

SUMMARY OF PROPOSED COMMITTEE DRAFT:

RESOLUTION 26-230 AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE KAPOLEI PARKWAY LOTS 2-5 AFFORDABLE RENTAL HOUSING PROJECT IN KAPOLEI, O'AHU.

THE PROPOSED CD1 makes the following amendments:

- A. Amends the second and third WHEREAS clauses to clarify the description of the project, including providing that the Project consists of approximately 737 (instead of 745) affordable rental units and approximately eight manager units.
- B. Adds a new fourth WHEREAS clause to provide that the Project also includes a total of approximately 998 vehicle parking spaces, 385 long-term and 56 short-term bicycle parking spaces, ground floor laundry facilities and utility rooms, and a flexible ground floor space.
- C. Adds a new fifth WHEREAS clause to provide that all of the Project's approximately 737 affordable rental units will remain affordable for a minimum of 73 years.
- D. Adds a new sixth WHEREAS clause to provide that previously, the zoning lot that included what is now identified as Tax Map Key 9-1-160:064 was a larger zoning lot that was subdivided to establish a separate zoning lot consisting of Lots 6 and 7, which is the site of a separate 201H project, and the Applicant plans to subdivide Tax Map Key 9-1-160:064 to establish Lots 2 to 5 as four separate zoning lots.
- E. Adds a new ninth WHEREAS clause to provide that the DPP submitted the Project's preliminary plans and specifications to the Council on October 15, 2026, by Departmental Communication 646 (2026).
- F. In the BE IT RESOLVED clause:
 - 1. Adds a new Exemption 3, to allow an exemption from the payment of stormwater quality review and erosion control and sediment plan review fees, estimated at \$1,000. Renumbers subsequent exemptions.
 - 2. Adds a new Exemption 6, to allow an exemption from the payment of trenching permit fees, estimated at \$780. Renumbers subsequent exemptions.

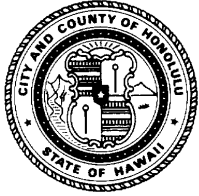
3. Amends renumbered Exemption 7 to allow an exemption from the payment of wastewater system facility charges attributed to the approximately 737 (instead of 745) affordable rental units, estimated at \$3,889,370 (instead of \$3,399,301).
4. Adds a new Exemption 8 to allow a deferral of the payment of wastewater system facility charges until the issuance of the Project's certificate of occupancy, attributed to the approximately eight manager units, estimated at \$42,218. Renumbers subsequent exemptions.
5. Amends renumbered Exemption 10, relating to an exemption from the payment of Honolulu Fire Department plan review fees, to change the estimated fee amount to \$41,074 (instead of \$173,947).
6. Amends renumbered Exemption 12 to clarify that the exemption is to allow for the joint development (after subdivision) of the Project's four zoning lots without first obtaining a minor conditional use permit.
7. Amends renumbered Exemption 13 to clarify that the Project will provide 56 short-term bicycle parking spaces (instead of the required 75 short-term parking spaces), and that the Project exceeds its long-term bicycle parking space requirements by providing 385 long-term bicycle parking spaces (instead of the 368 required long-term bicycle parking spaces).
8. Amends renumbered Exemption 14 to allow an exemption from park dedication requirements attributed to the Project's approximately 737 affordable rental units and eight manager units, estimated at 81,950 square feet of park space, or the payment of an equivalent in-lieu fee estimated at \$1,988,348; provided that the park dedication requirement attributed to the approximately eight manager units are only exempt if federal or State of Hawaii funding for the Project, such as the use of low income housing tax credits, prohibits the use or sale of the manager's dwelling unit as a revenue-generating or profit-generating dwelling unit for the required affordability period.

G. In the first BE IT FURTHER RESOLVED clause:

1. Amends Condition A to reference the Project's preliminary plans and specifications attached to Departmental Communication 646 (2026).
2. Adds a new Condition B, which is a standard condition providing that except for certain exemptions authorized in the Resolution, the Project must comply with all other laws and rules relating to planning, zoning, construction standards for subdivisions, development and improvement of

land, and the construction of dwelling units thereon. Re-letters subsequent conditions.

3. Amends Condition D, relating to transportation and traffic, to conform with standard conditions requiring a timeline, construction management plan, traffic management plan ("TMP"), and implementation of the recommendations in the Project's traffic impact report ("TIR").
 4. Combines the next two conditions into a new Condition E, to require a post TMP and post TIR approximately one year after the issuance of the Project's certificate of occupancy.
 5. Adds a new Condition F, relating to standard Project vehicular access point and driveway requirements.
- H. Amends the fifth BE IT FURTHER RESOLVED clause to provide that major modifications to the Project will require approval by the Honolulu City Council.
- I. Amends the BE IT FINALLY RESOLVED clause to add R.M. Towill Corporation, the Applicant's agent, as a recipient of a copy of the Resolution.
- J. Makes miscellaneous technical and nonsubstantive amendments.



