

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

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.

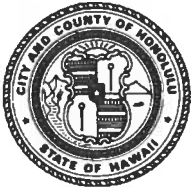
WHEREAS, Castle & Cooke Waiakoa, LLC and co-developer KP Waiakoa GP, LLC (the "Applicant"), with the approval of the Hawaii Housing Finance and Development Corporation ("HHFDC"), proposes to develop Waiakoa, a mixed-use project on 4.18 acres of land located at 756 Auahi Street in Kaka'ako, O'ahu, and 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



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

No. 25-69, CD1

RESOLUTION

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

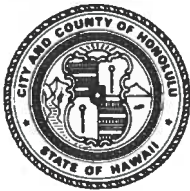
WHEREAS, all affordable for-sale units will remain affordable for a minimum of 10 years and will be subject to the HHFDC's Shared Appreciation Equity Program and 10-Year Buyback Restrictions; and

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



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

No. 25-69, CD1

RESOLUTION

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

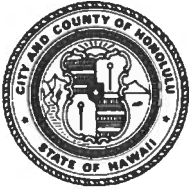
WHEREAS, the requested exemptions meet minimum requirements of health and safety; and

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.



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

No. 25-69, CD1

RESOLUTION

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:

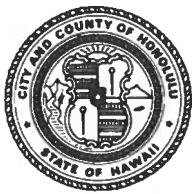
7. Exemption from ROH §§ 43-10.1, 43-10.2 and 43-10.3, to allow an exemption from the payment of wastewater system facility charges attributed to 200 affordable units offered for sale to households earning 120 percent of the AMI, estimated at \$1,323,200.
8. Deferral from ROH §§ 43-10.1, 43-10.2 and 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



HONOLULU CITY COUNCIL

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

No. 25-69, CD1

RESOLUTION

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:

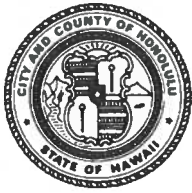
13. Exemption from ROH § 16B-1.1(25), Section C409, relating to electrical vehicle ("EV") infrastructure, to allow the Project to provide 169 EV charger ready stalls (or the equivalent of 169 compliance points), which is 50 percent of the required 337 EV charger ready stalls (or the equivalent of 337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

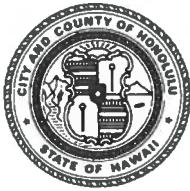


HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

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;



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

No. 25-69, CD1

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



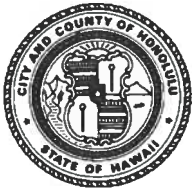
HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 25-69, CD1

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.

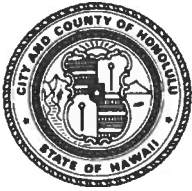


HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 25-69, CD1

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.



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

No. 25-69, CD1

RESOLUTION

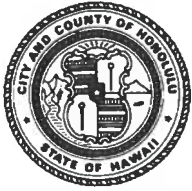
2. The Project must not include landscaping that creates a wildlife attraction that may become a hazard to aircraft operations (see FAA Advisory Circular 150/5200-33C Hazardous Wildlife Attractants on or Near Airports). If the Modified Project's landscaping creates a wildlife attraction, the Applicant 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



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
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)

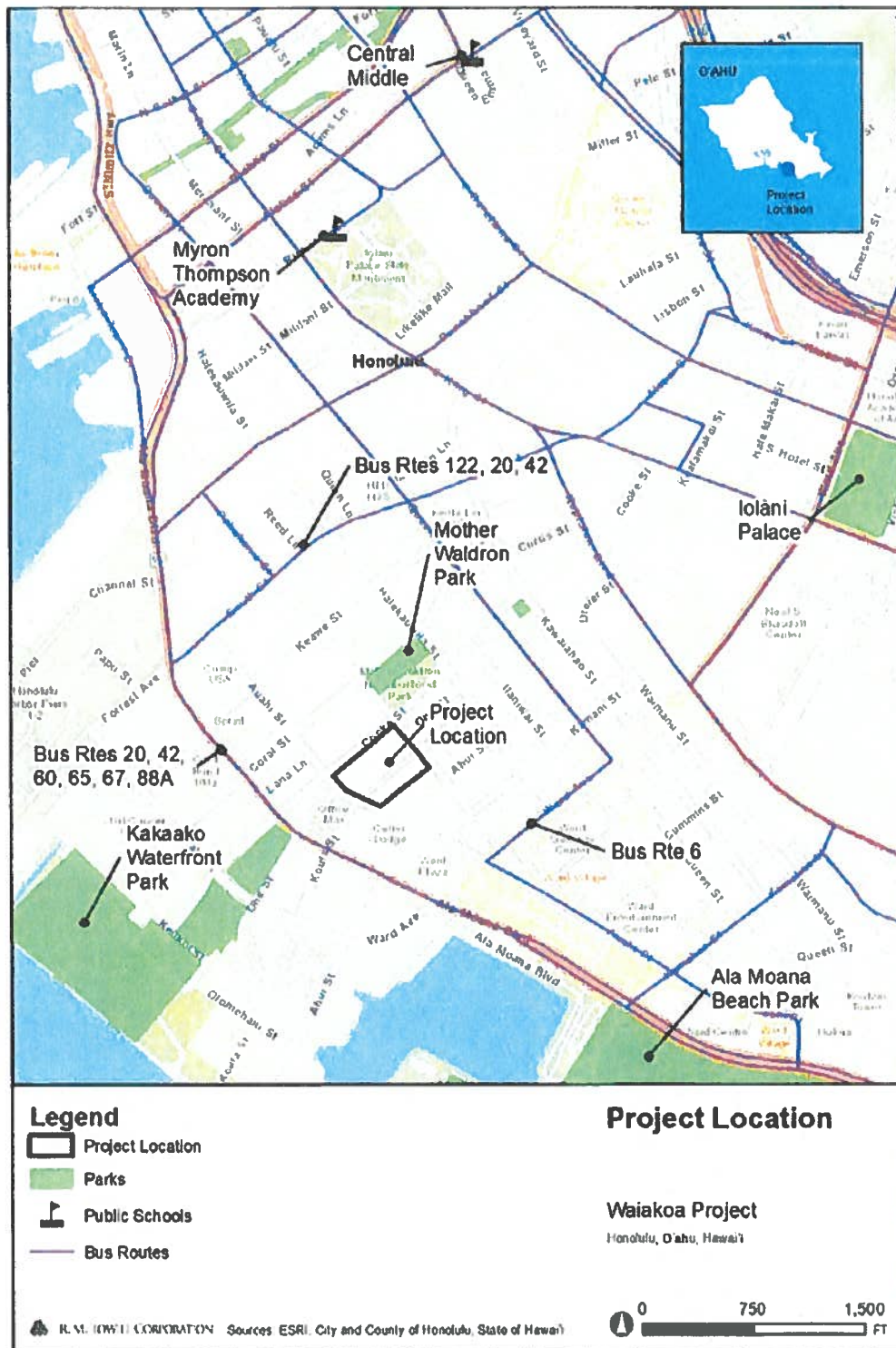
DATE OF INTRODUCTION:

February 24, 2025
Honolulu, Hawai'i

Councilmembers

EXHIBIT A

LOCATION MAP



KAIAULU O KAKAAKO MASTER PLAN

ZONING AND BUILDING CODE INFORMATION

ADDRESS	756 AUAAHI ST, HONOLULU, HI 96813
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TAX MAP KEY:
2-3-053-032

TOTAL | OT AREA

MUZ-R (MIXED USE ZONE - RESIDENTIAL)

