



RESOLUTION

APPROVING A CONCEPTUAL PLAN FOR A PLANNED DEVELOPMENT-RESORT PROJECT FOR THE REDEVELOPMENT OF 1.05 ACRES WITH A MIXED USE RETAIL, HOTEL AND RESIDENTIAL PROJECT IN WAIKIKI, OAHU

WHEREAS, the Department of Planning and Permitting (DPP) on September 5, 2015, accepted the application of MK Development Consulting, LLC (File No. 2015/SDD-37), (herein referred to as the "Applicant"), for a Planned Development-Resort Permit (PD-R) to demolish the existing King's Village, Prince Edward Apartments, and Hale Waikiki and develop a 32-story condo-hotel with approximately 213 units, seven-story podium with back-of-house facilities, 250 parking stalls, private park, ground floor commercial spaces, lobby, reception area, restaurant, lobby lounge and bar, multi-event spaces, executive offices, meeting facilities, outdoor dining terrace, rooftop recreational facilities, adjacent pocket park, and other site appurtenances (see Exhibits A to C). The Project area is identified as Tax Map Key 2-6-23: 29, 37, and 76; and

WHEREAS, on October 8, 2015, the DPP held a Public Hearing which was attended by over 75 individuals of whom 23 provided oral testimony; and

WHEREAS, on December 7, 2015, DPP received revisions from the Applicant which substantially amended the application. The proposed revisions included changes to the configuration and orientation of the 32-story condo-hotel tower, decreased the number of units from 246 to 213, decreased the number of parking stalls from 271 to 250, increased the open space from 39% to 44%, and reduced the transitional height encroachments from 28 feet to 18 along Koa Avenue and from 24 feet to 16 feet along Kaiulani Avenue, and increased up to 16 feet along Prince Edward Street. The revised high-rise tower was shifted approximately 60 feet in the mauka direction. This resulted in less encroachment into the transitional height setbacks but increased the amount of view blockage when viewed from the Punchbowl Lookout.

WHEREAS, on February 24, 2016, the DPP, having duly considered all evidence and reports of said Public Hearing and the review guidelines as established in Sections 21-2.110-2 and 21-9.80-4(d), of the Land Use Ordinance (LUO), completed its report and transmitted its findings and recommendation of approval to the Council; and

WHEREAS, the City Council, having received the findings and recommendation of DPP on _____, and at its meeting of _____, having duly considered all of the findings and reports on the matter, approved the subject application for a PD-R with the conditions enumerated below; now, therefore,



RESOLUTION

BE IT RESOLVED by the Council of the City and County of Honolulu that a PD-R be issued to the Applicant under the following conditions:

1. The maximum building height shall be 350 feet. Roof forms and other rooftop appurtenances shall not exceed 18 feet, above the maximum permitted height.
2. The maximum density shall be equal to a floor area ratio (FAR) of 4.00.
3. The maximum permitted encroachments into the transitional height setbacks shall be 18 feet along Koa Avenue, 16 feet along Kaiulani Avenue, and 16 feet along Prince Edward Street.
4. The minimum required open space shall be 44 percent.
5. The Applicant shall provide additional public benefits. They shall include, but not limited, to the following items:
 - a. Provide a minimum of 10 percent of the surplus parking stalls available for to the public.
 - b. Establish, promote and maintain art and cultural programs that would be available to the general public.
 - c. Promote outdoor activities along the street frontages to enhance the pedestrian experience.
6. This project shall be considered hotel use, as defined in the LUO and shall be operated as such.
7. Under this PD-R Permit approval, Parcels 29, 37, and 76 shall be considered and treated as one zoning lot for development purposes.
8. The Applicant shall be responsible for the coordination and compliance with applicable public agencies and private entities for the construction of the Kaiulani Avenue two-way traffic conversion. The Applicant, through their traffic engineering consultant, should work with the developers of the adjacent active projects to determine the fair share of the cost of the work involved in the conversion. All work should be (substantially) complete prior to the issuance of the temporary Certificate of Occupancy (CO).



RESOLUTION

9. Prior to the issuance of the final CO for the Project, the Applicant shall complete the following items:
 - a. Make a one-time contribution in the amount of \$200,000 to the City Department of Parks and Recreation, in support of the two existing public restrooms, located adjacent to the Police Waikiki Substation, to remain open between 10:00 pm to 6:00 am daily.
 - b. Make a one-time contribution in the amount of \$100,000 to the Waikiki Community Center for the construction of American with Disabilities Act improvements for access and a bathroom at the Waikiki Community Center or similar project.
 - c. Make two annual contributions to the City Department of Community Services, in the amount of \$100,000 each (\$200,000 in total), for use in the programs/projects to help alleviate the issues surrounding the homeless community or other City programs to maintain or improve public facilities on the east side of Waikiki.
 - d. Make a one-time contribution to the State Department of Land and Natural Resources of \$500,000, for beach replenishment or other programs to maintain or expand the east Waikiki beach area.

10. Prior to submitting for any building permit applications, the Applicant shall submit **REVISED PLANS** to the DPP for its review and approval, which shall include the following:
 - a. Detailed plans for the Kaiulani Avenue two-way traffic conversion.
 - b. Detailed plans showing proposed streetscape and park improvements along Koa Avenue, Kaiulani Avenue, and Prince Edwards Street.
 - c. Detailed plans showing a minimum required open space of 44 percent.
 - d. Parking plans showing a minimum of 10 percent of the surplus parking stalls available to the public. The number of surplus parking stalls shall be the number constructed minus the required stalls.



RESOLUTION

11. Upon issuance of a CO, the Project shall institute and make available to all units:
 - a. Full hospitality, housekeeping, building maintenance, and room services.
 - b. Centralized mail and phone service.
12. Approval of this PD-R Permit does not constitute compliance with other LUO or governmental agencies' requirements, including, but not limited to landscaping, required loading spaces and building permit approval. They are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the Project approved under this permit comply with all applicable LUO and other governmental provisions and requirements.
13. The Applicant shall obtain a development permit for the proposed development within two years of the date of this permit or the PD-R Permit shall be null and void. If the Applicant fails to obtain a development permit within this period, this permit shall lapse, provided that the deadline may be extended as follows:
 - a. The Director of the DPP may extend this period if the Applicant demonstrates good cause, but the period shall not be extended beyond one year from the initial deadline set by the City Council.
 - b. If the Applicant demonstrates good cause for an extension exceeding one year, the Director shall prepare and submit to the Council a report on the proposed extension, which report shall include the Director's Findings and Recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.
 - c. If the Council fails to take final action on the proposed extension within the first to occur of: (i) 60 days after receipt of the Director's report; or (ii) the Applicant's then-existing deadline for obtaining a building permit, the extension shall be deemed to be denied.
14. Construction shall be in general conformity with the plans on file with the DPP. Any change in the size or nature of the Project, which significantly alters the proposed development, shall require a new application. Any change which does not significantly alter the proposed Project shall be considered a minor modification and therefore, permitted under this Resolution, upon review and approval of the Director of the Department of Planning and Permitting.



RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk be and is directed to transmit copies of this Resolution to Kathryn Inouye, Manager, MK Development Consulting, LLC, 1288 Ala Moana Boulevard, Suite 201, Honolulu, Hawaii, 96814; George I. Atta, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii, 96813; Michael D. Formby, Director of Transportation Services, 650 South King Street, 3rd Floor, Honolulu, Hawaii, 96813; Michele K. Nekota, Director of Parks and Recreation, 1000 Uluohia Street, Suite 309, Kapolei, Hawaii, 96707-2040; Gary K. Nakata, Department of Community Services, 715 South King Street, Suite 311, Honolulu, Hawaii, 96813; Samuel J. Lemmo, Administrator, Office of Conservation and Coastal Lands, Kalanimoku Building, 1151 Punchbowl St., Room 131, Honolulu, HI 96813; and Caroline Hayashi, Waikiki Community Center, 310 Paoakalani Avenue, Honolulu, Hawaii, 96815.

INTRODUCED BY:



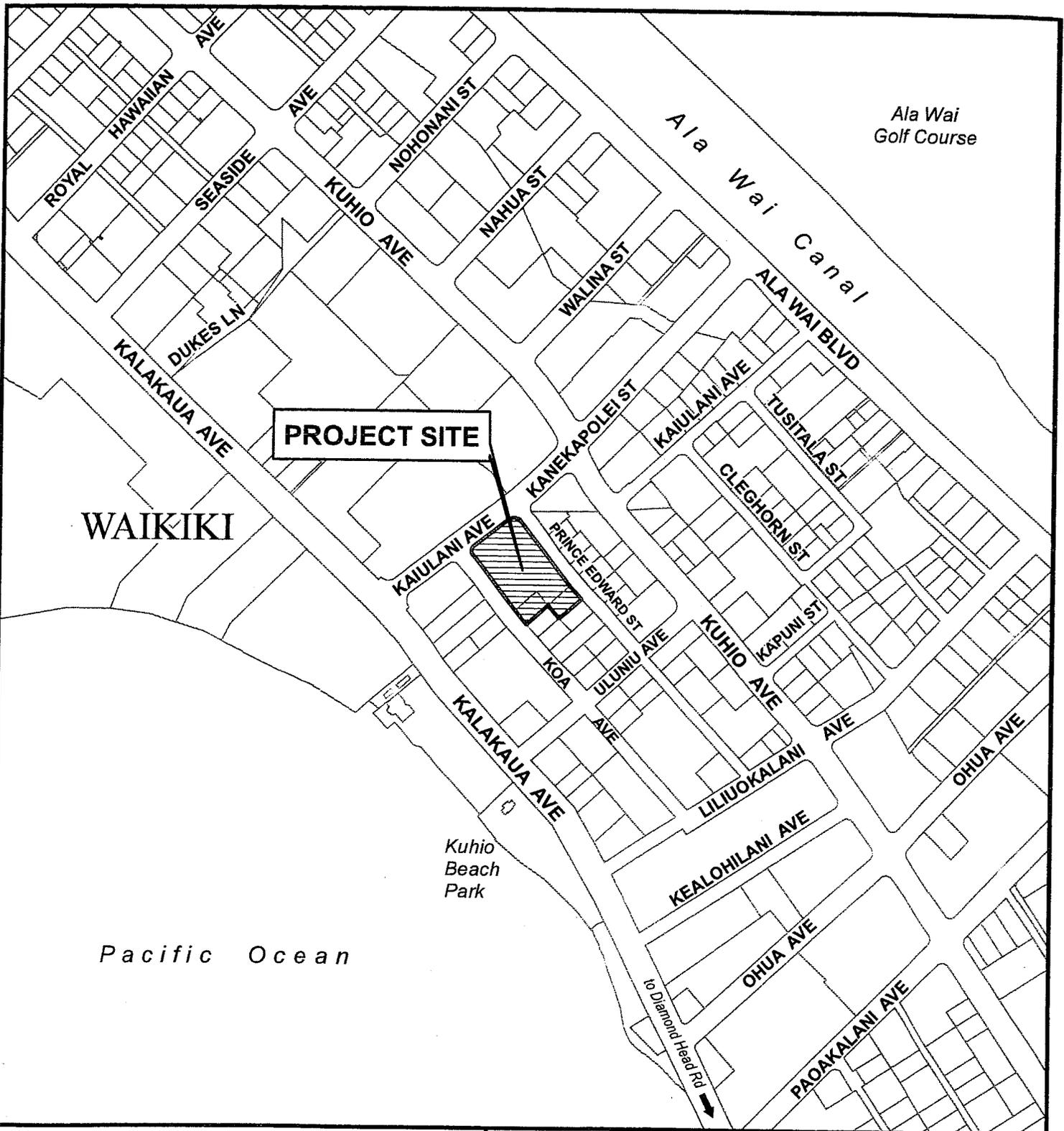
(br)

DATE OF INTRODUCTION:

