

SUMMARY OF PROPOSED COMMITTEE DRAFT:

Resolution 16-52

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

THE PROPOSED CD1 makes the following amendments:

- A. Amends proposed Condition 9 by:
 - 1. Adding a requirement for the Applicant to make a one-time contribution of \$900,000 (payable in two installments) to the Urban Rest Stop program for the purpose of providing urban rest stop amenities to homeless persons in Waikiki.
 - 2. Deleting the requirements for contributions of \$200,000 in support of existing public restrooms, \$200,000 for homeless programs/projects or public facilities on the east side of Waikiki, and \$500,000 for beach replenishment and other programs to maintain and expand the east Waikiki beach area. (The requirement for a \$100,000 contribution for ADA improvements and a bathroom at the Waikiki Community Center is retained.)
- B. Makes revisions to conform with the standard language and format in previous PD-R resolutions adopted by the Council.
- C. Makes miscellaneous technical and nonsubstantive amendments.



RESOLUTION

PROPOSED

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 (File No. 2015/SDD-37) of MK Development Consulting, LLC (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"). 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, the conceptual plan for the Project was presented to the DPP's Design Advisory Committee for its recommendations; 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 feet along Koa Avenue and from 24 feet to 16 feet along Kaiulani Avenue, and increased the transitional height encroachment 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; and

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 by Departmental Communication 98 (2016); and



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WHEREAS, the conceptual plan for the Project is set forth in the exhibits attached hereto as Exhibits A through C, and is further described in Departmental Communication 98 (2016), all of which are incorporated herein by this reference; and

WHEREAS, the City Council, having received the findings and recommendation of the DPP on February 24, 2016, and having duly considered the matter, desires to approve the conceptual plan for the Project, subject to the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the conceptual plan for the Project is approved 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 be limited to, the following items:
 - a. Provide a minimum of 10 percent of the surplus parking stalls (as defined in condition 10) 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. Parcels 29, 37, and 76 shall be considered and treated as one zoning lot for development purposes.



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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, shall 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 must be substantially completed prior to the issuance of the temporary Certificate of Occupancy (CO).
9. Prior to the issuance of the final CO for the Project, the Applicant shall:
 - a. 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.
 - b. Make a one-time contribution in the amount of \$900,000 to the Urban Rest Stop program of the Low Income Housing Institute, or other Internal Revenue Code Section 501(c)(3) organization, for the purpose of providing homeless individuals and families in Waikiki with free use of one or more urban rest stops (which typically include restrooms, shower, laundry, and other personal hygiene services and facilities). The \$900,000 shall be payable in two installments of (i) \$450,000 upon the issuance of a full building permit and (ii) \$450,000 prior to the issuance of the final CO for the Project.
10. Prior to submitting 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 Edward 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 number of required stalls.
11. Upon issuance of a CO, the Project shall institute and make available to all units:



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- a. Full hospitality, housekeeping, building maintenance, and room services;
and
 - b. Centralized mail and phone service.
12. Approval of this Resolution 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 comply with all applicable LUO and other governmental provisions and requirements.
13. The Project shall receive a building permit for the proposed development within two years of the date of this resolution. Failure to obtain a building permit within this period shall render null and void this resolution and all approvals issued hereunder, provided that this period may be extended as follows:
- a. The Director of Planning and Permitting may extend this period if the Applicant demonstrates good cause, but the period shall not be extended beyond one year from the initial deadline without the approval of the City Council, which may grant or deny the approval in its complete discretion.
 - b. If the Applicant requests an extension beyond one year from the initial deadline and the Director finds that the Applicant has demonstrated good cause for an extension, 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 and a proposed resolution approving the extension. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by 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. The Project shall conform to the conceptual plan approved hereby and all conditions established herein. Any significant changes to the conceptual plan shall require a new application and approval by the Council. The Director of Planning and Permitting may approve changes to the Project that do not significantly alter the size or nature of the Project if the changes remain in conformance with the conceptual plan and the conditions herein;



RESOLUTION

and

BE IT FURTHER RESOLVED that the Council finds as follows with respect to the conceptual plan for the Project, as conditioned herein:

1. The project concept, as a unified plan, is in the general interest of the public;
2. Requested project boundaries and design flexibility with respect to standards relating to precinct transitional height setbacks and open space are consistent with the Waikiki Special District objectives set forth in ROH Section 21-9.80-1 and provisions of ROH Section 21-9.80-4(d);
3. Requested flexibility with respect to standards relating to precinct transitional height setbacks and open space is consistent with the public amenities proposed;
4. The public amenities proposed will produce timely, demonstrable benefits to the community and the stability, function, and overall ambience and appearance of Waikiki; and
5. The Primary Urban Center Development Plan established by ROH Chapter 24, Article 2, as amended, does not establish visitor unit limits for Waikiki;

and



RESOLUTION

BE IT FINALLY RESOLVED that copies of this Resolution be transmitted 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 Street, Room 131, Honolulu, Hawaii 96813; and Caroline Hayashi, Waikiki Community Center, 310 Paoakalani Avenue, Honolulu, Hawaii, 96815.

INTRODUCED BY:

Ernest Martin (BR)

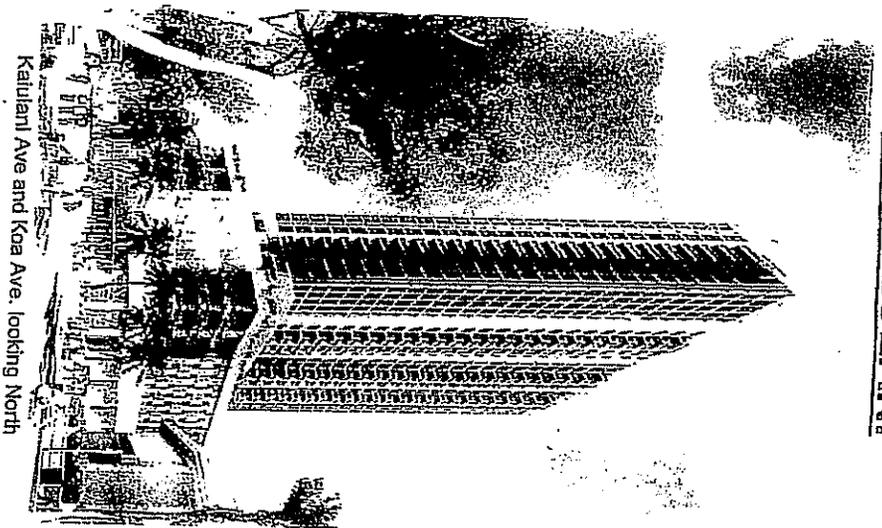
DATE OF INTRODUCTION:

February 24, 2016
Honolulu, Hawaii

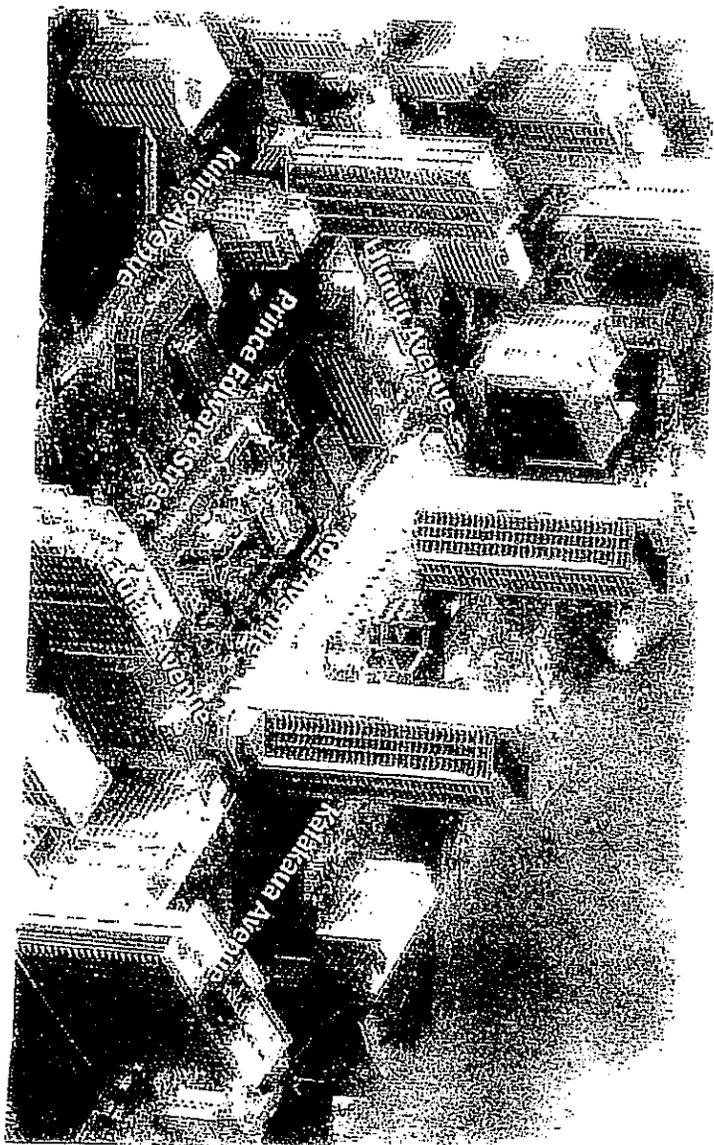
Councilmembers

EXHIBIT C

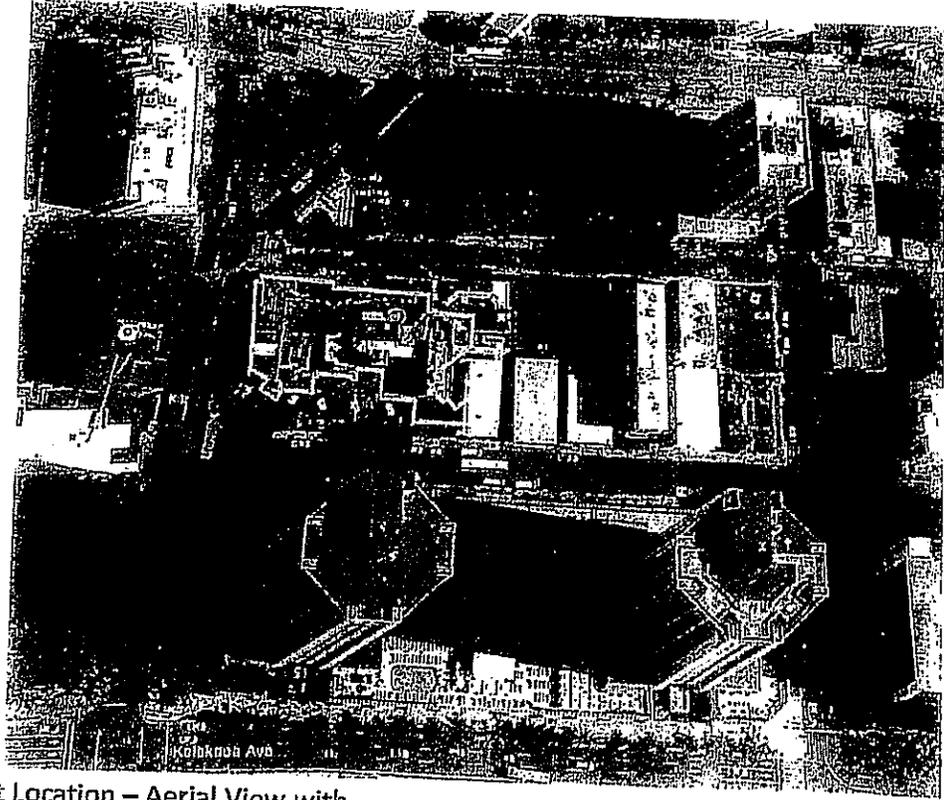
133 KAULANI



Kaulani Ave and Koa Ave, looking North

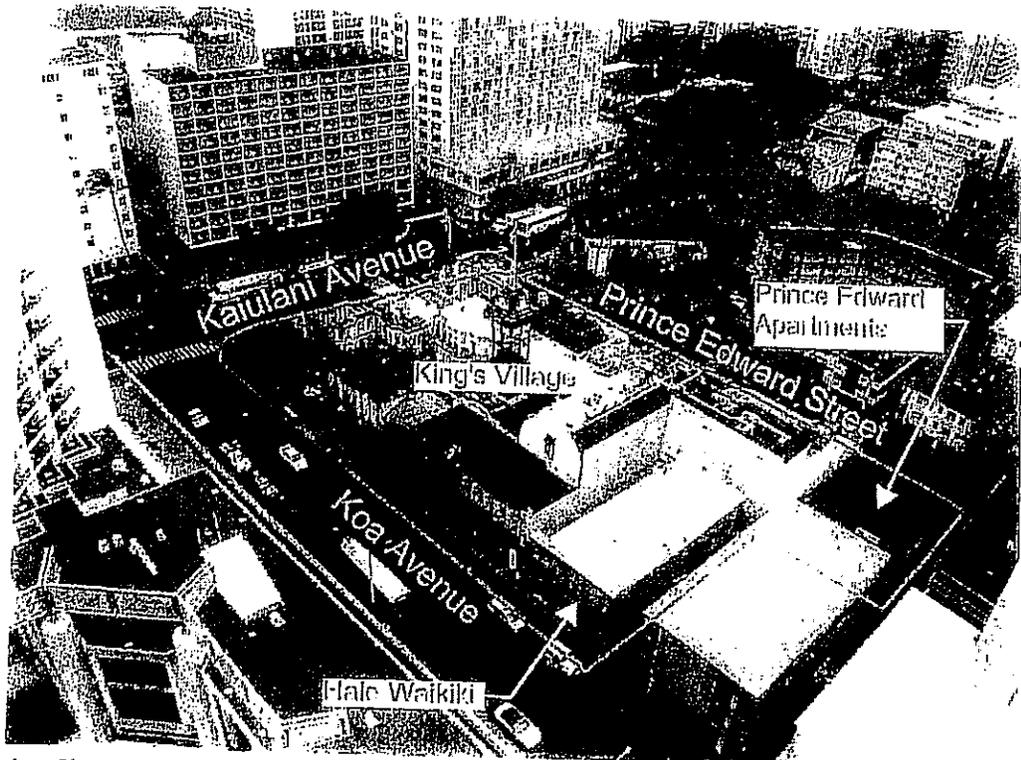


Project Location - Aerial View
133 Kaulani



Project Location – Aerial View with
Ground Floor Outline

133 Kaulani



Existing Site

133 Kaulani

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 Kalaupani

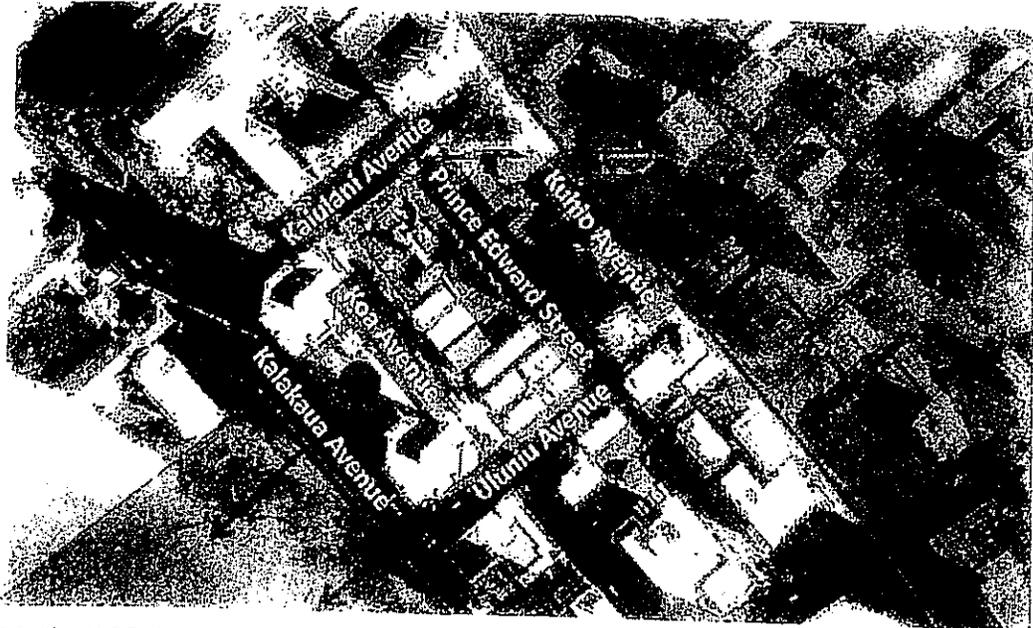
Planned Development-Resort Applicability

