HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 26-270

RESOLUTION

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE KŪMELEWAI HALE AFFORDABLE RENTAL HOUSING PROJECT IN MILILANI, O'AHU.

WHEREAS, Pacific Housing Assistance Corporation (the "Applicant"), with the approval of the Hawai'i Housing Finance and Development Corporation ("HHFDC"), proposes to develop Kūmelewai Hale, an affordable rental housing project consisting of two four-story residential wings above an at-grade parking loop connected by a bridge (total of five stories), with one freestanding single-story amenity structure in the central courtyard on 1.975 acres land zoned R-5 Residential District, located at 95-1200 Meheula Parkway in Mililani, O'ahu, and identified as Tax Map Key (1) 9-5-001:017 and 054, as depicted in Exhibits A, B, C, D-1 through D-6, E-1 through E-3, F-1 and F-2, and G, attached hereto and incorporated by reference herein (the "Project"); and

WHEREAS, the Project site is an underutilized overflow parking lot with 48 vehicle parking spaces associated with Mililani High School, is owned by the State of Hawai'i Department of Education ("DOE"), and is being developed with development partner Hawai'i School Facilities Authority; Project units will be rented to DOE teachers and education staff; and

WHEREAS, as proposed, the Project involves the development of 95 apartment dwelling units (56 one-bedroom and 39 two-bedroom units, with 94 affordable rental units and one manager unit), 150 vehicle parking spaces located in a surface parking lot, one loading space, 33 bicycle parking spaces (six short-term and 27 long term spaces), and amenities including a community room, fitness room, landscaped courtyard with keiki play area, mini dog park, teacher resource room, common laundry lounge on each residential floor, and surfboard storage; and

WHEREAS, as proposed, the 94 affordable rental units will be rented to households earning 120 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 as follows: 36 units rented to households earning 60 percent of the AMI, 26 units rented to households earning 80 percent of the AMI, and 32 units rented to households earning 120 percent of the AMI; and

WHEREAS, as proposed, the 94 affordable rental units will remain affordable for a minimum period of 65 years.

RESOLUTION

WHEREAS, the Project will help address the critical need for affordably priced housing for DOE teachers and educational staff, in convenient proximity to a comprehensive range of educational facilities, healthcare facilities, employment centers, and multiple shopping, dining, and family services opportunities; and

WHEREAS, the exemptions requested by the Applicant include exemptions or deferrals from City fees and charges, and exemptions from certain Land Use Ordinance requirements; and

WHEREAS, on November 12, 2026, the HHFDC Board of Directors, by approval of a For Action, approved the Project with its proposed exemptions or deferrals; and

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

WHEREAS, the Council has reviewed the preliminary plans and specifications for the Project dated February 27, 2026, prepared by WRNS Studio, and submitted by the HHFDC to the Council on _____, by Miscellaneous Communication ___ (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 requested exemptions meet minimum requirements of health and safety; 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; now, therefore,

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

RESOLUTION

Application Fees:

1. Exemption from § 18-6.1, Revised Ordinances of Honolulu 2021 ("ROH"), to allow an exemption from the payment of plan review fees, estimated at $25,000.

2. Exemption from ROH § 18-6.2, to allow an exemption from the payment of building permit fees, estimated at $251,332.

3. Exemption from ROH § 18A-1.6(d), to allow an exemption from the payment of stormwater quality review and erosion control and sediment plan review fees, estimated at $250.

4. Exemption from ROH § 18A-2.4, to allow an exemption from the payment of grading, grubbing, and stockpiling fees, estimated at $1,500.

5. Exemption from ROH § 14-2.1(c), to allow an exemption from the payment of trenching permit fees (1,300 linear feet of trenching for a new sewer line), estimated at $1,475.

6. Exemption from ROH § 18-3.1 and Table 18-A, to allow an exemption from the payment of special assignment inspection fees, estimated at $2,000 (for two special assignment inspections).

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 62 affordable units rented to households earning 80 percent or below of the AMI, estimated at $327,192.60.

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 32 affordable units rented to households earning more than 80 percent of the AMI, and one manager unit, estimated at $174,150.90.

9. Exemption from ROH § 43-11.12(f), to allow an exemption from the payment of private 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 $25,133.

Board of Water Supply Rules and Regulations:

11. Deferral from Sections 1-102 and 2-202 of the Board of Water Supply ("BWS") Rules and Regulations, to allow a deferral 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 $120,000; provided that all BWS requirements are satisfied. Actual charges and fees to be deferred will be determined by the BWS during review of the Project's building permit application.

ROH Chapter 21, the Land Use Ordinance:

12. Exemption from ROH § 21-3.70-1(a) and Table 21-5.1, relating to permitted uses in the R-5 Residential District, to allow for a multi-unit dwelling.

13. Exemption from ROH § 21-3.70-1(a) and Table 21-5.1, relating to permitted uses in the R-5 Residential District, to allow for a community-based recreation center.

14. Exemption from ROH § 21-3.70-1(c)(3)(A) and Table 21-3.3, relating to density, to allow for a maximum floor area ratio ("FAR") of 1.1 (instead of an FAR of 0.7).

15. Exemption from ROH § 21-3.70-1(c)(1), Table 21-3.2, relating to maximum height, to allow for a maximum height of 61 feet (instead of 25 to 30 feet). Rooftop structures must conform to ROH § 21-4.60(c).

16. Exemption from ROH § 21-3.70-1(b) and Table 21-3.2, relating to required yards, to allow for a 10-foot front yard (instead of a 30-foot front yard).

17. Exemption from ROH § 21-5.60(b)(2), relating to community-based recreation center standards and requirements, and ROH § 21-2.90.1, relating to conditional use permits, to exempt the Project's amenity structure in the central courtyard (which is considered to be a community-based recreation center) from applicable development standards and requirements, and from the requirement to obtain a minor conditional use permit.

18. 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 of the Project's two zoning lots without first obtaining a minor conditional use permit.

19. Exemption from ROH § 21-6.40 and Table 21-6.3, relating to bicycle parking, to allow the Project to provide six short-term and 27 long-term bicycle parking spaces (instead of the required 11 short-term, 48 long-term spaces), subject to Condition F.

20. Exemption from ROH § 21-6.80(b)(2), relating to surface parking lots, to allow for no canopy trees in the Project's surface parking lot (instead of one canopy tree, a minimum of 2-inch caliper, for every 6 parking spaces, or one canopy tree, a minimum of 6-inch caliper, for every 12 parking spaces).

21. Exemption from ROH § 21-6.90(b)(2), relating to landscaping for structured parking, to allow for no canopy trees in the Project's at-grade parking loop under the residential tower (instead of one 2-inch caliper vertical-form tree for every 50 linear feet of structured parking building length facing a required yard).

22. Exemption from ROH § 21-8.20A, relating to multiple dwelling units on a single zoning lot within the Residential District, to allow for a multi-unit dwelling on the Project's jointly developed zoning lot (which is considered a single zoning lot for land use purposes).

Subdivision Ordinance:

23. Exemption from ROH § 22-1.1(1), to allow an exemption from the payment of subdivision application fees, estimated at $800.

24. Exemption from ROH § 22-1.1(2), to allow an exemption from the payment of public utility easement application fees, estimated at $200.

25. Exemption from ROH § 22-3.8, to allow Project construction and building permits to be issued prior to final subdivision approval.

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 Exhibits A, B, C, D-1 through D-6, E-1 through E-3, F-1 and F-2, and G, attached hereto, and as shown on the Project's preliminary plans and specifications attached to Miscellaneous Communication ____ (2026), all of which are incorporated by reference herein. Minor modifications to the Project may be approved by the HHFDC. Major modifications to the Project will require approval by the Council.

B. Except for certain exemptions from City application fees, infrastructure or public works fees and charges, and development standards provided herein, the Project must comply with all statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, construction standards for subdivisions, development and improvement of land, and the construction of dwelling units thereon.

C. Prior to the issuance of any building permit for the Project, the Applicant shall submit to the Department of Planning and Permitting ("DPP") for its review and approval:

1. An overall timeline or phasing plan for the Project, identifying the anticipated dates to obtain major building permits for demolition and construction work, including the projected date of occupancy and proposed roadway improvements, in a format acceptable to the DPP.

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

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

2. A CMP that:

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

   b. Identifies and limits construction-related vehicular activity to periods outside of the peak traffic hours using alternative routes for heavy trucks, provides for onsite or 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 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;

   b. Includes a pedestrian circulation plan that provides continuous accessibility and connectivity to and along the surrounding public sidewalks, street intersections, nearby transit stops, and adjacent properties, and contains a determination of effective sidewalk widths, taking into account the City's Complete Streets initiatives;

c. Includes a parking management plan that demonstrates how onsite high-use parking and loading areas will be managed, and shows turning templates that demonstrate the maneuvering of parking and loading vehicles and any possible impacts to driveway operations; all loading, trash pickup, and parking areas must be 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; and

d. Includes a bicycle parking plan that identifies the location and number of short-term and long-term bicycle racks being provided, which must be situated in safe and convenient locations.

4. Plans that show the Applicant's implementation of recommendations included in the Project's traffic impact analysis report (TIAR"), dated April 2026, and prepared by AECOM Technical Services, Inc., including recommendations relating to vehicular access to the Project site, and travel demand management actions.

D. 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 TIAR that updates and validates the Project's initial TIAR, to validate traffic projections, trip reduction rates, distribution, and assignment of vehicles, bicycles, and pedestrians contained in the initial TIAR. If the post TIAR recommends additional traffic mitigation measures or modifications to address traffic impacts directly attributed to the Project, the Applicant shall implement the post TIAR recommendations. If the post TIAR is inconclusive, a second post TIAR may be required one year after the date of the inconclusive post TIAR, as the DPP Director determines is necessary.

