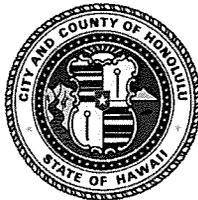


PLANNING COMMISSION  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8007 • FAX: (808) 768-6743  
DEPT. WEB SITE: [www.honoluluudpp.org](http://www.honoluluudpp.org) • CITY WEB SITE: [www.honolulu.gov](http://www.honolulu.gov)

KIRK CALDWELL  
MAYOR



KA'IULANI K. SODARO, Chair  
CORD D. ANDERSON, Vice-Chair  
GAYLE PINGREE  
RODNEY KIM  
JAMES C. PACOPAC  
ARTHUR B. TOLENTINO  
DANIEL S. M. YOUNG  
STEVEN S. C. LIM  
DEAN I. HAZAMA

July 3, 2013

The Honorable Ernest Y. Martin, Chair  
and Members  
Honolulu City Council  
530 South King Street, Room 202  
Honolulu, Hawai'i 96813

RECEIVED  
CITY CLERK  
& C OF HONOLULU  
2013 JUL -5 AM 8:37

Dear Chair Martin and Councilmembers:

SUBJECT: Request for a Change in Zoning from B-2 Community Business District to BMX-3 Community Business Mixed-Use District, McCully, Oahu, Tax Map Key: 2-3-034: Portion of 0-27 and Portion of Kalakaua Avenue

The Planning Commission held a public hearing on June 12, 2013, on the above subject matter. One person testified in support and no written testimony was received. The public hearing was closed on June 12, 2013.

The Planning Commission voted on June 12, 2013, to recommend approval of the request with the conditions recommended by the Director of the Department of Planning and Permitting.

Attached is the report from the Director of the Department of Planning and Permitting and the original copy of the draft Bill.

Sincerely,

Handwritten signature of Cord Anderson.

Cord Anderson, Acting Chair  
Planning Commission

APPROVED:

Handwritten signature of Kirk Caldwell.

Kirk Caldwell  
Mayor

APPROVED:

Handwritten signature of George I. Atta.

George I. Atta, FAICP, Director  
Department of Planning and Permitting

Handwritten signature of Ember Lee Shinn.

Ember Lee Shinn  
Managing Director

CA:gct  
Attachments

City Council

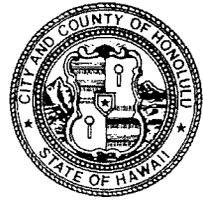
Authorization George I. Atta  
Advertisement MAY 31, 2013  
Public Hearing June 12, 2013

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**  
650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8000 • FAX: (808) 768-6041  
DEPT. WEB SITE: [www.honolulu.gov](http://www.honolulu.gov) • CITY WEB SITE: [www.honolulu.gov](http://www.honolulu.gov)

RECEIVED

'13 MAY 13 P1:33

KIRK CALDWELL  
MAYOR



GEORGE I. ATTA, FAICP  
DIRECTOR  
ARTHUR D. CHALLACOMBE  
DEPUTY DIRECTOR

2012/Z-7 (MH)

May 10, 2013

**MEMORANDUM**

TO: KA'IULANI K. SODARO, CHAIR  
AND MEMBERS OF THE PLANNING COMMISSION

FROM : GEORGE I. ATTA, FAICP, DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

SUBJECT: *George I. Atta*  
REQUEST FOR A CHANGE IN ZONING FROM B-2 COMMUNITY BUSINESS DISTRICT WITH A 60-FOOT HEIGHT LIMIT TO BMX-3 COMMUNITY BUSINESS MIXED-USE DISTRICT WITH A 150-FOOT HEIGHT LIMIT, 1812 KALĀKAUA AVENUE, MCCULLY, OAHU, TAX MAP KEYS: 2-3-034: PORTION OF 027 AND PORTION OF KALĀKAUA AVENUE

Transmitted for appropriate action is our report and recommendation for APPROVAL for a proposed zone change from B-2 Community Business District with a 60-foot height limit to BMX-3 Community Business Mixed-Use District with a 150-foot height limit for the subject property. The purpose of this zone change is to allow development of the Plaza at Waikīkī, which is a senior assisted living facility.

The Applicant (MW Group, Ltd.) originally proposed to change the zoning of the entire parcel 27 (approximately 28,761 square feet) from B-2 Community Business District with a 60-foot height limit to BMX-3 Community Business Mixed-Use District with a 150-foot height limit. After further review of the site, the portion of parcel 27 that extends out to the northwest, which is approximately 495 square feet, is already zoned BMX-3. Thus, the Applicant's proposal has been modified to rezone the remaining majority portion (approximately 28,266 square feet). In conjunction with this modification, the Department of Planning and Permitting (DPP) is also proposing to rezone approximately 12,507 square feet for the adjacent portion of Kalākaua Avenue from B-2 to BMX-3 to eliminate creating "remnant zoning".

Therefore, the combined total area of the Applicant's and DPP's proposals for rezoning from B-2 to BMX-3 is approximately 40,773 square feet. Certain conditions of approval relate to affordable housing program, streetscape environment, drainage system, transportation system, and other standard conditions.

Ka'iulani K. Sodaro, Chair  
and Members of the Planning Commission  
May 10, 2013  
Page 2

Please review the report and recommendation and forward them, together with your findings and recommendation through the Mayor, to the City Council.

GIA:bkg  
1023768

#### Attachments

cc: Ember Lee Shinn, Managing Director  
Daniel D. Cody, Vice President, MW Group, Ltd.  
Lisa Leonillo Imata, President, PlanPacific, Inc.

DEPARTMENT OF PLANNING AND PERMITTING  
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION )  
 )  
 OF )  
 )  
 MW GROUP, LTD. )  
 FOR A ZONE CHANGE FROM )  
 B-2 COMMUNITY BUSINESS DISTRICT )  
 TO BMX-3 COMMUNITY BUSINESS )  
 MIXED-USE DISTRICT )  
 )

---

FILE NO. 2012/Z-7

FINDINGS OF FACT, ANALYSIS,  
CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information.

PROJECT NAME : The Plaza at Waikīkī

APPLICANT : MW Group, Ltd.

LANDOWNER : Hawai'i Public Television Foundation

AGENT : PlanPacific, Inc.

LOCATION : 1812 Kalākaua Avenue (**Attachment 1**)

TAX MAP KEY : 2-3-034: Portion of 027

LAND AREA : Applicant's proposal:  
Approximately 28,266 square feet  
Department of Planning and Permitting's  
proposal: Approximately 12,507 square feet  
Total land area:  
Approximately 40,773 square feet

RECORDATION : Land Court

STATE LAND USE DISTRICT : Urban District

DEVELOPMENT PLAN : Primary Urban Center Development Plan  
AREA

DEVELOPMENT PLAN LAND USE POLICY	:	Within the Urban Community Boundary in the District Commercial designation
PUBLIC INFRASTRUCTURE MAP	:	Arterial Roadways (Public Infrastructure Map (PIM) Symbols 062, 064, and 086) Rapid Transit Corridors (PIM Symbol 026: Honolulu Rapid Transit Program and PIM Symbol 148: Honolulu High Capacity Transit Corridor Project) ( <b>Attachment 2</b> )
EXISTING ZONING	:	B-2 Community Business District
EXISTING USE	:	Vacant, temporary recycling collection station
SURROUNDING LAND USE	:	The site is surrounded by a mix of multi-family dwelling condos, offices, and retail

- B. Proposal. The Applicant, MW Group, Ltd., originally proposed to change the zoning of the entire parcel 27 (approximately 28,761 square feet) from B-2 Community Business District with a 60-foot height limit to BMX-3 Community Business Mixed-Use District with a 150-foot height limit.

The purpose of the Applicant’s zone change is for a senior assisted living facility.

After further review of the site, the portion of parcel 27 that extends out to the northwest, which is approximately 495 square feet, is already zoned BMX-3. Thus, the Applicant’s proposal has been modified to rezone the remaining majority portion (approximately 28,266 square feet) of parcel 27 from B-2 to BMX-3. In conjunction with this modification, the Department of Planning and Permitting (DPP) is also proposing to rezone approximately 12,507 square feet for the adjacent portion of Kalākaua Avenue from B-2 to BMX-3 to eliminate creating “remnant zoning”. (Refer to **Attachment 1**, Location Map.) Therefore, the combined total area of the Applicant’s and the DPP’s proposals for rezoning from B-2 to BMX-3 is approximately 40,773 square feet.

- C. Background. During the mid-1900s, the subject property was owned by the State of Hawai’i, leased by the Veterans of Foreign Wars of the United States and became the site of their clubhouse. The clubhouse was demolished in 1994. The property was purchased by the current fee owner, Hawai’i Public Television Foundation, in 2003. No other structures or uses have been recorded and the property remains vacant with no significant improvements.
- D. Description of Proposed Project. The Applicant is proposing to develop an assisted living facility for seniors. It would be a single structure up to 8 floors with approximately 110,000 square feet of total floor area and up to 140 individual units with congregate facilities. Under the Land Use Ordinance (LUO), this is a group living facility. In the BMX-3 zoning district, group living facilities require a Conditional Use Permit-Major. All required off-street parking will be provided on-site. The building is planned to be about 100 feet high.

## II. FINDINGS OF FACT

On the basis of the evidence presented, the Director has found:

- A. Description of the Site. The site is generally flat and is currently used as a community recycling collection and redemption site. It is bounded by the Ala Wai Promenade (multi-use paved pathway) and Ala Wai Canal to the south, Kalākaua Avenue and the Hawai'i Convention Center to the west, a restaurant to the north, and a drainage canal (Makiki Stream) and apartment buildings to the east. Access to the site is from Kalākaua Avenue.

According to the Soil Conservation Service's (SCS's) "Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii" dated August 1972, the soil series found at this site is Fill land, mixed (FL). FL occurs mostly near Pearl Harbor and in Honolulu, adjacent to the ocean. FL consists of areas filled with material dredged from the ocean or hauled from nearby areas, garbage, and general material from other sources. FL is used for urban development including airports, housing areas, and industrial facilities.

- B. Public Agency Comments. The following public agencies were requested to evaluate the impact of the proposed zone change on their facilities and services. Agencies that submitted written comments are identified with a plus sign (+). Agencies stating that they have "no comments," "no objections," or "no impacts" are identified with an asterisk (\*). Agencies without a plus sign or asterisk did not comment. See **Attachment 3** for the comments received.

