

SUMMARY OF PROPOSED COMMITTEE DRAFT:

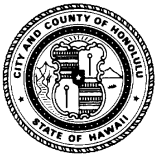
**RESOLUTION 20-272
AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS
RELATING TO THE KAPOLEI PARKWAY MIXED-USE AFFORDABLE RENTAL
HOUSING PROJECT AT HONOULIULI, EWA, OAHU, HAWAII,
TAX MAP KEY 9-1-160:018 (POR).**

THE PROPOSED CD1 makes the following amendments:

- A. In the first WHEREAS clause, adds reference to the Applicant's successor development entity, Project address, and clarifies that the Project site is 10.3-acre portion of a 38-acre zoning lot owned by the City.
- B. Divides the second WHEREAS clause into two separate WHEREAS clauses and clarifies the Project description.
- C. In the third WHEREAS clause, provides that the Project will include 650 (instead of 651) parking spaces.
- D. In the fourth WHEREAS clause, adds that the Project consists of studio, one-bedroom, two-bedroom, three-bedroom, and four-bedroom rental units, and clarifies that 383 units will be affordable to families earning 60 percent and below of the AMI, and 21 units will be affordable to families earning 30 percent and below of the AMI.
- E. In the seventh WHEREAS clause, provides that the Council has reviewed the preliminary plans and specifications for the Project dated April 1, 2020, prepared by Design Partners Incorporated and R.M. Towill Corporation, and submitted to the Council by the DPP on October 26, 2020, by D-698 (2020).
- F. In the first BE IT FURTHER RESOLVED clause:
 - 1. Alphabetizes conditions (instead of numbering) and reformats subdivisions and paragraphs accordingly (to conform to standard formatting of conditions in 201H resolutions).
 - 2. In Condition B, requires the Applicant to provide the DPP with a copy of SHPD's written approval regarding compliance with archeological requirements.
 - 3. In Condition C.1.a, replaces a reference to "Kunewai Street" with "Kunehi Street."

R20-272
Proposed CD1
RM

4. In Condition C.1.b, replaces a reference to "Manawai Street" with "Kunehi Street."
 5. Separates former Condition 3.e into three different paragraphs, and moves the paragraphs to Condition C.1 as Conditions C.1.d, C.1.e, and C.1.f.
 6. In Condition C.4, provides that the traffic management plan ("TMP") must include traffic demand management ("TDM") strategies to minimize the amount of vehicular trips for daily activities, and provides examples of TDM strategies.
 7. In Condition C.5, clarifies the Project site plan requirements.
- G. Adds a new third BE IT FURTHER RESOLVED clause to provide that the resolution is null and void unless construction of the Project commences no later than 24 months after the approval date of the resolution (which conforms to the standard deadline language for 201H projects).
- H. In the fifth BE IT FURTHER RESOLVED clause, provides 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, except to comply with Conditions C.1.c, C.5, and C.6.
- I. Makes miscellaneous technical and nonsubstantive amendments for purposes of formatting, grammar, clarity, and style.



RESOLUTION

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE KAPOLEI PARKWAY MIXED-USE AFFORDABLE RENTAL HOUSING PROJECT AT HONOULIULI, EWA, OAHU, HAWAII, TAX MAP KEY 9-1-160:018 (PORTION).

WHEREAS, the Kobayashi Group, LLC, and its successor development entity (the "Applicant"), proposes to develop an affordable multi-family rental housing project on an approximately 10.3-acre portion of a 38-acre zoning lot owned by the City and County of Honolulu, zoned BMX-3 Community Business Mixed-Use District, located at 91-0 Kapolei Parkway in Honouliuli, Ewa, and identified as a portion of Tax Map Key 9-1-160: 018, as shown generally on the attached Exhibits A through U (the "Project"); and

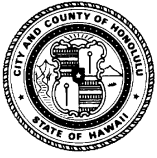
WHEREAS, the Project consists of 11 separate two- and three-story buildings sited around the perimeter of a centrally located parking area on three tentatively approved subdivided parcels; and

WHEREAS, as proposed, the Project includes 404 affordable rental dwelling units, one manager's unit, two preschool daycare centers, a small commercial space, three separate recreation and laundry areas, three two-story parking structures (with a total of 650 parking spaces), bicycle parking, and open space areas; and

WHEREAS, the Project's 404 affordable units consist of studio, one-bedroom, two-bedroom, three-bedroom, and four-bedroom rental units available to households earning between 30 percent to 60 percent of the area median income ("AMI") for Honolulu, with 383 units affordable to families earning 60 percent and below of the AMI, and 21 units affordable to families earning 30 percent and below of the AMI; and

WHEREAS, the Project is eligible to receive consideration under the City's rules implementing Section Chapter 201H-38 of the Hawaii Revised Statutes ("HRS"), which requires that at least 51 percent of a project's total units must be available to housing earning at or below 80 percent of the AMI; and

WHEREAS, the City 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 Sections 46-15.1 and 201H-38; and



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WHEREAS, the City Council has reviewed the preliminary plans and specifications for the Project, dated April 1, 2020, prepared by Design Partners Incorporated and R. M. Towill Corporation, and submitted to the Council by the Department of Planning and Permitting ("DPP") on October 26, 2020, by Departmental Communication 698 (2020); 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

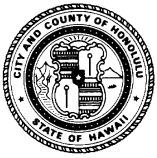
WHEREAS, the Project does not contravene any safety standards, tariffs, or rates and fees approved by the Public Utilities Commission or the Board of Water Supply; and

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 City 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 preliminary plans and specifications referenced above, and generally identified below, as follows:

Application Fees and Infrastructure and Public Works Fees and Charges:

1. Exemption from Section 18-6.1 of the Revised Ordinances of Honolulu 1990 ("ROH"), to allow an exemption from payment of plan review fees, estimated at \$125,000.
2. Exemption from ROH Section 18-6.2, to allow an exemption from payment of building permit fees, estimated \$629,000.
3. Exemption from ROH Sections 14-10.1, 14-10.2, and 14-10.3, to allow an exemption from payment of wastewater system facility charges, estimated at \$1,937,000.
4. Exemption from ROH Section 14-13.6(d) and the DPP Rules Related to Water Quality, to allow an exemption from payment of water quality review fees for the erosion control and sediment plan, estimated at \$250.



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- 5. Exemptions from ROH Sections 14-14.4 and 14-17.1, to allow an exemption from payment of grading, grubbing, and trenching fees, estimated at \$20,000.
- 6. Exemption from ROH Section 14-12.12(f), to allow an exemption from payment of the private storm drain connection license fee, estimated at \$5,000.

Fire Department Plan Review Fees:

- 7. Exemption from ROH Section 20-1.1, Item 3, to allow an exemption from payment of Honolulu Fire Department plan review fees, estimated at \$63,000.

Park Dedication Fees:

- 8. Exemption from ROH Chapter 22, Article 7, to allow an exemption from park dedication requirements, totaling approximately 44,550 square feet of park space, or payment of an equivalent in-lieu fee, estimated at \$1,087,020; and

BE IT FURTHER RESOLVED that the approval of the foregoing exemptions is 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 attached as Exhibits A through U. Minor changes may be approved by the DPP Director. Major modifications to the Project will require approval by the City Council.
- B. Prior to submittal of any grading, grubbing, or trenching permit applications, the Applicant shall obtain written approval from the State Historic Preservation Division ("SHPD") regarding compliance with archeological requirements, and submit a copy of the SHPD's approval to the DPP.
- C. Prior to issuance of any grading, grubbing, trenching or building permits, the Applicant shall submit the following for review and approval:
 - 1. To the DPP Traffic Review Branch and the City Department of Transportation Services ("DTS"):
 - a. A full traffic signal warrant analysis for the intersections of Kapolei Parkway with Manawai Street, Kunehi Street, and Wakea Street, to determine whether the installation of traffic signals are warranted.



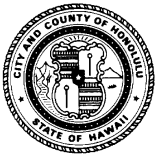
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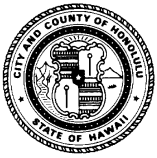
- b. Plans for modification of the intersections of Kapolei Parkway with Wakea Street and Kunehi Street, including possible left-turn lanes.
 - c. A revised plan for the parking area adjacent to Village Walk to enhance the attractiveness and usability of the existing pedestrian pathway, and facilitate the interaction between the pathway and adjacent uses, including the use of Complete Street principles.
 - d. An analysis for possible improvements to the existing mid-block crosswalk on Kapolei Parkway near Palailai Mall to enhance pedestrian visibility, especially at night (for example, the use of inroad warning lights or flashing beacons).
 - e. An analysis for possible enhancements to the mid-block crosswalk on Kunehi Street at the east end of the existing Village Walk, including a recommendation on whether the crosswalk or proposed Project driveway should be relocated due to potential conflicts with Hookele Elementary School and Village Walk.
 - f. An analysis of the possible extension of existing bikeways in the vicinity of the Project site.
2. To the DPP Traffic Review Branch and the State Department of Transportation ("HDOT"), an overall timeline or phasing plan for the components of each Project development phase, with the anticipated dates for each phase to obtain building permits for major construction work, including the projected date of occupancy, in a format acceptable to the DPP Traffic Review Branch. The timeline must identify when the construction management plan ("CMP"), the traffic management plan ("TMP"), and updates to or validation of the findings of the traffic impact report ("TIR") dated February 2020, will be submitted for review and approval. Offsite roadway work must be submitted for review and approval to correspond with when approvals for construction plans, building permits, and certificates of occupancy ("CO") will be necessary. Typically, the CMP should be submitted for review and approval prior to the issuance of building permits for major construction work. The TMP or subsequent updates should be submitted and approved prior to the issuance of the (temporary) CO.



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An updated TIR, including supplemental studies or subsequent updates, may be required once Project phasing details are known. A new TIR may be required if there is a significant change to the scope or timing of the major work items contained in the initial TIR.

3. To the DPP Traffic Review Branch, a CMP that identifies the type, frequency, and routing of heavy trucks and construction-related vehicles. The Applicant shall make every effort to minimize impacts from construction vehicles and construction-related activities, particularly impacts to nearby schools. The CMP must identify and limit construction-related vehicular activity to periods outside of the peak traffic hours using alternate routes for heavy trucks, provisions for either onsite or offsite staging areas for construction-related workers and vehicles to limit the use of on-street parking around the Project site, and other mitigation measures related to traffic and potential neighborhood impacts. The CMP must also include preliminary or conceptual traffic control plans. The Applicant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing, or roadway reconstruction if the condition of the roadways deteriorates as a result of the construction-related activities.
4. To the DPP Traffic Review Branch, a TMP that includes traffic demand management ("TDM") strategies to minimize the amount of vehicular trips for daily activities, particularly with respect to the two preschool daycare centers. TDM strategies may include carpooling, ride-hailing, car-sharing, and ride-sharing programs; transit, bicycle, and pedestrian incentives; and other similar TDM strategies. The TMP must include a pedestrian and bicycle circulation plan that provides accessibility and connectivity to and along the surrounding public sidewalks, bus stops, and at-street intersections, as it relates to Complete Streets principles. A post-TMP will be required after completion of Project construction, to analyze any potential Project impacts, including from the preschool daycare operations.
5. To the DPP, Project site plans that show:
 - a. Parking and loading area designs that allow vehicles to enter and exit in a forward-facing manner;
 - b. Adequate space for onsite refuse pickup activities;



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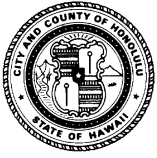
- c. Adequate onsite maneuvering and turnaround areas so vehicles are able to enter and exit the Project site in a forward-facing manner; and
 - d. Design of parking spaces and driveways near the loading and delivery areas so there is no interference with large vehicle turning maneuvers.
6. To the DPP Traffic Review Branch, Project site plans and elevation drawings that show adequate sight distance at all Project driveways for visibility of approaching pedestrians and vehicles. Driveways must not exceed five percent for a minimum distance of 25-feet from the property line.
- D. To the DPP Traffic Review Branch, a post TIR update approximately one year after the issuance of a CO for the Project, or when area traffic returns to pre-COVID-19 pandemic conditions (as determined by the DPP), to validate the traffic projections, trip reduction rates, distribution, and assignment contained in the initial TIR. If the post TIR recommends traffic mitigation measures or modifications to address traffic impacts directly attributable to the Project, the Applicant shall implement the traffic mitigation measures or modifications.
- E. Prior to issuance of any building permits for the Project, the Applicant shall execute a development agreement with the Director of Planning and Permitting that includes terms, conditions, and provisions to facilitate the efficient development and monitoring of the Project, and to ensure compliance with the requirements of HRS Chapter 201H and this resolution; and

BE IT FURTHER RESOLVED that reference to specific statutes, ordinances, or regulations include 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 24 months after the approval date of this resolution; and

BE IT FURTHER RESOLVED that the exemptions granted for the Project are not transferable to any other real property; 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 City Council, except to comply with



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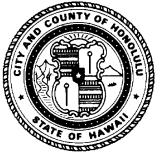
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Conditions C.1.c, C.5, and C.6; provided that minor modifications to the design character or specifications of the building or landscaping may be approved by the DPP, if such modifications are consistent with the prevailing neighborhood character; and

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

BE IT FURTHER RESOLVED that the Director of Planning and Permitting is authorized to execute and record the development agreement referenced above, 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

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



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BE IT FINALLY RESOLVED that copies of this resolution be transmitted to:
Kathy K. Sokugawa, Acting Director, Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii, 96813; Elton Wong, Kobayashi Group, LLC, 1288 Ala Moana Boulevard, Suite 201, Honolulu, Hawaii, 96814; Keith Kurahashi, R. M. Towill Corporation, 2024 North King Street, Suite 200, Honolulu, Hawaii, 96819; and Sandra S. Pfund, Director, Department of Land Management, 558 South King Street, Honolulu, Hawaii, 96813.