E. Project vehicular access points and driveways:

1. All vehicular access points must be constructed as City dropped driveways and must provide for a minimum width of 20 feet to accommodate two-way traffic.

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

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

F. Pursuant to Exemption 19, the Project may provide six short-term and 27 long-term bicycle parking spaces (instead of the required 11 short-term and 48 long-term spaces); provided that:

1. The Applicant shall provide additional short-term and long-term bicycle parking spaces, up to the required 11 short-term and 48 long-term spaces, if there is a demand for additional short-term and long-term bicycle parking spaces after a certificate of occupancy is issued for the Project; and

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

BE IT FURTHER RESOLVED that as used in this resolution:

i. References to the HHFDC include any successor agency;

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

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

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

RESOLUTION

BE IT FURTHER RESOLVED that the final plans and specifications for the Project constitute the zoning, building, construction, and subdivision standards for the Project, and are approved if those plans and specifications do not substantially deviate from the preliminary plans and specifications submitted to the Council; provided that minor modifications to the design character, building specifications, or landscaping may be approved by the HHFDC if such modifications are consistent with the prevailing neighborhood character; provided further that major modifications to the Project will require approval by the Honolulu City Council; and

BE IT FURTHER RESOLVED that no action may be prosecuted or maintained against the City and County of Honolulu, its officials, or its employees, on account of the actions taken by them in reviewing or approving the plans and specifications, or in granting the exemptions listed herein; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 26-270

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Hawai'i Housing Finance and Development Corporation, 677 Queen Street, Suite 300, Honolulu, Hawai'i 96813; Audrey Awaya, Pacific Housing Assistance Corporation, 888 Iwilei Road, Suite 200, Honolulu, Hawai'i 96817; Lance Wilhelm, the Wilhelm Group, 1003 Bishop Street, Suite 2395, Honolulu, Hawai'i 96813; Greg Nakai, PBR Hawaii & Associates, 1001 Bishop Street, Suite 650, Honolulu, Hawai'i 96813; and Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813.

INTRODUCED BY: (br)

DATE OF INTRODUCTION:

NOV 12 2026

Honolulu, Hawai'i

Councilmembers



Path: O:\Oahu\Mililani High School Teacher Workforce Housing\GIS\Project\Location and Surrounding Uses.aprx

DATE: 3/31/2026

Legend

- Project Site
- Mililani High School
- TMK Boundaries



Source: City & County Honolulu, 2025, ESRI Basemap
Disclaimer: This graphic has been prepared for general planning purposes only

EXHIBIT A

Location and Surrounding Uses

Mililani High School Teacher Workforce Housing

Island of O'ahu

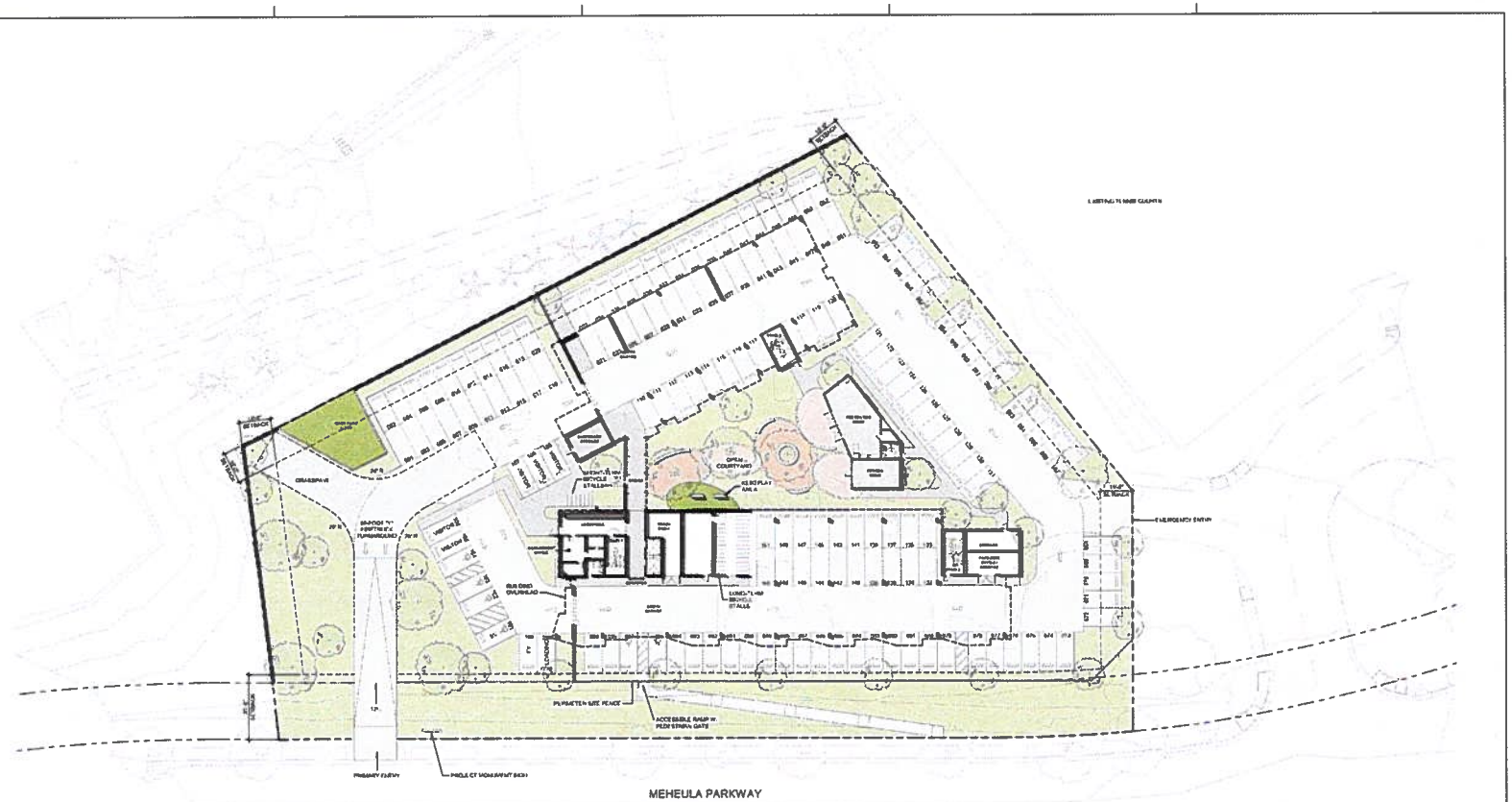
North

Linear Scale (feet)
0 200 400 800

PBR HAWAII & ASSOCIATES, INC.

WRNSSTUDIO
827 AUAHIWA BLVD
4TH FLOOR, STE 415
HONOLULU
HAWAII 96817
808.364.4080 TEL
415.358.9180 FAX
WWW.WRNSTUDIO.COM

EXHIBIT B



1 SITE PLAN
1" = 20'-0"

PROJECT NARRATIVE

THE MILILANI HIGH SCHOOL TEACHER HOUSING PROJECT WILL PROVIDE A MIX OF ONE AND TWO BEDROOM UNITS TOTALING 46 RENTAL HEALTHY AND GREEN BY DESIGN UNITS AT AFFORDABLE RENTS FOR THE TEACHER COMMUNITY BY MARKET TWO-STORY VISION ARE COMPLETED BY AN OPEN COURTYARD AND FLANKED BY ATTACHED COURTYARD WITH ONE-STORY AMENITY BUILDING AN ON-SITE DOG PARK, BICYCLE AND SKATEBOARD STORAGE. AT THE PLAY AREA AND LAWN IN FRONT AND KEY SPACES PROVIDE OUTLETS FOR HEALTHY ACTIVITY OUTSIDE.

THE PROJECT PRIORITIZES THE PEDESTRIAN AND VEHICULAR TRAFFIC FLOW, MINIMIZING CURB CUTS AND ALONG MEHEULA PARKWAY. AND FINALLY, MATERIALS AND SUSTAINABLE MEASURES WILL BE PRACTICED TO CONSERVE RESOURCES.

THE MILILANI ELECTRIC BUILDING WILL BE HEALTHY, PLEASANT AND HEALTHY, ORIENTED WINDOWS TO CAPTURE PREVAILING EAST AND NORTH BREEZES. NATURAL LIGHT AND VENTILATION WILL BE PRACTICED TO CONSERVE RESOURCES.

UNIT MIX AREA TABLE

UNIT TYPE	UNIT COUNT	AVG. AREA	UNIT RATIO
1-BED			
1-A	1	632 SF	1%
1-AGA	3	632 SF	7%
1-A1	6	641 SF	3%
1-B	10	660 SF	13%
1-B1	12	660 SF	13%
1-BGA	16	660 SF	17%
1-C	4	676 SF	9%
	50	NA	54%
2-BED			
2-A	2	794 SF	3%
2-AGA	2	794 SF	3%
2-B	16	761 SF	17%
2-B1	17	761 SF	19%
2-C	2	767 SF	2%
2-D	4	754 SF	4%
	43	NA	46%
TOTAL UNITS	93		100%