1. City Agencies:

Board of Water Supply (BWS)<sup>+</sup>  
Department of Community Services (DCS)  
Department of the Corporation Counsel (COR)  
Department of Emergency Management (DEM)  
Department of Design and Construction (DDC)<sup>+</sup>  
Department of Environmental Services (ENV)<sup>\*\*</sup>  
Department of Facility Maintenance (DFM)<sup>+</sup>  
Honolulu Authority for Rapid Transit (HART)<sup>+</sup>  
Honolulu Emergency Services Department (HES)  
Honolulu Fire Department (HFD)<sup>\*\*</sup>  
Honolulu Police Department (HPD)<sup>\*\*</sup>  
Managing Director's Office (MDO)  
Department of Human Resources (DHR)  
Department of Parks and Recreation (DPR)<sup>\*\*</sup>  
Department of Transportation Services (DTS)<sup>+</sup>

2. State Agencies:

Department of Business, Economic Development & Tourism (DBED&T)  
Environmental Planning Office (EPO), Department of Health (DOH)<sup>+</sup>  
Department of Land and Natural Resources (DLNR)<sup>+</sup>  
Department of Human Services (DHS)<sup>\*\*</sup>  
Office of Planning (OP)  
State Historic Preservation Office (SHPO)  
Department of Transportation (DOT)<sup>\*\*</sup>

3. Hawaiian Electric Company, Inc.\*\*

Significant agency comments are discussed in Section III, ANALYSIS.

- C. Community Organizations. As required by the LUO, the Applicant made a presentation to the McCully-Mō'ili'ili Neighborhood Board (NB) No. 8 on June 7, 2012. The following comments were reported in the McCully-Moiliili NB minutes:

1. Traffic Concerns. Many questions were raised as to the change in traffic flow that would be caused by the construction of this type of building. Representatives fielded questions as to what concerns would be addressed in the traffic study before the final presentation of the product.
2. Parking. The project has a large amount of parking stalls as compared to the residents who would be unable to drive.
3. Estimated Time of Opening. Possible opening in 2015, which takes into consideration the zone change (which could take up to a year and to address other considerations raised).
4. Location Considerations. Due to the location of the site, the surrounding neighborhoods of Ala Moana and Waikīkī should also be notified.
5. Employees. Approximately 90 full- and part-time employees will be encouraged to catch the bus to work through a reimbursement program for bus passes.
6. Suggestion. The MW Group should consider requesting the DPP to hold the hearing for this project at a centralized location.

There was no official action taken by the McCully-Mō'ili'ili NB at this meeting. On January 22, 2013, the DPP sent notification of the proposed zone change to the McCully-Mō'ili'ili NB No. 8. The DPP has not received a response as of the writing of this report.

The DPP also sent notices of the proposed zone change to the following community organizations:

- Waikīkī NB No. 9
- Ala Moana/Kaka'ako NB No. 11
- Life of the Land
- The Outdoor Circle
- Sierra Club of Hawai'i Chapter

The Waikīkī NB No. 9 commented that the proposed project provides many benefits for residents and the community at large as follows:

- Affordable housing for our kūpuna,
- Services for senior residents are in close proximity to the site to facilitate the completion of day-to-day activities without the use of a vehicle,

- Proximity to transit including the future terminus of the rail system near Ala Moana Center,
- Construction on an infill parcel which is currently vacant, and
- A well-designed structure, providing an aesthetic improvement at this gateway entrance to Waikīkī.

The Waikīkī NB No. 9 also commented that this project appears to comply with a full range of policies and provisions for the urban core of Honolulu generally and in particular, the Waikīkī area. The Board recommended to consider using this redevelopment as an opportunity to exhaust all efficiency and alternative energy options such as solar water heaters, micro-turbine (canister-type) windmills, green roofs, free parking for hybrid/electric vehicles, photovoltaic's, smart metering, and a physical orientation to capture natural trade wind circulation. The Board further recommended to pursue a Leadership in Energy and Environmental Design (LEED) certification. Lastly, the Waikīkī NB values the addition of sustainable, low impact, infill development in and near their community.

### III. ANALYSIS

#### A. Public Plans and Policies.

1. Chapter 205, Hawai'i Revised Statutes (HRS), Land Use Commission. The proposed project is in the State Urban District. The proposed BMX-3 zoning district is consistent with the purpose of the State Urban District.
2. General Plan. The following objectives and policies of the General Plan (GP) are relevant to the proposed zone change.

##### a. Population

Objective C: "To establish a pattern of population distribution that will allow the people of Oahu to live and work in harmony."

Policy 1: "Facilitate the full development of the primary urban center."

The proposed senior assisted residential facility will help to facilitate the full development of the Primary Urban Center (PUC). In 2010, the PUC's residential population was about 435,118 or 45.6 percent of Oahu's total population. The DPP's most recent projection is that the PUC's population will grow by about 12,582 people by the year 2035. This projected population for the PUC is approximately 43.1 percent of Oahu's total projected population of 1,038,300. This projected population for the PUC is well below the existing GP percentage of 46.0 percent. The proposed project will add 140 new group living facility units. These units will be a mix of studio and two-bedroom units to serve up to 170 residents, which will contribute to the development and increase in population within the PUC.

b. Housing

Objective A: “To provide decent housing for all the people of O’ahu at prices they can afford.”

Policy 7: “Provide financial and other incentives to encourage the private sector to build homes for low and moderate-income residents.”

Policy 12: “Encourage the production and maintenance of affordable rental housing.”

Policy 13: “Encourage the provision of affordable housing designed for the elderly and handicapped.”

As a group living facility, the project would not trigger an affordable housing requirement. However, if the land is developed for housing for rent or sale, then the development should comply with the standard affordable housing requirement.

Therefore, as a condition of approval, the standard Affordable Housing condition is recommended.

Objective C: “To provide the people of Oahu with a choice of living environments which are reasonably close to employment, recreation, and commercial centers and which are adequately served by public utilities.”

Policy 3: “Encourage residential development near employment centers.”

The proposed BMX-3 zoning supports the objective and policy above by allowing development of a senior living facility adjacent to Waikīkī. The site is within walking distance to the Ala Moana Shopping Center and Ala Moana Regional Park. Public transit is available and conveniently accessible at the former Hard Rock Café and the intersection of Kapiolani Boulevard and Kalakaua Avenue. The close proximity to Waikīkī, Ala Moana, existing bus routes, and parks are consistent with the objective and policy above. There will be opportunities to live and play in the same general vicinity, and the use of public transit would decrease the need for use of an automobile.

In summary, the proposed project is consistent with, and supports the objectives and policies of the General Plan.

3. Chapter 24, Revised Ordinances of Honolulu (ROH), Development Plans, Article 2, Primary Urban Center. Section 24-2.3(a), ROH provides that all proposed developments in the PUC be evaluated against how well they fulfill the vision for the PUC Development Plan (DP). The vision for the PUC is comprised of various key elements.

The proposed zone change is evaluated in terms of its consistency with the applicable vision element cited below:

- a. Section 2.3 of the PUC DP states:

“The PUC Offers In-Town Housing Choices for People of All Ages and Incomes”

The proposed development would add to the housing inventory and the choices for a place to live at the gateway to Waikīkī within the PUC.

- b. Section 3.2.2.3 and 3.2.2.4 of the PUC DP states:

“ . . . Along principal streets, buildings should be designed to reflect human scale, to create pleasant walking conditions, and to provide attractive front entrances.”

“ . . . Storefronts create interest and stimulate pedestrian activity along the street, especially when they are built to the property line and meet the public sidewalk.”

Since Kalākaua Avenue is a principal street, elements to create a pedestrian-friendly experience along its sidewalks should be included as part of any development. Elements may include canopy trees, seating, water features, landscape gardens, and commercial use, to activate the streetscape and support pedestrian activity along Kalākaua Avenue and the Ala Wai Promenade.

Therefore, as a condition of approval, the development along Kalākaua Avenue and the Ala Wai Promenade should include elements to create visual interest and support pedestrian activity in the area.

- c. Section 3.3.2 of the PUC DP states:

“Provide for special needs housing. Allow housing for people with special needs, such as group homes for the disabled or congregate living and care homes for the elderly, subject to special development standards or permit review. Promote the dispersal of special needs housing among various neighborhoods and avoid over-concentrating facilities in just a few areas.”

Approval of the proposed BMX-3 zoning district is a necessary entitlement towards the development of a senior assisted living facility that will provide special needs housing for the elderly. Therefore, the proposal is consistent with the policy cited above.

4. Chapter 21, ROH, Land Use Ordinance (LUO). Our analysis of project consistency with the proposed zoning is discussed as follows:

Section 21-3.120 of the LUO states the following:

“(b) The intent of the BMX-3 community business mixed use districts is to provide areas for both commercial and residential uses outside of the central business mixed use district and at a lower intensity than the central business mixed use district. Typically, this district would be applied to areas along major thoroughfares adjacent to B-2, BMX-4, A-3, AMX-2, and AMX-3 zoning districts. It is also intended that it be applied to areas where the existing land use pattern is already a mixture of commercial and residential uses, occurring horizontally, vertically or both.”

The proposed BMX-3 zoning district would allow development of the proposed senior assisted living facility outside of the central business mixed-use district along a major thoroughfare (Kalākaua Avenue). The site is adjacent to BMX-3 Community Business Mixed-Use District with a height limit of 350 feet to the west and north. The site is also adjacent to AMX-2 Apartment Mixed-Use District with a height limit of 150 feet to the northeast and A-2 Medium Density Apartment District with a height limit of 150 feet to the east. Further to the east is more BMX-3 zoning districts.

In addition to being consistent with the existing height limits of the AMX-2 and A-2 zoning districts, the proposed BMX-3 zoning district is also consistent with the intent of BMX-3 zoning district since the existing land use pattern of the surrounding area is already a mixture of commercial and residential uses, occurring horizontally and vertically.

Group living facilities are permitted in BMX-3 under a Conditional Use Permit (CUP) – Major Permit.

- B. Compliance with Environmental Laws. There was no Chapter 343, Hawai'i Revised Statutes' trigger that required the preparation of an Environmental Assessment (EA). The DPP determined that the proposed zone change does not constitute a “significant zone change” and does not warrant the submission of an EA.

1. Archaeological/Historic Resources. According to the “Archaeological Assessment for the Proposed Plaza at Waikīkī Assisted Living Center at 1812 Kalākaua Avenue, Waikīkī” by T.S. Dye & Colleagues, no significant historic properties were encountered during the archaeological assessment conducted at TMK: 2-3-034:027. The land has been altered during modern times. The extensive land alteration and lack of cultural remains make it unlikely that historic properties would be found during construction of the Plaza at Waikīkī. However, in the event that historic properties, including human remains, are inadvertently discovered during construction, work in the vicinity of the remains is to be halted until the police and a representative of the State Historic Preservation Division have an opportunity to determine jurisdiction of the remains. Work can resume once a determination has been made. Therefore, a condition of approval is not recommended.