FEB 24 2016

Honolulu, Hawaii

Councilmembers



WAIKIKI

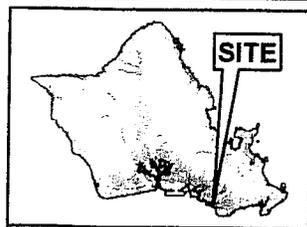
Ala Wai Golf Course

PROJECT SITE

Kuhio Beach Park

Pacific Ocean

to Diamond Head Rd

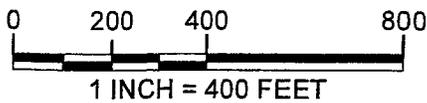


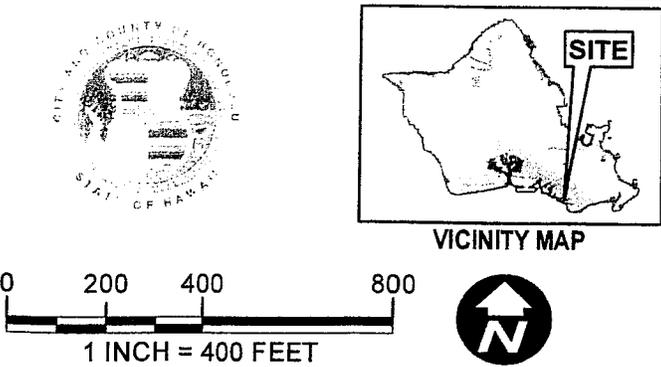
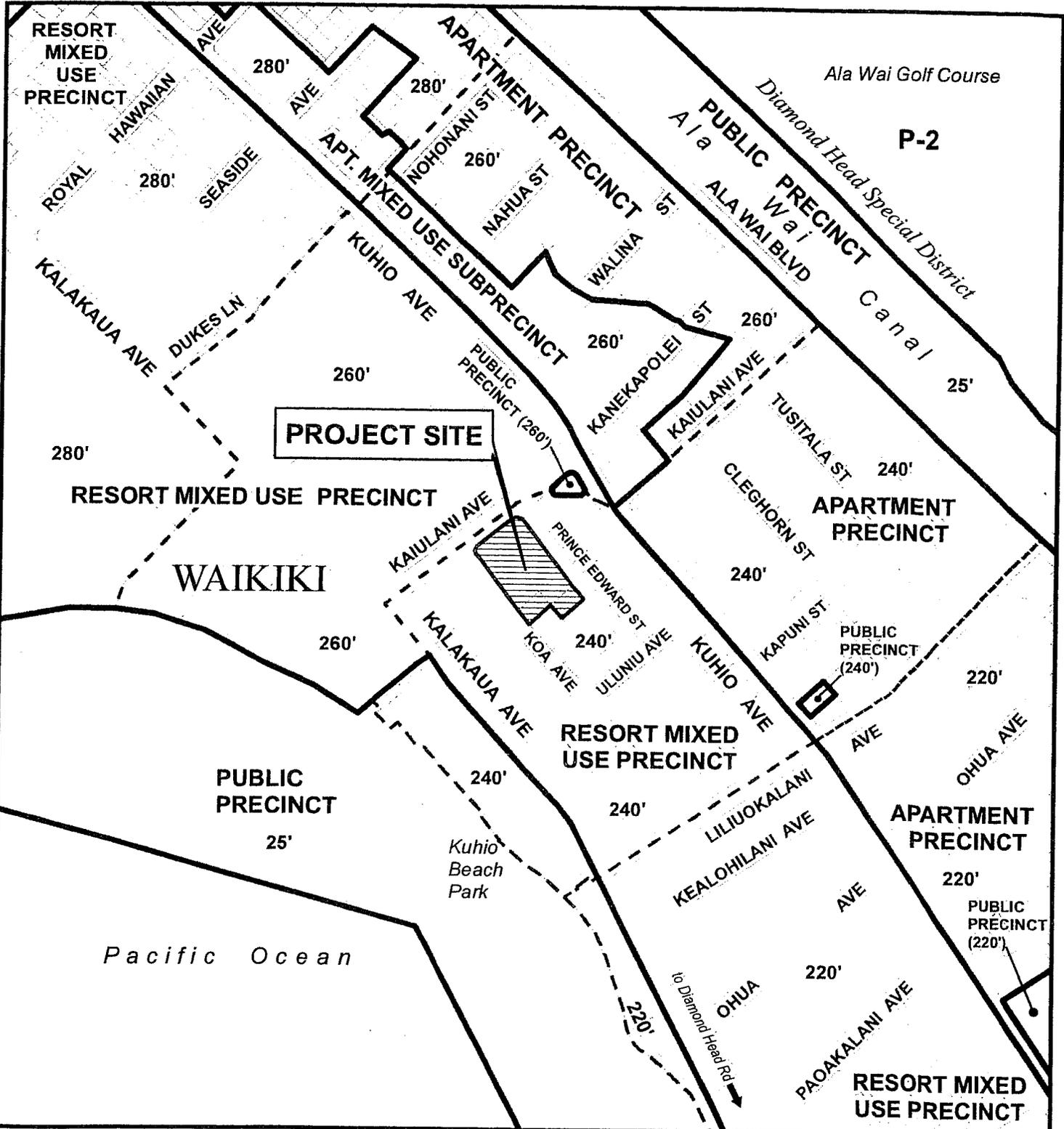
VICINITY MAP

LOCATION MAP WAIKIKI

 PROJECT SITE - TMKS: 2-6-023: 029, 037 & 076

FOLDER NO.: 2015/SDD-37





PORTION OF EXISTING ZONING MAP # 3

- PROJECT SITE - TMKS: 2-6-023: 029, 037 & 076
- Zoning Map Height Limit
- Waikiki Special District

FOLDER NO.: 2015/SDD-37

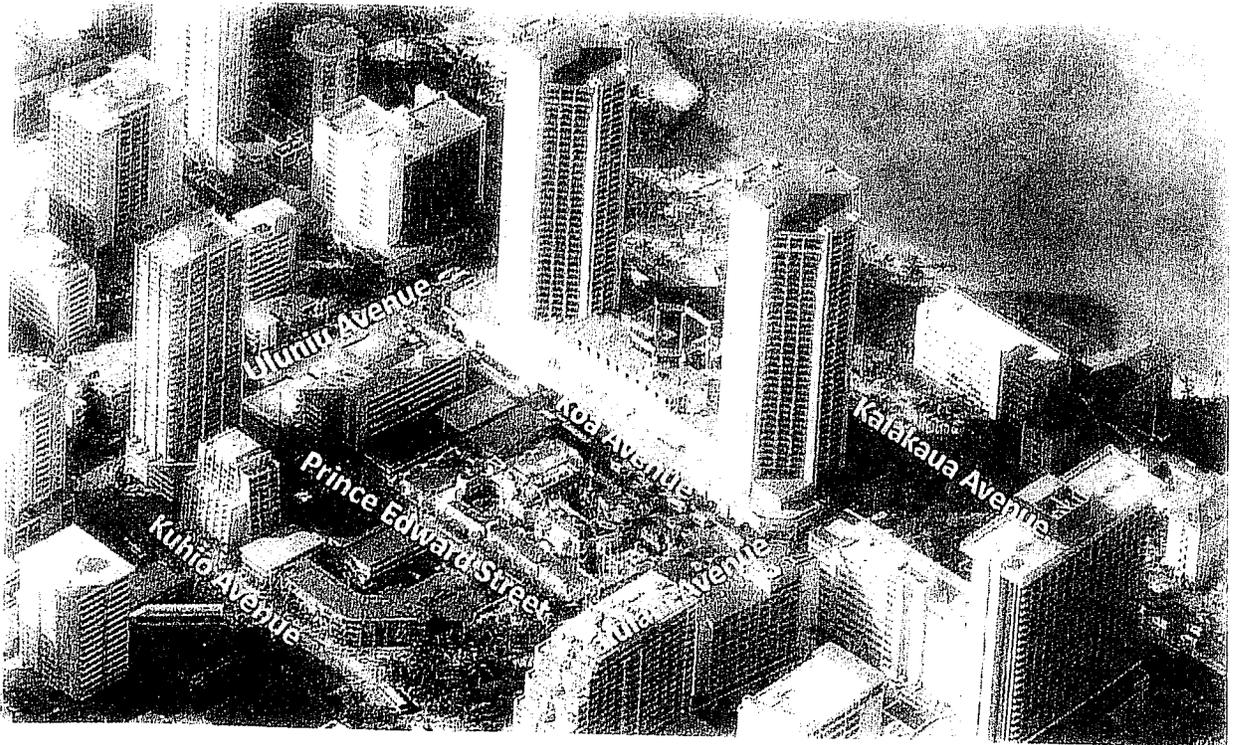
EXHIBIT - B

EXHIBIT C

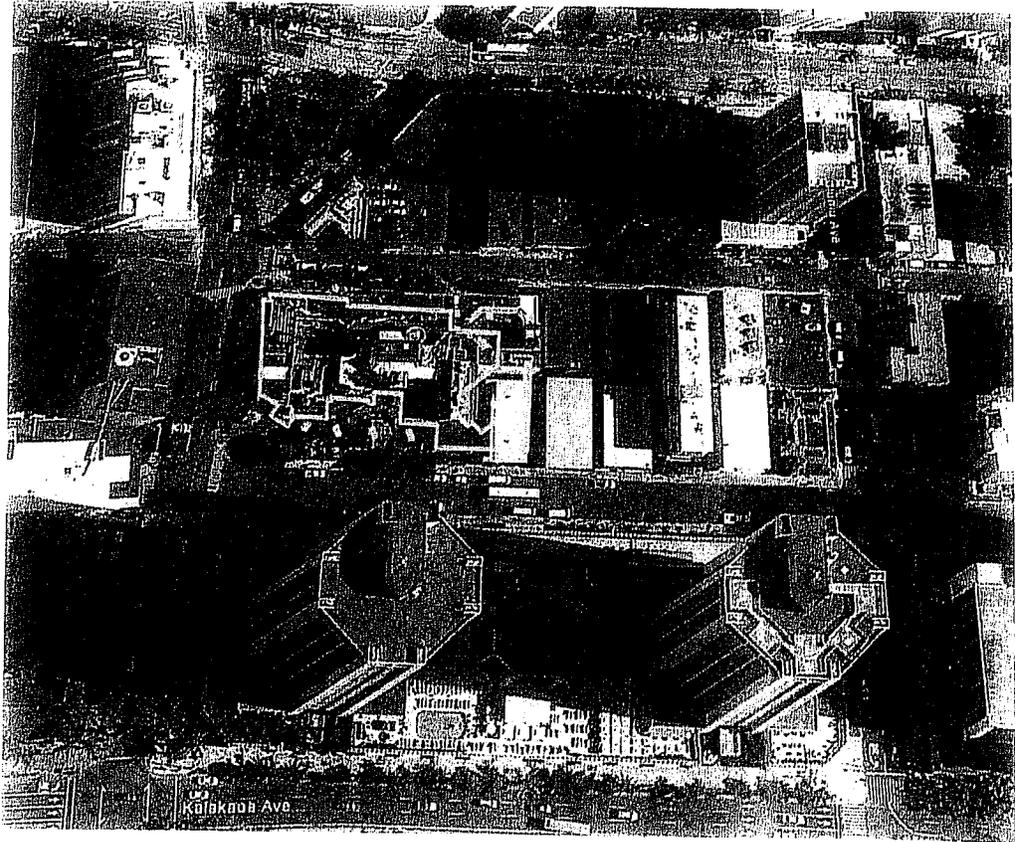
133 KAIULANI



Kaiulani Ave and Koa Ave. looking North

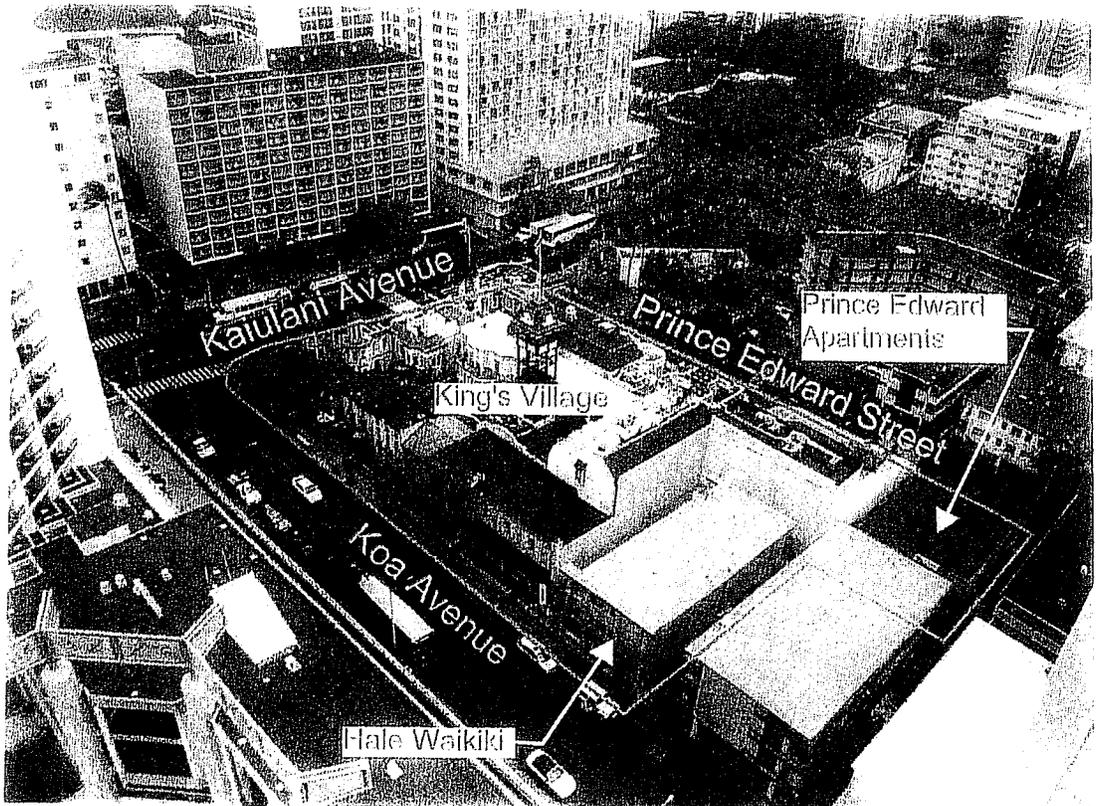


Project Location – Aerial View
133 Kaiulani



**Project Location – Aerial View with
Ground Floor Outline**

133 Kaiulani



Existing Site

133 Kaiulani

Waikiki Special Design District and the Planned Development – Resort (PD-R)

The PD-R Process is an amendment to the Waikiki Special District created in 1996.