- 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

PD-R 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 Kalaupani



LUO Section 21-9.80-3

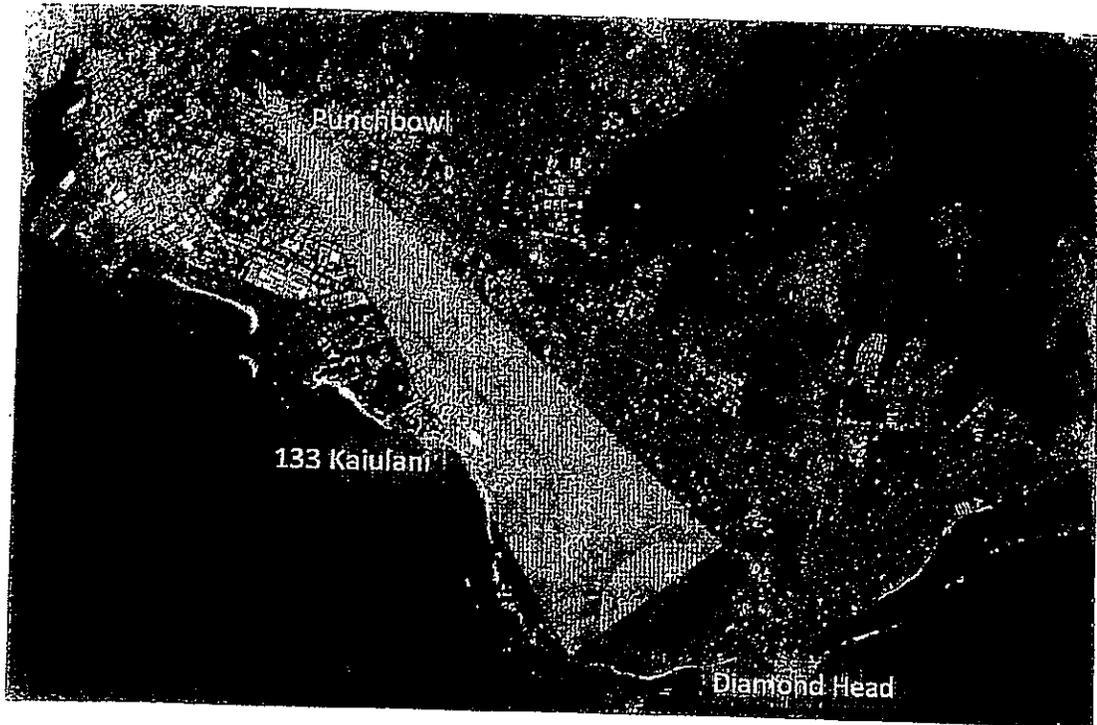
(2) Continuous ocean views along Kalakaua Avenue, from Kūhiō Beach to Kapahulu Avenue

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

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

"Significant Public Views"

133 Kāiulani



Land Use Ordinance Section 21-9.80-1

Diamond Head / Punchbowl View Corridor Analysis

133 Kāiulani



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*

*(4) Maintain a substantial view of
Diamond Head from the Punchbowl
facade by controlling building heights
in Waikiki that would impede the
view corridor.*

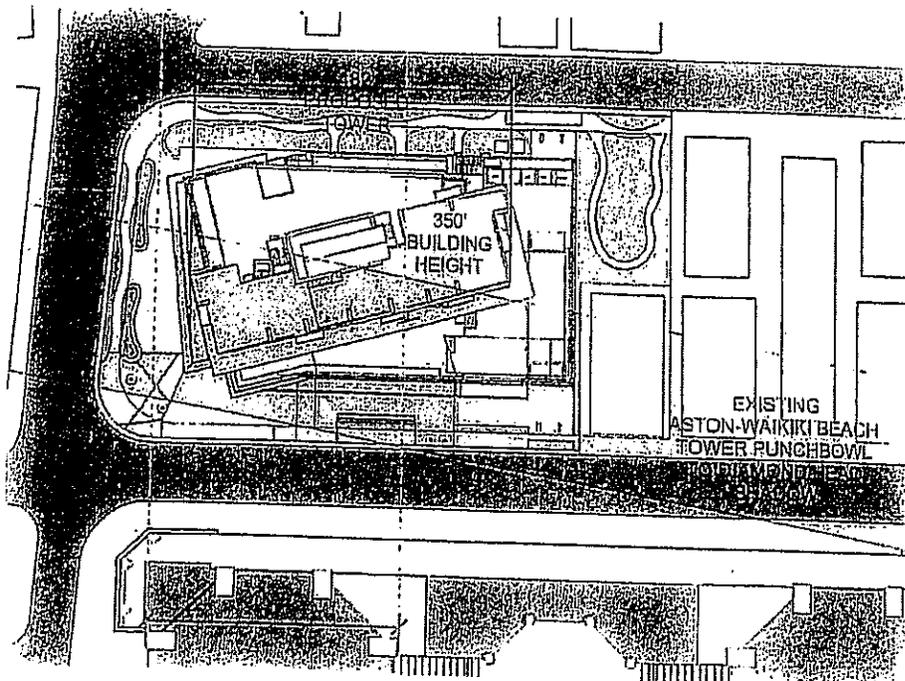


133 Kaiulani Avenue
Honolulu, Hawaii

VIEW STUDY - PUNCHBOWL

11/23/15

CLE



Site & View Constraints

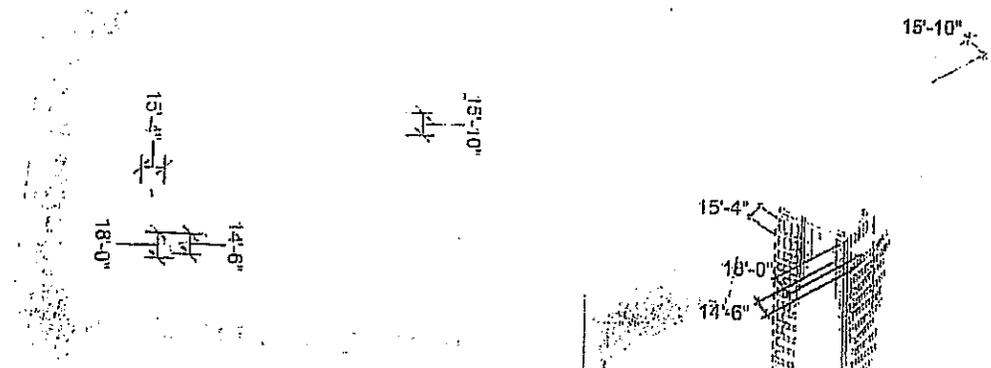
Maka/Okala Views:
The proposed tower has an Ewa/Diamondhead orientation, but the bulk of the tower falls within the Makala view shadow of the existing Hyatt tower.

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

133 Kaiulani Avenue
Honolulu, Hawaii

SITE ANALYSIS - BUILDING ORIENTATION
133 KAIULANI AVE
Honolulu, Hawaii

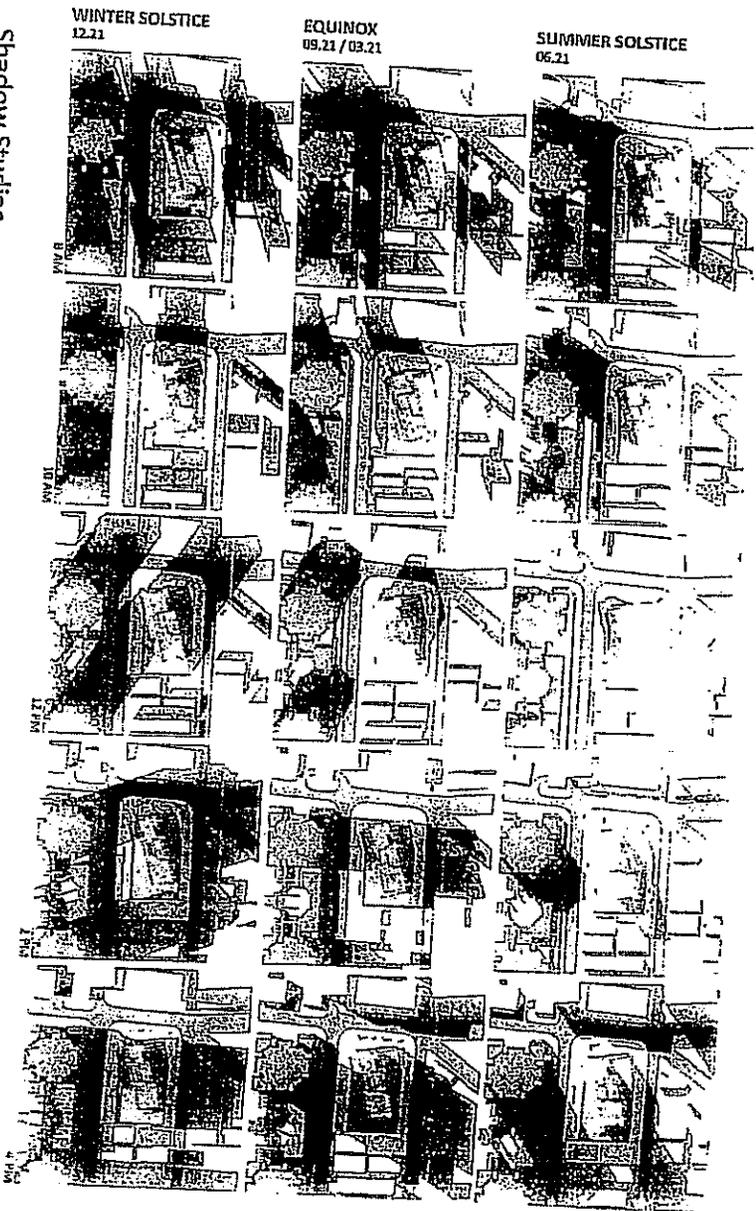
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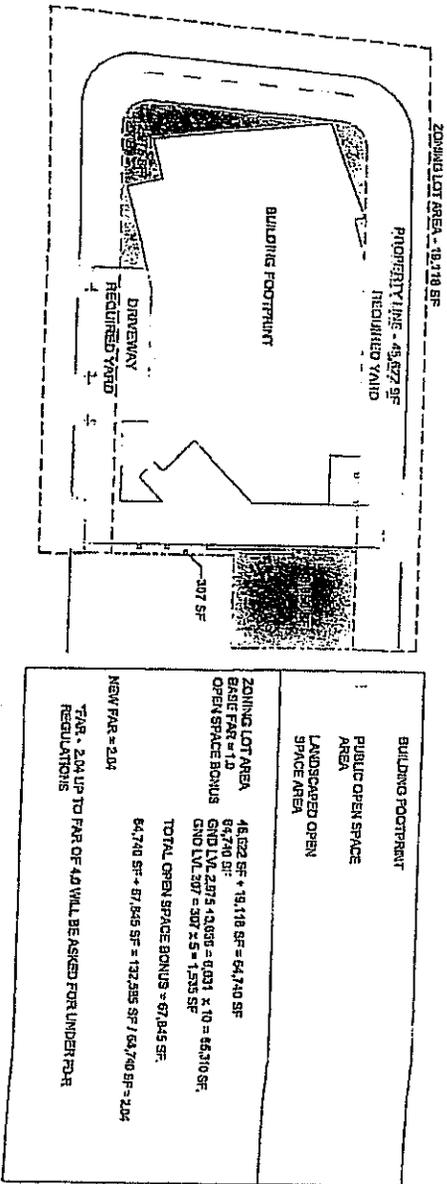
Transitional Height Setbacks - Plan Overlay

