

Kapolei Parkway Lots 2 – 5

Resolution 26-230 | HRS Chapter 201H

Committee on Zoning & Planning | October 22, 2026



Submitted by R.M. Towill Corporation for Resolution 26-230
Committee on Zoning & Planning | October 22, 2026

MISC. COM. 439(26)
ZON

Kobayashi Group Housing Projects



Hale Kālele

200 affordable LIHTC rentals

100% affordable, ≤60% AMI

201 homes · 1 manager unit

Completed 2022



Parkway Village

401 affordable LIHTC rentals

100% affordable, ≤60% AMI

405 homes · 4 manager units

Phase 1 completed 2024

Phase 2 completed 2025

In partnership with Āhē Group



Ālia

40 reserved housing homes

For sale at 80–140% AMI

457 homes total

Under construction

Est. completion 2027



Kuilei Place

603 workforce homes

For sale at 80–140% AMI

1,005 homes total

Under construction

Est. completion 2028

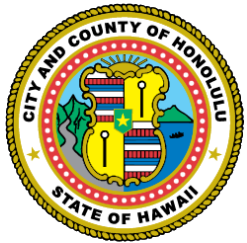
60% affordable or workforce — 1,244 of 2,068 homes across four communities

*Not included: 1588 Ala Moana, recently approved — 205 homes, including 69 affordable rentals at ≤80% AMI and 136 market-rate homes.