ZONING SUMMARY

ADDRESS	95-1249 MEHEULA PARKWAY MILILANI, HI 96789	PROPOSED	
TMK	PORTIONS OF (1) 9-4-001:047 AND 054		
LOT AREA	1.975 ACRE (86,051 SF)		
FLOOD ZONE	ZONE D		
COUNTY ZONING	R-6		
STATE LAND USE	URBAN (U)		
PERMITTED USES	MULTI-UNIT DWELLING (TOWNHOUSE) PER R-6 DISTRICT	MULTI-UNIT DWELLING, COMMUNITY CENTER, OFFICE, DOG PARK ZONE EXEMPTIONS REQUEST	OFF-STREET LOADING
MIN. LOT AREA	3,750-7,500 SF	46,624 SF	OFF-STREET LOADING SIZE
MAX BUILDING AREA	50% OF ZONING LOT 43,025 SF	34% OF ZONING LOT 29,185 SF	RESERVE PARKING
MAX HEIGHT	2 STORY 30 FEET	2 STORY 30 FEET	
MAX NUMBER OF UNITS	26-39 FT	46 UNITS ZONE EXEMPTION REQUEST	
MIN YARD SETBACKS	FRONT: 25 FT SIDE: 15 FT REAR: 15 FT	FRONT: 15 FT SIDE: 10 FT REAR: 10 FT	
SUBMITTED PARKING (94 STALLS/73)	FRONT: 50 OR 35 FT REAR: 5 OR 15 FT SIDE: 5 OR 10 FT	48 FT ZONE EXEMPTIONS REQUEST 10 FT 41 AND 24 FT 41 AND 24 FT	
STRUCTURED PARKING (95 STALLS)	ONE CANOPY TREE, MIN. 3-INCH CAL. PER 5 OR 6 PARKING SPACES IN ONE CANOPY ISLE. MIN. 5-INCH CAL. PER 10 PARKING SPACES	MIN. 3-INCH CALIPER FOR EVERY 10 PARKING SPACES OR ONE CANOPY TREE, MIN. 3-INCH CALIPER PER 5 VEH. % PARKING SPACES ZONE EXEMPTIONS REQUEST	
	MIN. 3-INCH CALIPER TREE PLANTED EVERY 30 LINEAR FEET OF STRUCTURE OR PARKING SUB-GRADE FACING STREETS	MIN. 3-INCH CALIPER TREE PLANTED EVERY 30 LINEAR FEET OF STRUCTURED PARKING FACING STREETS ZONE EXEMPTIONS REQUEST	

ADA REQUIREMENTS

PARKING	
95 UNITS PROVIDED WITH 5 IN ORDER TO ACCESSIBLE STALLS 5 STANDARD ACCESSIBLE STALLS REQUIRED 1 VAN ACCESSIBLE STALL REQUIRED	4 STANDARD ACCESSIBLE STALLS PROVIDED 1 VAN ACCESSIBLE SPACE PROVIDED
5% OF UNITS (INCLUDE 1 WITH HOUSE BY ACCESSIBLE FEATURES 3 HOUSE BY ADA UNITS REQUIRED 2% OF UNITS (INCLUDE 1 WITH COMMUNICATION FEATURES 2 COMMUNICATION ADA UNITS REQUIRED	5 HOUSE BY ADA UNITS PROVIDED 2 COMMUNICATION ADA UNITS PROVIDED (INCLUDED IN (5) ADA UNIT AND (1) ADA UNIT)
ANY ADAPTABLE UNIT BY DESIGN NOT IN USE	90 ADAPTABLE UNITS (ALL NON-ADA UNITS)

BUILDING CODE SUMMARY

TYPE OF CONSTRUCTION	TYPE IB VB, SPRINKLERED		
	PRIMARY STRUCTURAL FRAME	TYPE IB TYPE VB	CHAPTER 6 TABLE 601
	PRIMARY STRUCTURAL FRAME SUPPORTING ROOF ONLY	2 HOUR 1 HOUR	
	BEARING WALLS - EXTERIOR	2 HOUR 1 HOUR	
	BEARING WALLS - INTERIOR	2 HOUR 1 HOUR	
	NONBEARING WALLS - EXTERIOR	1 HOUR 1 HOUR	TABLE 602
	NONBEARING WALLS - INTERIOR	0 HOUR 0 HOUR	
	FLOOR CONSTRUCTION	2 HOUR 1 HOUR	
	ROOF CONSTRUCTION	1.5 HOUR 1 HOUR	
OCCUPANCY CLASSIFICATION	R-2 APARTMENTS S-2 LAUNDRY ROOM / MAINTENANCE NO OFFICE, NO SOURCE ROOM A-3 RECREATION ROOM U-1 TRASH / BICYCLE ENCLOSURE		CHAPTER 3
PROPOSED GFA	MULTI-UNIT = 44,415 SF LAUNDRY ROOM OFFICE RESTROOMS		
ALLOWABLE HEIGHT & NUMBER OF STORIES	ALLOWABLE HT. OF STORIES	TYPE IB: UL TYPE VB: 4 STORY 4 STORY TOTAL*	TABLE 504
	*(E.G.) HORIZONTAL BUILDING SEPARATION (E.G. GARAGE)		
ALLOWABLE AREA	PROPOSED AREA	TYPE IB: UL TYPE VB: 22,500 SF TYPA: VA: 69,750 SF	TABLE 506.2
	EQUATION 5-2 FOR TYPE VA PORTION OF STRUCTURE At = [St] * [Pa / P] + St At = [22,500 * (12,000 / 69,750)] + 22,500 At = 14,000 SF	TOTAL GROSS IN 4 (1ST, 2ND & 3RD) STORIES 69,750 SF	

All drawings and written material appearing herein constitute original and unpublished work of the Architect/Engineer and may not be duplicated, used or disclosed without consent of Architect/Engineer

If this drawing is not 36" x 24", then the drawing has been reduced from its original size. Notes and scales may be affected. This line should be used to verify

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

ADDRESS: 95-1249 MEHEULA PARKWAY, MILILANI, HAWAII 96789
TMK: PORTIONS OF 9-4-001:047 AND 054
ADJUST SUBDIVISION TMK TO BE DETERMINED UPON COMPLETION OF PARCEL SUBDIVISION

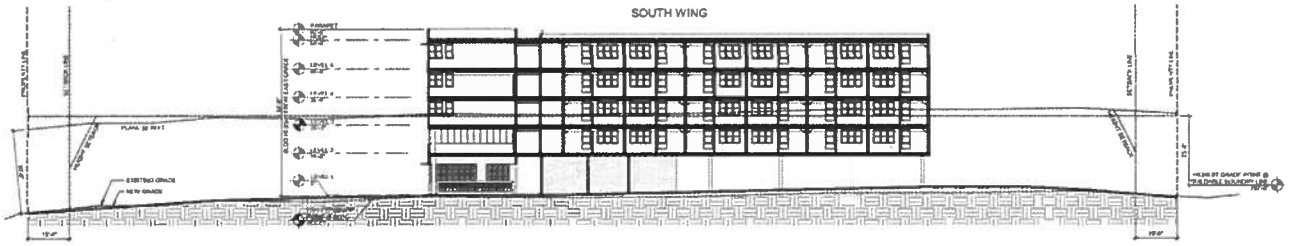
PROJECT NO: 2402.03
DATE: 09/19/2025
SCALE: As indicated