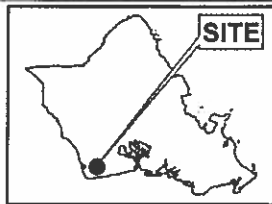
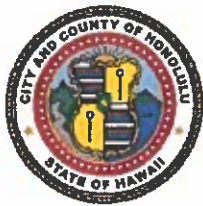
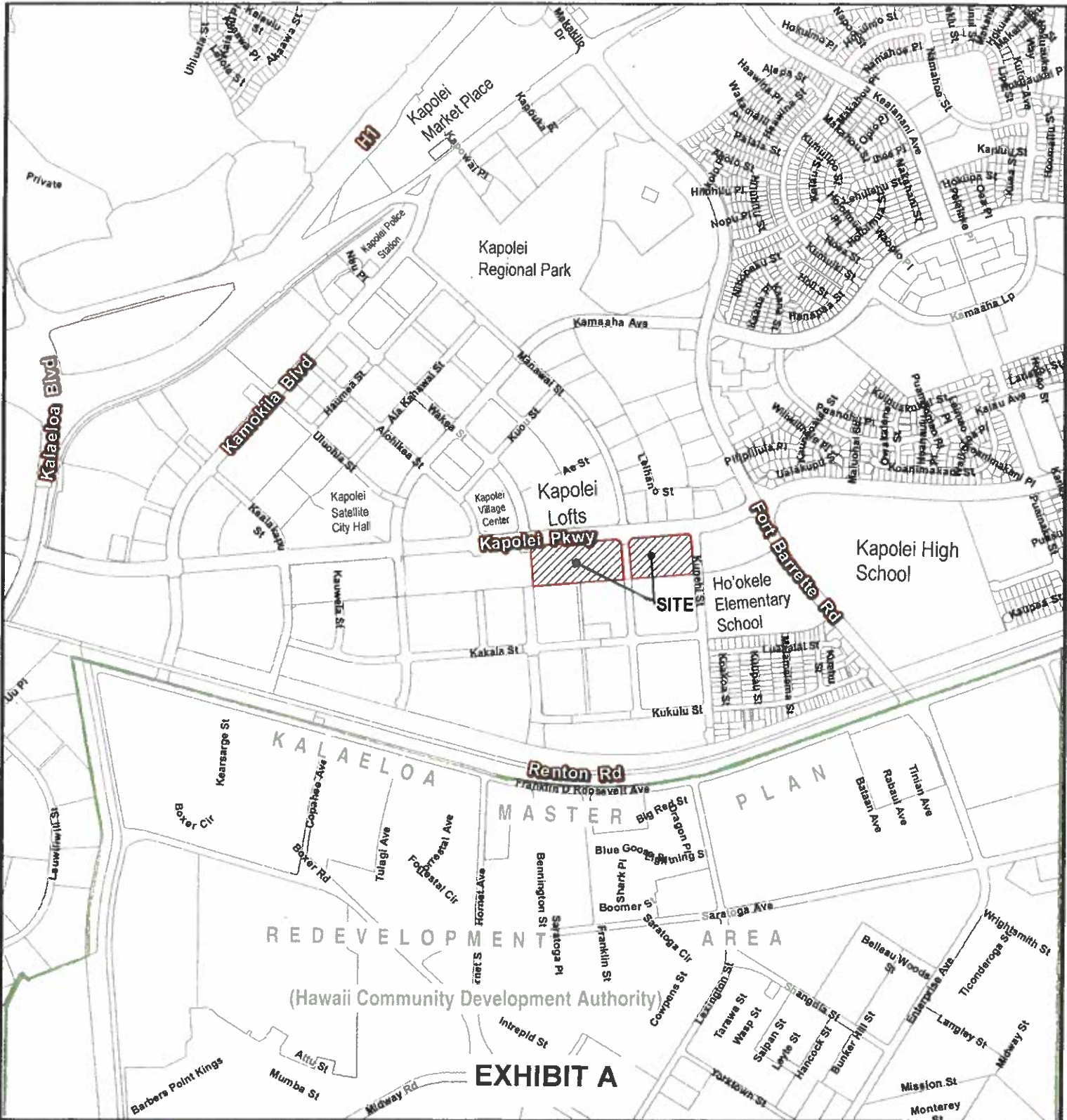
INTRODUCED BY:

Ann Kobayashi (br)

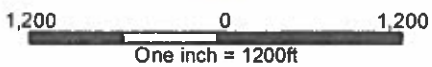
DATE OF INTRODUCTION:

October 21, 2020
Honolulu, Hawaii

Councilmembers



VICINITY MAP



LOCATION MAP

Honouliuli

TAX MAP KEY(S): 9-1-160: Portion of 018

FOLDER NO.: 2020/GEN-11

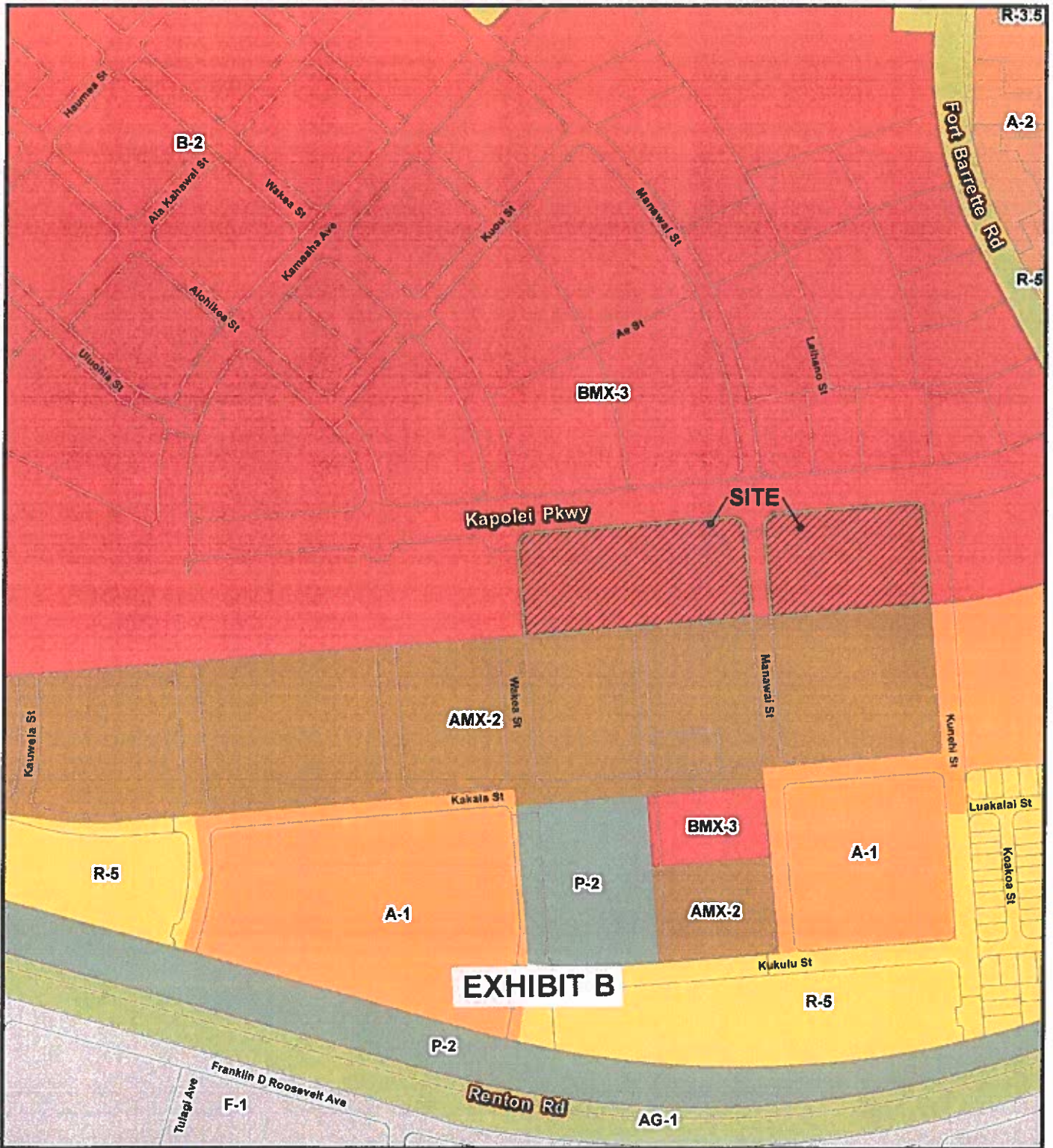
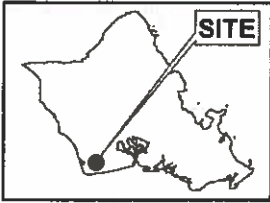


EXHIBIT B



500 0 500
One inch = 500ft

VICINITY MAP

ZONING MAP
Honouliuli

TAX MAP KEY(S): 9-1-160: Portion of 018

FOLDER NO.: 2020/GEN-11

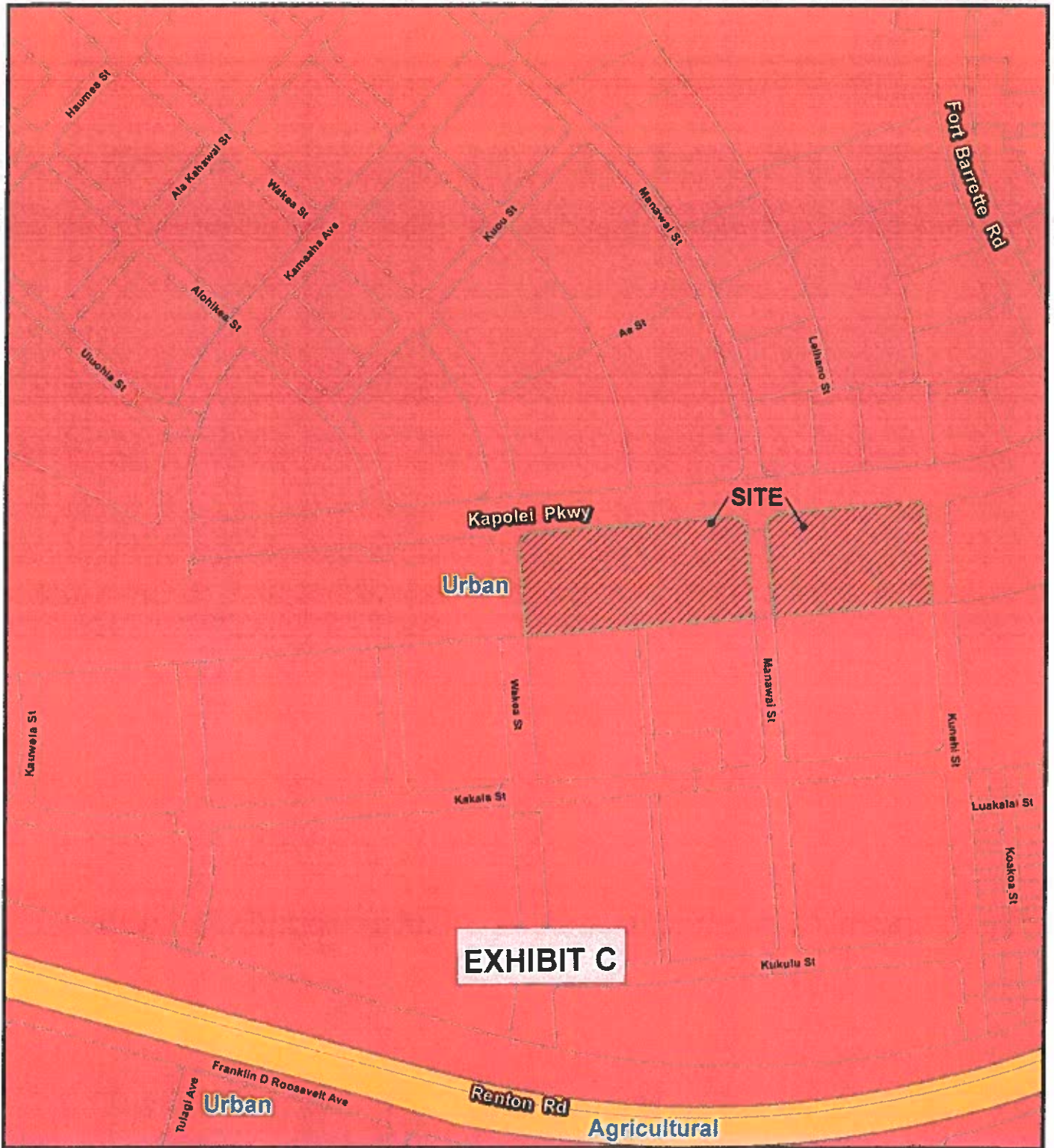
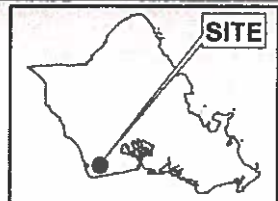
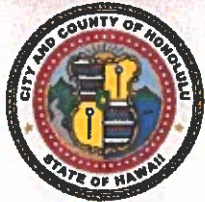


