



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



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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.



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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:

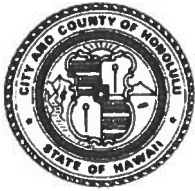
9. Exemption from ROH § 21-5.90-2 and Table 21-5.30, relating to the joint development of two or more adjacent zoning lots, to allow the Project site to be considered jointly developed without requiring a Conditional Use Permit Minor or execution of a Joint Development Agreement.
10. Exemption from ROH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



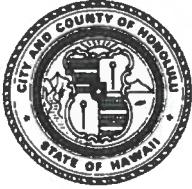
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HRS Chapter 201H, the resolution, and the Unilateral Agreement conditions of Ordinance 04-45.

- 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.



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- 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

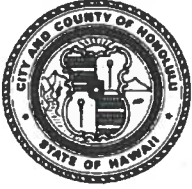
BE IT FURTHER RESOLVED that the exemptions granted for this Project are not transferable to any other real property; and

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



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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:

Tammy Water

(br)

DATE OF INTRODUCTION:

OCT 14 2026

Honolulu, Hawai'i

Councilmembers

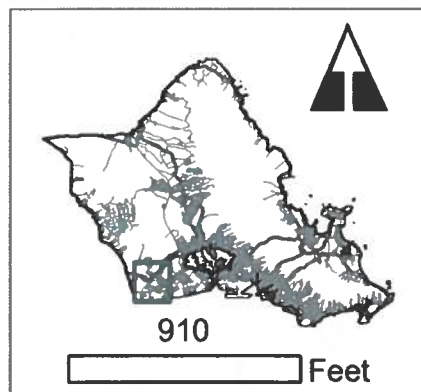
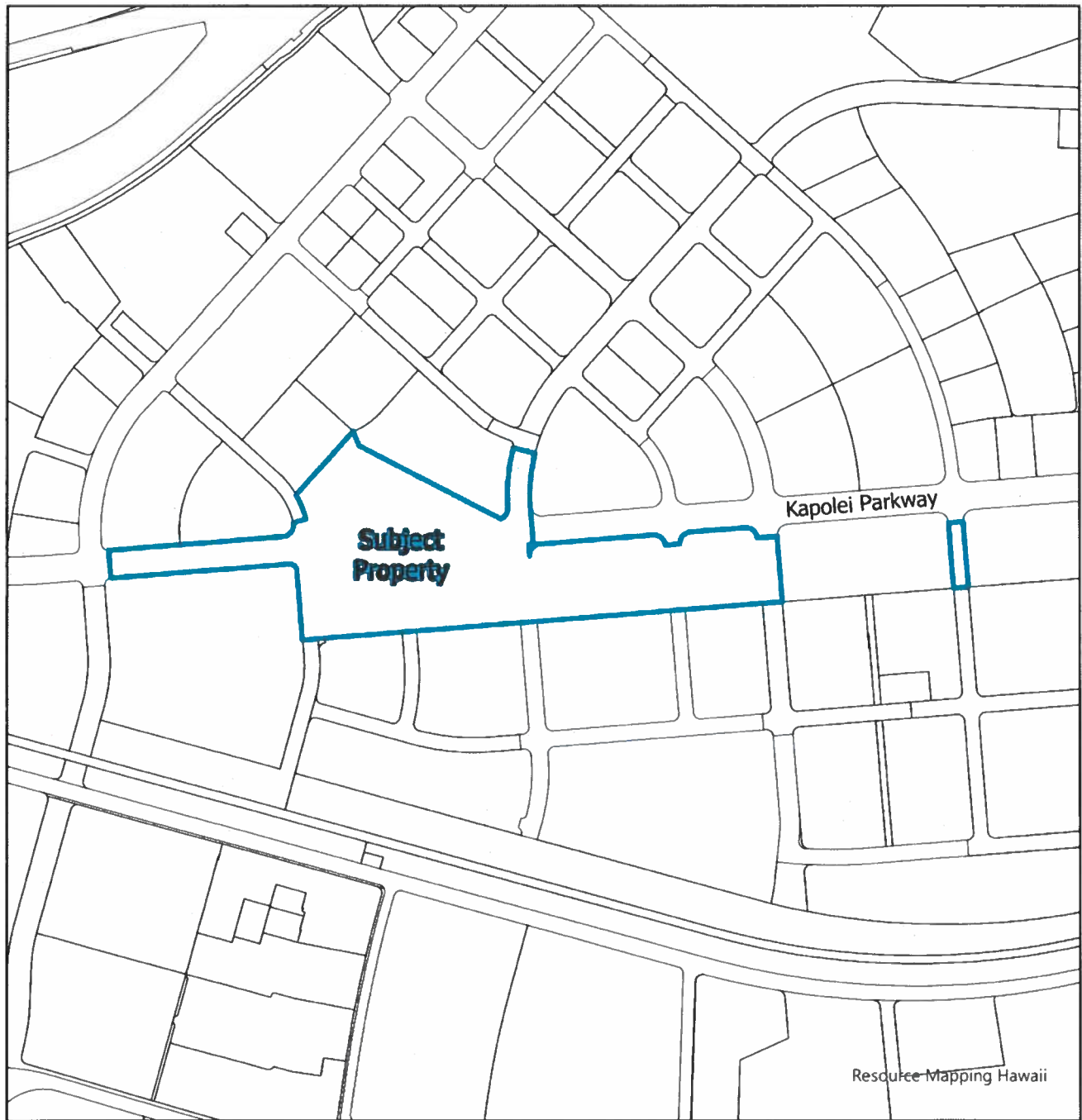
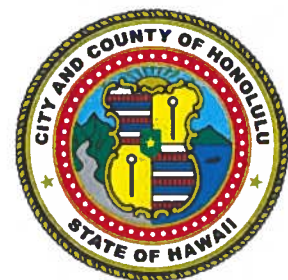