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

No. **26-230, CD1**
PROPOSED

RESOLUTION

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

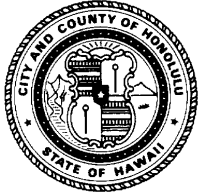
WHEREAS, KP52, LLC (the "Applicant") proposes to develop the Kapolei Parkway Lots 2-5 affordable rental housing project on an approximately 15.192-acre portion of a 28.054-acre zoning lot owned by the City and County of Honolulu, zoned BMX-3 Community Business Mixed-Use District, located at 91-683 Wakea 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 approximately 737 affordable rental dwelling units and approximately eight manager units (approximately 291 one-bedroom, 291 two-bedroom, 97 three-bedroom, and 66 four-bedroom units) in 16 three-story to four-story residential buildings arranged along the perimeter of each of the four Kapolei Parkway Lots 2-5, as shown on Exhibit D, with one multi-level parking structures located internally on each lot; and

WHEREAS, as proposed, the Project's approximately 737 affordable rental dwelling units will be rented to households earning 80 percent or below of the area median income ("AMI") based on the U.S. Department of Housing and Urban Development ("HUD") annual income limits for the Honolulu metropolitan statistical area as adjusted for household size, using an AMI averaging approach, by which an overall average affordability of 60 percent or below of the AMI is maintained, and units are rented to households earning 30 percent, 60 percent, and 80 percent of the AMI; and

WHEREAS, as proposed, the Project also includes approximately 998 vehicle parking spaces, 385 long-term and 56 short-term bicycle parking spaces, ground floor laundry facilities and utility rooms, and a flexible ground floor space that could be used for a range of potential uses, including a preschool, subject to future funding and operational considerations; and

WHEREAS, as proposed, all of the Project's approximately 737 affordable rental units will remain affordable for a minimum of 73 years; and



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No. **26-230, CD1**

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WHEREAS, previously, the zoning lot that included what is now identified as Tax Map Key 9-1-160:064 was a larger zoning lot that was subdivided to establish a separate zoning lot consisting of Lots 6 and 7, which is the site of a separate 201H project; the Applicant plans to subdivide Tax Map Key 9-1-160:064 to establish Lots 2 to 5 as four separate zoning lots; and

WHEREAS, the Project is eligible to receive consideration under the City's Rules implementing § 201H-38, Hawai'i Revised Statutes ("HRS"), 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 Council has reviewed the preliminary plans and specifications for the Project, dated June 2026, prepared by R.M. Towill Corporation, and submitted to the Council by the Department of Planning and Permitting ("DPP") on October 15, 2026, by Departmental Communication 646 (2026); and

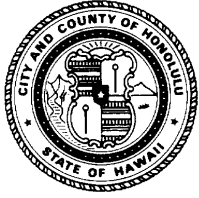
WHEREAS, the Project is consistent with the housing and community development goals and objectives of the City; and

WHEREAS, the granting of the exemptions is necessary for the timely and successful implementation of the Project; and

WHEREAS, the 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 Project's preliminary plans and specifications, as follows:



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Plan Review and Permit Fees:

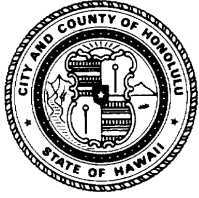
1. Exemption from § 18-6.1, Revised Ordinances of Honolulu ("ROH"), to allow an exemption from the payment of building permit plan review fees, estimated at \$100,000.
2. Exemption from ROH § 18-6.2, to allow an exemption from the payment of building permit fees, estimated at \$1,739,476.
3. Exemption 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 \$1,000.
4. Exemption from ROH § 18A-2.4, to allow an exemption from the payment of grading and grubbing fees, estimated at \$2,020.
5. Exemption from ROH § 18-3.1(c) and Table 18-A, to allow an exemption from the payment of special assignment inspection fees, estimated at \$1,000.
6. Exemption from ROH § 14-2.1(c), to allow an exemption from the payment of trenching permit fees, estimated at \$780.

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 the approximately 737 affordable rental dwelling units, estimated at \$3,889,370.
8. Deferral from ROH §§ 43-10.1, 43-10.2, and 43-10.3, to allow a deferral until the issuance of the Project's certificate of occupancy, of the payment of wastewater system facility charges attributed to the approximately eight manager units, estimated at \$42,218.
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 \$41,074.



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BWS Rules and Regulations:

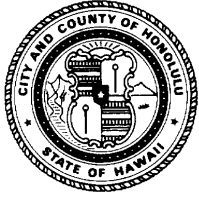
11. Deferral from the Sections 1-102 and 2-202 of the BWS Rules and Regulations, to allow a deferral until the installation of the Project's water meter, of the payment of water system facility charges and the installation of water service fees, estimated at \$2,000,000; provided that all BWS requirements are satisfied. Actual charges and fees to be deferred will be determined by the BWS during review of the building permit application.

ROH Chapter 21, the Land Use Ordinance:

12. Exemption from ROH § 21-5.90.2, relating to joint development, and ROH § 21-90.1, relating to conditional use permits, to allow for the joint development (after subdivision) of the Project's four zoning lots without first obtaining a minor conditional use permit or the execution of a Joint Development Agreement.
13. Exemption from ROH § 21-6.40 and Table 21-6.3, relating to bicycle parking, to allow the Project to provide 56 short-term bicycle parking spaces (instead of the required 75 short-term bicycle parking spaces). The Project exceeds its long-term bicycle parking space requirements by providing 385 long-term bicycle parking spaces (instead of the 368 required long-term bicycle parking spaces).

Park Dedication Ordinance:

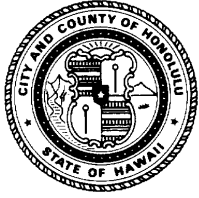
14. Exemption from ROH Chapter 22, Article 7, to allow an exemption from park dedication requirements attributed to the Project's approximately 737 affordable rental units and eight manager units, estimated at 81,950 square feet of park space (81,070 square feet attributed to the affordable rental units and 880 square feet attributed to the manager units), or the payment of an equivalent in-lieu fee estimated at \$1,988,348 (\$1,966,997 attributed to the affordable rental units and \$21,351 attributed to the manager units); provided that the park dedication requirement attributed to the approximately eight manager units are only exempt if federal or State of Hawaii funding for the Project, such as the use of low income housing tax credits, prohibits the use or sale of the manager's dwelling unit as a revenue-generating or profit-generating unit for the required affordability period, including any extensions thereof.



