

REPORT OF THE COMMITTEE ON ZONING

Voting Members:

Esther Kia'aina, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Val A. Okimoto, Matt Weyer

Committee Meeting Held
March 6, 2025

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

Mr. Chair:

Your Committee on Zoning, which considered Resolution 25-69 entitled:

"RESOLUTION AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE WAIAKOA AFFORDABLE AND MARKET RATE HOUSING PROJECT IN HONOLULU, O'AHU,"

transmitted by Miscellaneous Communication 92 (2025), dated February 18, 2025, from the Hawaii Housing Finance and Development Corporation ("HHFDC"), received by the Council on February 21, 2025, and introduced on February 24, 2025, reports as follows:

The purpose of Resolution 25-69 is to authorize, pursuant to § 201H-38, Hawaii Revised Statutes, exemptions from certain City application fees; infrastructure, or public works fees and charges; and electric vehicle infrastructure requirements for the development of the Waiakoa affordable and market-rate housing project on 4.18 acres of land located at 756 Auahi Street in Kaka'ako, O'ahu, and identified as Tax Map Key (1) 2-1-053:032 (the "Project").

The HHFDC processed the 201H application, and on February 21, 2025, transmitted to the Council the Project's requested exemptions and deferrals, the For Action approved by HHFDC Board of Directors on February 13, 2025, and the Project's preliminary plans and specifications by Miscellaneous Communication 92 (2025).

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ADOPTED ON MAR 19 2025

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PROJECT DESCRIPTION

By way of background, the Project is within the Kaka'ako Community Development District, which is under the planning and zoning jurisdiction of the Hawaii Community Development Authority. The Project is also located within the Kamehameha Schools Kainalu 'o Kaka'ako Master Plan area.

As proposed, the Project consists of two 33-story residential towers atop a nine-floor parking podium (total of 42 stories, 400 feet in height), with a residential liner for the parking podium, 1,667 vehicle parking spaces (1,521 residential and 146 commercial), ten loading spaces, long-term and short-term bicycle parking spaces, a 26,441 square-foot central community plaza that serves as a public gathering place, 69,143 square feet of commercial and retail space, and 77,665 square feet of recreational areas (outdoor and indoor facilities).

The Project includes 1,032 for-sale studio, one-bedroom, two-bedroom, and three-bedroom dwelling units, of which 200 affordable units will be available to households earning 120 percent of the AMI, 420 affordable units will be available to households earning 140 percent of the AMI, and 412 units will be market-rate units.

The State of Hawai'i Office of Planning and Sustainable Development commented that the Project's depth of affordability appears limited, given the substantial exemptions being requested, and stated that the Project's application would be strengthened if the Project included income limits of 80 percent to 120 percent of the area median income.

Your Committee finds that while there is a need for housing to accommodate households earning 80 to 100 percent of the area median income, the Project is a for-sale development that is targeted toward the workforce "gap group," which includes local families employed as teachers, flight attendants, firefighters, police officers, nurses, and other careers. There is a need for this type of workforce housing, and this "gap group" often has difficulty competing for market-rate housing.

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The Project's Mauka Tower includes a total of 442 dwelling units (276 affordable units and 166 market rate units), the Makai Tower includes a total of 440 dwelling units (260 affordable units and 180 market-rate units), and the parking podium Residential Liner includes a total of 150 dwelling units (84 affordable units and 66 market-rate units).

REQUESTED EXEMPTIONS

The proposed CD1 authorizes exemptions from the payment of building permit plan review fees, building permit fees, grading and grubbing permit fees, trenching permit fees, stormwater quality and erosion and sediment control plan review fees, special assignment inspection fees, storm drain connection fees, and Honolulu Fire Department plan review fees.

The proposed CD1 also authorizes:

1. An exemption from the payment of wastewater system facility charges attributed to 200 affordable units offered for sale to households earning 120 percent of the AMI; and
2. A deferral from the payment of wastewater system facility charges (until the issuance of a certificate of occupancy for the Project) attributed to 420 affordable units offered for sale to households earning 140 percent of the AMI, and 412 market-rate units.

The proposed CD1 further authorizes a deferral (until the installation of a water meter) of the payment of water system facility charges and installation of water service fees; provided that all Board of Water Supply ("BWS") requirements are satisfied, with the actual fees to be deferred determined by the BWS during review of the Project's building permit application.

Finally, the proposed CD1 authorizes an exemption from Building Energy Conservation Code requirements relating to electric vehicle infrastructure.

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The specific exemptions or deferrals from City application fees and infrastructure or public works fees and charges, and the exemption from electric vehicle infrastructure requirements are set forth in the Resolution.

With respect to land uses and development standards, since the Project is under the jurisdiction of the Hawaii Community Development Authority, the proposed CD1 does not approve any exemptions from the Land Use Ordinance ("LUO"), Chapter 21, Revised Ordinances of Honolulu 2021.

The proposed CD1 does not include the waiver of park dedication requirements, which was included in the as-introduced Resolution, because the City's park dedication requirements do not apply in Kaka'ako, which is under the jurisdiction of the Hawaii Community Development Authority.

CONDITIONS OF APPROVAL

The proposed CD1 also adds various conditions of approval. The Project site has undergone numerous historical investigations associated with the removal of three 1,000-gallon underground gasoline storage tanks. The State of Hawai'i Department of Health issued a site cleanup completed status and no further action letter for the Project site in August 1994. However, an environmental site assessment conducted in April 2024, determined there were several recognized environmental conditions on the Project site, including petroleum, heavy metals, and polychlorinated biphenyl contamination. The proposed CD1 includes Condition B, which requires the Applicant to manage, remove, and dispose of all hazardous and regulated materials from the buildings, soil, and groundwater on the Project site.

The Project site is also 1.61 miles from the property boundary of the Daniel K. Inouye International Airport ("Airport"), and approximately 17,639 feet from the end of Runway 26L at the Airport. The proposed CD1 includes Condition I, which requires the Applicant to comply with all Federal Aviation Administration and State of Hawai'i Department of Transportation regulations, rules,

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requirements, and guidelines regarding development and activities in close proximity to airports and airport runways.

Finally, the proposed CD1 version includes all of the transportation and traffic conditions that were recommended by the Department of Planning and Permitting ("DPP"), which are meant to address and mitigate traffic impacts directly attributed to the Project.

TESTIMONY

At your Committee's meeting on March 6, 2025, the Applicant provided a brief presentation of the Project.

The DPP Director testified in support of the CD1 version of the Resolution.

The HHFDC Executive Director testified in support of the Resolution, and commented that the HHFDC appreciates the Council's support of 201H projects. Since 2020, the Council has approved 26 201H projects, with only three of the 26 projects being for-sale projects. The HHFDC Executive Director noted it is important for the government to support for-sale projects because it gives City residents the opportunity for home ownership, and for-sale projects are privately-financed, so they do not rely on government funding to be financially viable. The HHFDC is often the primary financier for affordable housing projects, so privately-financed for-sale projects such as the Waiakoa Project help the State of Hawai'i allocate funding to other projects. The deadline to submit 2025 applications to the HHFDC for Low Income Housing Tax Credit ("LIHTC") financing was February 2025, and the HHFDC received a record 35 applications. Increases in construction costs, interest rates, and insurance rates are all increasing the costs of development, so it will be challenging for the HHFDC to maintain the number of affordable housing projects it funds because the same funding amount does not go as far as it previously did.

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Your Committee received written testimony in support of the Resolution from the Hawaii Housing Finance and Development Corporation, Hawaii Regional Council of Carpenters, and the Kamehameha Schools.

DISCUSSION OF EXEMPTIONS

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

COMMITTEE AMENDMENTS

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

A. Amends the resolution title to read as follows:

"AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE WAIAKOA AFFORDABLE AND MARKET-RATE HOUSING PROJECT IN KAKA'AKO, O'AHU."

B. In the first WHEREAS clause, clarifies the description of the Project as proposed, corrects the tax map key of the Project site, and references Exhibits A, B, C, D, E, F, and G-1 through G-14, which are attached to the resolution.

C. Adds a new second WHEREAS clause to provide that the Project is within the Kaka'ako Community Development District, which is under the planning and zoning jurisdiction of the Hawaii Community Development Authority ("HCDA").

D. Adds a new third WHEREAS clause to provide that the Project is also within the Kamehameha Schools Kaiāulu 'o Kaka'ako Master Plan area.

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- E. Replaces the fourth and seventh WHEREAS clauses with three new WHEREAS clauses that provide more detail on the Project's configuration and the type of for-sale dwelling units being offered.
- F. Amends the seventh WHEREAS clause to add that the Project's market-rate units will consist of 57 studio units, 151 one-bedroom units, 171 two-bedroom units, and 33 three-bedroom units.
- G. Adds a new 10th WHEREAS clause to provide that the exemptions requested by the Applicant include exemptions from the HCDA's planning and zoning requirements, the waiver or deferral of City fees and charges, and an exemption from electric vehicle infrastructure requirements.
- H. Amends the 11th WHEREAS clause to provide that on February 13, 2025, the HHFDC Board of Directors, by approval of a For Action, approved the Project; the For Action listed certain requested exemptions from the HCDA's Mauka Area Rules, Chapter 15-217, Hawaii Administrative Rules ("HAR"), and the Kakaako Reserved Housing & Workforce Rules, HAR Chapter 15-218 (collectively, the "HCDA Rules"), subject to the final approval of the HCDA.
- I. Moves the second BE IT FURTHER RESOLVED clause to a new 12th WHEREAS clause, to provide that pursuant to HRS § 46-15.1(c), the Project's affordable dwelling units may be eligible to receive affordable housing credits; provided that prior to the issuance of any affordable housing credits, an agreement must be executed between the HHFDC and the Applicant in compliance with HRS § 46-15.1(c). (Eligibility for affordable housing credits is by operation of State law.)
- J. Amends the 14th WHEREAS clause to provide that the Project's preliminary plans and specifications dated July 2024 were submitted to the Council by the HHFDC on February 21, 2025, by Miscellaneous Communication 92 (2025).
- K. In the BE IT RESOLVED clause:

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1. Clarifies that approval of the Project includes exemptions and deferrals from certain City fees and charges, and an exemption from electric vehicle infrastructure requirements for the Project.
2. In Exemption 3, relating to an exemption from the payment of grading and grubbing permit fees, corrects the estimated amount of the fee to be \$1,055 (instead of \$505).
3. In Exemption 7, relating to an exemption from the payment of wastewater system facility charges, amends the exemption to charges attributed to 200 affordable units offered for sale to households earning 120 percent of the AMI (instead of 620 units offered for sale to households earning 140 percent or below of the AMI), and amends the estimated exemption amount to \$1,323,200 (instead of \$2,871,344).
4. In Deferral 8, relating to a deferral of the payment of wastewater system facility charges, amends the deferral to charges attributed to 420 affordable units offered for sale to households earning 140 percent of the AMI and 412 market-rate units (instead of only 412 market-rate units), and amends the estimated deferral amount to \$2,778,720 and \$2,725,792, respectively (instead of \$1,908,054).
5. In Deferral 11, relating to the Board of Water Supply ("BWS") water system facility charges and installation of water service fees, provides for a deferral of the fees and charges; provided that all BWS requirements are satisfied (instead of an exemption for the fees and charges attributed to 620 units offered for sale to households earning 140 percent or below of the AMI, and a deferral of the fees and charges attributed to the market-rate units), and corrects the estimated deferral amount to \$210,652 (instead of \$126,554).

