



A BILL FOR AN ORDINANCE

RELATING TO PUBLIC OFF-STREET PARKING.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Purpose. The purpose of this ordinance is to facilitate the Honolulu Affordable Housing Preservation Initiative ("HAHPI"), through which the city seeks to transition ownership and management of twelve city apartment complexes to private operators or managers of affordable housing. Three of those projects are: Chinatown Gateway Plaza (Bethel-Hotel), Harbor Village (River-Nimitz), and Marin Tower (Maunakea-Smith: Area 3), each of which has parking facilities regulated under Chapter 15, Article 23 of the Revised Ordinances of Honolulu 1990, as amended. This amendment will facilitate the transfer of those parking facilities via long-term ground leases awarded through the HAHPI Request for Proposals.

This ordinance will: (1) eliminate city regulation of tenant leases for Chinatown Gateway Plaza (Bethel-Hotel), Harbor Village (River-Nimitz), and Marin Tower (Maunakea-Smith: Area 3), once ground leases for these projects are approved by the council; (2) reserve to the city the use of a specified number of public parking spaces in each of these three projects; and (3) retain council authority to set time limits, parking fees, and other regulations for the reserved public parking spaces in each of these three projects.

This ordinance also provides that all parking revenues from these three projects, once leased, will inure to the lessee(s), while the increased premium to be paid to the city for the lease of each of these three projects (because the lease will include the parking facilities and parking revenue stream) will be allocated by the city to the appropriate dedicated fund.

SECTION 2. Section 15-23.2, Revised Ordinances of Honolulu 1990, as amended, is amended to read as follows:

"Sec. 15-23.2 Metered parking facilities.

The following time limits, parking fees, and other regulations shall be applicable to the parking facilities listed:



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Facility	Parking Limit (No. of Hours)	Fee Rate	Special Hours	Other
Bishop-Kukui (Area 2)	3	\$1.50/Hour		
Kuhio-Kaiolu	5	\$1.50/Hour		
HPD	2	\$1.50/Hour		Director of transportation services to designate areas and post time limits on meters or signs.
Kailua	5 and 3	\$.75/Hour		Director of transportation services to designate areas and post time limits on meters or signs.
Kailua Elderly	5 and 3	\$.75/Hour		Director of transportation services to designate areas and post time limits on meters or signs.
Kaimuki 2 (Koko Head Ave/12th Ave)	2	\$.75/Hour		Director of transportation services to designate areas and post time limits on meters or signs.
Civic Center	3	\$1.50/Hour		
Salt Lake	2	\$.50/2 Hours		Time limits, not to exceed the maximum, to be fixed by director of transportation services and posted on meters or signs.
	12 (max.)	\$.10/Hour		
Palace Square	1/2	\$.75/Half-hour		
[Harbor Village (River-Nimitz)]	2	\$1.50/Hour]		
Wahiawa	1	None		Director of transportation services to designate areas and post time limits on meters or signs.

SECTION 3. Section 15-23.2A, Revised Ordinances of Honolulu 1990, as amended, is amended to read as follows:



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"Sec. 15-23.2A Attendant parking facilities.

(a) The following time limits, parking fees, and other regulations shall be applicable to the parking facilities listed:

Facility	Primary Period Hours/Rates	Secondary Period Hours/Rates	Public Monthly Rate	Lost Ticket Charge	Business Validation	Other
Alii Place (Alakea-Richards: Area 4a)	Monday-Friday 6 a.m.-5 p.m. \$.75/half-hour first 2 hours, \$1.50/half-hour thereafter	Monday-Friday 5 p.m.-midnight, Sat., Sun., holidays 6 a.m.-midnight \$.50/half-hour, maximum \$3.00	\$155.00	\$21.00	At primary rates, as may be adjusted.	Carpool parking program authorized. Early bird all-day parking authorized.
Harbor Court (Kaahumanu: Area 6)	Monday-Friday 6 a.m.-5 p.m. \$.75/half-hour first 2 hours, \$1.50/half-hour thereafter	Monday-Friday 5 p.m.-midnight, Sat., Sun., holidays 6 a.m.-midnight \$.50/half-hour, maximum \$3.00	\$140.00	\$21.00	At primary rates, as may be adjusted.	Carpool parking program authorized. Early bird all-day parking authorized.