TYPE OF CONSTRUCTION

ZONING

	HCDA	KKMP ...	PROPOSED
HEIGHT LIMIT	400'	BUILDING HEIGHT	400'
FAR	3.5	6.5	6.5
			PAVILIONS @ PLAZA = 1,814 SF
			COMMERCIAL = 69,143 SF
			RESIDENTIAL = 853,448 SF
			COMMON = 239,229SF
			TOTAL: 1,163,634 SF
OPEN AREA	10%	13.18%	20.66 %
STREET SETBACK	- FRONT :	15'-0"	15'-0"
	- SIDE & REAR :	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" ;	1:1 SLOPE	-
	MAX. PODIUM HEIGHT :	45'-0"	78'-6"
	MIN. TOWER SET BACK :	75'-0"	51'-7"
REQUIREMENTS			
PARKING	1381 STALLS ~ 600 SF 600 ~ 800 SF 800 SF ~	: 0.9 PER UNIT (222 UNITS) : 1.13 PER UNIT (386 UNITS) : 1.35 PER UNIT (357+67 UNITS)	1667 STALLS
LOADING SPACE	COMMERCIAL : 5 STALLS / RESIDENTIAL : 5 STALLS		5 / 5 STALLS
ADA PARKING	27 ADA STALLS (INCL. 5 VAN STALLS)		28 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

AND BUILDING CODE INFORMATION

EXHIBIT C

201H APPLICATION

201H APPLICATION

LEVEL	MAKALA TOWER UNIT MIX											TOTAL UNIT COUNT / FLR
	STUDIO (S-1)	STUDIO (S-2)	1 BEDROOM (1-1)	1 BEDROOM (1-2)	1 BEDROOM (1-3)	2 BEDROOM (2-1)	2 BEDROOM (2-2)	2 BEDROOM (2-3)	3 BEDROOM (3-1)	3 BEDROOM (3-2)	3 BEDROOM (3-3)	
42	423 SF	423 SF	682 SF	682 SF	752 SF	1,027 SF	1,027 SF	1,027 SF	1,238 SF	1,238 SF	1,238 SF	13
41												13
40												13
39												13
38												13
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NET SF	14,362 SF	14,401 SF	21,402 SF	21,402 SF	24,750 SF	30,100 SF	30,100 SF	30,100 SF	35,264 SF	35,264 SF	35,264 SF	42,732 SF
% UNIT MIX	27%	27%	37%	37%	43%	51%	51%	51%	58%	58%	58%	51%

NET SF	14,362 SF	14,401 SF	21,402 SF	21,402 SF	24,750 SF	30,100 SF	30,100 SF	30,100 SF	35,264 SF	35,264 SF	35,264 SF	42,732 SF
% UNIT MIX	27%	27%	37%	37%	43%	51%	51%	51%	58%	58%	58%	51%

LEVEL	MAKALA TOWER UNIT MIX											TOTAL UNIT COUNT / FLR
	STUDIO (S-1)	STUDIO (S-2)	1 BEDROOM (1-1)	1 BEDROOM (1-2)	1 BEDROOM (1-3)	2 BEDROOM (2-1)	2 BEDROOM (2-2)	2 BEDROOM (2-3)	3 BEDROOM (3-1)	3 BEDROOM (3-2)	3 BEDROOM (3-3)	
42	423 SF	423 SF	682 SF	682 SF	752 SF	1,027 SF	1,027 SF	1,027 SF	1,238 SF	1,238 SF	1,238 SF	13
41												13
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NET SF	14,362 SF	14,401 SF	21,402 SF	21,402 SF	24,750 SF	30,100 SF	30,100 SF	30,100 SF	35,264 SF	35,264 SF	35,264 SF	42,732 SF
% UNIT MIX	27%	27%	37%	37%	43%	51%	51%	51%	58%	58%	58%	51%

NET SF	14,362 SF	14,401 SF	21,402 SF	21,402 SF	24,750 SF	30,100 SF	30,100 SF	30,100 SF	35,264 SF	35,264 SF	35,264 SF	42,732 SF
% UNIT MIX	27%	27%	37%	37%	43%	51%	51%	51%	58%	58%	58%	51%

LEVEL	MAKALA TOWER UNIT MIX											TOTAL UNIT COUNT / FLR
	STUDIO (S-1)	STUDIO (S-2)	1 BEDROOM (1-1)	1 BEDROOM (1-2)	1 BEDROOM (1-3)	2 BEDROOM (2-1)	2 BEDROOM (2-2)	2 BEDROOM (2-3)	3 BEDROOM (3-1)	3 BEDROOM (3-2)	3 BEDROOM (3-3)	
42	423 SF	423 SF	682 SF	682 SF	752 SF	1,027 SF	1,027 SF	1,027 SF	1,238 SF	1,238 SF	1,238 SF	13
41												13
40												13
39												13
38												13
37												13
36												13
35												13
34												13
33												13
32												13
31												13
30												13
29												13
28												13
27												13
26												13
25												13
24												13
23												13
22												13
21												13
20												13
19												13
18												13
17												13
16												13
15												13
14												13
13												13
12												13
11												13
10												13
9												13
8												13
7												13
6												13
5												13
4												13
3												13
2												13
1												13
NET SF	14,362 SF	14,401 SF	21,402 SF	21,402 SF	24,750 SF	30,100 SF	30,100 SF	30,100 SF	35,264 SF	35,264 SF	35,264 SF	42,732 SF
% UNIT MIX	27%	27%	37%	37%	43%	51%	51%	51%	58%	58%	58%	51%

NET SF	14,362 SF	14,401 SF	21,402 SF	21,402 SF	24,750 SF	30,100 SF	30,100 SF	30,100 SF	35,264 SF	35,264 SF	35,264 SF	42,732 SF
% UNIT MIX	27%	27%	37%	37%	43%	51%	51%	51%	58%	58%	58%	51%

NET SF	14,362 SF	14,401 SF	21,402 SF	21,402 SF	24,750 SF	30,100 SF	30,100 SF	30,100 SF	35,264 SF	35,264 SF	35,264 SF	42,732 SF
% UNIT MIX	27%	27%	37%	37%	43%	51%	51%	51%	58%	58%	58%	51%

NET SF	14,362 SF	14,401 SF	21,402 SF	21,402 SF	24,750 SF	30,100 SF	30,100 SF	30,100 SF	35,264 SF	35,264 SF	35,264 SF	42,732 SF
% UNIT MIX	27%	27%	37%	37%	43%	51%	51%	51%	58%	58%	58%	51%

NET SF	14,362 SF	14,401 SF	21,402 SF	21,402 SF	24,750 SF	30,100 SF	30,100 SF	30,100 SF	35,264 SF	35,264 SF	35,264 SF	42,732 SF
% UNIT MIX	27%	27%	37%	37%	43%	51%	51%	51%	58%	58%	58%	51%

EXHIBIT E

BUILDING SUMMARY - UNIT AREA

KAKA'AKO BLOCK D

H-03



PARKING SUMMARY

Tag	Department	Count
2ND FL		
COMMERCIAL		
CAV	ADA VAN STALL	5
CS	STANDARD STALL	140
CST	TANDEM STALL	1
		146
RESIDENTIAL		
RA	ADA STALL	1
RG	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
RST	TANDEM STALL	14
		265