SHEET TITLE
SITE PLAN

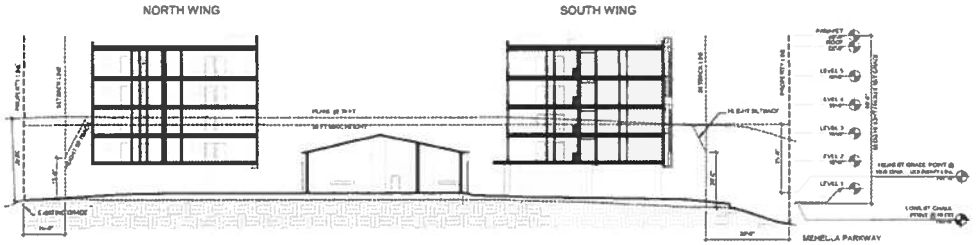
SHEET NO
A0

WRNSSTUDIO

EXHIBIT C



1 SITE ZONING SECTION 01

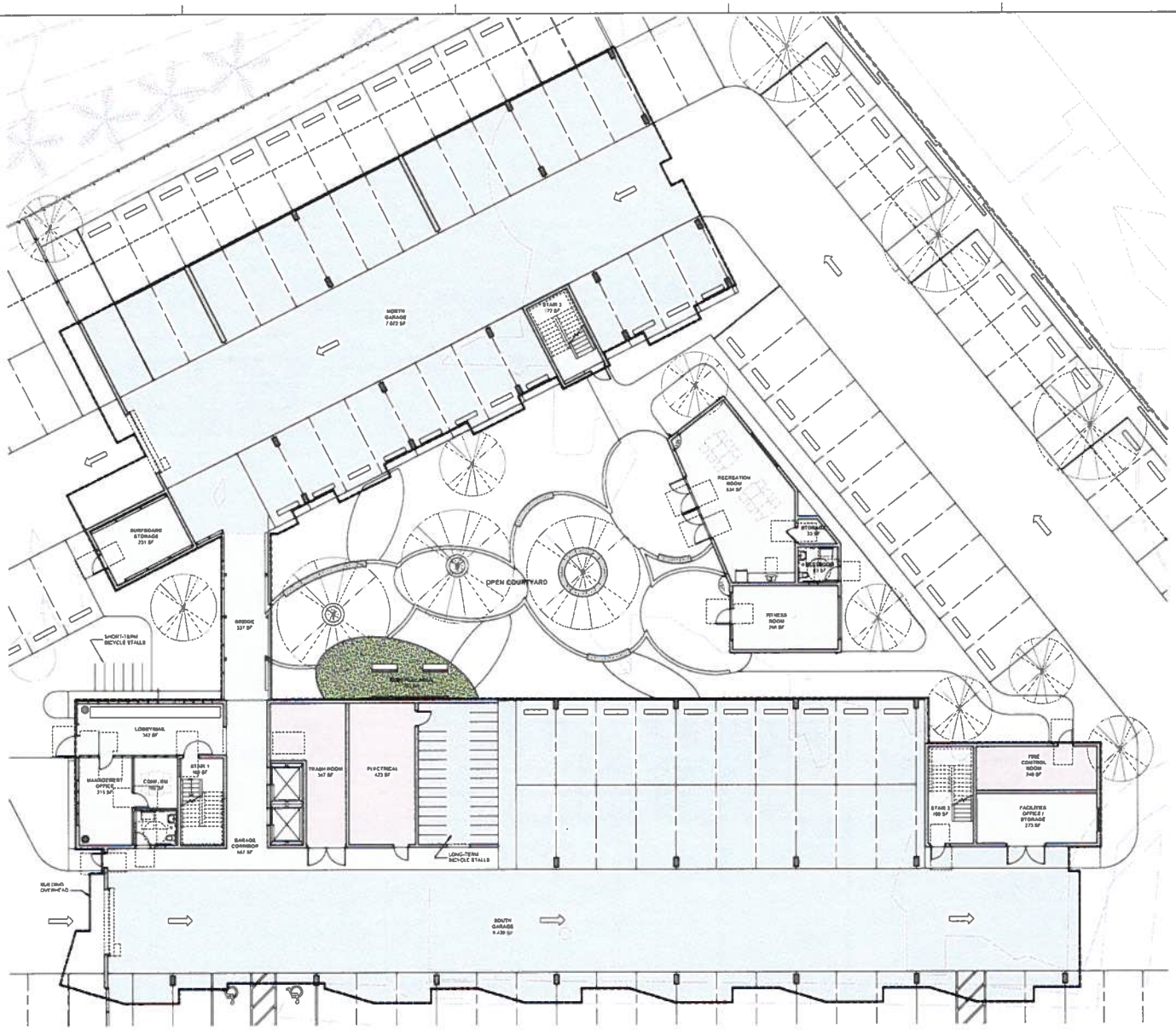


2 SITE ZONING SECTION 02

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

ZONING DIAGRAM

A13



1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

WRNSSTUDIO
677 ALA MOANA BLVD
5TH FLOOR, STE.615
HONOLULU
HAWAII 96813
808.356.8880 TEL
415.358.9180 FAX
WWW.WRNSSTUDIO.COM

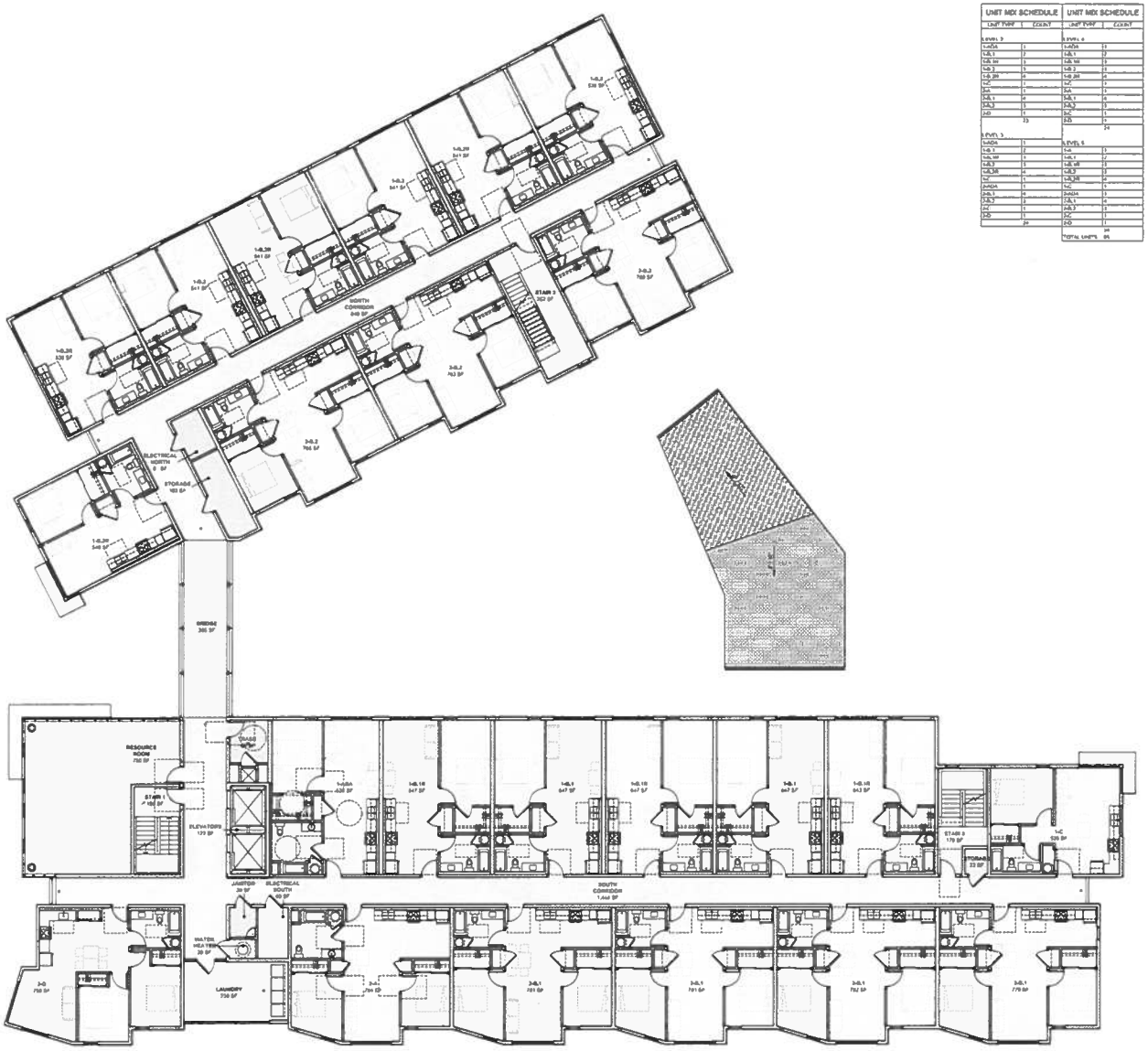
EXHIBIT D-1

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO. 24026.00
DATE 02/27/2026
SCALE 1/8" = 1'-0"

SHEET TITLE
FLOOR PLAN - LEVEL 1

SHEET NO
A1



1 FLOOR PLAN - LEVEL 2
1/8" = 1'-0"

UNIT MIX SCHEDULE		UNIT MIX SCHEDULE	
UNIT TYPE	COUNT	UNIT TYPE	COUNT
LEVEL 3		LEVEL 4	
1-BDA	1	1-BDA	1
1-BL1	2	1-BL1	12
1-BL1R	1	1-BL1R	1
1-BL3	1	1-BL3	1
1-BL3R	1	1-BL3R	1
1C	1	1C	1
2A	1	2A	1
2B-1	4	2B-1	4
2B-2	1	2B-2	1
3-D	1	3-C	1
	13	3-D	1
			24
LEVEL 5			
1-BDA	1	LEVEL 6	
1-BL1	2	1-BDA	1
1-BL1R	1	1-BL1	12
1-BL3	1	1-BL1R	1
1-BL3R	1	1-BL3	1
1C	1	1-BL3R	1
2-BDA	1	1C	1
2-BL1	4	2-BDA	1
2-BL2	1	2-BL1	4
2C	1	2-BL2	1
3-D	1	2C	1
	24	3-D	1
			24
		TOTAL UNITS	85

UNIT MIX TOTALS		
UNIT TYPE	UNIT NAME	UNIT COUNT
1-BD	1-A	1
1-BFD	1-BDA	3
1-BFD	1-BL1	36
1-BFD	1-BL1R	12
1-BFD	1-BL3	12
1-BFD	1-BL3R	16
1-BFD	1-C	4
		84
1-BFD	2-A	1
1-BFD	2-BDA	1
2-BLD	2-BL1	16
2-BFD	2-BL2	12
2-BFD	2-C	1
2-BFD	2-D	4
		35
TOTAL UNITS		85

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EXHIBIT D-2

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO.: 2420.00
DATE: 02/27/2025
SCALE: 1/8" = 1'-0"
SHEET TITLE
FLOOR PLAN - LEVEL 2

SHEET NO
A2

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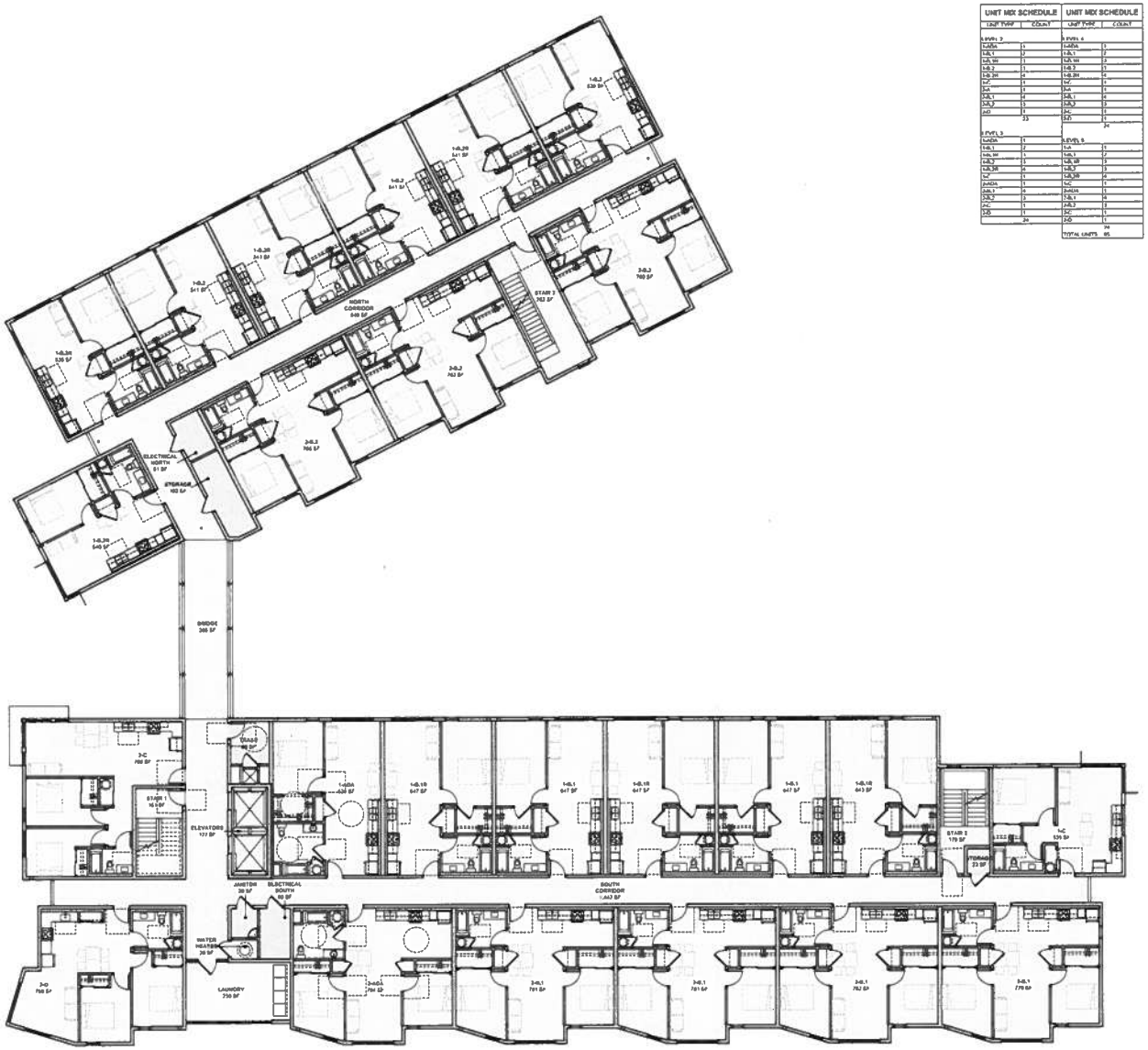

