

APPLICATION FOR DESIGN REVIEW
KAILUA VILLAGE DESIGN COMMISSION
COUNTY OF HAWAII
PLANNING DEPARTMENT

APPLICANT: WPC Nirmaiv LLC
APPLICANT'S SIGNATURE: _____ DATE: 10/1/2025
ADDRESS: 307 Lewers St Floor 6 Honolulu HI 96815
TELEPHONE NUMBER: _____
APPLICANT'S INTEREST, if not recorded owner: —

RECORDED OWNER: WPC Nirmaiv LLC
OWNER'S SIGNATURE: _____ DATE: 10/1/2025
ADDRESS: 307 LEWERS ST
TELEPHONE NUMBER: _____

PROPOSED USE: General Commercial
TAX MAP KEY: 3-7-5-004-055 LAND AREA: 14.5 Acres
STREET ADDRESS OF PROPERTY: 75-971 Hury St, Kailua Kona 96740
STATE LAND USE DISTRICT: "U" COUNTY ZONING: General Commercial

This application must be accompanied by one set of presentation size (recommended 24" x 36") and eleven sets of reduced size (recommended either 11" x 17" or 8-1/2" x 11") of the site plan drawings (same information as required for Plan Approval application; see attached). For presentation to the Kailua Village Design Commission, the applicants should make certain that the following are also clearly depicted in the submitted drawings:

- (1) Site plan showing TMK parcel boundaries, and showing existing and proposed building locations;
- (2) Building elevations showing the architectural design of the building exteriors, depicting or describing proposed exterior colors and materials. Notation of ground elevation with contour lines or selected spot elevations is recommended. Earth tone colors are recommended. Color samples should be provided. If reasonable and appropriate, samples of exterior building materials may be provided; and
- (3) Location, design, and colors of proposed sign(s), if any.

All submitted drawings and samples of colors/materials will not be returned.

Easton Watumull

From: Easton Watumull
Sent: Tuesday, October 7, 2025 9:18 AM
To: KRYSTAL.REYES@[REDACTED] J.D. Watumull
Cc: rosalind.newlon@hawaiicounty.gov
Subject: RE: Plan PL-KVD-2025-000063
Attachments: NMP site parking.pdf

Hi Rosalind,

The quick response is very appreciated! Answers to your questions are below,

- 1) While the landscaping was previously approved as a “gathering place” as the owners and operators of the center, we have not seen many shoppers utilizing this area. In fact, the only people who usually occupy the area are the transient/homeless population which has forced the closure of the public restrooms and increased security.

The center definitely offers quite a few parking spaces, however, Niumalu’s Safeway is one of the busiest stores in the country and during those “rush” hours, parking still can get limited.

We have been in advanced negotiations with Ross Dress for Less for over a year now and while Ross expects to be successful in this location, they were concerned about not having enough parking immediately adjacent to their store.

Ross is likely the most successful soft good retailer in the market and in order for them to open for business, hire over 50+ local people and contribute to Kona’s tax base, we have been told specifically that they need these stalls.

- 2) Drawn to scale site plan is attached, let us know if any questions or other needs.
- 3) I am not sure if Ross has their sign drawings ready to go quite yet for this new suite but I can confirm.

Please let me know what the feedback is or if there’s any additional questions or information that I can provide.