2. Shoreline Management Area. The proposed project site is not within the Special Management Area (SMA) and is not subject to requirements under Chapter 25, ROH.
  3. Flood Hazard District. According to the Federal Emergency Management Agency's Map (Panel Number 15003C0366G (January 19, 2011)), the project site is located in Flood Zones AO and X. Zone AO is the flood insurance rate zone that corresponds to the areas of 100-year shallow flooding (usually sheet flow on sloping terrain) where average depths are between 1 and 3 feet. Average whole-depths derived from the detailed hydraulic analyses are shown within this zone. For this site, the "Depth 2" means that the finish floor elevation needs to be 2 feet above the highest adjacent grade. Zone X is an area determined to be outside of the 0.2 percent annual chance floodplain. No base flood elevations or depths are shown within this zone. See **Attachment 4**.
- C. Economic Impact. The proposed development would provide about 450-500 construction jobs, 90-100 jobs in the health care profession relating to assisted living/memory care, and increase tax revenues to the City and State. The existing community recycling collection and redemption operation will vacate the property.
- D. Public Facilities and Services. The review conducted by the various agencies was based on the Applicant's zone change proposal. Agency comments received regarding specific public facilities and services are summarized below.
1. Water System. According to the application, the average daily water demand at an existing similar assisted living facility is 110 gallons per day (gpd) per bed. Since 170 beds are in the proposal, the estimated average daily water demand is approximately 18,700 gpd of potable water. The BWS commented in a letter dated February 12, 2013, that the existing water system is adequate to accommodate the zone change for the proposed care facility. However, the BWS reserves the right to change any position or information stated herein up until the final approval of the building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval. When water is made available, the Applicant will be required to pay BWS' Water System Facilities Charges for resource development, transmission, and daily storage.

Therefore, since the proposed project can be accommodated by water system improvements that will be required prior to building permit issuance, a condition of approval is not recommended.

2. Drainage System. Pursuant to Sections 1-5.1B.2.b(4) of the Rules Relating to Storm Drainage Standards, the project is categorized as a "Priority B Project" since the new development will include a parking lot with at least 10,000 square feet of total impervious surface area. With that being the case, the project should consider, at minimum, appropriate Low-Impact Design (LID) Strategies and incorporate appropriate Source Control Best Management Practices (BMPs) to the maximum extent practicable.

The Makiki Stream wall elevations along the promenade located east of the project site is approximately 10.0 mean sea level (msl) and adjacent property elevations across the channel vary from 5 to 10 msl. It would appear the

proposed development and finish floor elevation would not have significant drainage impacts to the adjacent properties in terms of loss of conveyance. Drainage comments will be provided at the time construction plans are submitted for review. According to the application, factoring in the existing slope and grade along the adjacent Ala Wai Promenade, in addition to the two-foot flood depth, a finished floor elevation of at least four feet above the existing grade is recommended by the engineering consultants. Because the first two floors will accommodate parking, the third floor will be the lowest occupied floor and its floor height will be well above the minimum recommended.

Although the DFM did not have any objections, the DFM indicated that the Division of Road Maintenance has maintenance access on TMK: 2-3-034:036 to provide ongoing maintenance for the Makiki Stream Flood Control project. The access should have adequate clearance from any type of future facility. The application also states that analysis of meeting the proposed LID standards has not been completed at this stage of the project design. The landscaped ground cover proposed in the development of the property will significantly decrease the percentage of impervious surface on the property and provide opportunities for on-site storage of rainfall runoff to attain LID compliance.

Since the analysis of meeting the proposed LID standards has not been completed at this stage, a condition of approval is recommended: Prior to building permit approval, the Applicant is to submit to the DPP a site master plan addressing LID strategies and drainage BMPs, if the "Rules Relating to Storm Drainage Standards" (adopted December 12, 2012) are not yet in effect. These revised rules will take effect on June 1, 2013.

3. Wastewater System. The projected average daily wastewater flow for the proposed site is 17,000 gpd. The ENV studied the sewer system capacity in the Kapi'olani Corridor and concluded that there is sufficient capacity and the proposed project would be able to connect to the City's sewer system through the Kapi'olani Trunk Sewer without looking at alternative routing. Sewer connection application 2012/SCA-0729 for 170 beds and a bistro was approved by DPP's Wastewater Branch on December 7, 2012. Therefore, a condition of approval is not recommended.
4. Transportation System. The site is located on the east side of Kalākaua Avenue, between the Ala Wai Canal and Kapi'olani Boulevard. It is accessible via the existing roadway network (Kalākaua Avenue and connecting roadways), as well as public transportation lines.

The HART commented that in the application report, the planned Ala Moana Center rail transit station is 0.7 mile from the site. HART anticipates service start-up in 2019. HART also envisions extending the system to the University of Hawai'i (Manoa) with a proposed station generally located in the vicinity of the Kapi'olani Boulevard and Kalākaua Avenue intersection, less than a quarter-mile from the housing development.

HART commented that there will be an overlap of construction activity for both projects (Plaza at Waikīkī and proposed rail transit system) during the 2014 (mid) – 2015 (late) period. HART does not expect any significant conflicts (for example, transporting of heavy equipment or building materials with large

vehicles). HART has no objections to the proposed change in zoning with the increase in height from 60 feet to 150 feet. The DTS recommends that the driveway on Kalākaua Avenue be designed as an exclusive right-in/right-out driveway which prohibits left turns. The DTS also prefers that the Applicant obtain access to Kapi'olani Boulevard via the abutting parcel (TMK: 2-3-034: 028). The DTS commented that the area Neighborhood Board, as well as the area residents, businesses, etc., should be apprised of the proposed project details and the adjoining local street impacts.

A Traffic Impact Analysis Report (TIAR) dated December 12, 2012, was prepared by Julian Ng, Inc. for the proposed zone change. The TIAR studied existing conditions, future traffic conditions, development potential, evaluation of traffic generation potential, traffic analyses, bus service, parking, and impacts to parking and traffic during construction. The TIAR concluded that the proposed change in zoning will not have significant traffic impacts.

The change in zoning from B-2 to BMX-3 could also allow different uses, which would have less traffic impacts than projects constructed under the existing zoning. Furthermore, the proposed project will generate peak hour traffic volumes that will be considerably less than that generated by a commercial project.

The Applicant should prepare a time line or phasing plan of the anticipated date to obtain major building permit(s) for construction work, including the projected date of occupancy. The time line should identify when the construction management plan (CMP), the traffic management plan (TMP), and updates and/or validation to the findings of the initial TIAR (dated December 12, 2012), will be submitted for review and approval.

Kalākaua Avenue, which fronts the project, should be widened by 10 feet and the roadway section should match the sidewalk and curbing on the adjacent mauka property. Construction work should be completed prior to the issuance of the Certificate of Occupancy.

A rear driveway adjacent to Makiki Stream to Kapi'olani Boulevard should continue to be pursued to provide an additional access to this site. The configuration of the rear parking area should include provisions in the design to provide the additional access should a future opportunity arise to connect directly to Kapi'olani Boulevard.

Based on the comments above, a condition of approval related to the supporting transportation system is recommended.

5. Solid Waste System. The projected amount of solid waste that would be generated from the proposed development is approximately 1,200 pounds per day. According to the zone change application, the proposed Plaza at Waikīkī will contract with a private refuse hauling company to dispose of solid waste generated from the proposed project.

Disposal of solid waste is handled by the City's H-POWER plant at Campbell Industrial Park where it is either recycled or converted to ash by incineration, and

then trucked to the Waimanalo Gulch Landfill. The disposal of solid waste is an island-wide problem and should not be project specific to warrant denial. Therefore, a condition of approval is not recommended.

6. Park Facilities. The proposed project is not expected to significantly increase the demand on parks and playgrounds. Residents are likely to engage in a passive recreational activity such as walking. At the given location, it is possible that the Ala Wai Promenade, Ala Wai Community Park, Ala Wai Golf Course, and Ala Moana Regional Park will be used by some of the residents. In addition, the proposed project will have its own recreation and activity rooms. The DPR had no objections to the application.

Prior to the issuance of building permits, the Applicant will need to comply with applicable Park Dedication requirements. Therefore, a condition of approval relating to park facilities is not recommended.

7. Schools. Since the proposed project is for senior residents only, there is no impact on the demand or services for public or private educational facilities. Therefore, a condition of approval relating to schools will not be required.
8. Fire Protection. The HFD determined that there will be no significant impact to fire department services. Therefore, a condition of approval relating to fire protection is not recommended.
9. Police Services. The HPD commented that this project should have no significant impact on the operations of the HPD. Therefore, a condition of approval relating to police services is not recommended.

- E. Other Comments/Considerations. The DOH, Environmental Planning Office (EPO), suggested that the development consider strategies to support the sustainable design of communities. The DOH encourages everyone to apply these sustainability strategies and principles early in the planning and review of projects and requested future projects consider conducting a Health Impact Assessment.

The Plaza at Waikīkī project is being planned around a multi-modal transportation system to accommodate walking, transit, and private automobiles. A design intent is to create a walkable community for the elderly, which will also accommodate the use of alternative transportation modes such as The Bus and The HandiVan.

The Plaza at Waikīkī is being planned by incorporating the principles of smart growth through a higher density community for seniors in close proximity to shopping, recreational, and entertainment centers with easy access to a mix of alternative transportation choices. The Applicant will examine the sources available to support sustainable design of communities as suggested by the EPO.

The Applicant should address establishing a connection to the Ala Wai Promenade, which is an open space and pedestrian amenity for the community. At a minimum, the third floor spaces along the Ala Wai Promenade (Dining Room, Activity Room, etc.) should have generous windows to enable enjoyment of the promenade views, canal, and beyond.

According to the Applicant's agent, the architect will consider large windows allowable by building code. This comment can be considered under the CUP process.

The Applicant should address potential mauka view opportunities. Consultation with the agent reveals that at the pedestrian level, existing mauka views are very minimal due to the surrounding landscape. This comment can also be considered under the CUP process.

## VI. CONCLUSIONS OF LAW

The Director hereby makes the following conclusions:

Based on the foregoing analysis, the proposed zone change is consistent with State and City land use plans and policies. The proposed zone change also meets the purpose, intent, and development standards of the proposed zoning district, and should not significantly impact the surrounding land uses and necessary infrastructure capacities as discussed in the foregoing analysis and under recommended conditions of approval.