Exhibit A:
Location Map

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

Legend

-  TAX Parcel
-  Project Site



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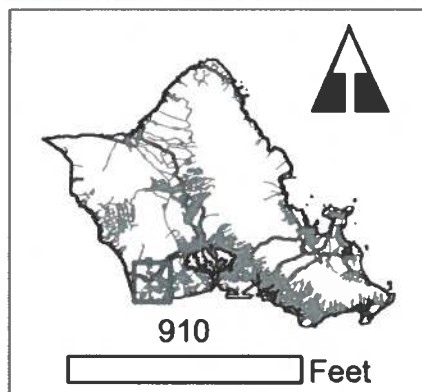
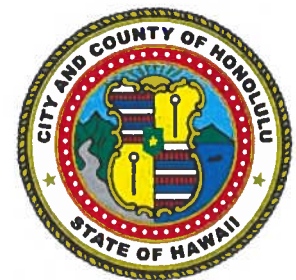
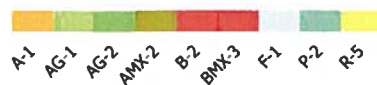


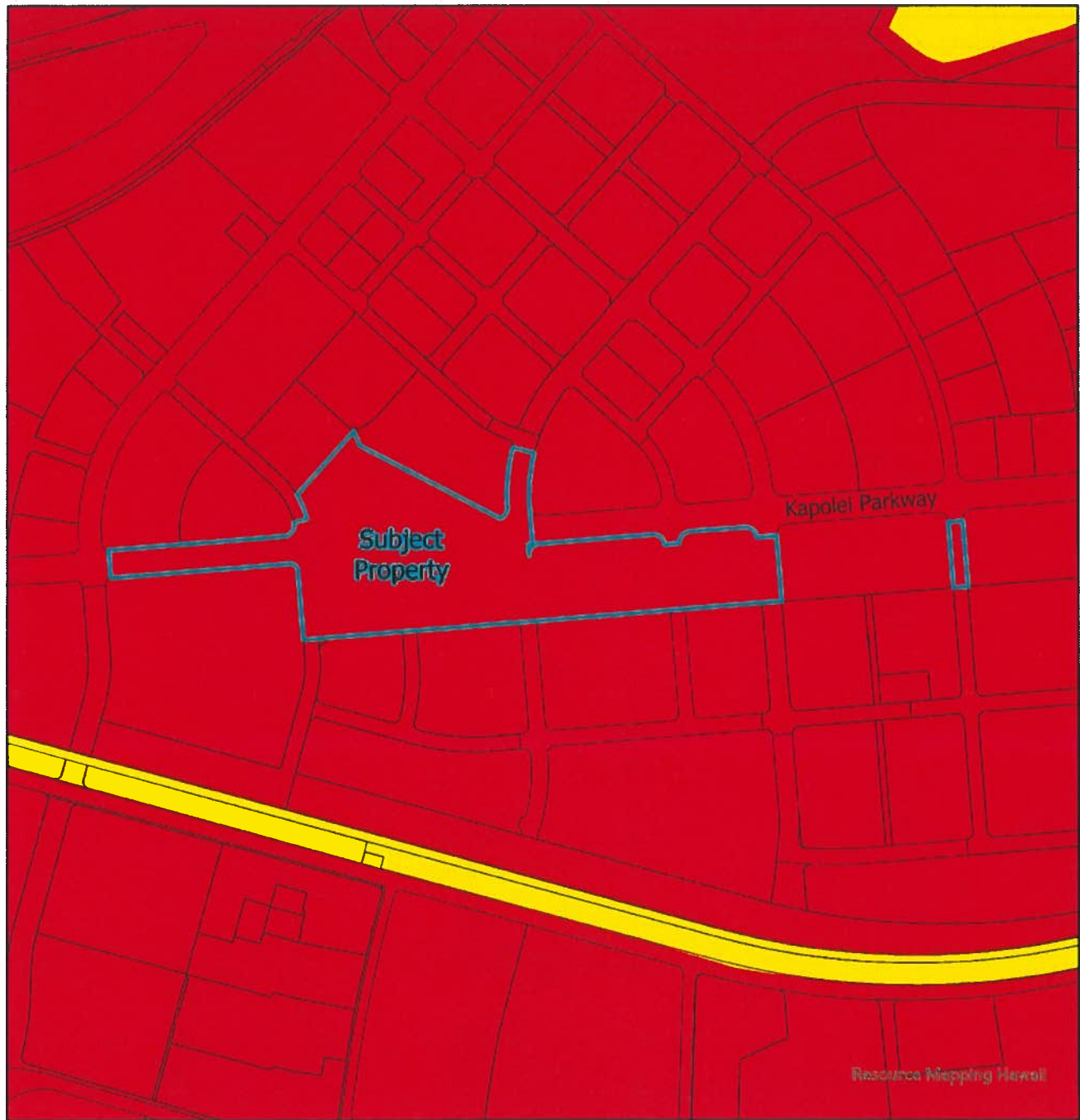
Exhibit B: Zoning Map

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

Legend



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Resource Mapping Hawaii

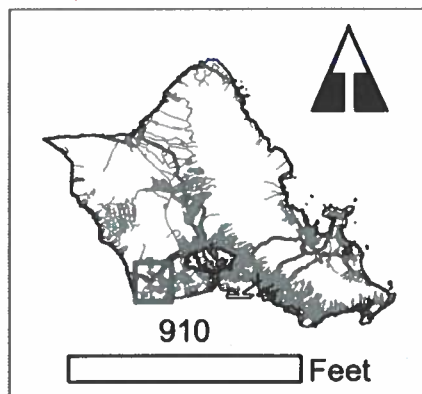
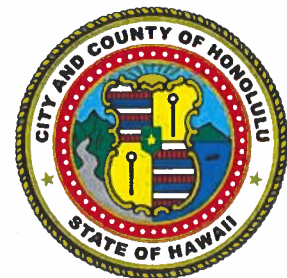