Project Team

CITY AND COUNTY OF HONOLULU

DEVELOPMENT TEAM



CITY AND COUNTY OF
HONOLULU

Landowner and Public Partner

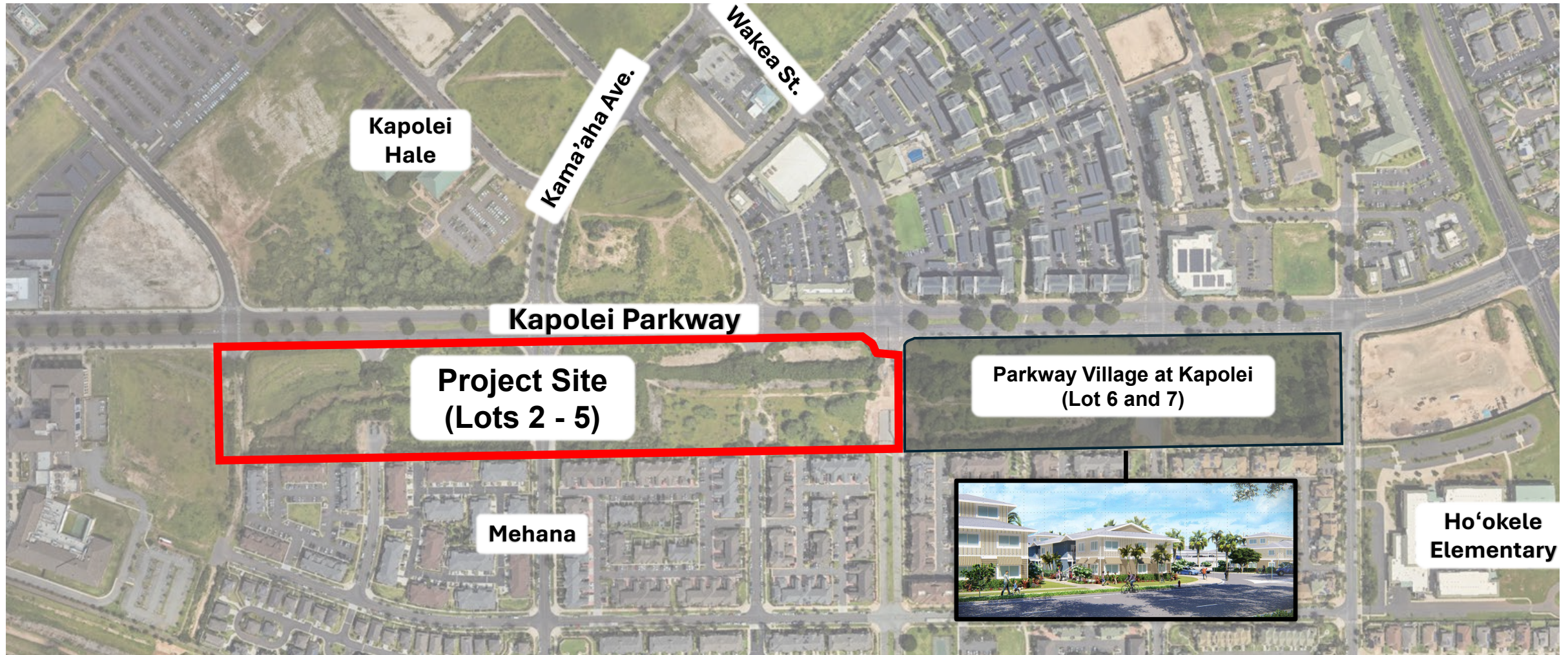
KOBAYASHI
GROUP

ĀHE
GROUP

Co- Developers

Developing approximately 745 rental homes on City-owned land in central Kapolei

Location and Site Context



Project Site

15.2 acres

Site area

City-owned

Land ownership

BMX-3

Zoning

Vacant

Current condition



Project Overview

Approximately 745 rental units

Includes 8 manager units

100% Affordable units at or below 80% AMI

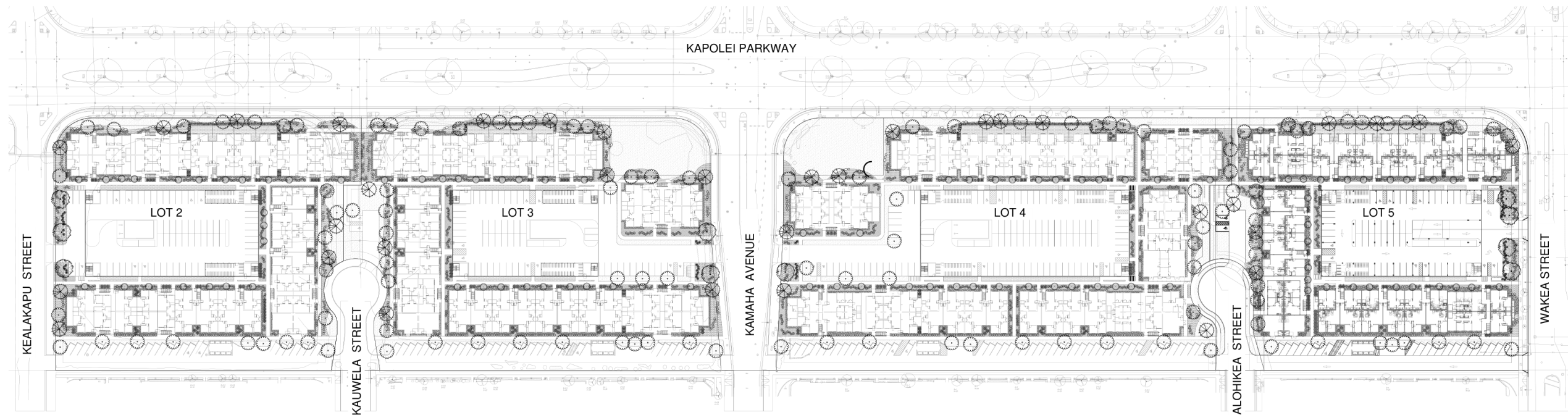
30%-80% AMI With income averaging <60% AMI

73+ years Min. affordability period

1 - 4 Bedroom units



Site Plan



- 1 Buildings along lot perimeters
- 2 Parking structures located internally
- 3 Shared access, circulation, and utilities
- 4 Pedestrian and bicycle connections

Project Design

Housing

39% 1 Bedrooms

61% 2 to 4 Bedrooms
(Family Focused)

Building Form

3 - 4 Stories

46 ft Maximum Height

Parking

~1,000 Vehicle spaces

~440 Bicycle spaces



Mahalo

We respectfully request the Committee's support for Resolution 26-230.

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