The Purpose of the PD-R is to provide opportunities for creative redevelopment not possible under a strict adherence to the development standards of the special district.

Flexibility may be provided for:

- Project density
- Height
- Precinct transitional height setbacks
- Yards
- Open Space
- Landscape

Waikiki Special District and the Planned Development-Resort
133 Kaiulani

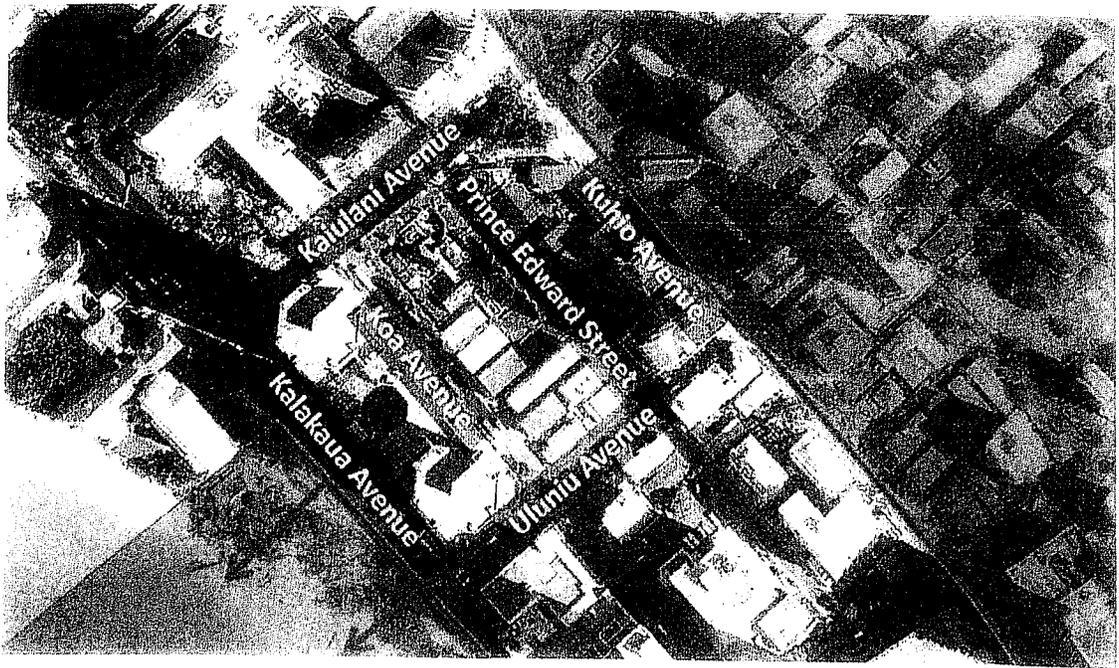
Planned Development-Resort Applicability

- PD-R projects shall only be permitted in the resort mixed use precinct.
 - Proposed project is within the resort mixed use precinct.
- The minimum project size shall be one acre.
 - Proposed project is 1.047 acres.

Project PD-R Allowances

PDR Allowances/Regulations	Proposed Project
Density = 4.0 FAR	Density = 4.0 FAR
Height = 350 feet	Height = 350 feet
Flexibility in Precinct Transitional Height Setbacks	Yes
50% open space that can be modified when beneficial public open spaces and amenities are provided	Yes

Planned Development-Resort Applicability and Allowances
133 Kaiulani



LUO Section 21-9.80-3

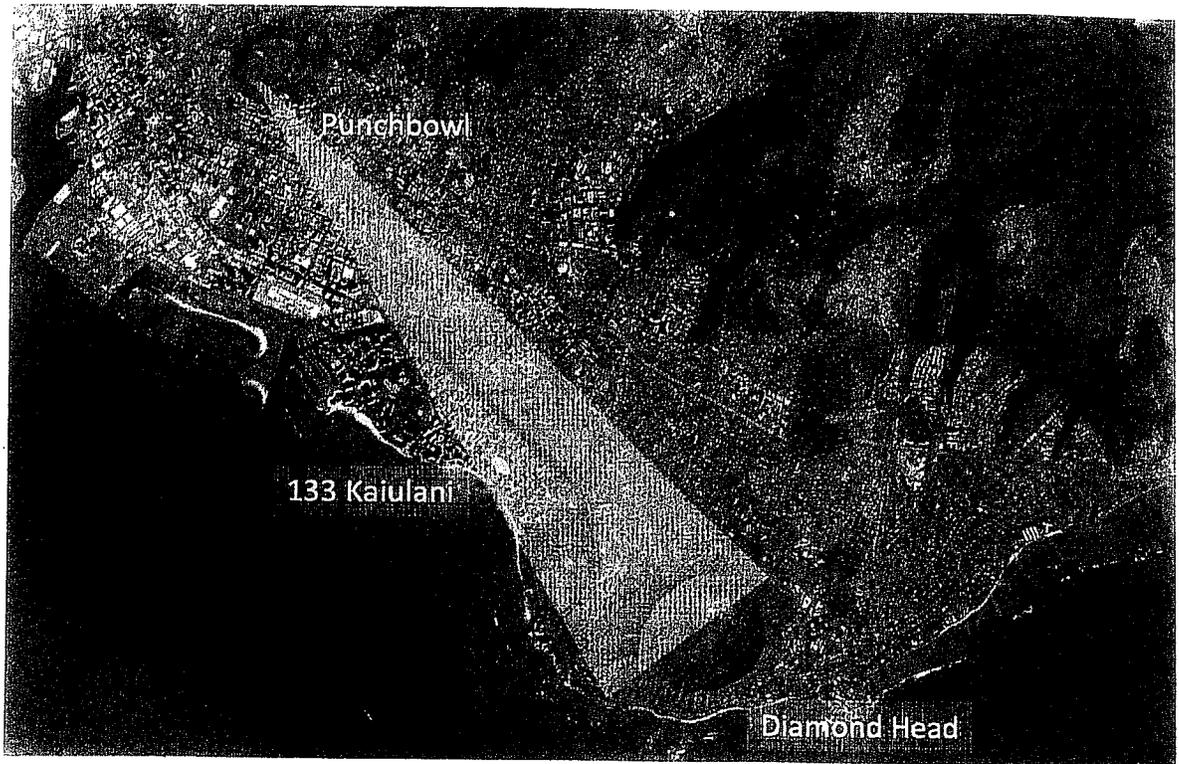
(2) Continuous ocean views along Kalakaua Avenue, from Kuhio Beach to Kapahulu Avenue

(6) Mauka views from the portions of the following streets Mauka of Kuhio Avenue

The project is between Kalakaua Ave. and Kuhio Ave and does not impact any "Significant Public Views" as defined in the LUO

"Significant Public Views"

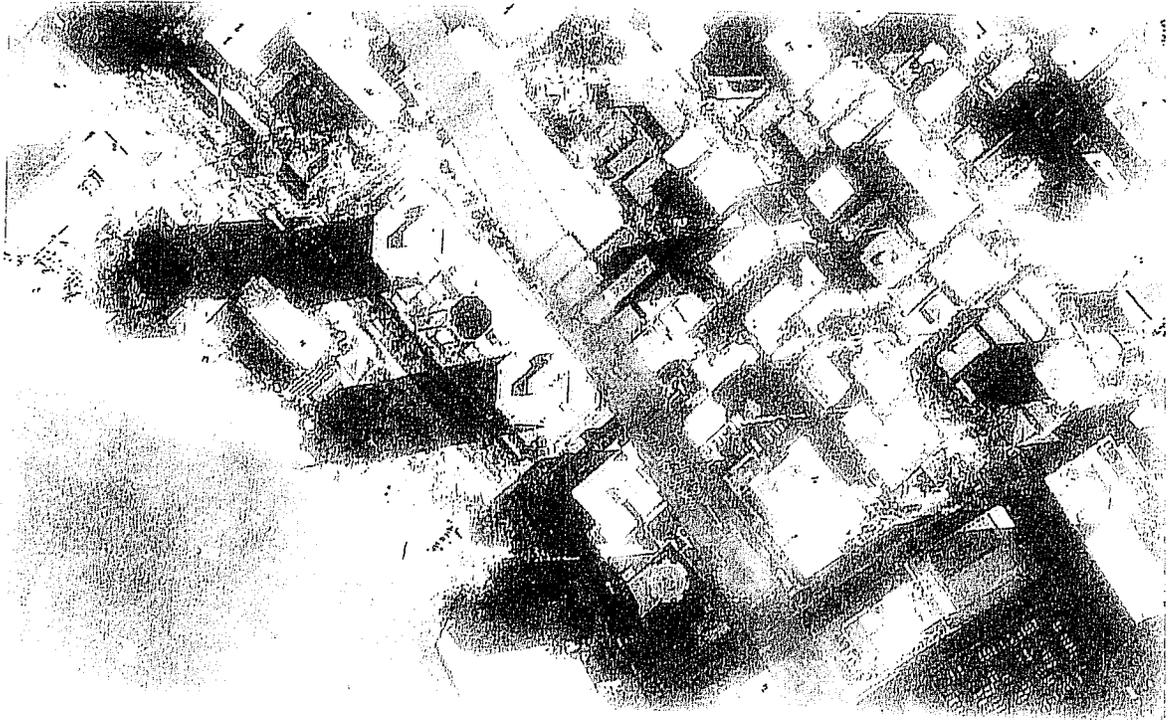
133 Kaiulani



Land Use Ordinance Section 21-9.80-1

Diamond Head / Punchbowl View Corridor Analysis

133 Kaiulani



133 Kaiulani Avenue
Honolulu, Hawaii

**SITE ANALYSIS - PUNCHBOWL TO
DIAMOND HEAD VIEW CORRIDOR**
133 KAIULANI AVE
Honolulu, Hawaii

11/23/15

*Land Use Ordinance
Sec. 21-9.80-1
Waikiki Special District - Objectives*

*(k) Maintain a substantial view of
Diamond Head from the Punchbowl
lookouts by controlling building heights
in Waikiki that would impinge on this
view corridor.*