EXHIBIT C

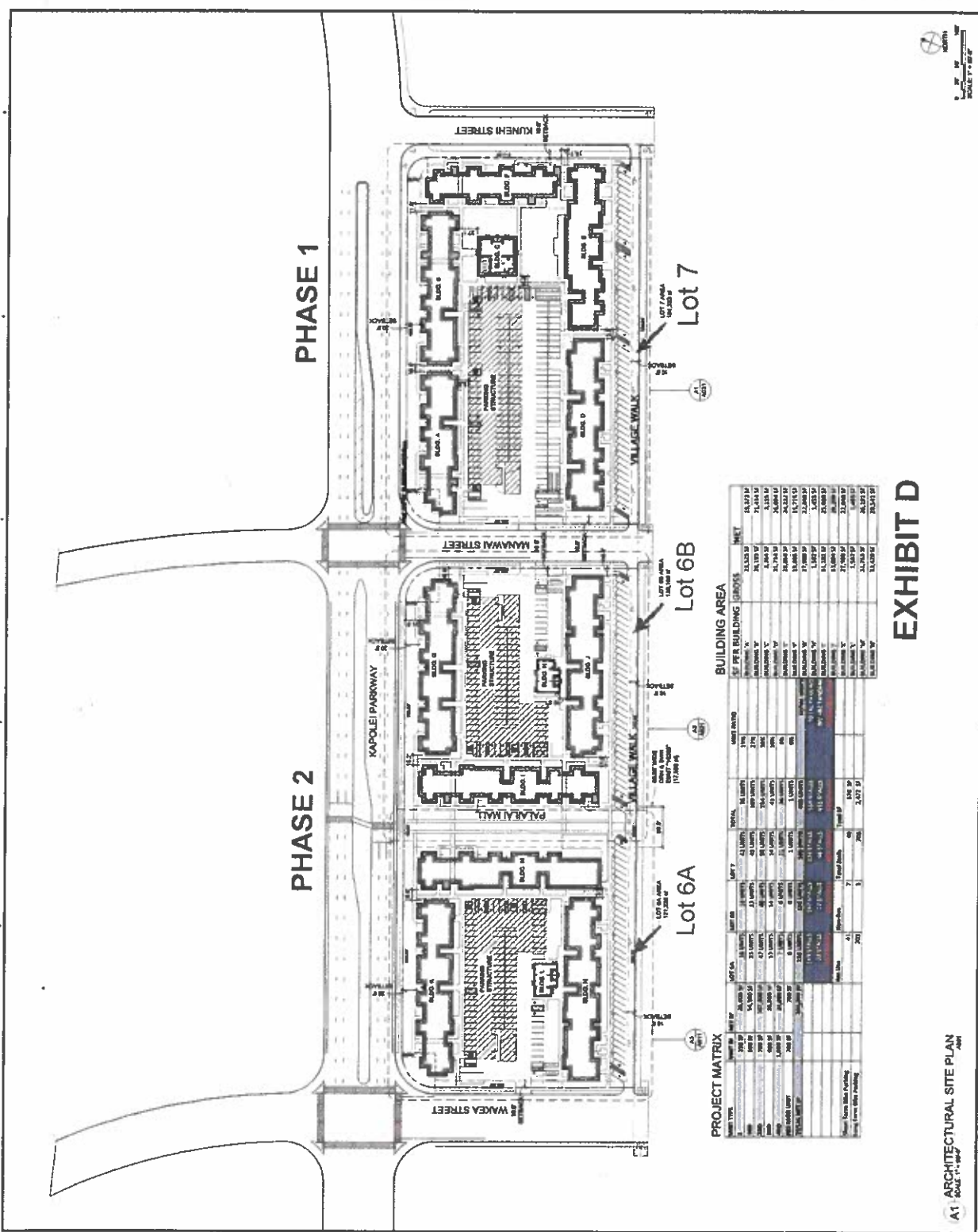


500 0 500
One inch = 500ft

STATE LAND USE MAP
Honouliuli

TAX MAP KEY(S): 9-1-160: Portion of 018

FOLDER NO.: 2020/GEN-11



PHASE 1

PHASE 2

PROJECT MATRIX

MARKET TYPE	LOT 6A	LOT 6B	LOT 7	TOTAL	MARKET TYPE	LOT 6A	LOT 6B	LOT 7	TOTAL
RESIDENTIAL	150 UNITS	150 UNITS	150 UNITS	450 UNITS	COMMERCIAL	0	0	0	0
OFFICE	0	0	0	0	RETAIL	0	0	0	0
LABORATORY	0	0	0	0	INDUSTRIAL	0	0	0	0
OTHER	0	0	0	0					
TOTAL UNIT SP	150	150	150	450					

BUILDING AREA

	LOT 6A	LOT 6B	LOT 7	TOTAL
RESIDENTIAL	25,120 SF	25,120 SF	25,120 SF	75,360 SF
COMMERCIAL	0 SF	0 SF	0 SF	0 SF
RETAIL	0 SF	0 SF	0 SF	0 SF
INDUSTRIAL	0 SF	0 SF	0 SF	0 SF
OTHER	0 SF	0 SF	0 SF	0 SF
TOTAL	25,120 SF	25,120 SF	25,120 SF	75,360 SF

EXHIBIT D

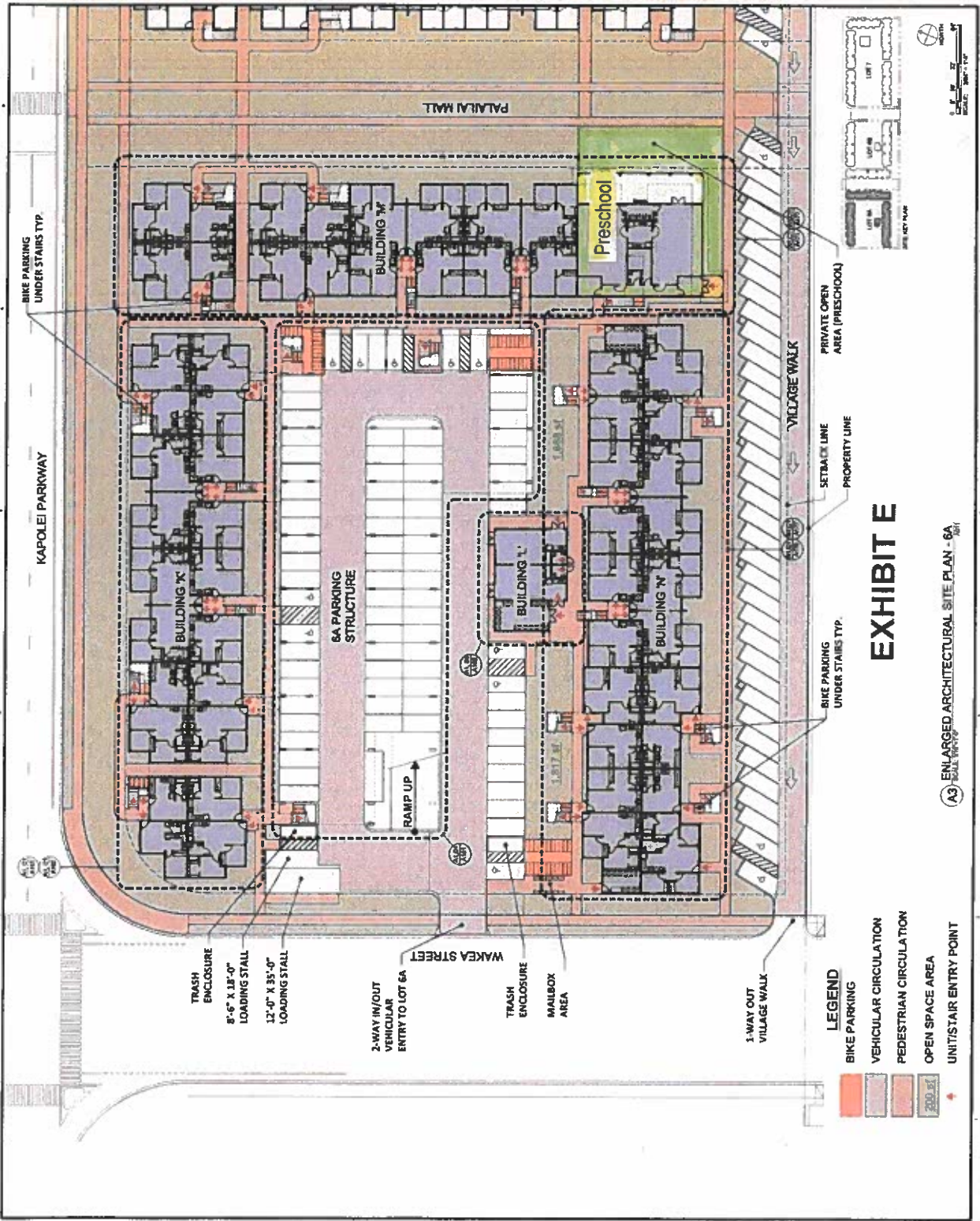
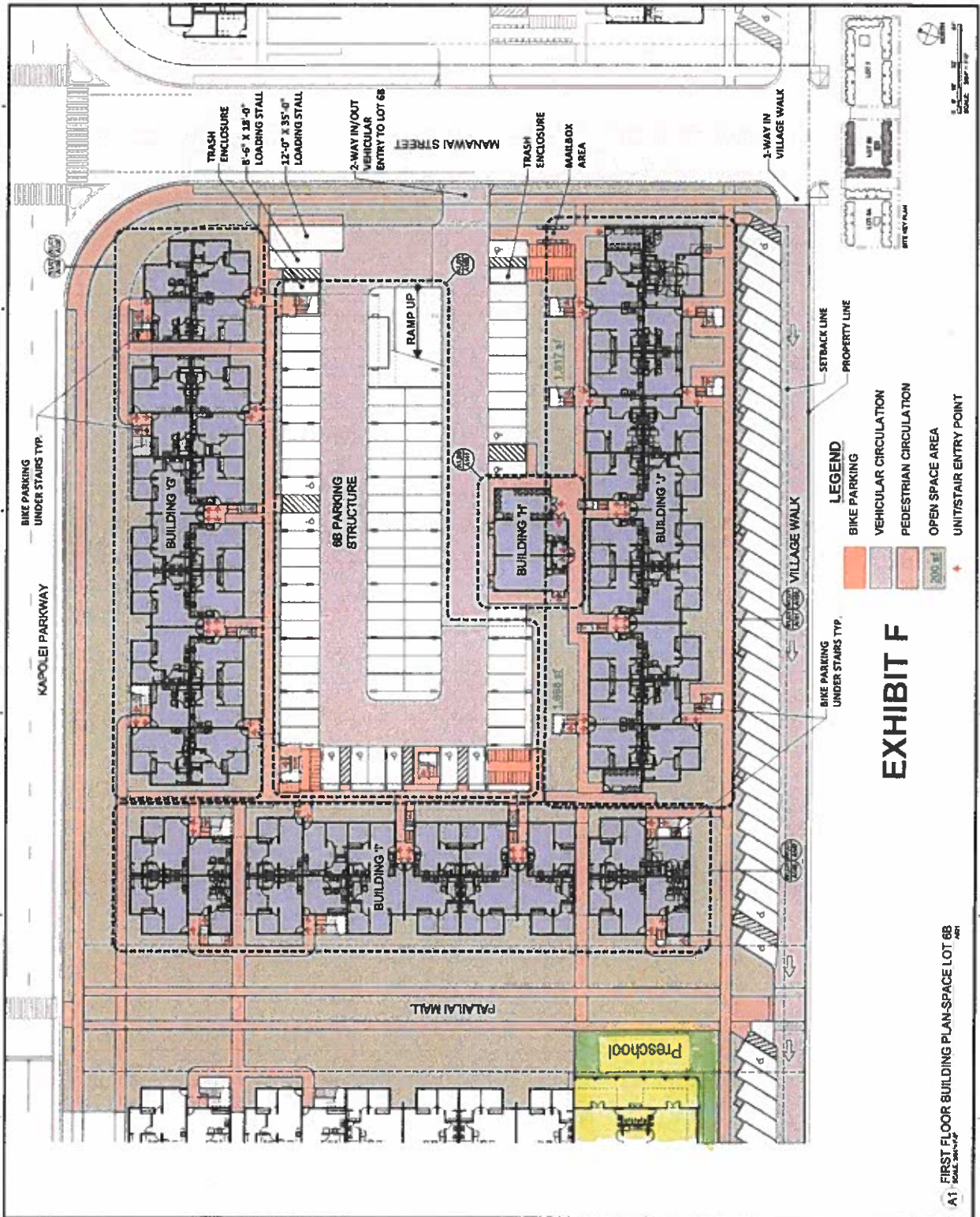