## V. RECOMMENDATION

Pursuant to the foregoing Findings of Fact, Analysis, and Conclusion, the Director of the Department of Planning and Permitting (DPP) recommends that a change in zoning from B-2 Community Business District with a 60-foot height limit to BMX-3 Community Business Mixed-Use District with a 150-foot height limit, as shown on Exhibit A-1 of the attached Draft Ordinance (**Exhibit A**), be APPROVED, subject to the Applicant's execution of a Unilateral Agreement (UA) under the provisions of Section 21-2.80 of the Land Use Ordinance (LUO). This is to be recorded with the Bureau of Conveyances and will include the following:

1. Affordable Housing Program. Prior to building permit approval for residential use, the Declarant shall execute an agreement to participate in an affordable housing plan acceptable to the DPP in accordance with adopted rules. The agreement shall provide for no less than 30 percent of the total residential units constructed to be affordable housing units.
2. Streetscape Environment. Development along Kalākaua Avenue shall include elements to create visual interest and support pedestrian activity at this major gateway to Waikīkī. These elements may include canopy trees, seating, water features, landscape gardens, and commercial use, to activate the streetscape and support pedestrian activity along Kalākaua Avenue and the Ala Wai Promenade.
3. Drainage System. Prior to building permit approval, the Declarant shall submit to DPP for review and approval a Site Master Plan addressing appropriate Low Impact Design Strategies and appropriate Source Control Best Management Practices to the maximum extent practicable, should the Rules Relating to Storm Drainage Standards not yet be in effect.
4. Transportation System. Prior to building permit approval or as specified below, the Declarant shall submit and obtain approval by the DPP and the Department of Transportation Services of the following plans and reports:

- a. A time line or phasing plan of the anticipated date to obtain major building permit(s) for construction work, including the projected date of occupancy, shall be prepared by the Applicant in a format acceptable to the Department. The time line shall identify when the construction management plan (CMP), the traffic management plan (TMP) and updates and/or validation to the findings of the initial traffic impact analysis report (TIAR) dated December 12, 2012 will be submitted for review and approval. 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) certificate of occupancy (CO). The TIAR, including supplemental studies or subsequent updates, shall be submitted and approved approximately one year after the issuance of the CO, as required, or when the occupancy rate of the project is at least at 80 percent. A new TIAR will be required if there is a significant change to the scope, from an assisted living center, or timing, more than five years from the initial projected completion date of the project.
- b. The CMP shall identify the type, frequency and routing of heavy trucks, and construction related vehicles. Every effort shall be made to minimize impacts from these vehicles and related construction activities. The CMP shall identify and limit vehicular activity related to construction to periods outside of the peak periods of traffic, utilizing alternate routes for heavy trucks, provisions for either on-site or off-site 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. Preliminary or conceptual traffic control plans shall also be included in the CMP. 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, and/or reconstruction if the condition of the roadways has deteriorated as a result of the related construction activities.
- c. A TMP shall include traffic demand management (TDM) strategies to minimize the amount of vehicular trips for daily activities and large events. TDM strategies could include car pooling or ride sharing programs, transit, bicycle and pedestrian incentives (primarily directed at employees of the project), and other similar TDM measures. A post TMP will be required approximately one year after the issuance of the CO to validate the relative effectiveness of the various TDM strategies identified in the initial report.
- d. A post TIAR will be required approximately one year after the issuance of the CO to validate the traffic projections, distribution, and assignment contained in the initial TIAR. If additional traffic mitigation measures or modifications are necessary to support related traffic impacts directly attributable to this development, the Applicant will be required to implement these measures. If the findings of the post TIAR are inconclusive, a follow up study may be required within a year of this prior study, as necessary. The updated TIAR shall include an analysis of the actual timed delays at each intersection approach to validate the intersection is not operating under constrained flow conditions.
- e. Kalākaua Avenue, which fronts the project, shall be widened by ten feet and the roadway section should match the sidewalk and curbing on the adjacent mauka property. Construction work shall be completed prior to the issuance of the CO.

- f. A rear driveway adjacent to Makiki Stream towards Kapi'olani Boulevard shall continue to be pursued to provide an additional access to this site. The configuration of the rear parking area should include provisions in the design to provide for this additional access, should a future opportunity arise to connect directly to Kapi'olani Boulevard.
  - g. The driveway on Kalākaua Avenue should be designed to restrict left turns into and out of the parking area. A portion of the public sidewalk may need to be relocated into the property and access easements may need to be established. Adequate vehicular sight distance shall be provided and maintained at all driveways to pedestrians and other vehicles. Driveway grades shall not exceed 5 percent for a minimum distance of 25 feet from the back of the designated pedestrian walkway. Entry gates and ticket dispensers shall be recessed as far into the driveway as necessary to avoid any queuing onto public streets.
5. Compliance with Other Governmental Requirements. The Applicant will be responsible for ensuring that the final plans for the proposed project approved under this permit comply with all applicable LUO and other governmental agencies' provisions and requirements.
  6. Annual Reports. On an annual basis, the Applicant will submit a written status report to the DPP documenting its satisfaction of and/or describing its progress toward complying with each condition of approval for this zone change. The status report will be submitted to the DPP by December 31 of each year until such time as the DPP has determined that all conditions of approval have been satisfied. If a status report is not submitted within the time specified, the Department may defer the processing of permits until a status report is submitted.
  7. Noncompliance with Conditions. In the event of noncompliance with any of the conditions set forth herein, the Director of the DPP should inform the City Council and may institute action to rezone the land, seek civil enforcement, or take appropriate action to terminate or stop the project until applicable conditions are met.
  8. Failure to Fulfill Any Conditions. Failure to fulfill any conditions to the zone change may be grounds for revocation of the permits issued under this zoning and grounds for the enactment of ordinances making further zone changes, including revocation of the underlying zoning, upon initiation by the proper parties in accordance with the Revised City Charter.

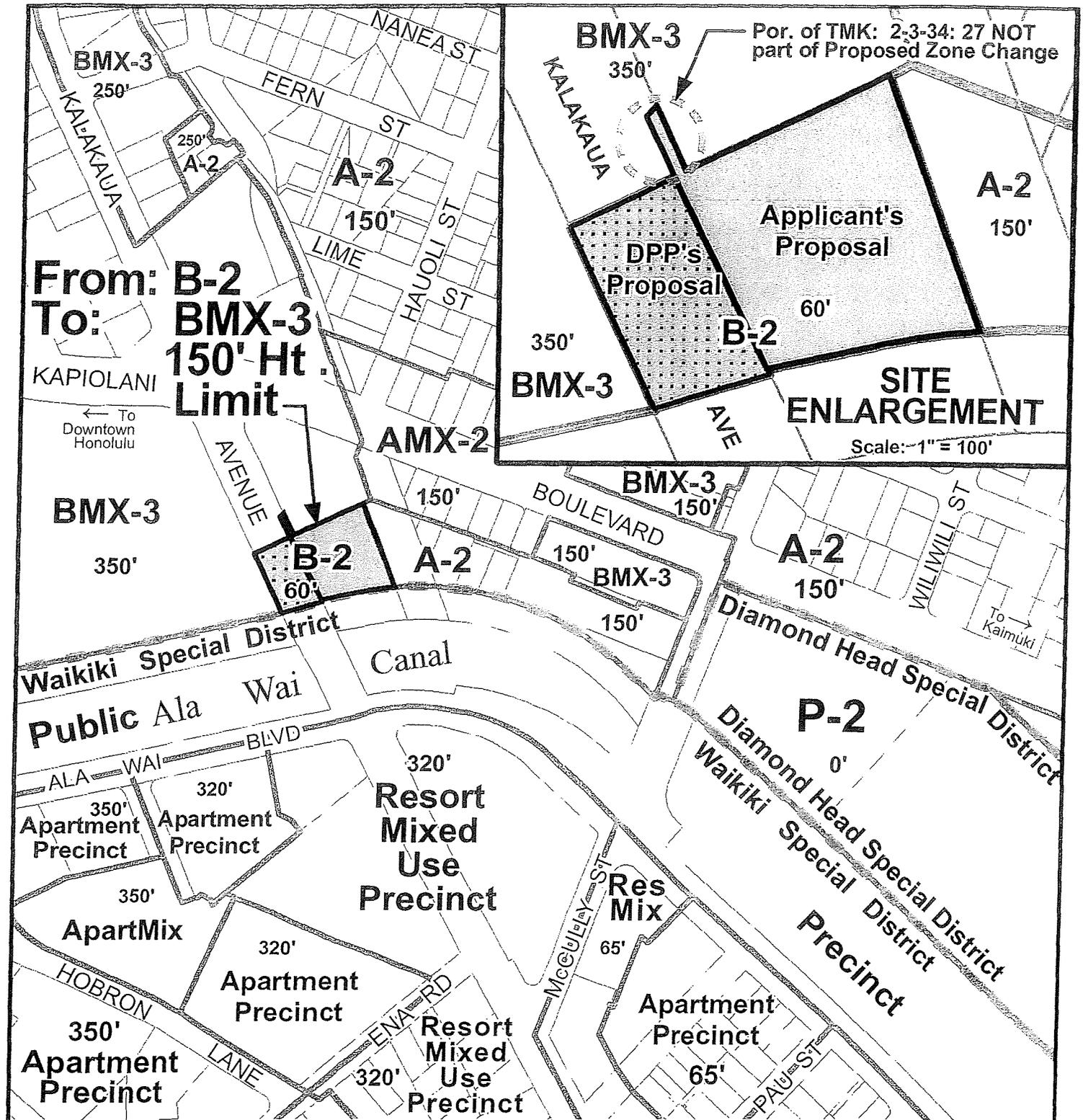
Dated at Honolulu, Hawai'i, this 10<sup>th</sup> day of May, 2013.

DEPARTMENT OF PLANNING AND PERMITTING  
CITY AND COUNTY OF HONOLULU  
STATE OF HAWAII

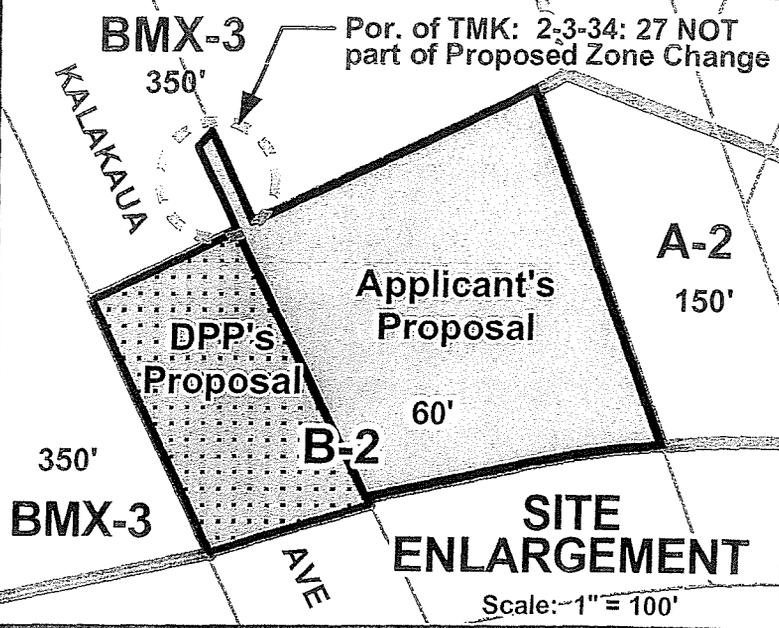
By George I. Atta  
George I. Atta, FAICP, Director  
Department of Planning and Permitting

GIA:bkg  
1027611  
Attachments

ATTACHMENT 1  
(LOCATION MAP)



**From: B-2**  
**To: BMX-3**  
**150' Ht Limit**



VICINITY MAP

Scale in Feet

**LOCATION MAP w/ EXISTING ZONING & PROPOSED ZONE CHANGE**  
**McCULLY TRACT, WAIKIKI**  
 TAX MAP KEY(S): **2-3-34: Por. 27 & Por. of Kalakaua Ave.**  
 FOLDER NOS.: **2012/Z-7**

ATTACHMENT 2  
(PUBLIC INFRASTRUCTURE MAP)



ATTACHMENT 3  
(AGENCY AND COMMUNITY  
COMMENTS)

**BOARD OF WATER SUPPLY**

CITY AND COUNTY OF HONOLULU  
630 SOUTH BERETANIA STREET  
HONOLULU, HI 96843



RECEIVED

February 12, 2013 FEB 15 A8 :44

KIRK CALDWELL, MAYOR

DUANE R. MIYASHIRO, Chairman  
MAHEALANI CYPHER, Vice Chair  
THERESIA C. McMURDO  
ADAM C. WONG  
KAULANA H. R. PARK

ROSS S. SASAMURA, Ex-Officio  
GLENN M. OKIMOTO, Ex-Officio

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

ERNEST Y. W. LAU, P.E.  
Manager and Chief Engineer

ELLEN E. KITAMURA, P.E.  
Deputy Manager and Chief Engineer

TO: JIRO A. SUMADA, ACTING DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

FROM: ERNEST Y. W. LAU, P.E., MANAGER AND CHIEF ENGINEER *eyw*

SUBJECT: YOUR MEMORANDUM DATED JANUARY 22, 2013, REGARDING  
THE APPLICATION FOR A ZONE CHANGE FROM B-2 COMMUNITY  
BUSINESS DISTRICT TO BMX-3 COMMUNITY BUSINESS MIXED  
USE DISTRICT ON KALAKAUA AVENUE 2012/Z-7(MH)  
TAX MAP KEY: 2-3-034: 027

The existing water system is adequate to accommodate the zone change for the proposed care facility. However, please be advised that this information is based upon current data, and therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of the building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

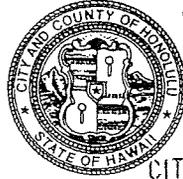
If you have any questions, please contact Robert Chun at 748-5443.

