HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **25-236, CD1**

RESOLUTION

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE LAULIMA AFFORDABLE RENTAL HOUSING PROJECT IN KAPOLEI, O'AHU.

WHEREAS, Laulima Affordable Housing, LLC and co-developer WPP Hawaii, LLC ("Applicants"), with the approval of the Hawai'i Housing Finance and Development Corporation ("HHFDC"), proposes to develop Laulima, an affordable rental project consisting of eight buildings ranging from four to six stories with surface parking areas on 17.31-acres of land zoned AMX-2 Medium-Density Apartment Mixed-Use District, located at 4400 Kapolei Parkway in Kapolei, O'ahu, identified as Tax Map Key 9-1-015:081, as depicted in Exhibits A through E, and F-1 through F-13, attached hereto and incorporated by reference herein (the "Project"); and

WHEREAS, the Project is part of the 516-acre Kapolei West Master-Planned Development ("Kapolei West"), which includes 2,370 residential units, a two-acre neighborhood commercial center, a 23-acre regional commercial center, a golf course, and approximately 15 acres of park space; Ordinance 08-27 approved the zone change for Kapolei West, and the Project is the initial component of the overall development, intended to fulfill the affordable housing requirement under the unilateral agreement for Ordinance 08-27; and

WHEREAS, as proposed, the Project involves the development of 750 apartment dwelling units (six studio, 248 one-bedroom, 330 two-bedroom, and 166 three-bedroom units) in four phases (two buildings with 236 units in Phase 1, three buildings with 264 units in Phase 2, two buildings with 180 units in Phase 3, and one building with 70 units in Phase 4); and

WHEREAS, as proposed, all units will be rented to households earning 120 percent or below of the area median income ("AMI") as determined by the U.S. Department of Housing and Urban Development annually for the Honolulu Metropolitan Statistical Area as adjusted for household size, with 250 units rented to households earning 60 percent or below of the AMI (18 units for households earning 30 percent or below of the AMI, eight units for households earning 50 percent or below of the AMI, and 224 units for households earning 60 percent or below of the AMI), and 500 units rented to households earning 120 percent or below of the AMI; all rental units will remain affordable at these AMI levels in perpetuity; and

RESOLUTION

WHEREAS, as proposed, the Project also involves a multipurpose recreation room, pool, approximately 212,714 square feet of common areas and amenities, approximately 173,808 square feet of open space, at-grade surface parking with approximately 1,036 vehicle parking spaces, and long-term and short-term bicycle parking and storage spaces; and

WHEREAS, the Project will help address the critical need for affordably priced housing within the Kapolei area, 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 or deferrals from City fees and charges, and exemptions from certain Land Use Ordinance requirements; and

WHEREAS, on August 14, 2025, the HHFDC Board of Directors, by approval of a For Action, approved the Project with its proposed exemptions and deferrals; and

WHEREAS, the City Council ("Council") is empowered and authorized to approve the Project, which may include exemptions from statutes, ordinances, charter provisions, and rules of any governmental agency relating to planning, zoning, construction standards for subdivision, development and improvement of the land, and the construction of units thereon pursuant to § 201H-38, Hawaii Revised Statutes; and

WHEREAS, the Council has reviewed the preliminary plans and specifications for the Project dated June 20, 2024, prepared by Denton House Design Studio, and submitted by the HHFDC to the Council on August 14, 2025, by Miscellaneous Communication 414 (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

RESOLUTION

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 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 $1,313,449.

3. 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.

4. Exemption from ROH § 18A-2.4, to allow an exemption from the payment of grading, grubbing, and stockpiling fees, estimated at $15,070.

5. Exemption from ROH § 14-2.1(c), to allow an exemption from the payment of trenching permit fees, estimated at $845.

6. Exemption from ROH § 14-2.1(c), to allow an exemption from the payment of utility connection permit fees, estimated at $50.

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 250 affordable units rented to households earning 60 percent or below of the AMI, estimated at $654,570.

8. Deferral from ROH §§ 43-10.1, 43-10.2 and 43-10.3, to allow the deferral of the payment of wastewater system facility charges attributed to 500 units rented to households earning 120 percent of the AMI, until the issuance of the Project's

certificate of occupancy for each Project phase, for the charges associated with that phase, estimated at a total of $1,309,140.

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 $131,345.

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 of the payment of water system facility charges and the installation of water service fees, until the installation of the Project's water meters for each Project phase, for the charges and fees associated with that phase, estimated at a total of $718,200; provided that all BWS requirements are satisfied. Actual charges and fees to be deferred will be determined by the BWS during review of the Project's building permit applications.

Land Use Ordinance ("LUO")

12. Exemption from LUO § 21-6.40, relating to bicycle parking, to allow the Project to provide 45 short-term and 160 long-term bicycle parking spaces (instead of the required 75 short-term, 375 long-term spaces), subject to Condition F.

13. Exemption from LUO §§ 21-3.90-1(b), 21-3.90-1(c)(1), 21-4.30(d), 21-6.80(a)(2), and Table 21-3.3, relating to yard setbacks, to allow parking areas and access drives to encroach up to 8 feet into the required 10-foot side yard along the State Harbor Access Road to the east, and up to 10 feet into the required 10-foot side yard along Spine Road to the west; and to allow for no landscaping of the required yards in those encroachment areas.

14. Exemption from LUO § 21-6.80(b)(2) to allow shade structures (solar panels) to provide shade and minimize visibility of paved surfaces in the Project's surface parking lots (instead of the required one canopy form tree, a minimum of 2-inch caliper, for every six parking spaces, or one canopy form tree of 6-inch caliper or

more for every 12 parking spaces); provided that the solar panels must be evenly distributed throughout the Project's surface parking lots, as generally shown on the attached Exhibits.

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

A. Development must be in general conformance with the approved Project, as described herein, as depicted in Exhibits A through E, and F-1 through F-13, attached hereto, and as shown on the Project's preliminary plans and specifications attached to Miscellaneous Communication 414 (2025), all of which are incorporated by reference herein. Minor modifications to the Project may be approved by the HHFDC. Major modifications to the Project will require approval by the Council.

B. Except for certain exemptions from City application fees, infrastructure or public works fees and charges, and development standards provided herein, and any requirements and fees accounted for under the Master Park Plan Agreement dated May 12, 2012, 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.

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 for each of the four Project phases, identifying 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.

    a. The timeline must identify when a construction management plan ("CMP"), traffic management plan ("TMP"), and updates to the traffic impact analysis report ("TIAR"), will be submitted to the DPP for its review and approval; and

b. The CMP must be submitted for review and approval prior to the issuance of any Project construction permits or building permits for major construction work.

2. A CMP that:

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

b. Identifies and limits construction-related vehicular activity to periods outside of the peak traffic hours using alternative routes for heavy trucks, provides for onsite or off-site 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 pre-existing 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 the 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, trash pickup, and parking areas must be designed so that vehicles enter and exit front first, and adequate turn-around areas for large vehicles must be provided on the Project site; and

d. Includes a bicycle parking 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.

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

1. Post TMPs to validate the relative effectiveness of the various TDM strategies identified in the most recent TMP; and

2. Post TIARs that update and validate the Project's most recent TIAR (the post TIAR after completion of the Project's initial phase will update the Project's initial TIAR, dated July 2, 2025, prepared by Fehr Peers), to validate traffic projections, trip reduction rates, distribution, and assignment of vehicles, bicycles, and pedestrians contained in the most recent TIAR. If a 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 a post TIAR is inconclusive, a second post TIAR for that Project phase may be required one year after the date of the inconclusive post TIAR, as the DPP Director determines is necessary.