EXHIBIT E


- LEGEND**
- BIKE PARKING
 - VEHICULAR CIRCULATION
 - PEDESTRIAN CIRCULATION
 - OPEN SPACE AREA
 - UNIT/STAIR ENTRY POINT

(A3) ENLARGED ARCHITECTURAL SITE PLAN - 6A

FILE NO.: 2020/GEN-11



FILE NO.: 2020/GEN-11

 <p>Design Incorporated Architects & Engineers 11111 North Central Expressway Suite 100 Dallas, Texas 75243 Phone: (972) 412-1234 Fax: (972) 412-1235 www.designinc.com</p>	<p>PROJECT: KAPOLEI PARKWAY SUBJECT: UNIT AND SECOND FLOOR PLANS DATE: 01/15/2020 SCALE: 1/8" = 1'-0"</p>	<p>CLIENT: KOBAYASHI GROUP 91-KAPOLEI PKWY TMK: (1) 9-1-160:018 LOTS 6 & 7</p>	<p>PROJECT NO.: A101</p>

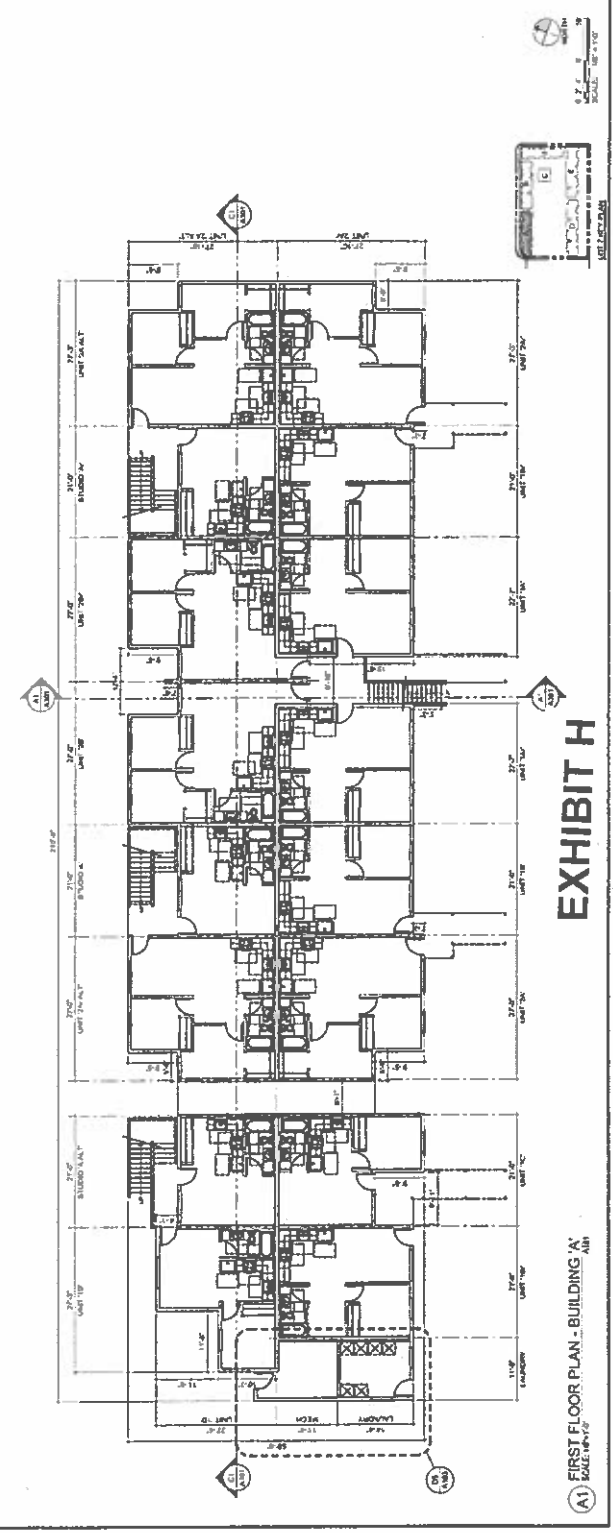
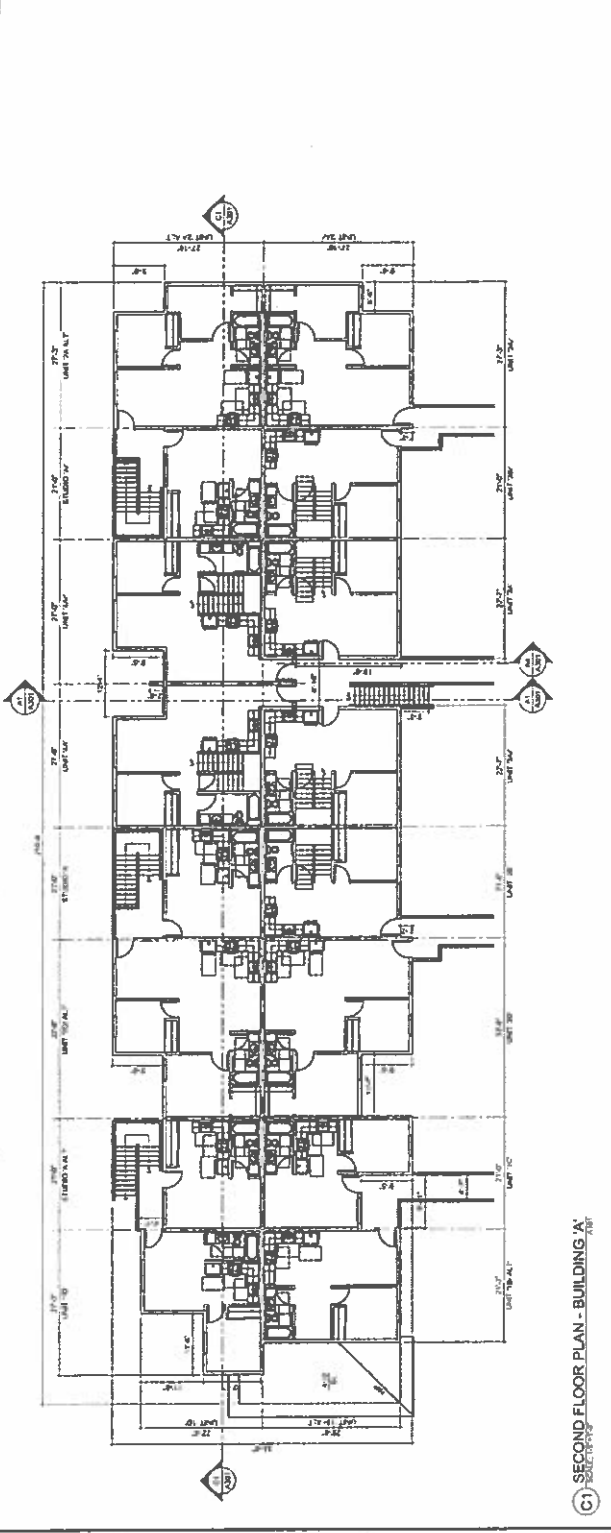


EXHIBIT H

FILE NO.: 2020/GEN-11

KAPOLEI PARKWAY
KOBAYASHI GROUP
91-KAPOLEI PKWY
TMK: (1)9-1-160-018 LOTS 6 & 7

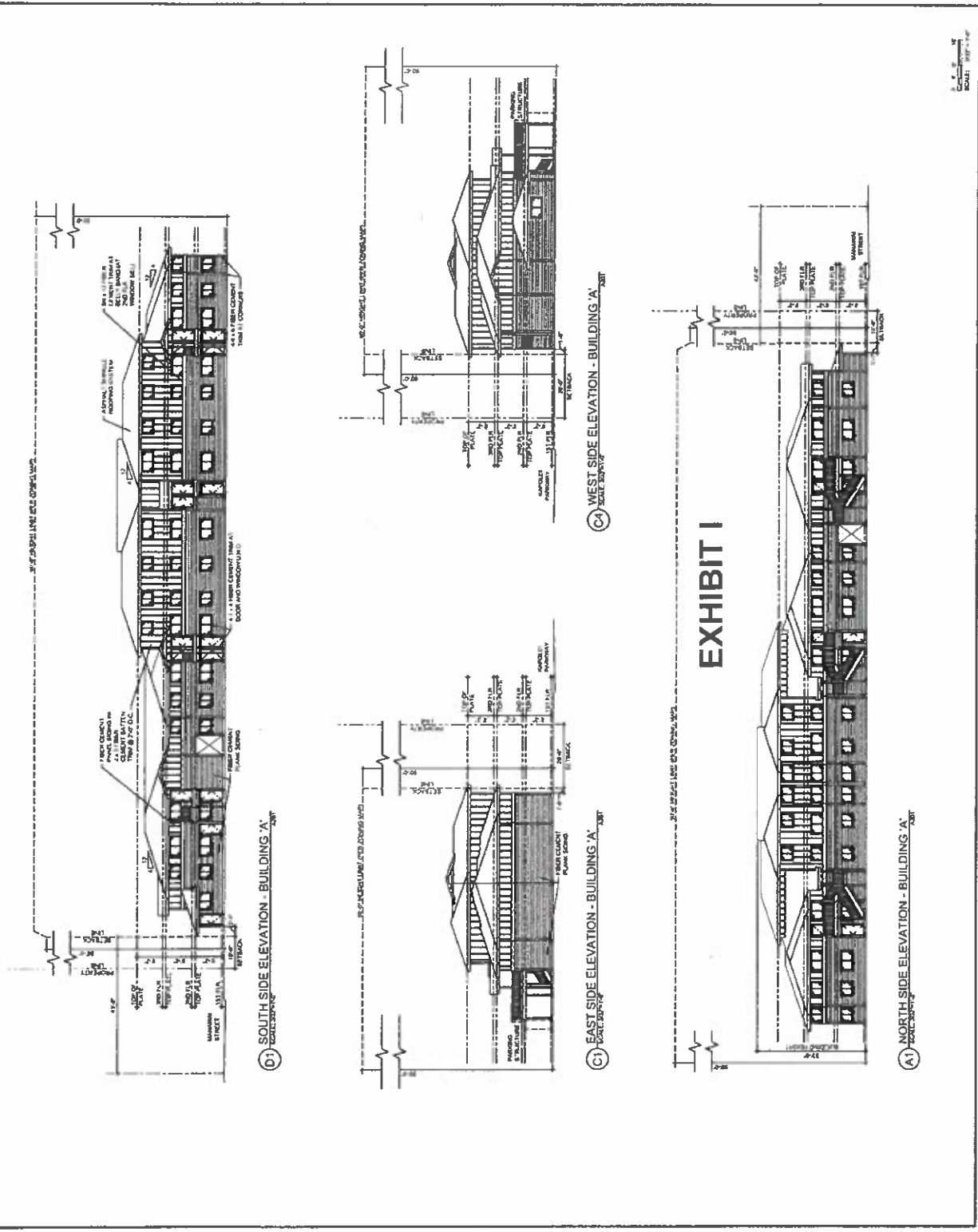
A201

DATE: 04/11/2020
DRAWN: []
CHECKED: []
APPROVED: []