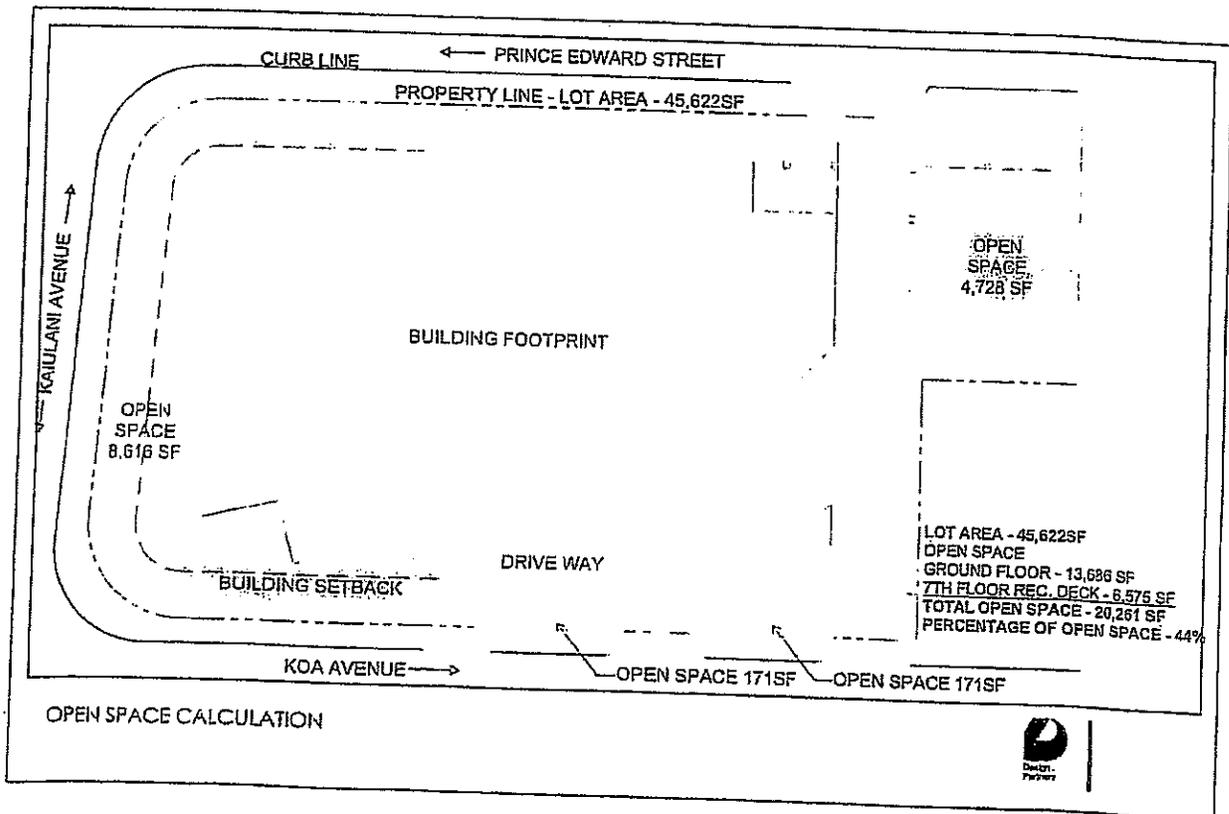
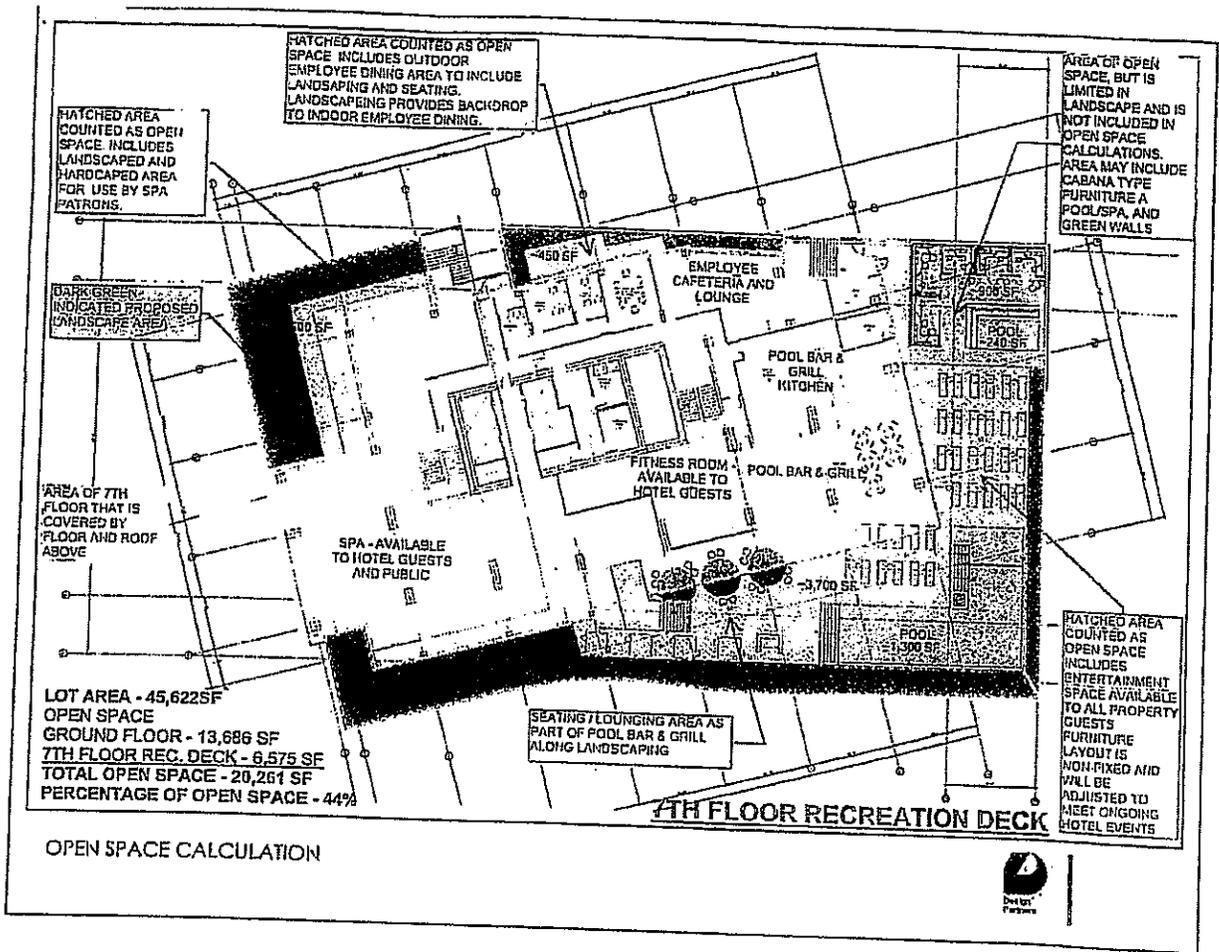
CURRENT DESIGN
2.2.2016