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Facility	Primary Period Hours/Rates	Secondary Period Hours/Rates	Public Monthly Rate	Lost Ticket Charge	Business Validation	Other
Marin Tower (Maunakea-Smith: Area 3) <u>(applicable only to 258 parking stalls that are reserved for city use as public parking)</u>	Monday-Friday 6 a.m.- 5 p.m. \$.75/half-hour first 2 hours, \$1.50/half-hour thereafter	Monday-Friday 5 p.m.-midnight, Sat., Sun., holidays 6 a.m.-midnight \$.50/half-hour, maximum \$3.00	\$125.00	\$21.00	At primary rates, as may be adjusted.	Carpool parking program authorized. Early bird all-day parking authorized. [Commercial tenant rate: \$125/month. Low-moderate income residential rate: \$40/month. Gap group income residential rate: \$60/month. Market residential rate: \$80/month.]
Kukui Plaza	Monday-Friday, except holidays 6 a.m.- 5 p.m. \$.75/half-hour first 2 hours, \$1.50/half-hour thereafter	Monday-Friday 5 p.m.-midnight, Sat., Sun., holidays 6 a.m.-midnight \$.50/half-hour, maximum \$3.00	\$100.00	\$21.00	At primary rates, as may be adjusted.	Carpool parking program authorized. Early bird all-day parking authorized. Low-moderate income resident rate: \$40/month.



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Facility	Primary Period Hours/Rates	Secondary Period Hours/Rates	Public Monthly Rate	Lost Ticket Charge	Business Validation	Other
Hale Pauahi	Monday-Friday except holidays 6 a.m.- 5 p.m. \$0.75/half-hour first 2 hours, \$1.50/half-hour thereafter	Monday-Friday 5 p.m.-midnight, Sat., Sun., holidays 6 a.m.-midnight \$0.50/half-hour, maximum \$3.00	\$90.00	\$21.00	At primary rates, as may be adjusted.	Carpool parking program authorized. Early bird all-day parking authorized. Commercial tenant rate: \$90/month. Below-market unit resident rate: \$40/month. Market unit resident rate: \$60/month. River-Pauahi resident rate: \$40/month. Pauahi Kupuna Hale resident rate: \$10/month.



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Facility	Primary Period Hours/Rates	Secondary Period Hours/Rates	Public Monthly Rate	Lost Ticket Charge	Business Validation	Other
Harbor Village (River-Nimitz) (applicable only to 76 parking stalls that are reserved for city use as public parking)	Monday-Friday 6 a.m.-5 p.m. \$.75/half-hour first 2 hours, \$1.50/half-hour thereafter	Monday-Friday 5 p.m.-midnight, Sat., Sun., holidays 6 a.m.-midnight \$.50/half-hour, maximum \$3.00	\$125.00	\$21.00	At primary rates, as may be adjusted.	Carpool parking program authorized. Early bird all-day parking authorized. [Commercial tenant rate: \$150/month. Low-moderate income resident rate: \$40/month. Gap group income resident rate: \$60/month. Market unit resident rate: \$80/month. Residential stalls may be reallocated to other residential tenants at the specified rates.]



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Facility	Primary Period Hours/Rates	Secondary Period Hours/Rates	Public Monthly Rate	Lost Ticket Charge	Business Validation	Other
Chinatown Gateway Plaza (Bethel-Hotel) <u>(applicable only to 80 parking stalls that are reserved for city use as public parking)</u>	Monday-Friday 6 a.m.-5 p.m. \$.75/half-hour first 2 hours, \$1.50/half-hour thereafter	Monday-Friday 5 p.m.-midnight, Sat., Sun., holidays 6 a.m.-midnight \$.50/half-hour, maximum \$3.00	\$150.00	\$21.00	At primary rates, as may be adjusted.	Carpool parking program authorized. Early bird all-day parking authorized. [Commercial tenant rate: \$150/month. Low-moderate income resident rate: \$40/month. Gap group income resident rate: \$60/month. Market unit resident rate: \$80/month.]



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Facility	Primary Period Hours/Rates	Secondary Period Hours/Rates	Public Monthly Rate	Lost Ticket Charge	Business Validation	Other
Kekaulike Courtyards (Kekaulike Area 7)	Monday-Friday except holidays 6 a.m.-5 p.m. \$.75/half-hour first 2 hours, \$1.50/half-hour thereafter	Monday-Friday 5 p.m.-midnight, Sat., Sun., holidays 6 a.m.-midnight \$.50/half-hour, maximum \$3.00	\$125.00	\$21.00	At primary rates, as may be adjusted.	Carpool parking program authorized. Early bird all-day parking authorized. Commercial tenant rate: \$125/month. Low-moderate income resident rate: \$40/month. Gap group income resident rate: \$60/month. Market unit resident rate: \$80/month.
Smith-Beretania	Monday-Friday 6 a.m.-5 p.m. \$.75/half-hour first 2 hours \$1.50/half-hour thereafter	Monday-Friday 5 p.m.-midnight, Sat., Sun., holidays 6 a.m.-midnight \$.50/half-hour maximum \$3.00	\$125.00	\$21.00	At primary rates as may be adjusted.	Carpool parking program authorized. Early bird all-day parking authorized.
Kaimuki 1 (12th Ave/11th Ave)	Monday-Friday except holidays 5 a.m. - 11 p.m. \$.75/hour first 2 hours, and \$1.50/hour thereafter. First 20 minutes free.	Sat., Sun., holidays 6 a.m. - midnight \$.75/hour	\$125.00	\$21.00	At primary rates, as may be adjusted.	