E. Project vehicular access points and driveways:

1. All 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;

2. Adequate sight distance to pedestrians and other vehicles must be maintained from all driveways;

3. Driveway grades must not exceed five percent for a minimum distance of 25 feet from the Project site property line; and

4. Entry gates or guard shacks must be recessed as far into the driveway as necessary to avoid the queuing of vehicles onto the public streets.

F. Pursuant to Exemption 12, the Project may provide 45 short-term and 160 long-term bicycle parking spaces (instead of the required 75 short-term and 375 long-term spaces); provided that:

1. The Applicant shall provide additional bicycle parking spaces, up to the required 75 short-term and 375 long-term spaces, if there is a demand for additional bicycle parking spaces after the Kapolei West Master-Planned Development is fully built-out; and

2. If there are no areas elsewhere on the Project site to locate the additional bicycle parking spaces, the Applicant shall convert any unused vehicle parking spaces to bicycle parking spaces, or install more space-efficient bicycle parking systems.

G. To support walking and bicycling, and to provide better delineation of walking, bicycling, and vehicle connections internal to the Project site and at the street entrance to the Project site:

1. The Project must include raised pedestrian crosswalks across the entrance driveway on Kapolei Parkway, and across major drive aisles between buildings and parking areas, as well as other best practices for traffic calming to signal drivers to slow down and watch for pedestrians on the internal drive aisles;

2. Color and texture must be added to the Project pavements where pedestrians travel to highlight the routes for those walking (versus driving);

3. The Project must include low-level lighting along sidewalks and open space; and in paved or grassy areas around buildings, the pool, the recreation room, and amenities such as benches, bicycle parking racks, and trash receptacles;

4. The Project must include dense and tall landscape plantings surrounding the entire perimeter of the Project site, especially along the full length of the future Harbor Access Road frontage and the edge closest to H-1 Highway, to screen the expanse of the surface parking lot along these edges; and

5. To enhance neighborhood character, the Project must incorporate stylized entry landscaping and signage at the entrance driveway on Kapolei Parkway to create a stronger sense of arrival.

BE IT FURTHER RESOLVED that as used in this resolution:

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

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

BE IT FURTHER RESOLVED that this resolution is null and void unless construction of the Project's initial phase commences no later than 60 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

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, building specifications, or landscaping may be

RESOLUTION

approved by the HHFDC if such modifications are consistent with the prevailing neighborhood character; provided further that major modifications to the Project will require approval by the Honolulu City Council; 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; Laulima Affordable Housing, LLC, 1003 Bishop Street, Suite 2700, Honolulu, Hawai'i 96813; and WPP Hawaii, LLC, 595 S. Riverwoods Parkway, Suite 400, Logan, Utah 84321.

INTRODUCED BY:

Tommy Waters (br)

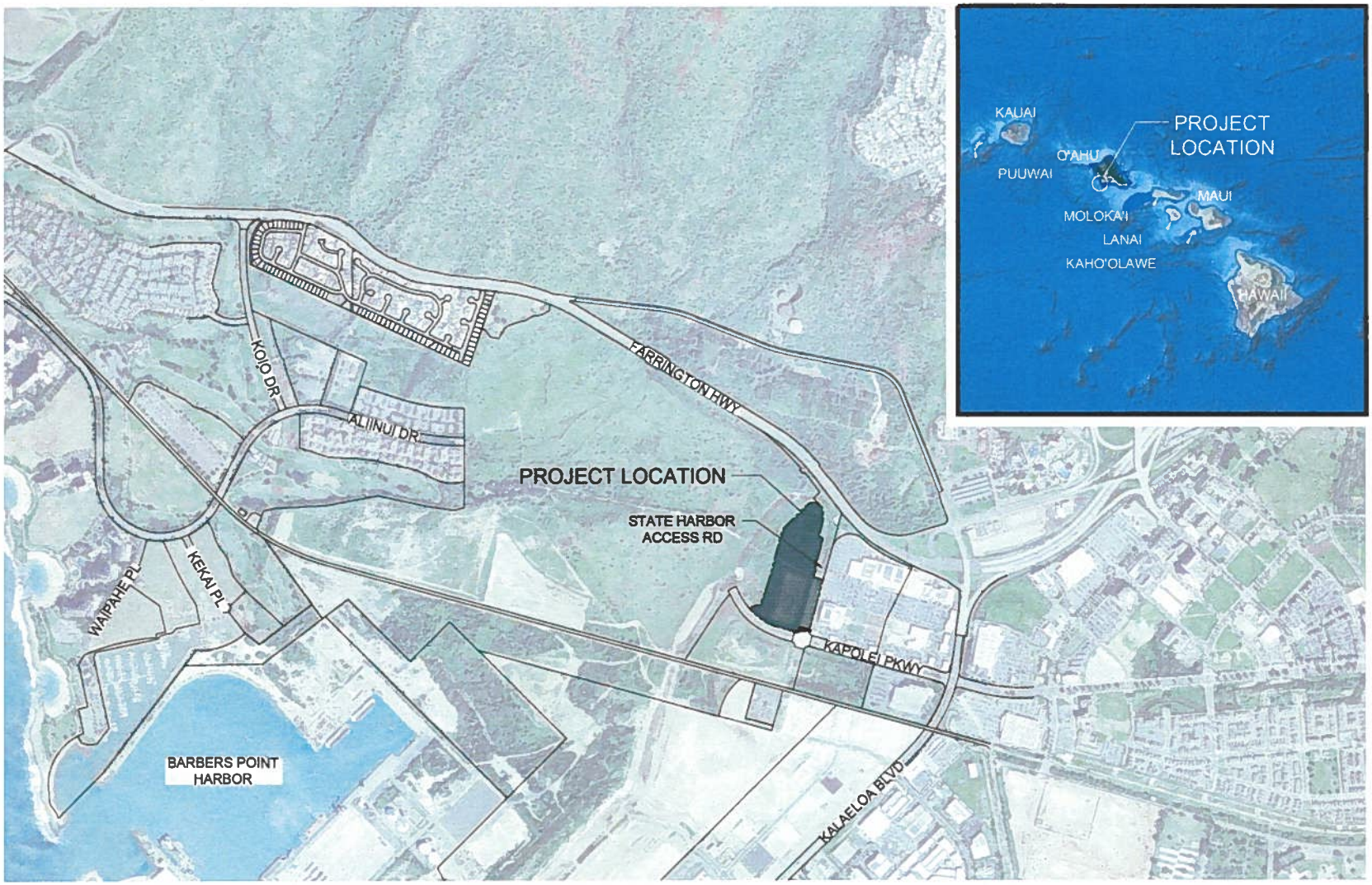
DATE OF INTRODUCTION:

August 14, 2025
Honolulu, Hawai'i

Councilmembers

LAULIMA LA-03 RESIDENTIAL DEVELOPMENT

PROJECT LOCATION



DENTON HOUSE
AN ARETÉ COLLECTIVE COMPANY

EXHIBIT A

LAULIMA LA-03 RESIDENTIAL DEVELOPMENT

SITE PLAN

PROPERTY INFORMATION				
TMK	9-1-015-088			
LOT AREA	17.312 AC / 754,111 SF			
ZONE	AMX-2 APARTMENT MIXED USE (MILDIUM)			
ZONING	REQ. / ALLOWED	PROVIDED		
FRONT YARD	10'	20'		
SIDE / REAR YARD	10'	51' / 49'		
MAX BUILDING AREA	40% OF LOT	18%		
MAX BUILDING HEIGHT	80'	75'		
MAX DENSITY (F.A.R)	1.5	1.11		
OFF-STREET PARKING (DU 6.20)		COMPACT	FULL-SIZED	TOTAL
1/1,000 sf of DWELLING UNIT AREA	671.97229 DWELLING UNIT AREA = 672 PARKING SPACES	137	699	1,636
ADA SPACES (2010 ADA Standards for Accessible Design, Table 208.2)		PER ADA UNIT	LEASING	TOTAL
	0	1	2	47
LOADING SPACES (DU 6.1105)				TOTAL
1 PER 20-150 UNITS	8	N/A	N/A	9
BICYCLE PARKING (DU 6.20 and Table 21-6.3)				TOTAL
SHORT TERM - 1 PER 10 UNITS	75	N/A	N/A	45*
LONG TERM - 1 PER 2 UNITS	375	N/A	N/A	180*

* NUMBER OF BIKE PARKING SPACES PROVIDED IS PER REQUESTED EXEMPTION FROM THE REQUIREMENTS OF LUO 21-6.40

PARKING SCHEDULE				
DESIGNATION	TYPE	COUNT	COMMENTS	
BUILDING A	8'-8"x 18' - 90 deg	42		
BUILDING A	8'-8"x 18' - 90 deg ADA 5'-0" Aisle	1		
BUILDING A	8'-8"x 18' - 90 deg ADA No Aisle	3		
BUILDING A	8'-8"x 18' - 90 deg Van ADA	1		
BUILDING A: 47	0.67 STALLS/UNIT			
BUILDING B+C	7'-6"x 16' - 90 deg Compact	29		13% OF TOTAL COUNT
BUILDING B+C	8'-8"x 18' - 90 deg	141		
BUILDING B+C	8'-8"x 18' - 90 deg ADA 5'-0" Aisle	4		
BUILDING B+C	8'-8"x 18' - 90 deg ADA No Aisle	6		
BUILDING B+C	8'-8"x 18' - 90 deg Van ADA	2		
BUILDING B+C	8'-8"x 18' - 90 deg	48	COVERED	21% OF TOTAL COUNT
BUILDING B+C: 230	1.28 STALLS/UNIT			
BUILDING D	7'-6"x 16' - 90 deg Compact	45		13% OF TOTAL COUNT
BUILDING D	8'-8"x 18' - 90 deg	217		
BUILDING D	8'-8"x 18' - 90 deg ADA 5'-0" Aisle	4		
BUILDING D	8'-8"x 18' - 90 deg ADA No Aisle	6		
BUILDING D	8'-8"x 18' - 90 deg Van ADA	2		
BUILDING D	8'-8"x 18' - 90 deg	80	COVERED	23% OF TOTAL COUNT
BUILDING D: 354	1.50 STALLS/UNIT			
BUILDING E	7'-6"x 16' - 90 deg Compact	63		16% OF TOTAL COUNT
BUILDING E	8'-8"x 18' - 90 deg	226		
BUILDING E	8'-8"x 18' - 90 deg ADA 5'-0" Aisle	6		
BUILDING E	8'-8"x 18' - 90 deg ADA No Aisle	6		
BUILDING E	8'-8"x 18' - 90 deg Van ADA	3		
BUILDING E	8'-8"x 18' - 90 deg	88	COVERED	22% OF TOTAL COUNT
BUILDING E: 595	1.50 STALLS/UNIT			
LEASING	8'-8"x 18' - 90 deg	8		
LEASING	8'-8"x 18' - 90 deg ADA 5'-0" Aisle	1		
LEASING	8'-8"x 18' - 90 deg Van ADA	1		
LEASING: 10				
Grand total: 1036				

