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DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

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October 5, 2026

2026-AH-1 (JM)

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawai'i 96813

Dear Chair Waters and Councilmembers:

SUBJECT:	Request for Exemptions from Development Regulations Pursuant to Hawai'i Revised Statutes (HRS) Chapter 201H-38
Project:	Kapolei Parkway Lots 2-5
Landowner:	City and County of Honolulu
Applicant:	KP52 Developer, LLC
Agent:	R.M. Towill Corporation (Isaiah Sato)
Location:	91-683 Wakea Street – Honouliuli
Tax Map Key:	9-1-160: 064 (Portion)

KP52 Developer, LLC is requesting exemptions from the City and County of Honolulu regulations and fees to develop Kapolei Parkway Lots 2-5, an affordable rental housing project, under the provisions of HRS Chapter 201H-38. The purpose of these regulations is to encourage the development of affordable housing.

Enclosed for your review and consideration are the Department of Planning and Permitting's (DPP) Report and Recommendation, Exhibits, and Draft Resolution. The enclosed Draft Resolution is to grant exemptions from certain statutes, ordinances, and rules relating to planning, zoning, and permit fees to allow development of the Project.

Pursuant to HRS Chapter 201H-38, the City Council has 45 days to act on the matter from the date the DPP transmits the request to the City Council. If the City Council does not act on the request within 45 days, the exemptions will be automatically approved.

DEPT. COM. 633(26)

Should you have any questions, please contact me at (808) 768-8000.

Very truly yours,

Dawn Takeuchi Apuna
Director

Enclosures: DPP Report and Recommendation
Exhibits A through C and D-1 through D-7
Draft Resolution

APPROVED BY:

Krishna F. Jayaram, Managing Director
Office of the Managing Director

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAI'I

IN THE MATTER OF THE APPLICATION BY KP52 DEVELOPER, LLC HAWAI'I REVISED STATUTES (HRS) CHAPTER 201H EXEMPTIONS FOR AN AFFORDABLE HOUSING PROJECT	FILE NO. 2026-AH-1 (JM)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

PROJECT NAME:	Kapolei Parkway Lots 2-5
LANDOWNER:	City and County of Honolulu
APPLICANT:	KP52 Developer, LLC
AGENT:	R.M. Towill Corporation (Isaiah Sato)
LOCATION:	91-683 Wakea Street – Honouliuli (Exhibit A)
TAX MAP KEY (TMK):	9-1-160: 064 (Portion)
ZONING:	BMX-3 Community Business Mixed-Use District (Exhibit B)
STATE LAND USE:	Urban District (Exhibit C)
DEVELOPMENT PLAN:	'Ewa Development Plan ('Ewa DP)
EXISTING USE:	Vacant
SURROUNDING LAND USES:	Multi-unit Dwellings, General Retail, General Eating and Drinking, and Public Facilities

B. Background: On February 10, 2026, the Department of Planning and Permitting (DPP) determined that the Project was eligible to request exemptions under the

provisions of HRS Chapter 201H and the DPP Administrative Rules relating to the 201H Housing Program (201H Program). The Applicant submitted the 201H application on June 5, 2026, which was accepted on June 22, 2026.

C. Proposal: The Applicant proposes to develop an affordable rental housing project on a 15.192-acre portion of a 28.054-acre zoning lot consisting of approximately 745 affordable rental units in a series of three- to four-story buildings (see Exhibits D-1 through D-7). The 745 affordable rental dwelling units will be a mix of one-, two-, three-, and four-bedroom units. The buildings will be arranged along the perimeter of proposed Lots 2 through 5, with structured parking located internally. The multi-level parking structures will provide approximately 998 vehicle parking spaces along with bicycle parking, loading areas, and supporting building services. The ground floor areas will accommodate a combination of residential units, including ADA-accessible units and shared operation spaces, such as laundry facilities and utility rooms. A flexible ground floor space is also incorporated within the Project and may accommodate a range of potential uses, such as a preschool, subject to future funding and operational considerations. The following table summarizes the unit breakdown by number of bedrooms.

Affordability Matrix by Unit Type		
Unit Type	Total	% of Total
One-Bedroom	291	39.1%
Two-Bedroom	291	39.1%
Three-Bedroom	97	13%
Four-Bedroom	66	8.9%
Total	**745**	**100%**

D. Affordability Requirements: All units in the Project will be made available to households earning at or below 80 percent of the Area Median Income (AMI). The Project proposes an averaging approach, maintaining an overall average affordability of 60 percent of the AMI or below. Some units will be available to households earning up to 30 percent of the AMI; many units will be available to households earning up to 60 percent of the AMI; and a smaller number of units will be available to households earning up to 80 percent of the AMI. All units will have an affordability period of at least 73 years. These parameters exceed the minimum eligibility requirements for the City's 201H Program.

II. SITE AND SURROUNDING USES

The 15.192-acre Project site consists of four adjacent rectangular lots (proposed Lots 2 through 5) located at 91-683 Wakea Street and identified as a portion of TMK 9-1-160: 064 (see Exhibits A and D-1). The Project site is within the BMX-3 Community Business Mixed-Use District (BMX-3 District) and is currently vacant, graded, and unimproved (see Exhibits B and D-2 through D-5). Nearby parcels are zoned BMX-3

District and AMX-2 Medium-Density Apartment Mixed-Use District, and are developed with multi-unit dwellings, general retail, general eating and drinking, and public facilities. TMKs 9-1-160: 065 and 066 adjacent to the Project site are also being developed with an affordable rental housing project, which was approved by the City Council through the adoption of Resolution No. 20-6, CD1 on January 29, 2020.

The Project site is shown as Zone X on Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 15003C0310H, effective June 10, 2026. Zone X consists of areas where flooding is unlikely because they are outside of the 0.2-percent-annual-chance floodplain or 500-year floodplain.

III. ENVIRONMENTAL DISCLOSURE, APPLICABLE PLANS AND REGULATIONS, AND APPLICATION PROCEDURES

A. Environmental Review: The Project proposes to use land owned by the City and County of Honolulu for the development and is therefore subject to the requirements of HRS Chapter 343. The Department of Housing and Land Management (DHLM) determined the site is exempt from the preparation of an environmental document, pursuant to the Hawai'i Administrative Rules § 11-200.1-15(c)(10). The DPP concurred with the DHLM's determination. The DHLM published the exemption notice in the March 9, 2026, edition of *The Environmental Notice*. The DPP also routed the 201H application to various public agencies for review and advice. No other agency suggested that the preparation of an environmental document should be required.

B. O'ahu General Plan (GP): The O'ahu GP is a statement of the long-range policy goals for the City and County of Honolulu. According to Section I, Objective B, establishing a pattern of population distribution that will allow the people of O'ahu to live, work, and play in harmony is a primary concern of the O'ahu GP. The O'ahu GP encourages development within the secondary urban center at Kapolei to meet housing needs not readily provided in the primary urban center (Section I, Objective B, Policy 2). According to Section IV, Objective A, ensuring a balanced mix of housing opportunities and choices for all residents at prices they can afford is another primary concern of the O'ahu GP. The O'ahu GP supports programs, policies, and strategies that will provide decent and affordable homes for local residents, especially those in the lowest income brackets (Section IV, Objective A, Policy 1).

   The proposed Project is generally consistent with these policies, objectives, including the GP's long-term vision of directing population growth to the Secondary Urban Center, increasing affordable housing opportunities, promoting efficient urban development patterns, and reinforcing Kapolei's role as O'ahu's "Second City."

C. 'Ewa DP: The role of the 'Ewa DP is to implement the comprehensive vision of the

O'ahu GP through policies and guidelines that reflect the unique conditions, geography, and concerns of the 'Ewa DP region. The Project site is located in the Mehana District, located makai of Kapolei Parkway, which should feature multi- and single-family housing units in a series of distinct neighborhoods tied together by a network of pedestrian and bicycle paths (Section 3.6.1.1). The 'Ewa DP also calls for Kapolei Parkway to be a Greenway Corridor, which should link communities together through bike- and pedestrian-friendly infrastructure (Section 2.1 and Table 2.2).

The proposed Project is generally consistent with these policies and land use designation. The proposed residential density, building heights, and multi-family housing typology are generally consistent with the land use framework and urban design principles established for the Mehana District of the City of Kapolei. The inclusion of affordable housing units, bicycle facilities, pedestrian connections, and potential community-serving uses, such as a preschool, further advances the Plan's goals of creating complete and livable communities.

D. The City of Kapolei Urban Design Plan (UDP): The City of Kapolei UDP defines Kapolei's design character, and sets forth concepts, standards, and guidelines for its development as the urban core of the greater Kapolei region. The Project site is primarily in the Commercial Emphasis Mixed-Use District. The primary objectives of the Commercial Emphasis Mixed-Use District are to provide variety in urban experiences for pedestrians and to encourage greater social interaction, as well as ensuring a suitable residential living environment compatible with neighboring commercial uses (Section 5.4.1).

The proposed Project is generally consistent with these concepts, standards, and guidelines. The Project also generally meets the objectives and specific provisions for the Commercial Mixed-Use District, including building envelopes, uses, as well as architectural and site development guidelines.

E. Neighborhood Board (NB): The Applicant presented the Project to NB No. 34 Makakilo-Kapolei-Honokai Hale on December 10, 2025, and February 25, 2026. During the December 10, 2025 meeting, Board and community members raised concerns about the proposed Project, including an initial timeline typo, overdevelopment in Kapolei, insufficient parking, and inadequate hurricane preparedness. Other concerns related to similar projects were raised, including traffic hazards, parking overflow, trespassing, security problems, lack of green space, and strain on already overcrowded schools.

During the February 25, 2026, meeting, the Applicant responded to and addressed the community concerns raised at the previous meeting. During this meeting, the Board and community members raised additional concerns about the proposed Project regarding construction materials, sewage capacity, school overcrowding, waste disposal, and a lack of recreational areas. Residents also inquired about the possibility of adding smoking areas, speed bumps, and a

disaster shelter.

The Applicant states they will periodically attend NB meetings in the future to provide updates on the status of the Project.

F. Agency Comments: Comments concerning the Project were solicited internally and externally from various government agencies. No objections were received and relevant comments are discussed in the analysis section of this report.