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- (b) The director of transportation services shall determine the occupancy rate of the facilities listed in [this section] subsection (a) on a semiannual basis. If the occupancy rate equals or exceeds 90 percent of the facility's capacity, the primary and secondary parking rates shall be increased by 15 cents per half-hour for the first two hours, and 30 cents per half-hour thereafter, provided that in no event shall the rates exceed three dollars per hour for the first two hours and four dollars and 50 cents per hour thereafter. If the occupancy rate decreases by 20 percent over the occupancy rate for the immediately preceding period of six months, the primary and secondary parking rates shall be decreased by 15 cents per half-hour for the first two hours and 30 cents per half-hour thereafter, provided that in no event shall the rates be reduced below the rates specified in subsection (a).

For the purposes of this subsection, "occupancy rate" shall mean the ratio, over a given time period, between the portion of the time vehicles were parked in a facility's parking spaces versus the total available space hours.

Any change in the rates shall become effective 30 days after its establishment by the director. At least seven days prior to the effective date, the director shall post a notice of the change at the affected parking facility.

- (c) The director of transportation services shall designate appropriate portions of each facility listed in subsection (a) for the parking, free of charge, of bicycles, motorcycles, motor scooters, and mopeds, as defined in HRS Section 291C-1.
- (d) The director of transportation services may establish a carpool parking program where authorized in subsection (a) and set monthly carpool parking rates which shall be no more than 70 percent of the public monthly rate established for each facility. In any facility where monthly carpool parking is authorized by this section, no less than 50 percent of spaces set aside for the public monthly parking program shall be allocated for the carpool parking program; provided that the director may reduce the percent of carpool parking stalls upon the director's findings that the demand for such spaces is less than 50 percent. Carpool spaces shall be in preferential locations and a valid carpool parking program permit shall be required for all vehicles parked in the designated carpool parking spaces or paying carpool parking rates.
- (e) The director of transportation services may establish an all-day early bird parking program where authorized in subsection (a) and set the all-day fee to be charged therefor; provided that in no event shall the early bird parking program be implemented to the detriment of daytime, short-term parkers nor shall such



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programs be implemented at any facility unless carpool spaces have been designated and offered at reduced parking rates as required in subsection (d). In any facility that the director of transportation services implements all-day early bird parking, the director shall offer all-day early bird carpool parking at a reduced rate which shall be no more than 70 percent of the daily all-day rate.

- (f) Commercial tenants and residents of city projects applying for authorization to use designated parking stalls therein shall be certified by the department of facility maintenance[.]; provided, however, that the foregoing shall not apply to commercial tenants and residents of the Marin Tower (Maunakea-Smith: Area 3), Harbor Village (River-Nimitz) and Chinatown Gateway Plaza (Bethel-Hotel) properties. Where authorized in subsection (a), business validation shall be for downtown businesses only.
- (g) When an ordinance increasing parking fees for monthly tenants of any city attendant parking facility is enacted, the department of facility maintenance shall immediately post signs at the affected facility notifying all monthly tenants of the increase. No increase on monthly parking rates shall be collected until 90 days after the signs have been posted."

SECTION 4. Section 15-23.5, Revised Ordinances of Honolulu 1990, as amended, is amended to read as follows:

"Sec. 15-23.5 Use of revenues.

- (a) All revenues derived from the operation and use of the public off-street parking facilities, other than the [River-Nimitz] Harbor Village (River-Nimitz), [Bethel-Hotel (Chinatown Gateway Plaza)] Chinatown Gateway Plaza (Bethel-Hotel), Marin Tower (Maunakea-Smith: Area 3) and Hale Pauahi parking facilities, shall be collected and deposited as prescribed in Section 15-22.9, and such revenues shall be used as prescribed in Section 15-22.10. All revenues derived from lessee operation and use of each of the leased parking facilities at the Harbor Village (River-Nimitz), Chinatown Gateway Plaza (Bethel-Hotel) and Marin Tower (Maunakea-Smith: Area 3) projects shall inure to the benefit of the lessee of the parking facility, in accordance with the terms of the governing lease with the city.
- [(b) All revenues derived from the operation and use of the River-Nimitz and Bethel-Hotel (Chinatown Gateway Plaza) parking facilities shall be deposited into the housing development special fund. Such revenues may also be used to provide for all expenses of operation, maintenance, improvement and betterment of the facilities.]



