

Laulima Affordable Housing

201H Application – Zoning and Planning Committee

City and County of Honolulu

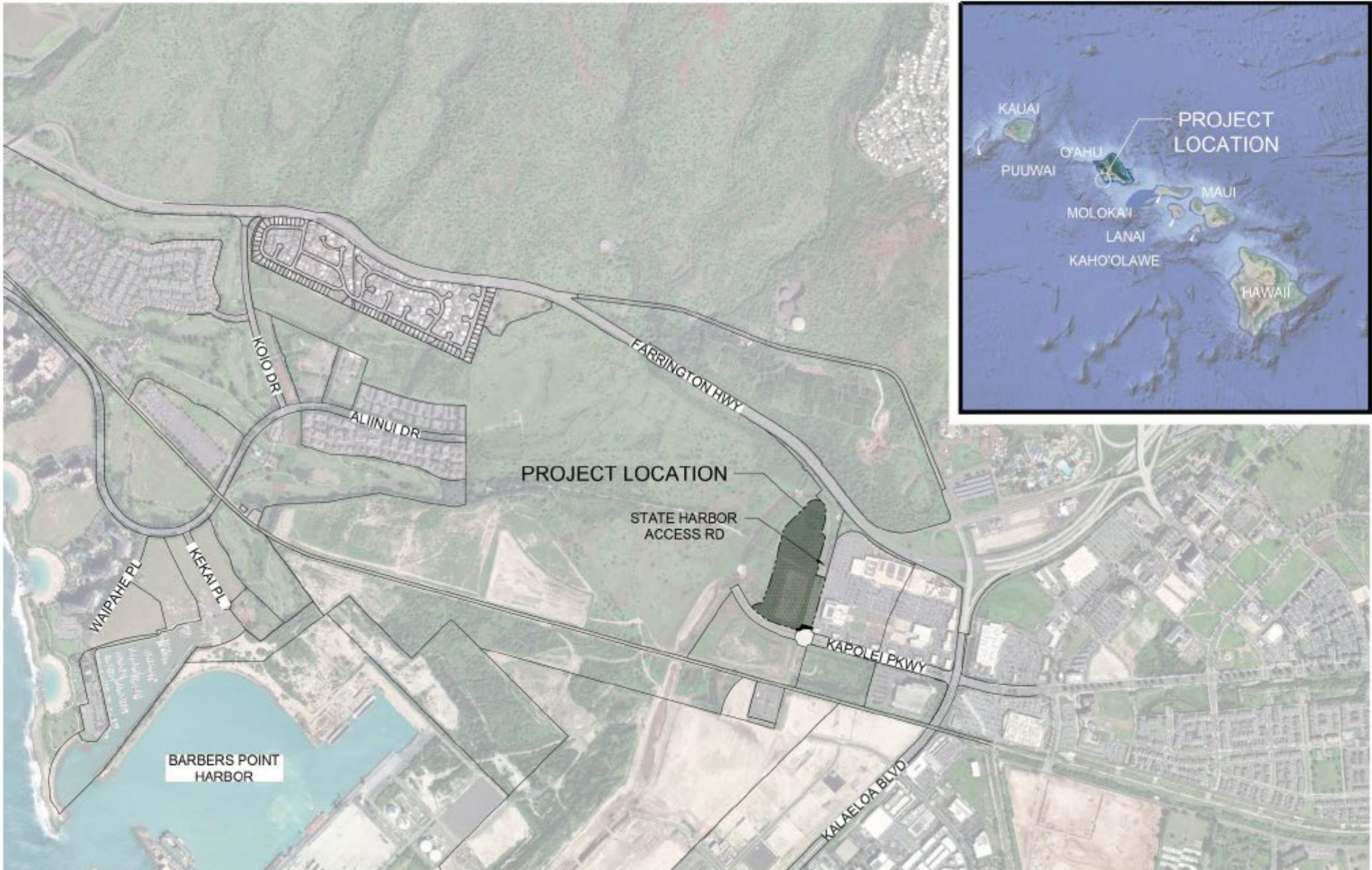
Resolution 25-236

08/21/2025

Submitted by Laulima Hawaii for Resolution 25-236
Committee on Zoning & Planning | August 21, 2025