G. Applicant's Justification: The Applicant provided justification statements which are part of the file.

III. REQUESTED EXEMPTIONS AND ANALYSIS

A. Chapter 201H, HRS Requirements and Exemptions

1. Plan Review, Permit, and Utility Fees: The following table summarizes the requested permit, plan review, and utility fees, as well as other adjustments sought for the Project and the approximate related values:

Item	Section(s)	*Requested Exemptions and Deferrals	*Recommended Approval
Plan Review and Permit Fees			
Park Dedication	Revised Ordinances of Honolulu (ROH) § 22-7	$1,958,990 (80,740 square feet)	$1,958,990 (80,740 square feet)
Building Permit (BP) Plan Review Fees	ROH § 18-6.1	$100,000	$100,000
BP Fees	ROH § 18-6.2	$1,739,476	$1,739,476
Grading and Grubbing Permit Fees	ROH § 18A-2.4	$2,020	$2,020
Special Assignment Inspection (SAI) Fees	ROH § 18-3.1(c) and Table 18-A	$1,000	$1,000
Stormwater Quality Review Fees	ROH § 18A-1.6	$1,000	$1,000
Erosion and Sediment Control Review Fees	ROH § 18B-1.6(b)	$1,000	$1,000
Trenching Permit Fees	ROH § 14-2.1(c)	$780	$780

Item	Section(s)	*Requested Exemptions and Deferrals	*Recommended Approval
Fire Department Plan Review Fees	ROH § 20.1.1(3)	$41,074	$41,074
Utility Fees			
Wastewater System Facility Charges	ROH § 43-10.1, 43-10.2, and 43-10.3	$3,399,301	$3,399,301
Board of Water Supply (BWS) Water System Connection and Facility Charges	BWS Rules and Regulations §§ 1-102 and 202(2)	$2,000,000 (**Deferral)	$2,000,000 (**Deferral)
Storm Drain Connection Charge	ROH § 43-11.12(f)	$200	$200
Estimated Total (Exemptions Only)	**$7,244,841**		
Estimated Total (Exemptions and deferrals)	**$9,244,841**		

*The requested fee values are only estimates and may be further adjusted upon the submission of BPs and/or certification of the Project's affordable rental dwelling units.

**Deferral of fees means that fees may be paid at a later date, as determined by the approving agency.

The BWS may allow an exemption from payment of the water system facility charges and the new meter costs for qualified affordable rental units, up to 500 dwelling units per year. To qualify, the dwelling units must be certified as affordable dwelling units and the certification is provided when the BP application is submitted for review and approval. The DPP supports the request to exempt the water system facility charges and the new meter costs. However, the DPP recommends deferral of this request as it allows the BWS to make their determination regarding fee waivers during the BP application review process.

The Project is in compliance with the safety standards, tariffs, rates, and fees approved by the Public Utilities Commission for public utilities and/or the BWS as required by HRS § 201H-38(1)(B). Additionally, the above-requested exemptions will not adversely affect public health and safety and will help reduce the cost of producing affordable housing. The DPP recommends approval of the above-requested exemptions and deferrals. The value of the exemptions supported by the DPP is approximately $7,244,841 and the value of the deferrals supported by the DPP is approximately $2,000,000. In total, the value of exemptions and deferrals supported by the DPP is approximately $9,244,841.

2. ROH Chapter 21: The Applicant requests an exemption from ROH Chapter 21 related to bicycle parking and the need for a Conditional Use Permit (CUP) for joint development. Otherwise, the Project will be developed in compliance with the underlying zoning district and in conformance with all other development standards and requirements of the Land Use Ordinance (LUO), as summarized below:

a. ROH § 21-3.120-2(b) and Table 21-3.4, BMX-3 District Development Standards: The following table summarizes Project compliance with the BMX-3 District Development Standards:

LUO Standards		LUO Provisions	Project
Yards	Front	10 ft. for dwellings	10 ft.
	Side and Rear	10 ft. for multi-family dwellings	10 ft.
Maximum Density – Floor Area Ratio (FAR)		FAR 2.5 (1,115,897 sq. ft.)	Lot 2: FAR 1.27 (169,760 sq. ft.) Lot 3: FAR 1.21 (196,260 sq. ft.) Lot 4: FAR 1.15 (231,265 sq. ft.) Lot 5: FAR 1.28 (169,425 sq. ft.) **Total: FAR 4.91 (766,710 sq. ft.)**
Maximum Height		90 ft.	46 ft.

b. ROH § 21-5.90-2 Joint Development of Two or More Adjacent Zoning Lots: The Applicant is requesting exemptions from ROH § 21-5.90-2 and Table 21-5.1 relating to the requirement for a CUP Minor and the execution of a Joint Development Agreement (JDA) to allow the joint development of two or more adjacent zoning lots. The Applicant states that requiring a formal JDA would introduce unnecessary administrative complexity without providing a corresponding planning or public benefit. The Project site is designed to function as a cohesive development with shared access, parking, pedestrian connections, and utility systems serving multiple lots in a coordinated manner. The requested exemptions will not alter the functional development of the Project site and will not result in adverse impacts to infrastructure, access, or surrounding properties. The DPP supports the above-requested exemptions and will treat the adjacent lots as one for development purposes without requiring the CUP.

c. ROH § 21-6.40 Bicycle Parking: The Applicant is requesting exemptions from ROH §§ 21-6.40(a), 21-6.40(b), and Table 21-6.3 relating to required bicycle parking spaces. 75 short-term and 368 long-term bicycle parking spaces are ordinarily required for a project of this size, but the Applicant is proposing 56 short-term and

385 long-term spaces. This exceeds the number of required long-term spaces by 17 but falls short of the required short-term spaces by 19. The Applicant states that the requested exemption is necessary to improve Project feasibility and to maximize the number of affordable units. Given that the proposed number of long-term bicycle parking spaces exceeds the required amount resulting in an overall net shortfall of only two required spaces, the bicycle parking provided should still meet the anticipated demand. As such, the DPP supports the above-requested exemption.

B. Health, Safety, and Infrastructure: Affordable rental housing projects must meet the minimum requirements of health and safety to receive exemptions, pursuant to HRS § 201H-38(1)(A). The requested exemptions are not expected to impact the Project's ability to satisfy the basic requirements for the health and safety of the residents or the public. The adequacy of the individual infrastructure systems and/or services is summarized below.

1. Water: In a letter dated July 22, 2026, the BWS indicated that the existing water system is adequate to accommodate the proposed Project. The BWS noted that the determination is based on current data and that a final decision on the availability of water will be confirmed during the BP review process. As such, no adverse impacts to the water service are anticipated and no related conditions of approval are recommended.

2. Wastewater: A Sewer Connection Application (SCA) has not yet been approved for this Project. However, the DPP's Wastewater Branch reviewed the application and had no objections to the Project. The Applicant also states that wastewater service is available adjacent to the Project site and is adequate to serve the proposed development. Nevertheless, the Applicant must still submit an SCA and receive an adequate determination prior to the issuance of BPs.

3. Drainage: New development must comply with the City's Rules Relating to Water Quality and Storm Drainage Standards. Therefore, no adverse impacts to drainage are anticipated and no related conditions of approval are recommended.

4. Solid Waste: Refuse collection will be handled by a private company and trash pick-up will be accommodated on site. Therefore, no adverse impacts to solid waste pick-up are anticipated and no related conditions of approval are recommended.

5. Fire: The subject property is in the vicinity of the Kapolei Fire Station, which is located approximately one mile southeast of the Project site. Construction and BP plans will be reviewed for compliance with the appropriate regulations by the Honolulu Fire Department (HFD), inclusive

of insufficient water supply for fire suppression. No adverse impacts to emergency fire services are anticipated and no related conditions of approval are recommended. Additionally, the HFD reviewed the application materials and recommends approval of their request for an exemption from the fire department plan review fees for the proposed Project.

6. Police: The subject property is within the Honolulu Police Department District 8 and no adverse impacts to emergency police services are anticipated. No related conditions of approval are recommended.

7. Public Parks and Recreation Facilities: Although the Applicant is seeking an exemption from the park dedication requirements, the Project site is within a half mile of the 42-acre Kapolei Regional Park, which offers tennis courts, walking paths, playgrounds, baseball/softball fields, and open green space. Additional nearby facilities include Kapolei Community Park and smaller pocket parks. While the Project may slightly increase foot traffic to nearby parks and surrounding recreational areas, it is incorporating multiple on-site amenities, including landscaped areas (see Exhibit D-7). No adverse impacts to public parks and recreation facilities are anticipated and no related conditions of approval are recommended.

8. Affordable Housing Agreement: To ensure efficient implementation and monitoring of the Project, the DPP recommends that the Applicant execute a 201H Agreement with the City to ensure ongoing compliance with the City Council-approved 201H Resolution, the City's 201H Housing Program, and the UA conditions of Ordinance 04-45. This is recommended as a condition of approval.

9. Access, Transportation, and Circulation: The Project site is located in the 'Ewa DP area where no off-street parking is required but the Applicant is proposing approximately 998 parking spaces to meet anticipated resident demand and to support long-term occupancy. Vehicular access to the Project site is provided via Kapolei Parkway, Wakea Street, Kama'aha Avenue, Alohikea Street, Village Walk, and Kealakapu Street. Pedestrian and bicycle access will be accommodated through existing and proposed sidewalks, shared-use paths, and on-site walkways that connect residential buildings to parking areas, open spaces, and street frontages. The Project site is also approximately a quarter of a mile from the Kapolei Transit Center and approximately two miles from the Kualaka'i East Kapolei Rail Transit Station.