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6. Deletes Exemption 12, relating to an exemption from park dedication requirements, because the City's park dedication requirements do not apply to Kaka'ako, which is under the jurisdiction of the HCDA.
 7. Deletes Exemption 13, relating to an exemption from the payment of Disability and Communication Access Board review fees, because the waiver of these fees is subject to the approval of the Disability and Communication Access Board. Renumbers subsequent exemptions.
- L. In the first BE IT FURTHER RESOLVED clause, adds the following conditions of approval:
1. Condition A, which provides that except for the exemptions and deferrals from certain City application fees and infrastructure or public works fees and charges provided in the resolution, and the exemptions from certain HCDA Mauka Area Rules development standards that are approved by the HCDA, the Project must comply with all statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, construction standards for subdivisions, development and improvement of land, and the construction of dwelling units thereon.
 2. Condition B, which provides that prior to undertaking any demolition activities, the Applicant is required to manage or remove and dispose of all hazardous and regulated materials from the buildings, soil, and groundwater on the Project site in accordance with applicable federal, State of Hawai'i, and City regulations.
 3. Condition C, which provides that prior to the issuance of any building permit for the Project, the Applicant is required to submit to the DPP for its review and approval transportation and traffic studies, reports, and plans, which are meant to address and mitigate traffic impacts directly attributed to the Project, and to implement all recommendations of the approved studies,

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reports, and plans. The studies, reports, and plans include an overall timeline or phasing plan, construction management plan, traffic management plan ("TMP") and updates to the Project's traffic impact analysis report ("TIAR").

4. Condition D, which provides that a post TMP and TIAR will be required approximately one year after the issuance of the Project's certificate of occupancy to update and validate the prior TMP and TIAR. The Applicant is required to implement the post TMP and TIAR recommendations.
5. Condition E, which provides for requirements relating to Project vehicle access points and driveways, including minimum width, adequate sight distance, driveway grades, and recessed entry gates and ticket dispensers.
6. Condition F, which provides for requirements relating to the Project's porte-cochere.
7. Condition G, which provides for requirements relating to the corners at the intersections of Cooke and Pohukaina Streets, and Cooke and Auahi Streets.
8. Condition H, which requires the Applicant to prepare a traffic assessment study for a midblock pedestrian crossing along Cooke Street between Auahi and Pohukaina Streets. If the traffic assessment study recommends a midblock crossing, the Applicant is required to implement the midblock crossing.
9. Condition I, which requires the Applicant to comply with all Federal Aviation Administration and State of Hawaii Department of Transportation regulations, rules, requirements, and guidelines regarding development and activities in close proximity to airports and airport runways.

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- M. Moves the second BE IT FURTHER RESOLVED clause to a new 12th WHEREAS clause (see summary paragraph I).
- N. Adds a new second BE IT FURTHER RESOLVED clause to provide that references to the HHFDC and HCDA include any successor agency, and references to specific statutes, ordinances, or regulations include any respective successor statutes, ordinances, or regulations.
- O. Attaches Exhibits A, B, C, D, E, F, and G-1 through G-14 to the resolution.
- P. Makes miscellaneous technical and nonsubstantive amendments.

COMMITTEE FINDINGS AND RECOMMENDATIONS

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

Your Committee on Zoning is in accord with the intent and purpose of Resolution 25-69, as amended herein, and recommends its adoption in the form attached hereto as Resolution 25-69, CD1. (Ayes: Cordero, Dos Santos-Tam, Kia'aina, Okimoto, Weyer – 5; Noes: None.)

Respectfully submitted,

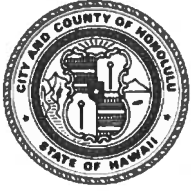


Committee Chair

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No. 25-69, CD1

RESOLUTION

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE WAIAKOA AFFORDABLE AND MARKET-RATE HOUSING PROJECT IN KAKA'AKO, O'AHU.

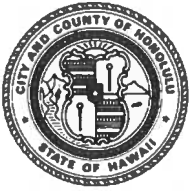
WHEREAS, Castle & Cooke Waiakoa, LLC and co-developer KP Waiakoa GP, LLC (the "Applicant"), with the approval of the Hawaii Housing Finance and Development Corporation ("HHFDC"), proposes to develop Waiakoa, a mixed-use project on 4.18 acres of land located at 756 Auahi Street in Kaka'ako, O'ahu, and identified as Tax Map Key (1) 2-1-053:032, as depicted in Exhibits A, B, C, D, E, F, and G-1 through G-14, attached hereto and incorporated by reference herein (the "Project"); and

WHEREAS, the Project is within the Kaka'ako Community Development District, which is under the planning and zoning jurisdiction of the Hawaii Community Development Authority ("HCDA"), pursuant to Chapter 206E, Hawaii Revised Statutes ("HRS"); and

WHEREAS, the Project is also within the Kamehameha Schools Kaiāulu 'o Kaka'ako Master Plan ("KKMP") area; the KKMP was initially approved by the HCDA in September 2009, and amended in 2012 and 2021; and

WHEREAS, as proposed, the Project consists of two 33-story residential towers atop a nine-floor parking podium (total of 42 stories, 400 feet in height), with a parking podium residential liner along Cooke Street and Auahi Street, 1,667 vehicle parking spaces (1,521 residential and 146 commercial), ten loading spaces, long-term and short-term bicycle parking spaces, an approximately 26,441 square-foot central community plaza that serves as a public gathering place, approximately 69,143 square feet of commercial space, and approximately 77,665 square feet of recreational areas (outdoor and indoor facilities); and

WHEREAS, as proposed, the Project will contain a total of 1,032 for-sale dwelling units (studio, one-bedroom, two-bedroom, and three-bedroom units), of which 620 will be affordable units available to households earning 140 percent or below of the area median income ("AMI") determined by the U.S. Department of Housing and Urban Development annually for the Honolulu Metropolitan Statistical Area as adjusted for household size (200 affordable units at 120 percent of the AMI, and 420 affordable units at 140 percent of the AMI), and 412 units will be market-rate units; and



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WHEREAS, as proposed, the Project involves the mauka tower with a total of 442 dwelling units (276 affordable units and 166 market rate units), the makai tower with a total of 440 dwelling units (260 affordable units and 180 market-rate units), and the parking podium residential liner with a total of 150 dwelling units (84 affordable units and 66 market-rate units); and

WHEREAS, the Project's affordable units will consist of 165 studio units, 235 one-bedroom units, 186 two-bedroom units, and 34 three-bedroom units; and the Project's market-rate units will consist of 57 studio units, 151 one-bedroom units, 171 two-bedroom units, and 33 three-bedroom units; and

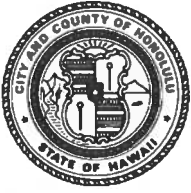
WHEREAS, all affordable for-sale units will remain affordable for a minimum of 10 years and will be subject to the HHFDC's Shared Appreciation Equity Program and 10-Year Buyback Restrictions; and

WHEREAS, the Project will help address the critical need for affordably priced housing within Central Honolulu's urban core in convenient proximity to a comprehensive range of educational facilities, employment centers, and multiple shopping, dining, and family services opportunities; and

WHEREAS, the exemptions requested by the Applicant include exemptions from the HCDA's planning and zoning requirements, the waiver or deferral of City fees and charges, and an exemption from electric vehicle infrastructure requirements; and

WHEREAS, on February 13, 2025, the HHFDC Board of Directors, by approval of a For Action, approved the Project; the For Action listed certain requested exemptions from the HCDA's Mauka Area Rules, Chapter 15-217, Hawaii Administrative Rules ("HAR"), and the Kakaako Reserved Housing Rules, HAR Chapter 15-218 (collectively, the "HCDA Rules"), subject to the final approval of the HCDA; and

WHEREAS, pursuant to HRS § 46-15.1(c) (see Act 31, Session Laws of Hawaii 2024), the Project's affordable dwelling units may be eligible to receive affordable housing credits; provided that prior to the issuance of any affordable housing credits, an agreement must be executed between the HHFDC and the Applicant in compliance with HRS § 46-15.1(c); and



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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 governmental agency relating to planning, zoning, construction standards for subdivision, development and improvement of the land, and the construction of units thereon pursuant to HRS § 201H-38; and

WHEREAS, the Council has reviewed the preliminary plans and specifications for the Project dated July 2024, prepared by Design Partners, Inc., and submitted to the Council by the HHFDC on February 21, 2025, by Miscellaneous Communication 92 (2025); and

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

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

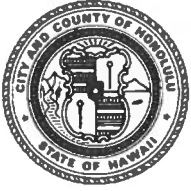
WHEREAS, the requested exemptions meet minimum requirements of health and safety; and

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; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that it approves the Project, which approval includes exemptions and deferrals from certain City fees and charges, and an exemption from electric vehicle infrastructure requirements for the Project, as follows:

Application Fees:

1. Exemption from § 18-6.1, Revised Ordinances of Honolulu 2021 ("ROH"), to allow an exemption from the payment of plan review fees, estimated at \$25,000.
2. Exemption from ROH § 18-6.2, to allow an exemption from the payment of building permit fees, estimated at \$2,267,800.
3. Exemption from ROH § 18A-2.4, to allow an exemption from the payment of grading and grubbing permit fees, estimated at \$1,055.



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4. Exemption from ROH § 18-3.1(c) and Table 18-A, to allow an exemption from the payment of special assignment inspection fees, estimated at \$1,000.
5. Exemption from ROH § 18A-1.6(d), to allow an exemption from the payment of stormwater quality review and erosion control and sediment plan review fees, estimated at \$250.
6. Exemption from ROH § 14-2.1(c), to allow an exemption from the payment of trenching permit fees, estimated at \$195.

Infrastructure and Public Works Fees and Charges:

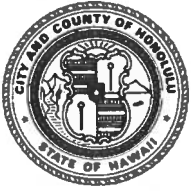
7. Exemption from ROH §§ 43-10.1, 43-10.2 and 43-10.3, to allow an exemption from the payment of wastewater system facility charges attributed to 200 affordable units offered for sale to households earning 120 percent of the AMI, estimated at \$1,323,200.
8. Deferral from ROH §§ 43-10.1, 43-10.2 and 43-10.3, to allow the deferral until the issuance of the Project's certificate of occupancy of the payment of wastewater system facility charges attributed to 420 affordable units offered for sale to households earning 140 percent of the AMI, and 412 market-rate units, estimated at \$2,778,720 and \$2,725,792, respectively.
9. Exemption from ROH § 43-11.12(f), to allow an exemption from the payment of storm drain connection fees, estimated at \$200.

Fire Department Plan Review Fees:

10. Exemption from ROH § 20-1.1(3), to allow an exemption from the payment of Honolulu Fire Department plan review fees, estimated at \$226,780.

Board of Water Supply Rules and Regulations:

11. Deferral from Sections 1-102 and 2-202 of the Board of Water Supply ("BWS") Rules and Regulations, to allow a deferral until the installation of the Project's water meter of the payment of water system facility charges and the installation of water service fees, estimated at \$210,652; provided that all BWS requirements



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are satisfied. The actual charges and fees to be deferred will be determined by the BWS during its review of the Project's building permit application.

City and County of Honolulu Affordable Housing Requirements:

12. Exemption from ROH Chapter 29, relating to the City's affordable housing requirements, to allow the Project to be developed, marketed, and sold in accordance with HHFDC affordable housing requirements for projects developed under HRS § 201H-38, including pursuant to HRS §§ 201H-47, 201H-49, and 201H-50.

Building Energy Conservation Code Requirements:

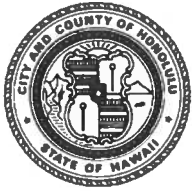
13. Exemption from ROH § 16B-1.1(25), Section C409, relating to electrical vehicle ("EV") infrastructure, to allow the Project to provide 169 EV charger ready stalls (or the equivalent of 169 compliance points), which is 50 percent of the required 337 EV charger ready stalls (or the equivalent of 337 compliance points).

Land Use Ordinance:

14. With respect to land uses and development standards, the Project is under the jurisdiction of the HCDA; therefore, no exemptions from the Land Use Ordinance, ROH Chapter 21, are needed; and

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

- A. Except for the exemptions and deferrals from certain City application fees and infrastructure or public works fees and charges provided herein, and the exemptions from certain HCDA Mauka Area Rules development standards that are approved by the HCDA, the Project must comply with all statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, construction standards for subdivisions, development and improvement of land, and the construction of dwelling units thereon.
- B. Prior to undertaking any demolition activities, all hazardous and regulated materials from the buildings, soil, and groundwater on the Project site must be managed or removed and disposed of in accordance with applicable federal, State of Hawai'i, and City regulations.

