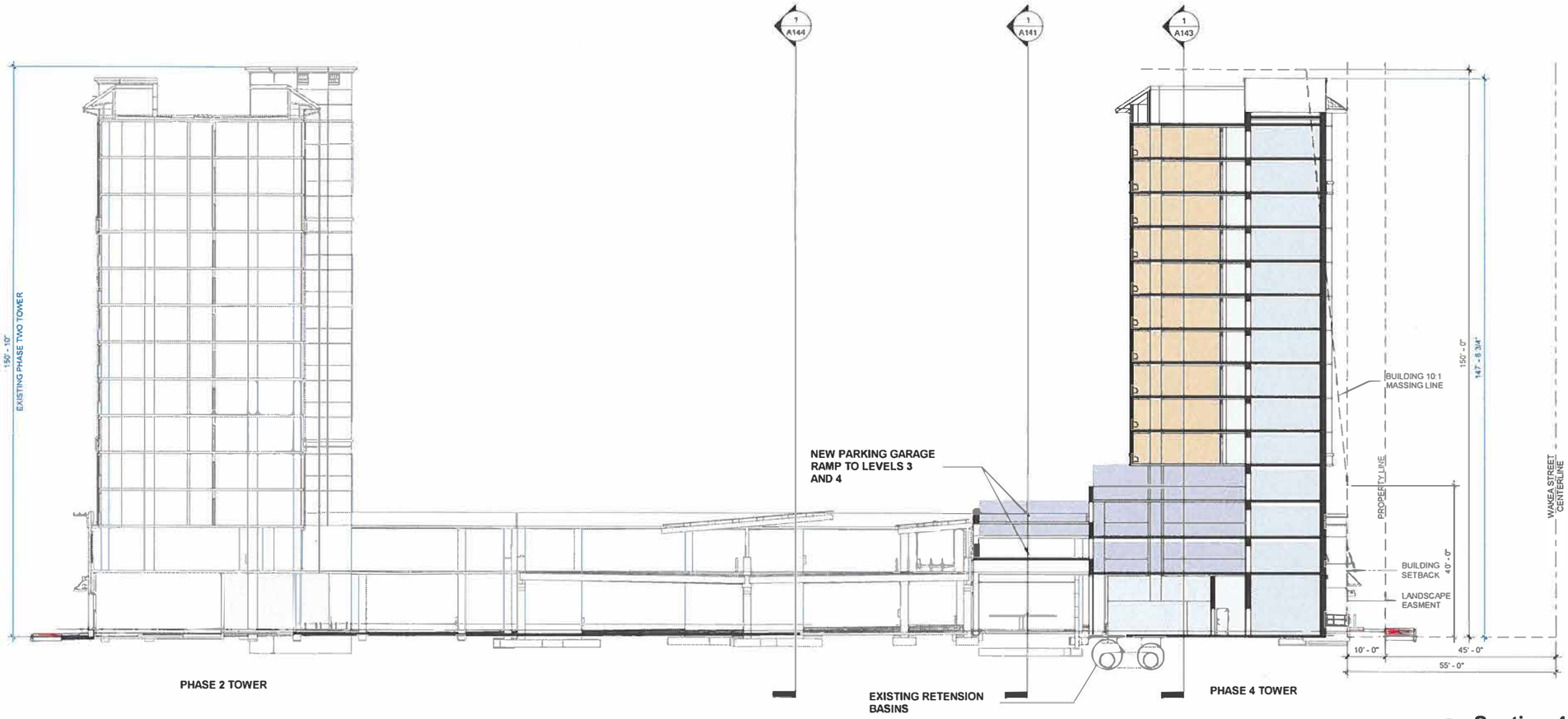
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HALE MOENA PHASES 3 AND 4

A141

SVA ARCHITECTS

EXHIBIT C-21



1 **Section 4**
1/16" = 1'-0"

-

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HALE MOENA PHASES 3 AND 4

EXHIBIT C-22

A142

SVA ARCHITECTS



1 **Section 3**
1/16" = 1'-0"