   A Traffic Impact Report (TIR) was prepared by the Wilson Okamoto Corporation in December 2025 to identify and assess traffic impacts resulting from the proposed Project. Overall, traffic operations are expected to remain similar in 2031 with or without the Project. Based on

the Preliminary Engineering Report, TIR, and agency coordination to date, infrastructure is available and adequate to support the proposed development and no major off-site improvements are anticipated. The DPP's Traffic Review Branch reviewed and concurred with the TIR and recommends that the following be included in the conditions of approval:

a. An overall timeline or phasing plan of the anticipated dates to obtain major BPs for demolition and/or construction work, including the projected date of occupancy;

b. A Construction Management Plan (CMP);

c. A Traffic Management Plan (TMP), including a pedestrian and bicycle circulation plan;

d. A post-TMP approximately one year after the issuance of the certificate of occupancy (COO) for the Project to analyze any potential impacts to City streets; and

e. Updates to the TIR approximately one year after the issuance of the COO for the Project to validate the traffic projections, trip reduction rates, distribution and assignment contained in the initial TIR.

IV. CONCLUSION

The Applicant has submitted all required documentation. The Project is consistent with the provisions of HRS § 201H-38.

A. The Project provides affordable rental dwelling units.

B. The Project will meet the minimum requirements for health and safety.

C. The Project is in compliance with the safety standards, tariffs, rates, and fees approved by the Public Utilities Commission for public utilities and/or the BWS.

The proposed affordable rental housing Project satisfies the eligibility criteria specified in HRS Chapter 201H and the City's 201H Program.

V. RECOMMENDATION

A. Proposed Exemptions: Pursuant to the above, the Director of the DPP recommends approval of the requested exemptions from statutes, ordinances and rules relating to zoning for the development and improvement of land and

and rules relating to zoning for the development and improvement of land and the construction of affordable rental dwelling units thereon, as listed in the Draft Resolution, generally shown in enclosed Exhibits A, B, C, and D-1 through D-7 and as summarized, is as follows:

1. Plan Review and Permit Fees:

    a. Exemption from ROH § 18-6.1, to allow an exemption from the payment of BP plan review fees, estimated at $100,000.

    b. Exemption from ROH § 18-6.2, to allow an exemption from the payment of BP fees, estimated at $1,739,476.

    c. Exemption from ROH § 18A-2.4, to allow an exemption from the payment of grading and grubbing fees, estimated at $2,020.

    d. Exemption from ROH § 18-3.1(c) and Table 18-A, to allow an exemption from the payment of SAI fees, estimated at $800.

2. Infrastructure and Public Works Fees and Charges:

    a. 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 the 745 affordable rental dwelling units, estimated at $3,399,301.

    b. Exemption from ROH § 43-11.12(f), to allow an exemption from the payment of storm drain connection fees, estimated at $200.

3. Fire Department Plan Review Fees: Exemption from ROH § 20-1.1(3), to allow an exemption from the payment of HFD plan review fees, estimated at $173,947.

4. BWS Rules and Regulations: Per BWS Rules and Regulations §§ 1-102 and 2-202, deferral of payment of water system facility and the installation of water service fees, estimated at $2,000,000, until the installation of the water meter; provided that all BWS requirements are satisfied. The BWS will determine the actual fees to be deferred during their review of the BP application.

5. ROH Chapter 21, the LUO:

    a. Exemption from ROH § 21-5.90-2 and Table 21-5.30, relating to the joint development of two or more adjacent zoning lots, to allow the Project site to be considered jointly developed without requiring a CUP Minor or execution of a JDA.

b. Exemption from ROH § 21-6.40 and Table 21-6.2, relating to bicycle parking, to allow for the Project to have less than the required number of short-term bicycle parking spaces.

6. Park Dedication Ordinance: Exemption from Chapter 22, Article 7, to allow an exemption from park dedication requirements attributed to the 745 affordable rental dwelling units, of an equivalent in-lieu fee estimated at $1,958,990.

B. Conditions of Approval: Pursuant to the above, the Director of the DPP recommends that the City Council require the Applicant to comply with the following conditions:

1. Except as modified herein, development must be in general conformance with the approved Project, as described herein and shown on plans and drawings labeled and attached as Exhibits A, B, C, and D-1 through D-7, attached hereto and made a part thereof. Minor Modifications to the Project may be approved by the Director of the DPP. Major Modifications will require approval by the City Council.

2. Prior to the issuance of any BP for the Project, the Applicant must execute a 201H Agreement with the Director of the DPP that includes terms, conditions, and provisions to facilitate the efficient development and monitoring of the Project, and to ensure the Project's ongoing compliance with the requirements of HRS Chapter 201H, the resolution, and the UA conditions of Ordinance 04-45.

3. Prior to the issuance of any BPs for the Project, the Applicant must submit to the DPP for review and approval:

a. An overall timeline or phasing plan of the anticipated dates to obtain major BPs for demolition and/or construction work, including the projected date of occupancy in a format acceptable to the DPP. The timeline should identify when the CMP, the TMP, and an update and validation to the TIR will be submitted to the DPP for review and approval.

b. A CMP that:

i. Identifies the type, frequency, and routing of heavy trucks and construction-related vehicles, and provide remedial measures, as necessary;

ii. Identifies and limits vehicular activity related to construction outside the peak periods of traffic, utilizing alternate routes

for heavy trucks, and provisions for on-site 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;

iii. Includes preliminary or conceptual traffic control plans; and

iv. 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 if its condition deteriorates as a result of the construction-related activities.

c. A TMP that includes a pedestrian and bicycle circulation plan to provide accessibility and connectivity to and along the surrounding public sidewalks and at street intersections, as it relates to the City's Complete Streets initiatives.

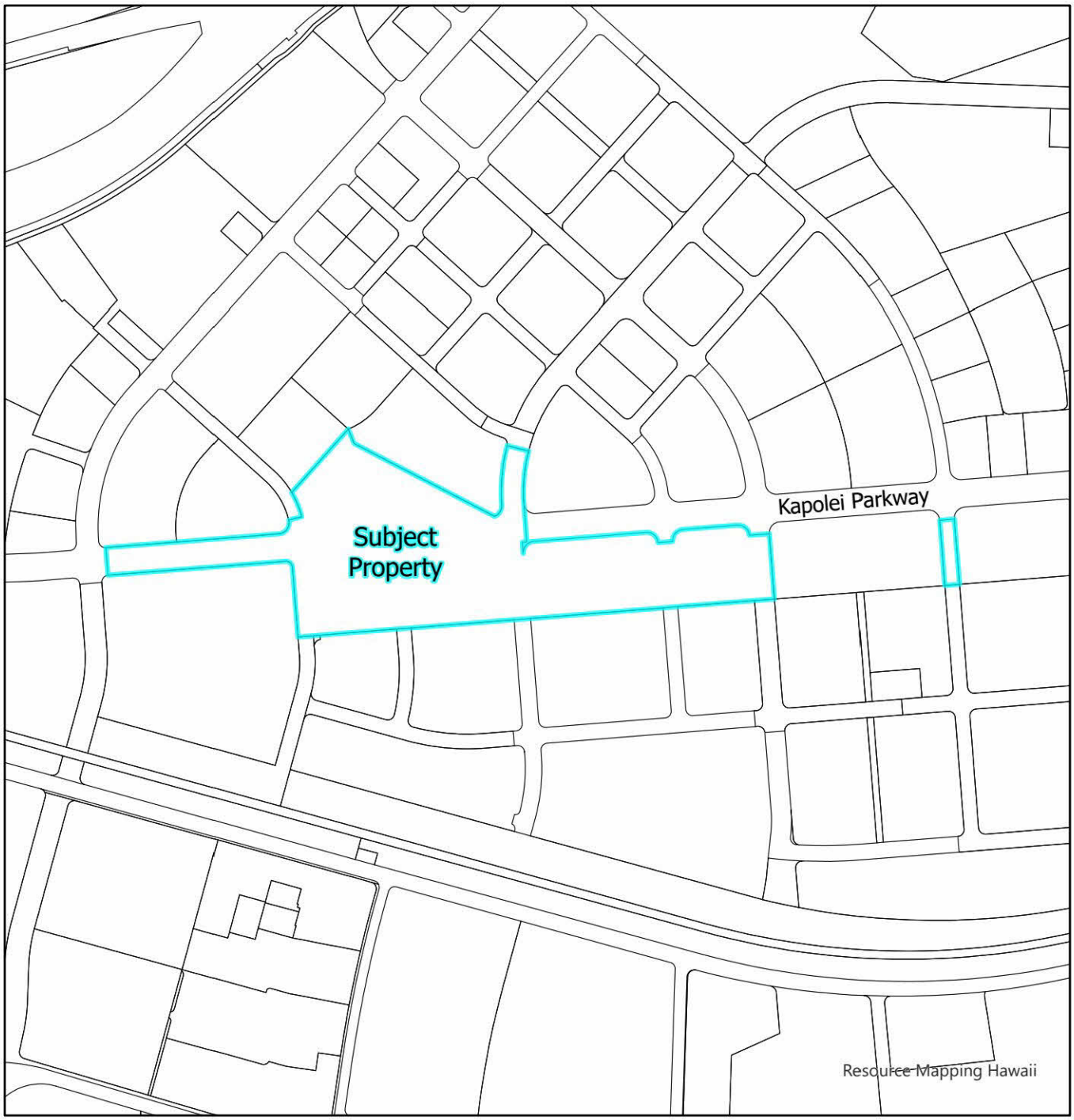
4. The Applicant must provide a post-TMP approximately one year after the issuance of the Project's COO to analyze any potential impacts to City streets.

5. The Applicant must provide updates to the TIR approximately one year after the issuance of the COO for the Project to validate the traffic projections, trip reduction rates, distribution and assignment contained in the initial TIR. If additional traffic mitigation measures or modifications are necessary to support related traffic impacts directly attributable to this development, the Applicant must implement these measures.

Dated at Honolulu, Hawai'i, this 5th day of October, 2026.