Thanks
Easton

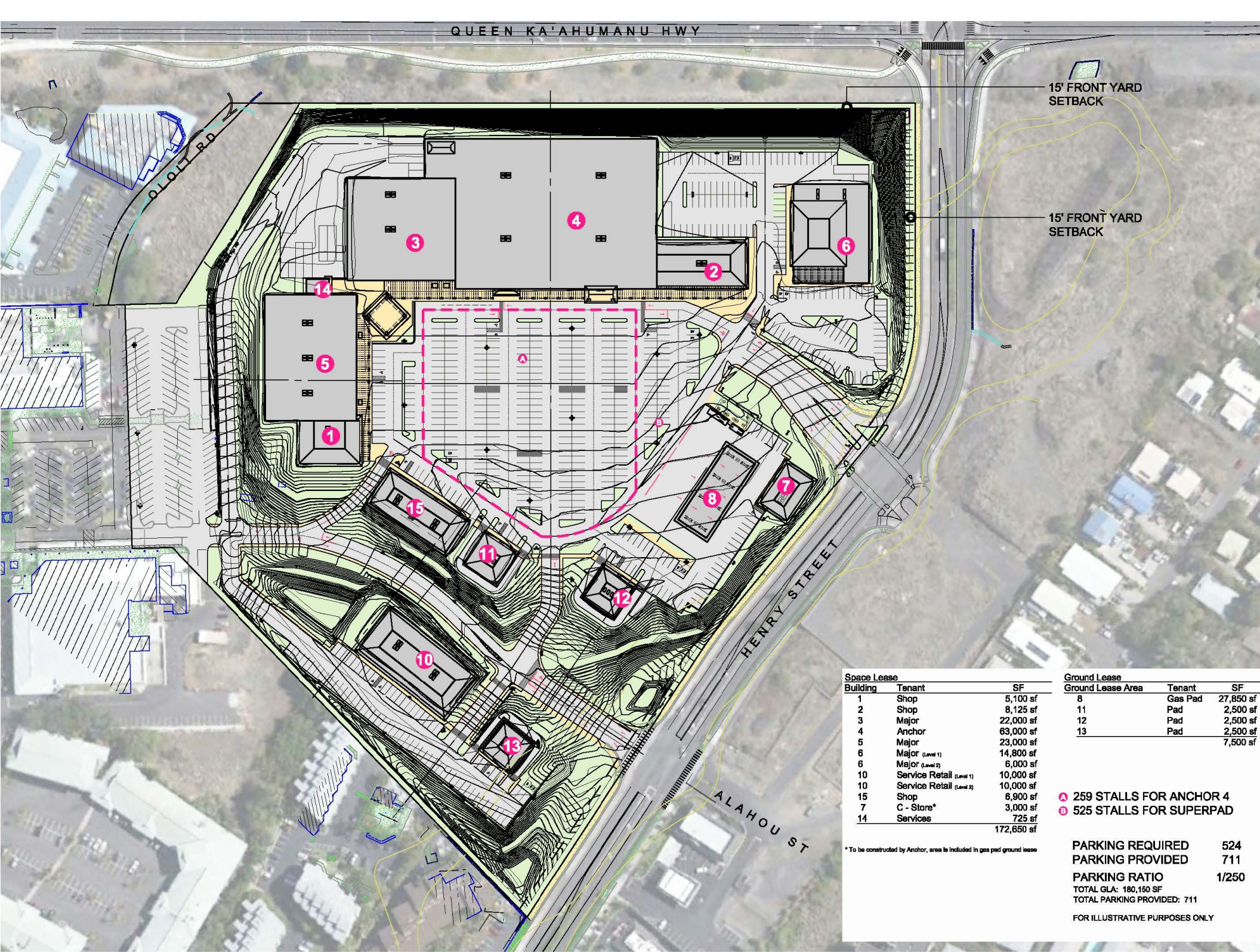
From: noreplyEPIC@hawaiicounty.gov <noreplyEPIC@hawaiicounty.gov>
Sent: Monday, October 6, 2025 8:05 AM
To: [REDACTED]
Cc: rosalind.newlon@hawaiicounty.gov
Subject: Plan PL-KVD-2025-000063

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

to further process this application for Kailua Village Design Review, please provide the following:

- 1) Please provide justification for removing previously approved "Gathering Place" and replacing with parking spaces when there is excess parking for this shopping center.
- 2) Please provide drawn to scale site plan for the proposed new parking spaces to confirm compliance with dimensions and required back up aisle.
- 3) If available, include a request for a new sign for the new tenant space.
[Access your record online here](#)

This is a no-reply e-mail address. To contact us, please send an e-mail to
rosalind.newlon@hawaiicounty.gov



