

**DEPARTMENT OF HOUSING AND LAND MANAGEMENT  
KA 'OIHANA HO'OLĀLĀ KŪKULU HALE A ME KA HO'OKELE 'ĀINA  
CITY AND COUNTY OF HONOLULU**

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February 13, 2026

Ms. Mary Alice Evans, Director  
Environmental Review Program  
Office of Planning and Sustainable Development  
235 S. Beretania St., Rm. 702  
Honolulu, Hawaii 96813

Dear Director Evans:

**SUBJECT:** Exemption Notice for Kapolei Parkway Lots 2-5  
Located at 91-683 Wakea Street, Kapolei, Hawaii  
TMK: (1) 9-1-160: Portion of 064 Lots 2 and 3 (7.505 acres) and 4 and  
5 (7.888 acres)

The Department of Housing and Land Management hereby submits the following Exemption Notice for the Kapolei Parkway Lots 2-5 Affordable Housing development.

**AGENCY OR APPLICANT ACTION:**

Check applicable box

- This exempted action is an agency action as defined by Section 343-5(b), Hawai'i Revised Statutes (HRS), and Section 11-200.1-8, Hawai'i Administrative Rules (HAR),
- This exempted action is an applicant action as defined by Section 343-5(e), HRS, and Section 11-200.1-9, HAR

**EXEMPTION TYPE:**

The Exemption Notice for the action described below is based on the general types enumerated in Section 11-200.1-15(c), Hawai'i Administrative Rules (HAR), Exemption Type 10.

**DESCRIPTION OF ACTION**

Proposing Agency or Applicant: Kobayashi Group and Āhē Group

Project Name & Address/Location: Kapolei Parkway Lots 2-5 Affordable Housing,  
Located at 91-683 Wakea Street, Kapolei, Hawaii

Anticipated Start Date: 2nd Quarter 2027

Anticipated End Date: 4th Quarter 2031

Island and District: O`ahu, Kapolei

Tax Map Key(s) and other geolocation means: (1) 9-1-160: Portion of 064 [Lots 2 and 3 (7.505 acres) and 4 and 5 (7.888 acres)]

All Necessary Permits and Approvals: The development may require the following governmental permits or approvals:

City: Building Permits; Special Assignment Inspections; Stormwater Quality Review and Erosion Control and Sediment Plan Review; Trenching Permit; Storm Drain Connection Permit; Sewer Connection Application, Construction Plan Approval; Certificate of Occupancy, and a Conditional Use Permit – Minor for Joint Development or Consolidation through Subdivision.

State: NPDES Permit and Community Noise Permit.

City Council: 201H Approval by Resolution.

#### NARRATIVE

Describe the action and why it qualifies for the exemption:

The proposed project is the development of approximately 750 affordable rental units in Kapolei consisting of low-rise residential buildings, each three to four stories in height with three-story parking structures located internally. This will be a mixed-use project with the potential for a preschool and commercial space.

The project site, commonly referred to as Lots 2, 3, 4, and 5, includes the portion of TMK (1) 9-1-160: 064 on the makai side of Kapolei Parkway between and including Kealakapu Street and Wakea Street. A summary of the project site is provided in the table below.

Tax Map Key	(1) 9-1-160: 064 (por.)
Approx. Land Area	Lots 2 and 3: 7.505 acres Lots 4 and 5: 7.888 acres Total: 15.393 acres
Land Ownership	City and County of Honolulu
Zoning	BMX-3 Community Business Mixed Use
State Land Use	Urban
Development Plan	Ewa Development Plan
Height Limit	90 feet
Special District	Not in Special District

Special Management Area	Not in Special Management Area
Council District	#1 - Andria Tupola
Neighborhood Boards	#34 - Makakilo-Kapolei-Honokai Hale

The project will be processed under HRS Chapter 201H, which offers flexibility in design and permitting requirements to projects created for lower and moderate-income households. The affordable units will be designated for households averaging 60% AMI or below (Some units may rent up to 80% AMI but project average must be 60% AMI or below). The project would meet the City and County of Honolulu's requirements for processing under the 201H Program.

HAR Chapter 11-200.1-15, "General types of actions eligible for exemption", states the following:

*"(c) The following general types of actions are eligible for exemption:*

*\*\*\**

*(10) New construction of affordable housing, where affordable housing is defined by the controlling law applicable for the state or county proposing agency or approving agency, that meets the following:*

- (A) Has the use of state or county lands or funds or is within Waikiki as the sole triggers for compliance with chapter 343, HRS;*
- (B) As proposed conforms with the existing state urban land use classification;*
- (C) As proposed is consistent with the existing county zoning classification that allows housing; and*
- (D) As proposed does not require variances for shoreline setbacks or siting in an environmentally sensitive area, as stated in section 11-200.1-13(b)(11)."*

The project meets the standards for an exempt type of action as described below.