DEPARTMENT OF DESIGN AND CONSTRUCTION  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11<sup>TH</sup> FLOOR  
HONOLULU, HAWAII 96813  
Phone: (808) 768-8480 • Fax: (808) 768-4567  
Web site: [www.honolulu.gov](http://www.honolulu.gov)

RECEIVED

KIRK CALDWELL  
MAYOR



'13 MAR -4 A9:21

CHRIS T. TAKASHIGE, P.E., CCM  
DIRECTOR

MARK YONAMINE, P.E.  
DEPUTY DIRECTOR

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

February 28, 2013

MEMORANDUM

TO: GEORGE I. ATTA, FAICP, LEED AP, CEI, DIRECTOR DESIGNATE  
DEPARTMENT OF PLANNING AND PERMITTING

FROM:  CHRIS TAKASHIGE, P.E., CCM, DIRECTOR

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM B-2 COMMUNITY  
BUSINESS DISTRICT TO BMX-3 COMMUNITY BUSINESS MIXED USE  
DISTRICT, 1812 KALAKAUA AVENUE, TAX MAP KEY: 2-3-034:  
PORTION OF 27. PROJECT FILE NUMBER 2012/Z-7.

Thank you for the opportunity to review and comment.

We understand that the proposed senior assisted living facility is subject to the park dedication requirements of the City's Subdivision Ordinance. We request that the applicant address these requirements at some time as plans are further developed. The proposed recreation facilities provided on-site may possibly qualify for meeting a portion, or even all, of the requirements, depending upon the design of the facility.

CTT:cf (499618)

March 10 2013

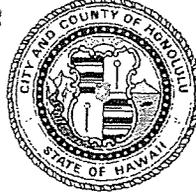
DEPARTMENT OF ENVIRONMENTAL SERVICES  
**CITY AND COUNTY OF HONOLULU**

1000 ULUOHIA STREET, SUITE 308, KAPOLEI, HAWAII 96707  
TELEPHONE: (808) 768-3486 • FAX: (808) 768-3487 • WEBSITE: <http://envhonolulu.org>

KIRK CALDWELL  
MAYOR

RECEIVED  
13 MAR -4 A9:18

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU



LORI M.K. KAHIKINA, P.E.  
DIRECTOR

EDUARDO P. MANGALLAN  
DEPUTY DIRECTOR

ROSS S. TANIMOTO, P.E.  
DEPUTY DIRECTOR

IN REPLY REFER TO  
PRO 13-004

February 22, 2013

**MEMORANDUM**

TO: JIRO A. SUMADA, ACTING DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

FROM:   
LORI M.K. KAHIKINA, P.E., DIRECTOR  
DEPARTMENT OF ENVIRONMENTAL SERVICES

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM B-2 COMMUNITY  
BUSINESS DISTRICT TO BMX-3 COMMUNITY BUSINESS MIXED USE  
DISTRICT, 1812 KALAKAUA AVENUE, TAX MAP KEY: 2-3-034:  
PORTION OF 27

We have reviewed the subject document as transmitted to us by your letter dated January 22, 2013, ref. #2012/Z-7 (mh). We have no comments or objections to the application at this time.

Should you have any questions, please call Liz Lau, Civil Engineer, at 768-3470.

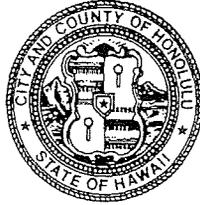
1016559

DEPARTMENT OF FACILITY MAINTENANCE  
**CITY AND COUNTY OF HONOLULU**  
1000 Ulu'ohia Street, Suite 215, Kapolei, Hawaii 96707  
Phone: (808) 768-3343 • Fax: (808) 768-3381  
Website: www.honolulu.gov

RECEIVED

13 FEB 14 P2:52

KIRK CALDWELL  
MAYOR



ROSS S. SASAMURA, P.E.  
DIRECTOR AND CHIEF ENGINEER DESIGNATE

DEPT OF PLANNING  
AND PERMITTING  
KENNETH A. SHIMIZU  
DEPUTY DIRECTOR  
CITY & COUNTY OF HONOLULU

IN REPLY REFER TO:  
DRM 13-105

February 12, 2013

**MEMORANDUM**

TO: JIRO A. SUMADA, ACTING DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

A handwritten signature in black ink, appearing to read "Ross S. Sasamura", is written over the "FROM:" line.

FROM: ROSS S. SASAMURA, P.E.  
DIRECTOR AND CHIEF ENGINEER DESIGNATE  
DEPARTMENT OF FACILITY MAINTENANCE

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM B-2 COMMUNITY  
BUSINESS DISTRICT TO MBX-3 COMMUNITY BUSINESS MIXED  
USE DISTRICT, 1812 KALAKAUA AVENUE, TAX MAP KEY:2-3-034:  
PORTION OF 27 (FILE 2012/Z-7)

Thank you for allowing us the opportunity to review the application for zone change. We do not have any objections to the proposed changes. Please be aware that the Division of Road Maintenance has a maintenance access next to the Makiki Stream Flood Control, TMK:2-3-034:036. The access should have adequate clearance from any type of future facility.

Should you have any questions, please feel free to contact Thomas Takeuchi of the Division of Road Maintenance, at 768-3608.



RECEIVED

IN REPLY REFER TO:  
CMS-ENV00208

HONOLULU AUTHORITY for RAPID TRANSPORTATION

'13 FEB 20 P3:23

Daniel A. Grabauskas  
EXECUTIVE DIRECTOR AND CEO

February 13, 2013

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

BOARD OF DIRECTORS

Carrie K.S. Okinaga, Esq.  
CHAIR

Ivan M. Lui-Kwan, Esq.  
VICE CHAIR

Robert Bunda  
Michael D. Formby  
William "Buzz" Hong  
Donald G. Horner  
Keslie W.K. Hui  
Damien T.K. Kim  
Glenn M. Okimoto, Ph.D.  
Jiro Sumada

MEMORANDUM

TO: JIRO A. SUMADA, ACTING DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

FROM: DANIEL A. GRABAUSKAS  
EXECUTIVE DIRECTOR AND CEO

SUBJECT: ZONE CHANGE, B-2 BUSINESS to BMX-3 BUSINESS MIXED USE,  
1812 KALAKAUA AVENUE; TMK 2-3-34: PORTION 27

This is in response to your January 22, 2013 Notice of Zone Change Application, File No. 2012/Z-7, for a proposed senior assisted-residential facility situated just off the Ala Wai Canal and across Kalakaua Avenue from the Hawaii Convention Center.

As noted in the application report, the planned Ala Moana Center rail transit station is 0.7-mile from the housing site. HART anticipates service start-up in Year 2019. We also envision extending the system to the University of Hawaii (Manoa) with a proposed station generally located in the vicinity of the Kapiolani Boulevard and Kalakaua Avenue intersection, less than a quarter-mile from the housing development.

There will be construction activity overlap of both projects during the 2014 (mid) -2015 (late) period. However, we do not expect any significant conflicts, for example, transporting of heavy equipment or building materials with large vehicles.

Overall, thus, we have no objections to the proposed change in zoning of the property and also the increase in allowable zoning height, from 60' to 150'.

Should you have any questions on the matter, please contact Bruce Nagao of my staff at Local 768-8351.

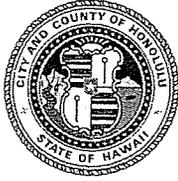
DANIEL A. GRABAUSKAS  
Executive Director and CEO

HONOLULU FIRE DEPARTMENT  
CITY AND COUNTY OF HONOLULU

636 South Street  
Honolulu, Hawaii 96813-5007  
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd

RECEIVED  
'13 FEB 21 P2:50

KIRK CALDWELL  
MAYOR



MANUEL P. NEVES  
FIRE CHIEF

LIONEL CAMARA JR.  
DEPUTY FIRE CHIEF

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

February 21, 2013

TO: GEORGE ATTA, FAICP, LEED AP, CEI, DIRECTOR DESIGNATE  
DEPARTMENT OF PLANNING AND PERMITTING

FROM: MANUEL P. NEVES, FIRE CHIEF

SUBJECT: APPLICATION FOR A ZONE CHANGE  
1812 KALAKAUA AVENUE  
TAX MAP KEY: 2-3-034: PORTION OF 27

In response to your memorandum dated January 22, 2013, regarding the above-mentioned subject, the Honolulu Fire Department determined that there will be no significant impact to fire department services.

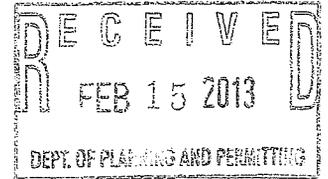
Should you have questions, please contact Battalion Chief Socrates Bratakos of our Fire Prevention Bureau at 723-7151 or [sbratakos@honolulu.gov](mailto:sbratakos@honolulu.gov).

A handwritten signature in black ink, appearing to read "M. P. Neves".

MANUEL P. NEVES  
Fire Chief

MPN/SY:jl

DEPARTMENT OF PLANNING AND PERMITTING  
SUMMARY DESCRIPTION



APPLICANT : MW Group, Ltd.

LANDOWNER : Hawaii Public Television Foundation

REQUEST : From B-2 Community Business District with a 60 feet height limit to BMX-3 Community Business Mixed-Use District with a 150 feet height limit.