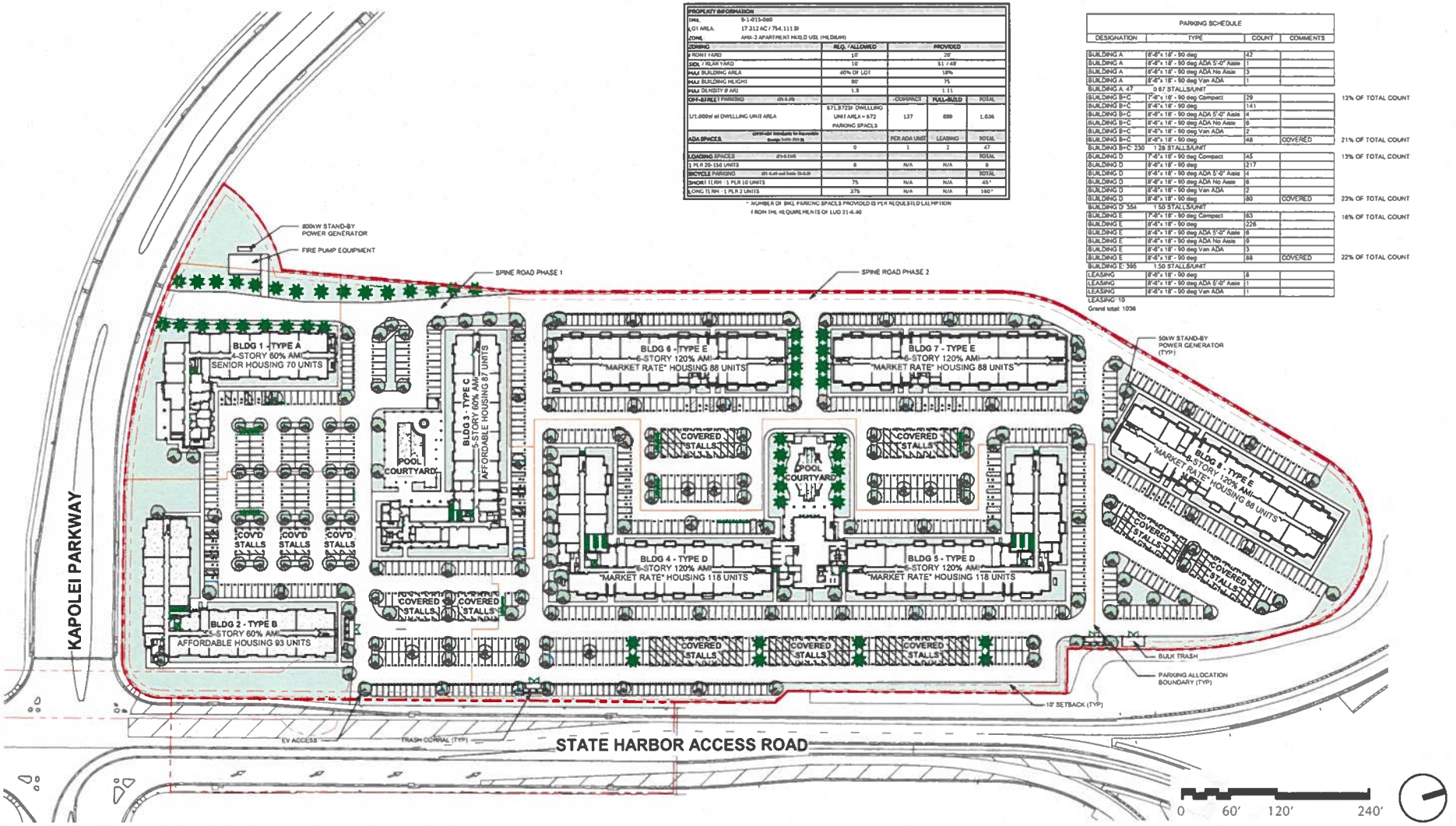


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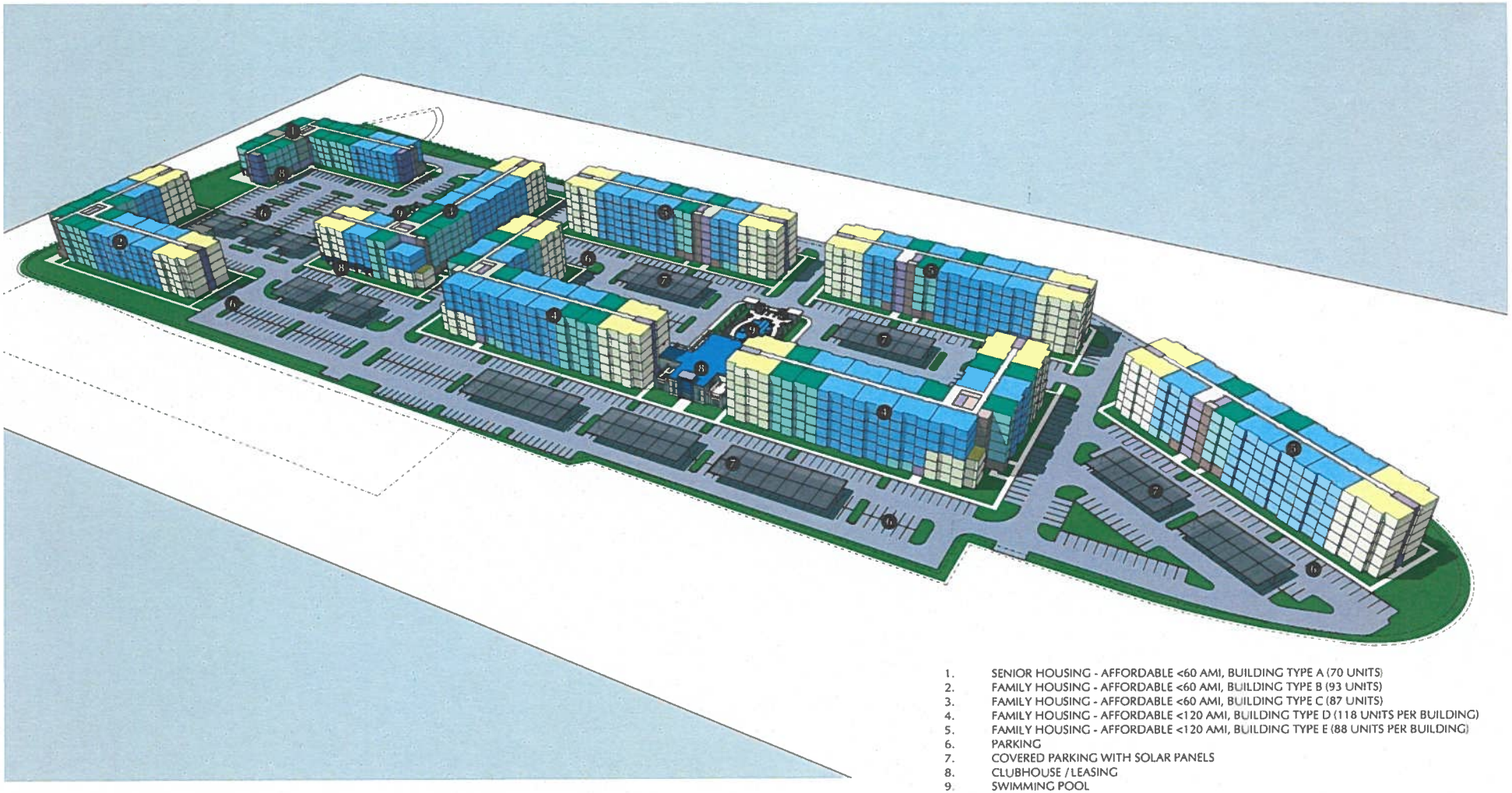
EXHIBIT B

LAULIMA LA-03 RESIDENTIAL DEVELOPMENT

MASSING STUDY OF UNIT MIX



1. SENIOR HOUSING - AFFORDABLE <60 AMI, BUILDING TYPE A (70 UNITS)
2. FAMILY HOUSING - AFFORDABLE <60 AMI, BUILDING TYPE B (93 UNITS)
3. FAMILY HOUSING - AFFORDABLE <60 AMI, BUILDING TYPE C (87 UNITS)
4. FAMILY HOUSING - AFFORDABLE <120 AMI, BUILDING TYPE D (118 UNITS PER BUILDING)
5. FAMILY HOUSING - AFFORDABLE <120 AMI, BUILDING TYPE E (88 UNITS PER BUILDING)
6. PARKING
7. COVERED PARKING WITH SOLAR PANELS
8. CLUBHOUSE / LEASING
9. SWIMMING POOL

LAULIMA LA-03 RESIDENTIAL DEVELOPMENT
PERSPECTIVE VIEW



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EXHIBIT D

LAULIMA LA-03 RESIDENTIAL DEVELOPMENT

PERSPECTIVE VIEW



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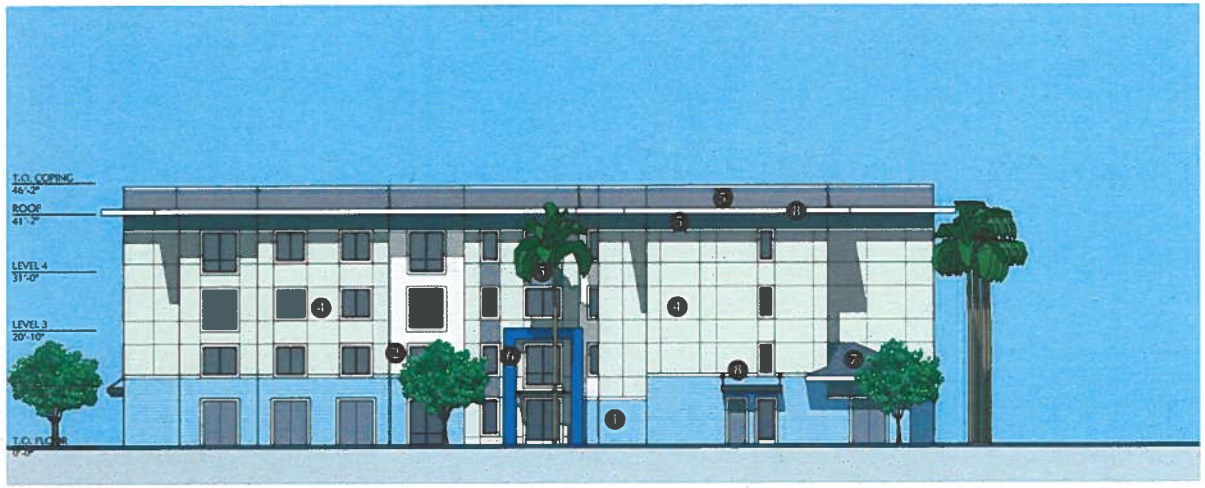
EXHIBIT E