QUEEN KA'AHUMANU HWY

15' FRONT YARD
SETBACK

15' FRONT YARD
SETBACK

HENRY STREET

ALAHOU ST

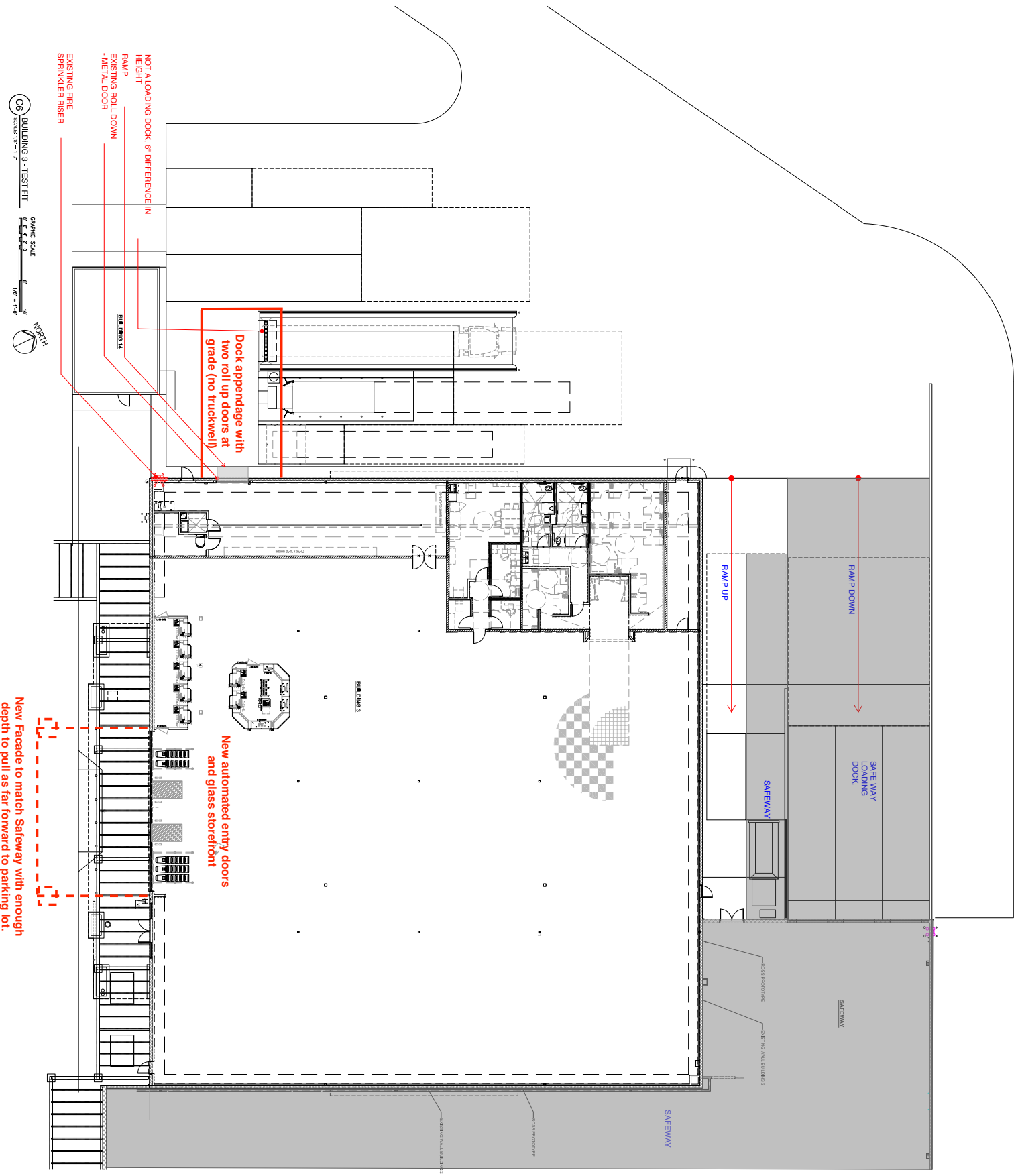
Space Lease		
Building	Tenant	SF
1	Shop	5,100 sf
2	Shop	8,125 sf
3	Major	22,000 sf
4	Anchor	63,000 sf
5	Major	23,000 sf
6	Major (Level 1)	14,800 sf
6	Major (Level 2)	6,000 sf
10	Service Retail (Level 1)	10,000 sf
10	Service Retail (Level 2)	10,000 sf
15	Shop	6,900 sf
7	C - Store*	3,000 sf
14	Services	725 sf
		172,650 sf