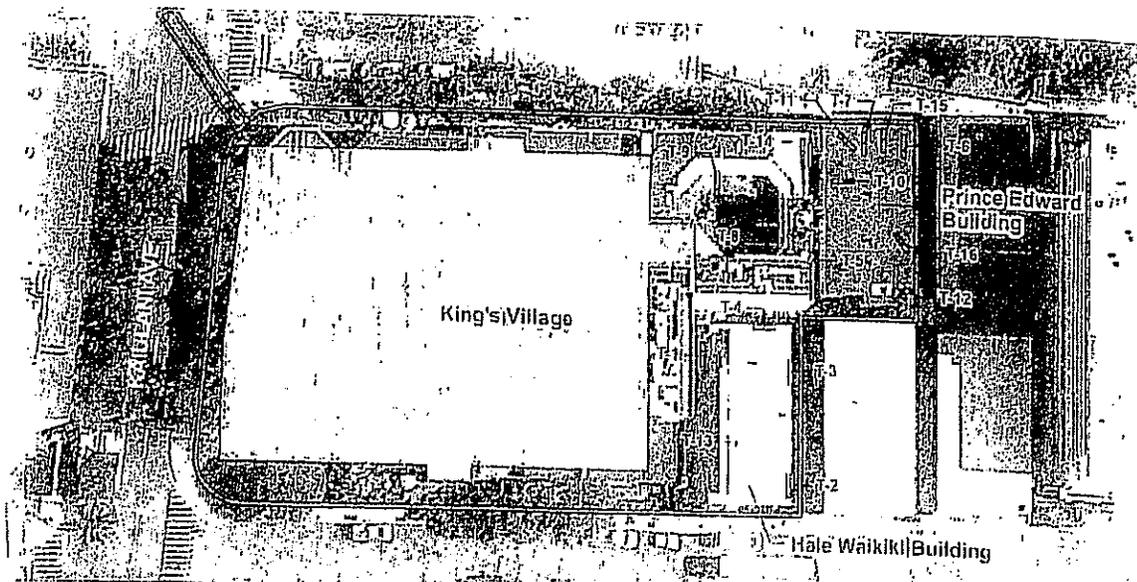
Transitional Height Setbacks - Building Envelope



Shadow Studies
133 Kaiulani





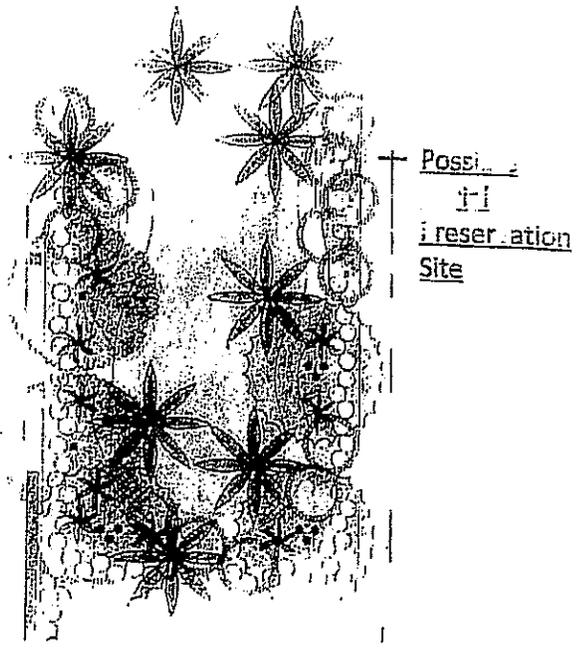


Legend
 [Symbol] Project Area
 [Symbol] Archaeological Test Excavation
 [Symbol] Subsurface Parking Structure

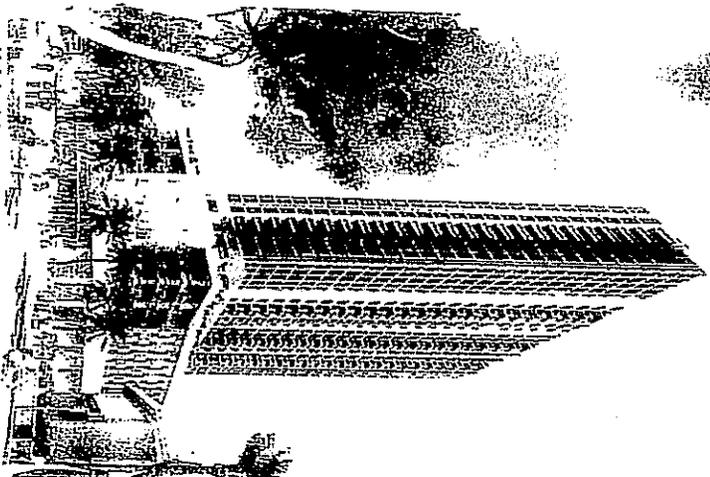
Base Map: Google Earth Aerial Imagery (2013)
 Data Source: CSI

Scale
 0 5 10 Meters
 0 15 30 Feet

Archaeological Considerations
 133 Kalulani

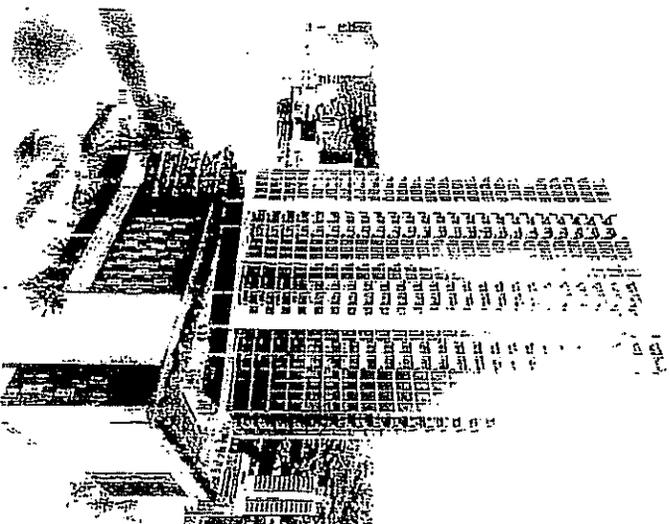


Burial Site (as selected by cultural descendants)
 133 Kalulani



Kaulani Ave and Koa Ave, looking North

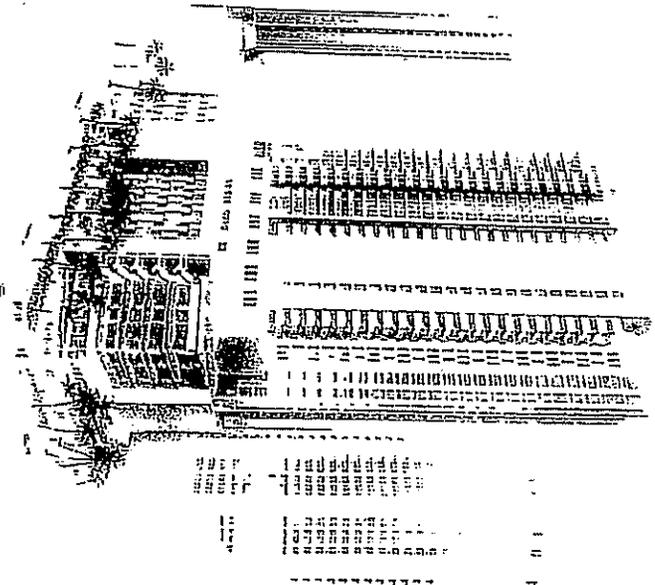
133 Kaulani Avenue
Honolulu, Hawaii



Koa Ave, looking North

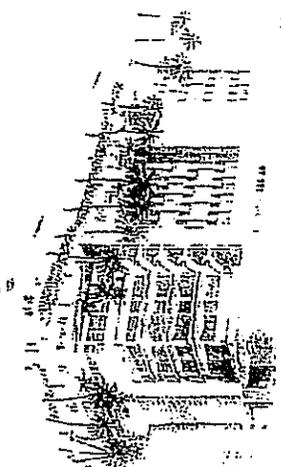
PUNCHBOWL TO DIAMOND HEAD VIEW CORRIDOR -
ALT VI
133 KAULANI AVE
Honolulu, Hawaii

1/12/75

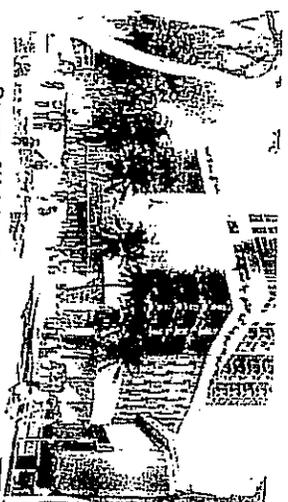


Kaulani Ave, looking South

133 Kaulani Avenue
Honolulu, Hawaii



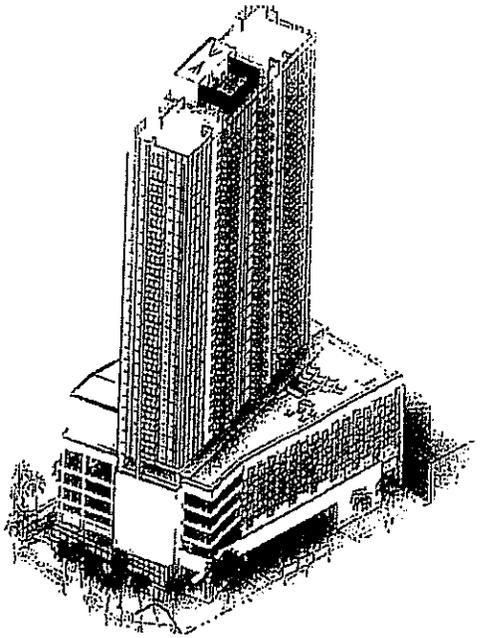
Corner of Kaulani Ave. and Prince Edward St.