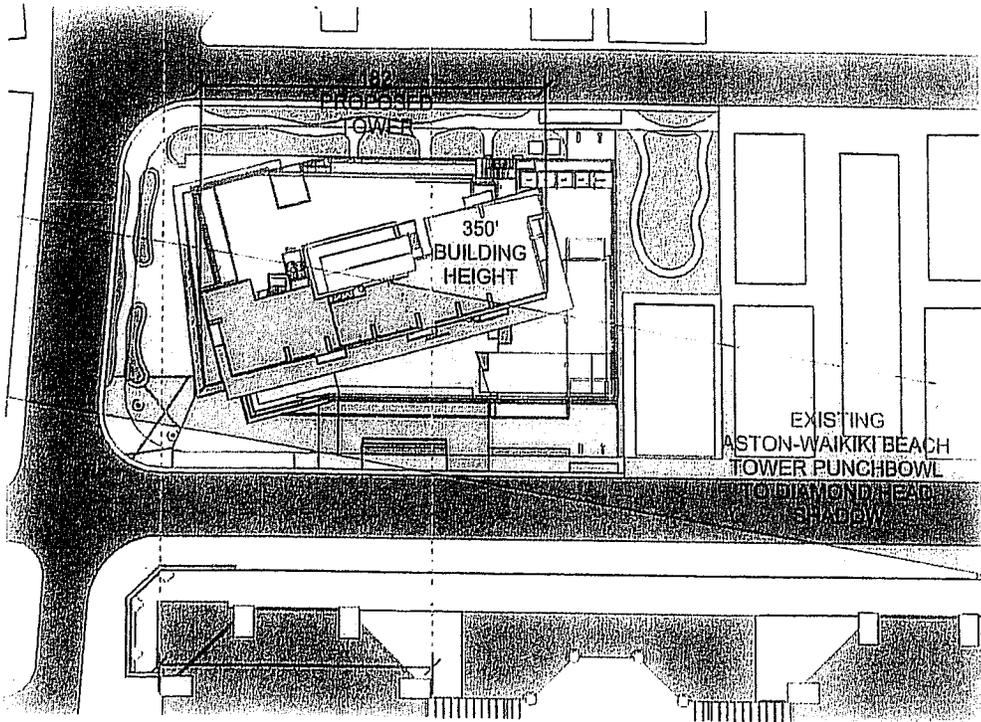
Existing
Aston-Waikiki
Beach Tower



133 Kaiulani Avenue
Honolulu, Hawaii

VIEW STUDY - PUNCHBOWL

11/23/15



Site & View Constraints

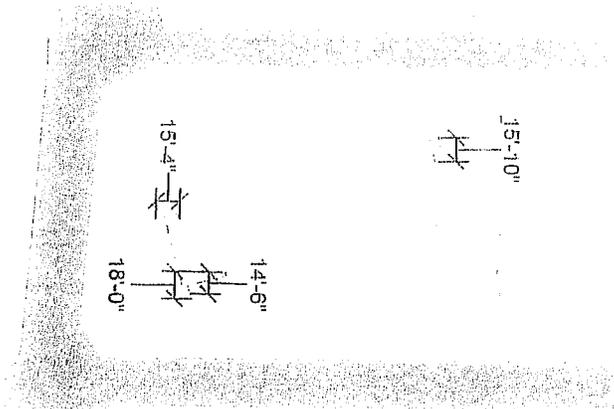
Mauka/Makai Views:
The proposed tower has an Ewa/Diamondhead orientation, but the bulk of the tower falls within the Makai view shadow of the existing Hyatt tower.

The proposed tower plan and residential unit layouts are oriented to maximize ocean views between the adjacent towers.

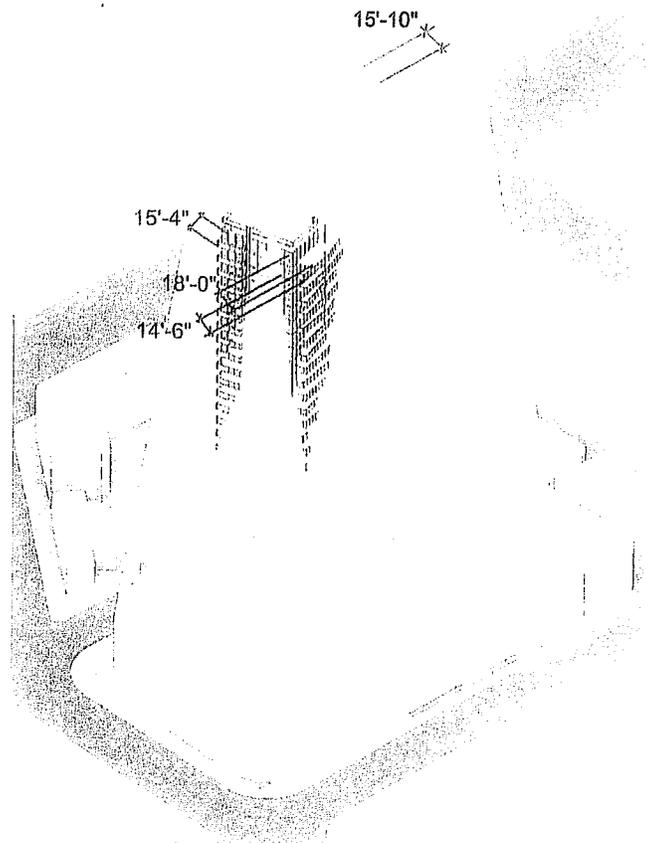
133 Kaiulani Avenue
Honolulu, Hawaii

SITE ANALYSIS - BUILDING ORIENTATION
133 KAIULANI AVE
Honolulu, Hawaii

11/23/15

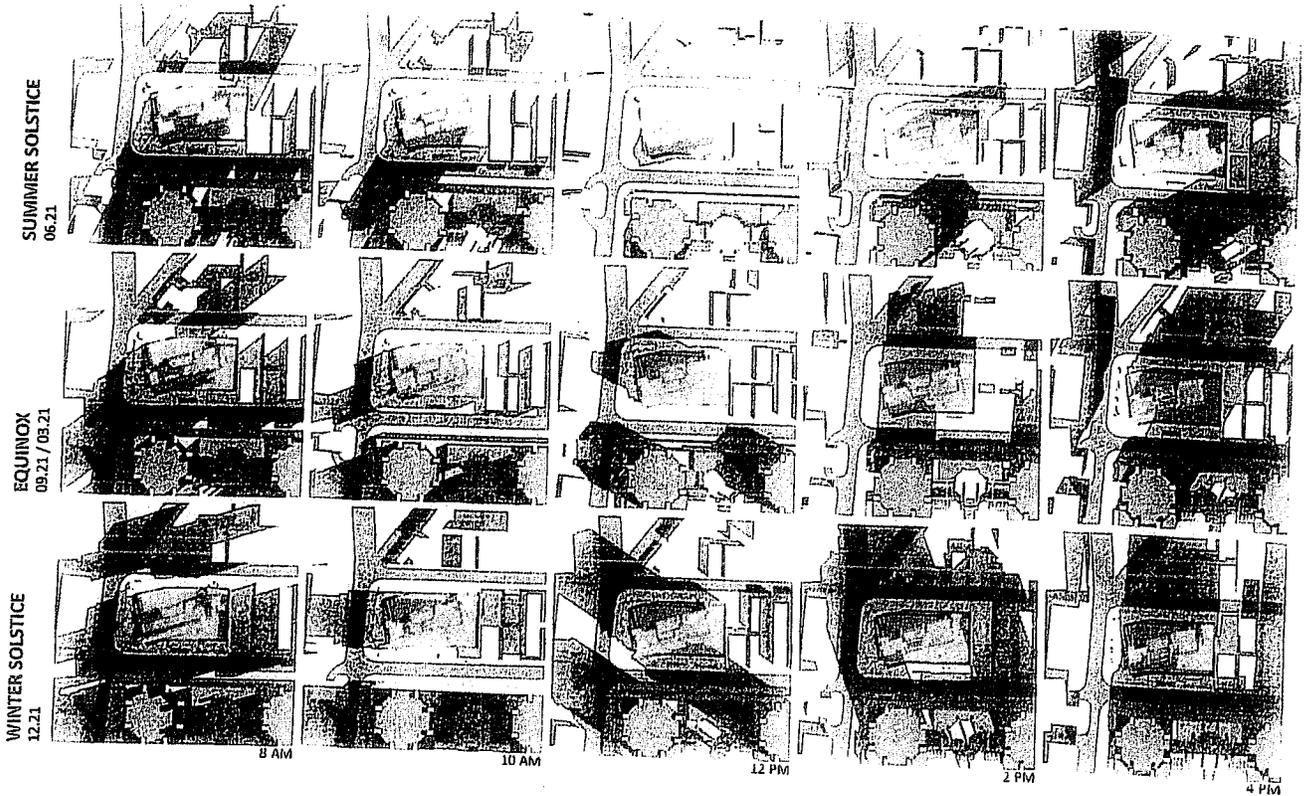


Transitional Height Setbacks - Plan Overlay



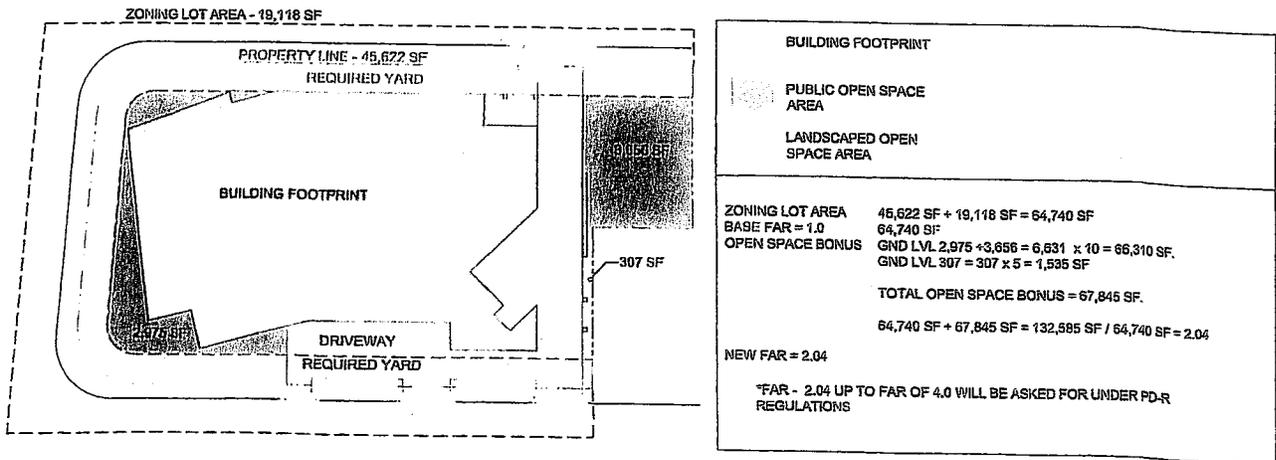
Transitional Height Setbacks - Building Envelope