Department of Planning and Permitting
City and County of Honolulu
State of Hawai'i

By _____
Dawn Takeuchi Apuna
Director



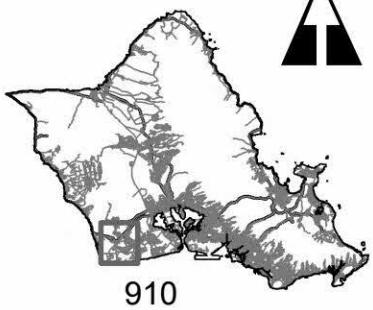


Exhibit A: Location Map

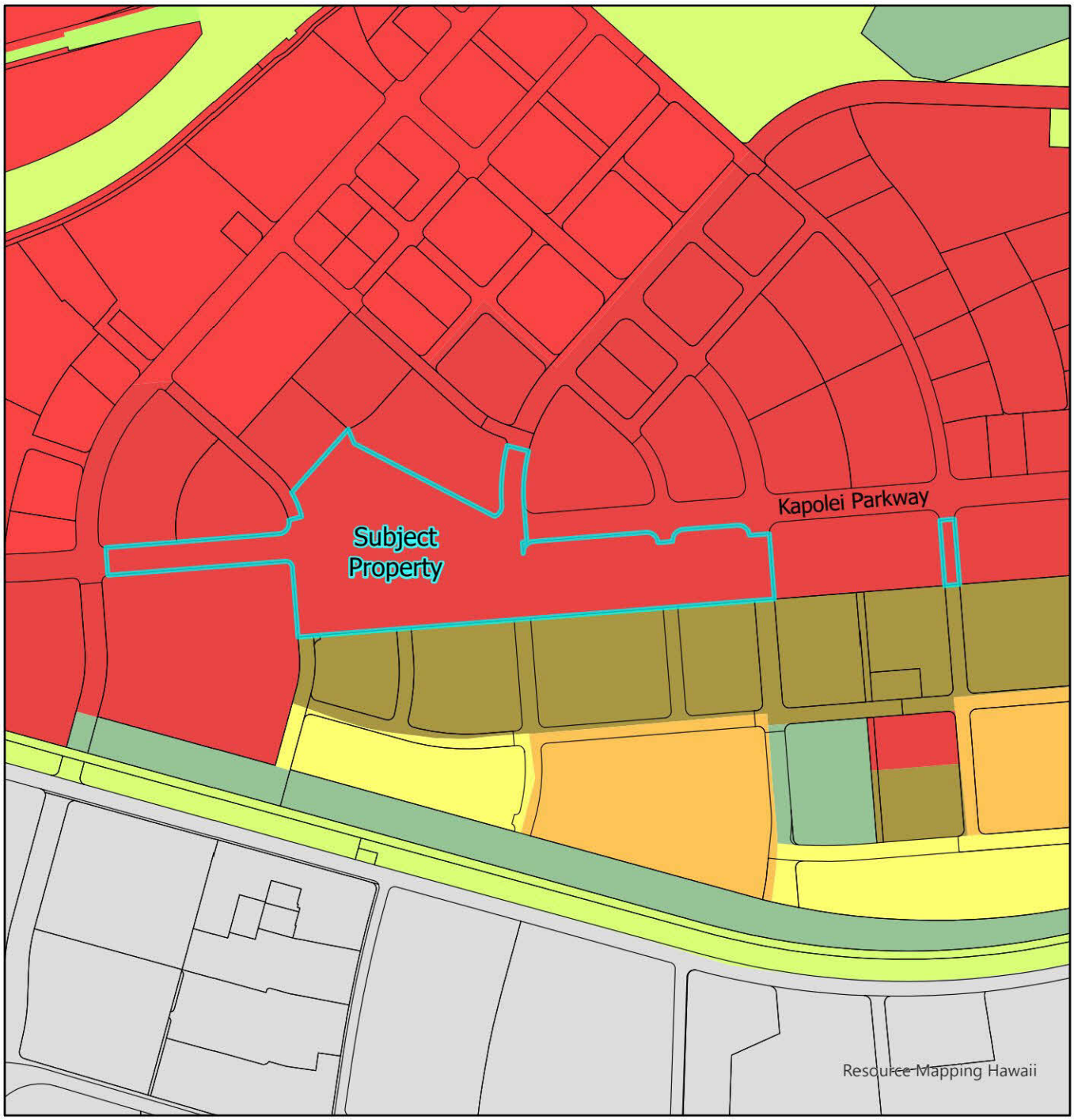
TMK: 9-1-160: 064
File No.: 2026-AH-1

Legend

- TAX Parcel
- Project Site

Department of Planning and Permitting
City and County of Honolulu

September 2026



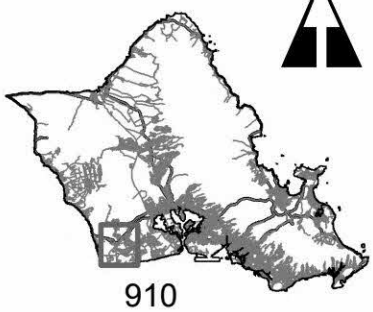


Exhibit B: Zoning Map

TMK: 9-1-160: 064
File No.: 2026-AH-1

Legend

A-1 AG-1 AG-2 AMX-2 B-2 BMX-3 F-1 P-2 R-5

Department of Planning and Permitting
City and County of Honolulu

September 2026



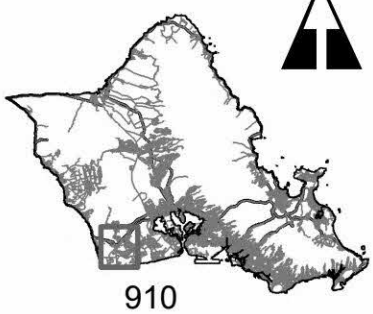


Exhibit C:
State Land Use Map

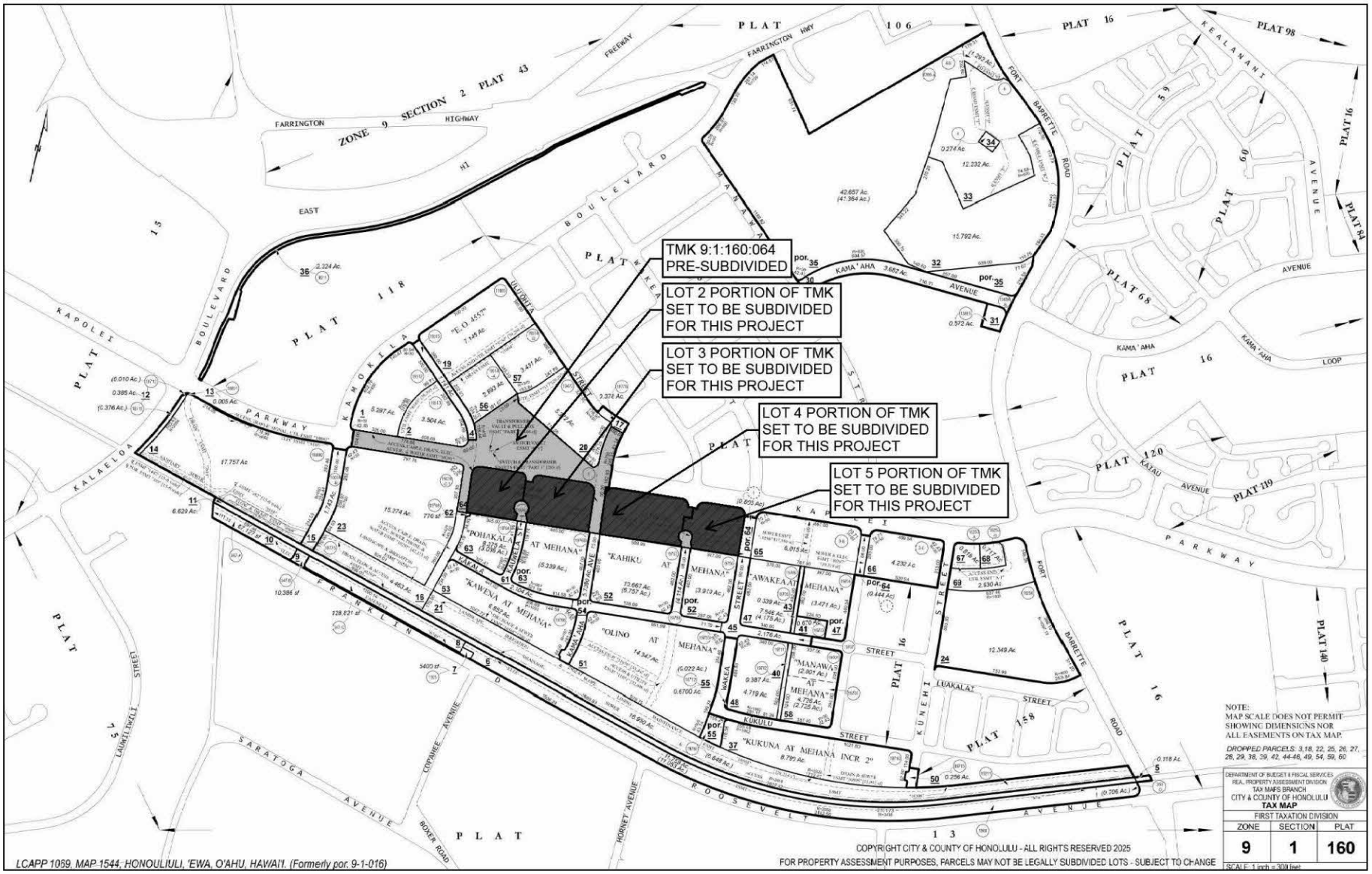
TMK: 9-1-160: 064
File No.: 2026-AH-1

Legend

- Urban
- Agricultural

Department of Planning and Permitting
City and County of Honolulu

September 2026



DESIGN PARTNERS INCORPORATED

Exhibit D-1

KAPOLEI PARKWAY PLAT MAP PLAN

KAPOLEI PARKWAY, KAPOLEI, HAWAII 96707

A.00



PROJECT LOCATION - AERIAL VIEW NORTH



EXISTING SITE AERIAL



EXISTING SITE PLAN

DESIGN PARTNERS INCORPORATED

Exhibit D-2

EXISTING SITE PLAN & CONTEXT

Kapolei Parkway, Kapolei Hawaii 96707

A.01



PROJECT LOCATION - AERIAL VIEW NORTH



EXISTING SITE AERIAL



EXISTING SITE PLAN

DESIGN PARTNERS INCORPORATED

Exhibit D-3

EXISTING SITE PLAN & CONTEXT

KAPOLEI PARKWAY, KAPOLEI, HAWAII 96707

A.01



PROJECT LOCATION - AERIAL VIEW NORTH