- (A) The use of state financing, including Rental Housing Revolving Fund (RHRF), Hula Mae Multi-Family Program (HMMF) funds, and Low-income Housing Tax Credits (LIHTC), would be the sole trigger for the Project's compliance with HRS, Chapter 343.
- (B) The project is within the "Urban" State land use classification
- (C) The project site is zoned "BMX-3 Business Mixed Use" by the City. Multi-unit dwellings are a permitted use in the BMX-3 district. The proposed construction of affordable rental units is consistent with this designation.

- (D) The Project would not require variances for shoreline setbacks nor is it sited in an environmentally sensitive area.

## RECEIVING ENVIRONMENT

Describe the site, including any impacts on the receiving environment:

The project site is presently vacant, unimproved land. The project will conduct land disturbing activities on the 15.393 acre site. The proposed affordable housing development will include three to four story low-rise residential buildings, a parking garage, vehicle and bicycle parking, pedestrian paths, outdoor open spaces and other community uses may include a preschool and commercial space which could reduce the number of affordable units.

## ENVIRONMENTAL ANALYSIS

I have considered the potential effects of the proposed project and all related activities against the criteria checked below:

	Not Applicable
<input checked="" type="checkbox"/> Land Use and Zoning Conformance	<input type="checkbox"/>
<input checked="" type="checkbox"/> Traffic (Vehicles, Bicycles, Pedestrian)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Infrastructure (Roads, Buildings, Utilities)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Air Quality Pollutant Emissions	<input type="checkbox"/>
<input checked="" type="checkbox"/> Noise Emissions	<input type="checkbox"/>
<input checked="" type="checkbox"/> Solid, Hazardous, and Liquid Waste Management	<input type="checkbox"/>
<input checked="" type="checkbox"/> Social	<input type="checkbox"/>
<input checked="" type="checkbox"/> Economic	<input type="checkbox"/>
<input checked="" type="checkbox"/> Health and Safety	<input type="checkbox"/>
<input checked="" type="checkbox"/> Recreation	<input type="checkbox"/>
<input type="checkbox"/> Public Beach Access	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Cultural Resources and Practices	<input type="checkbox"/>
<input checked="" type="checkbox"/> Visual/Aesthetic	<input type="checkbox"/>
<input checked="" type="checkbox"/> Environmental Justice	<input type="checkbox"/>
<input checked="" type="checkbox"/> Rare, Threatened, and/or Endangered Species	<input type="checkbox"/>
<input checked="" type="checkbox"/> Surface and Ground Water Resources	<input type="checkbox"/>
<input type="checkbox"/> Wetlands	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Floodplains	<input type="checkbox"/>
<input type="checkbox"/> Riparian/Coastal Resources	<input checked="" type="checkbox"/>
<input type="checkbox"/> Other	<input checked="" type="checkbox"/>

Comments/summary of impact analysis: No significant impact is anticipated

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#### MITIGATION

Describe all mitigation measures and best management practices planned to address impacts during the project activities and after project completion:

The project will include best management practices and appropriate mitigation measures in accordance with regulatory permits and approvals.

#### CONSULTATION

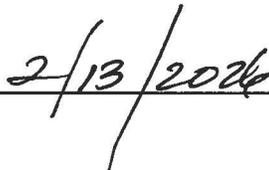
The following parties have been consulted about this declaration exemption (Name, affiliation, consultation date): City and County of Honolulu, Department of Planning and Permitting. Date: December 16, 2025

#### EXEMPT DECLARATION

The direct, cumulative, and potential impacts of the action described above have been considered pursuant to Chapter 343, Hawai'i Revised Statutes and Chapter 11-200.1, Hawai'i Administrative Rules. I declare that the action described above will have minimal or no significant impact on the environment and is therefore exempt from the requirement to prepare an environmental assessment.

If you have any questions, please contact Kevin D. Auger, Director of the Department of Housing and Land Management, at (808) 768-4277.

  
\_\_\_\_\_  
Kevin D. Auger, Director  
Department of Housing and Land Management

  
\_\_\_\_\_  
Date

This document is to be kept on file in the agency's records and made available for public review

Please check here if this document is being submitted to the Office of Planning and Sustainable Development for voluntary publication in *The Environmental Notice*