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

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

PARKING SUMMARY

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

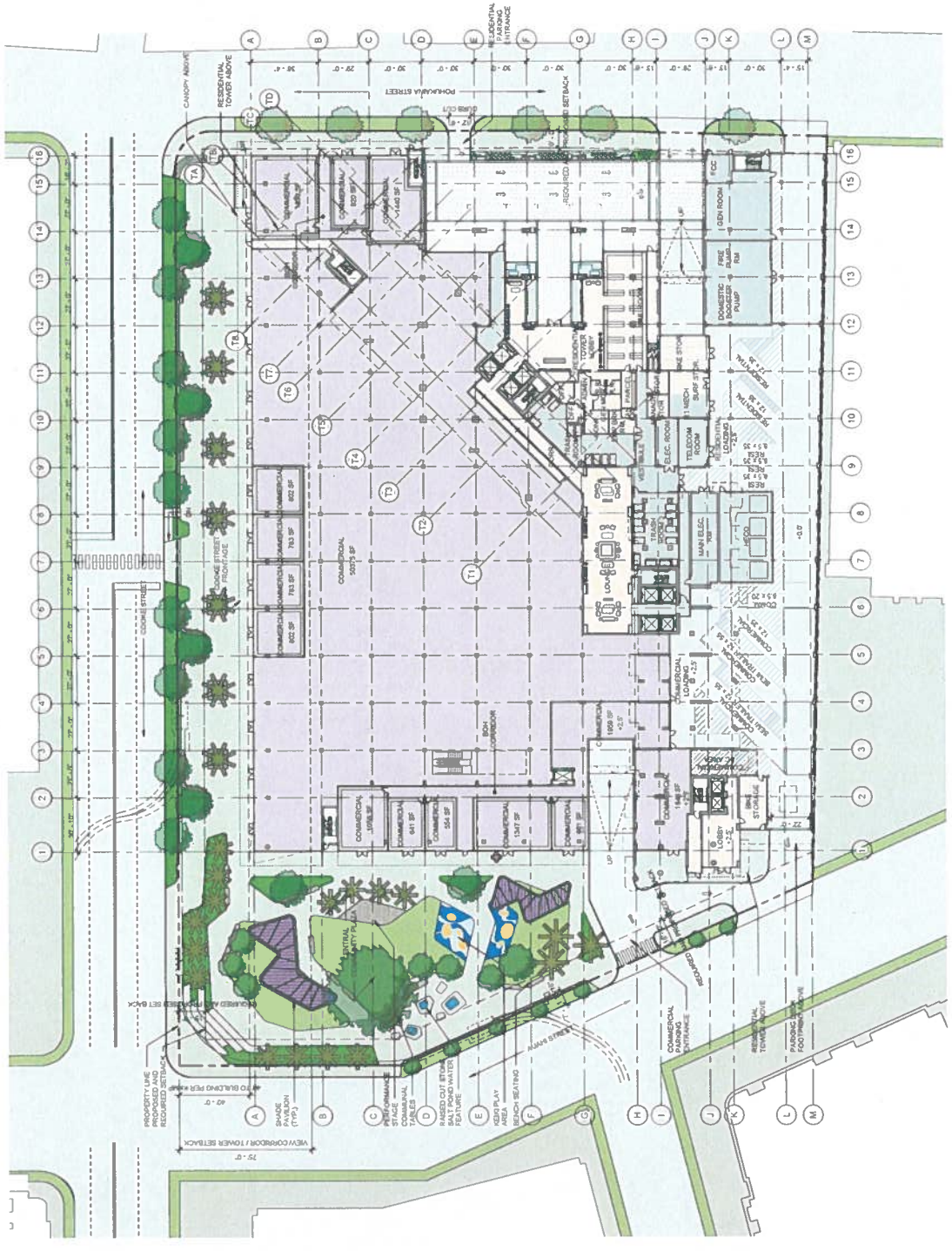


EXHIBIT G-1

1ST FLOOR AREA SUMMARY

CORE	480 SF
ELEVATOR CORE	135 SF
COMMERCIAL ELEVATOR	220 SF
ELEVATOR CORE	922 SF
ELEVATOR CORE	922 SF
STAR CORE	220 SF
STAR CORE	274 SF
STAR CORE	220 SF
STAR CORE	3,386 SF
RESIDENTIAL	1,625 SF
RESIDENTIAL	281 SF
RESIDENTIAL	1,625 SF
RESIDENTIAL	8,822 SF
RESIDENTIAL	12,558 SF
BOH	3,604 SF
BOH	578 SF
BOH	7,449 SF
BOH	11,631 SF
COMMERCIAL	1,056 SF
COMMERCIAL	1,354 SF
COMMERCIAL	1,354 SF
COMMERCIAL	601 SF
COMMERCIAL	1,846 SF
COMMERCIAL	1,969 SF
BOH CORRIDOR	1,174 SF
COMMERCIAL	783 SF
COMMERCIAL	50,775 SF
COMMERCIAL	920 SF
COMMERCIAL	641 SF
COMMERCIAL	922 SF
COMMERCIAL	1,354 SF
COMMERCIAL	802 SF
COMMERCIAL	463 SF
COMMERCIAL	1,830 SF
COMMERCIAL	1,440 SF
COMMERCIAL	67,436 SF
COMMON	1,177 SF
PAVILLION	637 SF
PAVILLION	1,814 SF
TOTAL	96,636 SF

LOADING PARKING SUMMARY

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

STUDIO	3 UNITS
1BR	19 UNITS
2BR	3 UNITS
TOTAL	25 UNITS

2ND FLOOR AREA SUMMARY

CORE	
COMMERCIAL ELEVATOR	130 SF
ELEVATOR CORE	460 SF
ELEVATOR CORE	922 SF
ELEVATOR CORE	922 SF
ELEVATOR CORE	922 SF
STAIR CORE	275 SF
STAIR CORE	220 SF
STAIR CORE	220 SF
STAIR CORE	220 SF
STAIR CORE	220 SF
STAIR CORE	3,396 SF

[illegible]