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- (b) Upon the execution of a long-term lease by the city of the Harbor Village (River-Nimitz) and/or Chinatown Gateway Plaza (Bethel-Hotel) projects, including their parking facilities, all proceeds payable at lease inception and allocated to parking under the terms of the lease for each of said projects shall be deposited into the housing development special fund.
- (c) All revenues derived from the operation and use of the Hale Pauahi parking facility shall be deposited into the rental assistance fund as prescribed in Section 6-45.2.
- (d) Upon the execution of a long-term lease by the city of the Marin Tower (Maunakea-Smith: Area 3) project, including its parking facilities, all proceeds payable at lease inception and allocated to parking under the terms of the lease shall be deposited as prescribed in Section 15-22.9."

SECTION 5. Ordinance material to be deleted is bracketed; new material is underscored. When revising, compiling or printing this ordinance for inclusion in the Revised Ordinances of Honolulu, the revisor of ordinances need not include the brackets, bracketed material, or underscoring.



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SECTION 6. This ordinance shall take effect on the first day of the month following sixty days after the last approval by the Council of the long-term ground leases for the Marin Tower (Maunakea-Smith: Area 3), the Harbor Village (River-Nimitz) and the Chinatown Gateway Plaza (Bethel-Hotel) properties.

INTRODUCED BY:

Ernest Martin (BR)

DATE OF INTRODUCTION:

March 13, 2012
Honolulu, Hawaii

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Angela Kondo
Deputy Corporation Counsel

APPROVED this 25th day of May, 20 12.

Peter B. Carlisle
PETER B. CARLISLE, Mayor
City and County of Honolulu

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

ORDINANCE 12-13

BILL 24 (2012), CD1

Introduced: 03/13/12 By: ERNEST MARTIN (BR)

Committee: BUDGET

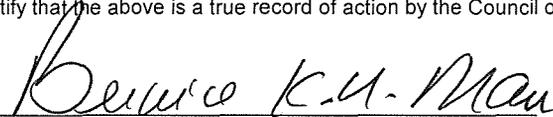
Title: A BILL FOR AN ORDINANCE RELATING TO PUBLIC OFF-STREET PARKING.

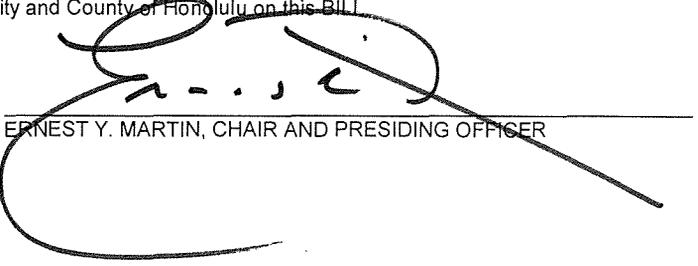
Links: [BILL 24 \(2012\)](#)
[BILL 24 \(2012\), CD1](#)
[CR-118](#)
[CR-163](#)

Voting Legend: Y= Aye, Y* = Aye w/Reservations, N = No, A = Absent, ABN = Abstain

COUNCIL	03/21/12	BILL PASSED FIRST READING AND REFERRED TO COMMITTEE ON BUDGET.							
ANDERSON	Y	BERG	Y	CACHOLA	Y	CHANG	Y	GABBARD	Y
GARCIA	Y	HARIMOTO	A	KOBAYASHI	Y	MARTIN	Y		
BUDGET	04/04/12	CR-118 – BILL REPORTED OUT OF COMMITTEE FOR PASSAGE ON SECOND READING AND SCHEDULING OF A PUBLIC HEARING.							
PUBLISH	04/14/12	PUBLIC HEARING NOTICE PUBLISHED IN THE HONOLULU STAR-ADVERTISER.							
COUNCIL/PUBLIC HEARING	04/25/12	CR-118 ADOPTED. BILL PASSED SECOND READING, PUBLIC HEARING CLOSED AND REFERRED TO COMMITTEE ON BUDGET.							
ANDERSON	Y	BERG	Y	CACHOLA	Y	CHANG	A	GABBARD	Y
GARCIA	Y	HARIMOTO	Y	KOBAYASHI	Y	MARTIN	Y		
BUDGET	05/02/12	CR-163 – BILL REPORTED OUT OF COMMITTEE FOR PASSAGE ON THIRD READING AS AMENDED IN <u>CD1</u> FORM.							
PUBLISH	05/03/12	SECOND READING NOTICE PUBLISHED IN THE HONOLULU STAR-ADVERTISER.							
COUNCIL	05/09/12	CR-163 ADOPTED AND BILL 24 (2012), CD1 PASSED THIRD READING AS AMENDED.							
ANDERSON	Y	BERG	N	CACHOLA	Y	CHANG	Y	GABBARD	Y
GARCIA	Y	HARIMOTO	Y	KOBAYASHI	Y	MARTIN	Y		

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this Bill.


BERNICE K. N. MAU, CITY CLERK


ERNEST Y. MARTIN, CHAIR AND PRESIDING OFFICER