Exhibit C:
State Land Use Map

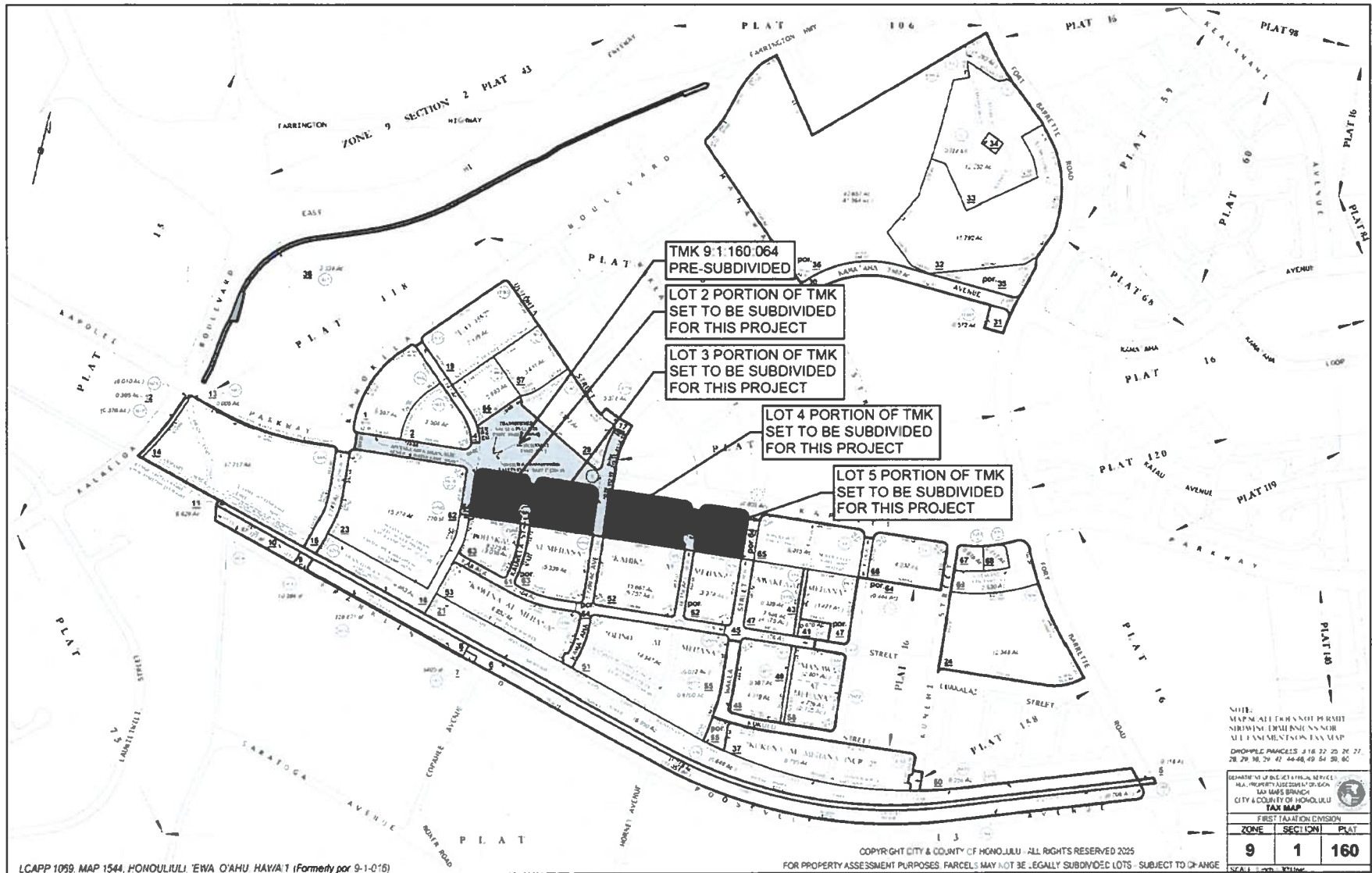
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Legend

-  Urban
-  Agricultural



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PROJECT LOCATION - AERIAL VIEW NORTH