LAULIMA LA-03 RESIDENTIAL DEVELOPMENT
BUILDING TYPE A - SENIOR HOUSING

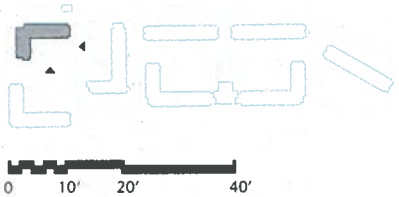




TYPICAL ELEVATIONS

1. COLOR 1 - LIGHT BLUE HORIZONTAL CEMENTITIOUS BOARD SIDING
2. COLOR 2 - CREAM HORIZONTAL CEMENTITIOUS BOARD SIDING
3. COLOR 3 - CREAM CEMENTITIOUS BOARD AND BATT
4. COLOR 4 - TAUPE CEMENTITIOUS BOARD AND BATT
5. COLOR 5 - GRAY CEMENTITIOUS BOARD AND BATT, AND DECORATIVE BEAMS
6. COLOR 6 - DARK BLUE STUCCO
7. COLOR 7 - ASPHALT SHINGLES
8. WHITE TRIM AND DARK BRONZE METAL ACCENTS

KEY



0 10' 20' 40'

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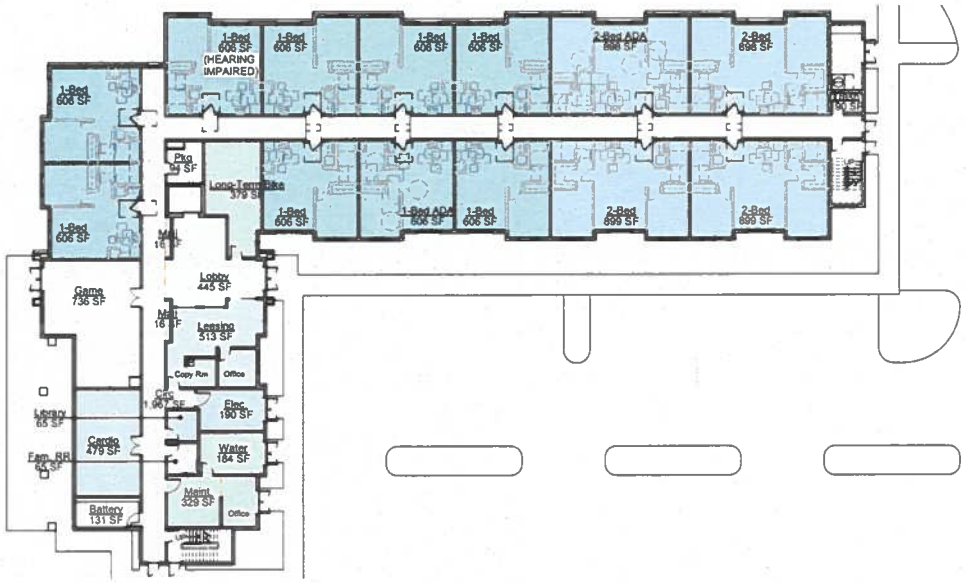
EXHIBIT F-1

LAULIMA LA-03 RESIDENTIAL DEVELOPMENT

BUILDING TYPE A - SENIOR HOUSING - AFFORDABLE <60 AMI



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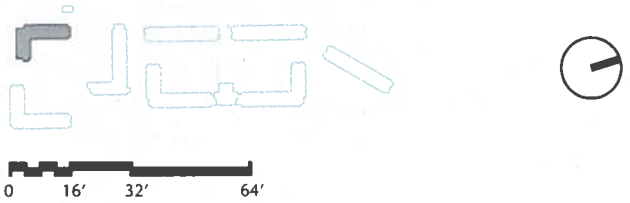

LEVEL ONE FLOOR PLAN

DENTON HOUSE
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EXHIBIT F-2

LAULIMA LA-03 RESIDENTIAL DEVELOPMENT
BUILDING TYPE B - FAMILY HOUSING, AFFORDABLE





TYPICAL ELEVATIONS

1. COLOR 1 - LIGHT BLUE HORIZONTAL CEMENTITIOUS BOARD SIDING
2. COLOR 2 - CREAM HORIZONTAL CEMENTITIOUS BOARD SIDING
3. COLOR 3 - CREAM CEMENTITIOUS BOARD AND BATT
4. COLOR 4 - TAUPE CEMENTITIOUS BOARD AND BATT
5. COLOR 5 - GRAY CEMENTITIOUS BOARD AND BATT, AND DECORATIVE BEAMS
6. COLOR 6 - DARK BLUE STUCCO
7. COLOR 7 - ASPHALT SHINGLES
8. WHITE TRIM AND DARK BRONZE METAL ACCENTS
9. GRAY DECORATIVE FRIEZE - GFRG

KEY





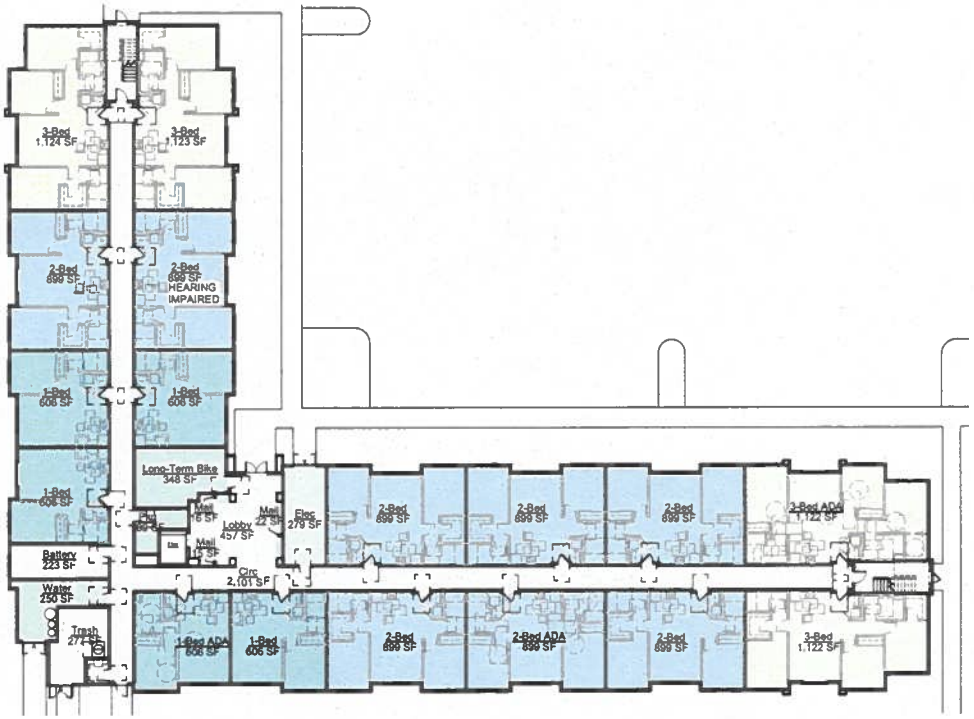


DENTON HOUSE
AN ARETÉ COLLECTIVE COMPANY

EXHIBIT F-3

LAULIMA LA-03 RESIDENTIAL DEVELOPMENT

BUILDING TYPE B - FAMILY HOUSING - AFFORDABLE <60 AMI



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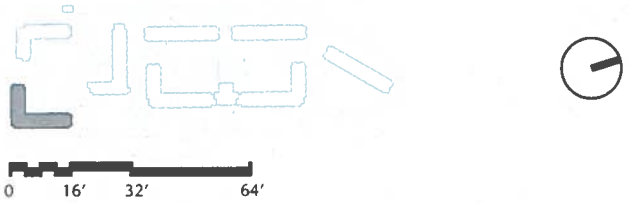