* To be constructed by Anchor, area is included in gas pad ground lease

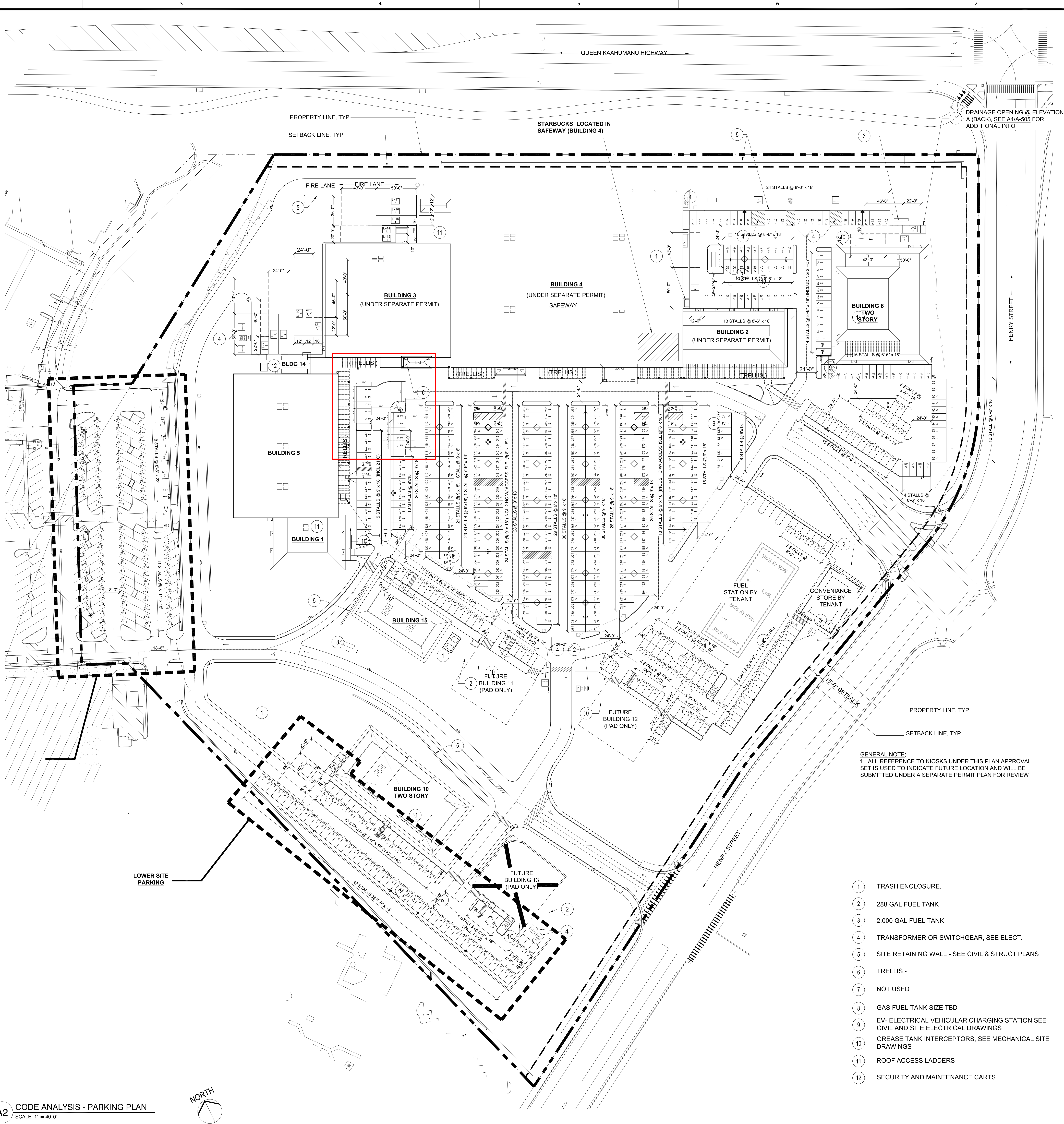
Ground Lease		
Ground Lease Area	Tenant	SF
8	Gas Pad	27,850 sf
11	Pad	2,500 sf
12	Pad	2,500 sf
13	Pad	2,500 sf
		7,500 sf

- A 259 STALLS FOR ANCHOR 4
- B 525 STALLS FOR SUPERPAD

PARKING REQUIRED 524
PARKING PROVIDED 711
PARKING RATIO 1/250
TOTAL GLA: 180,150 SF
TOTAL PARKING PROVIDED: 711
FOR ILLUSTRATIVE PURPOSES ONLY