PROJECT NO.: 2020-018
SHEET NO.: 1 OF 1

SCALE: 1/8" = 1'-0"

DESIGN PARTNERS ARCHITECTS
1000 KAPOLEI PARKWAY
KAPOLEI, HI 96706
TEL: (808) 551-1111
WWW.DESIGNPARTNERSARCHITECTS.COM



FILE NO.: 2020/GEN-11

03 STUDIO A REFLECTED CEILING PLAN
 SCALE: 1/8" = 1'-0"

06 STUDIO A FLOOR PLAN
 SCALE: 1/8" = 1'-0"

08 STUDIO B REFLECTED CEILING PLAN
 SCALE: 1/8" = 1'-0"

09 STUDIO B FLOOR PLAN
 SCALE: 1/8" = 1'-0"

C3 STUDIO A INTERIOR ELEVATIONS
 SCALE: 1/8" = 1'-0"

A3 STUDIO B INTERIOR ELEVATIONS
 SCALE: 1/8" = 1'-0"

EXHIBIT J

EXHIBIT K

UNIT '1A' REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

UNIT '1A' FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT '1A' INTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

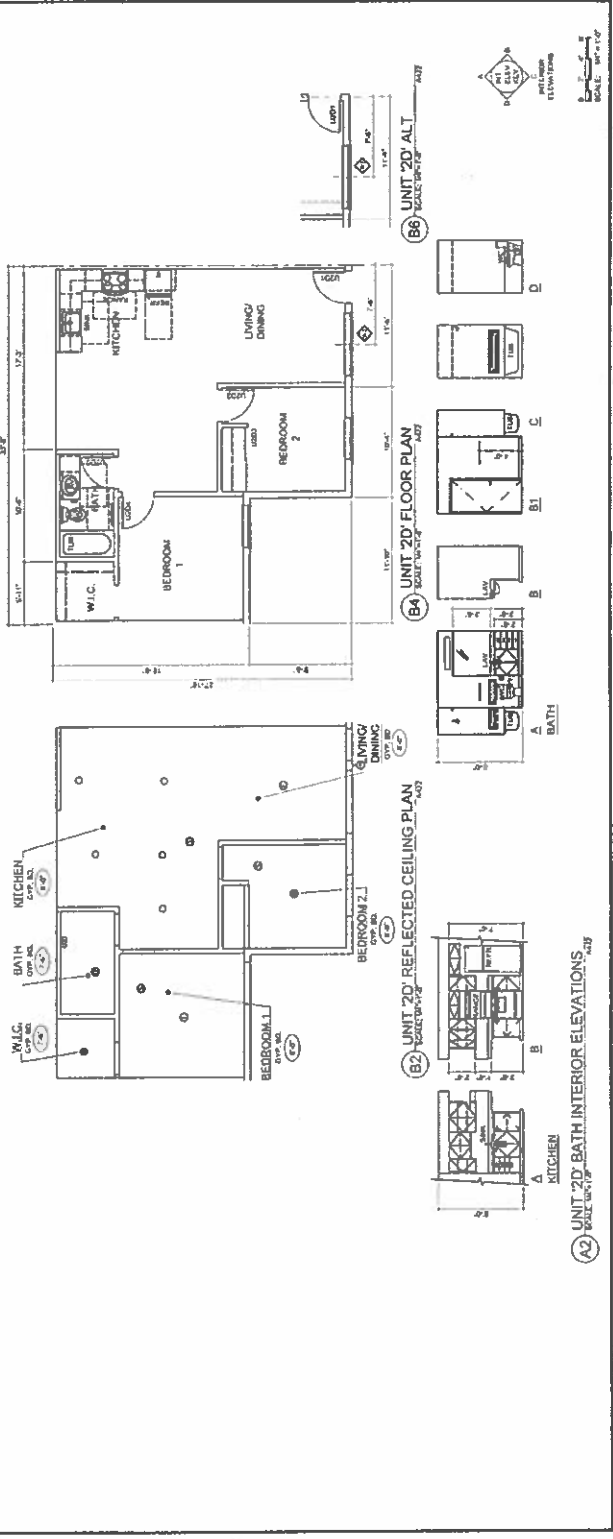
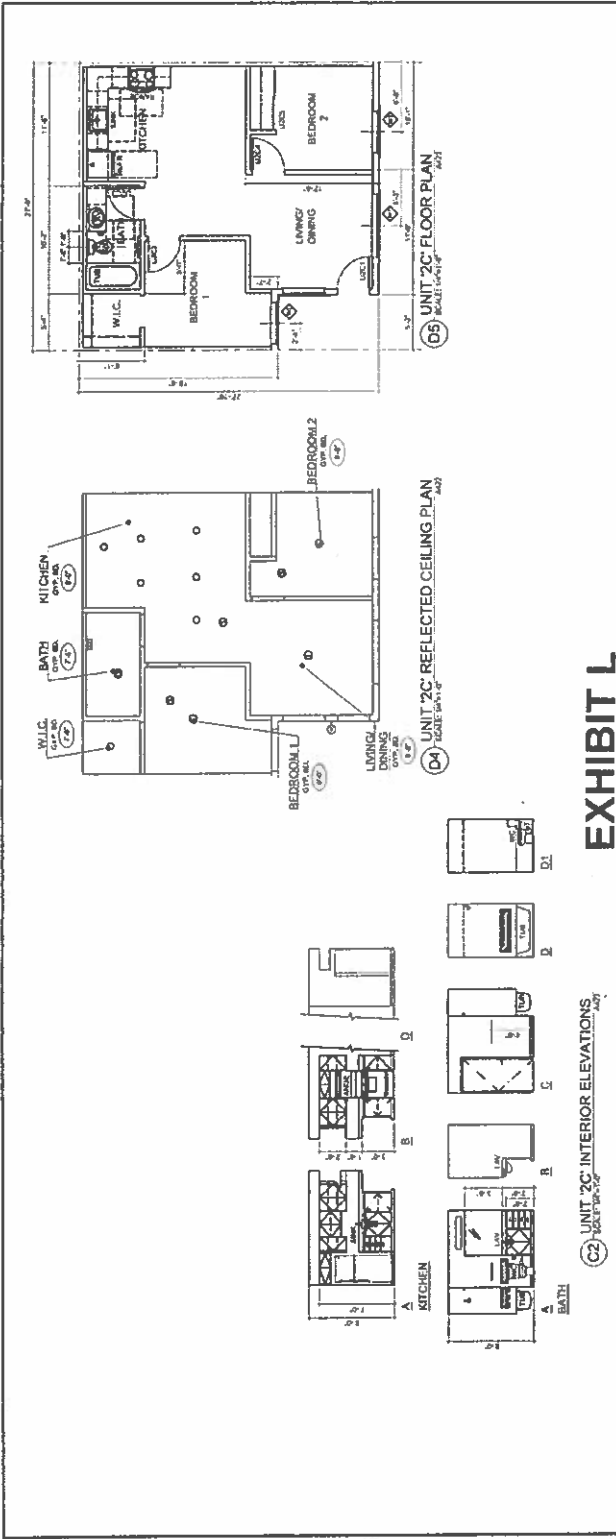
UNIT '1A' SECTIONAL ELEVATIONS
SCALE: 1/8" = 1'-0"

UNIT '1B' REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

UNIT '1B' FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT '1B' INTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

UNIT '1B' SECTIONAL ELEVATIONS
SCALE: 1/8" = 1'-0"



FILE NO.: 2020/GEN-11

Design
Architecture
Interior Design

THE CLIENTS TO BE NOTICED:
 (1) ALL DIMENSIONS ARE IN FEET AND INCHES.
 (2) DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 (3) DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
 (4) DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

KAPOLEI PARKWAY
 91 KAPOLEI PKWY
 TMK: (1)9-1-160-018 LOTS 6 & 7

Project No.: 2020-018
 Date: 10/15/2020
 Drawing No.: A433

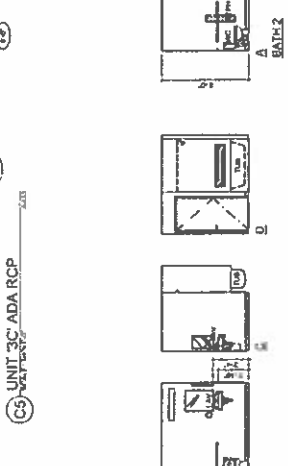
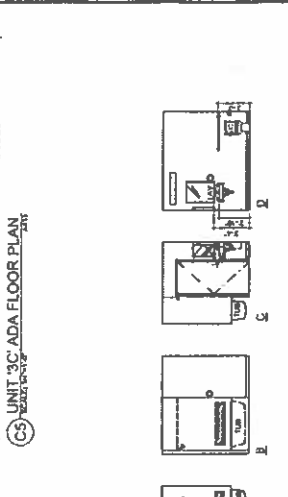
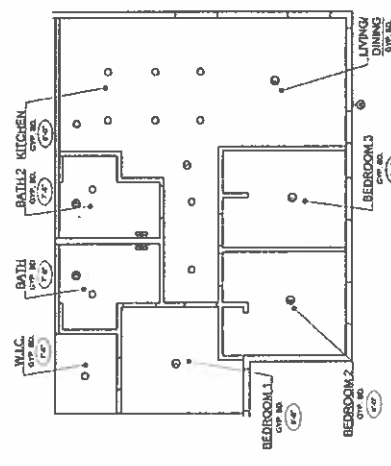
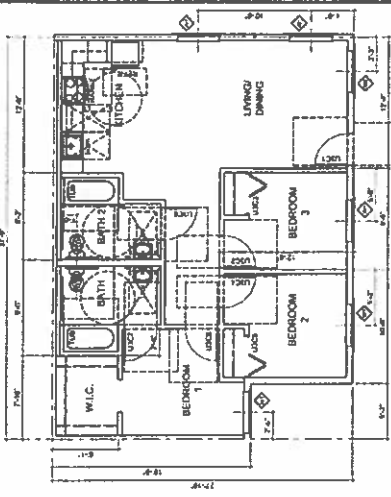
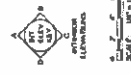