EXISTING SITE AERIAL



EXISTING SITE PLAN

DESIGN PARTNERS INCORPORATED

Exhibit D-4

EXISTING SITE PLAN & CONTEXT

Kapolei Parkway, Kapolei Hawaii 96707

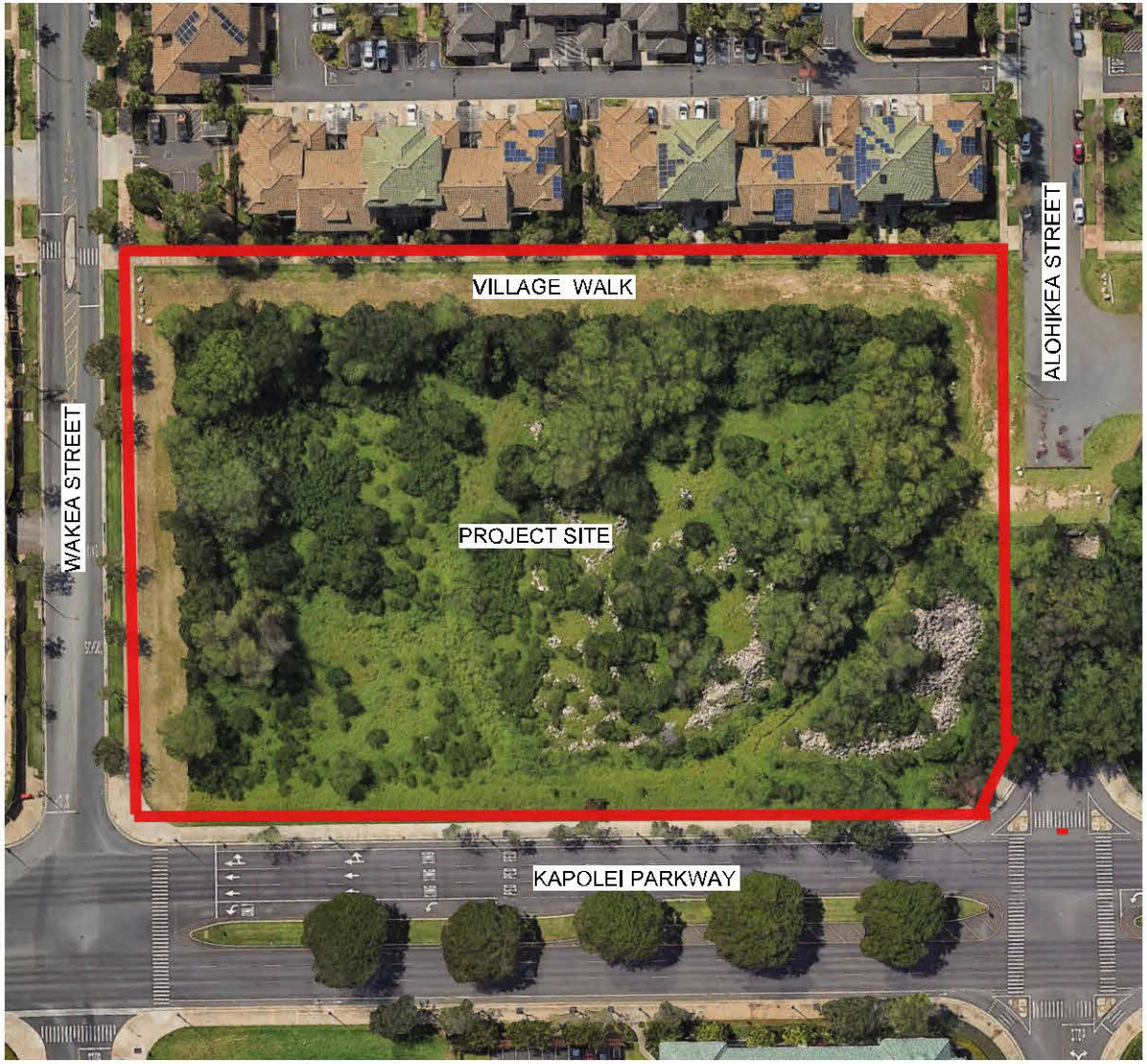
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PROJECT LOCATION - AERIAL VIEW NORTH



EXISTING SITE AERIAL



EXISTING SITE PLAN

DESIGN PARTNERS INCORPORATED

Exhibit D-5

EXISTING SITE PLAN & CONTEXT

Kapolei Parkway, Kapolei Hawaii 96707

A.01

SCHEMATIC DESIGN

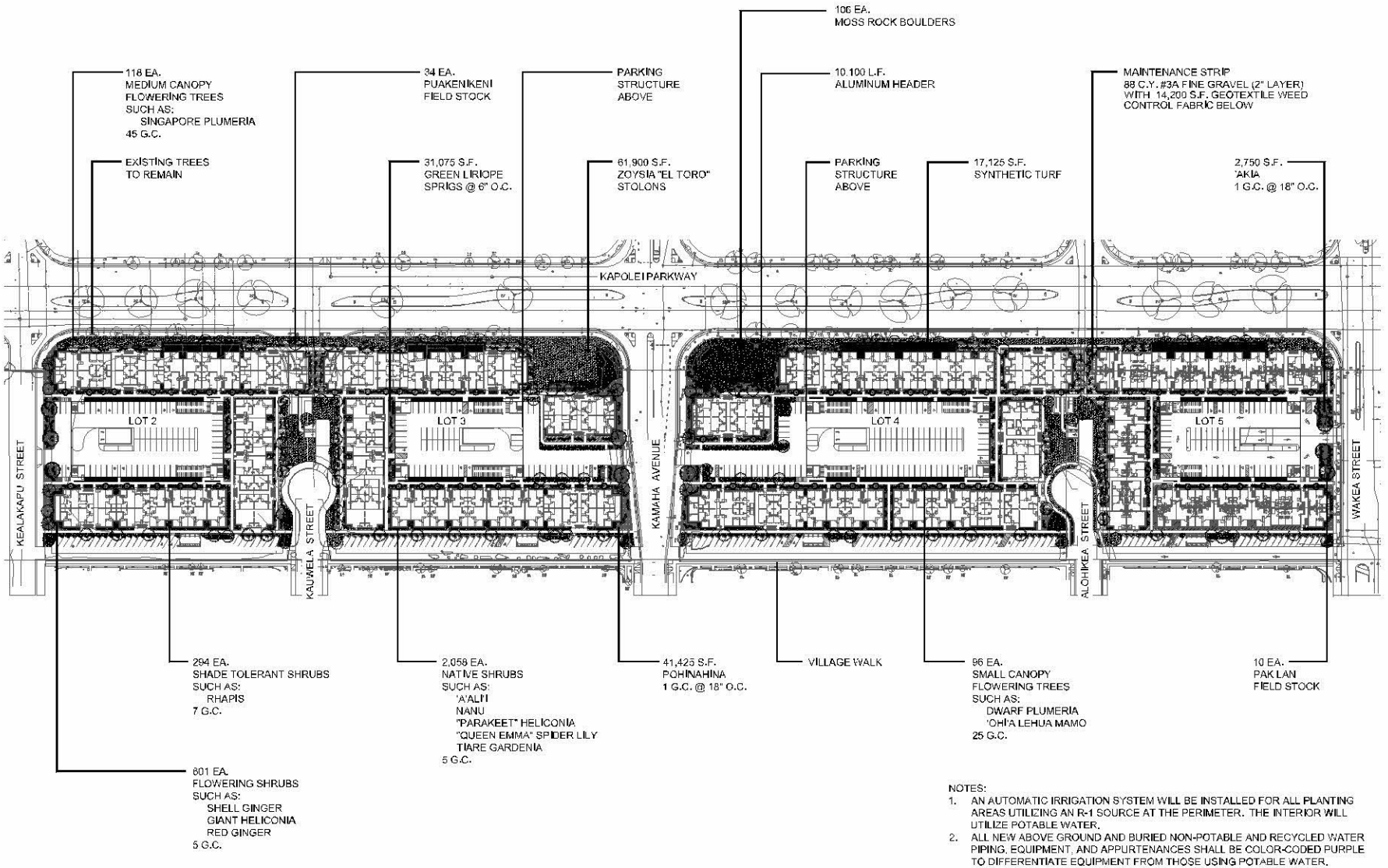


DESIGN PARTNERS INCORPORATED

Exhibit D-6

KAPOLEI PARKWAY LOT 2-5

Kapolei Parkway, Kapolei Hawaii 96707



NOTES:

1. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL PLANTING AREAS UTILIZING AN R-1 SOURCE AT THE PERIMETER. THE INTERIOR WILL UTILIZE POTABLE WATER.
2. ALL NEW ABOVE GROUND AND BURIED NON-POTABLE AND RECYCLED WATER PIPING, EQUIPMENT, AND APPURTENANCES SHALL BE COLOR-CODED PURPLE TO DIFFERENTIATE EQUIPMENT FROM THOSE USING POTABLE WATER.
3. THE RECYCLED WATER SYSTEM SHALL CONFORM TO ALL REQUIREMENTS OF "GUIDELINES FOR THE TREATMENT AND USE OF RECYCLED WATER" BY THE DEPARTMENT OF HEALTH, STATE OF HAWAII, DATED MAY 2002.

0 150' 300'

Scale: 1" = 150'-0"

CONCEPTUAL LANDSCAPE PLAN

Kapolei Parkway, Kapolei Hawaii 96707

DESIGN PARTNERS INCORPORATED

Exhibit D-7

L.01

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE KAPOLEI PARKWAY LOTS 2-5 AFFORDABLE RENTAL HOUSING PROJECT IN KAPOLEI, O'AHU.