RESOLUTION

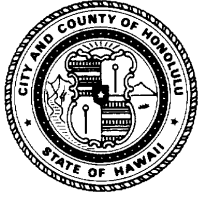
BE IT FURTHER RESOLVED that the Project is approved subject to the following conditions:

- A. Development must be in general conformance with the approved Project, as described herein, and as depicted in Exhibits A, B, C, D-1 through D-7, attached hereto, and as shown on the Project's preliminary plans and specifications attached to Departmental Communication 646 (2026), all of which are incorporated by reference herein. Minor Modifications to the Project may be approved by the DPP Director. 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, 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 execute a 201H Agreement with the DPP Director 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, this resolution, and the Unilateral Agreement and Declaration for Conditional Zoning attached as Exhibit B to Ordinance 04-45.
- D. Prior to the issuance of any building permit for the Project, the Applicant shall submit to the DPP for its review and approval:
 - 1. An overall timeline or phasing plan of the anticipated dates to obtain major building permits for demolition and construction work, including the projected date of occupancy, in a format acceptable to the DPP.
 - a. The timeline should identify the construction management plan ("CMP"), the traffic management plan ("TMP"), and an update to the traffic impact report ("TIR") dated December 2025, prepared by Wilson Okamoto Corporation, will be submitted to the DPP for review and approval; and



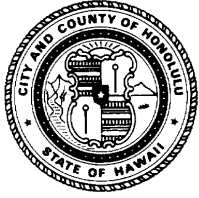
RESOLUTION

- 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 the peak traffic hours using alternate routes for heavy trucks, provides for onsite or offsite staging areas for construction workers and vehicles to limit the use of on-street parking around the Project site, and includes other traffic mitigation measures to address potential impacts on the surrounding neighborhood during Project construction;
 - c. Includes plans for all work within or affecting public streets, and preliminary or conceptual traffic control plans to be implemented during Project 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 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;



RESOLUTION

- b. Includes a pedestrian and bicycle circulation plan that provides 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; and
 - c. Includes a parking management plan that demonstrates how onsite 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 located on the Project site (delivery, drop-off, or pickup vehicles, including moving trucks and other large-sized vehicles are prohibited from parking or stopping on the street), and designed so that vehicles enter and exit front first, with adequate turn-around areas for large vehicles.
 - 4. Plans that show the Applicant's implementation of recommendations included in the Project's initial TIR.
- E. Approximately one year after the issuance of a certificate of occupancy for the Project, the Applicant shall submit to the DPP for its review and approval:
 - 1. A post TMP to validate the relative effectiveness of the various TDM strategies identified in the initial TMP; and
 - 2. A post TIR that updates and validates the Project's initial TIR, to validate traffic projections, trip reduction rates, distribution, and assignment of vehicles, bicycles, and pedestrians contained in the initial TIR. If the post TIR recommends additional traffic mitigation measures or modifications to address traffic impacts directly attributed to the Project, the Applicant shall implement the post TIR recommendations. If the post TIR is inconclusive, a second post TIR may be required one year after the date of the inconclusive post TIR, as the DPP Director determines is necessary.
- F. 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.



RESOLUTION

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

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

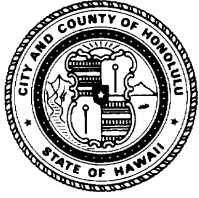
BE IT FURTHER RESOLVED that the exemptions granted for this Project are not transferable to any other real property; and

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 preliminary plans and specifications submitted to the Council; provided that minor modifications to the design character, building specifications, or landscaping, may be approved by the DPP Director 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 actions taken by them in reviewing or approving the preliminary plans and specifications, or in granting the exemptions listed herein; and

BE IT FURTHER RESOLVED that the DPP Director is authorized to execute and record the 201H Agreement referenced in Condition C, 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. 26-230, CD1

RESOLUTION

BE IT FURTHER RESOLVED that the DPP Director is hereby authorized to execute any incidental or related documents to carry out the transactions described above, so long as the 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 Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; KP52 Developer, 1288 Ala Moana Boulevard, Suite 201, Honolulu, Hawai'i 96814; and Isaiah Sato, R.M. Towill Corporation, 2024 North King Street, Suite 200, Honolulu, Hawai'i 96819.

INTRODUCED BY:

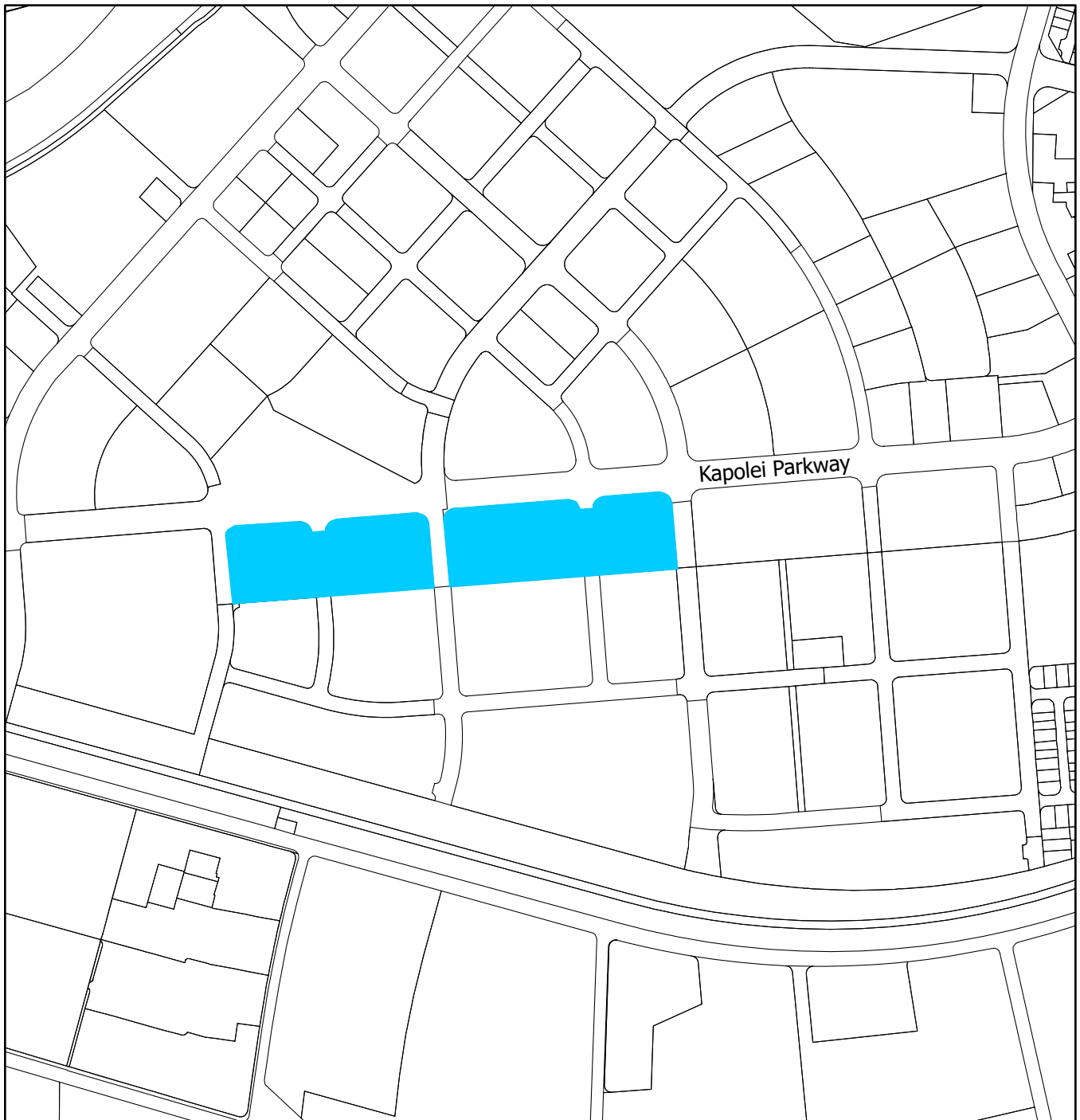
Tommy Waters (br)

DATE OF INTRODUCTION:

October 14, 2026

Honolulu, Hawai'i

Councilmembers



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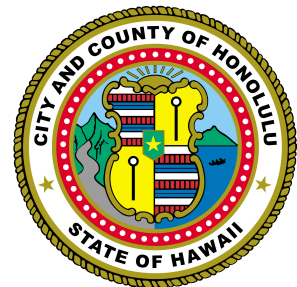
Feet