L1BR-2	640 SF
L1BR-2	640 SF
L1BR-2	640 SF
L1BR-2	640 SF
L1BR-2	640 SF
L1BR-3	640 SF
L1BR-4	781 SF

L18R-5	871 SF
L2BR-1	1,049 SF
L2BR-2	1,051 SF
L2BR-3	1,117 SF
L2STUDIO-1	500 SF
L2STUDIO-2	502 SF

L STUDIO-3	511 SF
RESIDENTIAL	4,405 SF
RESIDENTIAL	92 SF
RESIDENTIAL	26 SF
RESIDENTIAL	106 SF
	22,379 SF

STORAGE		
STORAGE		2,487 SF
STORAGE		755 SF
STORAGE		1,339 SF
STORAGE		72 SF
		4,653 SF

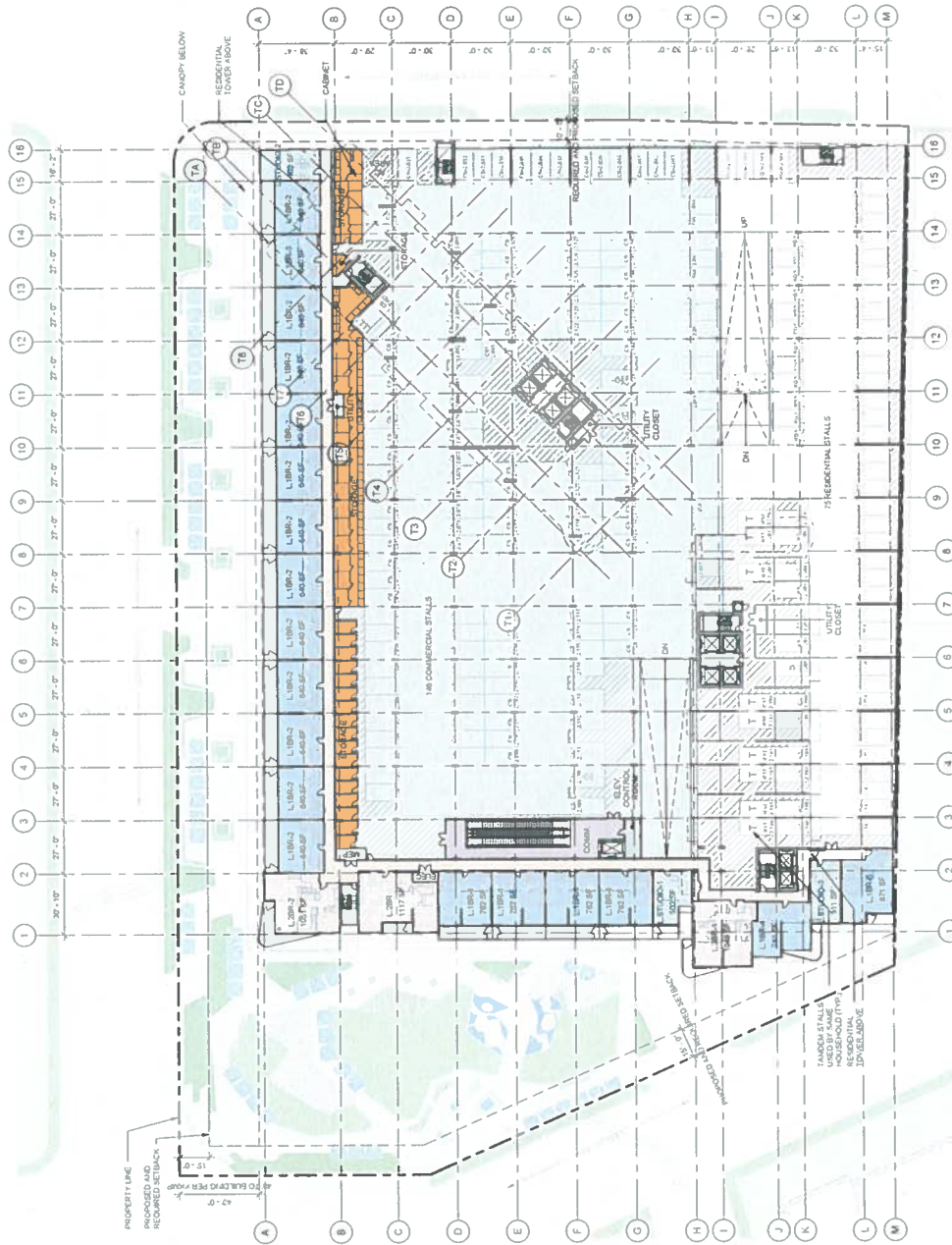
BOH		162 SF
BOH		182 SF
COMMERCIAL		1 707 SF
COMMERCIAL		1 707 SF

TOTAL

2ND FL		COMMERCIAL	
CAV	ADA VAN STALL		5
CS	STANDARD STALL		140
CST	TANDEM STALL		1
			146

RESIDENTIAL	
RA	ADA STALL
RGS	GUEST STANDARD STALL
RS	STANDARD STALL
RET	STANDARD STALL

RST	TANDEM STALL	9
		75
TOTAL		221



PARKING STALL TYPICAL DIMENSION

STANDARD PARKING = 8'-6" x 18'-0"

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

0-11-00000-1

EXHIBIT G-2

2ND FLOOR PLAN

KAKA'AKO BLOCK D

201H APPLICATION H-12



STUDIO	3 UNITS
1BR	19 UNITS
2BR	3 UNITS
TOTAL	25 UNITS

CORE		
COMMERCIAL ELEVATOR	136 SF	
ELEVATOR CORE	480 SF	
ELEVATOR CORE	922 SF	
ELEVATOR CORE	922 SF	
STAIR CORE	220 SF	
STAIR CORE	274 SF	
STAIR CORE	220 SF	
STAIR CORE	220 SF	
	3,386 SF	

[illegible]

3RD FL	
RA	ADA STALL
RS	STANDARD STALL
RST	TANDEM STALL
TOTAL	

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



STUDIO	3 UNITS
18R	19 UNITS
28R	3 UNITS
TOTAL	25 UNITS

CORE		
ELEVATOR CORE		480 SF
ELEVATOR CORE		922 SF
ELEVATOR CORE		922 SF
STAIR CORE		220 SF
STAIR CORE		220 SF
STAIR CORE		274 SF
STAIR CORE		220 SF
		3,256 SF

UNIT	RESIDENTIAL	STORAGE	TOTAL
1	L BR-1		762 SF
2	L BR-1		762 SF
3	L BR-1		762 SF
4	L BR-2		762 SF
5	L BR-2		640 SF
6	L BR-2		640 SF
7	L BR-2		640 SF
8	L BR-2		640 SF
9	L BR-2		640 SF
10	L BR-2		640 SF
11	L BR-2		640 SF
12	L BR-2		640 SF
13	L BR-2		640 SF
14	L BR-2		640 SF
15	L BR-2		640 SF
16	L BR-2		640 SF
17	L BR-2		640 SF
18	L BR-2		640 SF
19	L BR-2		640 SF
20	L BR-2		640 SF
21	L BR-2		640 SF
22	L BR-2		640 SF
23	L BR-2		640 SF
24	L BR-2		640 SF
25	L BR-2		640 SF
26	L BR-2		640 SF
27	L BR-2		640 SF
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29	L BR-2		640 SF
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36	L BR-2		640 SF
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39	L BR-2		640 SF
40	L BR-2		640 SF
41	L BR-2		640 SF
42	L BR-2		640 SF
43	L BR-2		640 SF
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45	L BR-2		640 SF
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93	L BR-2		640 SF
94	L BR-2		640 SF
95	L BR-2		640 SF
96	L BR-2		640 SF
97	L BR-2		640 SF
98	L BR-2		640 SF
99	L BR-2		640 SF
100	L BR-2		640 SF
101	L BR-2		640 SF
102	L BR-2		640 SF
103	L BR-2		640 SF
104	L BR-2		64

4TH-6TH FL		
RA	ADA STALL	4
RS	STANDARD STALL	247
RST	TANDEM STALL	14
TOTAL		265

STANDARD PARKING = 8'-5" x 18'-0"
ADA VAN PARKING = 11'-0" x 18'-0"
ADA PARKING = 8'-5" x 18'-0"



STUDIO	3 UNITS
1BR	19 UNITS
2BR	3 UNITS
TOTAL	25 UNITS

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

RESIDENTIAL	L18B-1	762 SF
	L18B-1	762 SF
	L18B-1	762 SF
	L18B-1	762 SF
	L18B-2	640 SF
	L18B-2	640 SF
	L18B-2	640 SF
	L18B-2	640 SF
	L18B-2	640 SF
	L18B-2	640 SF
	L18B-2	640 SF
	L18B-2	640 SF
	L18B-2	640 SF
	L18B-3	640 SF
	L18B-3	640 SF
	L18B-4	781 SF
	L18B-5	671 SF
	L26R-1	1,049 SF
	L26R-2	1,051 SF
	L26R-3	1,117 SF
	L26R-4	502 SF
	L26R-5	502 SF
	L26R-6	511 SF
	L26R-7	421 SF
STORAGE	RESIDENTIAL	106 SF
	RESIDENTIAL	26 SF
	RESIDENTIAL	92 SF
	RESIDENTIAL	22,395 SF
	STORAGE	2,487 SF
	STORAGE	755 SF
	STORAGE	1,242 SF
	STORAGE	1,344 SF
TOTAL		30,310 SF