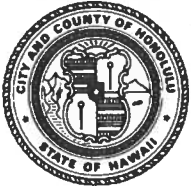


HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 25-69, CD1

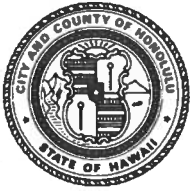
RESOLUTION

1. The Applicant shall collect soil and groundwater samples to assess the environmental impacts of the recognized environmental conditions ("REC") identified on the Project zoning lot in the environmental site assessment dated April 29, 2024, conducted by EnviroServices & Training Center, LLC (RECs included petroleum, heavy metals, and polychlorinated biphenyl contamination).
 2. If REC contaminants are identified in the soil and groundwater samples at concentrations exceeding appropriate State of Hawai'i Department of Health ("DOH") environmental action levels, the Applicant shall, in consultation with the DOH Hazard Evaluation and Emergency Response Office ("HEER"), conduct appropriate environmental investigation and response activities, and upon completion of those activities, obtain HEER's concurrence that the contaminants on the Project zoning lot have been sufficiently addressed, which may include a no further action letter from the DOH.
- C. Prior to the issuance of any building permit for the Project, the Applicant shall submit to the Department of Planning and Permitting ("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 proposed roadway improvements, in a format acceptable to the DPP. The timeline must identify when a construction management plan ("CMP"), a traffic management plan ("TMP"), and any updates to the traffic impact analysis report ("TIAR") dated August 2024, 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;



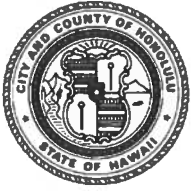
RESOLUTION

- b. Identifies and limits construction-related vehicular activity to periods outside of the peak traffic hours using alternative routes for heavy trucks, provides for onsite or offsite staging areas for construction workers and vehicles to limit the use of on-street parking around the Project site, and includes other traffic mitigation measures to address potential impacts on the surrounding neighborhood during 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 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 continuous 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 demonstrates how onsite high-use parking and loading areas will be managed, and shows turning templates that demonstrate the maneuvering of parking and loading vehicles and any possible impacts to driveway operations; all loading and trash pickup areas must be designed so that



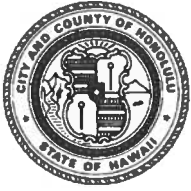
RESOLUTION

- vehicles enter and exit front first, and adequate turn-around areas for large vehicles must be provided on the Project site;
- d. Includes an analysis that supports minimization of the average dwell time for users of the Project's porte-cochere, to ensure that vehicles do not queue onto Pohukaina Street and Auahi Street; and
 - e. Includes a bicycle plan that identifies the location and number of short-term and long-term bicycle racks being provided, which must be situated in safe and convenient locations.
4. Plans that show the Applicant's implementation of the 18 recommendations to minimize traffic impacts of the Project that were included in the Project's TIAR, dated August 2024, and prepared by Wilson Okamoto Corporation. The Applicant shall update the Project's initial TIAR if Koula Street will be subject to closure. If the updated TIAR recommends additional traffic mitigation measures or modifications to address traffic impacts directly attributed to the Project, the Applicant shall implement the updated TIAR recommendations.
- D. Approximately one year after the issuance of a certificate of occupancy for the Project, the Applicant shall submit to the DPP for its review and approval:
- 1. An post TMP to validate the relative effectiveness of the various TDM strategies identified in the initial TMP; and
 - 2. A post TIAR that updates and validates the Project's initial TIAR dated August 2024, or any update to the initial TIAR, to validate traffic projections, distribution, and assignment of vehicles, bicycles, and pedestrians contained the most recent TIAR. If the post TIAR recommends additional traffic mitigation measures or modifications to address traffic impacts directly attributed to the Project, the Applicant shall implement the post TIAR recommendations. If the post TIAR is inconclusive, a second post TIAR may be required one year after the date of the initial post TIAR, as the DPP Director determines is necessary.



RESOLUTION

- E. All Project vehicular access points must be constructed as City dropped driveways and must provide for a minimum width of 20 feet to accommodate two-way traffic. Adequate sight distance to pedestrians and other vehicles must be maintained from all driveways. Driveway grades must not exceed five percent for a minimum distance of 25 feet from the Project site property line. Entry gates and ticket dispensers must be recessed as far into the driveway as necessary to avoid the queuing of vehicles onto the public streets.
- F. The length of the Project's porte-cochere must be designed to prevent any overflow of vehicles onto Pohukaina Street and Auahi Street. The porte-cochere must be wide enough to allow a moving vehicle to safely pass a stationary parked vehicle. A minimum width of 20 feet is acceptable for this maneuver, including provisions for vehicles turning into and out of the porte-cochere.
- G. A 30-foot property line radii with a 28-foot curb radii must be provided at the corners at the intersection of Cooke Street and Pohukaina Street, and the corners at the intersection of Cooke Street and Auahi Street.
- H. The Applicant shall prepare a traffic assessment study for a midblock pedestrian crossing along Cooke Street between Auahi Street and Pohukaina Street to determine if a midblock crossing at this location is necessary. If the traffic assessment study recommends a midblock crossing, the Applicant shall implement the midblock crossing, in consultation with the DPP Traffic Review Branch.
- I. Since the Project site is 1.61 miles from the property boundary of the Daniel K. Inouye International Airport ("Airport"), and approximately 17,639 feet from the end of Runway 26L at the Airport, the Applicant shall comply with all Federal Aviation Administration ("FAA") and State of Hawai'i Department of Transportation ("HDOT") regulations, rules, requirements, and guidelines regarding development and activities in close proximity to airports and airport runways.
 - 1. The Applicant shall submit (to the FAA) FAA Form 7460-1 Notice of Proposed Construction or Alteration, and the Project must comply with all conditions required by the FAA in its response to the Applicant's FAA Form 7460-1.



RESOLUTION

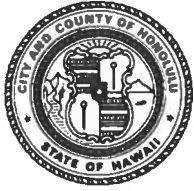
2. The Project must not include landscaping that creates a wildlife attraction that may become a hazard to aircraft operations (see FAA Advisory Circular 150/5200-33C Hazardous Wildlife Attractants on or Near Airports). If the Modified Project's landscaping creates a wildlife attraction, the Applicant shall immediately mitigate the hazard upon notification by the FAA or HDOT.
3. If the Project includes a photovoltaic ("PV") system, the Applicant shall submit to the FAA a Form 7460-1 glint and glare analysis for the Project's PV system, and submit a copy of the FAA's determination of the Form 7460-1 glint and glare analysis to HDOT. If the Project's PV system creates hazardous glint or glare conditions for pilots, or emits radio-frequency that interferes with aviation-dedicated radio signals, the Applicant shall immediately mitigate the hazard upon notification by the FAA or HDOT.
4. The Applicant shall inform all prospective purchasers or buyers of Project dwelling units of potential aircraft flight and airport activity and related impacts, including but not limited to noise, fumes, smokes, vibrations, and odors; and

BE IT FURTHER RESOLVED that as used in this resolution:

- i. References to the HHFDC include any successor agency;
- ii. References to the HCDA include any successor agency; and
- iii. 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 Project commences no later than 48 months after the effective date of this resolution; and

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



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CITY AND COUNTY OF HONOLULU

No. 25-69, CD1

RESOLUTION

BE IT FURTHER RESOLVED that the final plans and specifications for the Project constitute the zoning, building, construction, and subdivision 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 Council; provided that minor modifications to the design character of the building 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 and County of Honolulu, its officials, or its employees, on account of the actions taken by them in reviewing or approving the plans and specifications, or in granting the exemptions listed herein; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Hawaii Housing Finance and Development Corporation, 677 Queen Street, Suite 300, Honolulu, Hawai'i 96813; Castle & Cooke Waiakoa, LLC, 688 Iwilei Road, Suite 510, Honolulu, Hawai'i 96817; and Isaiah Sato, R.M. Towill Corporation, 2024 North King Street, Suite 200, Honolulu, Hawai'i 96819.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

February 24, 2025
Honolulu, Hawai'i

_____ Councilmembers

EXHIBIT A

LOCATION MAP

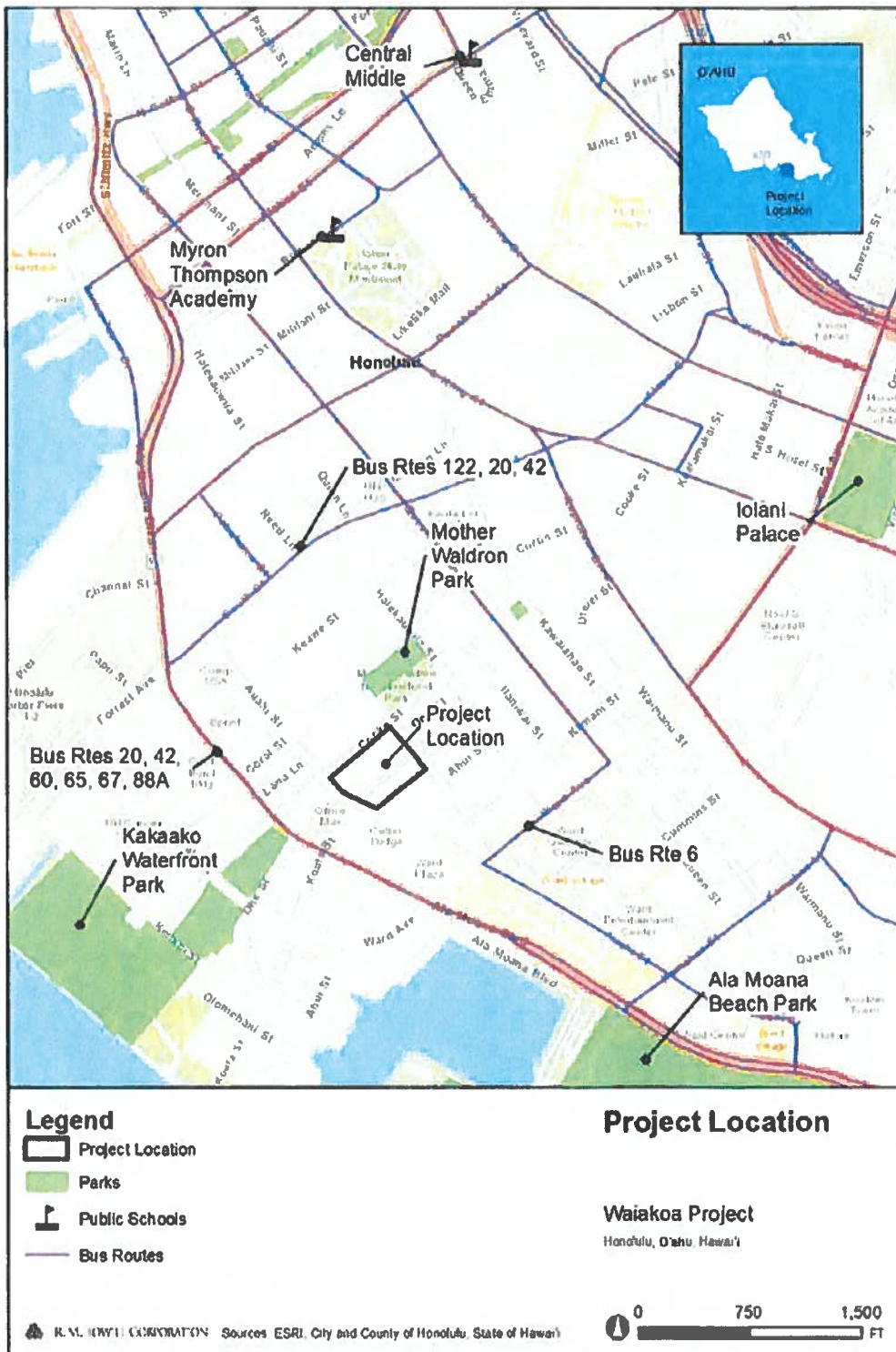


EXHIBIT B

KAIUALU O KAKAAKO MASTER PLAN



ZONING AND BUILDING CODE INFORMATION

ADRESS : 756 AUAHI ST, HONOLULU, HI 96813
 TAX MAP KEY : 2-3-053-032
 TOTAL LOT AREA : 182,398 SF
 ZONING DESIGNATION : MUZ-R (MIXED USE ZONE - RESIDENTIAL)
 TYPE OF CONSTRUCTION : I-A (FIRE RESISTIVE NON-COMBUSTIBLE)