LEVEL ONE FLOOR PLAN

LAULIMA LA-03 RESIDENTIAL DEVELOPMENT

BUILDING TYPE C - FAMILY HOUSING, AFFORDABLE





TYPICAL ELEVATIONS

1. COLOR 1 - LIGHT BLUE HORIZONTAL CEMENTITIOUS BOARD SIDING
2. COLOR 2 - CREAM HORIZONTAL CEMENTITIOUS BOARD SIDING
3. COLOR 3 - CREAM CEMENTITIOUS BOARD AND BATT
4. COLOR 4 - TAUPE CEMENTITIOUS BOARD AND BATT
5. COLOR 5 - GRAY CEMENTITIOUS BOARD AND BATT, AND DECORATIVE BEAMS
6. COLOR 6 - DARK BLUE STUCCO
7. COLOR 7 - ASPHALT SHINGLES
8. WHITE TRIM AND DARK BRONZE METAL ACCENTS
9. GRAY DECORATIVE FRIEZE - GFRG

KEY



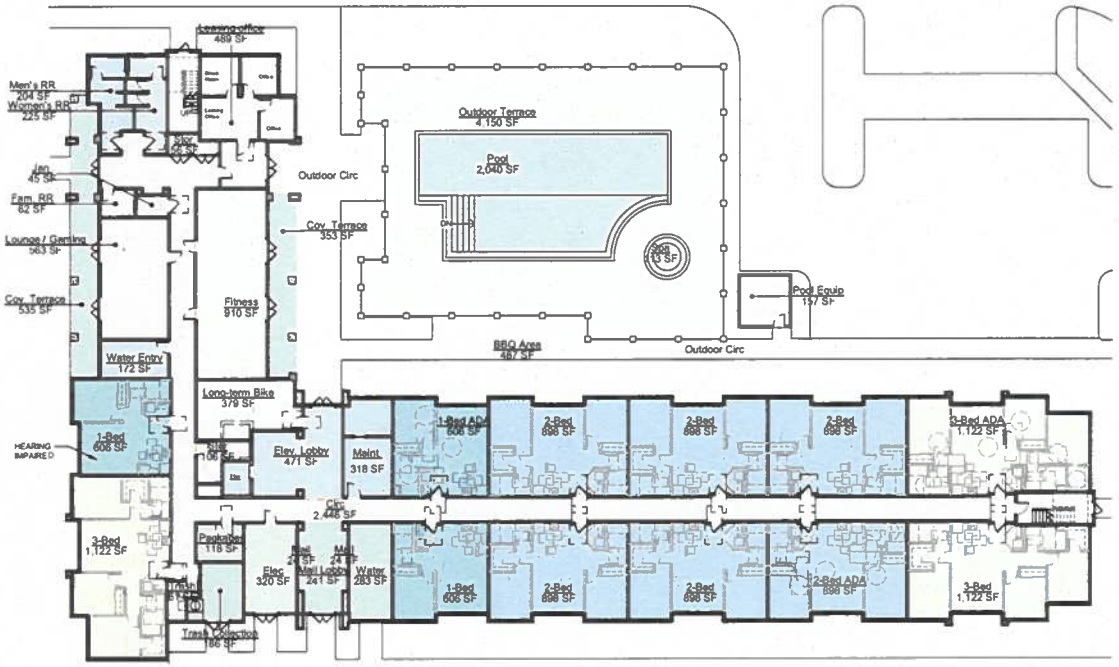
0 10' 20' 40'

DENTON HOUSE
AN ARETÉ COLLECTIVE COMPANY

EXHIBIT F-5

LAULIMA LA-03 RESIDENTIAL DEVELOPMENT

BUILDING TYPE C - FAMILY HOUSING - AFFORDABLE <60 AMI



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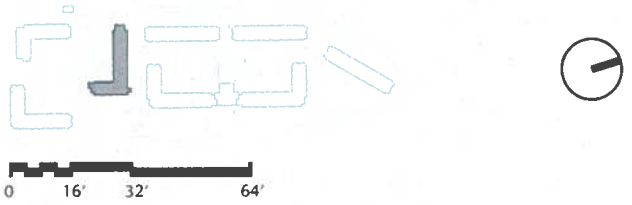


LEVEL ONE FLOOR PLAN

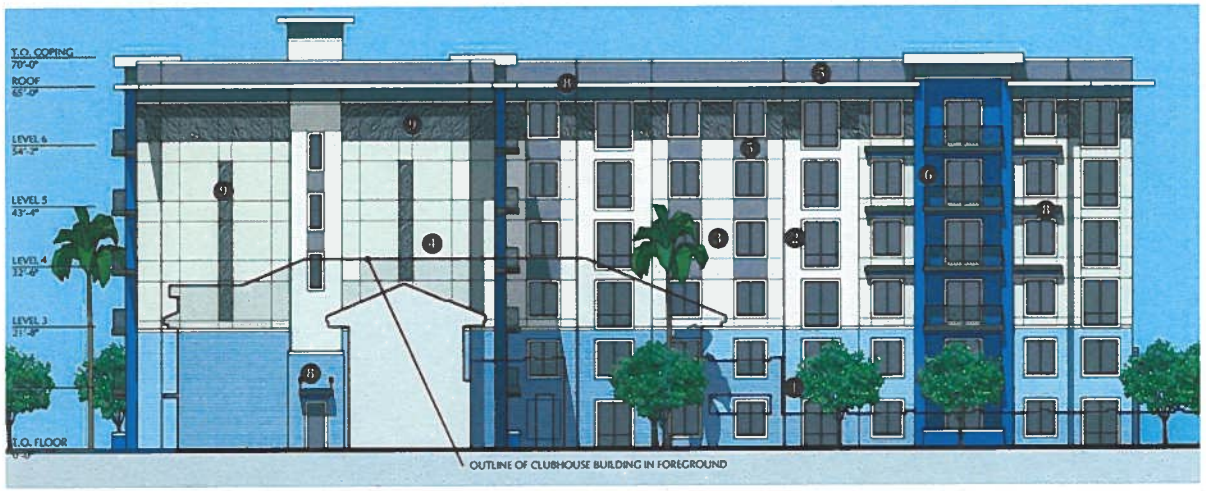
DENTON HOUSE
AN ARETÉ COLLECTIVE COMPANY

EXHIBIT F-6

LAULIMA LA-03 RESIDENTIAL DEVELOPMENT

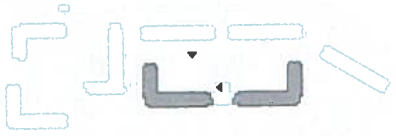
BUILDING TYPE D - FAMILY HOUSING, MARKET RATE





1. COLOR 1 - LIGHT BLUE HORIZONTAL CEMENTITIOUS BOARD SIDING
2. COLOR 2 - CREAM HORIZONTAL CEMENTITIOUS BOARD SIDING
3. COLOR 3 - CREAM CEMENTITIOUS BOARD AND BATT
4. COLOR 4 - TAUPE CEMENTITIOUS BOARD AND BATT
5. COLOR 5 - GRAY CEMENTITIOUS BOARD AND BATT, AND DECORATIVE BEAMS
6. COLOR 6 - DARK BLUE STUCCO
7. COLOR 7 - ASPHALT SHINGLES
8. WHITE TRIM AND DARK BRONZE METAL ACCENTS
9. GRAY DECORATIVE FRIEZE - GFRG