Exhibit A: **Location Map**

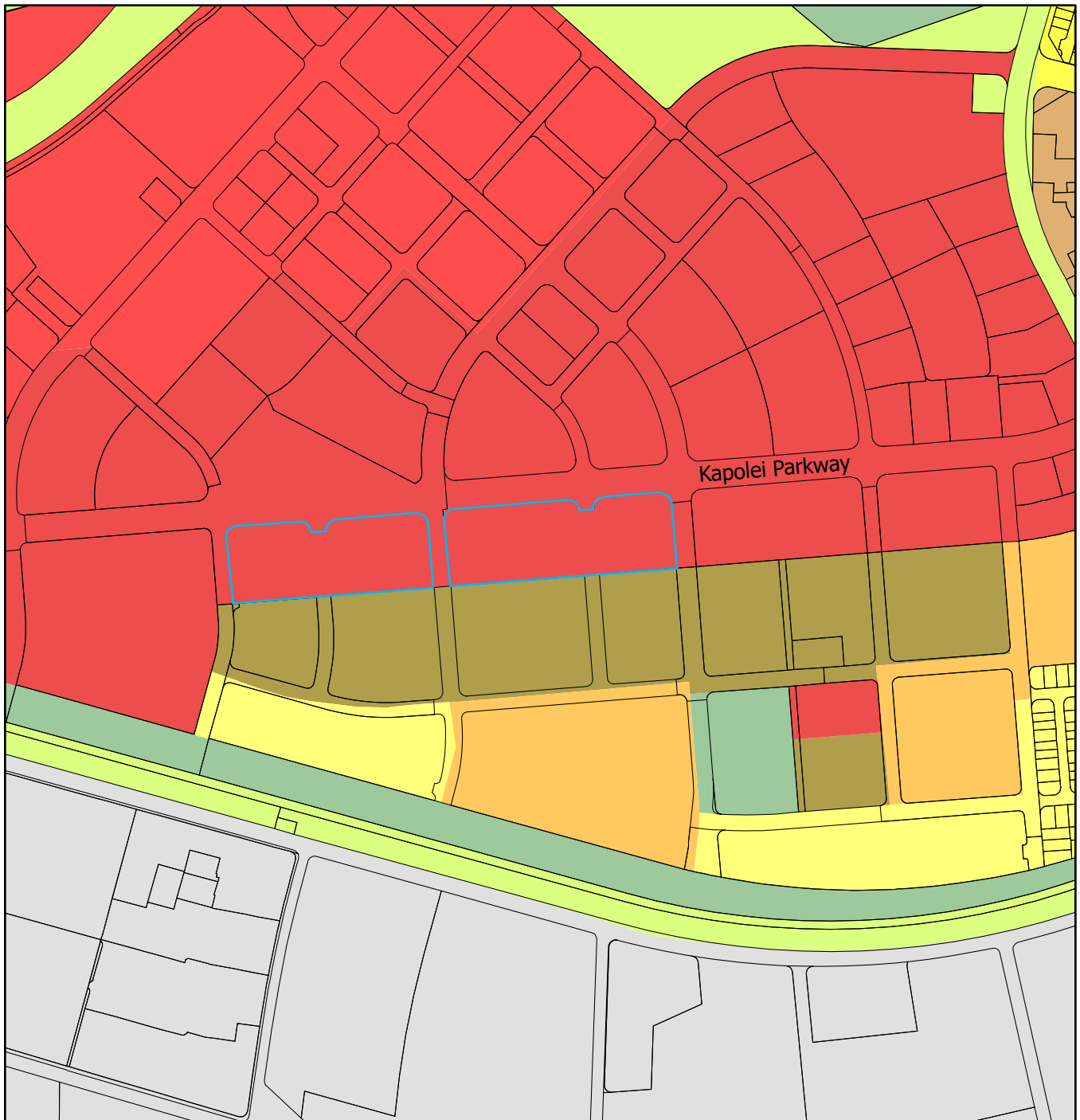
TMK: 9-1-160: 064
File No.: 2026-AH-1

Legend

-  TAX Parcel
-  Project Site



Department of Planning and Permitting
City and County of Honolulu



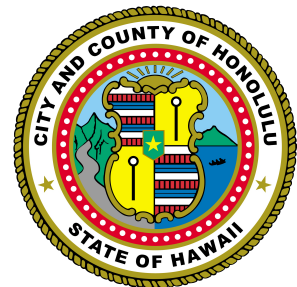
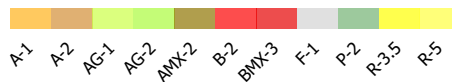
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Feet

Exhibit B: Zoning Map

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

Legend



Department of Planning and Permitting
City and County of Honolulu

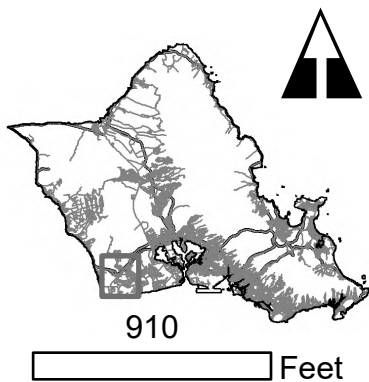
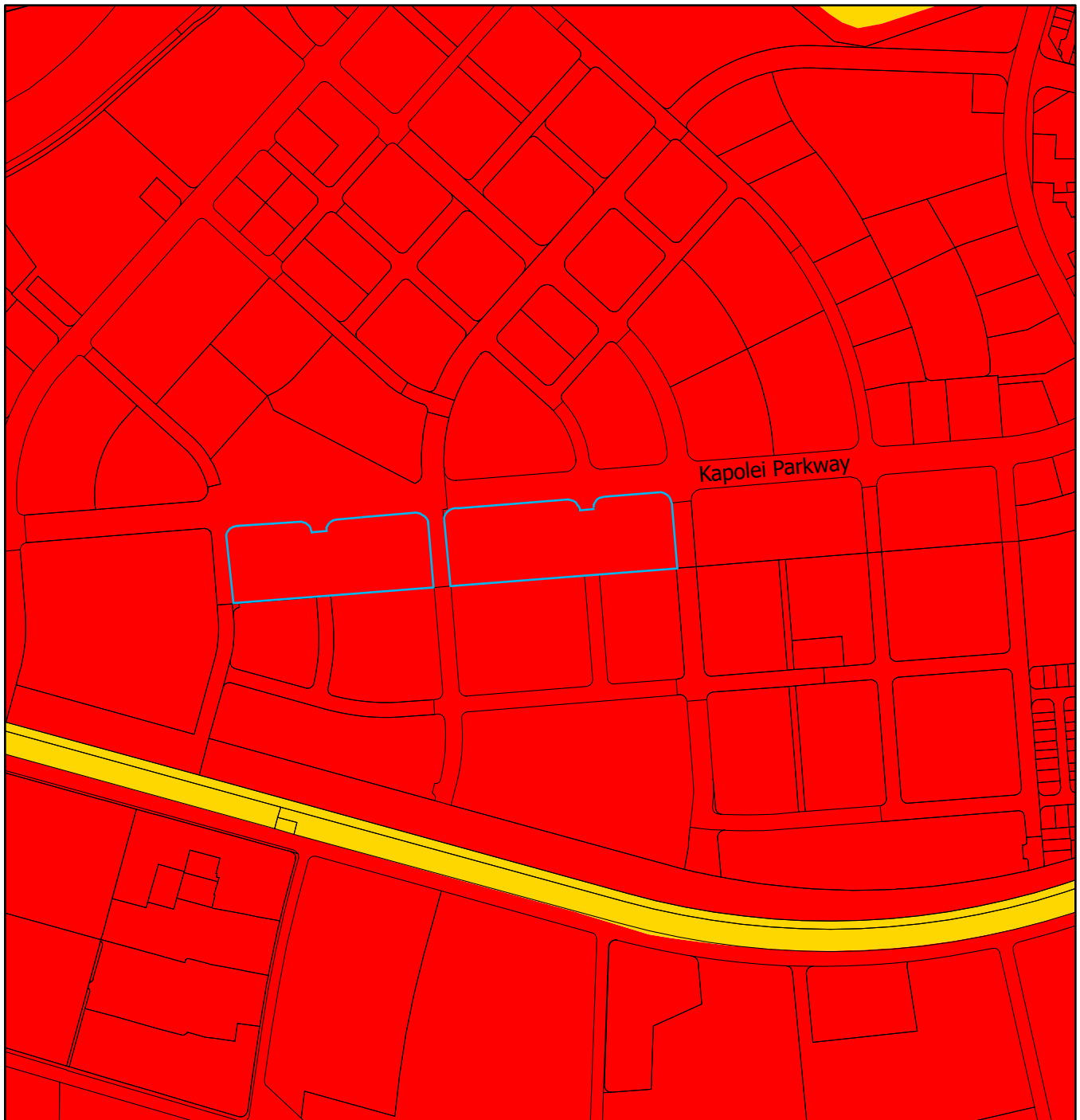
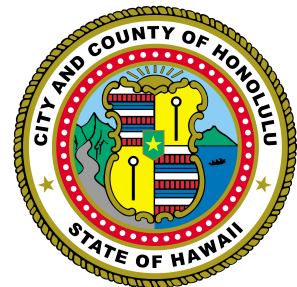