LOCATION : 1812 Kalakaua Avenue, McCully

TAX MAP KEY : 2-3-034: Por. of 027

LAND AREA : Approximately 28,266 sq. ft. (Por. of 27)  
Approximately 12,507 sq. ft. (Por. of Kalakaua Avenue)  
Total: 40,773 sq. ft.

SUSTAINABLE COMMUNITIES : Within the Urban Community Boundary  
PLAN LAND USE MAP in the District Commercial designation.

PUBLIC INFRASTRUCTURE : PIM Symbol 062: Kalakaua Avenue (Kalakaua  
MAP Circle to Kuhio Avenue)  
PIM Symbol 064: Ala Wai Boulevard  
(Kapahulu Avenue to Kalakaua Avenue)  
PIM Symbol 026: Honolulu Rapid Transit  
Program: Pearl City to University of  
Hawaii at Manoa  
PIM Symbol 086: Kapiolani Boulevard  
(Atkinson Drive to Manoa/Palolo  
Drainage Canal)  
PIM Symbol 148: Honolulu High Capacity  
Transit Corridor Project

EXISTING ZONING : B-2 Community Business District

STATE LAND USE DISTRICT : Urban District

EXISTING USE : Vacant, temporary recycling collection station

SURROUNDING LAND USE : The site is surrounded by a mix of multi family  
dwelling condos, offices, and retail.

APPLICANT'S PROPOSAL : The proposal is to develop a senior assisted  
residential facility on a portion of parcel 27.

DPP'S PROPOSAL

: DPP is also proposing a zone change of approximately 12,507 sq. ft. for the adjacent portion of Kalakaua Avenue from B-2 Community Business District with a 60' height limit to BMX-3 Community Business Mixed Use District with a 150' height limit. Refer to Location Map. It is intended as a housekeeping measure to eliminate a spot of B-2 zoning. Therefore, the applicant's and DPP's combined total area for rezoning from B-2 to BMX-3 is approximately 40,773 sq. ft.

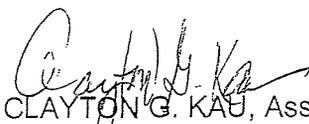
---

DEPARTMENT COMMENTS:

PROJECT FILE NUMBER 2012/Z-7

This project should have no significant impact on the operations of the Honolulu Police Department.

If there are any questions, please call Acting Major Calvin Tong of District 7 at 723-3369.



CLAYTON G. KAU, Assistant Chief

Signature/Date

Support Services Bureau

February 8, 2013

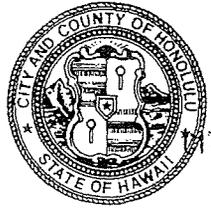
2023

DEPARTMENT OF PARKS & RECREATION  
CITY AND COUNTY OF HONOLULU

1000 Uluohia Street, Suite 309, Kapolei, Hawaii 96707  
Phone: (808) 768-3003 • Fax: (808) 768-3053  
Website: www.honolulu.gov

13 FEB 12 P2:36

KIRK CALDWELL  
MAYOR



TONI P. ROBINSON  
DIRECTOR DESIGNATE

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

February 12, 2013

TO: JIRO A. SUMADA, ACTING DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

FROM: TONI P. ROBINSON, DIRECTOR DESIGNATE

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM B-2 COMMUNITY  
BUSINESS DISTRICT TO BMX-3 COMMUNITY BUSINESS MIXED  
USE DISTRICT, 1812 KALAKAUA AVENUE  
TAX MAP KEY: 2-3-034: PORTION OF 27

Thank you for the opportunity to review and comment on the subject application from M. W. Group, Ltd. for a zone change from BMX-3 Community Business Mixed Use District.

The Department of Parks and Recreation has no objection to approval of the application.

Should you have any questions, please contact Mr. John Reid, Planner, at 768-3017.

Toni P. Robinson  
Director Designate

TPR:jr  
(499696)

2013 FEB 12 10 05 AM

202/24

DEPARTMENT OF TRANSPORTATION SERVICES  
CITY AND COUNTY OF HONOLULU

RECEIVED

650 SOUTH KING STREET, 3RD FLOOR  
HONOLULU, HAWAII 96813  
Phone: (808) 768-8305 • Fax: (808) 768-4730 • Internet: www.honolulu.gov

KIRK CALDWELL  
MAYOR

'13 MAR -6 A 8:4



DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

MICHAEL D. FORMBY  
DIRECTOR

MARK N. GARRITY, AICP  
DEPUTY DIRECTOR

TP1/13-499999R

March 4, 2013

MEMORANDUM

TO: GEORGE I. ATTA, FAICP, LEED AP, CEI, DIRECTOR DESIGNATE  
DEPARTMENT OF PLANNING AND PERMITTING

FROM: MICHAEL D. FORMBY, DIRECTOR  
DEPARTMENT OF TRANSPORTATION SERVICES

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM B-2 COMMUNITY  
BUSINESS DISTRICT TO BMX-3 COMMUNITY BUSINESS MIXED USE  
DISTRICT, 1812 KALAKAUA AVENUE, TMK: 2-3-034: PORTION OF 27  
PROJECT FILE NUMBER 2012/Z-7

This responds to your memorandum dated January 22, 2013, requesting our review and comment on the application for zone change for the subject project.

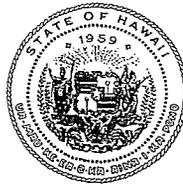
We recommend that the driveway on Kalakaua Avenue be designed as an exclusively right-in/right-out driveway which prohibits left-turns. Additionally, we prefer that the applicant obtain access to Kapiolani Boulevard via the abutting parcel TMK: 2-3-034: 28.

Finally, the area Neighborhood Board, as well as the area residents, businesses, etc., should be kept apprised of the proposed project details and the adjoining local street impacts.

Thank you for the opportunity to review this matter. Should you have any further questions on the matter, you may contact Virginia Bisho of my staff at Local 85461.

  
MICHAEL D. FORMBY  
Director

101 35



RECEIVED

STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P. O. BOX 3378  
HONOLULU, HI 96801-3378

13 FEB 14 P 3:09  
In reply, please refer to:  
File:

13-029  
2012/Z-7(mh)

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

February 11, 2013

TO: Jiro A. Sumada, Acting Director  
Department of Planning and Permitting

FROM: Laura McIntyre, Program Manager  
Department of Health, Environmental Planning Office

SUBJECT: **Application for a Zone Change from B-2 Community Business District to  
BMX-3 Community Business Mixed Use District, 1812 Kalakaua Avenue  
TMK: (1) 2-3-034: Portion of 27**

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your letter dated January 22, 2013. Thank you for allowing us to review and comment on the subject document. The document was routed to the relevant Environmental Health divisions and offices. They will provide specific comments to you if necessary. EPO recommends that you review the Standard Comments ([www.hawaii.gov/health/epo](http://www.hawaii.gov/health/epo) under the land use tab). You are required to adhere to all Standard Comments specifically applicable to this application.

EPO suggests that you examine the many sources available on strategies to support the sustainable design of communities, including the:

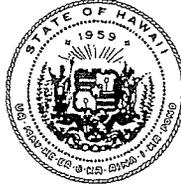
U.S. Environmental Protection Agency's sustainability programs: [www.epa.gov/sustainability](http://www.epa.gov/sustainability)  
U.S. Green Building Council's LEED program: [www.usgbc.org/leed](http://www.usgbc.org/leed)

The DOH encourages everyone to apply these sustainability strategies and principles early in the planning and review of projects. We also request that for future projects you consider conducting a Health Impact Assessment (HIA). More information is available at [www.cdc.gov/healthyplaces/hia.htm](http://www.cdc.gov/healthyplaces/hia.htm). We request you share all of this information with others to increase community awareness on sustainable, innovative, inspirational, and healthy community design.

We request a written response confirming receipt of this letter and any other letters you receive from DOH in regards to this submission. You may mail your response to 919 Ala Moana Blvd., Ste. 312, Honolulu, Hawaii 96814. However, we would prefer an email submission to [epo@doh.hawaii.gov](mailto:epo@doh.hawaii.gov). We anticipate that our letter(s) and your response(s) will be included in the final document. If you have any questions, please contact me at (808) 586-4337.

c: Matt Higashida, Department of Planning and Permitting

NEIL ABERCROMBIE  
GOVERNOR



PATRICIA McMANAMAN  
DIRECTOR

BARBARA A. YAMASHITA  
DEPUTY DIRECTOR

RECEIVED

STATE OF HAWAII  
DEPARTMENT OF HUMAN SERVICES  
Benefit, Employment & Support Services Division  
820 Mililani Street, Suite 606  
Honolulu, Hawaii 96813

'13 FEB 25 P3:14

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

February 15, 2013

Refer to 13:0062

Mr. Jiro A. Sumada  
Acting Director  
City and County of Honolulu  
Department of Planning and Permitting  
400 Rodgers Boulevard, Suite 700  
Honolulu, Hawaii 96819

Dear Mr. Sumada:

SUBJECT: Application for a Zone Change from B-2 Community Business District to BMX-3 Community Business Mixed Use District, 1812 Kalakaua Avenue, Tax Map Key: 2-3-034: Portion of 27. (Project file number 2012/Z-7)

Thank you for your letter dated January 22, 2013, requesting our review and comment on the zone change application, by MW Group, Ltd., for the above described site in McCully, on Oahu. The Director of the Department of Human Services (DHS) has forwarded your letter to me for a response.

DHS has no comments at this time to the proposed change in zoning and plans identified in the CD received with your correspondence.

If you have any questions or need further information, please contact Ms. Marja Leivo, Child Care Program Specialist, at 586-7058.

Sincerely,

Scott Nakasone  
Assistant Division Administrator

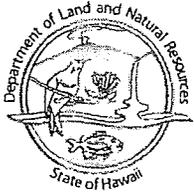
c: Patricia McManaman, Director

016550

NEIL ABERCROMBIE  
GOVERNOR OF HAWAII



WILLIAM J. AILA, JR.  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

February 26, 2013

City and County of Honolulu  
Department of Planning and Permitting  
Attn: Mt. Matt Higashida  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

via email: [mhigashida@honolulu.gov](mailto:mhigashida@honolulu.gov)

Dear Mr. Higashida,

SUBJECT: File Number 2012/Z-7, Application for a Zone Change from B-2 Community Business District to BMX-3 Community Business Mixed Use District, "The Plaza at Waikiki", 1812 Kalakaua Avenue

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time, enclosed are comments from the (1) Land Division Oahu District; (2) Engineering Division; and (3) Commission on Water Resource Management on the subject matter. No other comments were received as of our suspense date. Should you have any questions, please feel free to call Supervising Land Agent Steve Molmen at 587-0439. Thank you.

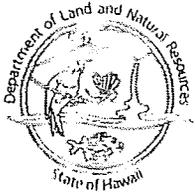
Sincerely,

A handwritten signature in black ink, appearing to read "Russell Y. Tsuji".