1 FLOOR PLAN - LEVEL 3
1/8" = 1'-0"

UNIT MIX SCHEDULE		UNIT MIX SCHEDULE	
UNIT TYPE	COUNT	UNIT TYPE	COUNT
LEVEL 2		LEVEL 4	
1-ADA	1	1-ADA	1
1-B.1	2	1-B.1	2
1-B.1R	1	1-B.1R	3
1-B.2	1	1-B.2	1
1-B.2R	4	1-B.2R	4
1-C	1	1-C	1
2-A	1	2-A	1
2-B.1	4	2-B.1	4
2-B.2	5	2-B.2	5
2-D	1	2-C	1
	23	2-D	1
			24
LEVEL 3		LEVEL 5	
1-ADA	1	1-A	1
1-B.1	2	1-B.1	2
1-B.1R	1	1-B.1R	3
1-B.2	1	1-B.2	3
1-B.2R	4	1-B.2R	4
1-C	1	1-C	1
2-ADA	1	2-ADA	1
2-B.1	4	2-B.1	4
2-B.2	5	2-B.2	5
2-C	1	2-C	1
2-D	1	2-D	1
	24		24
		TOTAL UNITS	95

UNIT MIX TOTALS		
UNIT TYPE	UNIT NAME	UNIT COUNT
1-BRD	1-A	1
1-BRD	1-ADA	3
1-BRD	1-B.1	6
1-BRD	1-B.1R	12
1-BRD	1-B.2	12
1-BRD	1-B.2R	16
1-BRD	1-C	4
		56
2-BRD	2-A	2
2-BRD	2-ADA	3
2-BRD	2-B.1	16
2-BRD	2-B.2	13
2-BRD	2-C	3
2-BRD	2-D	4
		39
TOTAL UNITS		95

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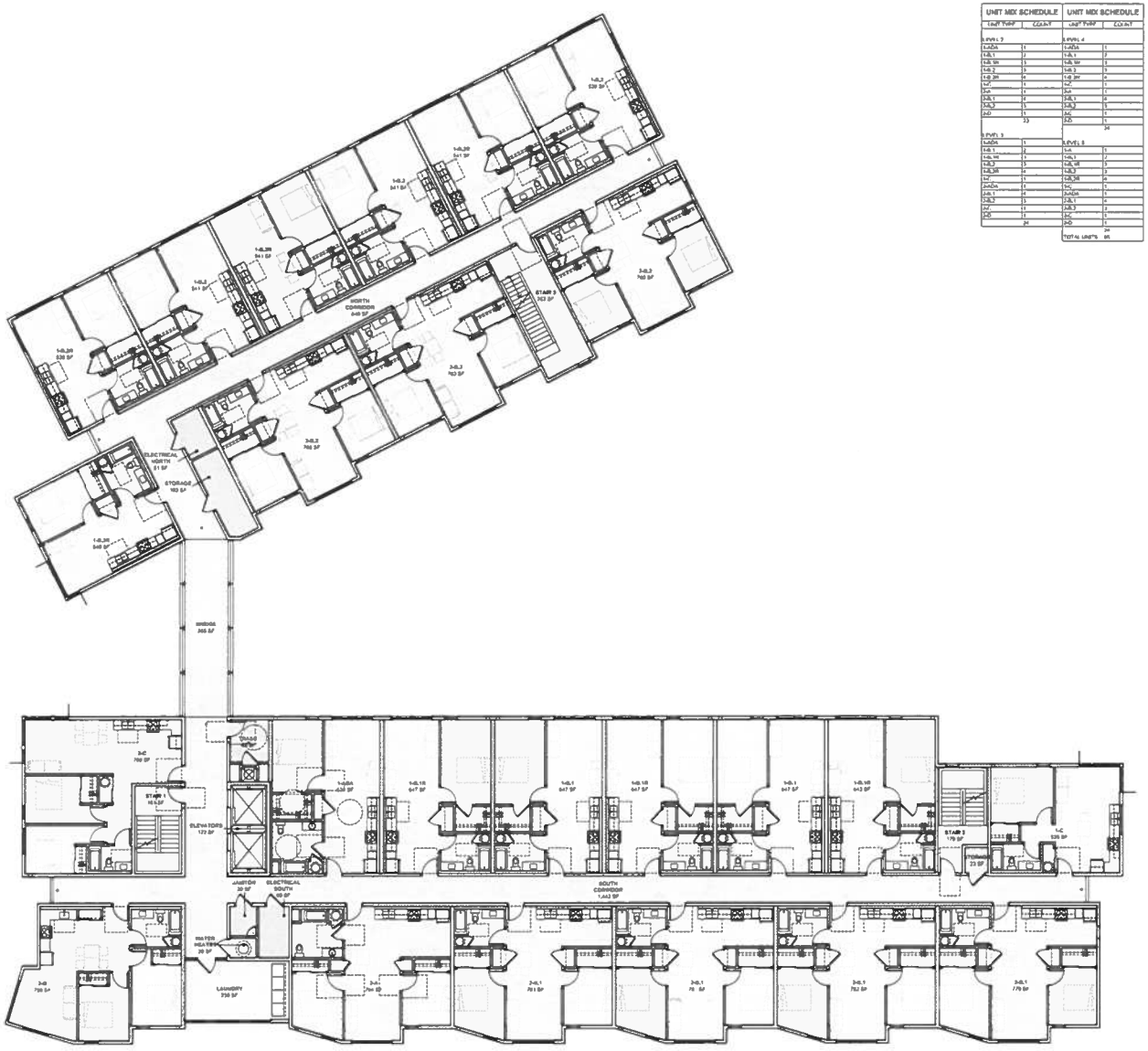
EXHIBIT D-3

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO. 24026.00
DATE 02/27/2026
SCALE 1/8" = 1'-0"

SHEET TITLE
FLOOR PLAN - LEVEL 3

SHEET NO
A3



1 FLOOR PLAN - LEVEL 4
1/8" = 1'-0"

UNIT MIX SCHEDULE		UNIT MIX SCHEDULE	
UNIT TYPE	COUNT	UNIT TYPE	COUNT
LEVEL 2		LEVEL 4	
1-ADA	1	1-ADA	1
1-B.1	2	1-B.1	2
1-B.1R	3	1-B.1R	3
1-B.2	5	1-B.2	5
1-B.2R	6	1-B.2R	6
1-C	1	1-C	1
2-A	1	2-A	1
2-B.1	4	2-B.1	4
2-B.2	5	2-B.2	5
2-D	1	2-C	1
	33	2-D	1
			34
LEVEL 3		LEVEL 5	
1-ADA	1	1-A	1
1-B.1	2	1-B.1	2
1-B.1R	3	1-B.1R	3
1-B.2	5	1-B.2	5
1-B.2R	6	1-B.2R	6
1-C	1	1-C	1
2-ADA	1	2-ADA	1
2-B.1	4	2-B.1	4
2-B.2	5	2-B.2	5
2-C	1	2-C	1
2-D	1	2-D	1
	34		34
		TOTAL UNITS	68

UNIT MIX TOTALS		
UNIT TYPE	UNIT NAME	UNIT COUNT
1-BED	1-A	1
1-BED	1-ADA	2
1-BED	1-B.1	8
1-BED	1-B.1R	12
1-BED	1-B.2	12
1-BED	1-B.2R	16
1-BED	1-C	4
		55
2-BED	2-A	2
2-BED	2-ADA	2
2-BED	2-B.1	16
2-BED	2-B.2	12
2-BED	2-C	2
2-BED	2-D	4
		38
TOTAL UNITS		68

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EXHIBIT D-4

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO. 24026.00
DATE 02/27/2026
SCALE 1/8" = 1'-0"