PARKING SUMMARY			
PARKING PROVIDED			
Zoning Chapter 25, Division 5 Section 25-4-51 (4)			
REQUIRED BY COUNTY OF HAWAII			
PARKING RATIO: 1 STALL/300 SF OF GROSS FLOOR AREA			
PROVIDED			
PARKING RATIO: 1 STALL/ 250 SF			
SUPERPAD:			
ANCHOR 4 (DEDICATED - SAFEWAY STORE) 1/250		252	
OTHER		276	
	SUBTOTAL	528	
LOWER SITE PARKING			
		75	
LANIHAU PARKING			
		107	
TOTAL PARKING PROVIDED			
		710	
PARKING BY TYPE:			
	STANDARD - S	671	
COMPACT - C		24	
VAN ACCESS HANDICAP - VHC		4	
HANDICAP - HC		11	
TOTAL PARKING (INCLUDES 8 STALLS RESERVED FOR ELECTRIC VEHICLE CHARGING)			
		710	
	ADDITIONAL 10 PARKING SPACES	720	
LOADING SPACE BY TYPE			



NIUMALU MARKET PLACE

QUEEN KA'A'HUMANU HIGHWAY & HENRY STREET

KAILUA-KONA, HAWAII 96740

TMK: 7-5-004 : 007

CODE ANALYSIS - PARKING PLAN

This work was prepared by me or under my supervision and construction of this project will be under my observation.

(Seal of a contractor as defined in Chapter 16-115 Subchapter 1, Division of the Board of Professional Engineers, Architects, Surveyors, and Landscape Architects.)

4/30/20

signature

expiration date of the license

NOTE: Contractor to check and verify all dimensions at job before proceeding with work.

PROJECT NO.: 0668.001

CAD DWG FILE:

DRAWN BY:

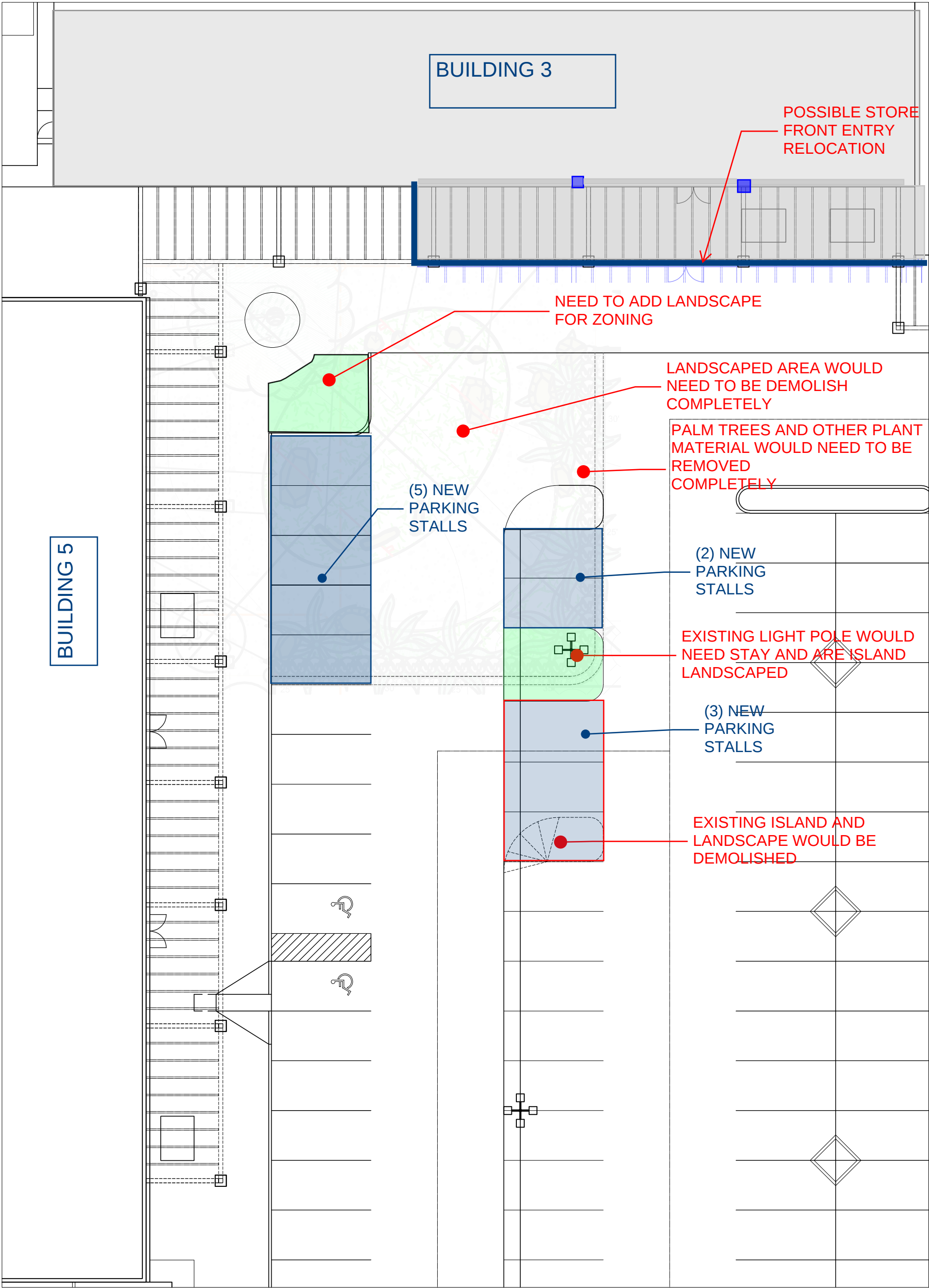
DATE:

DRAWING NO:

G-005

of Sheets

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NIUALU MARKETPLACE - OPTION 1 - STUDY OF ADDED PARKING STALLS NEAR BUILDING 3 (ADDED 10 NEW PARKING STALLS)
PARTIAL PLAN
SCALE: 3/32"

3/17/2025



KAILUA VILLAGE DESIGN COMMISSION
DESIGN REVIEW PROCESS FOR PROJECTS WITHIN
THE KAILUA VILLAGE SPECIAL DISTRICT

Proposed projects within the Kailua Village Special District that require Plan Approval will require the Kailua Village Design Commission (KVDC) review and recommendations. The KVDC's recommendations are forwarded to the Planning Director for consideration during the review of subsequent land use approvals, including Plan Approval. Final Plan Approval must occur prior to Building Permit approval.

The KVDC provides architectural and design review of projects within the Kailua Village Special District when an application requiring Plan Approval is submitted to the Planning Department, pursuant to Section 25-7-4 of the Hawaii County Zoning Code. See Section 25-2-72 of the Zoning Code for the requirements for an application for Plan Approval. Plan Approval is required for any new structure or development or any addition to an existing structure or development in all districts except the RS, RA, FA, A, and IA districts, and except for the construction of one single family dwelling and any accessory buildings per lot.

View the Hawaii County website on the internet to obtain information:

Plan Approval Application is available at: <http://co.hawaii.hi.us/forms/planforms.html>

Zoning Code information is available at: <http://co.hawaii.hi.us/planning/rules.htm>

All or a portion of the Tax Map Key Plats identified below are within the Kailua Village District. Call the Planning Department (tel. 327-3510) to find out if your project is in the Kailua Village District:

7-4-08; 7-4-10; 7-4-15;
7-5-03; 7-5-04; 7-5-05; 7-5-06; 7-5-07; 7-5-08; 7-5-09; 7-5-10;
7-5-17; 7-5-18; 7-5-22; 7-5-23; 7-5-26; 7-5-30; 7-5-31.

For a proposed project that is located within the Kailua Village Special District, KVDC review is scheduled when an application requiring Plan Approval is submitted to the Planning Department. Call the Planning Department for information on when the KVDC meets, scheduling deadlines, and submittal requirements.

For KVDC design review, applicants are to submit to the Planning Department the identical general information and site plan information that is required for the Plan Approval application. The general information should be submitted using the attached form to the Planning Department. In addition, applicants are to submit supplemental architectural and design information that will be used by the KVDC to review the architectural features and design of the project.

For KVDC design review, applicants are to submit the following to the Planning Department.