Russell Y. Tsuji  
Land Administrator

Enclosure(s)

10 655-7



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

February 4, 2013

MEMORANDUM

TO: DLNR Agencies:  
 Div. of Aquatic Resources  
 Div. of Boating & Ocean Recreation  
 Engineering Division  
 Div. of Forestry & Wildlife  
 Div. of State Parks  
 Commission on Water Resource Management  
 Office of Conservation & Coastal Lands  
 Land Division Oahu District  
 Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator

SUBJECT: Application for a Zone Change from B-2 Community Business District to BMX-3 Community Business Mixed Use District, "The Plaza at Waikiki", 1812 Kalakaua Avenue

LOCATION: 1812 Kalakaua Avenue, Tax Map Key: 2-3-034: portion of 27

APPLICANT: MW Group, Ltd.

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document which can be located here:

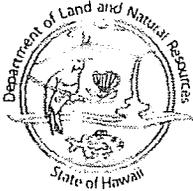
1. Go to: <https://sp01.ld.dlnr.hawaii.gov/LD>
2. Login: Username: LD\Visitor Password: 0pa\$\$word0 (first and last characters are zeros)
3. Click on: Requests for Comments
4. Click on the subject file "The Plaza at Waikiki", then click on "Files " and "Download a copy".

Please submit any comments by February 25, 2013. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

- (  ) We have no objections.
- (  ) We have no comments.
- ( ) Comments are attached.

Signed: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Date: Feb. 6, 2013



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

February 4, 2013

MEMORANDUM

*TO: PR:*

**DLNR Agencies:**

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- X Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- X Commission on Water Resource Management
- X Office of Conservation & Coastal Lands
- X Land Division Oahu District
- X Historic Preservation

RECEIVED  
LAND DIVISION  
2013 FEB 11 PM 3:06  
DEPT. OF LAND &  
NATURAL RESOURCES  
STATE OF HAWAII

*FROM: P:*

**FROM:** Russell Y. Tsuji, Land Administrator

**SUBJECT:** Application for a Zone Change from B-2 Community Business District to BMX-3 Community Business Mixed Use District, "The Plaza at Waikiki", 1812 Kalakaua Avenue

**LOCATION:** 1812 Kalakaua Avenue, Tax Map Key: 2-3-034: portion of 27

**APPLICANT:** MW Group, Ltd.

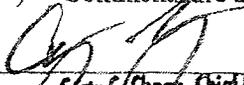
Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document which can be located here:

1. Go to: <https://sp01.ld.dlnr.hawaii.gov/LD>
2. Login: Username: LD\Visitor Password: 0pa\$\$word0 (first and last characters are zeros)
3. Click on: Requests for Comments
4. Click on the subject file "The Plaza at Waikiki", then click on "Files" and "Download a copy".

Please submit any comments by February 25, 2013. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed:   
 Print Name: Larry S. Chung, Chief Engineer  
 Date: 2/11/13

c: Central Files

DEPARTMENT OF LAND AND NATURAL RESOURCES  
ENGINEERING DIVISION

LD/SteveMolmen

Ref.: Zone Chang B-2 to BMX-3 Plaza Waikiki  
Oahu.920

COMMENTS

- ( ) We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone
- (X) Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zones X and AO. The National Flood Insurance Program does not regulate activities within Zone X; however, it does regulate developments within Zone AO as indicated in bold letters below.
- ( ) Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is
- (X) Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

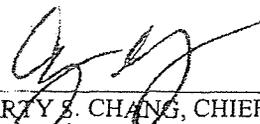
Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- (X) Mr. Mario Siu Li at (808) 768-8098 or Ms. Ardis Shaw-Kim at (808) 768-8296 of the City and County of Honolulu, Department of Planning and Permitting.
- ( ) Mr. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works.
- ( ) Ms. Carolyn Cortez at (808) 270-7813 of the County of Maui, Department of Planning.
- ( ) Ms. Wynne Ushigome at (808) 241-4890 of the County of Kauai, Department of Public Works.
- ( ) The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.
- ( ) The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

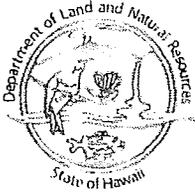
( ) Additional Comments: \_\_\_\_\_

( ) Other: \_\_\_\_\_

Should you have any questions, please call Ms. Suzie S. Agraan of the Planning Branch at 587-0258.

Signed:   
CARY S. CHANG, CHIEF ENGINEER

Date: 2/7/13



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

February 4, 2013

MEMORANDUM

RECEIVED  
LAND DIVISION  
2013 FEB - 8 PM 12:00  
DEPT. OF LAND &  
NATURAL RESOURCES  
STATE OF HAWAII

TO:

**DLNR Agencies:**

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- X Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- X Commission on Water Resource Management
- X Office of Conservation & Coastal Lands
- X Land Division Oahu District
- X Historic Preservation

FROM:

Russell Y. Tsuji, Land Administrator

SUBJECT:

Application for a Zone Change from B-2 Community Business District to BMX-3 Community Business Mixed Use District, "The Plaza at Waikiki", 1812 Kalakaua Avenue

LOCATION:

1812 Kalakaua Avenue, Tax Map Key: 2-3-034: portion of 27

APPLICANT:

MW Group, Ltd.

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document which can be located here:

1. Go to: <https://sp01.ld.dlnr.hawaii.gov/LD>
2. Login: Username: LDVisitor Password: 0pa\$\$word0 (first and last characters are zeros)
3. Click on: Requests for Comments
4. Click on the subject file "The Plaza at Waikiki", then click on "Files" and "Download a copy".

Please submit any comments by February 25, 2013. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: W. Ray Wood  
Print Name: W. Ray Wood  
Date: 2/7/13

c: Central Files

FILE ID:	10722
DOC ID:	RFD. 3748.3

NEIL ABERCROMBIE  
GOVERNOR



RECEIVED

GLENN M. OKIMOTO  
DIRECTOR

Deputy Directors  
JADE T. BUTAY  
FORD N. FUCHIGAMI  
RANDY GRUNE  
JADINE URASAKI

'13 FEB 11 12:55

STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

IN REPLY REFER TO:  
STP 8.1101

February 1, 2013

Mr. Jiro A. Sumada  
Acting Director  
City and County of Honolulu  
Department of Planning and Permitting  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

Dear Mr. Sumada:

Subject: 1812 Kalakaua Avenue – Zone Change Application (2012/Z-7)  
TMK: 2-3-034:027 (por.)

Thank you for requesting the State Department of Transportation's (DOT) review of the subject application. DOT understands the zone change concerns the subject parcel in order to develop a senior assisted residential facility, and an adjacent portion of Kalakaua Avenue.

DOT does not anticipate any significant adverse impacts to the State transportation facilities at this time.

DOT appreciates the opportunity to provide comments. If there are any questions, please contact Mr. Garrett Smith of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Very truly yours,

GLENN M. OKIMOTO, Ph.D.  
Director of Transportation

2013 FEB 11 12:55



## Hawaiian Electric Company

Engineering Department  
PO Box 2750 • Honolulu, HI 96840

March 14, 2013

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

13 MAR 18 A9:13

RECEIVED

Mr. Jiro Sumada  
Deputy Director, Department of Planning and Permitting  
City & County of Honolulu  
650 South King St. 7<sup>th</sup> floor  
Honolulu, Hawaii 96813

Dear Mr. Sumada:

*Jiro*

Subject: **Application for Zone Change, Kalakaua Avenue, Oahu. TMK 2-3-034:027  
2012/Z-7**

Thank you for the opportunity to comment on the subject zone change application. Hawaiian Electric Company (HECO) has no objections to the proposed change. Should HECO have existing easements and facilities on the subject property, we will need continued access for maintenance of our facilities.

We appreciate your efforts to keep us apprised of zone change applications in the planning process.

If you have any questions, please call me at 543-7245.

Sincerely,

Rouen Q. W. Liu  
Permits Engineer

Scanned to PDF



March 1, 2013

City and County of Honolulu  
Department of Planning and Permitting  
650 South King Street  
Honolulu, HI 96813  
Attn: Matthew Higashida

**JEFF MERZ**  
WAIKIKI NEIGHBORHOOD BOARD NO. 9  
BOARDMEMBER - SUBDISTRICT 1

HONOLULU HALE  
530 SOUTH KING STREET, ROOM 406  
HONOLULU, HAWAII 96813

NEIGHBORHOOD COMMISSION OFFICE  
PHONE: (808) 258-7802  
EMAIL: jeffmerz@rocketmail.com

PlanPacific  
1001 Bishop Street  
Suite 2755  
Honolulu, HI 96813  
Attn: John Whalen

**Re: The Plaza at Waikiki – Application for Zone Change # 2012-Z-7**

Thank you for including the Waikiki Neighborhood Board in the review process for the above-referenced project. Following are comments on the application for zone change.

The proposed project provides many benefits for residents and the community at large:

- Affordable housing for our kupuna
- A close-in location facilitating the completion of day-to-day activities without the use of a vehicle
- Proximity to transit including the future terminus of the rail system near Ala Moana Center
- Construction on an infill parcel which is currently vacant
- A well-designed structure, providing an aesthetic improvement at this gateway entrance to Waikiki

In addition, this project appears to comply with a full range of policies and provisions for the urban core of Honolulu in general and the Waikiki area in particular.

**Recommendations:**

Consider using this redevelopment as an opportunity to exhaust all efficiency and alternative energy options on the site. Ideas to consider at your property include the use of solar water heaters, micro-turbine (canister-type) windmills, incorporation of green roofs, free parking for hybrid/electric vehicles, use of photovoltaics, smart metering and a physical orientation to capture natural trade wind circulation. While Honolulu does not require LEED certification for new developments at this time, we would recommend that you submit for and pursue actual LEED certification in addition to implementing all possible sustainable features for the development.

The Waikiki Neighborhood Board values the addition of sustainable, low impact, infill development in and near our community. Mahalo for your consideration of the above comments on this project.