EXHIBIT M

UNIT 3C INTERIOR ELEVATIONS



FILE NO.: 2020/GEN-11

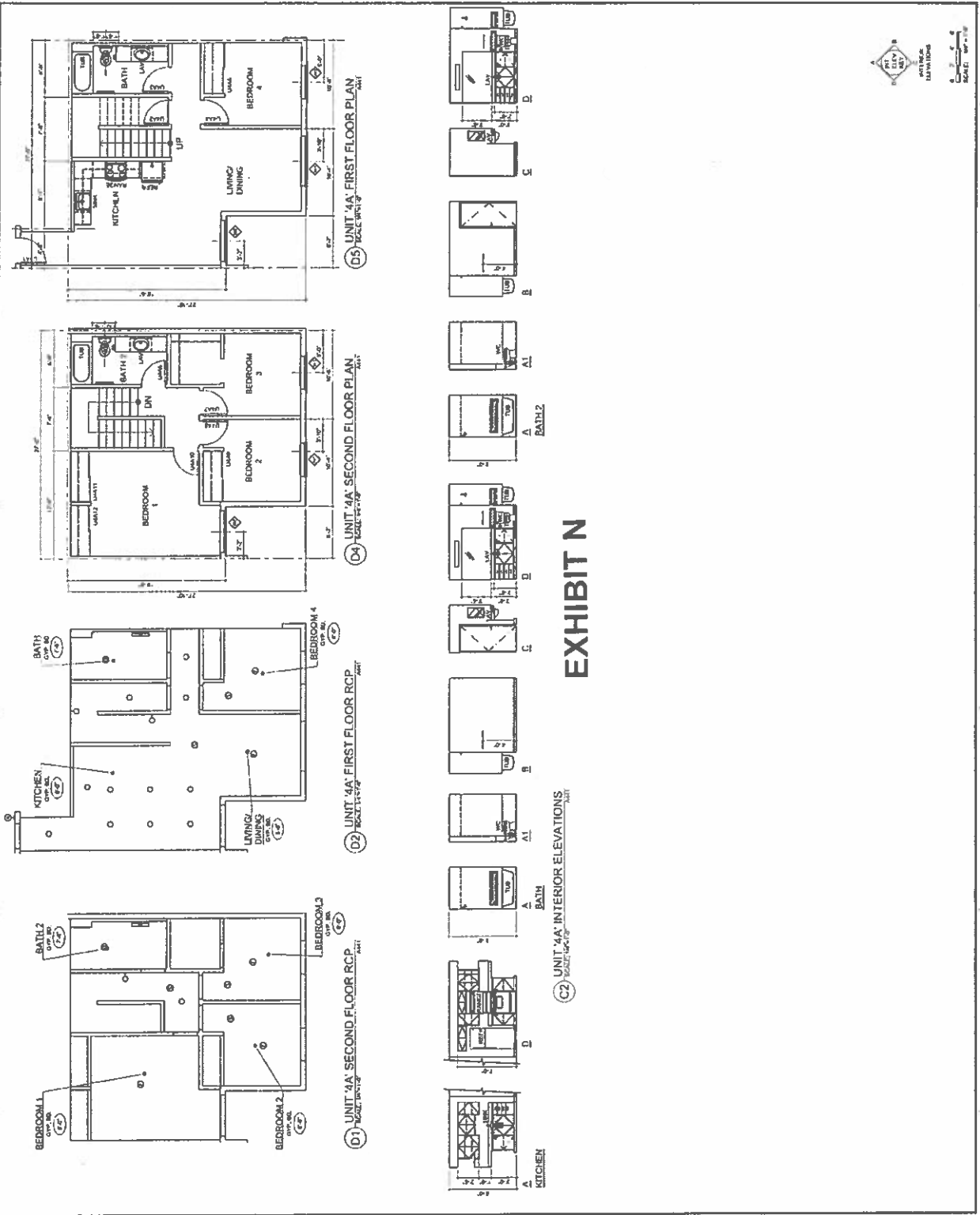


EXHIBIT N

Design Services International
 1000 West 12th Street, Suite 100
 Portland, Oregon 97204
 Phone: (503) 224-1100
 Fax: (503) 224-1101
 Website: www.dsi.com

KAPOLEI PARKWAY
 KOBAYASHI GROUP
 91-KAPOLEI PKWY
 TKK: (1)9-1-160-018 LOTS 6 & 7

PROJECT NO. A211
 SHEET NO. 01

DATE: 11/20/20
 DRAWN: [Name]
 CHECKED: [Name]

DESIGN SERVICES INTERNATIONAL, INC.
 1000 WEST 12TH STREET, SUITE 100
 PORTLAND, OREGON 97204
 PHONE: (503) 224-1100
 FAX: (503) 224-1101
 WWW.DSI.COM

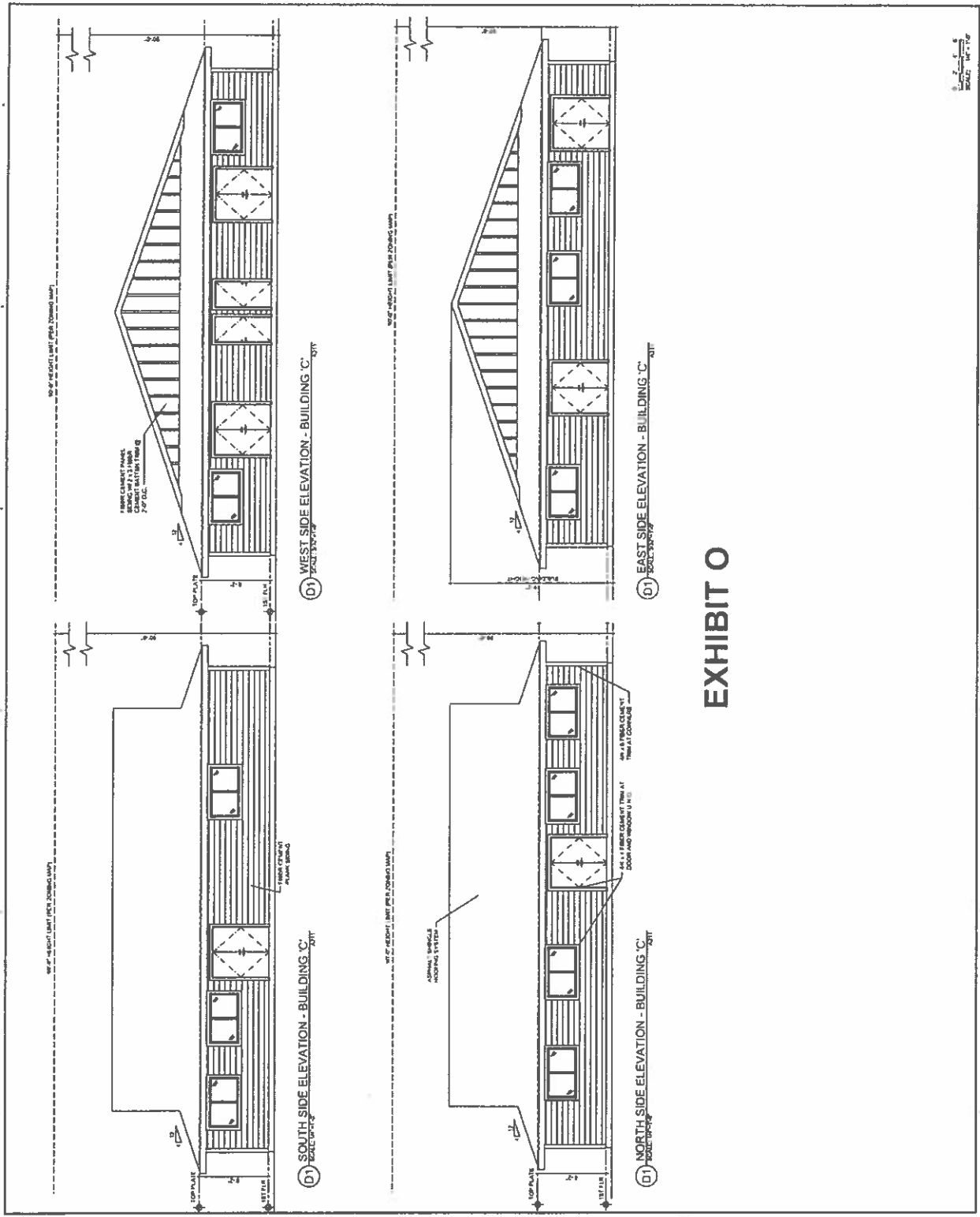
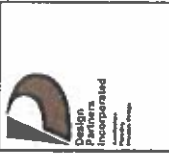


EXHIBIT O

FILE NO.: 2020/GEN-11

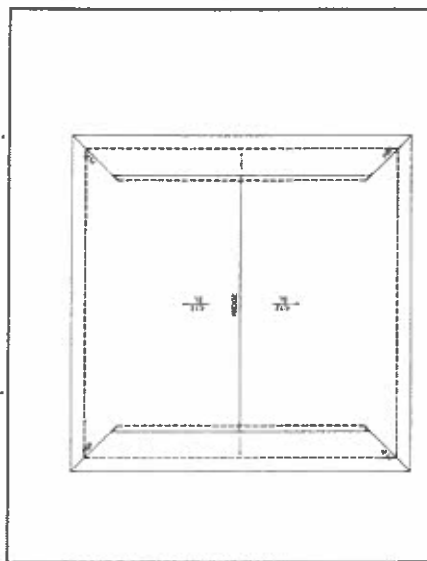


Design Incorporated
 11000 W. 11th Avenue, Suite 100
 Golden, CO 80401
 Phone: (303) 440-1100
 Fax: (303) 440-1101
 Website: www.designinc.com

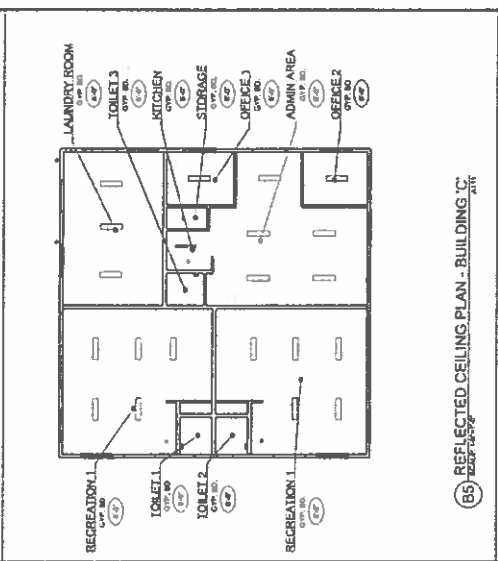
PROJECT: 11000 W. 11th Avenue, Suite 100
 CLIENT: Design Incorporated
 DATE: 11/11/2020

KAPOLEI PARKWAY
 KOBAYASHI GROUP
 91 KAPOLEI PKWY
 TMK: (1) 9-1-160-018 LOTS 6 & 7

PROJECT NO.: 11000
 SHEET NO.: A111
 DATE: 11/11/2020
 DRAWN BY: [Name]
 CHECKED BY: [Name]

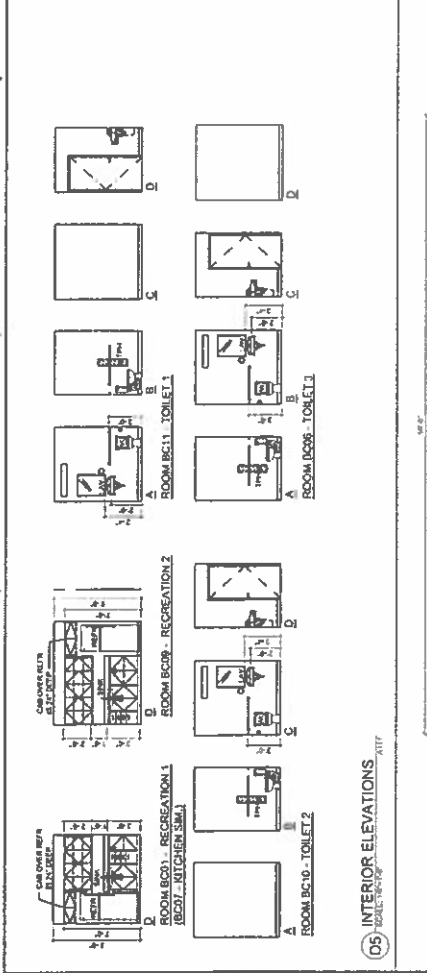
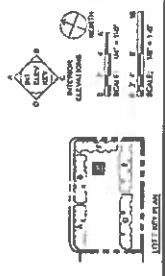


05 ROOF PLAN - BUILDING 'C'
 SCALE: 1/8" = 1'-0"

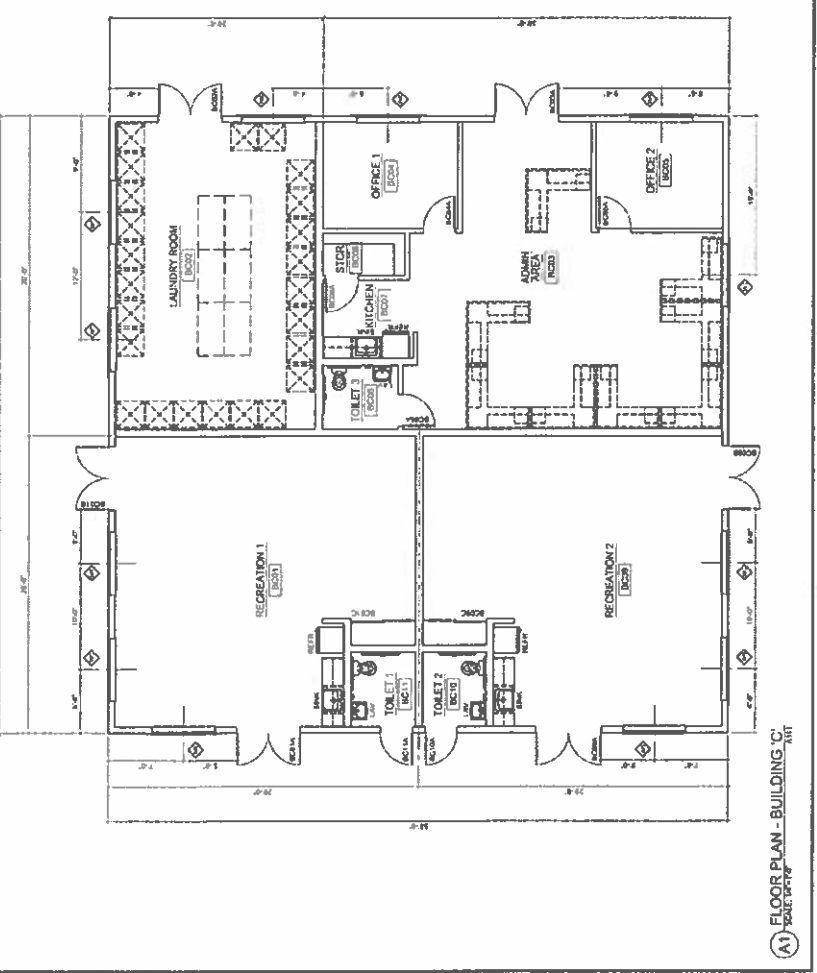


05 REFLECTED CEILING PLAN - BUILDING 'C'
 SCALE: 1/8" = 1'-0"

EXHIBIT P



05 INTERIOR ELEVATIONS
 SCALE: 1/8" = 1'-0"



05 FLOOR PLAN - BUILDING 'C'
 SCALE: 1/8" = 1'-0"

FILE NO.: 2020/GEN-11



Design Incorporated
Professional Engineer
Professional Seal

PROJECT NO. 2020-018

DATE: 01/15/2020

BY: [Signature]