WHEREAS, KP52, LLC (the "Applicant") proposes to develop the Kapolei Parkway Lots 2-5 affordable rental housing project on an approximately 15.192-acre portion of a 28.054-acre zoning lot owned by the City and County of Honolulu, zoned BMX-3 Community Business Mixed-Use District, located at 91-683 Wakea Street in Kapolei, O'ahu, and identified as a portion of Tax Map Key 9-1-160: 064, as depicted in Exhibits A, B, C, and D-1 through D-7, attached hereto and incorporated by reference herein (the "Project"); and

WHEREAS, as proposed, the Project consists of 745 affordable rental dwelling units in a series of three- to four-story buildings arranged along the perimeter of each lot, with multi-level parking structures located internally; and

WHEREAS, the Project's 745 affordable rental dwelling units consist of one-, two-, three-, and four-bedroom units available to households earning 80 percent and below of the area median income ("AMI") for Honolulu with an AMI averaging approach, maintaining an overall average affordability of 60 percent of the AMI or below, where units are available to households earning up to and including 30 percent, 60 percent, and 80 percent of the AMI; and

WHEREAS, the Project is eligible to receive consideration under the City's Rules implementing Hawai'i Revised Statutes ("HRS"), § 201H-38, which require that at least 20 percent of a project's total units be available to households earning 80 percent or below of the AMI, and at least 31 percent of a project's total units be available to households earning between 81 percent and 120 percent of the AMI, or lower AMI; 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 government agency relating to planning, zoning, construction standards for subdivision, development and improvement of land, and the construction of units thereon pursuant to HRS §§ 46-15.1 and 201H-38; 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

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 ("BWS"); and

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

BE IT RESOLVED by the Council of the City and County of Honolulu that it approves the Project, which approval includes exemptions from certain requirements for the Project as set forth in the Plans and Specifications for the Project, as follows:

Plan Review and Permit Fees:

1. Exemption from the Revised Ordinances of Honolulu ("ROH") § 18-6.1, to allow an exemption from the payment of building permit ("BP") plan review fees, estimated at $100,000.

2. Exemption from ROH § 18-6.2, to allow an exemption from the payment of BP fees, estimated at $1,739,476.

3. Exemption from ROH § 18A-2.4, to allow an exemption from the payment of grading and grubbing fees, estimated at $2,020.

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 $800.

Infrastructure and Public Works Fees and Charges:

5. 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 the 745 affordable rental dwelling units, estimated at $3,399,301.

6. 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:

7. Exemption from ROH § 20-1.1(3), to allow an exemption from the payment of Honolulu Fire Department plan review fees, estimated at $173,947.

BWS Rules and Regulations:

8. Deferral from the BWS Rules and Regulations §§ 1-102 and 2-202, to allow a deferral of payment of water system facility and the installation of water service fees, estimated at $2,000,000 until the installation of the water meter; provided that all BWS requirements are satisfied. The BWS will determine the actual fees to be deferred during their review of the BP application.

ROH Chapter 21, the Land Use Ordinance:

9. Exemption from ROH § 21-5.90-2 and Table 21-5.30, relating to the joint development of two or more adjacent zoning lots, to allow the Project site to be considered jointly developed without requiring a Conditional Use Permit Minor or execution of a Joint Development Agreement.

10. Exemption from ROH § 21-6.40 and Table 21-6.2, relating to bicycle parking, to allow for the Project to have less than the required number of short-term bicycle parking spaces.

Park Dedication Ordinance:

11. Exemption from ROH Chapter 22, Article 7, to allow an exemption from park dedication requirements attributed to the 745 affordable rental dwelling units, of an equivalent in-lieu fee estimated at $1,958,990.

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

A. Except as modified herein, development must be in general conformance with the approved Project, as described herein and shown on plans and drawings labeled as Exhibits A, B, C, D-1 through D-7, attached hereto and made a part hereof. Minor Modifications to the Project may be approved by the Director of the Department of Planning and Permitting ("DPP"). Major Modifications will require approval by the City Council.

B. Prior to the issuance of any BP for the Project, the Applicant must execute a 201H Agreement with the Director of the DPP that includes terms, conditions, and provisions to facilitate the efficient development and monitoring of the Project, and to ensure the Project's ongoing compliance with the requirements of

HRS Chapter 201H, the resolution, and the Unilateral Agreement conditions of Ordinance 04-45.

C. Prior to the issuance of any BP for the Project, the Applicant must submit to the DPP for review and approval:

1. An overall timeline or phasing plan of the anticipated dates to obtain major BPs for demolition and/or construction work, including the projected date of occupancy in a format acceptable to the DPP. The timeline should identify the construction management plan ("CMP"), the traffic management plan ("TMP"), and an update and validation to the traffic impact report ("TIR") will be submitted to the DPP for review and approval.

2. A CMP that:

   a. Identifies the type, frequency, and routing of heavy trucks and construction-related vehicles, and provide remedial measures, as necessary;

   b. Identifies and limits vehicular activity related to construction outside the peak periods of traffic, utilizing alternate routes for heavy trucks, and provisions for on-site 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 preliminary or conceptual traffic control plans; 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 if its condition deteriorates as a result of the construction-related activities.

3. A TMP that:

   a. Includes a pedestrian and bicycle circulation plan to provide accessibility and connectivity to and along the surrounding public sidewalks and at street intersections, as it relates to the City's Complete Streets initiatives.

D. The Applicant must provide a post-TMP approximately one year after the issuance of the Project's certificate of occupancy ("COO") to analyze any potential impacts to City streets.

E. The Applicant must provide updates to the TIR approximately one year after the issuance of the COO for the Project to validate the traffic projections, trip reduction rates, distribution and assignment contained in the initial TIR. If additional traffic mitigation measures or modifications are necessary to support related traffic impacts directly attributable to this development, the Applicant must implement these measures.

BE IT FURTHER RESOLVED that references to specific statutes, ordinances, or regulations include respective successor statutes, ordinances, or regulations; and

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

BE IT FURTHER RESOLVED that this Resolution is null and void unless construction of the Project commences no later than 60 months after the adoption of this Resolution; and

BE IT FURTHER RESOLVED that the final plans and specifications for the Project constitute the zoning, building, and construction standards for the Project and are approved if those plans and specifications do not substantially deviate from the Plans and Specifications submitted to the Council; provided that minor modifications to the design character, specifications of the building or landscaping, may be approved by the Director of the DPP 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 and/or employees, on account of actions taken by reviewing and/or approving the preliminary plans and specifications or in granting these exemptions listed herein; and

BE IT FURTHER RESOLVED that the DPP Director is authorized to execute and record the 201H Agreement referenced in Condition B, pursuant to the terms, conditions, and provisions approved as to form and legality by the Corporation Counsel as being necessary, advisable, or desirable for the purpose of carrying out this Resolution; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

BE IT FURTHER RESOLVED that the Director of the DPP is hereby authorized to execute any incidental and/or related documents to carry out the transactions described above, so long as the said documents do not increase either directly or indirectly the financial obligations of the City; and

BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to Dawn Takeuchi Apuna, Director of the DPP, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and KP52 Developer, 1288 Ala Moana Boulevard, Suite 201, Honolulu, Hawai'i 96814;

INTRODUCED BY:

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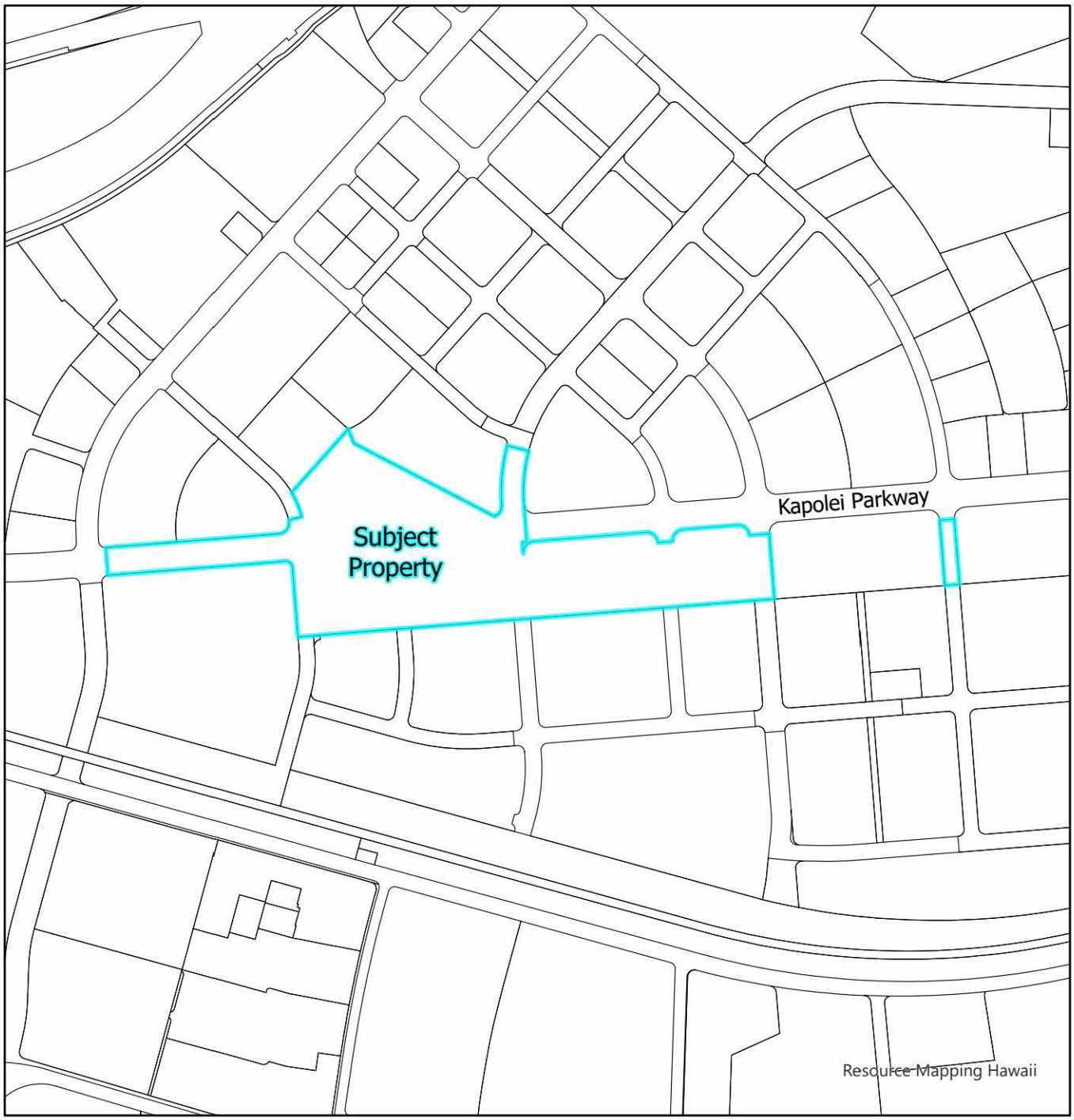
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DATE OF INTRODUCTION: _____