ZONING

	HCDA	KKMP...	PROPOSED
HEIGHT LIMIT	400'	BUILDING HEIGHT	400'
FAR	3.5	6.5	6.5
OPEN AREA	10%	13.18%	20.66 %
STREET SETBACK	15'-0"		15'-0"
	0' OR 10'-0"		0' OR 10'-0"
	W/ WINDOW OPENINGS		
PARK-TO-PARK PROMENADE @ COOKE STREET	MIN. : 40'-0"		40'-0"
VIEW CORRIDOR SETBACK @ COOKE STREET	BUILDING ELEVATION 20'-0" TO 45'-0"		-
	MAX. PODIUM HEIGHT : 45'-0"		78'-6"
	MIN. TOWER SET BACK : 75'-0"		51'-7"

	PAVILIONS @ PLAZA =	TOTAL:
COMMERCIAL	= 1,814 SF	1,163,634 SF
RESIDENTIAL	= 69,143 SF	
COMMON	= 853,448 SF	
	= 239,229SF	

REQUIREMENTS

PARKING
 1381 STALLS
 ~ 600 SF : 0.9 PER UNIT (222 UNITS)
 600 ~ 800 SF : 1.13 PER UNIT (386 UNITS)
 800 SF ~ : 1.35 PER UNIT (357+67 UNITS)

LOADING SPACE
 ADA PARKING : 5 STALLS / RESIDENTIAL : 5 STALLS
 27 ADA STALLS (INCL. 5 VAN STALLS)

UNIT COUNT

STUDIO	222 UNITS
1 BEDROOM	386 UNITS
2 BEDROOM	357 UNITS
3 BEDROOM	67 UNITS
TOTAL	1032 UNITS

1667 STALLS
 5 / 5 STALLS
 28 STALLS (INCL. 5 VAN STALLS)

LEVEL	PSZ	HEIGHT	AREA	PERMITTED AREA	PERMITTED AREA	STRENGTH AREA	COMB AREA	CONCRETE AREA	LIQUID AREA	MAXIMUM TOWER AREA	MAXIMUM TOWER AREA
TOP	RELU		COMMERCIAL PERM (SQ FT)	STRENGTH PERM (SQ FT)	STRENGTH PERM (SQ FT)	COMB PERM (SQ FT)	LIQUID PERM (SQ FT)	LIQUID PERM (SQ FT)	LIQUID PERM (SQ FT)	LIQUID PERM (SQ FT)	LIQUID PERM (SQ FT)
ROOF	18	402.00								2.00	
27	37	15.00								15.00	
26	41	371.00								371.00	
40	8	248.00								248.00	
39	9	260.00								260.00	
38	9	260.00								260.00	
37	9	262.00								262.00	
36	9	262.00								262.00	
35	9	262.00								262.00	
34	9	262.00								262.00	
33	9	262.00								262.00	
32	9	262.00								262.00	
31	9	262.00								262.00	
30	9	262.00								262.00	
29	9	262.00								262.00	
28	9	262.00								262.00	
27	9	262.00								262.00	
26	9	262.00								262.00	
25	9	262.00								262.00	
24	9	262.00								262.00	
23	9	262.00								262.00	
22	9	262.00								262.00	
21	9	262.00								262.00	
20	9	262.00								262.00	
19	9	262.00								262.00	
18	9	262.00								262.00	
17	9	262.00								262.00	
16	9	262.00								262.00	
15	9	262.00								262.00	
14	9	262.00								262.00	
13	9	262.00								262.00	
12	9	262.00								262.00	
11	9	262.00								262.00	
10	9	262.00								262.00	
9	9	262.00								262.00	
8	9	262.00								262.00	
7	9	262.00								262.00	
6	9	262.00								262.00	
5	9	262.00								262.00	
4	9	262.00								262.00	
3	9	262.00								262.00	
2	9	262.00								262.00	
1	9	262.00								262.00	
TOTAL											

PROJECT F&B AREA 1,184.84

PROPOSED F&B AREA 182.208

PERMITTED SUMMARY

UNIT TYPE	PERMITTED	F&B	CONCRETE	LIQUID	TOTAL
STUDIO	27	481 SF	0.0	1.25	1.25
TOTAL PERMITTED	27	481 SF	0.0	1.25	1.25
TOTAL F&B	182.208				182.208

PERMITTED SUMMARY

UNIT TYPE	PERMITTED	F&B	CONCRETE	LIQUID	TOTAL
STUDIO	27	481 SF	0.0	1.25	1.25
TOTAL PERMITTED	27	481 SF	0.0	1.25	1.25
TOTAL F&B	182.208				182.208

PROJECT F&B AREA 1,184.84
PROPOSED F&B AREA 182.208

PERMITTED SUMMARY

UNIT TYPE	PERMITTED	F&B	CONCRETE	LIQUID	TOTAL
STUDIO	27	481 SF	0.0	1.25	1.25
TOTAL PERMITTED	27	481 SF	0.0	1.25	1.25
TOTAL F&B	182.208				182.208

PROJECT F&B AREA 1,184.84
PROPOSED F&B AREA 182.208

TYPE	NUMBER OF UNITS	RATIO OF UNITS TO TOTAL
STUDIO	27	1.42%
CONCRETE	0.0	0.0%
LIQUID	1.25	0.07%
TOTAL	28.25	100.0%

TYPE	NUMBER OF UNITS	RATIO OF UNITS TO TOTAL
STUDIO	27	1.42%
CONCRETE	0.0	0.0%
LIQUID	1.25	0.07%
TOTAL	28.25	100.0%

EXHIBIT D

PARKING SUMMARY

Tag	Department	Count
2ND FL		
COMMERCIAL		
CAV	ADA VAN STALL	5
C/S	STANDARD STALL	140
CST	TANDEM STALL	1
		146
RESIDENTIAL		
RA	ADA STALL	1
RGS	GUEST STANDARD STALL	31
RS	STANDARD STALL	34
RST	TANDEM STALL	9
		75

3RD FL		
RESIDENTIAL		
RA	ADA STALL	4
RS	STANDARD STALL	245
RST	TANDEM STALL	14
		263

4TH FL		
RESIDENTIAL		
RA	ADA STALL	4
RS	STANDARD STALL	247
RST	TANDEM STALL	14
		265

5TH FL		
RESIDENTIAL		
RA	ADA STALL	4
RS	STANDARD STALL	247
RST	TANDEM STALL	14
		265

6TH FL		
RESIDENTIAL		
RA	ADA STALL	4
RS	STANDARD STALL	247

PARKING SUMMARY

Tag	Department	Count
RST	TANDEM STALL	14
		265
7TH FL		
RESIDENTIAL		
RA	ADA STALL	4
RS	STANDARD STALL	247
RST	TANDEM STALL	14
		265
8TH FL		
RESIDENTIAL		
RA	ADA STALL	2
RS	STANDARD STALL	117
RST	TANDEM STALL	4
		123
TOTAL		1667

PARKING SUMMARY

Tag	Department	Count
1ST FL		
LOADING		
L	COMMERCIAL LOADING STALL	4
L	RESIDENTIAL LOADING STALL	5
		9
TOTAL		9

STRUCTURED PARKING AREA SUMMARY

Department	Area
2ND FL	
RESIDENTIAL PARKING	33,203 SF
COMMERCIAL PARKING	60,464 SF
	93,666 SF
3RD FL	
RESIDENTIAL PARKING	95,550 SF
	95,550 SF
4TH FL	
RESIDENTIAL PARKING	95,675 SF
	95,675 SF
5TH FL	
RESIDENTIAL PARKING	95,675 SF
	95,675 SF
6TH FL	
RESIDENTIAL PARKING	95,675 SF
	95,675 SF
7TH FL	
RESIDENTIAL PARKING	95,675 SF
	95,675 SF
8TH FL	
RESIDENTIAL PARKING	47,535 SF
	47,535 SF
TOTAL	619,453 SF

EXHIBIT F

1ST FLOOR AREA SUMMARY

CORE	405 SF
ELEVATOR CORE	136 SF
SHRUB ELEVATOR	136 SF
COAR CORE	922 SF
ELEVATOR CORE	922 SF
ELEVATOR CORE	220 SF
STAIR CORE	274 SF
STAIR CORE	220 SF
STAIR CORE	3,396 SF
RESIDENTIAL	1,825 SF
RESIDENTIAL	291 SF
RESIDENTIAL	8,143 SF
RESIDENTIAL	12,558 SF
BOH	3,004 SF
BOH	578 SF
BOH	7,448 SF
BOH	11,831 SF
COMMERCIAL	1,056 SF
COMMERCIAL	1,327 SF
COMMERCIAL	1,327 SF
COMMERCIAL	1,849 SF
COMMERCIAL	1,959 SF
BOH CORRIDOR	1,174 SF
COMMERCIAL	783 SF
COMMERCIAL	50,375 SF
COMMERCIAL	929 SF
COMMERCIAL	892 SF
COMMERCIAL	452 SF
COMMERCIAL	465 SF
COMMERCIAL	1,830 SF
COMMERCIAL	1,440 SF
COMMON	87,438 SF
PAVILLION	1,177 SF
PAVILLION	837 SF
TOTAL	1,814 SF
TOTAL	96,036 SF

LOADING PARKING SUMMARY

1ST FL	18'5" x 20'-0"
COMMERCIAL LOADING STALL	12'-0" x 35'-0"
COMMERCIAL LOADING STALL	12'-0" x 55'-0"
RESIDENTIAL LOADING STALL	8'-5" x 20'-0"
RESIDENTIAL LOADING STALL	12'-0" x 35'-0"
TOTAL	