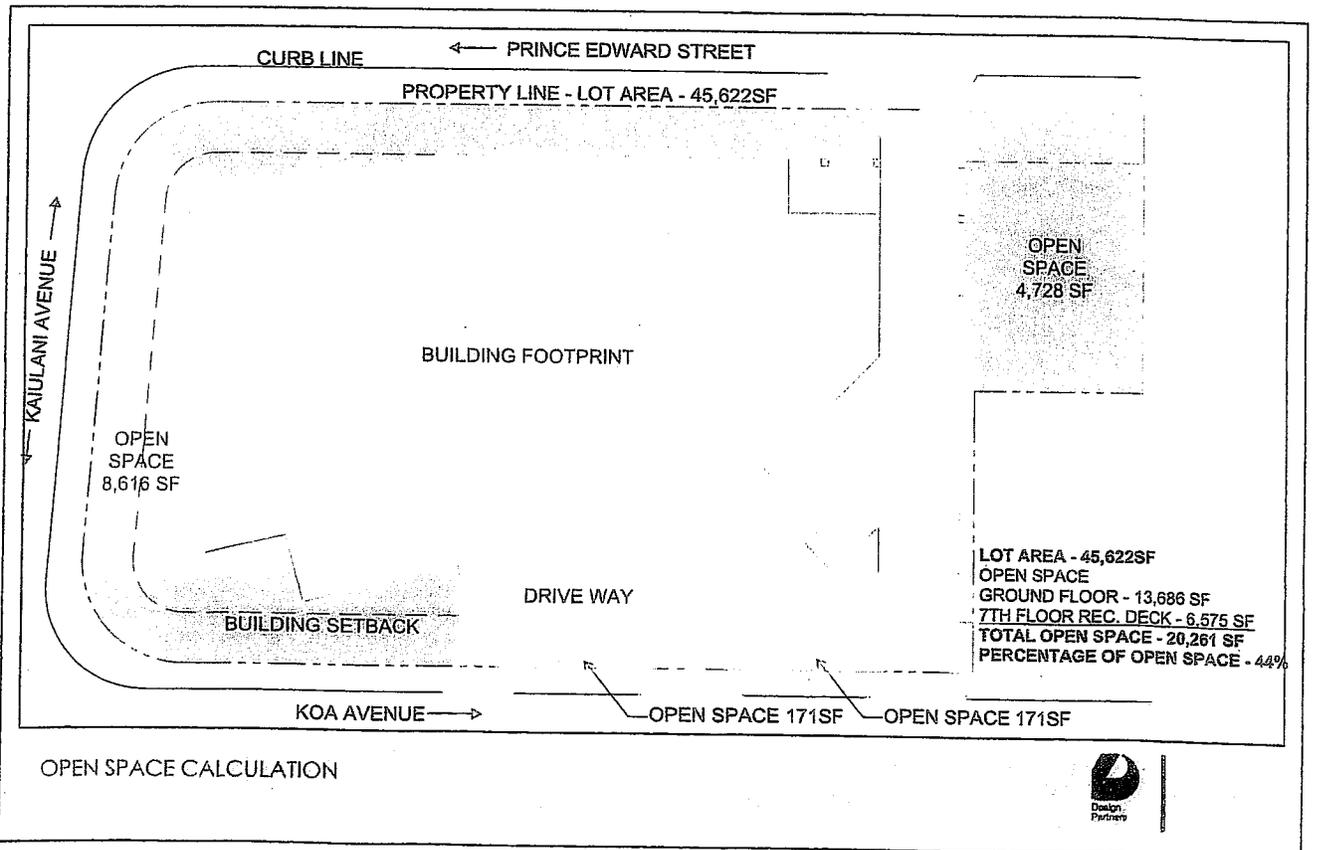
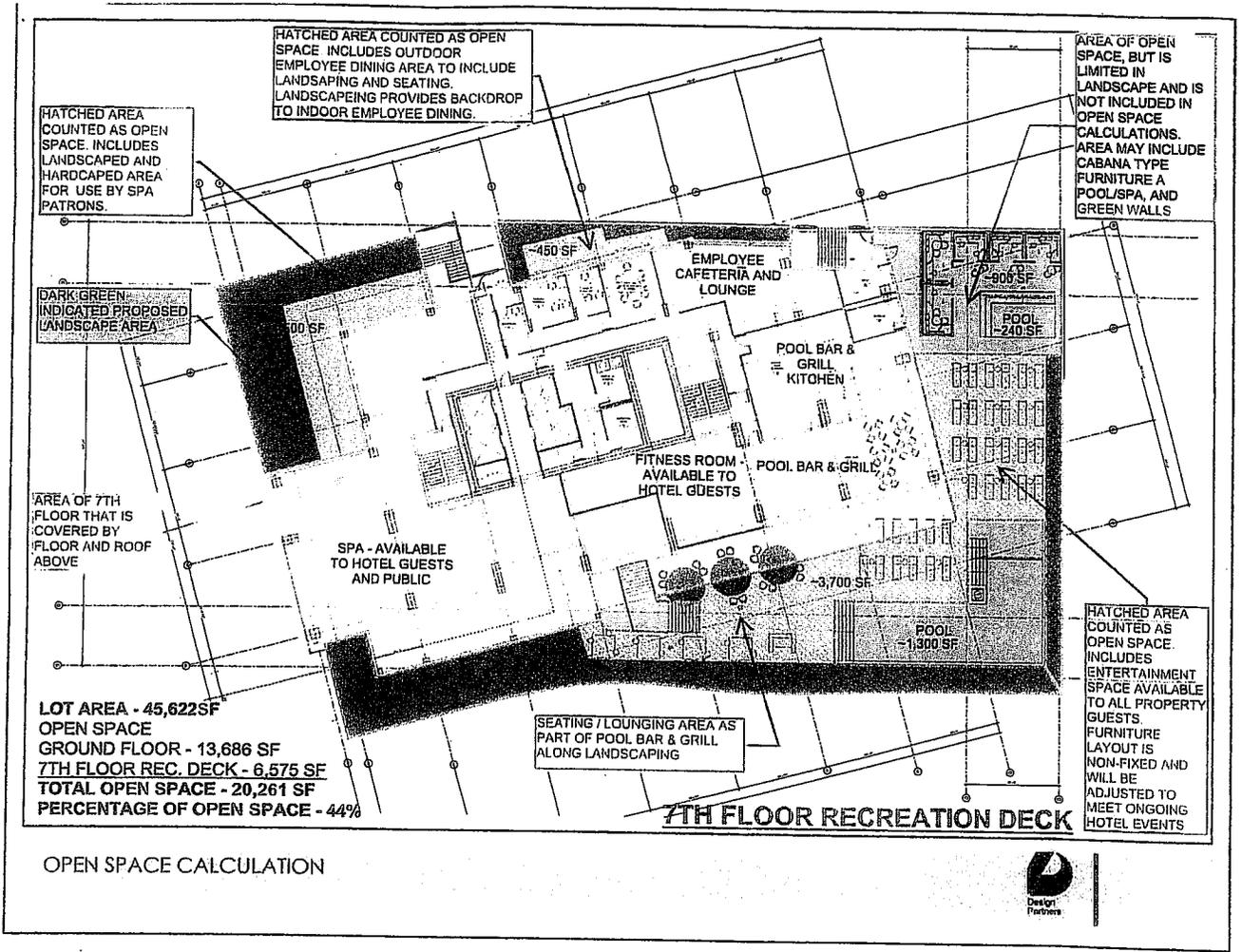
CURRENT DESIGN
2.2.2016