SHEET TITLE
FLOOR PLAN - LEVEL 4

SHEET NO
A4

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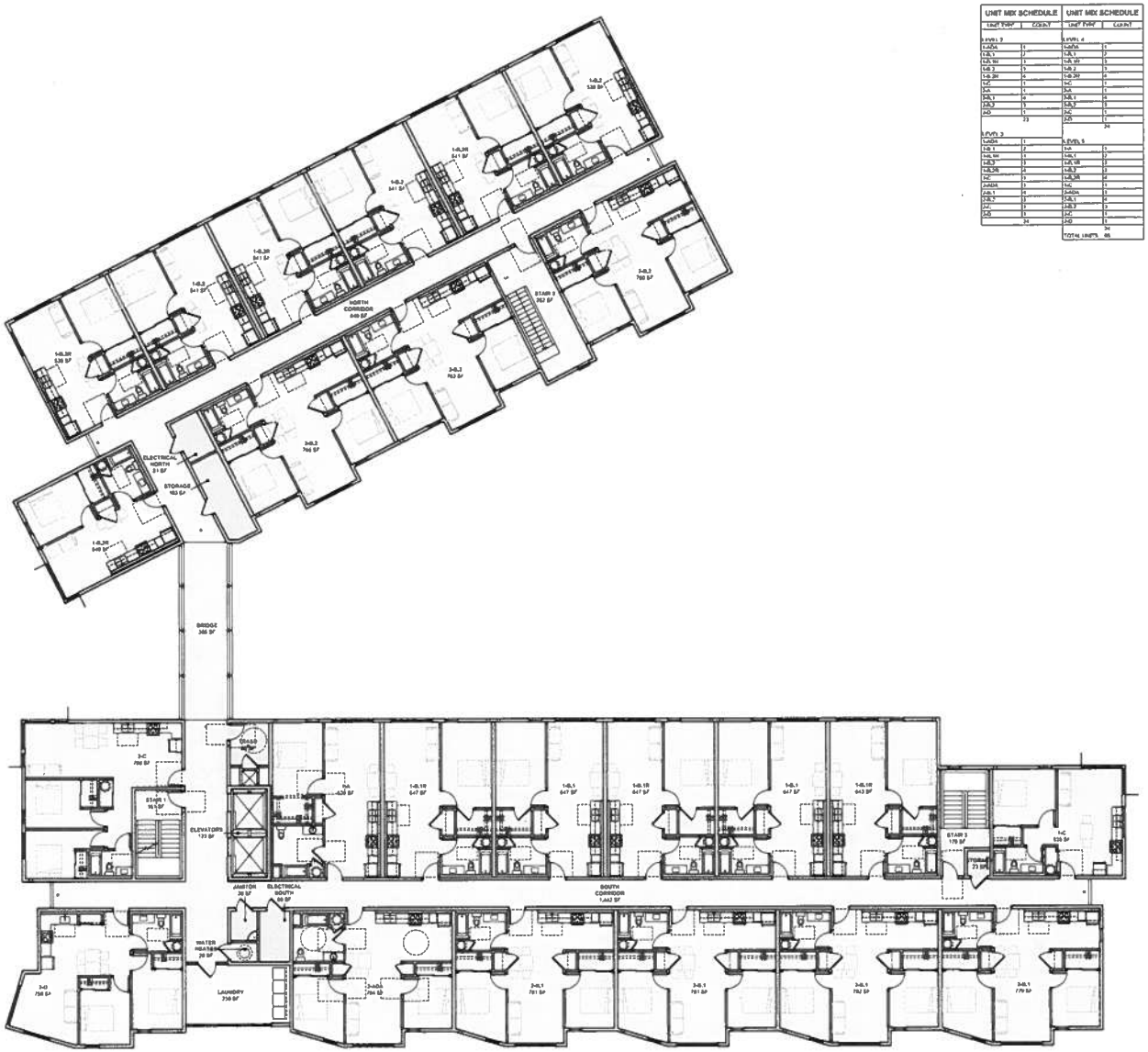
EXHIBIT D-5

UNIT MIX SCHEDULE		UNIT MIX SCHEDULE	
UNIT TYPE	COUNT	UNIT TYPE	COUNT
LEVEL 2		LEVEL 4	
1-ADA	1	1-ADA	1
1-B.1	2	1-B.1	2
1-B.1R	3	1-B.1R	3
1-B.2	5	1-B.2	5
1-B.2R	4	1-B.2R	4
1-C	1	1-C	1
2-A	1	2-A	1
2-B.1	4	2-B.1	4
2-B.2	5	2-B.2	5
2-D	1	2-C	1
	23	2-D	1
			24
LEVEL 3		LEVEL 5	
1-ADA	1	1-A	1
1-B.1	2	1-B.1	2
1-B.1R	3	1-B.1R	3
1-B.2	5	1-B.2	5
1-B.2R	4	1-B.2R	4
1-C	1	1-C	1
2-ADA	1	2-ADA	1
2-B.1	4	2-B.1	4
2-B.2	5	2-B.2	5
2-C	1	2-C	1
2-D	1	2-D	1
	24		24
		TOTAL UNITS	95

UNIT MIX TOTALS		
UNIT TYPE	UNIT NAME	UNIT COUNT
1-BED	1-A	1
1-BED	1-ADA	2
1-BED	1-B.1	8
1-BED	1-B.1R	12
1-BED	1-B.2	12
1-BED	1-B.2R	16
1-BED	1-C	4
		55
2-BED	2-A	2
2-BED	2-ADA	2
2-BED	2-B.1	16
2-BED	2-B.2	12
2-BED	2-C	3
2-BED	2-D	4
		39
TOTAL UNITS		95



1 FLOOR PLAN - LEVEL 5
1/8" = 1'-0"

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO. 24329.00
DATE 02/27/2026
SCALE: 1/8" = 1'-0"

SHEET TITLE
FLOOR PLAN - LEVEL 5

SHEET NO
A5

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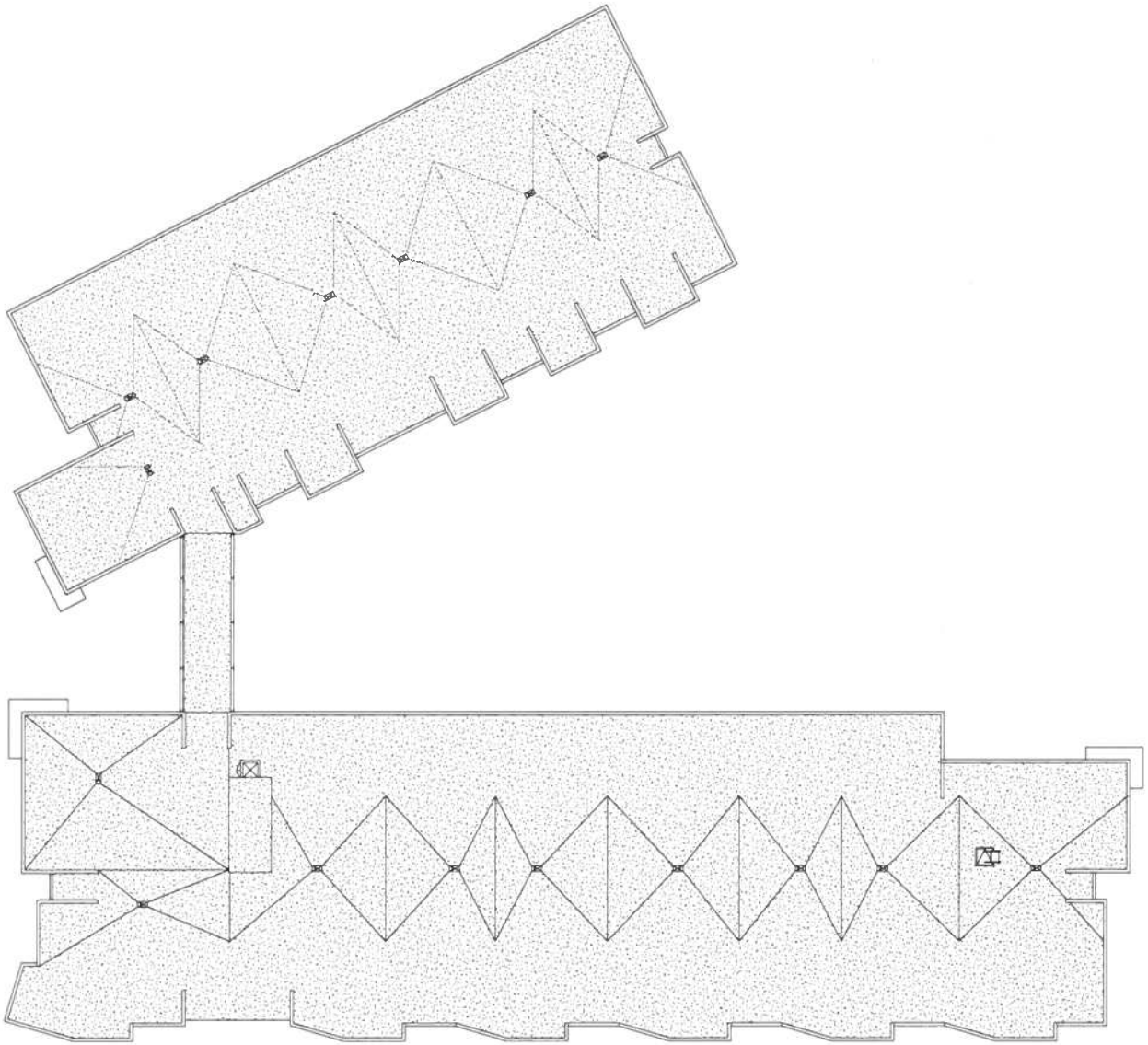