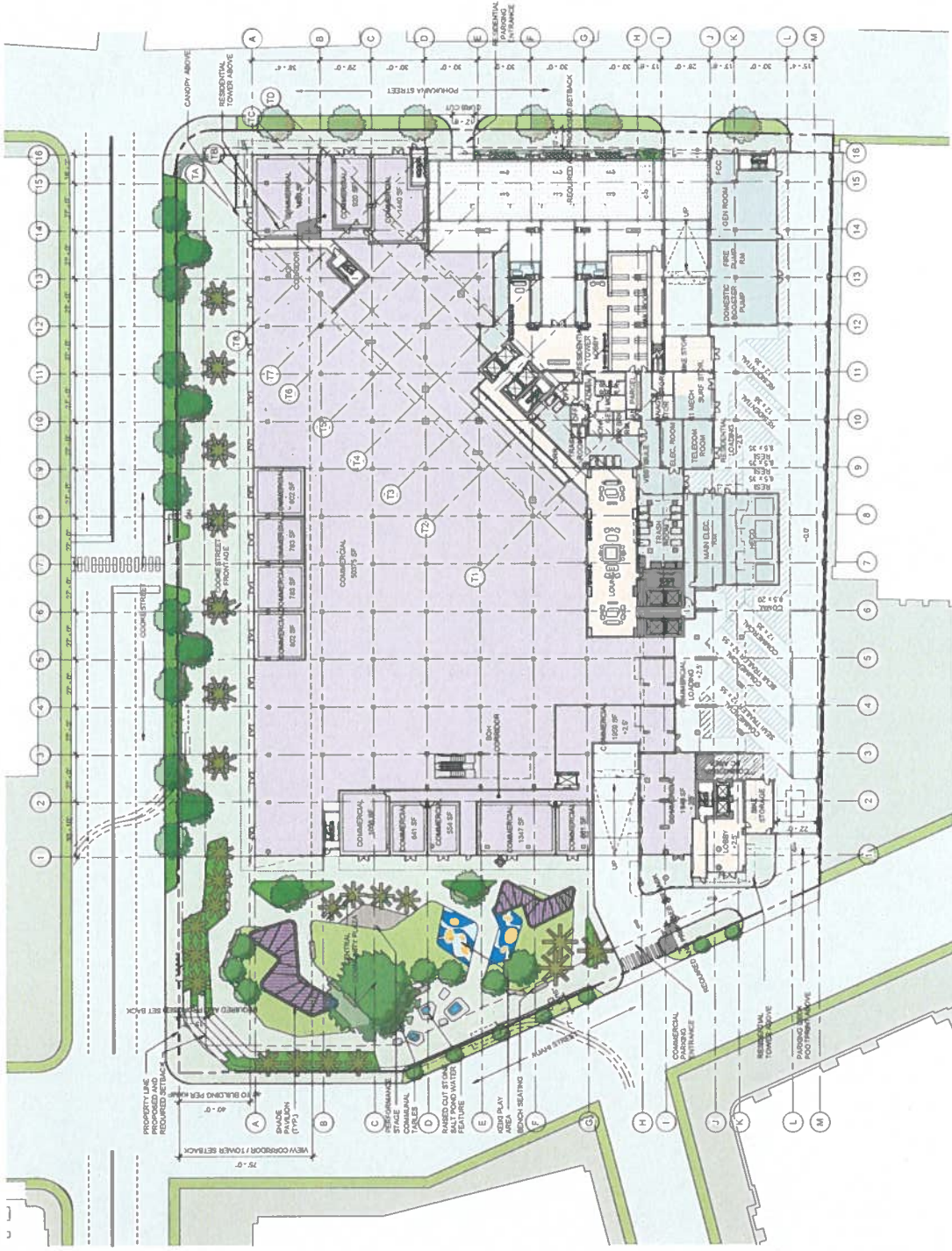


EXHIBIT G-1



PLAN NORTH
201H APPLICATION H-11

UNIT SUMMARY (2ND - 7TH FLOOR)

STUDIO	3 UNITS
RES	11 UNITS
STAIR	288 UNITS
TOTAL	25 UNITS

7TH FLOOR AREA SUMMARY

CORE	922 SF
ELEVATOR CORE	922 SF
ELEVATOR CORE	480 SF
STAIR CORE	274 SF
STAIR CORE	250 SF
STAIR CORE	220 SF
STAIR CORE	3,250 SF

RESIDENTIAL	
L.BRR-1	762 SF
L.BRR-1	762 SF
L.BRR-1	762 SF
L.BRR-2	640 SF
L.BRR-2	640 SF
L.BRR-2	640 SF
L.BRR-2	640 SF
L.BRR-2	640 SF
L.BRR-2	640 SF
L.BRR-2	640 SF
L.BRR-2	640 SF
L.BRR-2	640 SF
L.BRR-2	640 SF
L.BRR-2	640 SF
L.BRR-3	761 SF
L.BRR-3	1,051 SF
L.BRR-3	1,051 SF
L.STUDIO-1	500 SF
L.STUDIO-2	500 SF
L.STUDIO-3	511 SF
RESIDENTIAL	4,421 SF
RESIDENTIAL	106 SF
RESIDENTIAL	26 SF
RESIDENTIAL	92 SF
STORAGE	22,395 SF
STORAGE	2,487 SF
STORAGE	755 SF
STORAGE	72 SF
STORAGE	1,344 SF
STORAGE	4,657 SF
TOTAL	30,310 SF

7TH FLOOR PARKING SUMMARY

TOT FL	ADA STALL	247
RS	STANDARD STALL	14
RST	TANDEM STALL	14
TOTAL		285

PARKING STALL TYPICAL DIMENSION

STANDARD PARKING = 9'-6" x 18'-0"
TANDEM PARKING = 11'-6" x 18'-0"
ADA PARKING = 8'-6" x 18'-0"

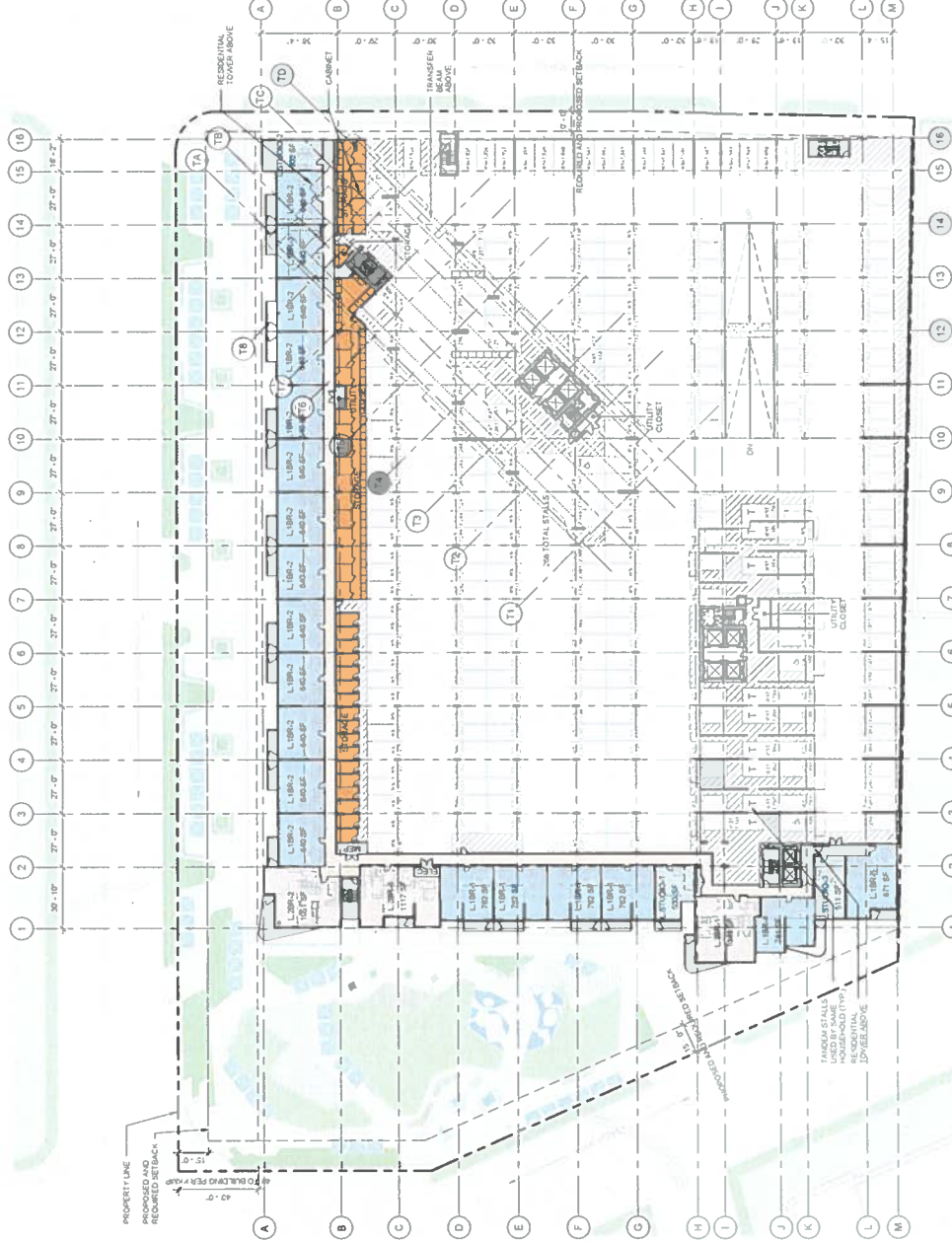
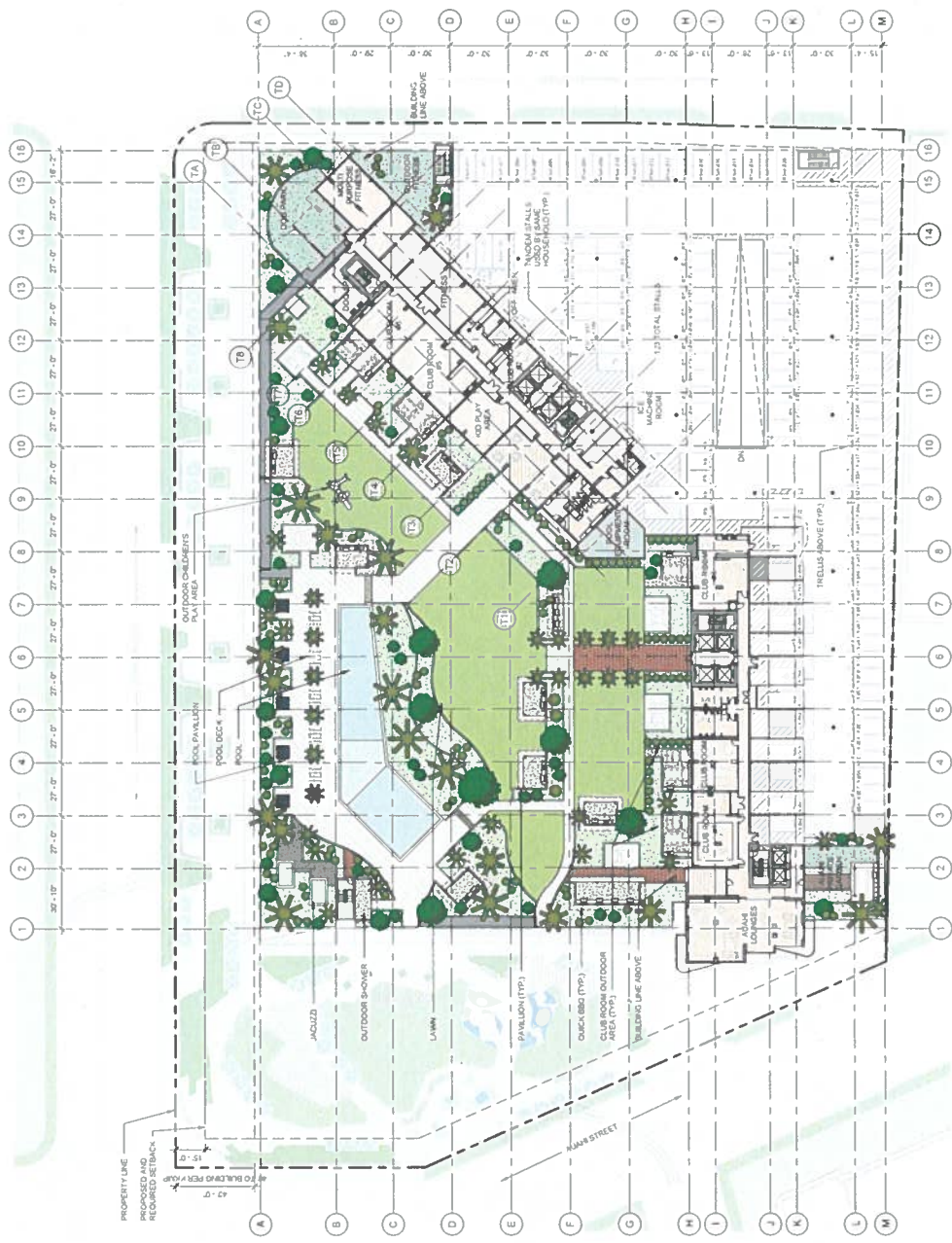