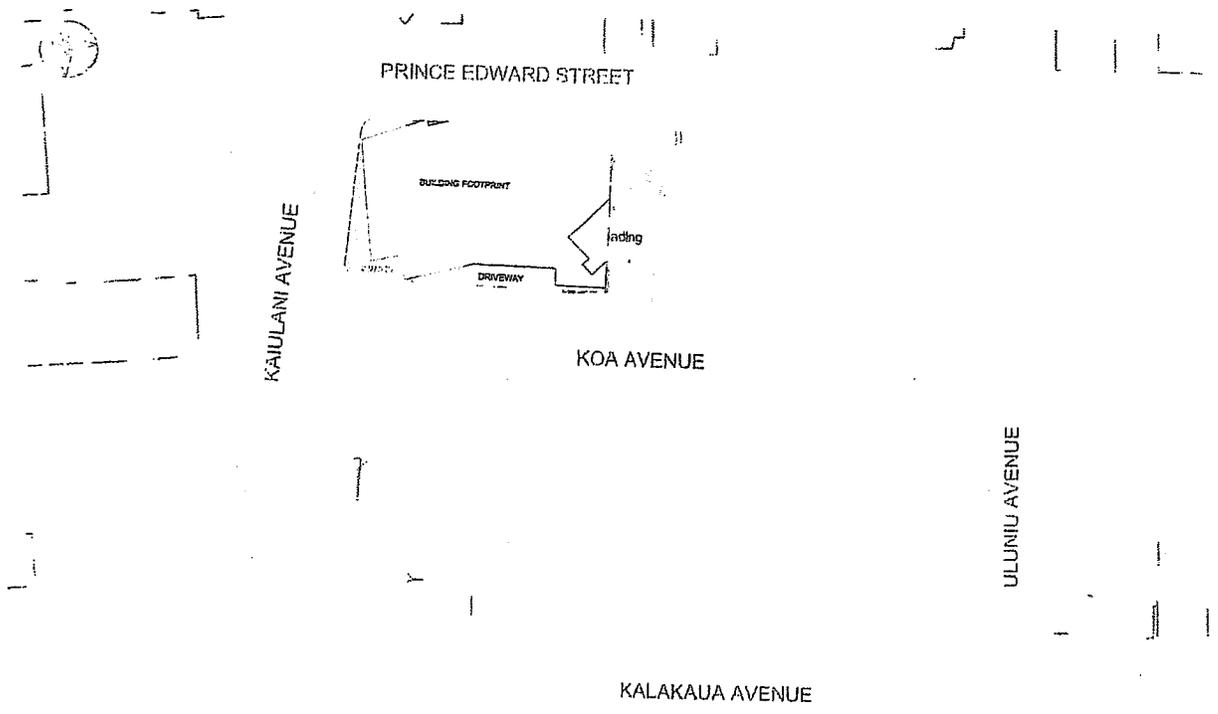


Shadow Studies

133 Kaiulani

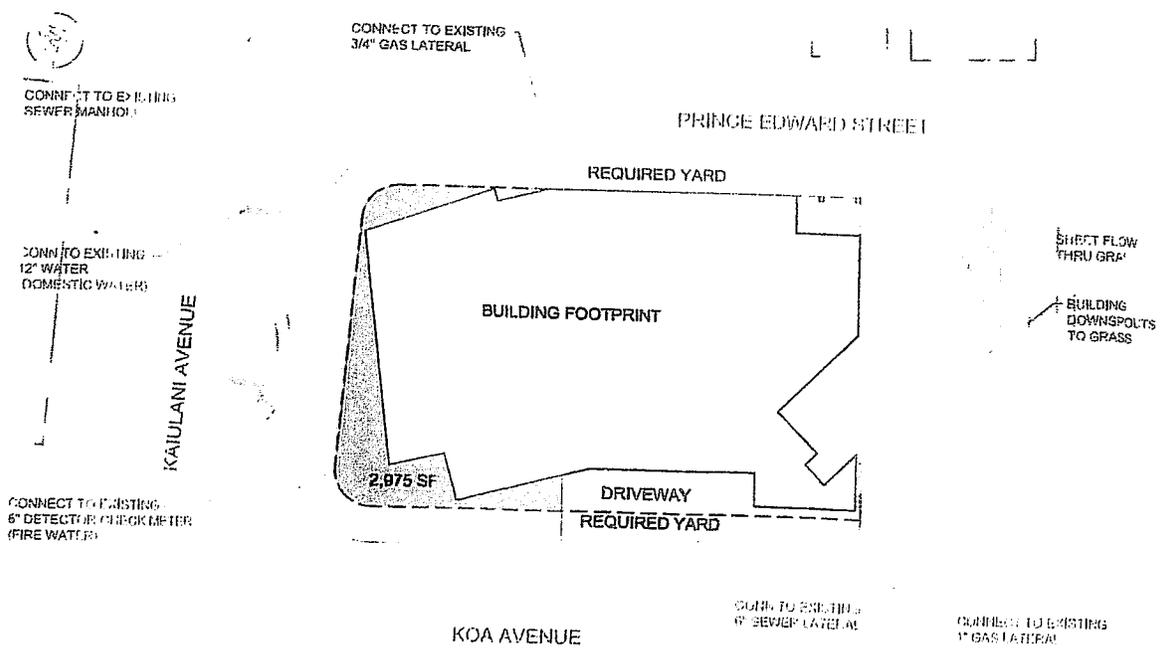






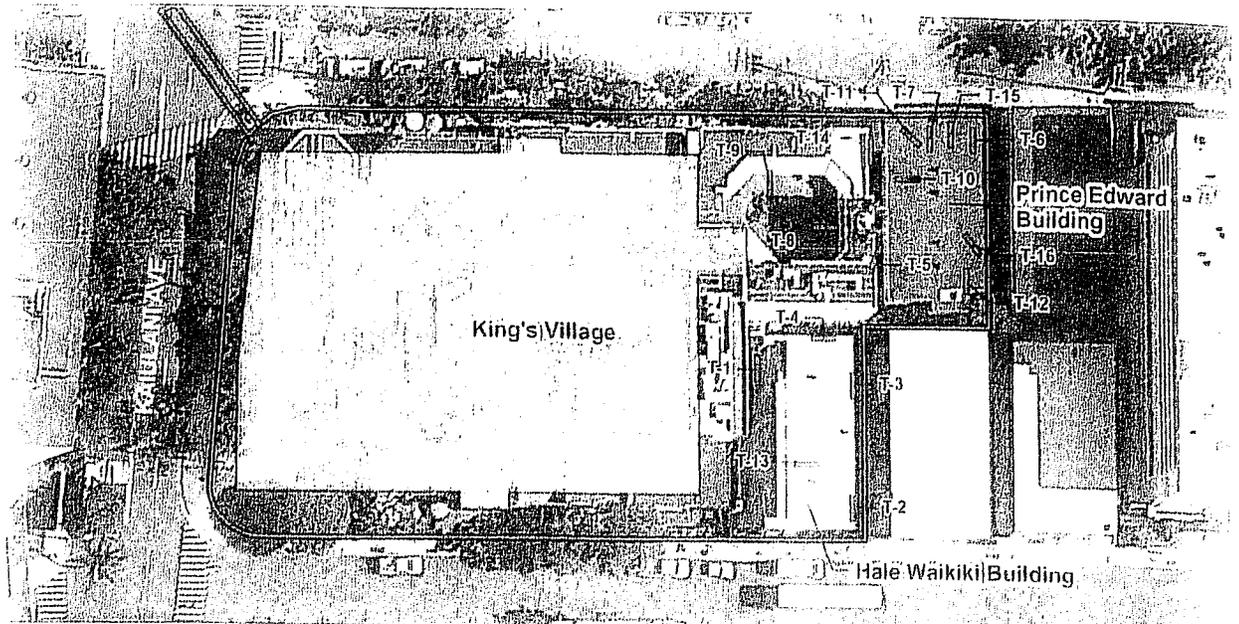
Vehicular Circulation - Overall

133 Kaulani



Utility Connections

133 Kaulani

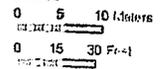


Legend

- Project Area
- Archaeological Test Excavation
- Subsurface Parking Structure

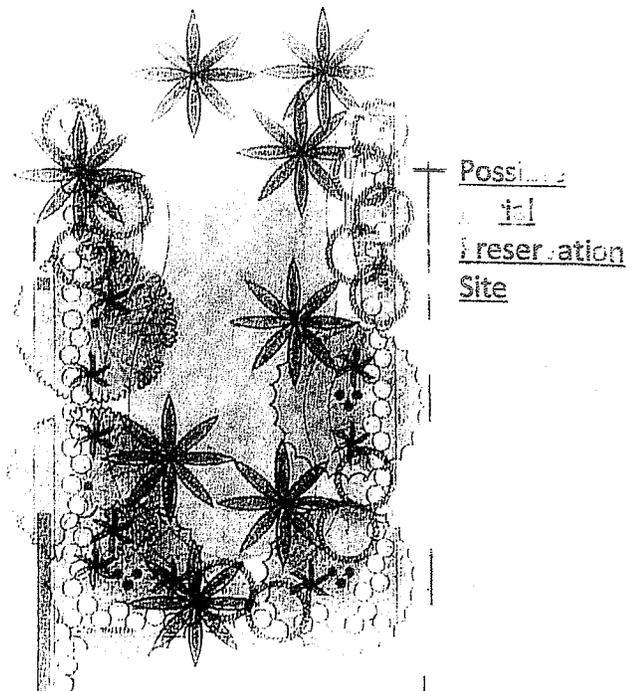
Base Map: Google Earth Aerial Imagery (2013)
 Data Sources: CSH

Scale



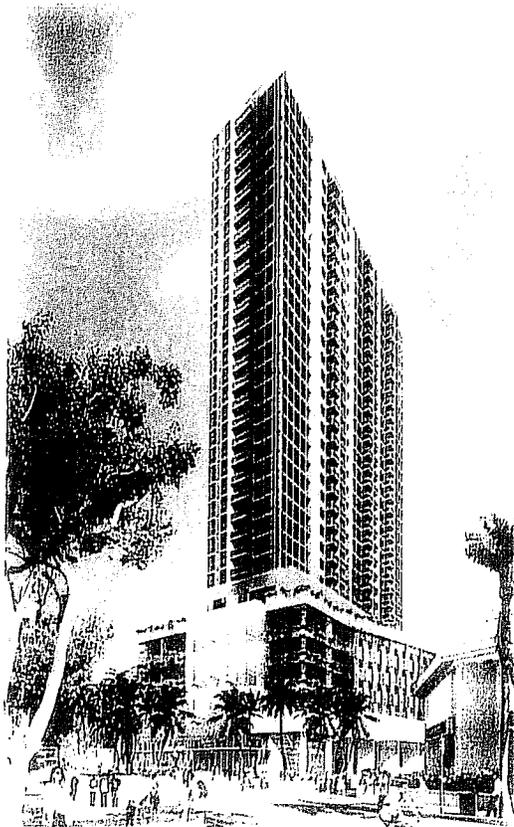
Archaeological Considerations

133 Kaiulani

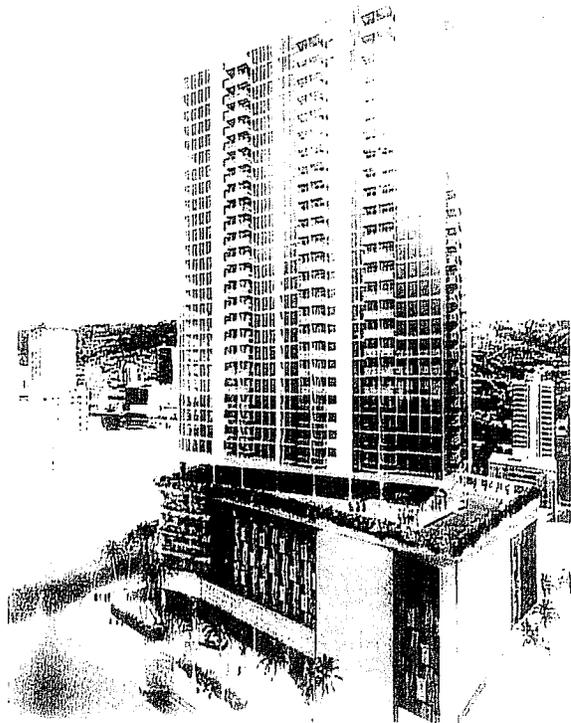


Burial Site (as selected by cultural descendants)

133 Kaiulani



Kaiulani Ave and Koa Ave. looking North



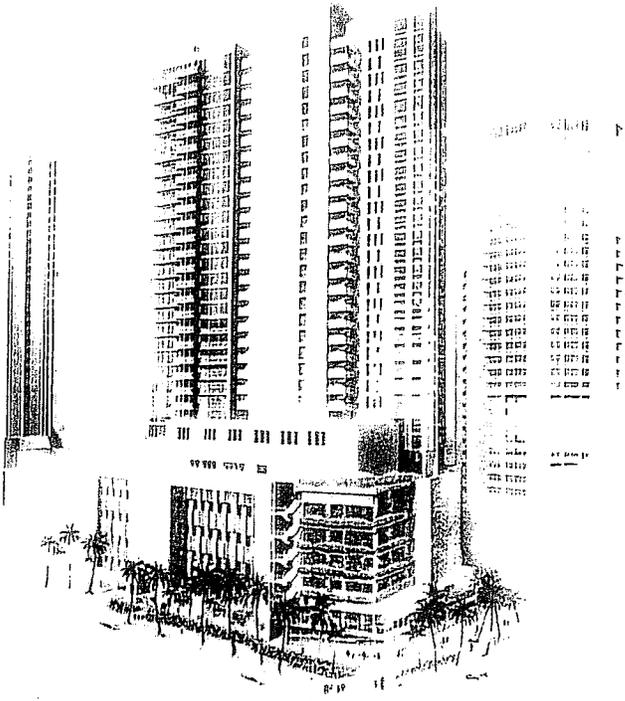
Koa Ave. looking North



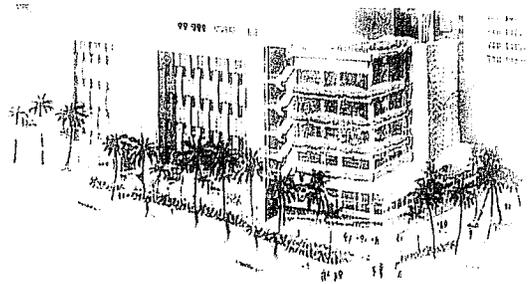
133 Kaiulani Avenue
Honolulu, Hawaii

PUNCHBOWL TO DIAMOND HEAD VIEW CORRIDOR -
ALT VI
133 KAIULANI AVE
Honolulu, Hawaii

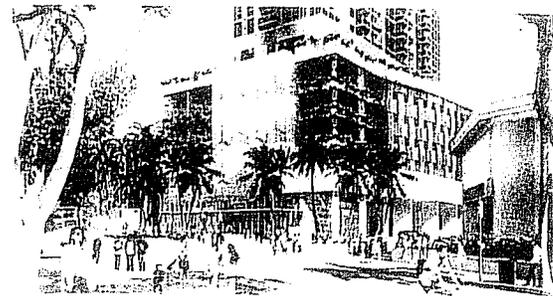
11/23/15



Kaiulani Ave. looking South



Corner of Kaiulani Ave. and Prince Edward St.



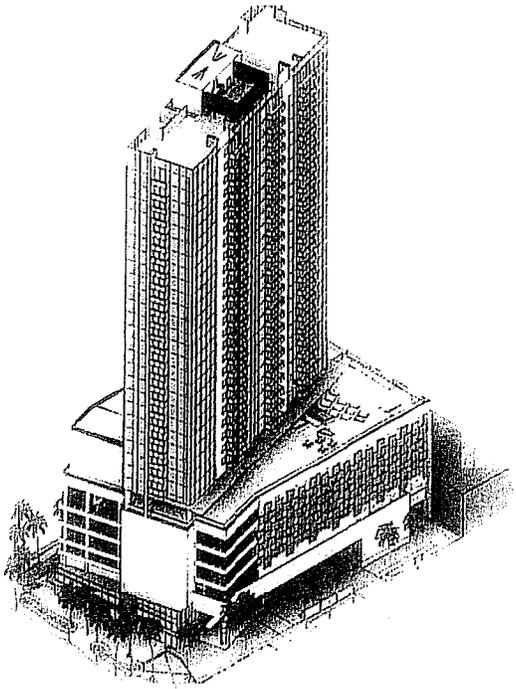
Corner of Kaiulani Ave. and Koa Ave.