7TH FL		4
RA	ADA STALL	
RS	STANDARD STALL	247
RST	TANDEM STALL	14
TOTAL		265

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



	CORE				922 SF
	ELEVATOR CORE				922 SF
	ELEVATOR CORE				460 SF
	STAIR CORE				270 SF
	STAIR CORE				220 SF
	STAIR CORE				274 SF
	STAIR CORE				270 SF
	STAIR CORE				3,258 SF
	RESIDENTIAL				6,864 SF
	RESIDENTIAL				10,459 SF
	RESIDENTIAL				17,323 SF
	RESIDENTIAL				
	DAYBED				43 SF
	DAYBED				43 SF
	DAYBED				43 SF
	DAYBED				43 SF
	GARDET CABANA				260 SF
	GARDET CABANA				260 SF
	GARDET CABANA				360 SF
	GARDET CABANA				360 SF
	OUTDOOR SHOWER				268 SF
	PAVILLION				374 SF
	PAVILLION				374 SF
	PAVILLION				374 SF
	PAVILLION				374 SF
	PAVILLION				374 SF
	PAVILLION				374 SF
	PAVILLION				4,278 SF
	BOH				668 SF
	POOL EQUIPMENT ROOM				668 SF
	TOTAL				25,528 SF

8TH FL		
RA	ADA STALL	2
RS	STANDAR STALL	117
RST	TANDEM STALL	4
TOTAL		123

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



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 UNIT
TOTAL	24 UNITS

9TH FLOOR AREA SUMMARY

BCH	123 SF
BCH	123 SF
CORE	922 SF
ELEVATOR CORE	822 SF
STAIR CORE	274 SF
STAIR CORE	274 SF
TOTAL	2,393 SF
RESIDENTIAL	
1BR-1	632 SF
1BR-1	632 SF
1BR-2	640 SF
1BR-2	640 SF
1BR-3	742 SF
1BR-3	742 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	918 SF
2BR-4	918 SF
3BR-1	1,295 SF
3BR-1	1,295 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	1,000 SF
RESIDENTIAL	1,000 SF
TOTAL	29,435 SF
TOTAL	29,435 SF

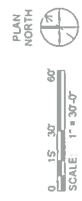
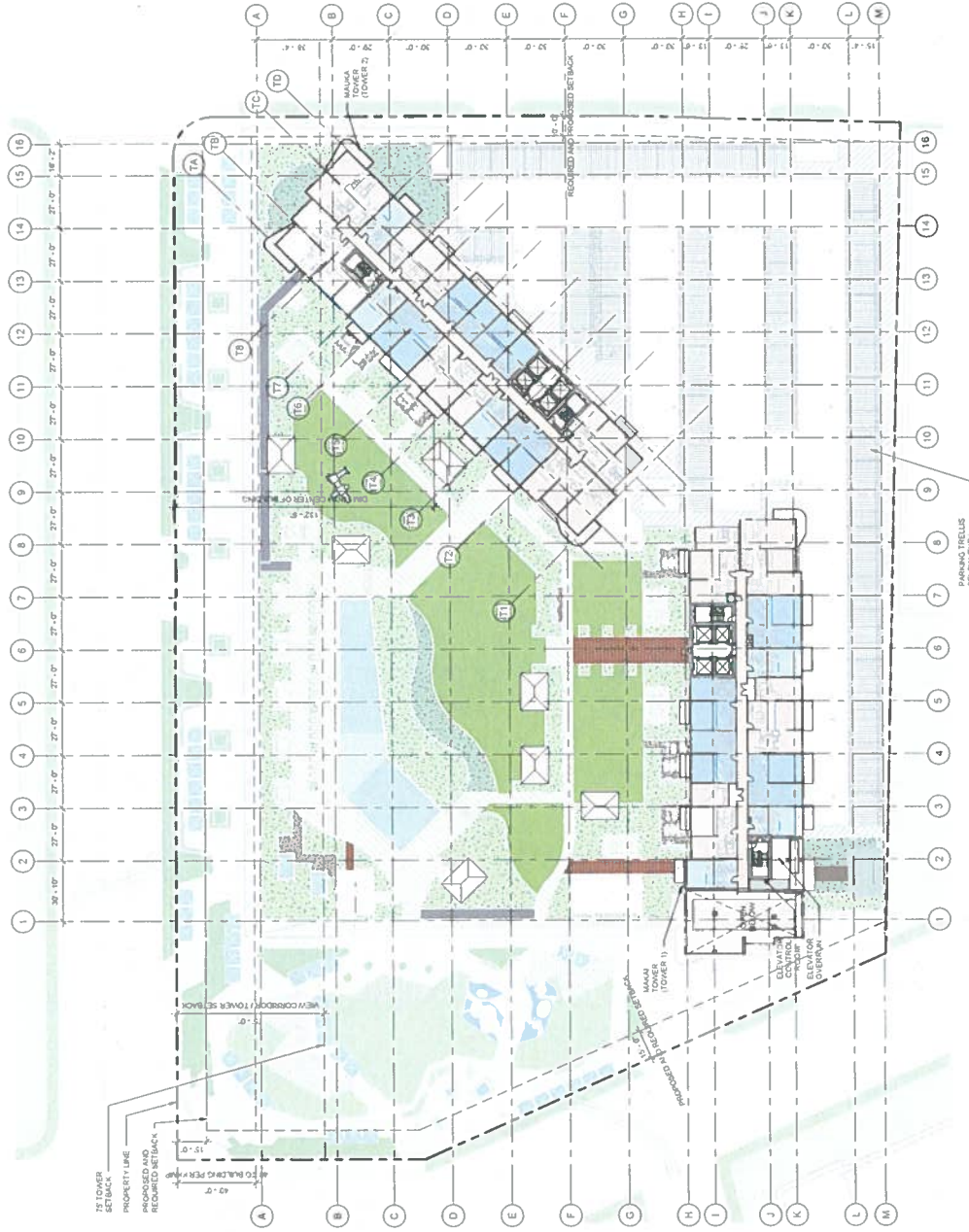


EXHIBIT G-7

STUDIO	3 UNITS
1BR	4 UNITS
2BR	5 UNITS
3BR	1 UNIT
TOTAL	26 UNITS

BOH		123 SF
BOH		123 SF
CORE		
ELEVATOR CORE		922 SF
ELEVATOR CORE		922 SF
STAIR CORE		274 SF
STAIR CORE		274 SF
		2,393 SF
RESIDENTIAL		
1BR-1		632 SF
1BR-1		632 SF
1BR-2		600 SF
1BR-2		600 SF
1BR-2		702 SF
1BR-2		702 SF
1BR-2		742 SF
1BR-2		742 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		990 SF
2BR-4		990 SF
2BR-5		918 SF
2BR-5		918 SF
2BR-5		1,295 SF
2BR-5		1,295 SF
3BR-1		423 SF
3BR-1		423 SF
STUDIO-1		426 SF
STUDIO-1		426 SF
STUDIO-2		426 SF
STUDIO-2		426 SF
STUDIO-3		464 SF
STUDIO-3		464 SF
STUDIO-3		1,046 SF
STUDIO-3		1,046 SF
RESIDENTIAL		11,100 SF
RESIDENTIAL		11,100 SF
TOTAL		22,951 SF
TOTAL		22,951 SF



0 15' 30' 60'

SCALE: 1" = 30'-0"