EXHIBIT G-5



8TH FLOOR AREA SUMMARY

CORE	922 SF
ELEVATOR CORE	922 SF
ELEVATOR CORE	460 SF
STAIR CORE	220 SF
STAIR CORE	220 SF
STAIR CORE	274 SF
STAIR CORE	220 SF
STAIR CORE	3,258 SF
RESIDENTIAL	6,864 SF
RESIDENTIAL	10,459 SF
RESIDENTIAL	17,328 SF
RESIDENTIAL	43 SF
DAYBED	43 SF
DAYBED	43 SF
DAYBED	43 SF
DAYBED	43 SF
GARDEN CABANA	262 SF
GARDEN CABANA	262 SF
GARDEN CABANA	262 SF
OUTDOOR SHOWER	262 SF
PAVILLION	374 SF
PAVILLION	374 SF
PAVILLION	374 SF
PAVILLION	374 SF
PAVILLION	374 SF
BOH	4,276 SF
POOL EQUIPMENT ROOM	668 SF
POOL EQUIPMENT ROOM	668 SF
TOTAL	25,528 SF

8TH FLOOR PARKING SUMMARY

ADA STALL	2
STANDARD STALL	117
TANDEN STALL	4
TOTAL	123

PARKING STALL TYPICAL DIMENSION

STANDARD PARKING = 8'-6" x 18'-0"
 ADA VAN PARKING = 11'-4" x 18'-0"
 ADA PARKING = 8'-6" x 18'-0"



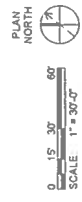
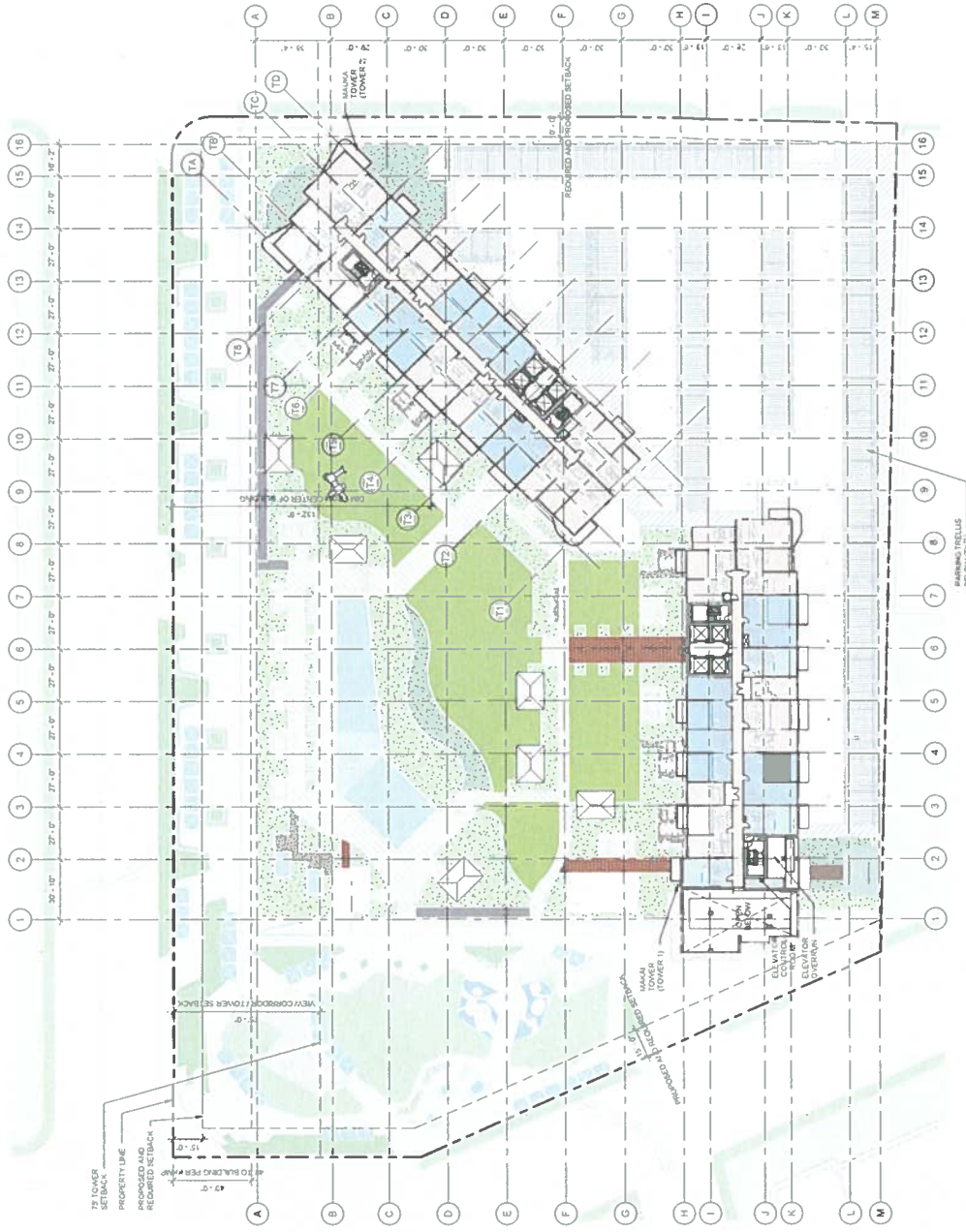
EXHIBIT G-6

UNIT SUMMARY (9TH FLOOR)

(MAKA TOWER)	
STUDIO	3 UNITS
1BR	4 UNITS
2BR	4 UNITS
(MAUKA TOWER)	
STUDIO	3 UNITS
1BR	4 UNITS
2BR	4 UNITS
3BR	1 UNITS
TOTAL	24 UNITS

9TH FLOOR AREA SUMMARY

BOH	125 SF
BOH	125 SF
CORE	922 SF
ELEVATOR CORE	922 SF
ELEVATOR CORE	922 SF
STAIR CORE	274 SF
STAIR CORE	274 SF
STAIR CORE	2,392 SF
RESIDENTIAL	
1BR-1	632 SF
1BR-1	632 SF
1BR-2	646 SF
1BR-2	646 SF
1BR-3	745 SF
1BR-3	745 SF
1BR-4	745 SF
1BR-4	745 SF
2BR-1	877 SF
2BR-1	877 SF
2BR-2	1,052 SF
2BR-2	1,052 SF
2BR-3	1,235 SF
2BR-3	1,235 SF
2BR-4	1,235 SF
2BR-4	1,235 SF
2BR-5	919 SF
2BR-5	919 SF
3BR-1	1,965 SF
3BR-1	1,965 SF
STUDIO-1	423 SF
STUDIO-1	423 SF
STUDIO-2	426 SF
STUDIO-2	426 SF
STUDIO-3	404 SF
STUDIO-3	404 SF
STUDIO-3	404 SF
RESIDENTIAL	1,045 SF
RESIDENTIAL	1,045 SF
RESIDENTIAL	20,435 SF
TOTAL	22,951 SF



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EXHIBIT G-7

UNIT SUMMARY (10TH - 42ND FLOOR)

(BOTH TOWER)

STUDIO	3 UNITS
1BR	4 UNITS
2BR	5 UNITS
3BR	1 UNIT
TOTAL	28 UNITS

TYPICAL FLOOR (10TH - 42ND)
AREA SUMMARY

BOH	123 SF
BOH	123 SF
CORE	922 SF
ELEVATOR CORE	922 SF
ELEVATOR CORE	922 SF
STAIR CORE	274 SF
STAIR CORE	274 SF
STAIR CORE	2,392 SF
RESIDENTIAL	
1BR-1	632 SF
1BR-1	632 SF
1BR-2	640 SF
1BR-2	640 SF
1BR-3	745 SF
1BR-3	745 SF
1BR-4	742 SF
1BR-4	742 SF
2BR-1	877 SF
2BR-1	877 SF
2BR-2	1,052 SF
2BR-2	1,052 SF
2BR-3	1,126 SF
2BR-3	1,126 SF
2BR-4	892 SF
2BR-4	892 SF
2BR-5	918 SF
2BR-5	918 SF
3BR-1	1,296 SF
3BR-1	1,296 SF
STUDIO-1	423 SF
STUDIO-1	423 SF
STUDIO-2	426 SF
STUDIO-2	426 SF
STUDIO-3	404 SF
STUDIO-3	404 SF
RESIDENTIAL	1,046 SF
RESIDENTIAL	1,046 SF
RESIDENTIAL	20,435 SF
RESIDENTIAL	20,435 SF
TOTAL	22,961 SF

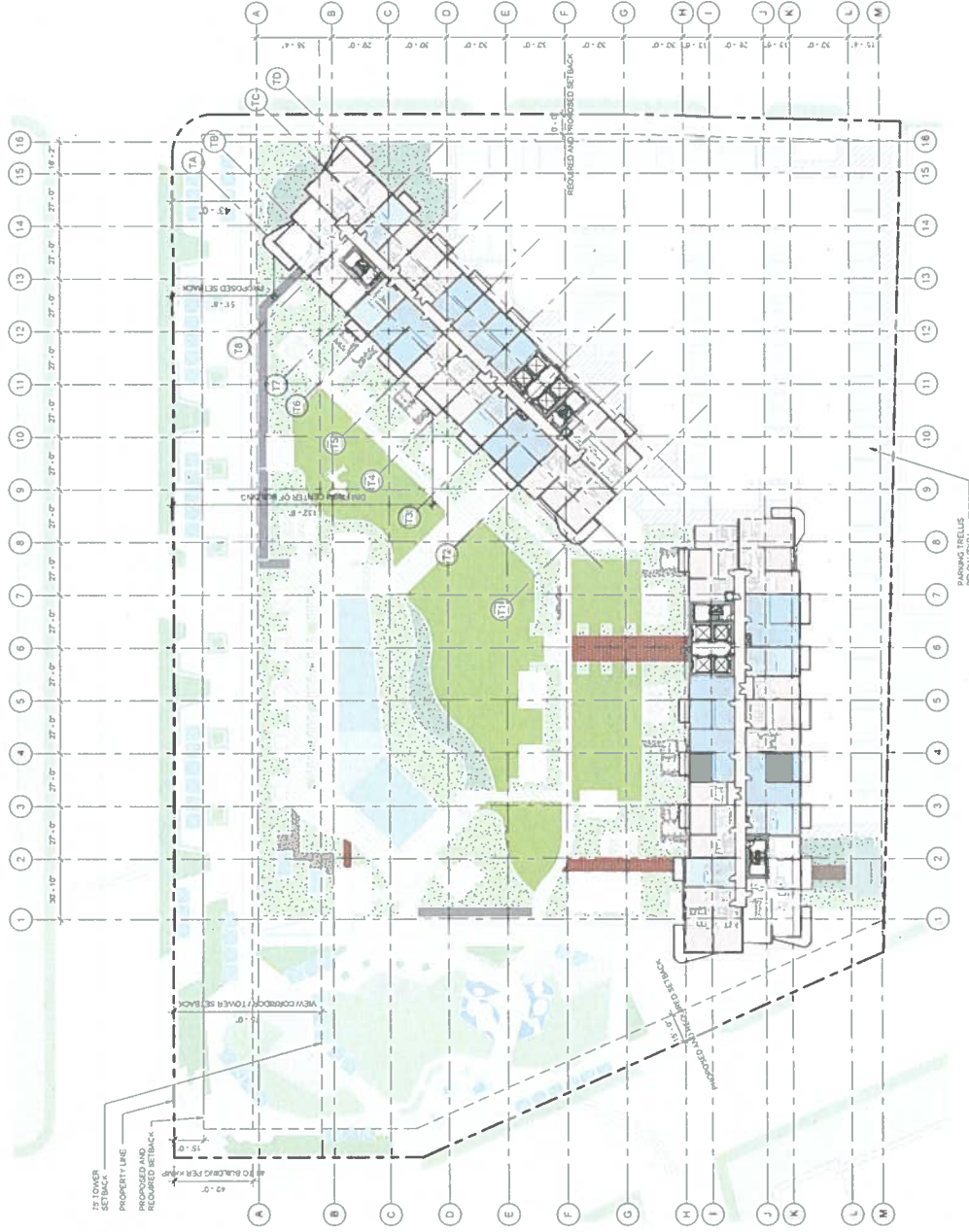
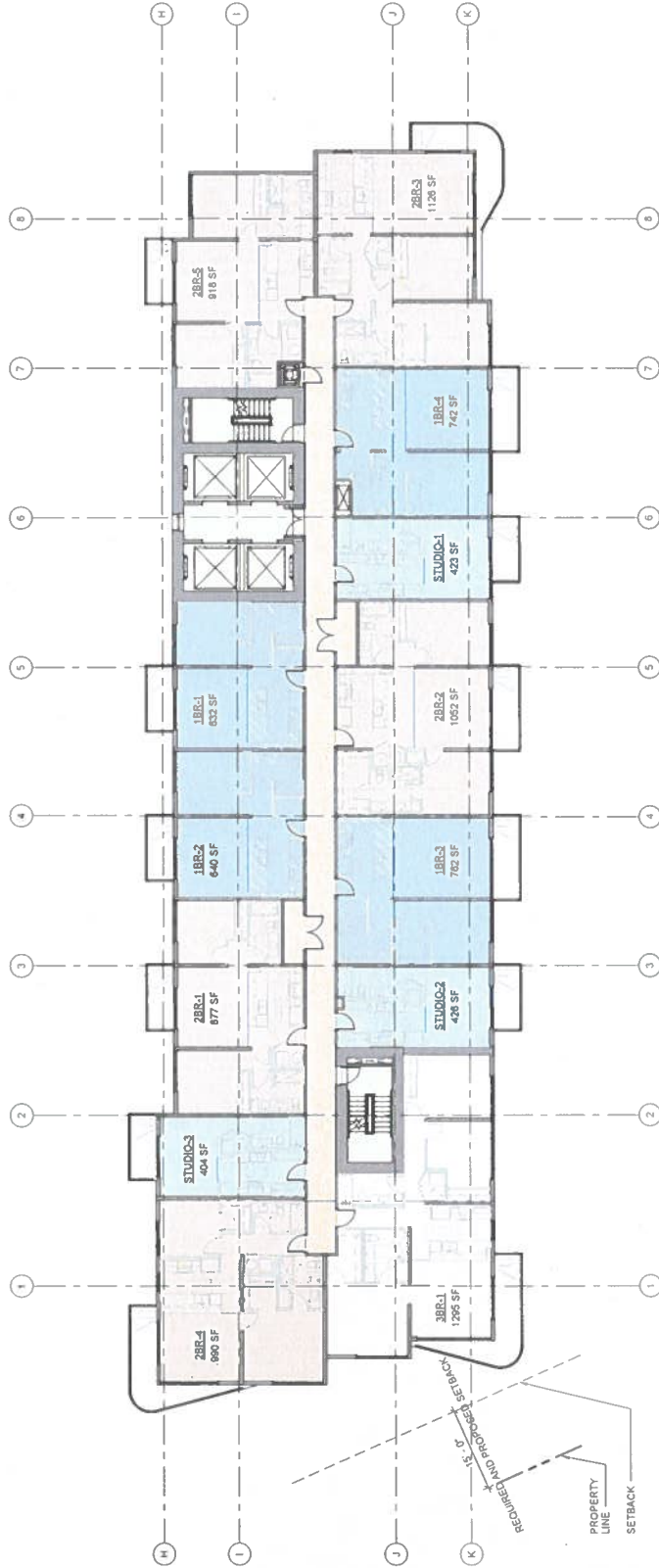