FOR: KOBAYASHI GROUP

PROJECT: KAPOLEI PARKWAY

LOT: 7

SCALE: AS SHOWN

DATE: 01/15/2020

BY: [Signature]

FOR: KOBAYASHI GROUP

PROJECT: KAPOLEI PARKWAY

LOT: 7

SCALE: AS SHOWN

DATE: 01/15/2020

BY: [Signature]

FOR: KOBAYASHI GROUP

PROJECT: KAPOLEI PARKWAY

LOT: 7

SCALE: AS SHOWN

DATE: 01/15/2020

BY: [Signature]

FOR: KOBAYASHI GROUP

PROJECT: KAPOLEI PARKWAY

LOT: 7

SCALE: AS SHOWN

DATE: 01/15/2020

BY: [Signature]

FOR: KOBAYASHI GROUP

PROJECT: KAPOLEI PARKWAY

LOT: 7

SCALE: AS SHOWN

DATE: 01/15/2020

BY: [Signature]

FOR: KOBAYASHI GROUP

PROJECT: KAPOLEI PARKWAY

LOT: 7

SCALE: AS SHOWN

DATE: 01/15/2020

BY: [Signature]

FOR: KOBAYASHI GROUP

PROJECT: KAPOLEI PARKWAY

LOT: 7

SCALE: AS SHOWN

DATE: 01/15/2020

BY: [Signature]

FOR: KOBAYASHI GROUP

PROJECT: KAPOLEI PARKWAY

LOT: 7

SCALE: AS SHOWN

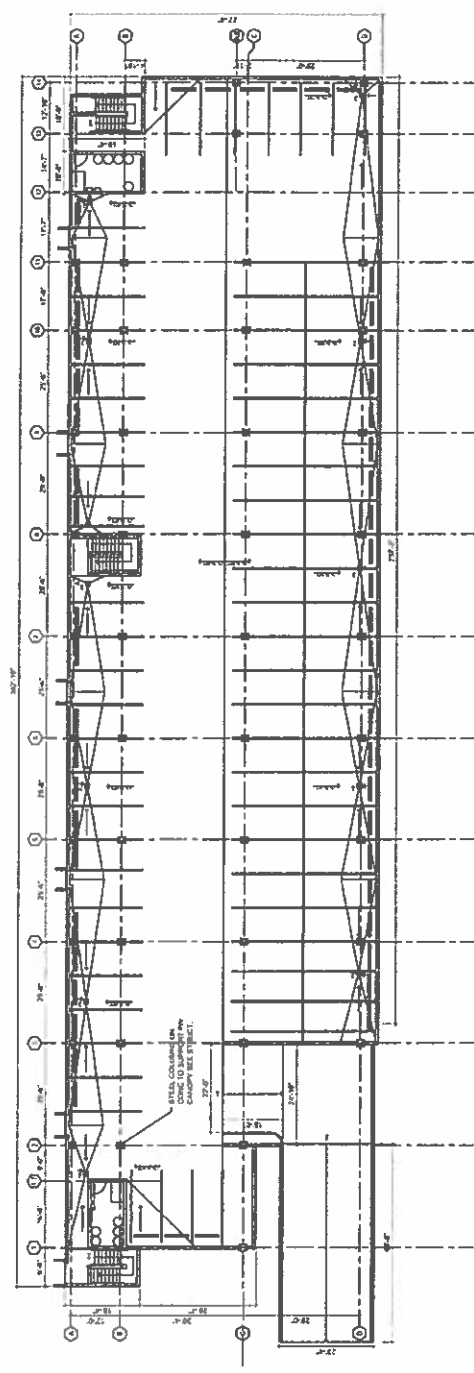
DATE: 01/15/2020

BY: [Signature]

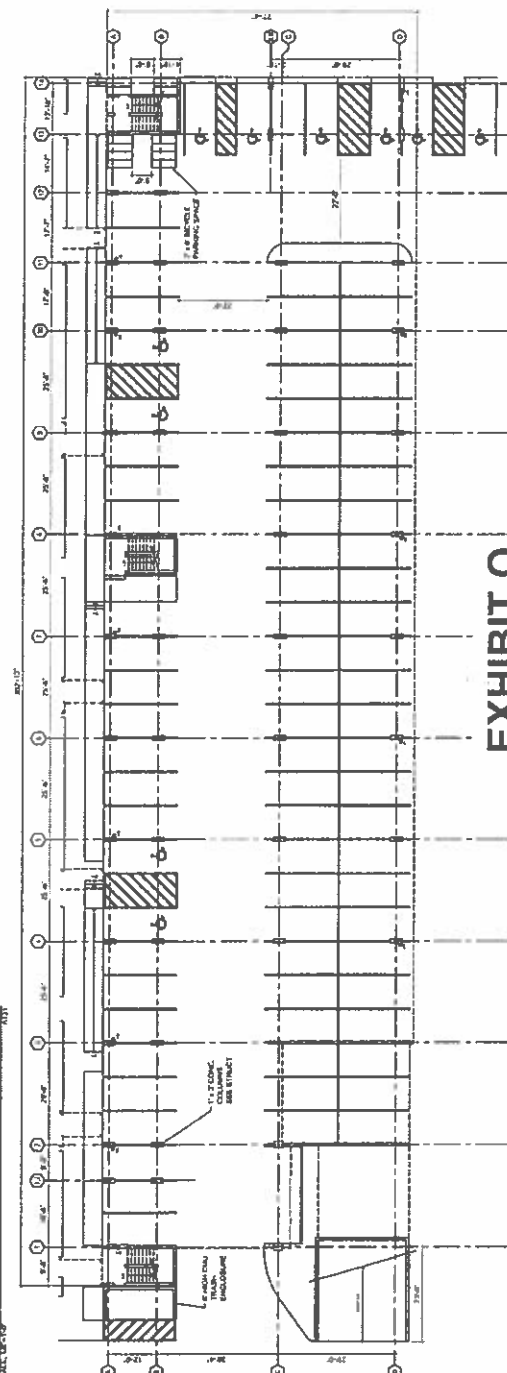
FOR: KOBAYASHI GROUP

KAPOLEI PARKWAY
KOBAYASHI GROUP
91-KAPOLEI PKWY
TMK: (1) 8-1-160-018 LOTS 6 & 7

Project No.	2020-018
Client	KOBAYASHI GROUP
Project Name	KAPOLEI PARKWAY
Lot No.	7
Scale	AS SHOWN
Date	01/15/2020
By	[Signature]
For	KOBAYASHI GROUP
Project	KAPOLEI PARKWAY
Lot	7
Sheet No.	A131



(A1) LOT 7 PARKING STRUCTURE SECOND FLOOR PLAN

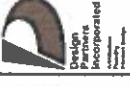


(A1) LOT 7 PARKING STRUCTURE FIRST FLOOR PLAN

EXHIBIT Q



FILE NO.: 2020/GEN-11



PROJECT NO.: 2019-001
 PROJECT NAME: KAPOLEI PARKWAY
 91 KAPOLEI PKWY
 KOBAYASHI GROUP
 ARCHITECT: KOBAYASHI GROUP
 DATE: 04/27/2020
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

NO.	REVISION	DATE

KAPOLEI PARKWAY
KOBAYASHI GROUP
 91 KAPOLEI PKWY
 TMK : (1)9-1-160-018 LOTS 6 & 7

SHEET NO.: A231
 DATE: 04/27/2020
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