1. GENERAL INFORMATION (Same As Required in Plan Approval application)

Provide the following general information:

- (1) Applicant's Name, Signature with Date, Address, Telephone number, and Applicant's Interest, if not recorded owner;
- (2) Recorded Owner's Name, Owner's Authorization Signature with Date, Address, and Telephone Number; and
- (3) Proposed Use, Tax Map Key, Street Address of Property, State Land Use District, Land Area (in acres or sq. ft.) , and County Zoning.

2. SITE PLAN (Same As Required in Plan Approval application)

Provide a site plan, drawn to scale and fully dimensioned, indicating clearly the following:

- (1) The location and dimension of the building site;
- (2) The location, size, height, and use of all existing and proposed structures;
- (3) All yards and open spaces;
- (4) Location, height, and material of all fences and walls;
- (5) The standard of improvement and location, number, and size of spaces, arrangements and on-site circulation of all off-street parking and loading facilities including points of access thereto from adjoining streets;
- (6) The location, general nature, and type, and protection or shielding devices of all exterior lighting;
- (7) All proposed landscaping and planting;
- (8) All proposed street dedication and improvement, if any; and
- (9) Any other information required by the director.

[Note: The certification of clearance (from the Director of Finance that the real property taxes and all other fees relating to the subject parcel(s) have been paid and that there are no outstanding delinquencies) is not required for KVDC review, but will be required when the Plan Approval application is submitted.]

3. ARCHITECTURAL AND DESIGN INFORMATION (For presentation to the KVDC)

Applicants are to provide one presentation size (recommended 24 in. x 36 in.) set and eleven sets of reduced size (recommended either 11 in. x 17 in. size or 8-1/2 in. x 11 in. size) of the SITE PLAN drawings (this is the same as indicated in Paragraph No. 2. SITE PLAN above). For presentation to KVDC, the applicants should make certain that the following are clearly depicted in the submitted drawings:

- (1) Site Plan showing TMK Parcel boundaries, and showing existing and proposed building locations.
- (2) Building elevations showing the architectural design of the building exteriors, depicting or describing proposed exterior colors and materials. Notation of ground elevation with contour lines or selected spot elevations is recommended. Earth tone colors are recommended. Applicants should provide color samples. If reasonable and appropriate, Applicants may provide samples of exterior building materials.
- (3) Location, design, and colors of proposed sign(s), if any.

All submitted drawings and samples of colors/materials will not be returned.

Aloha!

The County of Hawai'i Planning Department has launched its Electronic Processing and Information Center (EPIC) system, which allows applicants to submit applications and payments to the Planning Department electronically.

What is the EPIC system?

The EPIC system is an electronic **submittal system only**. What does this mean? EPIC replaces the process of mailing/dropping off your completed paper application and fee to the Planning Department; it does not replace the process of filling out the application form. Applicants will still need to download the appropriate Planning Department application form from our website (www.planning.hawaiicounty.gov), fill it out, and collect any supporting documents prior to submittal.

How does EPIC affect the application submittal process?

With the launch of the EPIC system, the Planning Department is no longer accepting paper applications. All application submittals and payments must be completed through EPIC.

I've filled out the application and collected my supporting documents. Now what?

- Save your application and documents in PDF form.
- Create your user account in EPIC. Visit www.planning.hawaiicounty.gov and click on the **Electronic Processing and Information Center** banner. You will be redirected to EPIC's Customer Self-Service (CSS) portal, where you may create a new user account.
- Once your account is created, select the application you wish to apply for. During the submittal process:
 - When prompted to **Add Contacts**, you may add any person/company as a Contact so long as that Contact has their own EPIC user account. Contacts will be able to view your application and any documents associated with your submittal. As some applications may contain personal financial information, please do not add contacts whom you do not wish to be able to access this information.
 - When prompted to **Add Attachments**, please upload your PDF file(s).

Where do I find out more information about the EPIC system and how to use it?

- How-to videos for navigating the EPIC system are available online.
 - Visit www.planning.hawaiicounty.gov
 - Click on the **Electronic Processing and Information Center** banner
 - On EPIC's welcome page, click **Help** and scroll through the drop-down menu to view the list of available how-to videos
- Need more help? Please contact us:
 - HILO Main line: (808) 961-8288
 - KONA Main line: (808) 323-4770
 - Email: planning@hawaiicounty.gov



COUNTY OF HAWAII

**Electronic Processing and
Information Center (EPIC)**