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_____ _____

Honolulu, Hawai'i Councilmembers



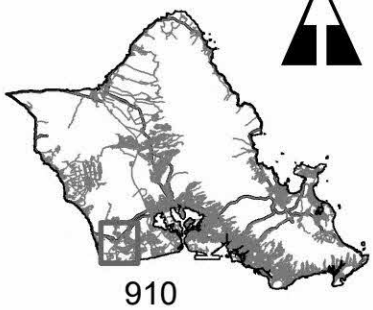


Exhibit A: Location Map

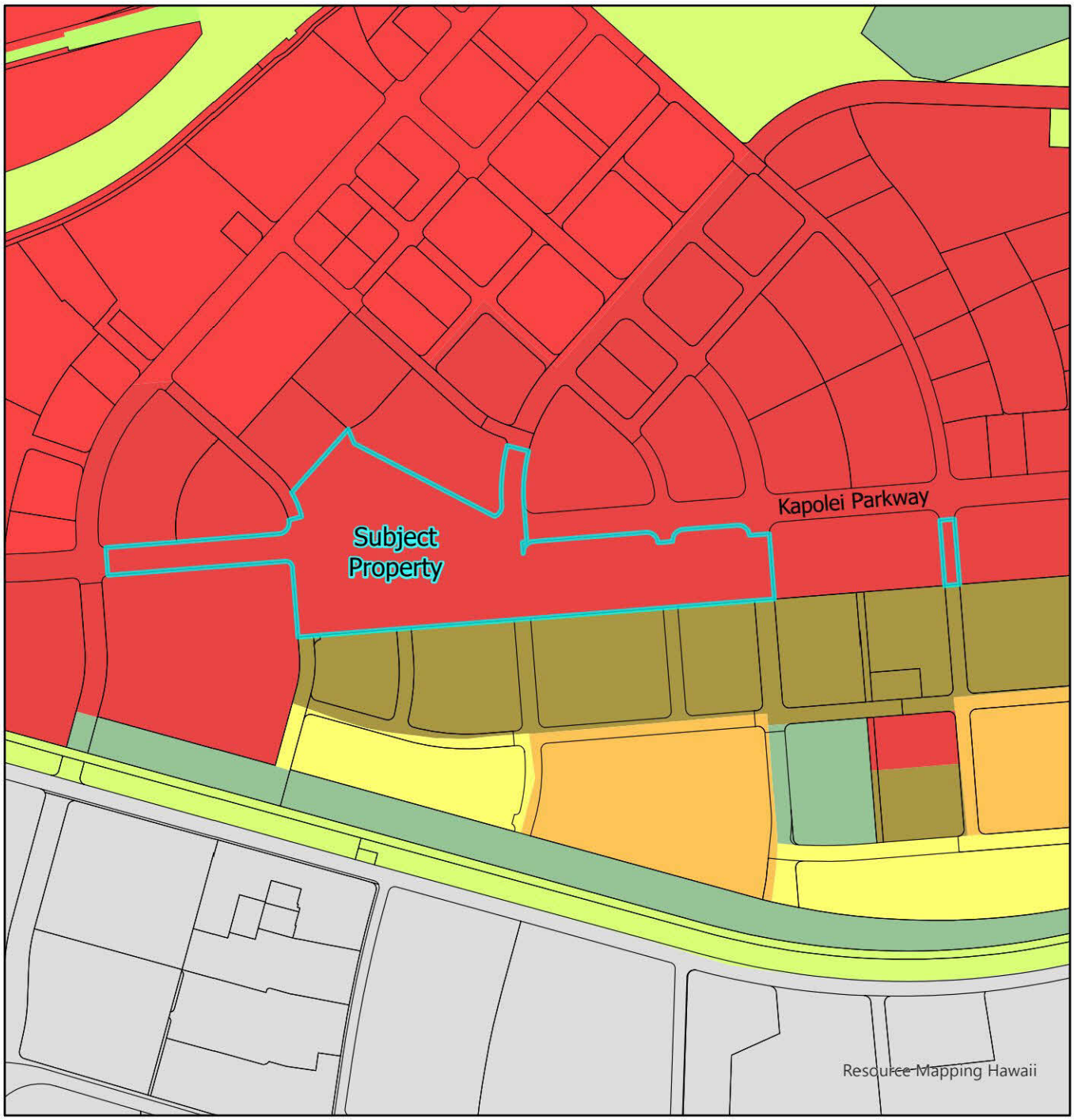
TMK: 9-1-160: 064
File No.: 2026-AH-1

Legend

- TAX Parcel
- Project Site

Department of Planning and Permitting
City and County of Honolulu

September 2026



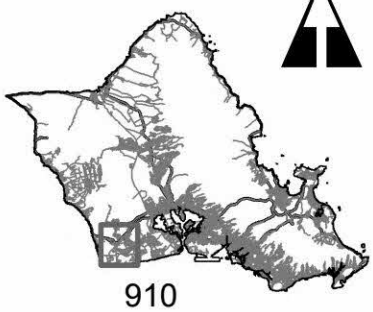


Exhibit B: Zoning Map

TMK: 9-1-160: 064
File No.: 2026-AH-1

Legend

A-1 AG-1 AG-2 AMX-2 B-2 BMX-3 F-1 P-2 R-5

Department of Planning and Permitting
City and County of Honolulu

September 2026



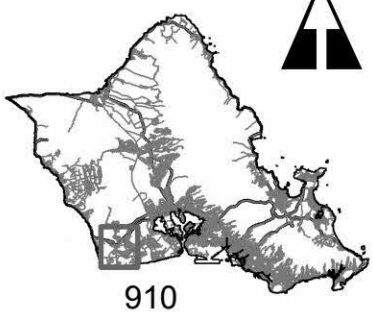


Exhibit C:
State Land Use Map

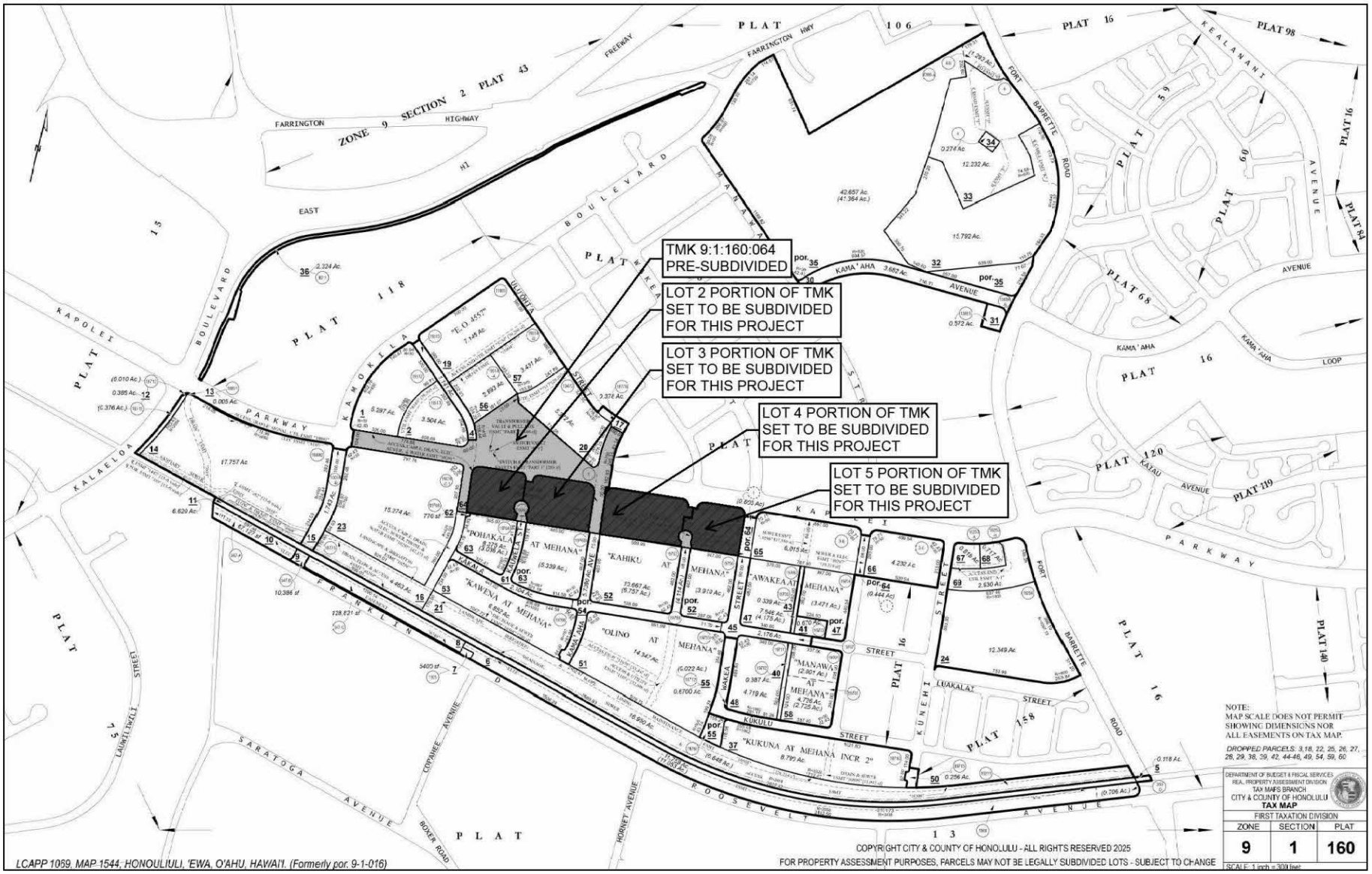
TMK: 9-1-160: 064
File No.: 2026-AH-1

Legend

- Urban
- Agricultural

Department of Planning and Permitting
City and County of Honolulu

September 2026



DESIGN PARTNERS INCORPORATED

Exhibit D-1

KAPOLEI PARKWAY PLAT MAP PLAN

KAPOLEI PARKWAY, KAPOLEI, HAWAII 96707

A.00



PROJECT LOCATION - AERIAL VIEW NORTH



EXISTING SITE AERIAL



EXISTING SITE PLAN

DESIGN PARTNERS INCORPORATED

Exhibit D-2

EXISTING SITE PLAN & CONTEXT

Kapolei Parkway, Kapolei Hawaii 96707

A.01



PROJECT LOCATION - AERIAL VIEW NORTH



EXISTING SITE AERIAL



EXISTING SITE PLAN