PLAN NORTH



201H APPLICATION H-19



DESIGN PARTNERS
INCORPORATED

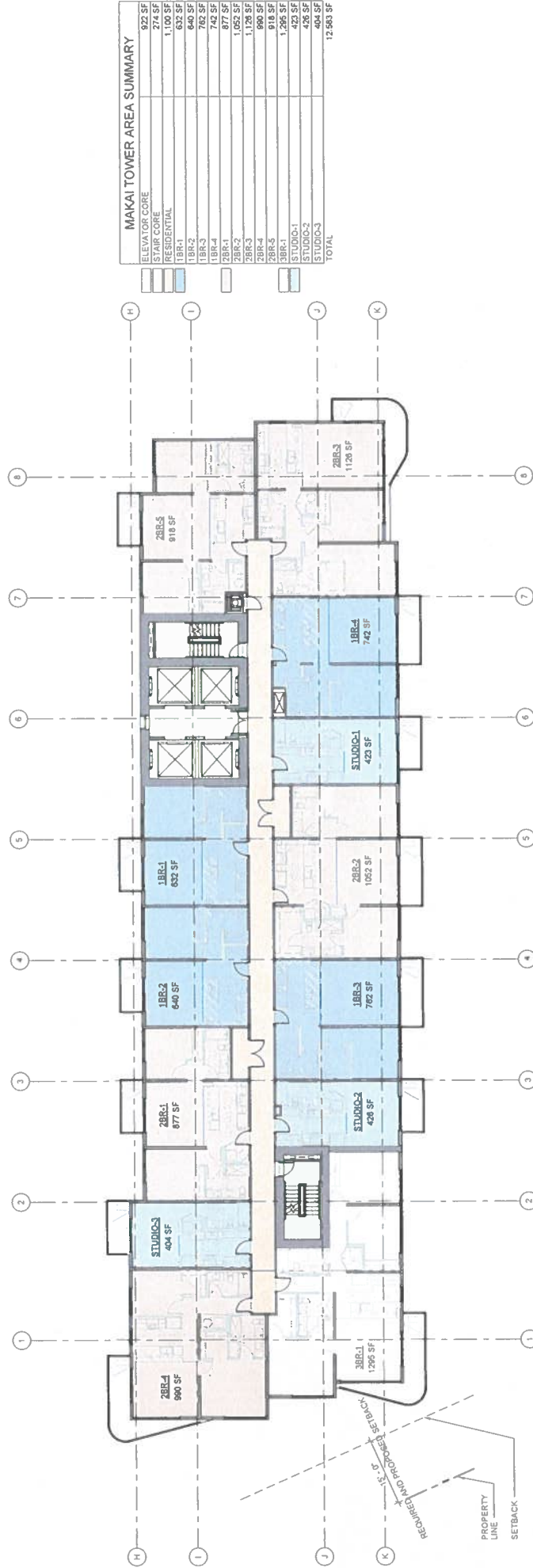


EXHIBIT G-9

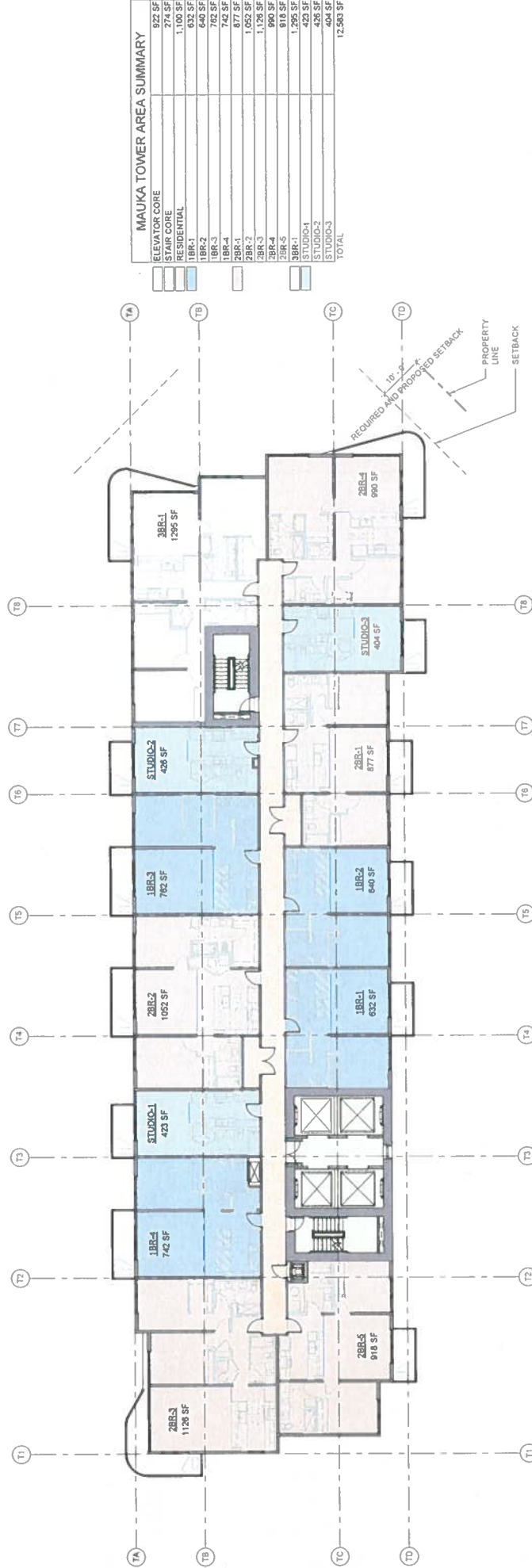
ENLARGED TYPICAL FLOOR PLAN (10TH - 42ND FLOOR) - MAKAI TOWER

KAKA'AKO BLOCK D

PLAN NORTH
0' 4' 8'
SCALE: 3/32" = 1'-0"

201H APPLICATION H-21

DESIGN PARTNERS
INCORPORATED



MAUKA TOWER AREA SUMMARY

ELEVATOR CORE	922 SF
STAR CORE	274 SF
RESIDENTIAL	1,100 SF
1BR-1	632 SF
1BR-2	640 SF
1BR-3	742 SF
1BR-4	742 SF
2BR-1	877 SF
2BR-2	1,023 SF
2BR-3	1,128 SF
2BR-4	990 SF
2BR-5	918 SF
3BR-1	1,295 SF
STUDIO-1	423 SF
STUDIO-2	426 SF
STUDIO-3	404 SF
TOTAL	12,563 SF