KEY



0 10' 20' 40'

TYPICAL ELEVATIONS

DENTON HOUSE
AN ARETÉ COLLECTIVE COMPANY

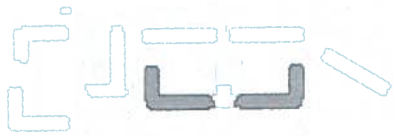
EXHIBIT F-7

LAULIMA LA-03 RESIDENTIAL DEVELOPMENT

BUILDING TYPE D - FAMILY HOUSING - AFFORDABLE <120 AMI



KEY





0 16′ 32′ 64′

LEVEL ONE FLOOR PLAN

DENTON HOUSE
AN ARETÉ COLLECTIVE COMPANY

EXHIBIT F-8

LAULIMA LA-03 RESIDENTIAL DEVELOPMENT

BUILDING TYPE E - FAMILY HOUSING, MARKET RATE

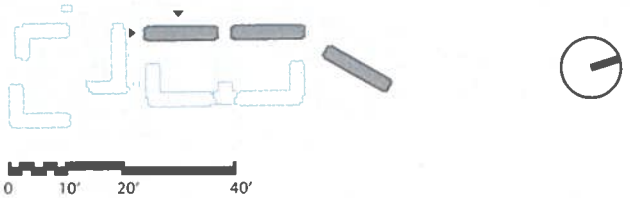




TYPICAL ELEVATIONS

1. COLOR 1 - LIGHT BLUE HORIZONTAL CEMENTITIOUS BOARD SIDING
2. COLOR 2 - CREAM HORIZONTAL CEMENTITIOUS BOARD SIDING
3. COLOR 3 - CREAM CEMENTITIOUS BOARD AND BATT
4. COLOR 4 - TAUPE CEMENTITIOUS BOARD AND BATT
5. COLOR 5 - GRAY CEMENTITIOUS BOARD AND BATT, AND DECORATIVE BEAMS
6. COLOR 6 - DARK BLUE STUCCO
7. COLOR 7 - ASPHALT SHINGLES
8. WHITE TRIM AND DARK BRONZE METAL ACCENTS
9. GRAY DECORATIVE FRIEZE - GFRG