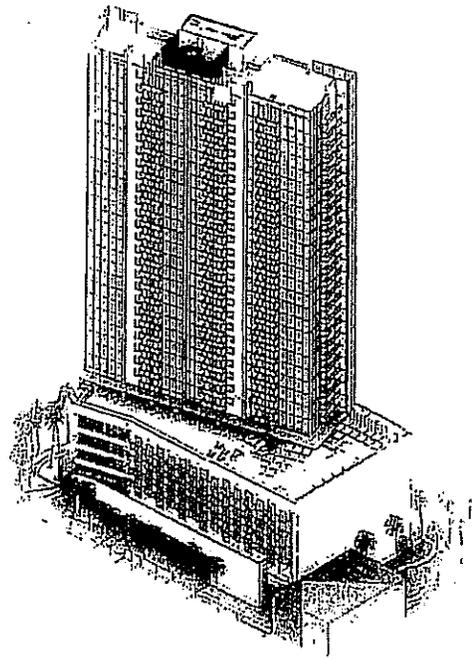
Corner of Kaulani Ave. and Koa Ave.

PUNCHBOWL TO DIAMOND HEAD VIEW CORRIDOR -
ALT VI

1/12/75



AXON VIEW - LOOKING EAST

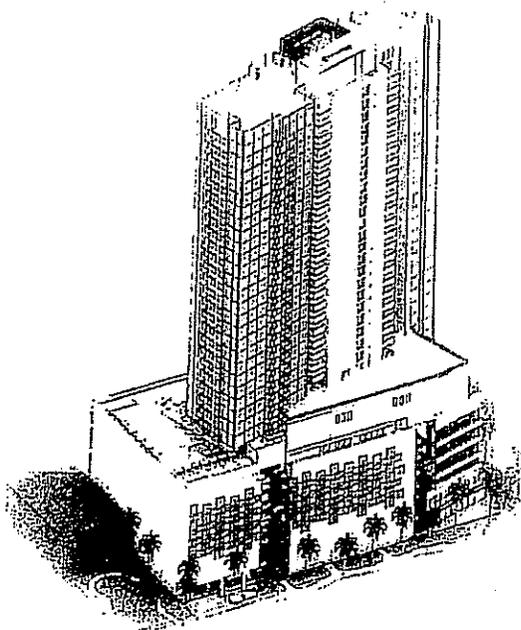


AXON VIEW - LOOKING NORTH

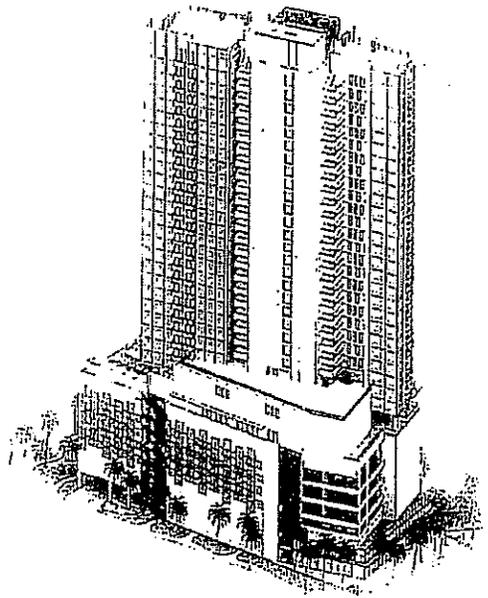
 **133 Kaiulani Avenue**
Honolulu, Hawaii

BUILDING AXONOMETRIC VIEWS
133 KAIULANI AVE
Honolulu, Hawaii

11/23/15



AXON VIEW - LOOKING WEST

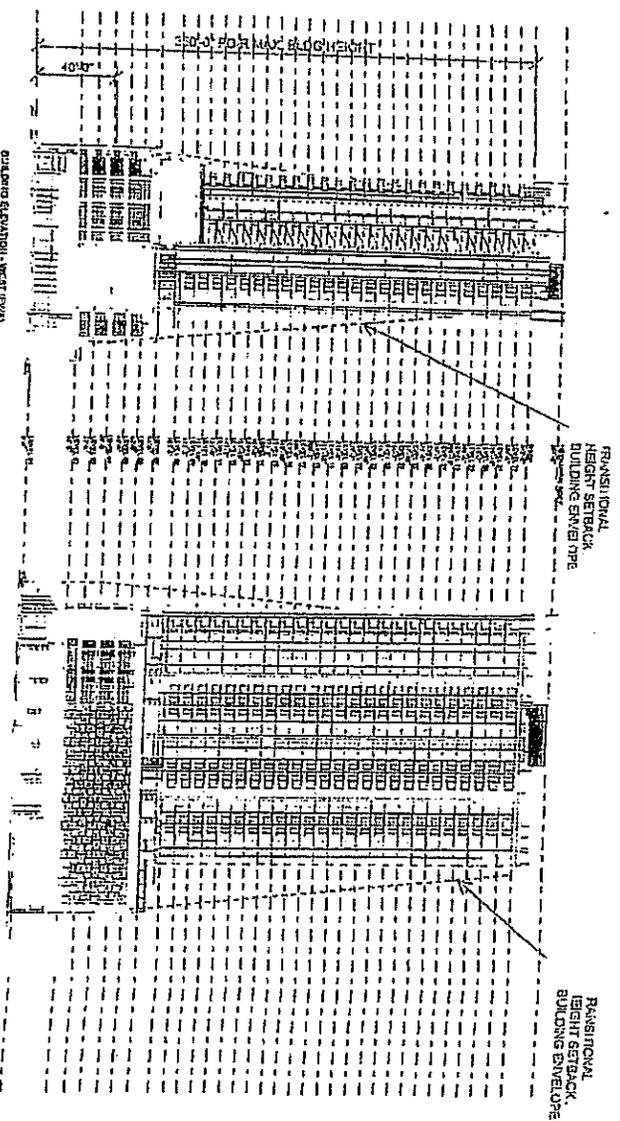


AXON VIEW - LOOKING SOUTH

 **133 Kaiulani Avenue**
Honolulu, Hawaii

BUILDING AXONOMETRIC VIEWS

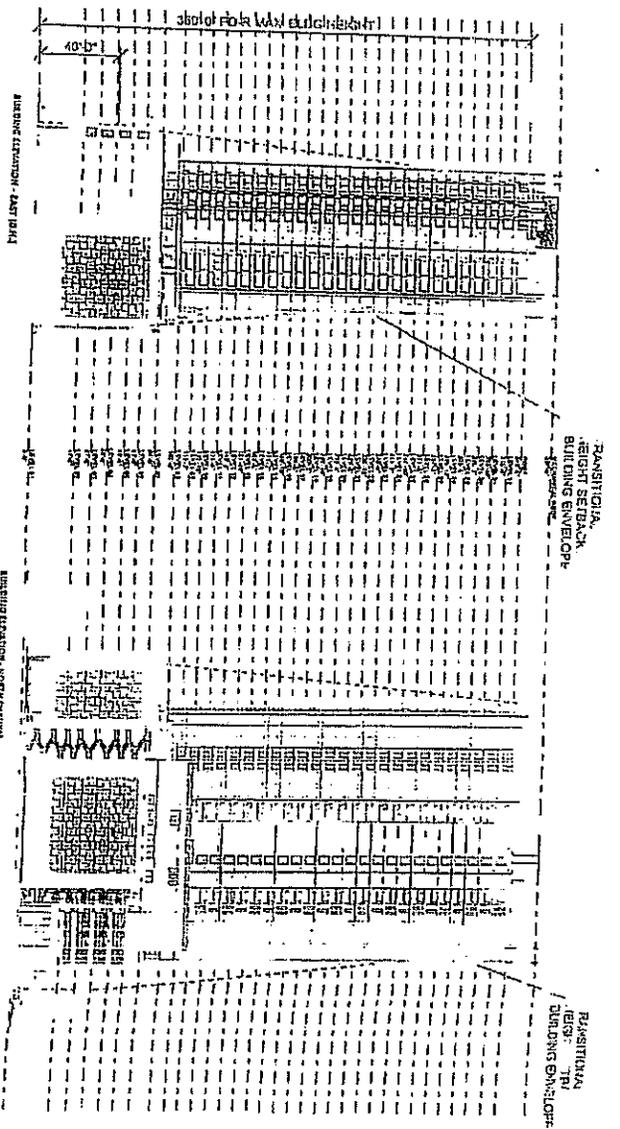
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133 Kaulani Avenue
Honolulu, Hawaii