201H APPLICATION H-22

DESIGN PARTNERS
INCORPORATED

EXHIBIT G-10

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

KAKA'AKO BLOCK D

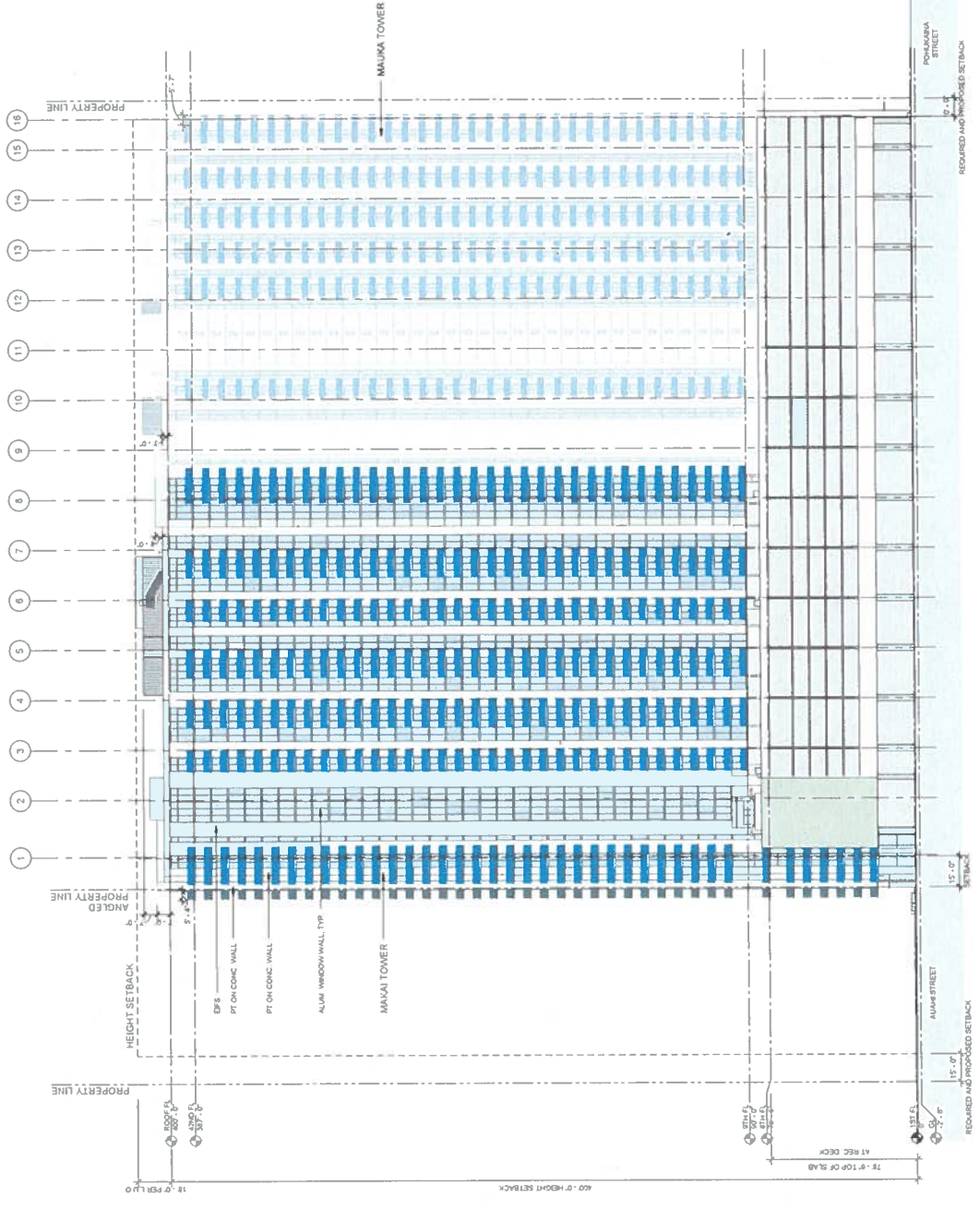


EXHIBIT G-11

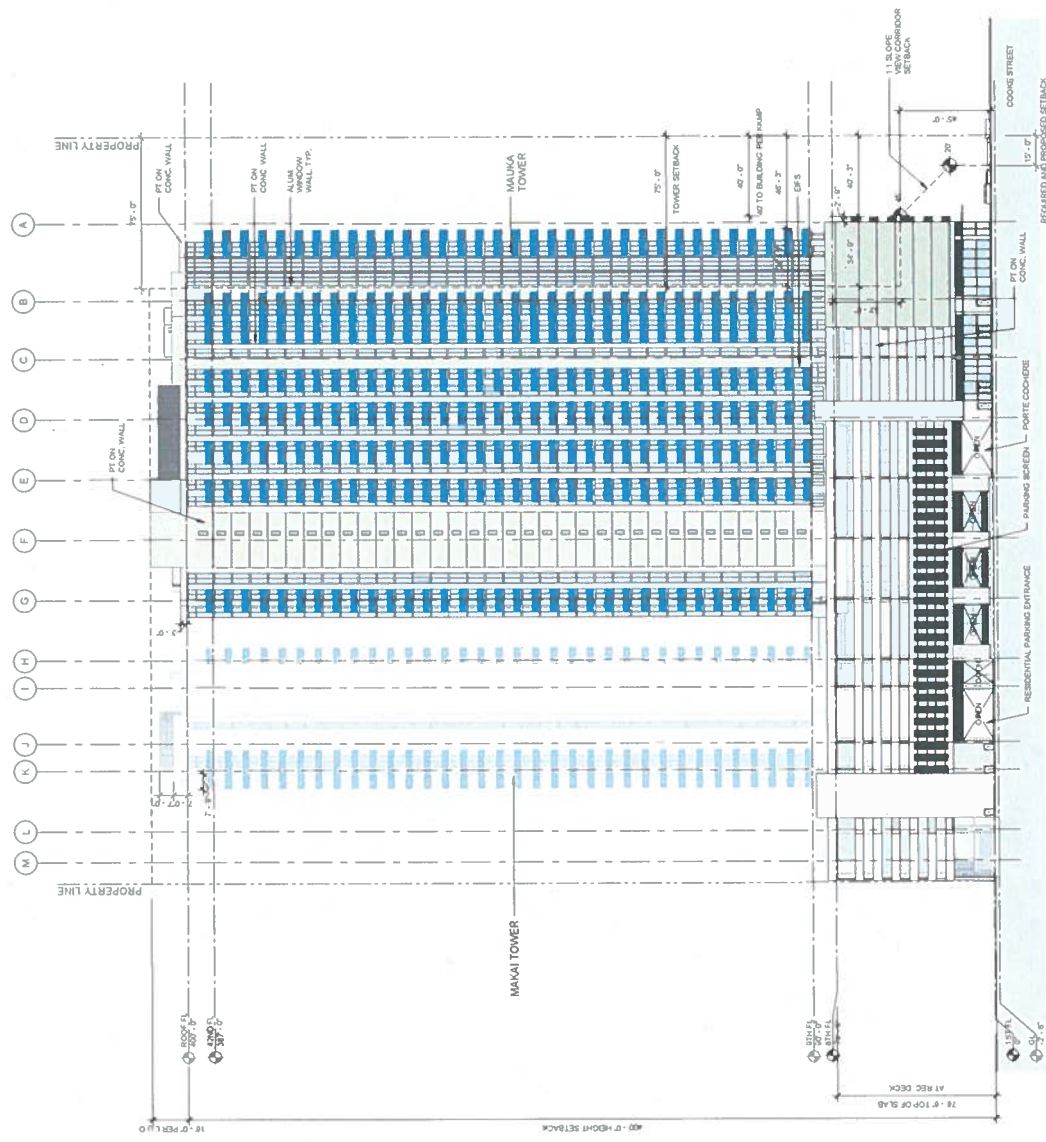


EXHIBIT G-12

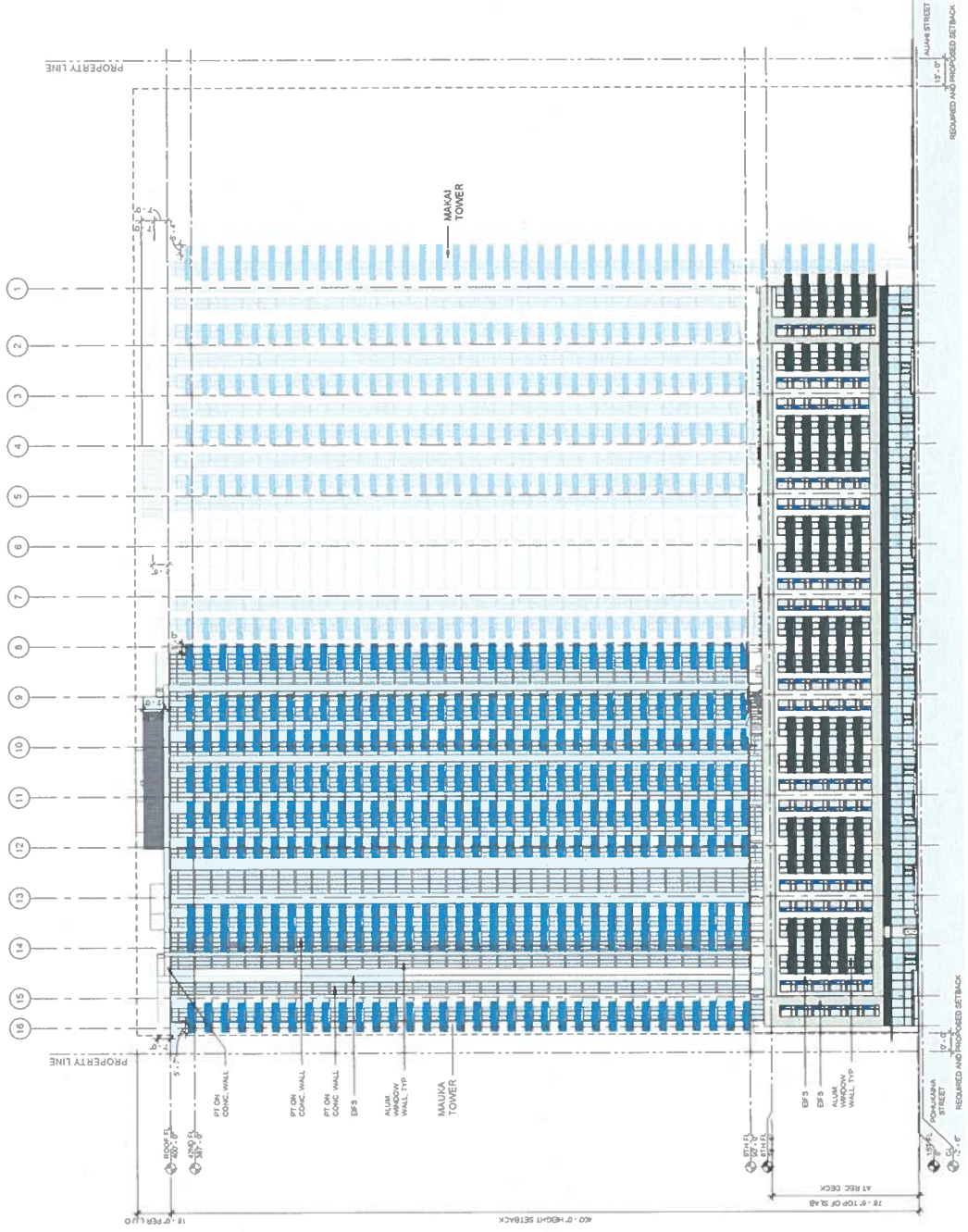


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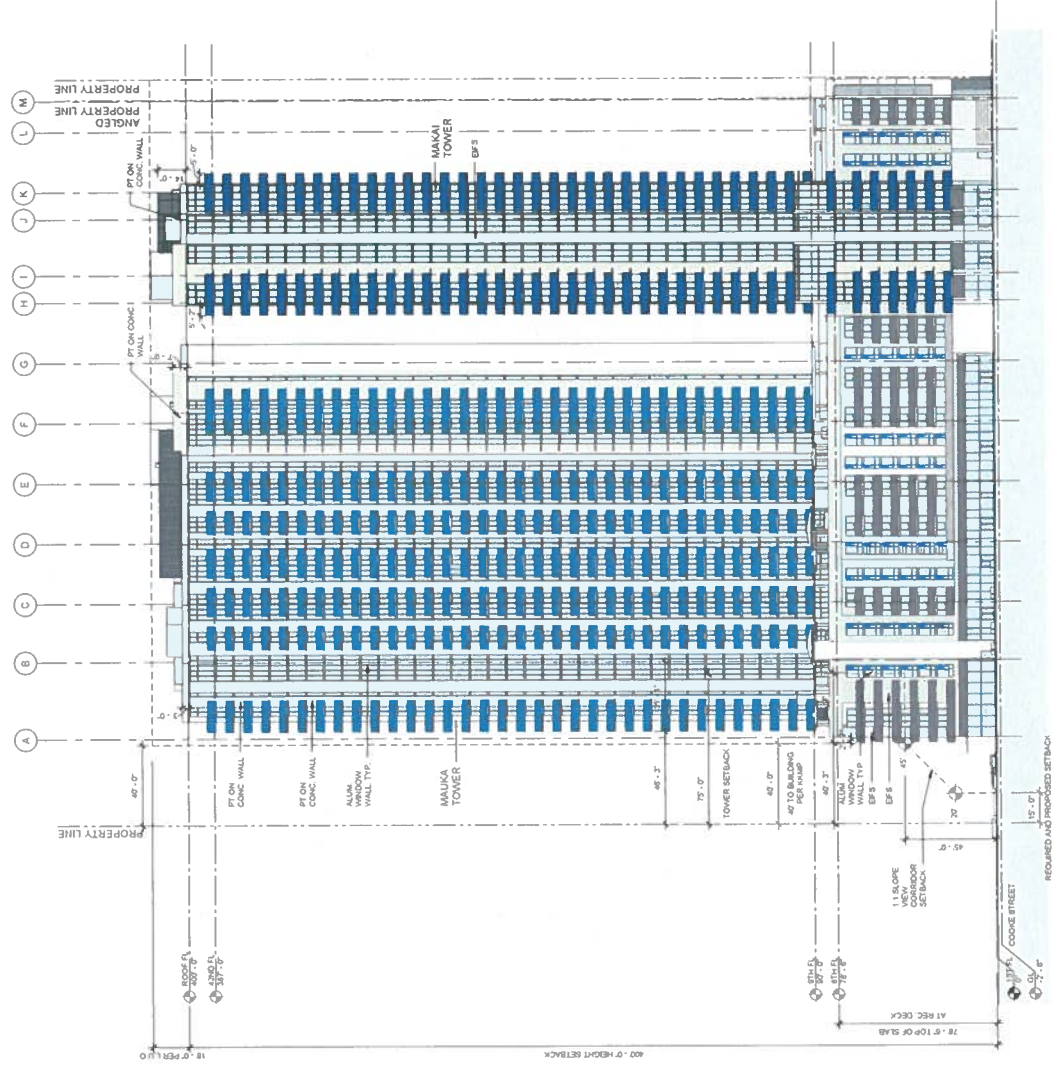


EXHIBIT G-14

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 25-69, CD1

Introduced: 02/24/25 By: TOMMY WATERS - BY REQUEST Committee: ZONING (ZON)

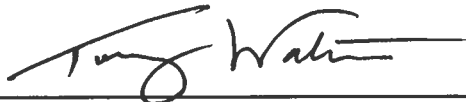
Title: AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE WAIAKOA AFFORDABLE AND MARKET RATE HOUSING PROJECT IN KAKA'AKO, O'AHU.

Voting Legend: * = Aye w/Reservations

02/24/25	INTRO	Introduced.
03/06/25	ZON	Reported out for adoption as amended in CD1 form. CR-89 5 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, OKIMOTO, WEYER
03/19/25	CCL	Committee report and Resolution as amended were adopted. 9 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, NISHIMOTO, OKIMOTO, TULBA, TUPOLA, WATERS, WEYER

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



GLEN I. TAKAHASHI, CITY CLERK

TOMMY WATERS, CHAIR AND PRESIDING OFFICER