KEY

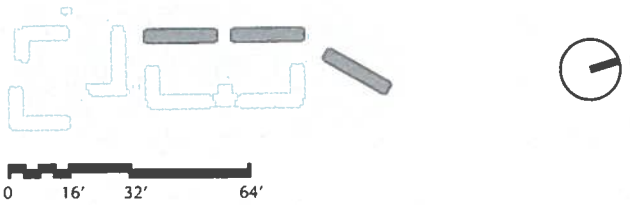


LAULIMA LA-03 RESIDENTIAL DEVELOPMENT

BUILDING TYPE E - FAMILY HOUSING - AFFORDABLE <120 AMI



KEY



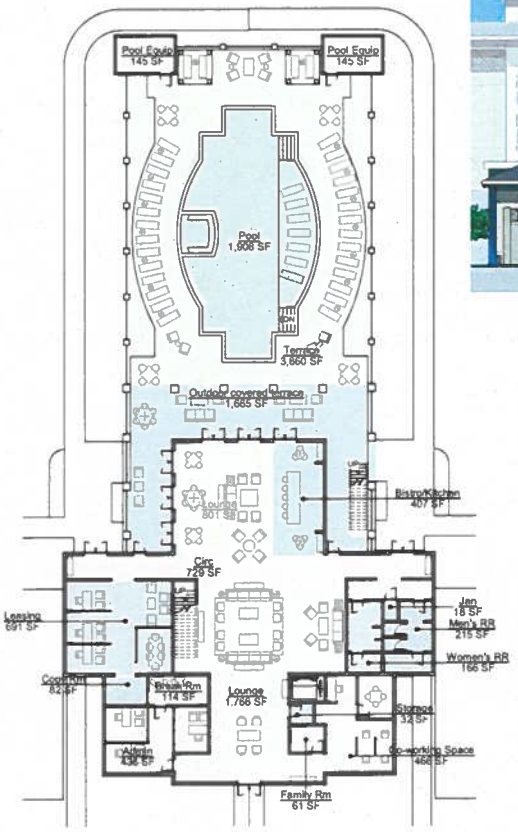
LEVEL ONE FLOOR PLAN

DENTON HOUSE
AN ARETÉ COLLECTIVE COMPANY

EXHIBIT F-10

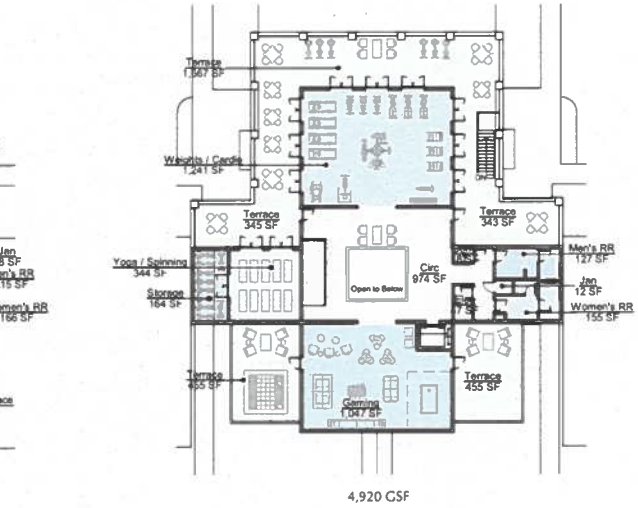
LAULIMA LA-03 RESIDENTIAL DEVELOPMENT

AMENITY BUILDING - AFFORDABLE <120 AMI



LEVEL ONE - FLOOR PLAN





LEVEL TWO - FLOOR PLAN





CLUBHOUSE ELEVATIONS

KEY





DENTON HOUSE
AN ARETÉ COLLECTIVE COMPANY

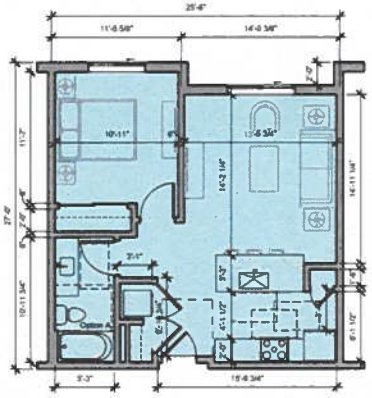
EXHIBIT F-11

LAULIMA LA-03 RESIDENTIAL DEVELOPMENT

TYPICAL UNIT FLOOR PLANS - AFFORDABLE <60 AMI

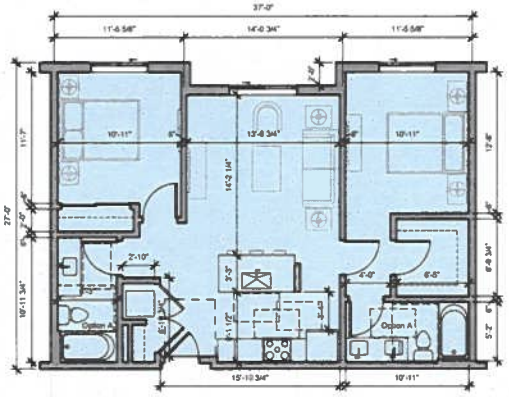


493 SF



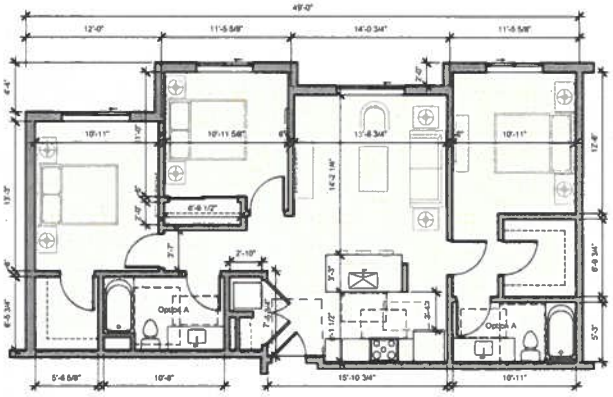
TYPICAL ONE-BEDROOM - FHA

606 SF



TYPICAL TWO-BEDROOM - FHA

899 SF



TYPICAL THREE-BEDROOM - FHA

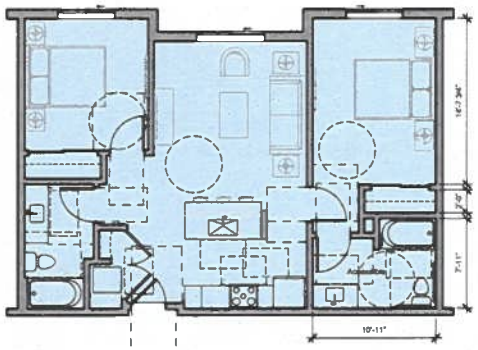
1122 SF



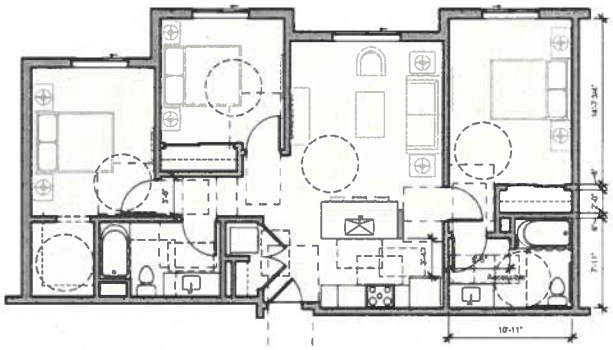
TYPICAL STUDIO - FHA/ADA



TYPICAL ONE-BEDROOM - ADA



TYPICAL TWO-BEDROOM - ADA



TYPICAL THREE-BEDROOM - ADA

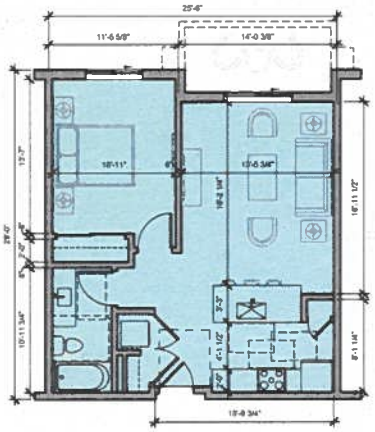
0 5' 10' 20'

DENTON HOUSE
AN ARETÉ COLLECTIVE COMPANY

EXHIBIT F-12

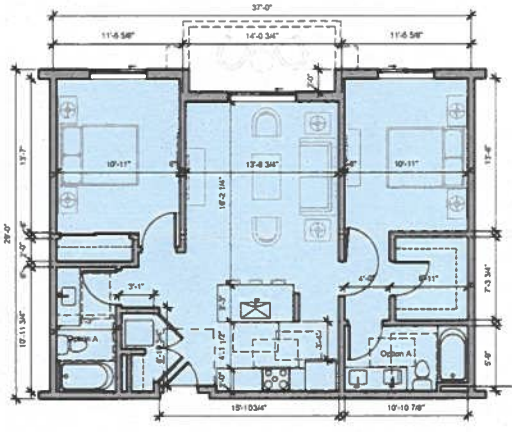
LAULIMA LA-03 RESIDENTIAL DEVELOPMENT

TYPICAL UNIT FLOOR PLANS - AFFORDABLE <120 AMI



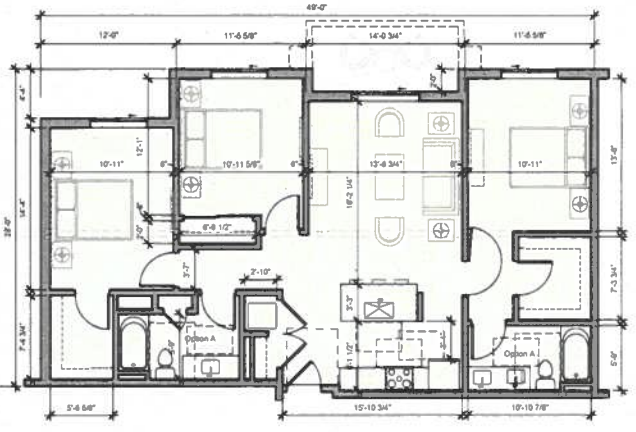
TYPICAL ONE-BEDROOM - FHA

655 SF



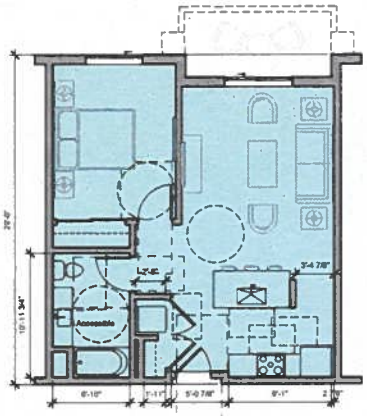
TYPICAL TWO-BEDROOM - FHA

971 SF

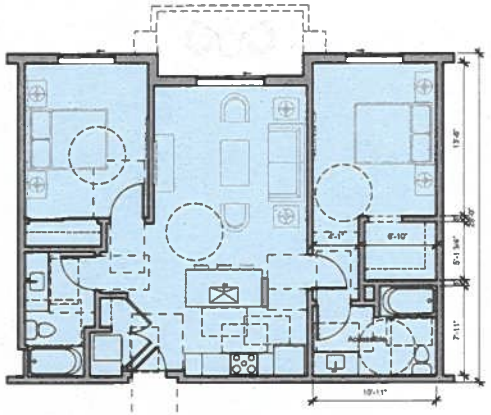


TYPICAL THREE-BEDROOM - FHA

1218 SF



TYPICAL ONE-BEDROOM - ADA



TYPICAL TWO-BEDROOM - ADA



TYPICAL THREE-BEDROOM - ADA



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

CERTIFICATE

RESOLUTION 25-236, CD1

Introduced: 08/14/25 By: TOMMY WATERS - BY REQUEST Committee: ZONING & PLANNING (ZON)

Title: AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE LAULIMA AFFORDABLE RENTAL HOUSING PROJECT IN KAPOLEI, O'AHU.

Voting Legend: * = Aye w/Reservations

08/14/25	INTRO	Introduced.
08/21/25	ZON	Amended to CD1. 5 AYES: CORDERO, KIA'ĀINA, OKIMOTO, TUPOLA, WATERS
08/21/25	ZON	Reported out for adoption as amended in CD1 form. CR-297 5 AYES: CORDERO*, KIA'ĀINA, OKIMOTO, TUPOLA, WATERS
09/03/25	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 T. TAKAHASHI, CITY CLERK

TOMMY WATERS, CHAIR AND PRESIDING OFFICER