BUILDING ELEVATIONS
133 KAULANI AVE
Honolulu, Hawaii

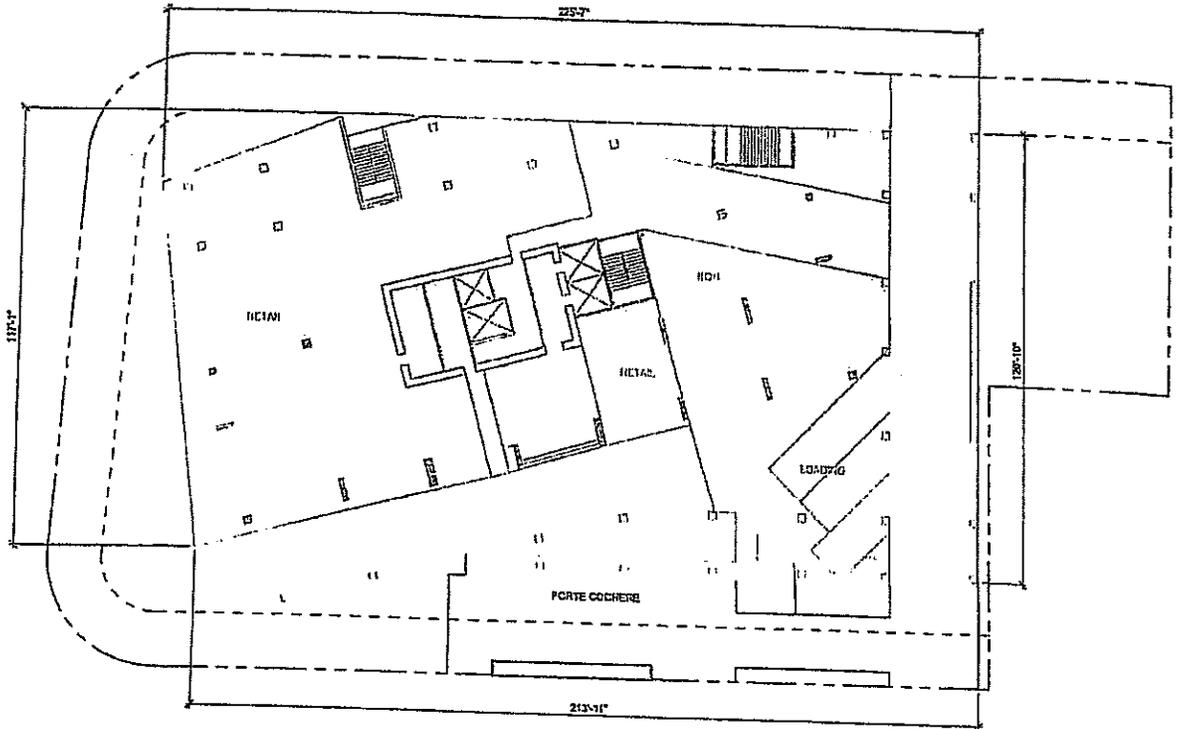
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133 Kaulani Avenue
Honolulu, Hawaii

BUILDING ELEVATIONS

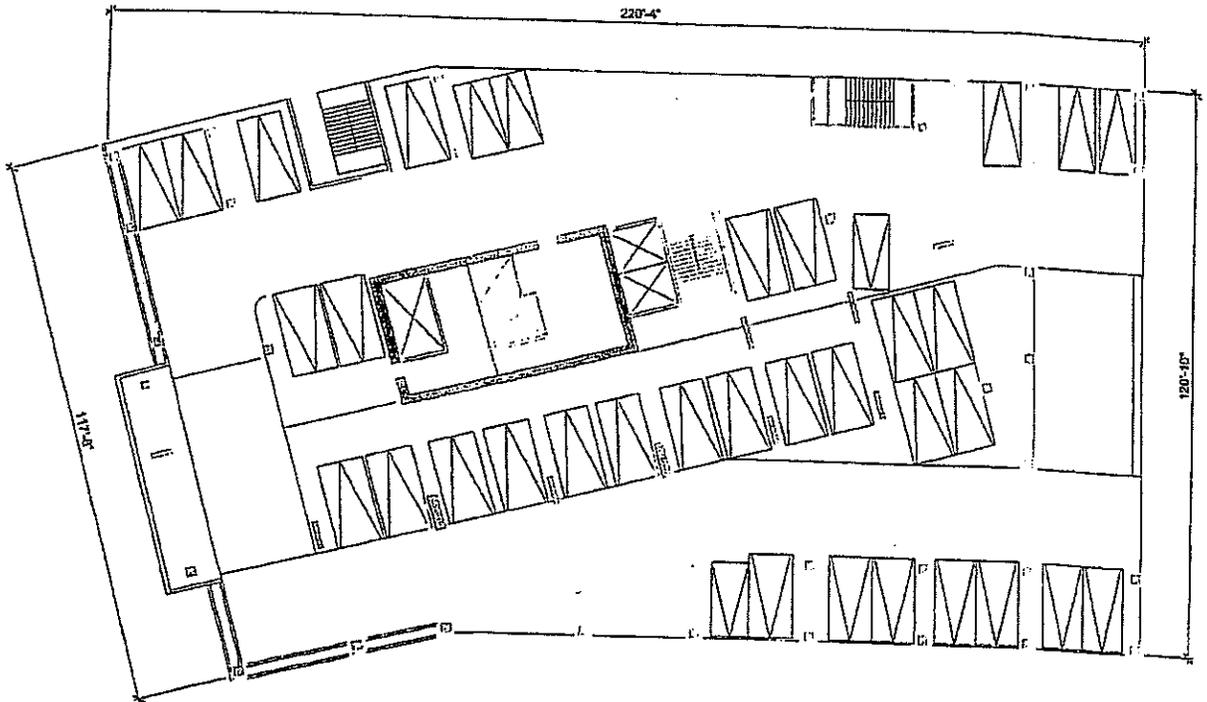
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133 Kalulani Avenue
 Honolulu, Hawaii

BUILDING PLANS - LEVEL 01
 133 KAJULANI AVE
 Honolulu, Hawaii

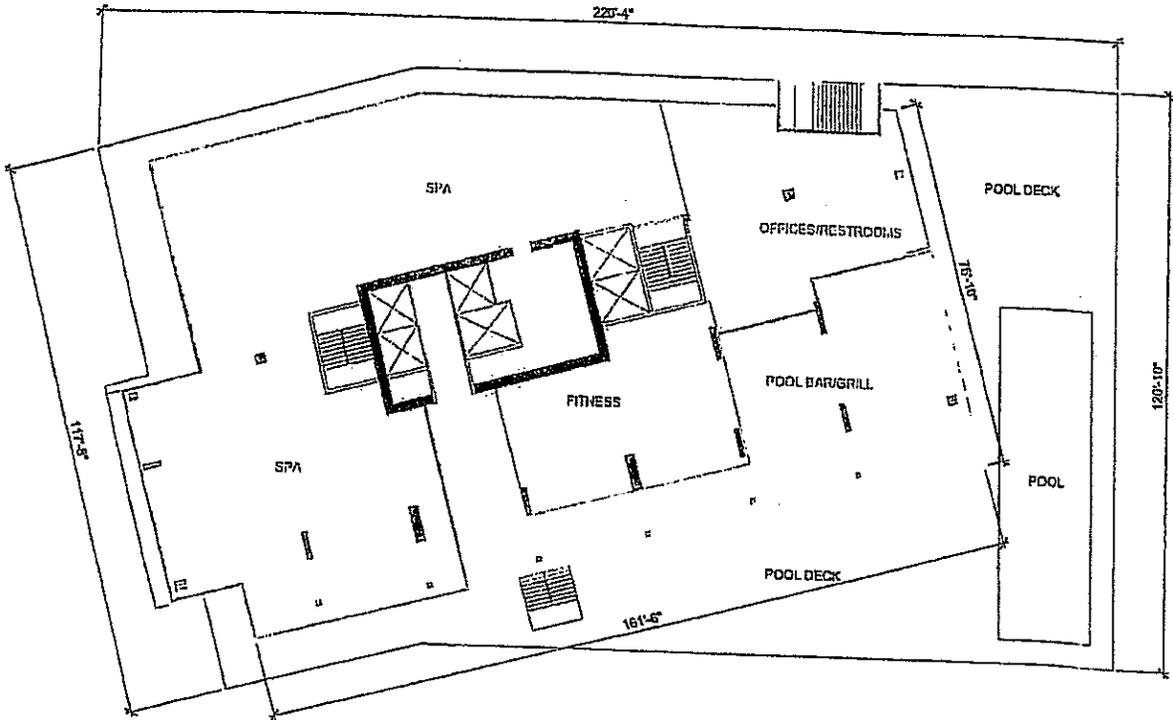
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133 Kalulani Avenue
 Honolulu, Hawaii