Exhibit C:
State Land Use Map

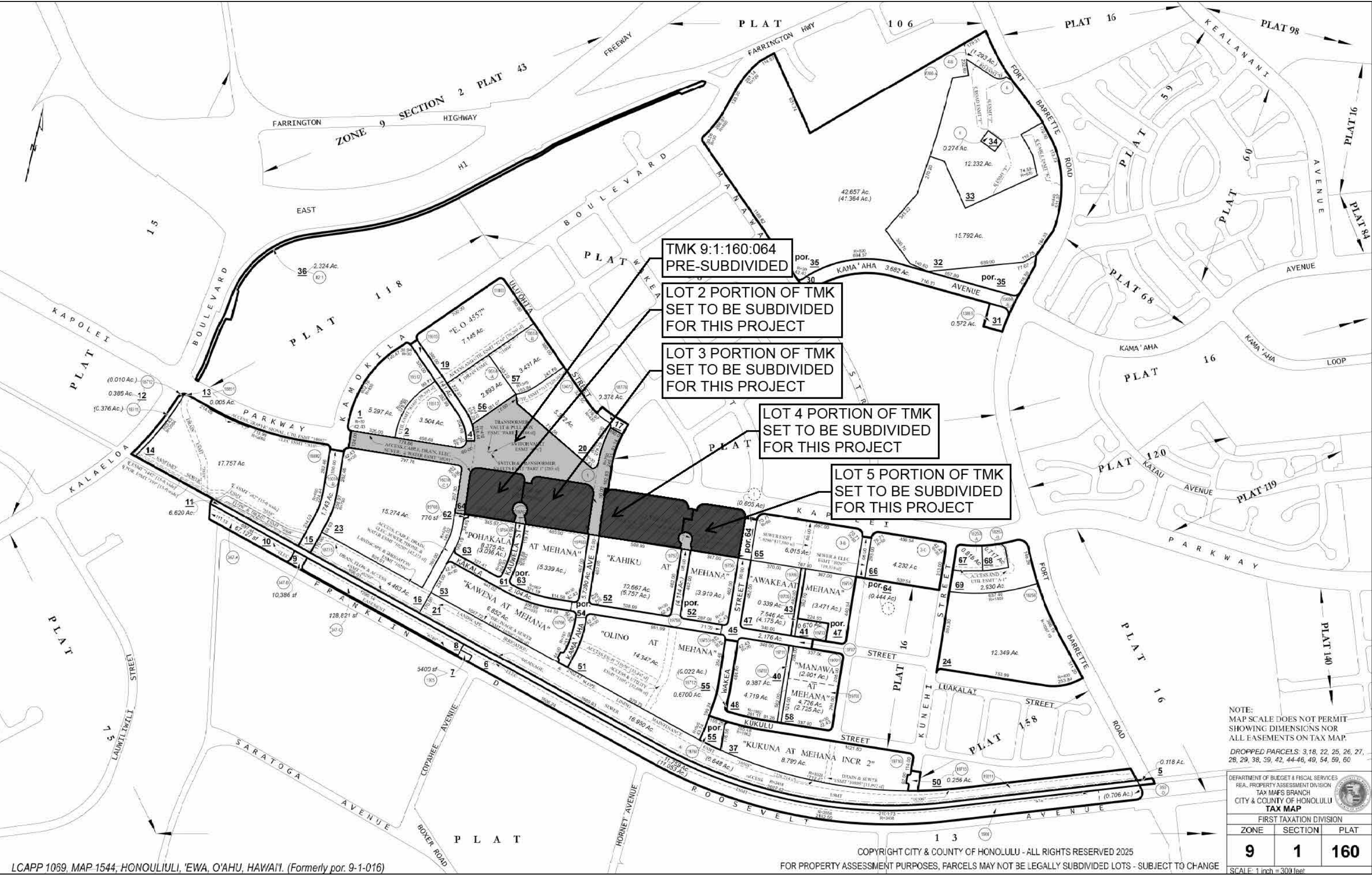
TMK: 9-1-160: 064
File No.: 2026-AH-1

Legend

-  Urban
-  Agricultural



Department of Planning and Permitting
City and County of Honolulu





PROJECT LOCATION - AERIAL VIEW NORTH



EXISTING SITE AERIAL