1 ROOF PLAN

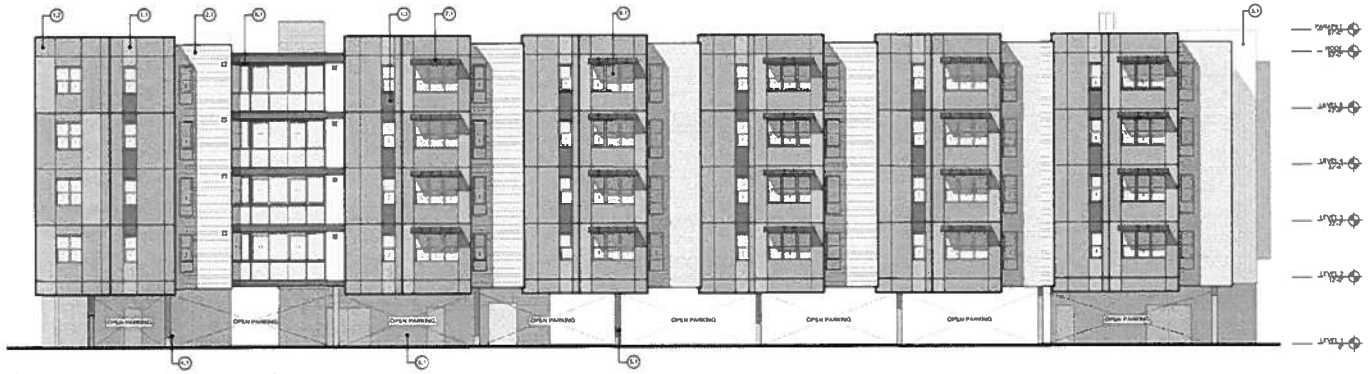
WRNS STUDIO

EXHIBIT D-6

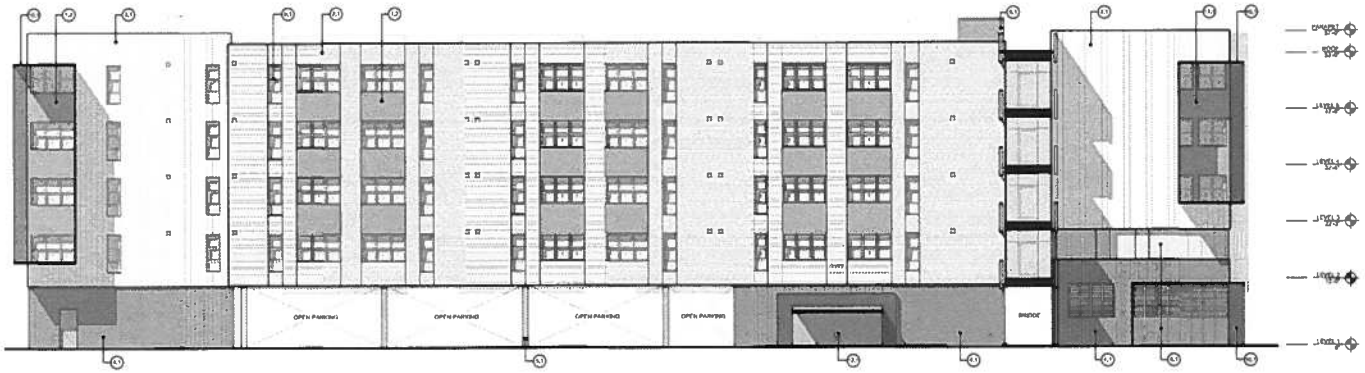
MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

ROOF PLAN

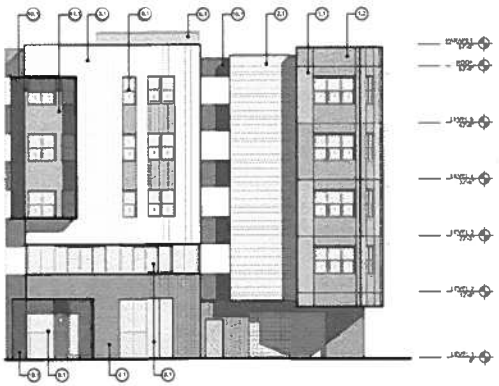
A6



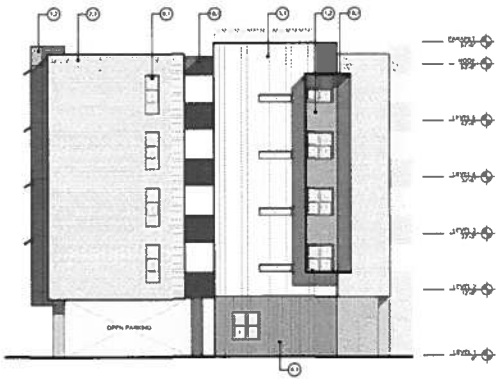
1 SOUTH WING - SOUTH ELEVATION
1/8" = 1'-0"



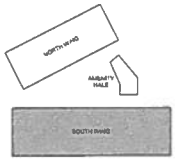
2 SOUTH WING - NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH WING - EAST ELEVATION
1/8" = 1'-0"



MATERIAL LEGEND	
1.1	CEMENT BOARD PANEL: SAND
1.2	CEMENT BOARD PANEL: GRIFFIN
1.3	CEMENT BOARD PANEL: GRAY
2.1	CEMENT BOARD LAP SIDING: 9" WHITE
3.1	CEMENT BOARD PANEL: MICHIHA RIBBED
4.1	BOARD FORM CONCRETE
5.1	PAINTED CONCRETE
6.1	PAINTED CMU
7.1	PREMANUFACTURED FXT: PRIOR AWNINGS
8.1	ALUMINUM STOREFRONT
9.1	VINYL WINDOWS: WHITE
10.1	PERFORATED ALUMINUM PANEL
11.1	VERTICAL RE-CLAIMED WOOD SIDING
12.1	WALL MOUNTED KEIKI PLAY AREA
13.1	ASPHALT SHINGLE ROOF
14.1	GUTTER AND DOWNSPOUT

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EXHIBIT E-1

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO. 24026.00
DATE: 02/27/2026
SCALE: As indicated

SHEET TITLE
ELEVATIONS - SOUTH WING

SHEET NO
A7

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EXHIBIT E-2



1 NORTH WING - SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH WING - NORTH ELEVATION
1/8" = 1'-0"



3 NORTH WING - WEST ELEVATION
1/8" = 1'-0"



4 NORTH WING - EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND	
1.1	CEMENT BOARD PANEL: SAND
1.2	CEMENT BOARD PANEL: GREEN
1.3	CEMENT BOARD PANEL: GRAY
2.1	CEMENT BOARD LAP SIDING: 8" WHITE
3.1	CEMENT BOARD PANEL: NICHIHA RIBBED
4.1	BOARD FORM CONCRETE
5.1	PAINTED CONCRETE
6.1	PAINTED CMU
7.1	PRE-MANUFACTURED FXTERIOR AWNINGS
8.1	ALUMINUM STOREFRONT
9.1	VINYL WINDOWS: WHITE
10.1	PERFORATED ALUMINUM PANEL
11.1	VERTICAL RF CLAIMED WOOD SIDING
12.1	WALL MOUNTED KEIKI PLAY AREA
13.1	ASPHALT SHINGLE ROOF
14.1	GUTTER AND DOWNSPOUT

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO.: 3409L00
DATE: 02/27/2020
SCALE: As indicated

SHEET TITLE
ELEVATIONS - NORTH WING

SHEET NO
A8

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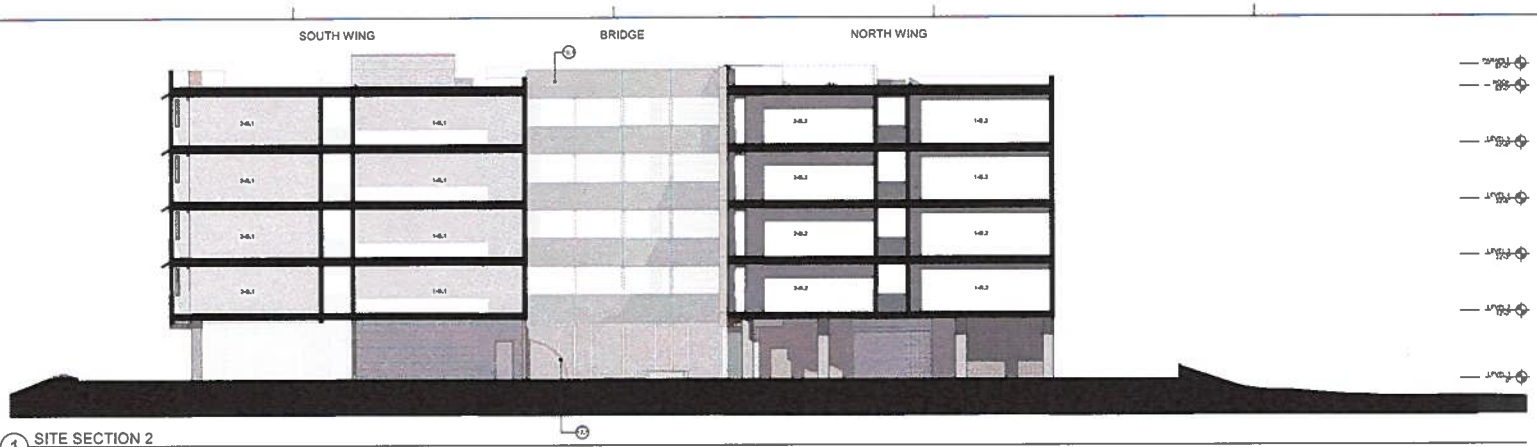
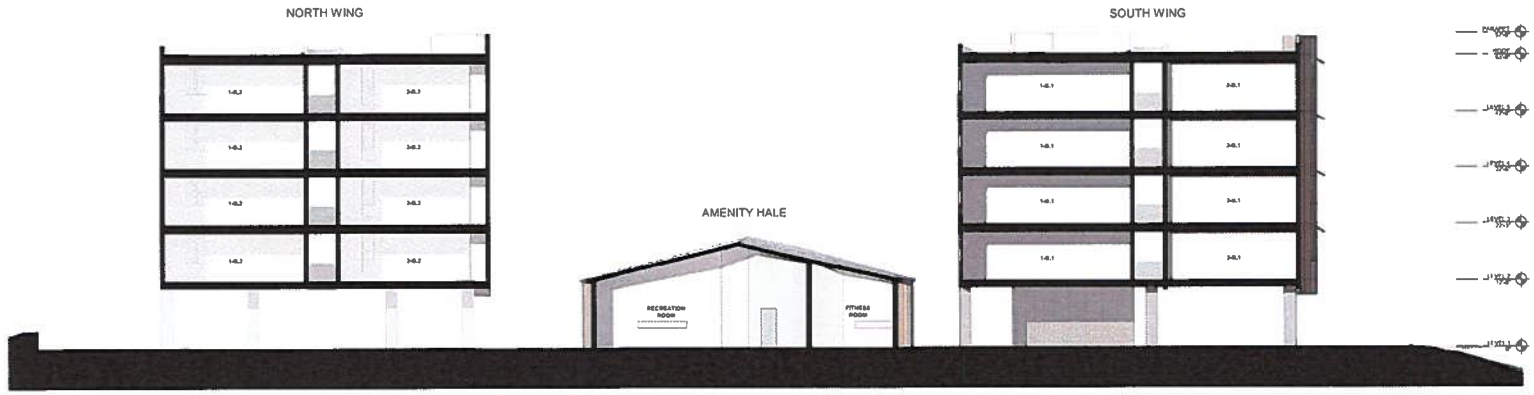
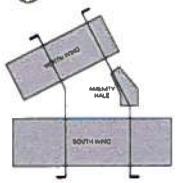