BUILDING PLANS - LEVELS 02-08
 AERIAL VIEW

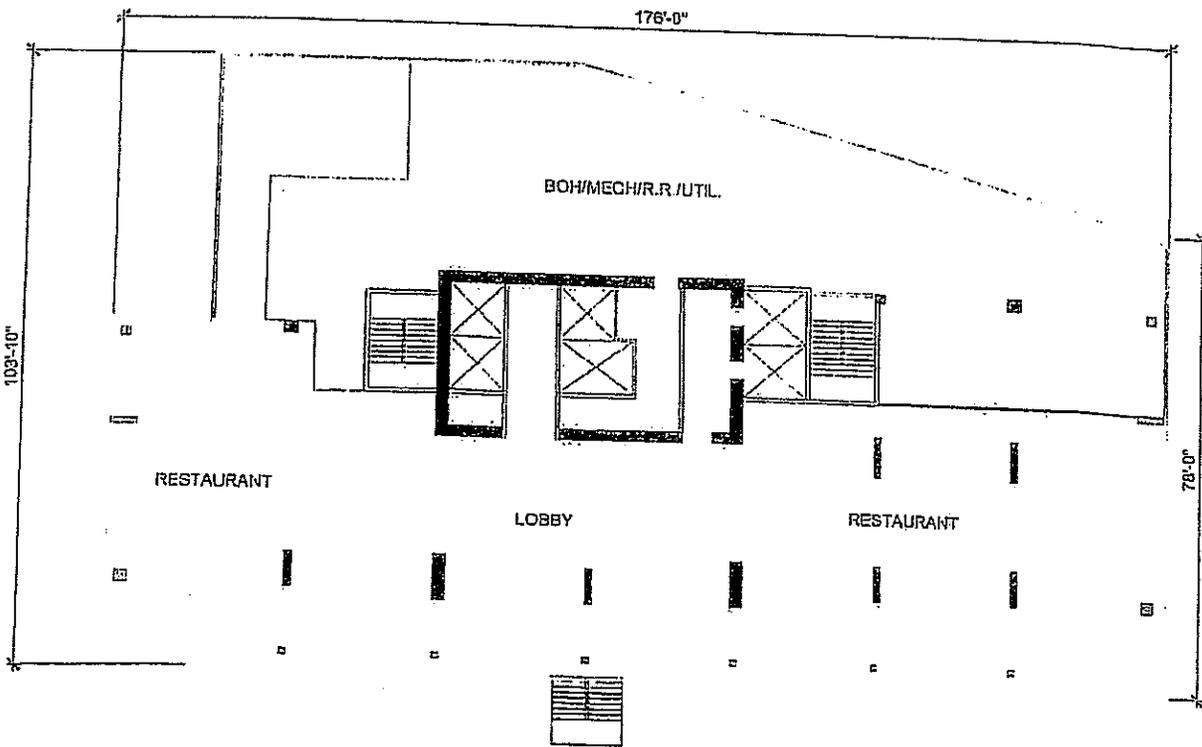
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133 Kalulani Avenue
Honolulu, Hawaii

BUILDING PLANS - LEVEL 07
133 KALULANI AVE
Honolulu, Hawaii

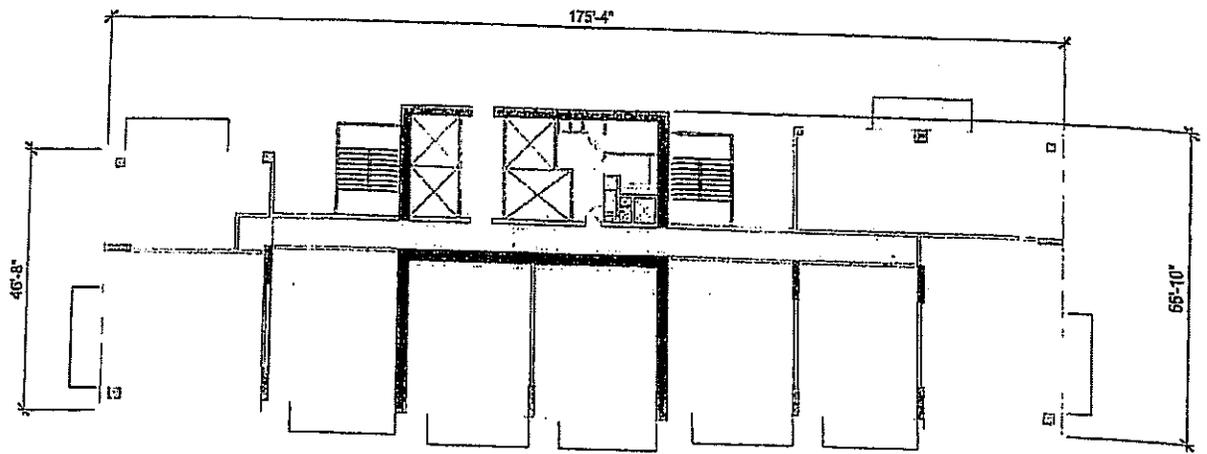
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133 Kalulani Avenue
Honolulu, Hawaii

BUILDING PLANS - LEVEL 08

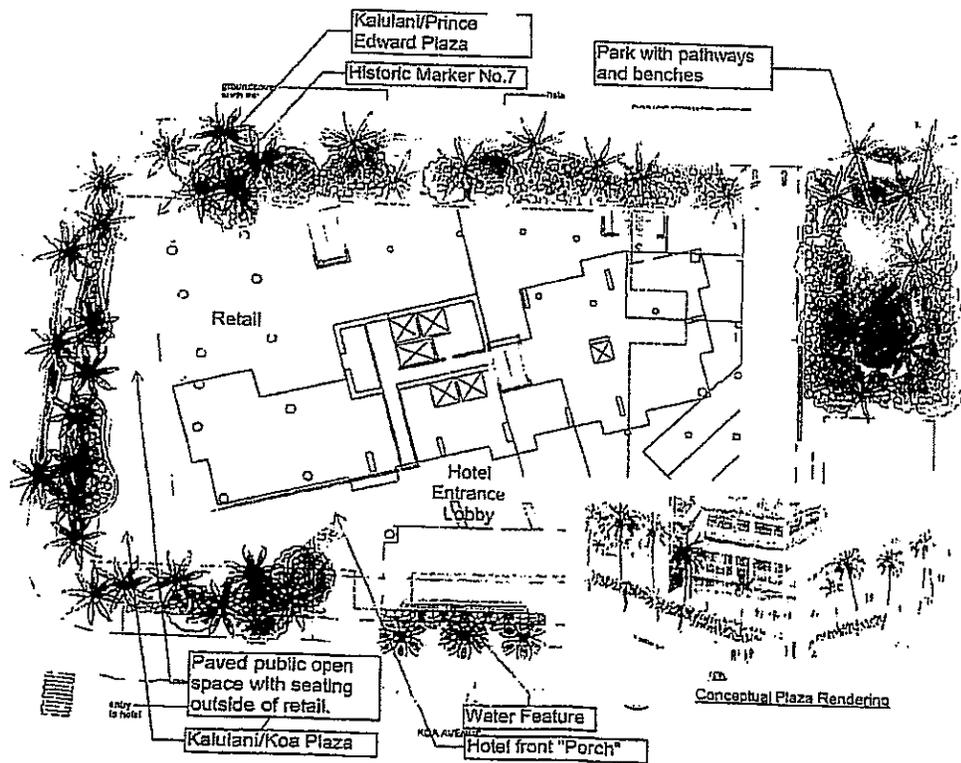
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133 Kaiulani Avenue
Honolulu, Hawaii

BUILDING PLANS - TYPICAL TOWER
133 KAIULANI AVE
Honolulu, Hawaii

11/23/15



133 Kaiulani Avenue
Honolulu, Hawaii

LANDSCAPE / HARDSCAPE PLAN

11/23/15