EXISTING SITE PLAN

EXISTING SITE PLAN & CONTEXT

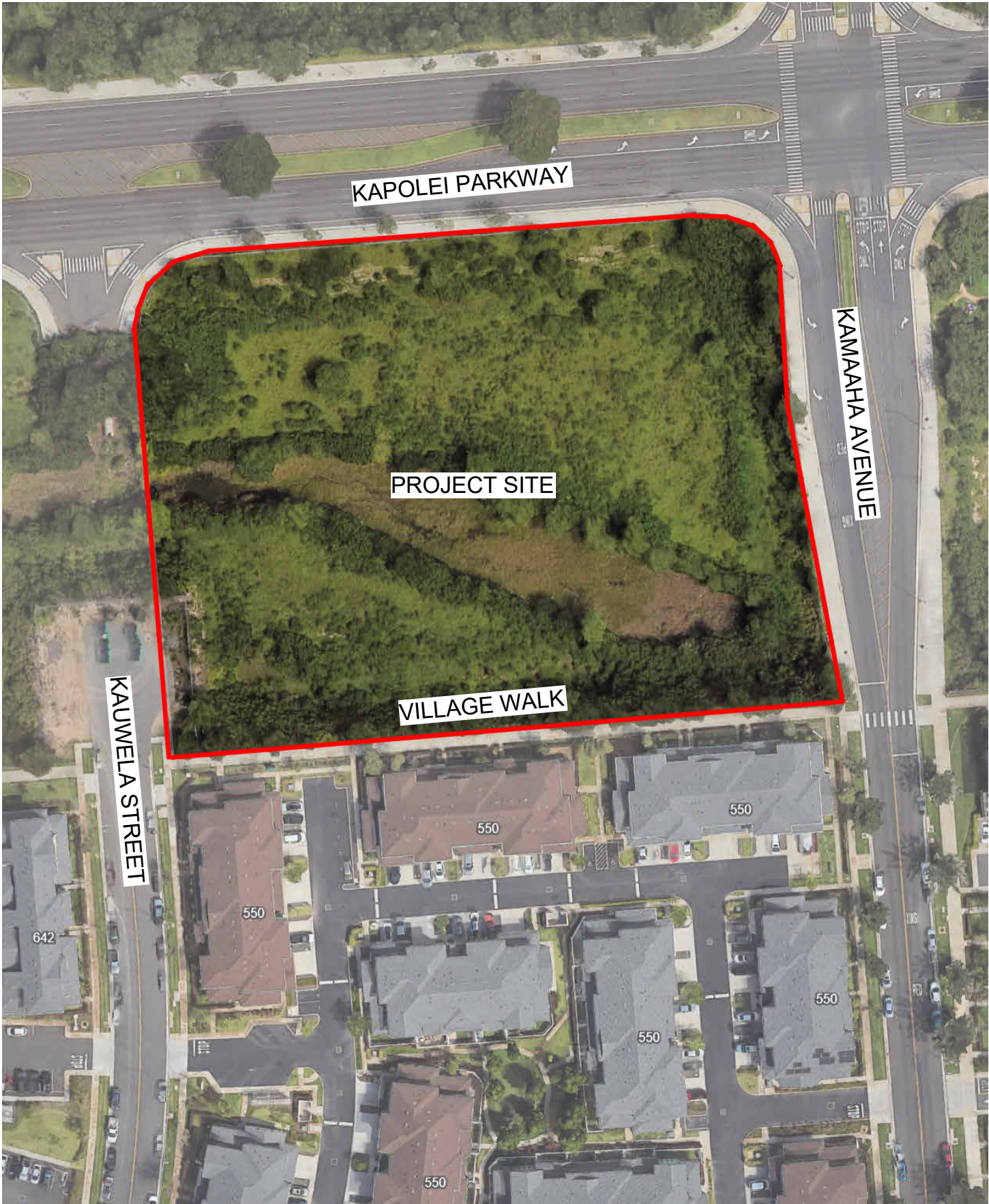
Kapolei Parkway, Kapolei Hawaii 96707



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

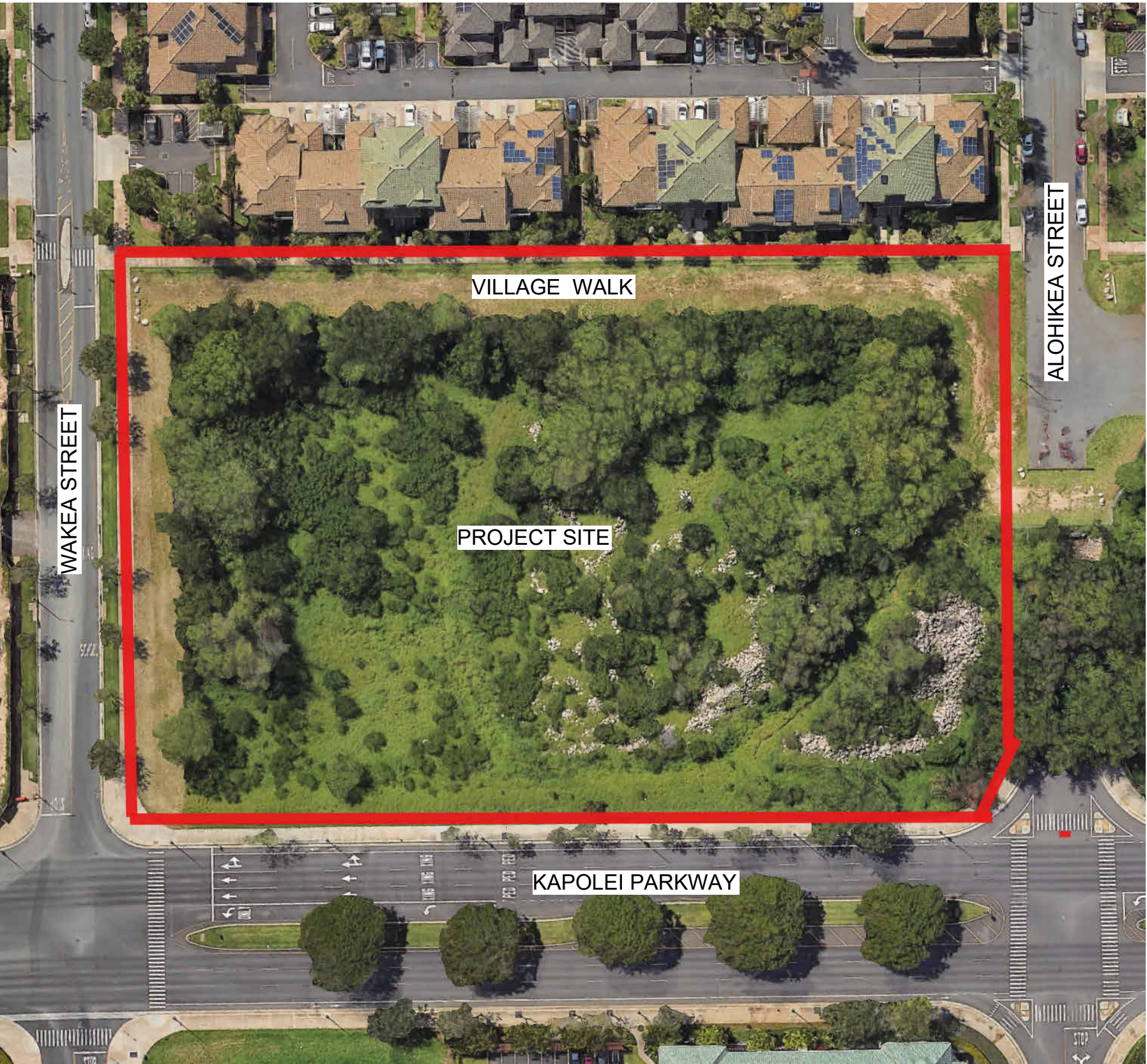
Kapolei Parkway, Kapolei Hawaii 96707



PROJECT LOCATION - AERIAL VIEW NORTH