EXHIBIT G-8





MAKAI TOWER AREA SUMMARY

ELEVATOR CORE	922 SF
STAIR CORE	274 SF
RESIDENTIAL	1,100 SF
1BR-1	632 SF
1BR-2	640 SF
1BR-3	762 SF
1BR-4	742 SF
2BR-1	877 SF
2BR-2	1,052 SF
2BR-3	1,126 SF
2BR-4	900 SF
2BR-5	818 SF
3BR-1	1,296 SF
STUDIO-1	423 SF
STUDIO-2	428 SF
STUDIO-3	404 SF
TOTAL	12,583 SF



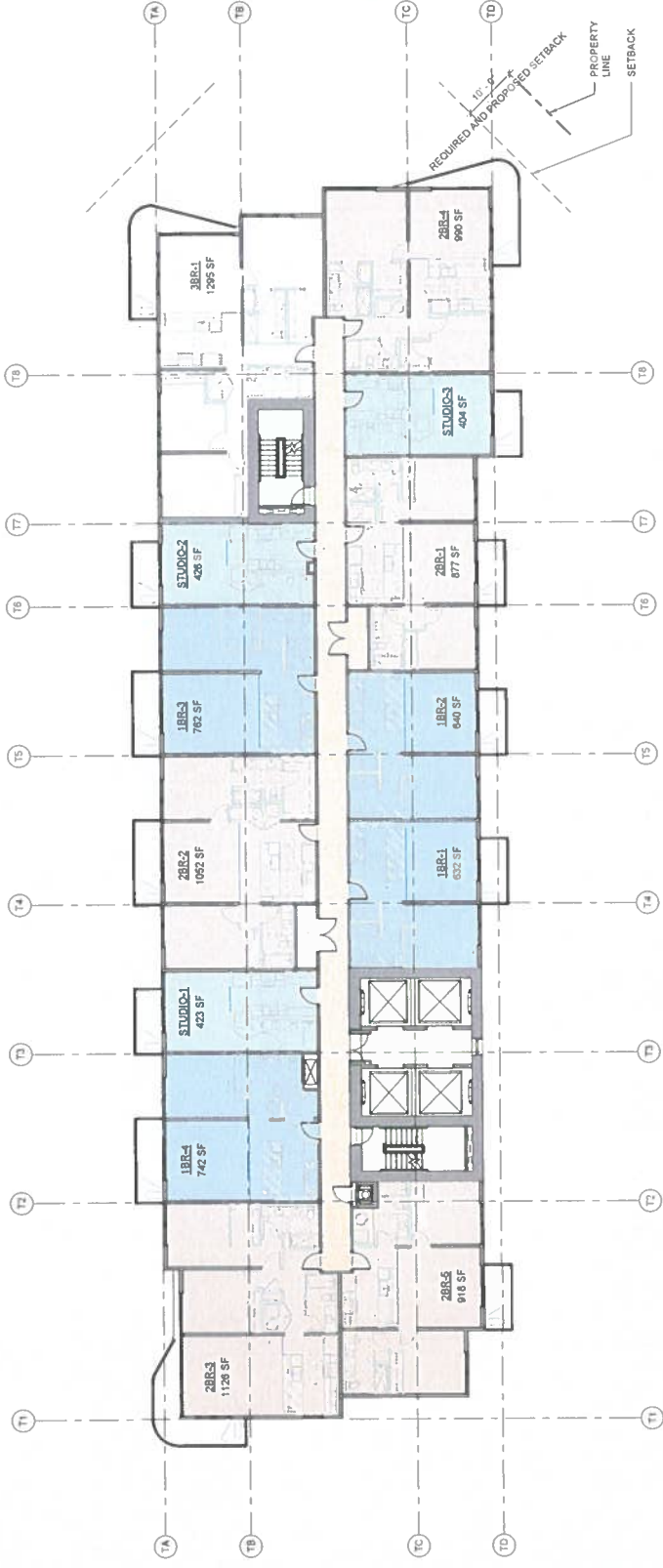
20TH APPLICATION H-21



EXHIBIT G-9

ENLARGED TYPICAL FLOOR PLAN (10TH - 42ND FLOOR) - MAKAI TOWER

KAKA'AKO BLOCK D



MAUKA TOWER AREA SUMMARY	
ELEVATOR CORE	922 SF
STAIR CORE	274 SF
RESIDENTIAL	1,100 SF
1BR-1	640 SF
1BR-2	782 SF
1BR-3	742 SF
2BR-1	877 SF
2BR-2	1,052 SF
2BR-3	1,052 SF
2BR-4	990 SF
3BR-1	1,295 SF
STUDIO-1	423 SF
STUDIO-2	426 SF
STUDIO-3	404 SF
TOTAL	12,583 SF

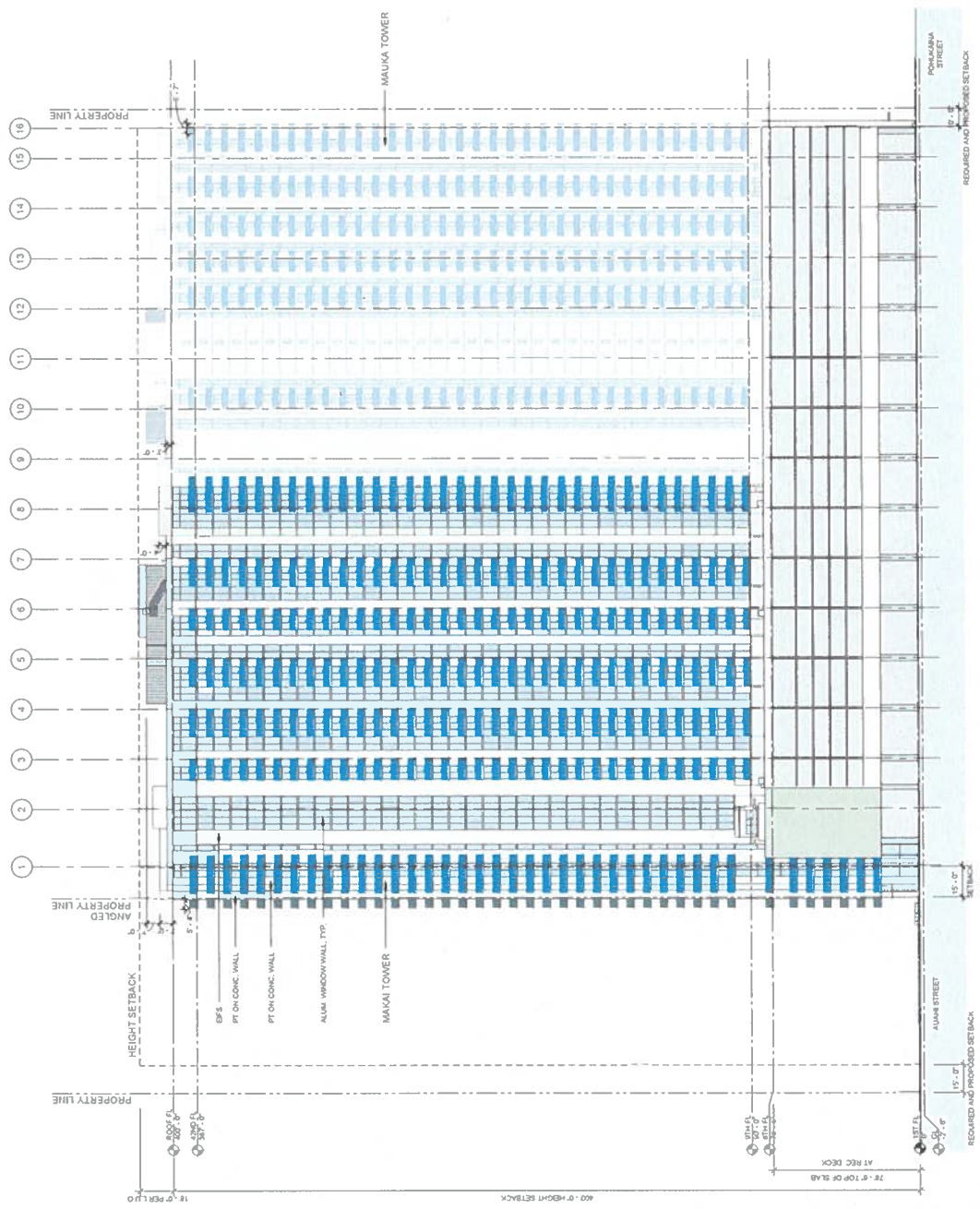


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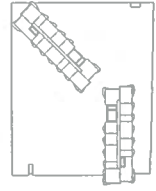