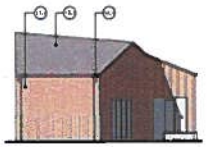
1 SITE SECTION 2
1/8" = 1'-0"



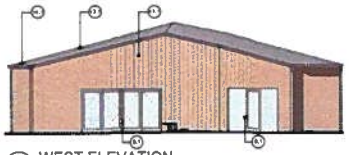
2 SITE SECTION 1
1/8" = 1'-0"



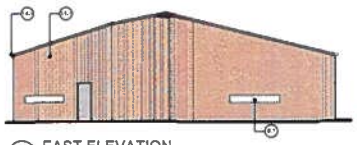
MATERIAL LEGEND	
1.1	CEMENT BOARD PANEL: SAND
1.2	CEMENT BOARD PANEL: GREEN
1.3	CEMENT BOARD PANEL: GRAY
2.1	CEMENT BOARD LAP SIDING: 6" WHITE
3.1	CEMENT BOARD PANEL: NICHIHA RIBBED
4.1	BOARD FORM CONCRETE
5.1	PAINTED CONCRETE
6.1	PAINTED CMU
7.1	PREMANUFACTURED EXTERIOR AWNINGS
8.1	ALUMINUM STOREFRONT
9.1	VINYL WINDOWS: WHITE
10.1	PERFORATED ALUMINUM PANEL
11.1	VERTICAL RECLAIMED WOOD SIDING
12.1	WALL MOUNTED KEIKI PLAY AREA
13.1	ASPHALT SHINGLE ROOF
14.1	GUTTER AND DOWNSPOUT



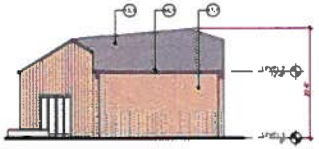
3 AMENITY HALE - NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



5 EAST ELEVATION
1/8" = 1'-0"



6 SOUTH ELEVATION
1/8" = 1'-0"

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EXHIBIT E-3

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO. 24028.00
DATE 02/27/2026
SCALE As indicated

SHEET TITLE
ELEVATIONS - OVERALL & AMENITY BUILDING

SHEET NO
A9

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8TH FLOOR, STE.615
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HAWAII 96813
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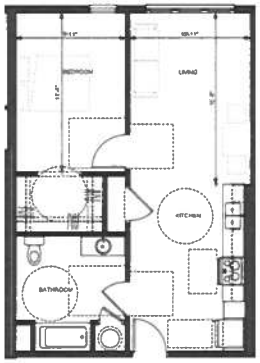
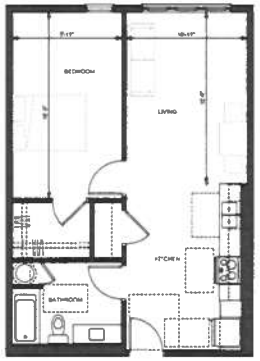
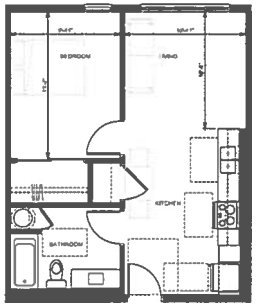
EXHIBIT F-1



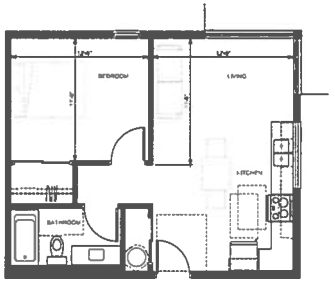
1 1-ADA
1/4" = 1'-0"



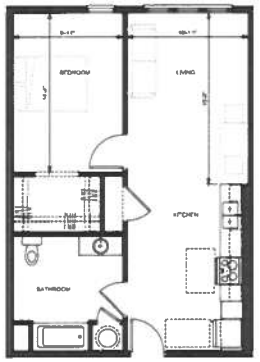
2 1-B.1
1/4" = 1'-0"



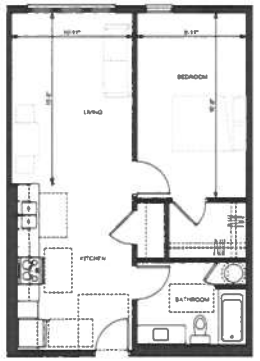
3 1-B.2
1/4" = 1'-0"



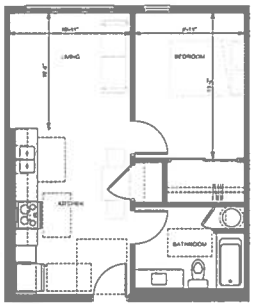
4 1-C
1/4" = 1'-0"



5 1-A
1/4" = 1'-0"



6 1-B.1R
1/4" = 1'-0"



7 1-B.2R
1/4" = 1'-0"

UNIT MIX AREA TABLE			
UNIT TYPE	UNIT COUNT	AVG. AREA	UNIT RATIO
1-BED			
1-A	1	630 SF	1%
1-A.EA	5	630 SF	5%
1-B.1	8	647 SF	8%
1-B.1R	12	646 SF	12%
1-B.2	13	648 SF	13%
1-B.2R	16	648 SF	17%
1-C	4	630 SF	4%
	59	NA	59%
2-BED			
2-A	2	784 SF	2%
2-A.EA	3	784 SF	3%
2-B.1	16	781 SF	17%
2-B.2	13	783 SF	13%
2-C	3	784 SF	3%
2-D	4	784 SF	4%
	39	NA	41%
TOTAL UNITS	98		100%

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO. 2432NJ03
DATE 02/27/2026
SCALE 1/4" = 1'-0"

SHEET TITLE
UNIT PLANS - ONE-BEDROOMS

SHEET NO
A10

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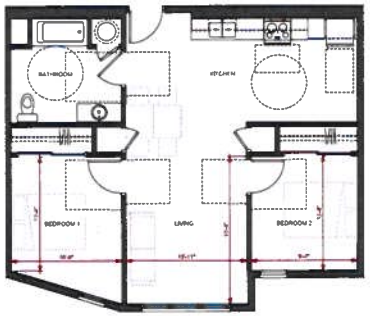
677 ALA MOANA BLVD
9TH FLOOR, STE.915
HONOLULU
HAWAII 96813
808.358.8880 TEL
415.358.9100 FAX
WWW.WRNSSTUDIO.COM

EXHIBIT F-2



1 2-ADA
1/4" = 1'-0"



2 2-B.1
1/4" = 1'-0"



3 2-C
1/4" = 1'-0"



4 2-A
1/4" = 1'-0"



5 2-B.2
1/4" = 1'-0"



6 2-D
1/4" = 1'-0"

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO. 34028.00
DATE 02/17/2020
SCALE 1/4" = 1'-0"

SHEET TITLE
UNIT PLANS - TWO-BEDROOMS

SHEET NO
A11

UNIT MIX AREA TABLE

UNIT TYPE	UNIT COUNT	AVG. AREA	UNIT RATIO
1-BED			
1-A	1	6[illegible] SF	1%
1-ADA	1	6[illegible] SF	1%
1-B.1	3	6[illegible] SF	4%
1-B.1-H	12	[illegible] SF	13%
1-B.2	11	[illegible] SF	13%
1-B.2-H	10	[illegible] SF	11%
1-C	4	[illegible] SF	4%
	50	NA	50%
2-BED			
2-A	2	7[illegible] SF	2%
2-ADA	2	7[illegible] SF	2%
2-B.1	10	7[illegible] SF	11%
2-B.2	12	7[illegible] SF	13%
2-C	3	7[illegible] SF	3%
2-D	4	7[illegible] SF	4%
	50	NA	41%
TOTAL UNITS	100		100%

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If this drawing is not 24"x36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.









WRNS STUDIO
677 ALA MOANA BLVD
8TH FLOOR, STE.815
HONOLULU
HAWAII 96813
808.356.6800 TEL
419.356.6103 FAX
www.wrnsstudio.com

EXHIBIT G

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO.: [illegible]
DATE: 02/27/2026
SCALE:

SHEET TITLE
RENDERINGS

SHEET NO
A12