DESIGN PARTNERS INCORPORATED

Exhibit D-3

EXISTING SITE PLAN & CONTEXT

KAPOLEI PARKWAY, KAPOLEI, HAWAII 96707

A.01



PROJECT LOCATION - AERIAL VIEW NORTH



EXISTING SITE AERIAL



EXISTING SITE PLAN

DESIGN PARTNERS INCORPORATED

Exhibit D-4

EXISTING SITE PLAN & CONTEXT

Kapolei Parkway, Kapolei Hawaii 96707

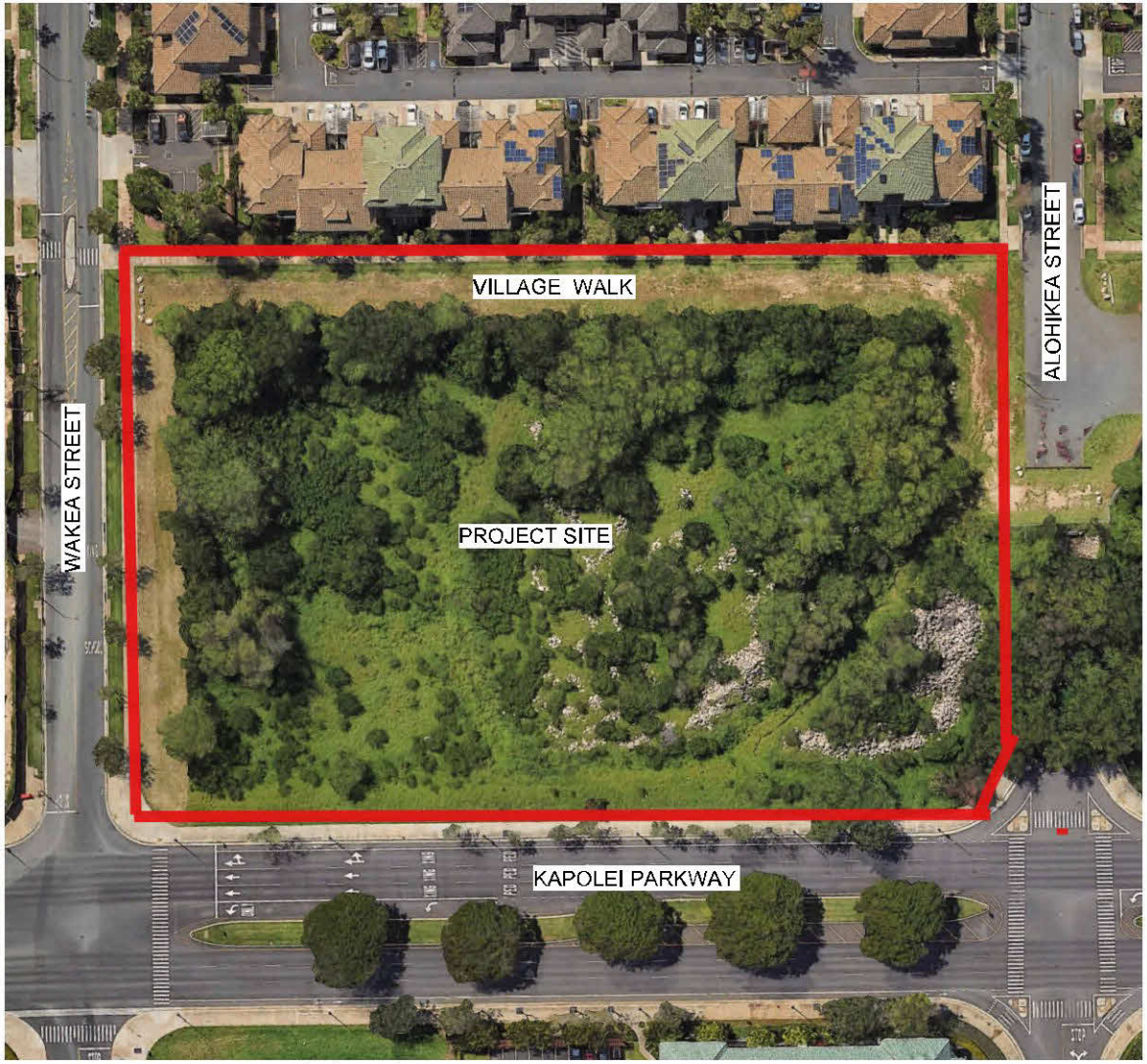
A.01



PROJECT LOCATION - AERIAL VIEW NORTH



EXISTING SITE AERIAL



EXISTING SITE PLAN

DESIGN PARTNERS INCORPORATED

Exhibit D-5

EXISTING SITE PLAN & CONTEXT

Kapolei Parkway, Kapolei Hawaii 96707

A.01

SCHEMATIC DESIGN

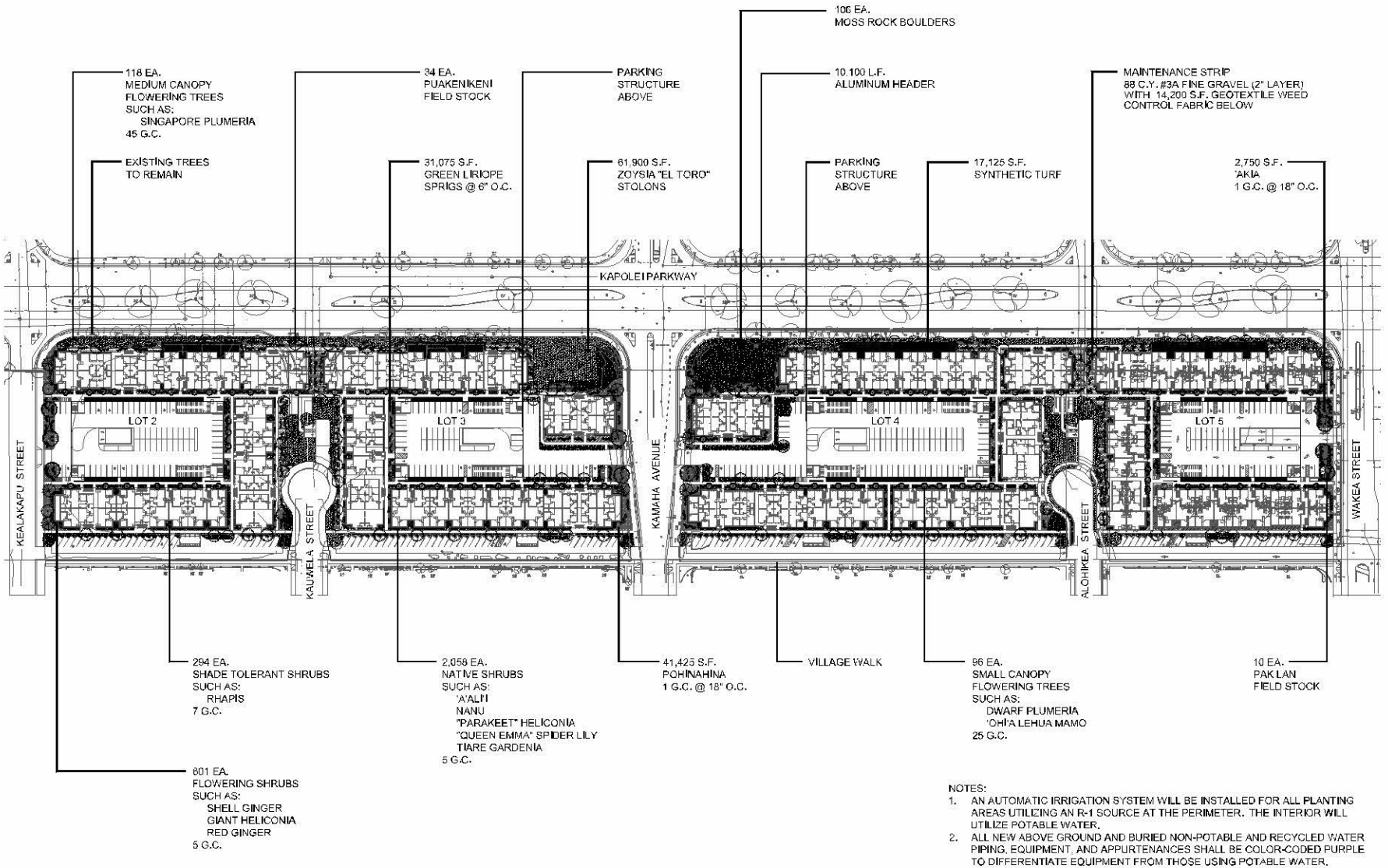


DESIGN PARTNERS INCORPORATED

Exhibit D-6

KAPOLEI PARKWAY LOT 2-5

Kapolei Parkway, Kapolei Hawaii 96707



NOTES:

1. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL PLANTING AREAS UTILIZING AN R-1 SOURCE AT THE PERIMETER. THE INTERIOR WILL UTILIZE POTABLE WATER.
2. ALL NEW ABOVE GROUND AND BURIED NON-POTABLE AND RECYCLED WATER PIPING, EQUIPMENT, AND APPURTENANCES SHALL BE COLOR-CODED PURPLE TO DIFFERENTIATE EQUIPMENT FROM THOSE USING POTABLE WATER.
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0 150' 300'

Scale: 1" = 150'-0"

CONCEPTUAL LANDSCAPE PLAN

Kapolei Parkway, Kapolei Hawaii 96707

DESIGN PARTNERS INCORPORATED

Exhibit D-7

L.01