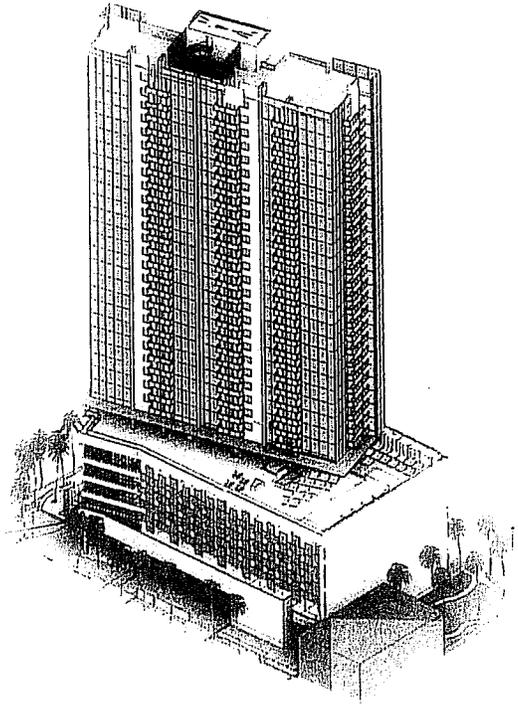
133 Kaiulani Avenue
Honolulu, Hawaii

PUNCHBOWL TO DIAMOND HEAD VIEW CORRIDOR -
ALT VI

11/23/15



AXON VIEW - LOOKING EAST



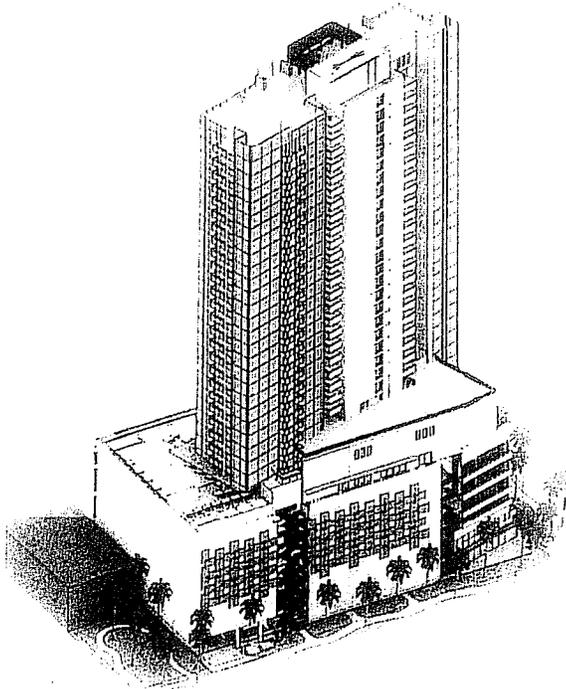
AXON VIEW - LOOKING NORTH



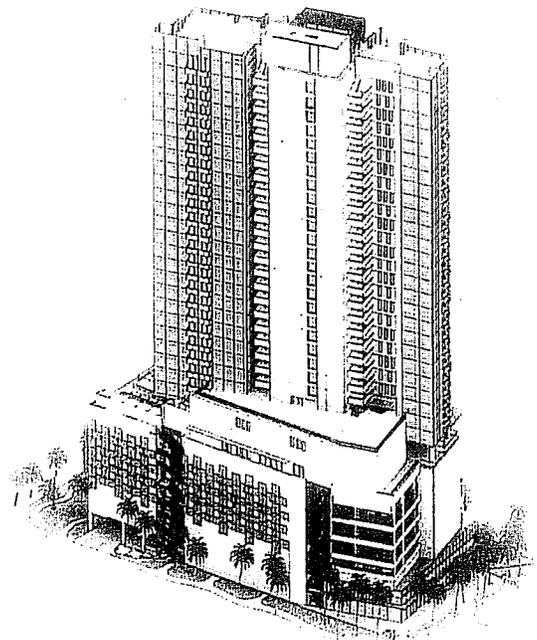
133 Kaiulani Avenue
Honolulu, Hawaii

BUILDING AXONOMETRIC VIEWS
133 KAIULANI AVE
Honolulu, Hawaii

11/23/15



AXON VIEW - LOOKING WEST



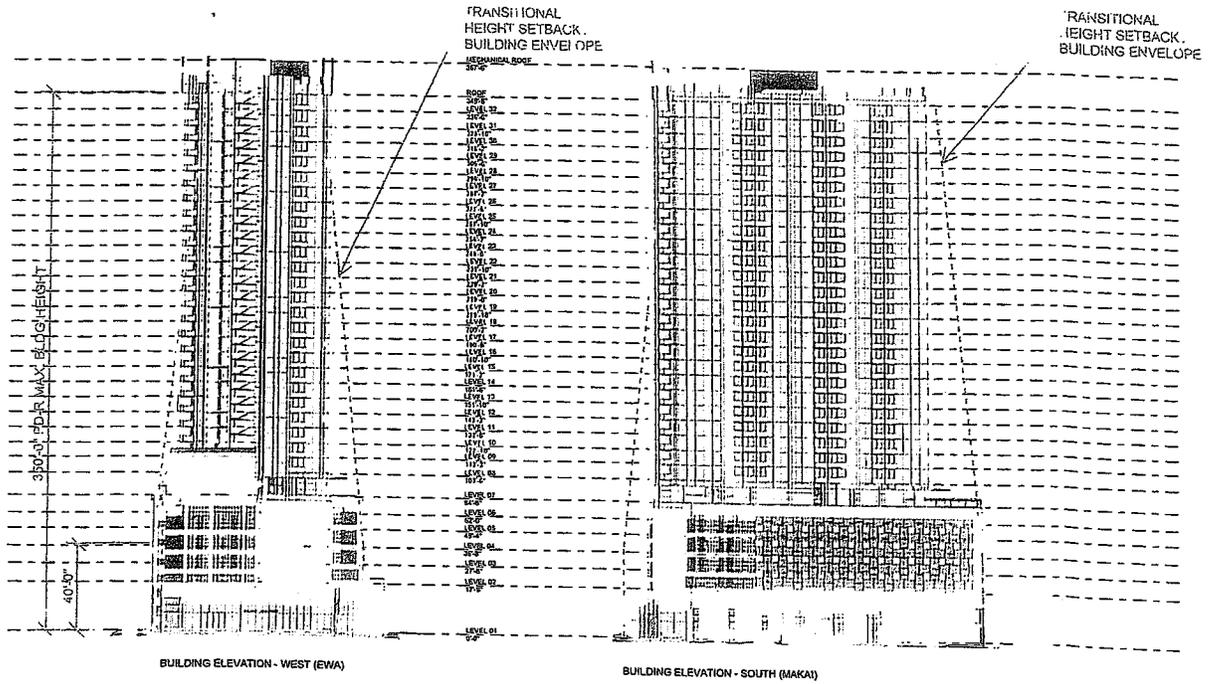
AXON VIEW - LOOKING SOUTH



133 Kaiulani Avenue
Honolulu, Hawaii

BUILDING AXONOMETRIC VIEWS

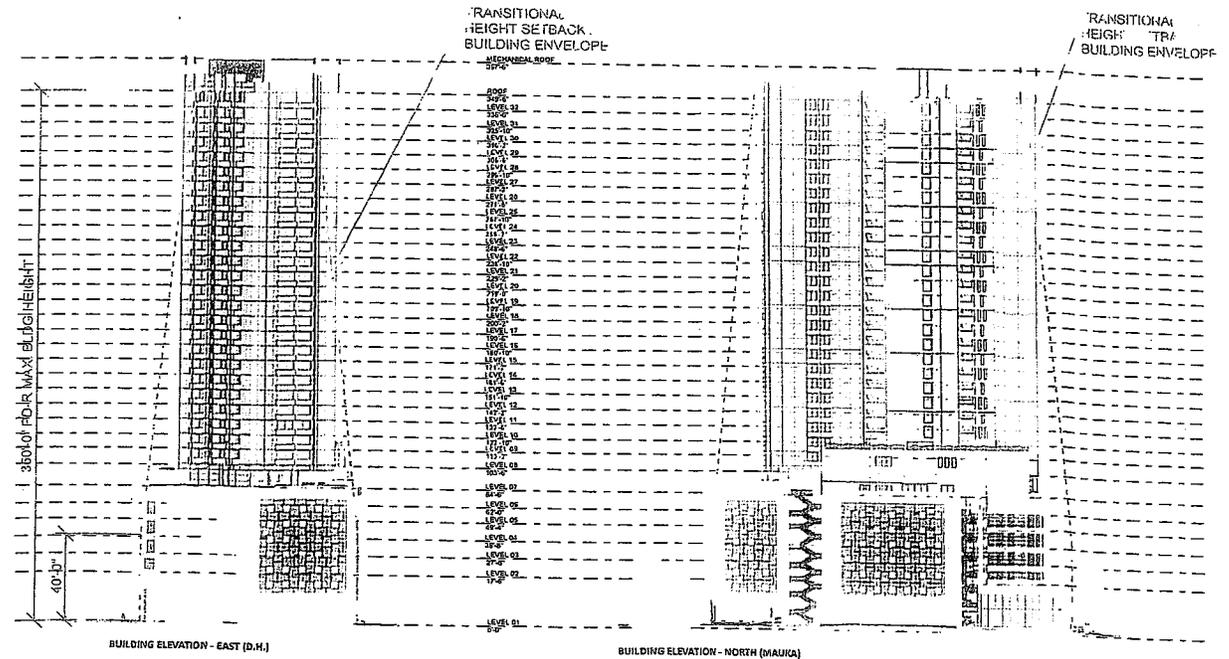
11/23/15



133 Kaiulani Avenue
Honolulu, Hawaii

BUILDING ELEVATIONS
133 KAIULANI AVE
Honolulu, Hawaii

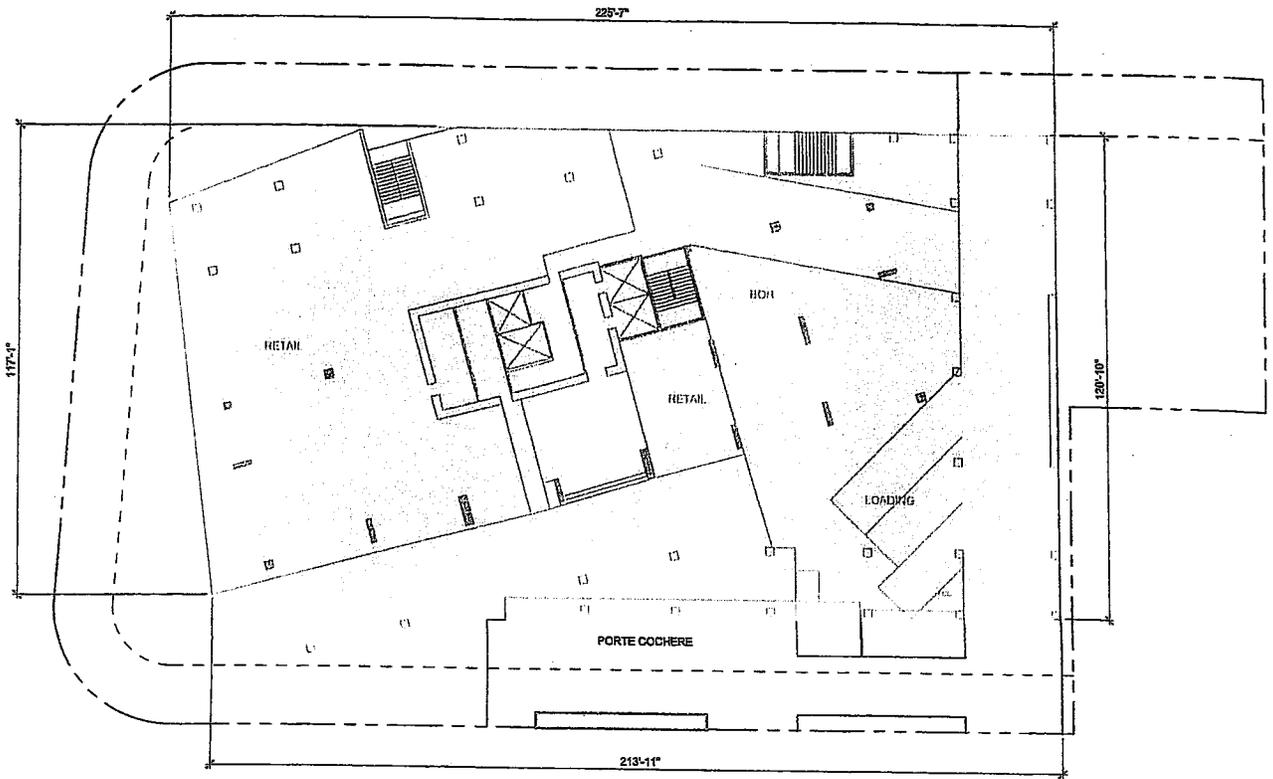
11/23/15



133 Kaiulani Avenue
Honolulu, Hawaii

BUILDING ELEVATIONS