EXISTING SITE AERIAL



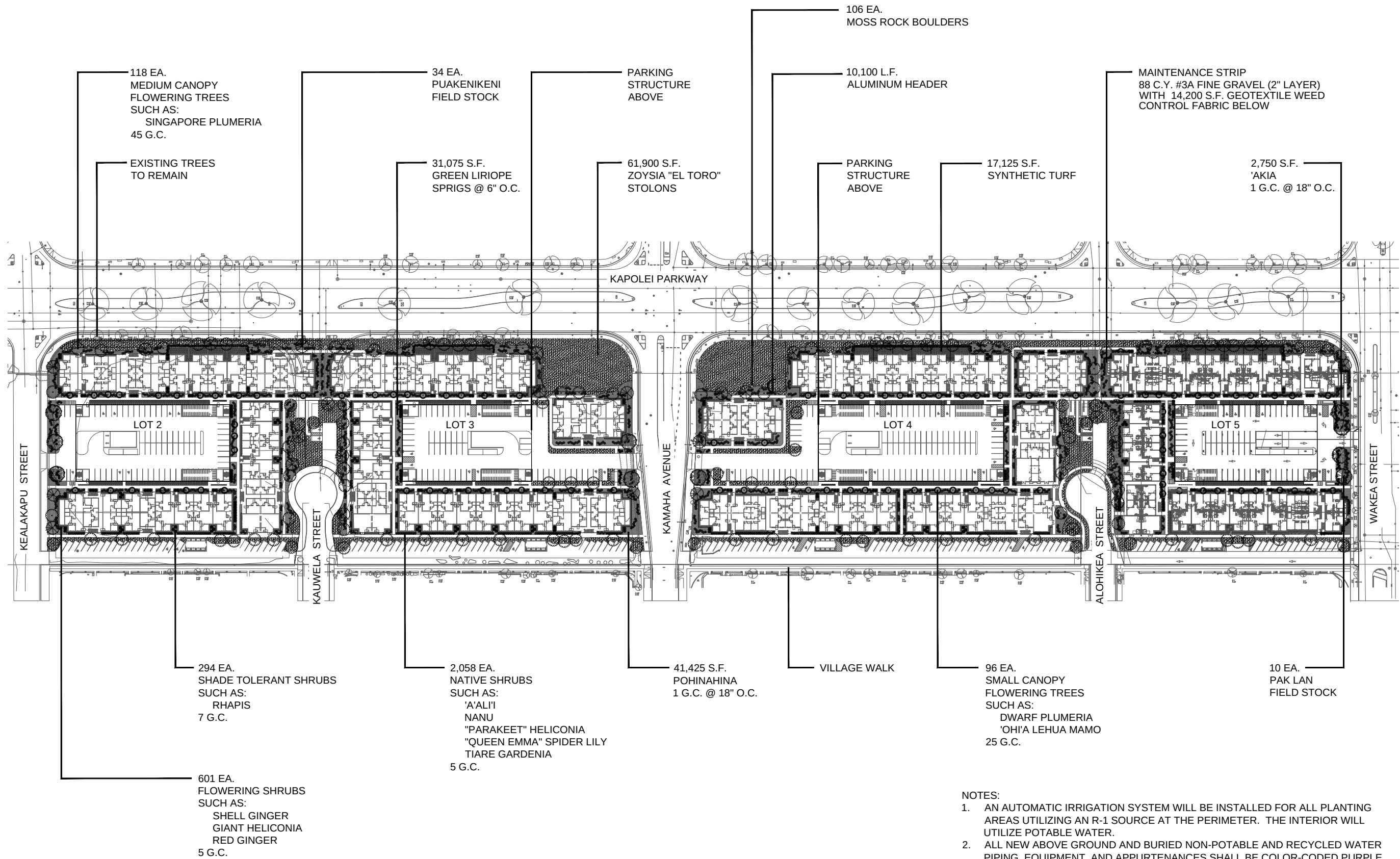
EXISTING SITE PLAN

EXISTING SITE PLAN & CONTEXT

Kapolei Parkway, Kapolei Hawaii 96707

SCHEMATIC DESIGN





0 150' 300'

Scale: 1" = 150'-0"

CONCEPTUAL LANDSCAPE PLAN

Kapolei Parkway, Kapolei Hawaii 96707

L.01