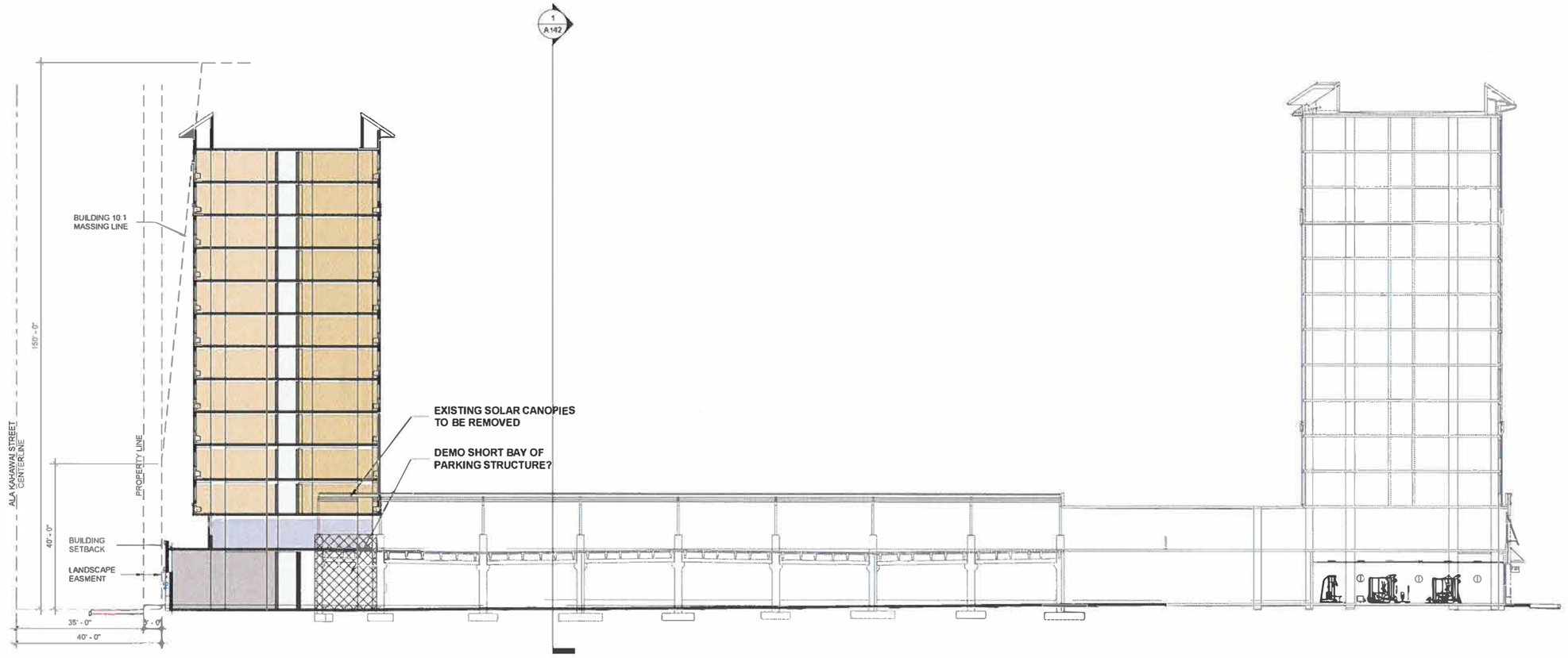
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HALE MOENA PHASES 3 AND 4

EXHIBIT C-23

A143

SVA ARCHITECTS



1 **Section 2**
1/16" = 1'-0"

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HALE MOENA PHASES 3 AND 4

A144

SVA ARCHITECTS

EXHIBIT C-24

Report Title:
Exemptions Pursuant to HRS Chapter 201H; Kapolei Mixed-Use Development; Hale Moena; Affordable Housing; Hawai‘i Housing Finance and Development Corporation ("HHFDC"); Department of Planning and Permitting ("DPP"); Major Modification; Kapolei, O‘ahu; Kapolei, Oahu

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.