MISC. COM. 441
ZON

Laulima
PROJECT LOCATION



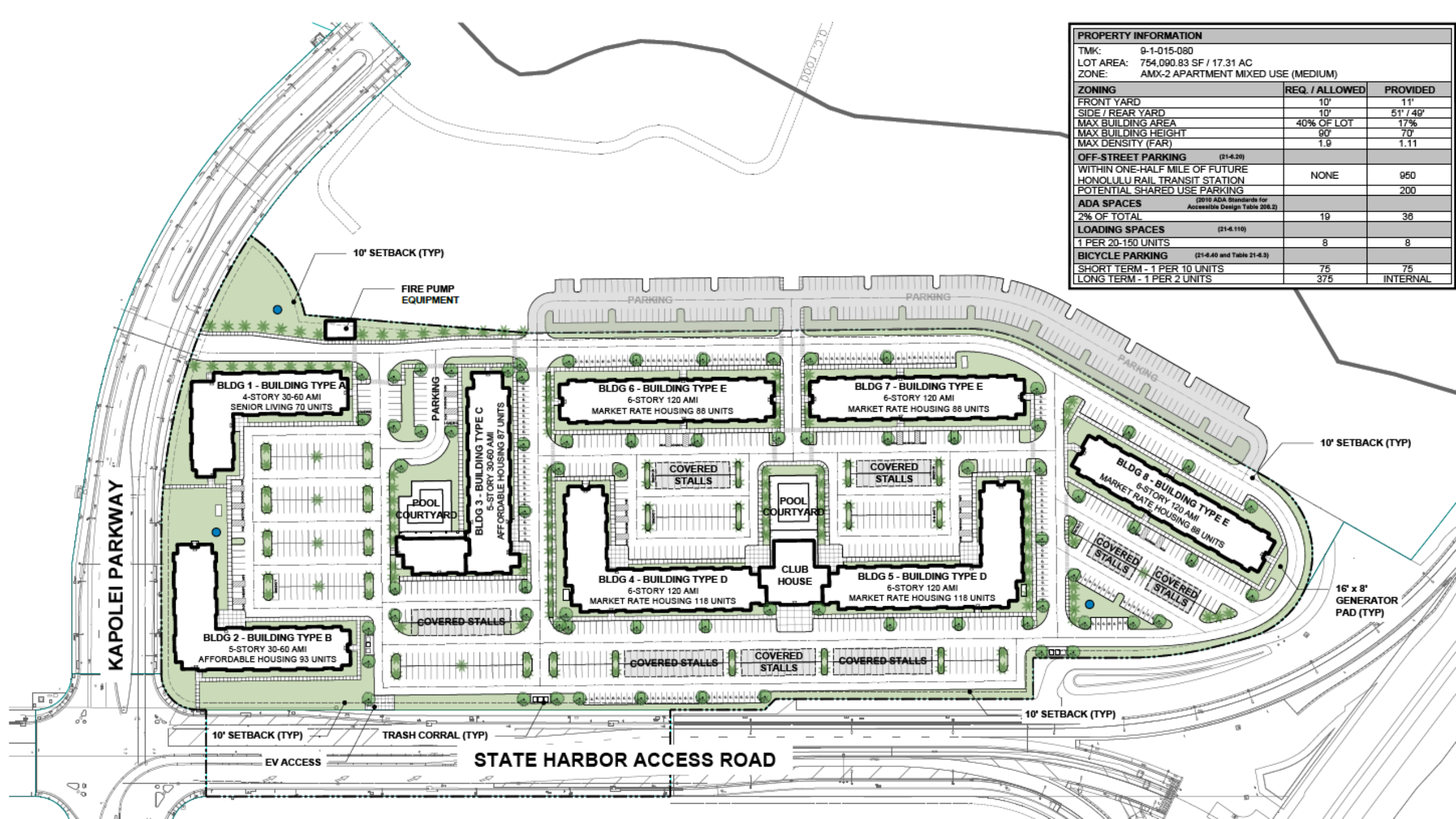
Laulima low- and moderate-income housing

- Land Area 3 (LA-3) of Laulima Master Plan, 17.3 acres
- 750 Total Rent restricted multifamily units
 - 70 Units of Kupuna 9% low-income housing 60% AMI and below
 - 180 Units of Ohana 4% low-income housing 60% AMI and below
 - 500 Units of Ohana moderate income housing 120% AMI and below
- 4 to 6 story buildings with surface parking, 3 community clubhouses, 2 pools, and fitness centers.
- 5-acre park on adjacent parcel provided by Laulima master plan developer creates substantial open space. Including dog park and raised bed garden area for the residents of LA-3.

