


# LOCATION MAP

## EWA - EAST KAPOLEI

 TAX MAP KEY(S): 9-1-017: 107 (PROJECT SITE)

FILE NO.: 2009/Z-5

DEPARTMENT OF PLANNING AND PERMITTING  
SUMMARY DESCRIPTION

APPLICANT: The Mutual Housing Association of Hawai'i, Inc.

LANDOWNER: State of Hawai'i

AGENT: Gerald Park Urban Planner

REQUEST: Rezone approximately 17.8 acres of land from AG-1 Restricted Agricultural District to A-2 Medium-Density Apartment District, with a 45-foot height limit.

LOCATION: East Kapolei, 'Ewa, O'ahu

TAX MAP KEY: 9-1-017:107

LAND AREA: Approximately 17.8 acres

EWA DEVELOPMENT PLAN:  
(DP) LAND USE  
DESIGNATION Low and Medium Density Residential

DP SPECIAL AREA PLAN: The site is not part of a Special Area Plan

EXISTING ZONING: AG-1 Restricted Agricultural District

SPECIAL DISTRICT: The site is not located within a Special District

SHORELINE SETBACK/  
SPECIAL MANAGEMENT  
AREAS The site is not located in either the Shoreline Setback or the Special Management Areas

EXISTING USE: Vacant, undeveloped land

SURROUNDING LAND:  
USES The proposed project site is immediately surrounded by vacant land to the west, north, and east. The existing 'Ewa Villages Municipal Golf Course is located to the south.

Other surrounding land uses include residential homes further to the west and south and the Ray and Joan Kroc Community Center that is now under construction further to the north.

PROPOSAL:

The applicant is requesting to rezone approximately 17.8 acres of land from AG-1 Restricted Agricultural District to A-2 Medium-Density Apartment District, with a 45-foot height limit.

The applicant is requesting the A-2 zoning to develop a 308-unit low-income, multi-family rental housing project. The units would be for households earning 30 percent, 50 percent, and 60 percent of Honolulu's median household income.

The residential units would range from one bedroom, one bathroom units to four bedroom, four bathroom units. The proposed project also includes sixteen units designed in accordance with the American with Disabilities Act (ADA) to accommodate persons with disabilities. The proposed project would also consist of 703 parking stalls, a private park, tot lots, a community center, and communal laundry facilities. The proposed project is estimated to cost \$80.75 million.

The applicant requests a 45-foot height limit to accommodate building heights that are anticipated to range from 39-42 feet measured from the finished grade.