EXISTING SITE AERIAL



EXISTING SITE PLAN

EXISTING SITE PLAN & CONTEXT

Kapolei Parkway, Kapolei Hawaii 96707



PROJECT LOCATION - AERIAL VIEW NORTH



EXISTING SITE AERIAL



EXISTING SITE PLAN

EXISTING SITE PLAN & CONTEXT

KAPOLEI PARKWAY, KAPOLEI, HAWAII 96707



PROJECT LOCATION - AERIAL VIEW NORTH



EXISTING SITE AERIAL



EXISTING SITE PLAN

EXISTING SITE PLAN & CONTEXT

Kapolei Parkway, Kapolei Hawaii 96707



PROJECT LOCATION - AERIAL VIEW NORTH



EXISTING SITE AERIAL



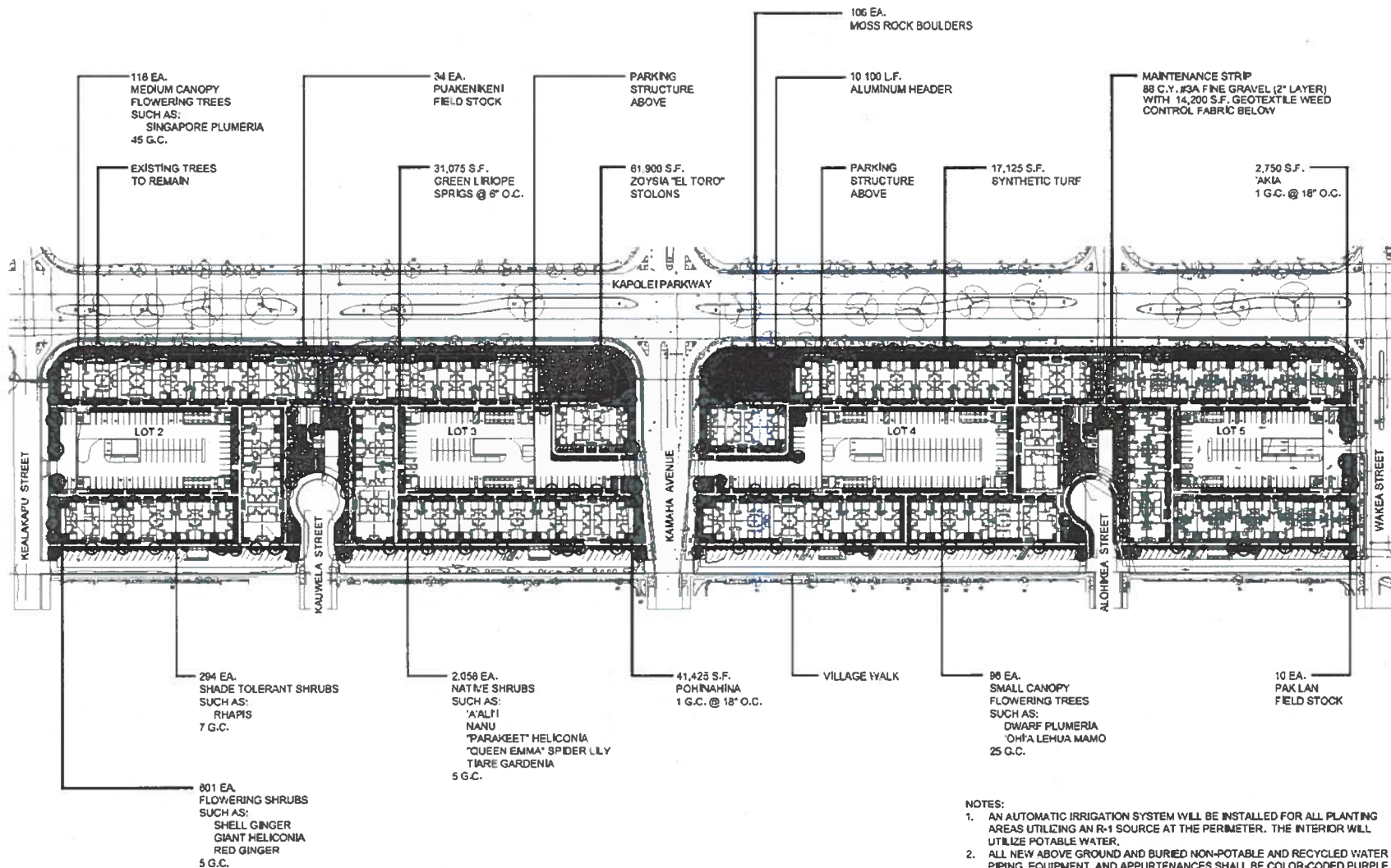
EXISTING SITE PLAN

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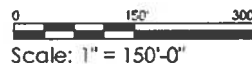
SCHEMATIC DESIGN





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.



CONCEPTUAL LANDSCAPE PLAN

Kapolei Parkway, Kapolei Hawaii 96707