EXHIBIT G-10

ENLARGED TYPICAL FLOOR PLAN (10TH - 42ND FLOOR) - MAUKA TOWER
KAKA'AKO BLOCK D

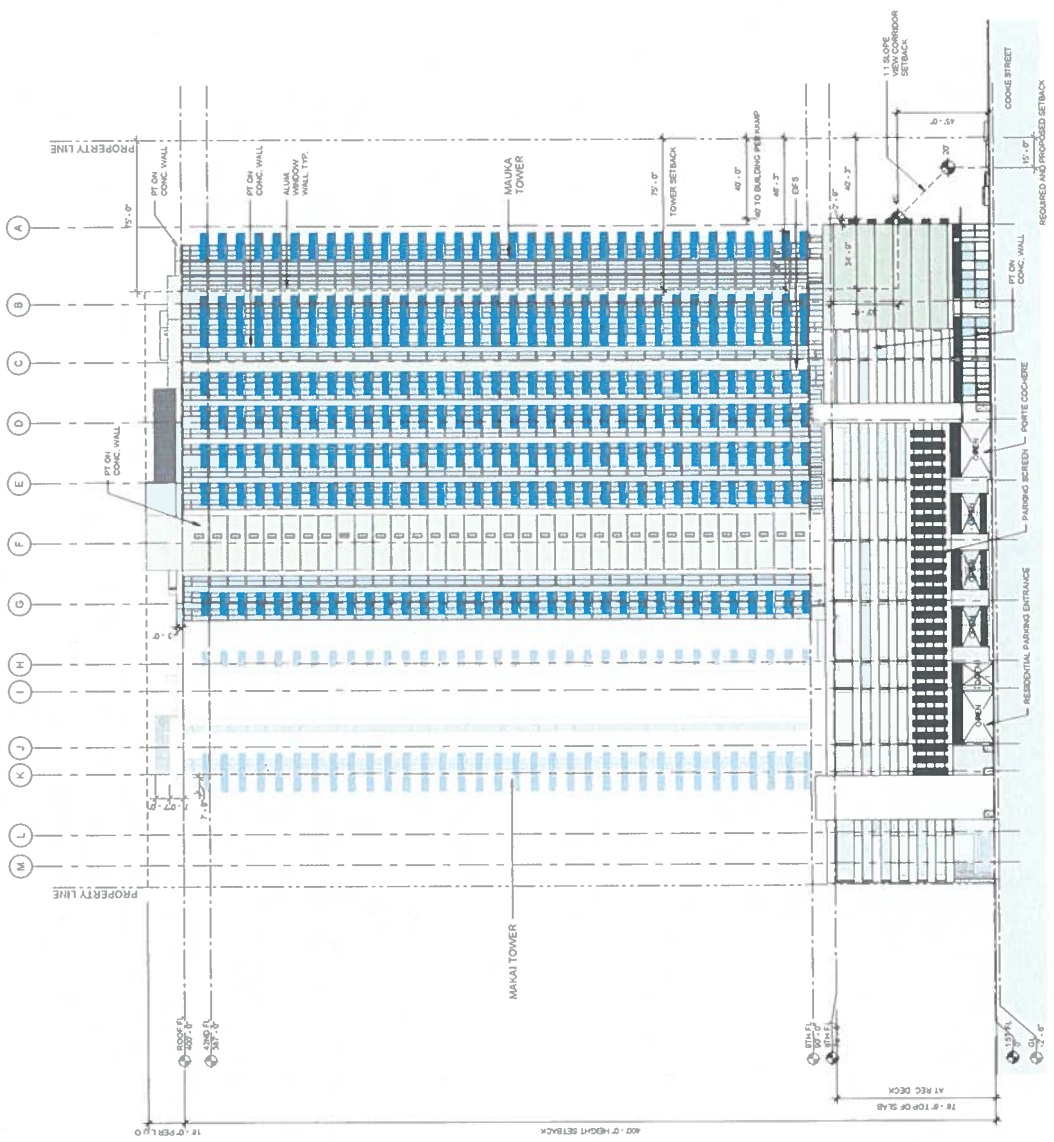


KEY MAP

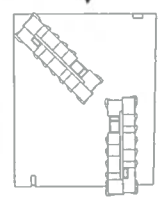


0 15 30 60
SCALE 1" = 30'-0"

EXHIBIT G-11



KEY MAP



0 15' 30' 60'
SCALE 1" = 30'-0"

EXHIBIT G-12

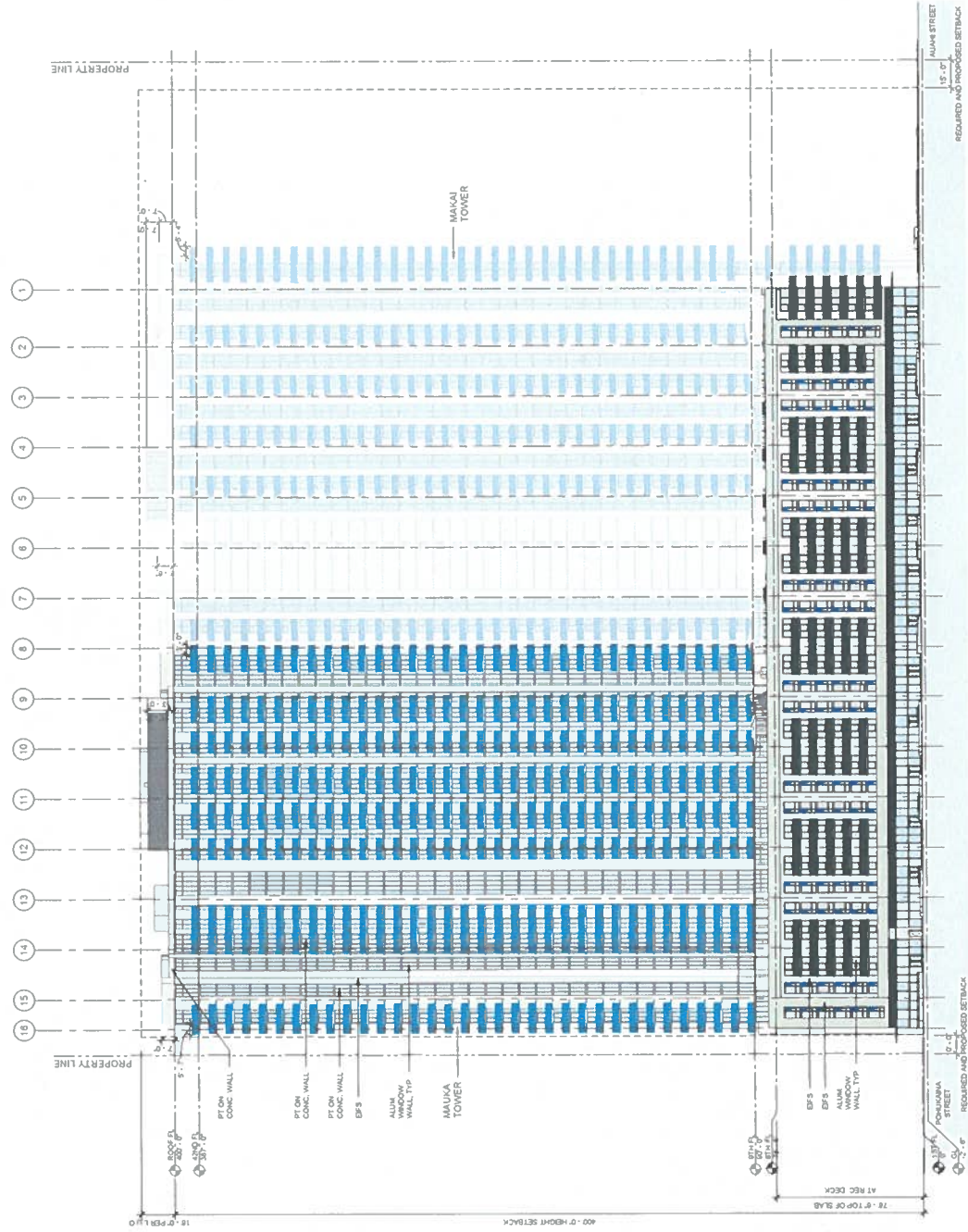


EXHIBIT G-13

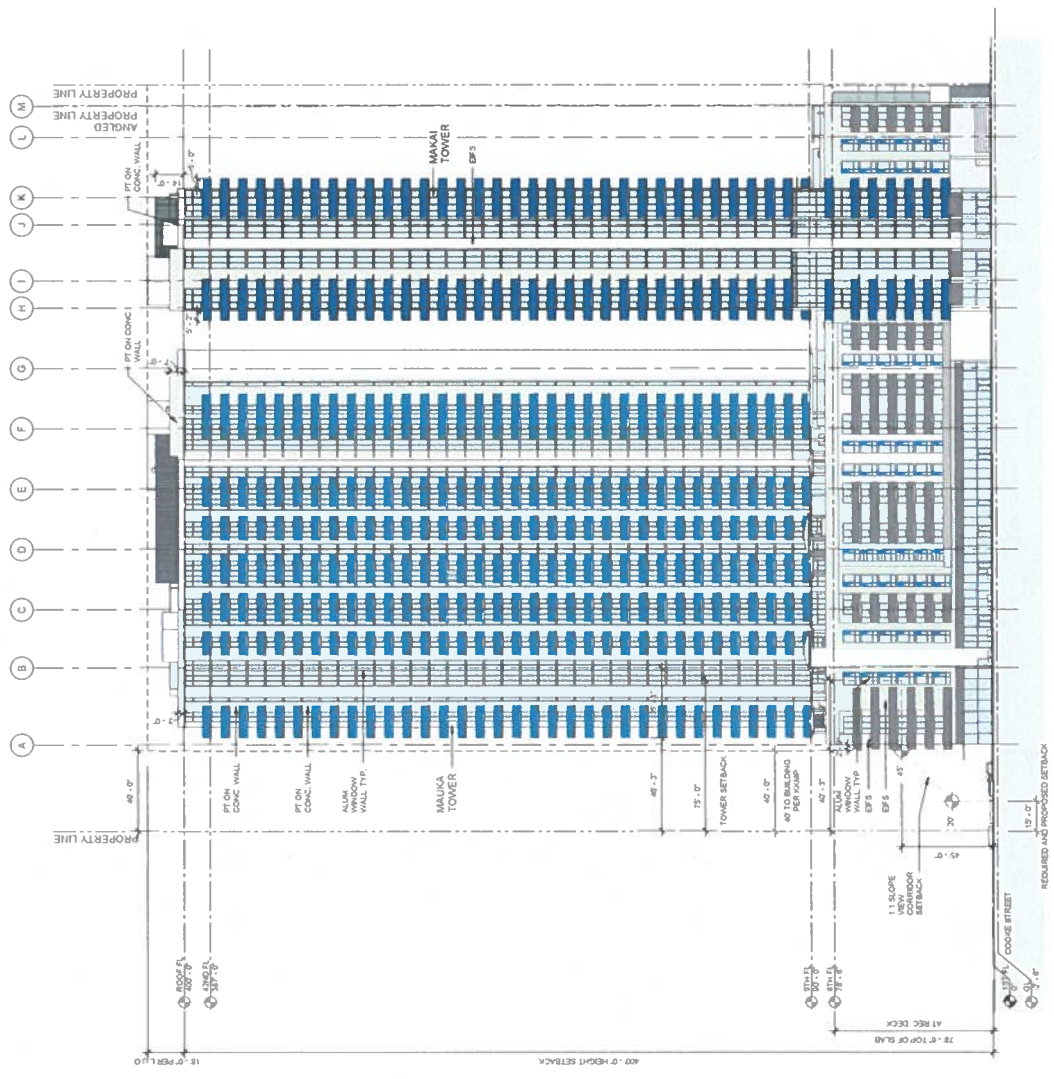


EXHIBIT G-14

Report Title:

Exemptions Pursuant to HRS Chapter 201H; Waiakoa Affordable and Market-Rate Housing Project; Hawai'i Housing Finance and Development Corporation ("HHFDC"); Hawaii Community Development Authority ("HCDA"); Kaka'ako, O'ahu; Kakaako, Oahu; Department of Planning and Permitting ("DPP")

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