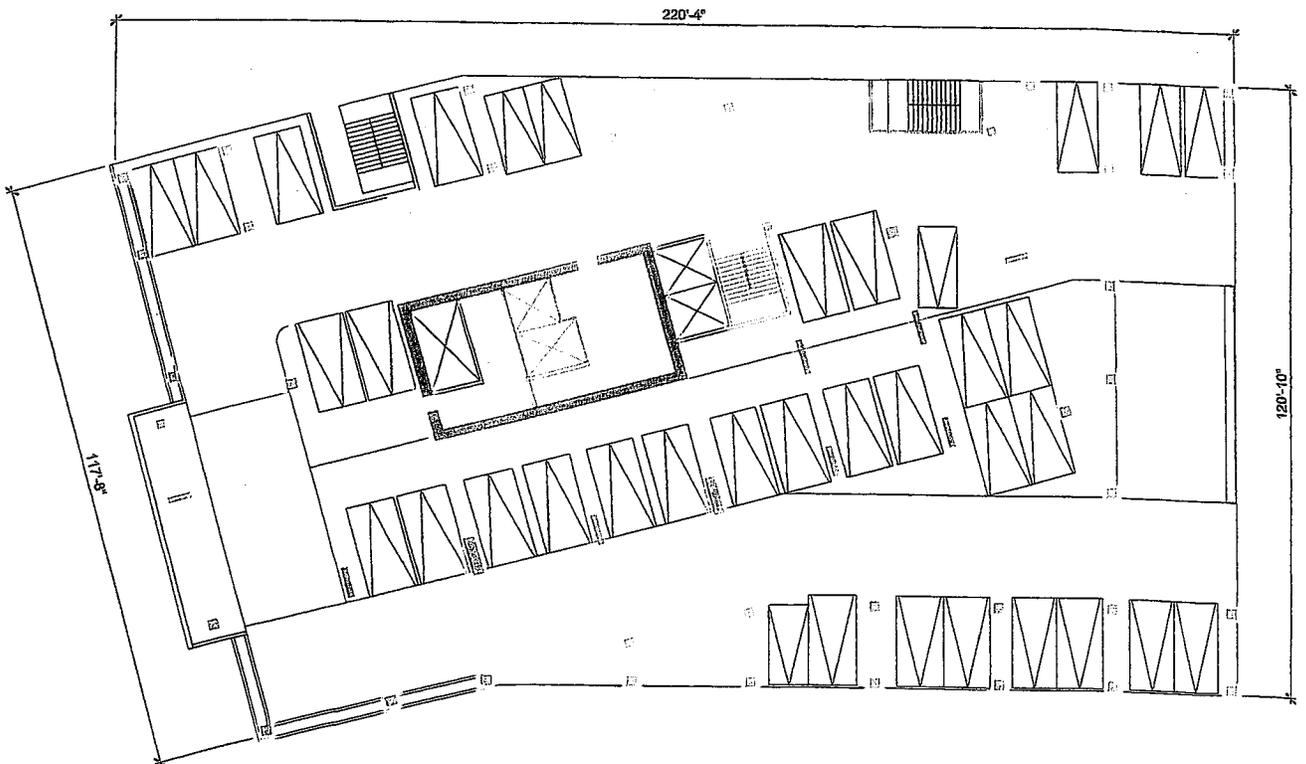
11/23/15



133 Kaiulani Avenue
Honolulu, Hawaii

BUILDING PLANS - LEVEL 01
133 KAIULANI AVE
Honolulu, Hawaii

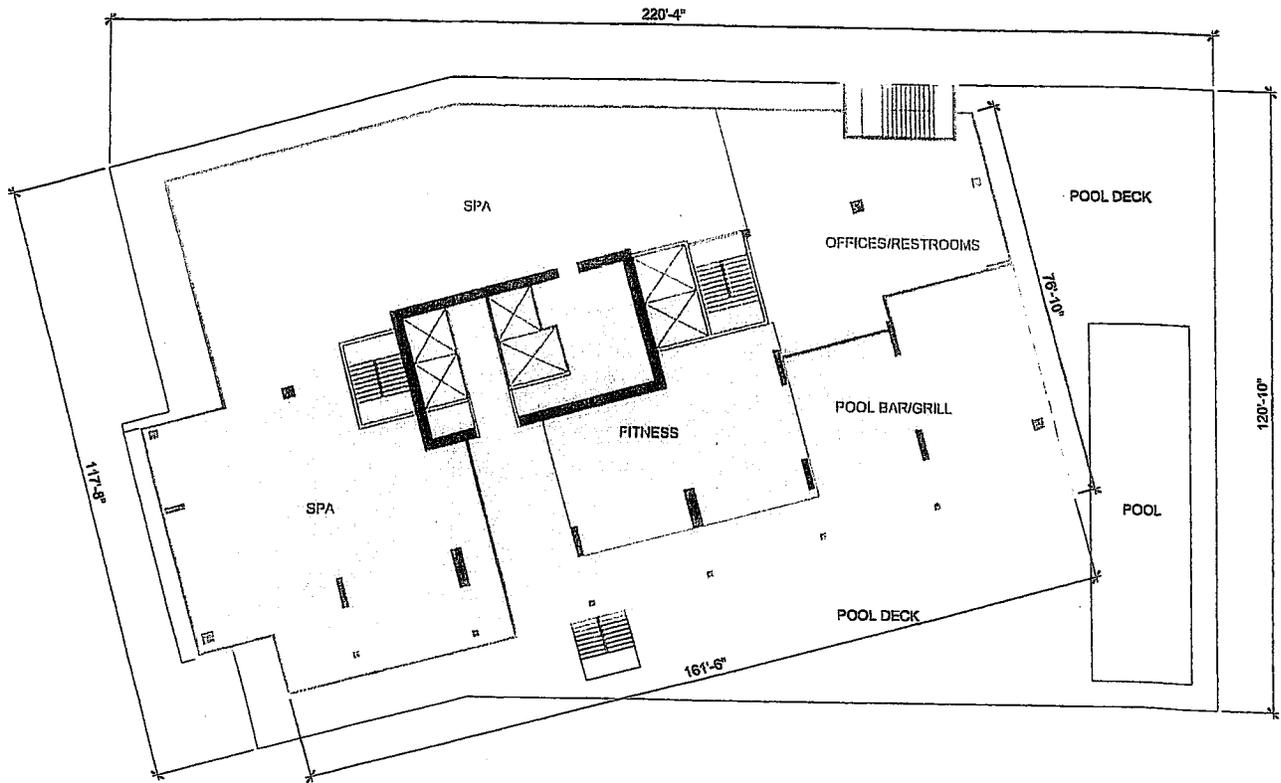
11/23/15



133 Kaiulani Avenue
Honolulu, Hawaii

BUILDING PLANS - LEVELS 02-06
AERIAL VIEW

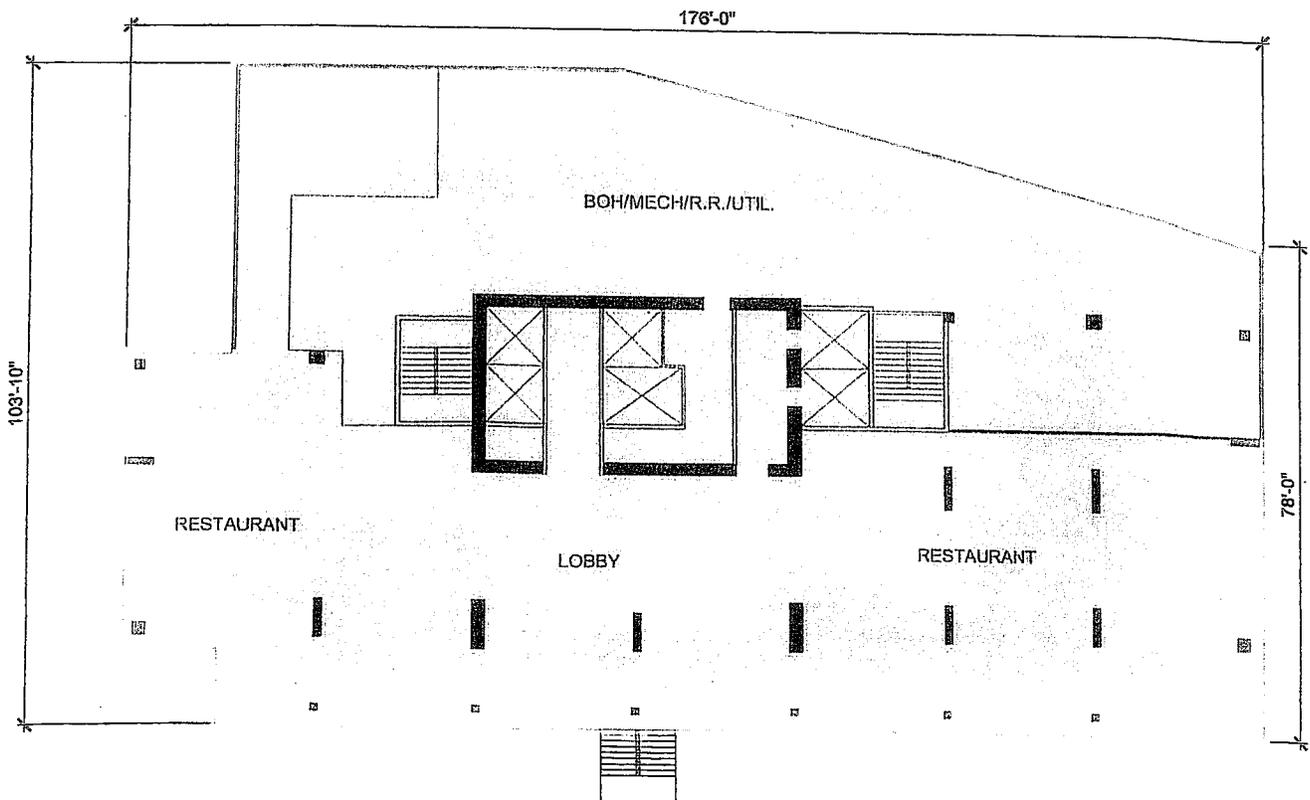
11/23/15



 **133 Kaiulani Avenue**
Honolulu, Hawaii

BUILDING PLANS - LEVEL 07
133 KAIULANI AVE
Honolulu, Hawaii

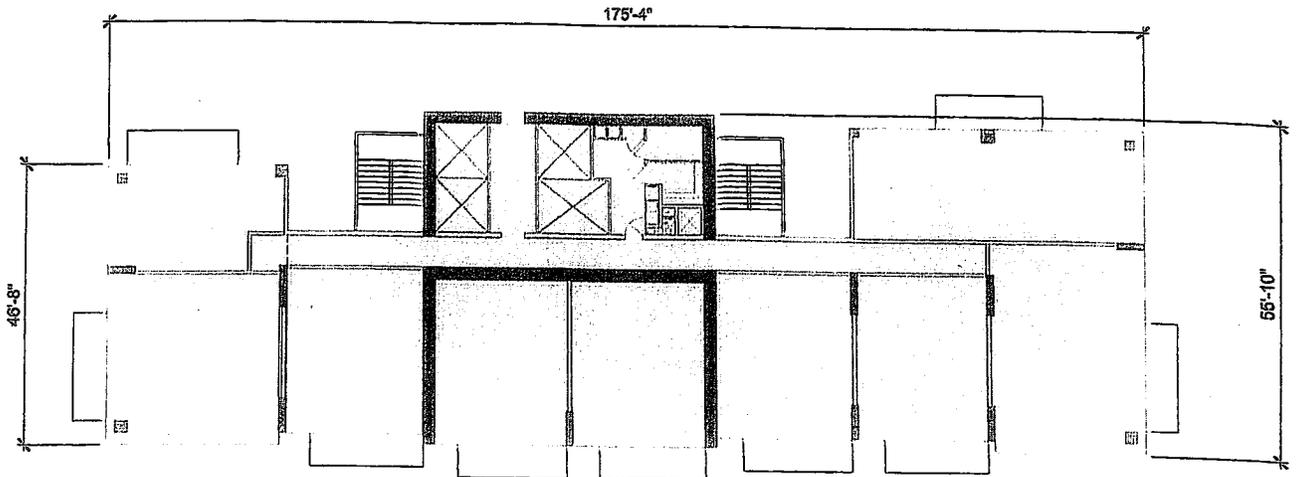
11/23/15



 **133 Kaiulani Avenue**
Honolulu, Hawaii

BUILDING PLANS - LEVEL 08

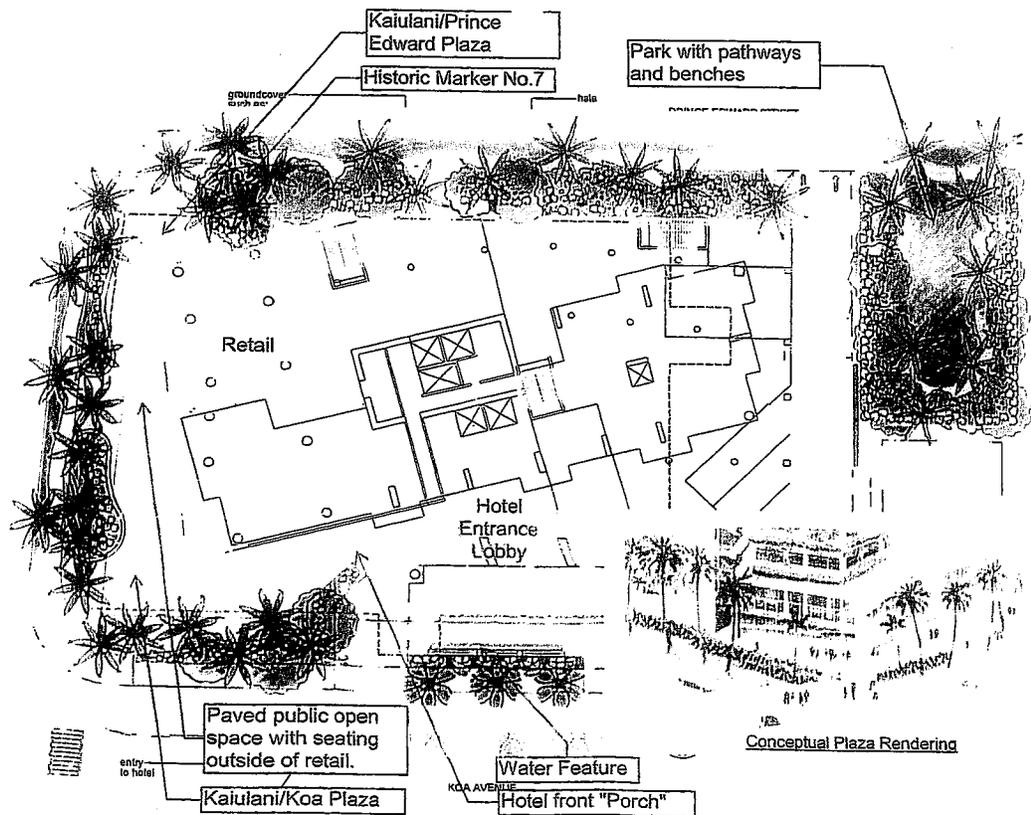
11/23/15




133 Kaiulani Avenue
 Honolulu, Hawaii

BUILDING PLANS - TYPICAL TOWER
 133 KAIULANI AVE
 Honolulu, Hawaii

11/23/15




133 Kaiulani Avenue
 Honolulu, Hawaii

LANDSCAPE / HARDSCAPE PLAN

11/23/15