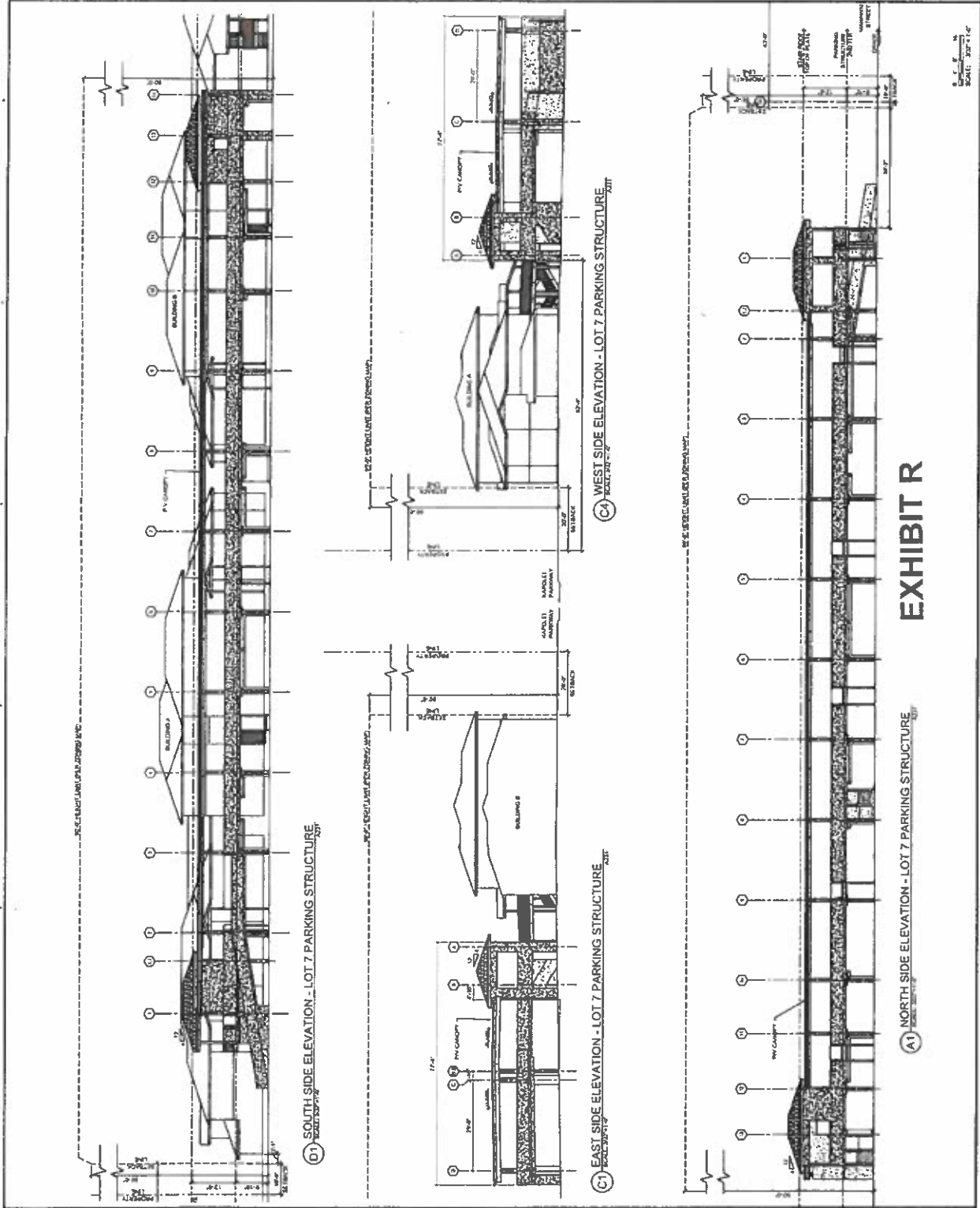


EXHIBIT R

FILE NO.: 2020/GEN-11

Legend

D = Underdetermined, but possible

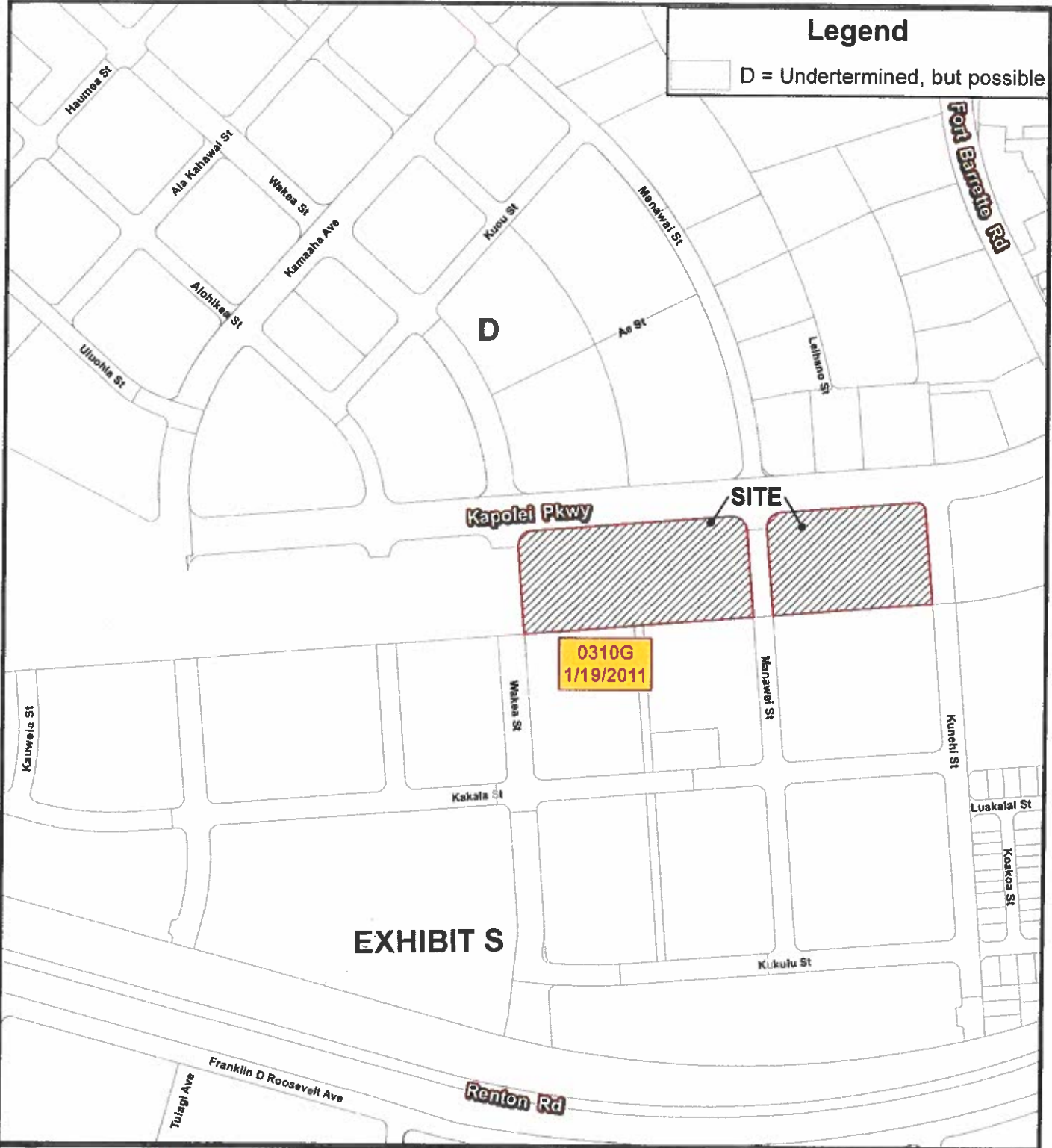
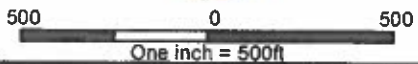
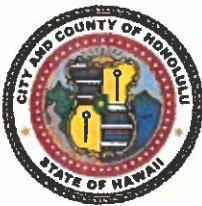


EXHIBIT S



VICINITY MAP

FLOOD MAP
Honouliuli

TAX MAP KEY(S): 9-1-160: Portion of 018

FOLDER NO.: 2020/GEN-11

Exhibit 3.3

City of Kapolei Land Use Map

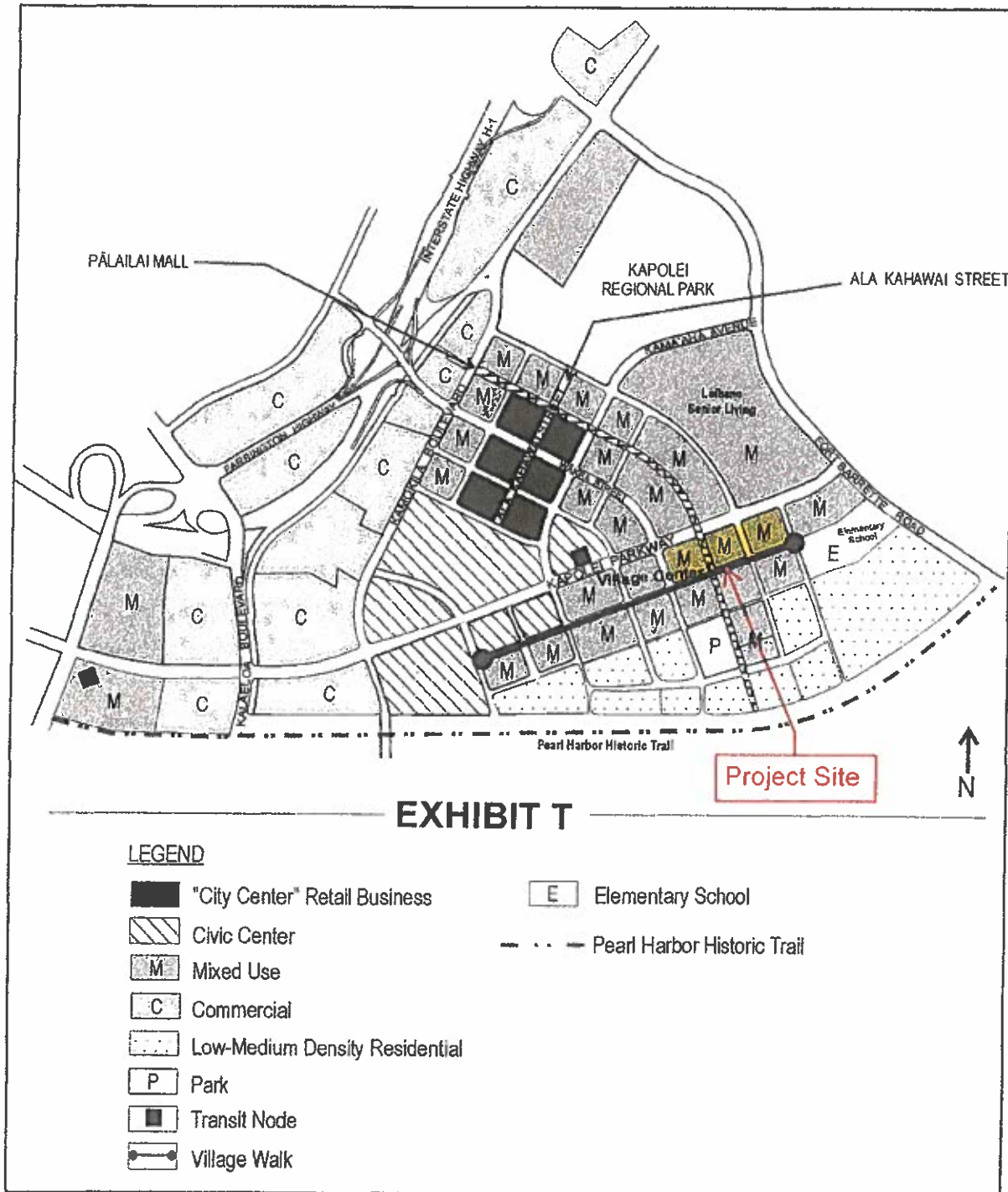


EXHIBIT T



PLANT LIST

PLANT TO BE SPECIFIED

PLANT TO BE OBTAINED FROM LANDSCAPE ARCHITECT'S CONTACT LIST

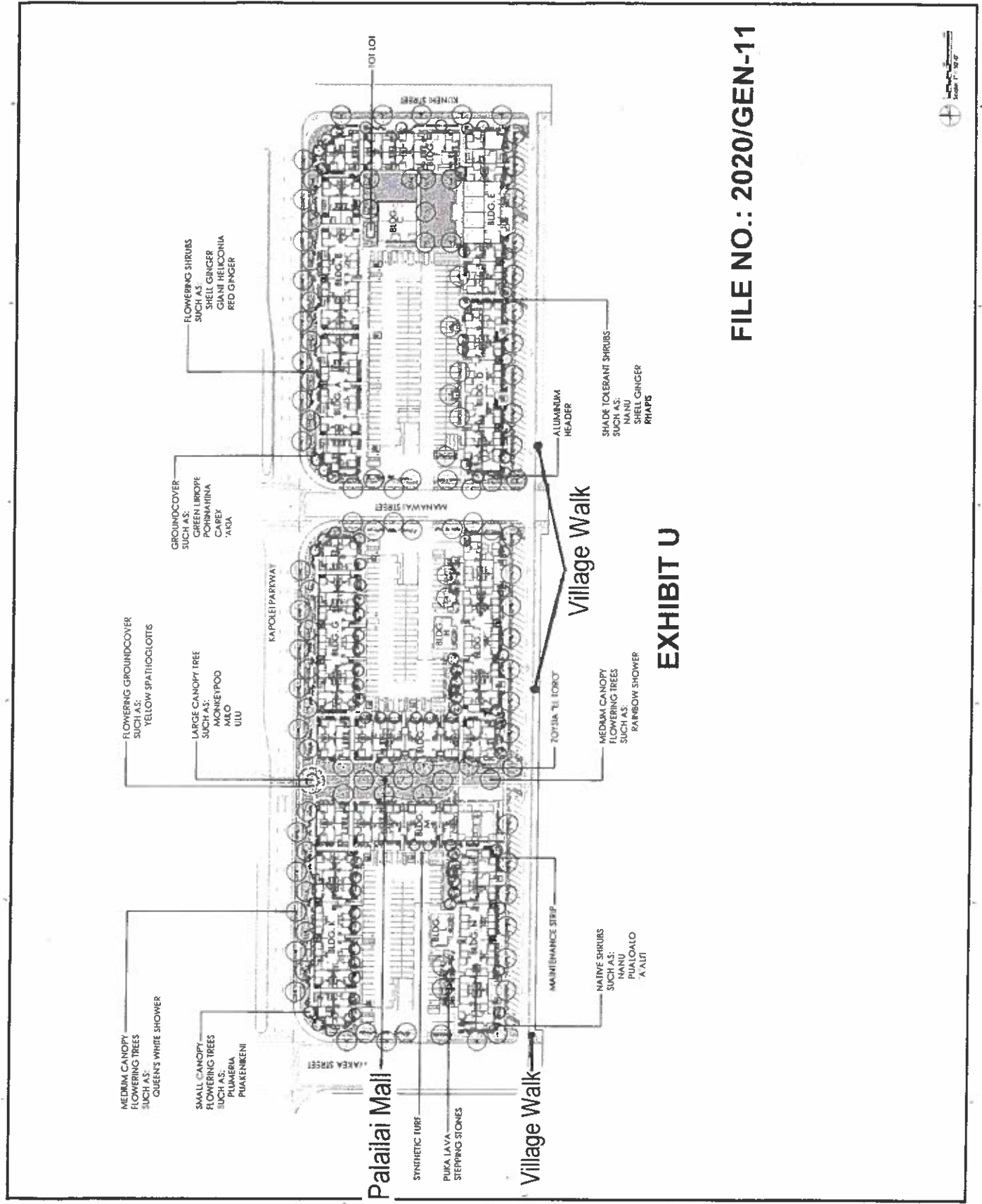
PLANT TO BE OBTAINED FROM OTHER SOURCE

No.	Description	Quantity

KAPOLEI PARKWAY
KOBAYASHI GROUP
91-KAPOLEI PKWY
TMK: (1) 9-1-160-018 LOTS 6 & 7

Drawn by:
Checked by:
Date: 03/31/2020

Sheet No. **L100**



FILE NO.: 2020/GEN-11

EXHIBIT U