PROPERTY INFORMATION

TMK: 9-1-015-080
 LOT AREA: 754,080.83 SF / 17.31 AC
 ZONE: AMX-2 APARTMENT MIXED USE (MEDIUM)

ZONING	REQ. / ALLOWED	PROVIDED
FRONT YARD	10'	11'
SIDE / REAR YARD	10'	51' / 49'
MAX BUILDING AREA	40% OF LOT	17%
MAX BUILDING HEIGHT	90'	70'
MAX DENSITY (FAR)	1.9	1.11
OFF-STREET PARKING (21-6.20)		
WITHIN ONE-HALF MILE OF FUTURE HONOLULU RAIL TRANSIT STATION	NONE	950
POTENTIAL SHARED USE PARKING		200
ADA SPACES (2010 ADA Standards for Accessible Design Table 206.2)		
2% OF TOTAL	19	36
LOADING SPACES (21-6.110)		
1 PER 20-150 UNITS	8	8
BICYCLE PARKING (21-6.40 and Table 21-6.3)		
SHORT TERM - 1 PER 10 UNITS	75	75
LONG TERM - 1 PER 2 UNITS	375	INTERNAL



Laulima
PERSPECTIVE VIEW



Exemptions Requested

#	Category	Code Reference	Exemption / Deferral Requested	Estimated Value / Impact (\$)	Notes / Significance
1	Application Fees	ROH §18-6.2	Building permit fees exemption	\$1,313,449	
2	Application Fees	ROH §18-6.1	Plan review fees exemption	\$25,000	
3	Application Fees	ROH §18A-2.4	Grading, grubbing, stockpiling fees exemption	\$15,070	
4	Application Fees	ROH §14-2.1(c)	Trenching permit fees exemption	\$845	
5	Application Fees	ROH §14-2.1(c)	Utility connection permit fees exemption	\$50	
6	Application Fees	ROH §18A-1.6(d)	Stormwater quality & erosion control plan review fees exemption	\$250	
7	Application Fees	ROH §20-1.1, Item 3	Honolulu Fire Department plan review fees exemption	\$131,345	
8	Infrastructure & Public Works Fees	ROH §§43-10.1, 43-10.2, 43-10.3	Wastewater facility charges exemption for 250 units ≤60% AMI	\$654,570	
9	Infrastructure & Public Works Fees	ROH §§43-10.1, 43-10.2, 43-10.3	Deferral of wastewater facility charges for 500 units ≤120% AMI (until CO issuance)	\$1,309,140	
10	Infrastructure & Public Works Fees	ROH §43-11.12(f)	Private storm drain connection fees exemption	\$200	
11	Infrastructure & Public Works Fees	BWS Rules §§1-102 & 2-202	Deferral of water facility charges & service installation fees (per phase, until water meter installation)	\$718,200	
12	Infrastructure & Public Works Fees	ROH Ch. 22, Art. 7	Park dedication (no exemption requested - covered by Kapolei West Master Park Plan Agreement)	nan	No exemption needed - obligation already met
13	Land Use Ordinance (LUO)	LUO §21-6.40	Reduced bicycle parking: 45 ST / 160 LT vs. required 75 ST / 375 LT	nan	Minor adjustment only
14	Land Use Ordinance (LUO)	LUO §§21-3.90-1(b),(c)(1), 21-4.30(d), 21-6.80(a)(2)	Setback encroachments: 8-10 ft into yards; no landscaping in encroachment areas	nan	Minor yard adjustment
15	Land Use Ordinance (LUO)	LUO §21-6.80(b)(2)	Shade structures (solar panels) substituted for required canopy trees in parking lots	nan	Sustainability-focused minor change
			TOTAL	\$4,168,119	



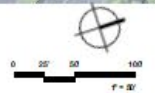
LEGEND

- 1 ENTRY/EXIT
- 2 DETENTION BASIN
- 3 PARK SIGNAGE
- 4 PROMENADE
- 5 TRAIL HEAD
- 6 CONNECTION TO DEVELOPMENT
- 7 PERIMETER FITNESS TRAIL LOOP
- 8 INFORMAL LAWN/PICNIC AREA
- 9 DOG PARK
- 10 COMMUNITY GARDEN
- 11 SERVICE YARD
- 12 TRASH ENCLOSURE

PREPARED FOR: WT Laulima Holdings LLC

PREPARED BY: **WATG**

LAULIMA HORIZONTAL PARK



Mahalo

Q & A