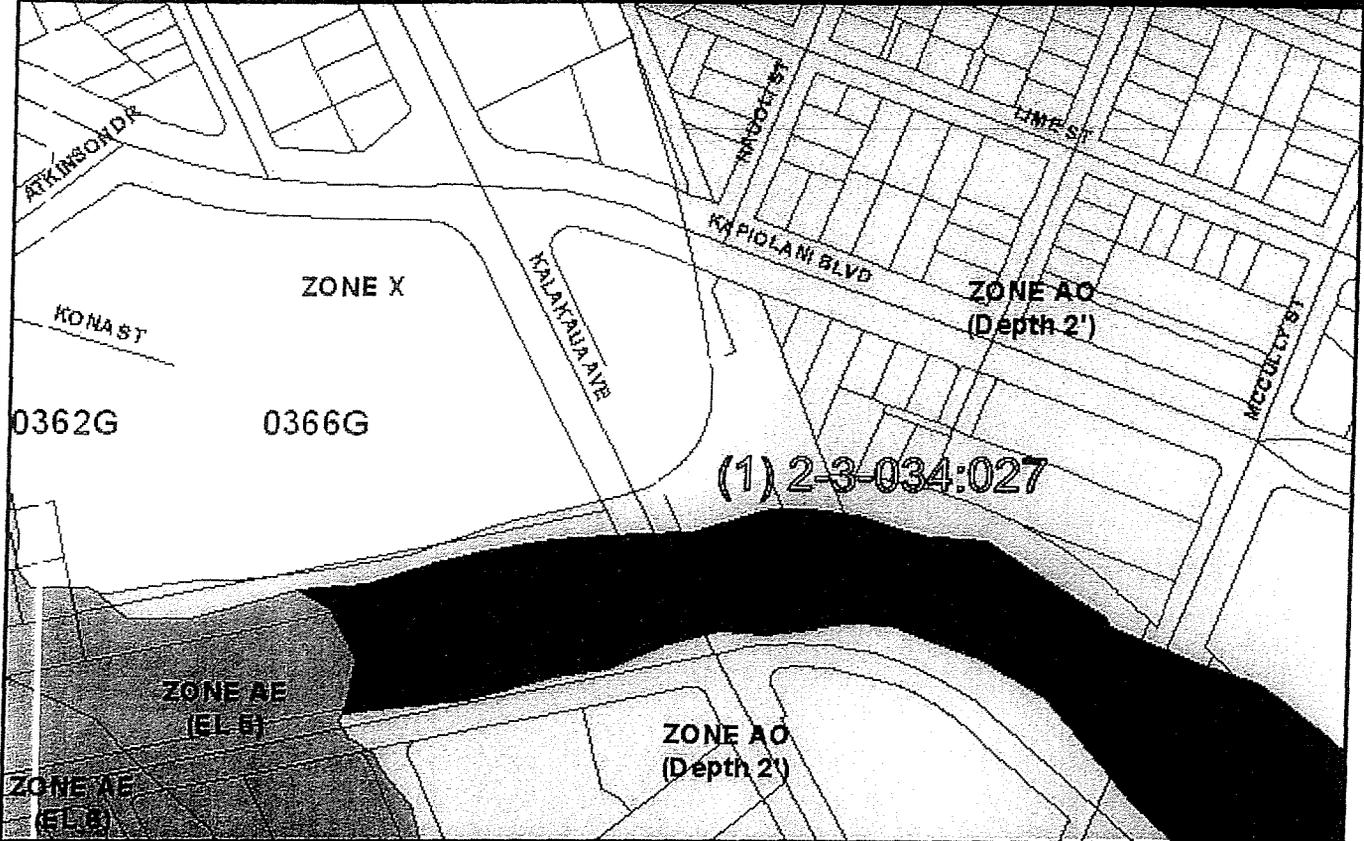
Sincerely,

  
Jeff Merz, AICP, LEED AP  
Waikiki Neighborhood Development Review

ATTACHMENT 4  
(FLOOD HAZARD ASSESSMENT REPORT)



# FLOOD HAZARD ASSESSMENT REPORT



## NATIONAL FLOOD INSURANCE PROGRAM

### FLOOD ZONE DEFINITIONS

**SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD** – The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

- Zone A:** No BFE determined.
- Zone AE:** BFE determined.
- Zone AH:** Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
- Zone AO:** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
- Zone V:** Coastal flood zone with velocity hazard (wave action); no BFE determined.
- Zone VE:** Coastal flood zone with velocity hazard (wave action); BFE determined.
- Zone AEF:** Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

**NON-SPECIAL FLOOD HAZARD AREA** – An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

- Zone XS (X shaded):** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- Zone X:** Areas determined to be outside the 0.2% annual chance floodplain.

### OTHER FLOOD AREAS

- Zone D:** Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

### PROPERTY INFORMATION

**COUNTY:** HONOLULU  
**TMK NO:** (1) 2-3-034-027  
**PARCEL ADDRESS:** 1826 KALAKAUA AVE  
 HONOLULU, HI 96826  
**FIRM INDEX DATE:** JANUARY 19, 2011  
**LETTER OF MAP CHANGE(S):** NONE  
**FEMA FIRM PANEL(S):** 15003C0366G  
**PANEL EFFECTIVE DATE:** JANUARY 19, 2011

**PARCEL DATA FROM:** JANUARY 2012  
**IMAGERY DATA FROM:** MAY 2006

### IMPORTANT PHONE NUMBERS

**County NFIP Coordinator**  
 City and County of Honolulu  
 Mario Siu-Li, CFM (808) 768-8098  
**State NFIP Coordinator**  
 Carol Tyau-Beam, P.E., CFM (808) 587-0267

*Disclaimer: The Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use of the information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR from any liability, which may arise from its use.*

*If this map has been identified as 'PRELIMINARY' or 'UNOFFICIAL', please note that it is being provided for informational purposes and is not to be used for official/legal decisions, regulatory compliance, or flood insurance rating. Contact your county NFIP coordinator for flood zone determinations to be used for compliance with local floodplain management regulations.*

EXHIBIT A  
Draft Ordinance



**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ORDINANCE \_\_\_\_\_

BILL \_\_\_\_\_

---

**A BILL FOR AN ORDINANCE**

---

TO REZONE LANDS SITUATED AT 1812 KALAKAUA AVENUE AND PORTION OF  
KALAKAUA AVENUE, MCCULLY, OAHU, HAWAII

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

SECTION 1. Land situated at 1812 Kalakaua Avenue and portion of Kalakaua Avenue, McCully, Oahu, Hawaii, hereinafter described, is hereby rezoned from B-2 Community Business District with a 60 feet height limit to BMX-3 Community Business Mixed-Use District with a 150 feet height limit. The boundaries of said District shall be described as shown on the map attached hereto, marked "Exhibit A-1" and made a part hereof, and further identified as Tax Map Key: 2-3-034: Portion of 027.

SECTION 2. A Unilateral Agreement marked "Exhibit B" is by reference incorporated herein and made a part hereof.

DPP12Z-7.B13



A BILL FOR AN ORDINANCE

---

SECTION 3. This ordinance shall take effect upon its approval.

INTRODUCED BY:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE OF INTRODUCTION:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Honolulu, Hawaii

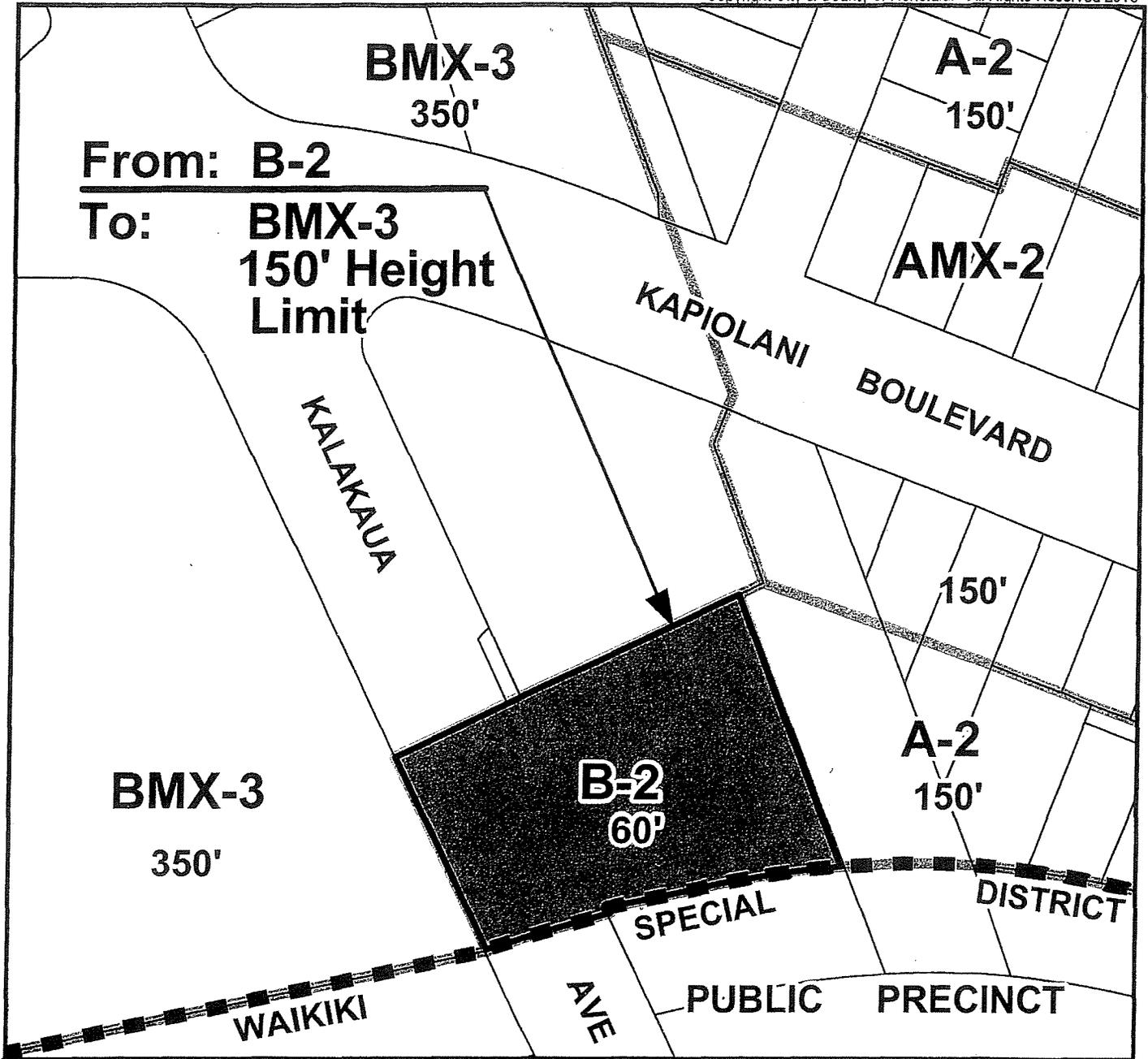
\_\_\_\_\_  
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Deputy Corporation Counsel

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

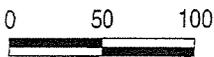
\_\_\_\_\_  
KIRK CALDWELL, Mayor  
City and County of Honolulu



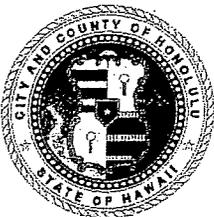
PORTION OF  
**ZONING MAP No. 4**  
 (NUUANU-McCULLY)

Land situated off of Kalakaua Avenue and approximately 270 feet south of Kapiolani Boulevard and a portion of Kalakaua Avenue.

**APPLICANT:** MW GROUP LTD.  
**TAX MAP KEY(S):** 2-3-34: Por. 27 & Por. of Kalakaua Avenue  
**FOLDER NO. :** 2012/Z-7  
**LAND AREA:** 40,773 S.F. (Approx.)  
**PREPARED BY:** DEPARTMENT OF PLANNING & PERMITTING  
 CITY AND COUNTY OF HONOLULU  
**PUBLIC HEARING:** PLANNING COMMISSION CITY COUNCIL



Scale in Feet



ORD. NO.

2012/Z-5

EFF. DATE:

EXHIBIT A-1

**EXHIBIT B**  
Unilateral Agreement