

SUMMARY OF PROPOSED COMMITTEE DRAFT:

**Resolution 16-172
APPROVING A CONCEPTUAL PLAN FOR AN
INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT FOR THE
DEVELOPMENT OF THE MANAOLANA PLACE HOTEL AND
RESIDENTIAL CONDOMINIUM DEVELOPMENT PROJECT**

THE PROPOSED CD1 makes the following amendments:

- A. Splits the first WHEREAS clause into two separate clauses.
- B. In the second and fifth WHEREAS clauses, consistently refers to Exhibits A-2 through A-4, B-1 through B-16, C-1 through C-10, and D-1 through D-11.
- C. In the fourth and fifth WHEREAS clauses, refers to Departmental Communication 477 (2016).
- D. Adds July 6, 2016, as the date the Council received the DPP's report of findings and recommendations.
- E. In Condition B, adds that the Applicant shall modify the Project plans to reflect a maximum height of 400 feet.
- F. In Condition J.7, requires that the sidewalk and pedestrian circulation plan include proposals to remove utility poles within the pedestrian path along Kona Street, preferably relocate the utilities underground, and comply with Americans with Disabilities Act guidelines. Also requires that the Applicant prioritize pedestrian mobility at the rear of the Project site, and work with the developers of the Kapiolani Residences, which is under construction 225 feet ewa of the Project site, to at a minimum create a continuous sidewalk between those two sites.
- G. Corrects a duplicate reference to Condition J, and re-alphabetizes subsequent conditions.
- H. In Condition R, in addition to building permits, lists yards, setbacks, street façades, building placement, building orientation and entrances, building transparency, and pedestrian walkways as governmental agency requirements that are subject to separate review and approval.
- I. In Conditions R, S, and T, makes revisions to conform to the standard language and format in previous Council resolutions adopting conceptual plans, and with the governing ordinance.

- J. In the BE IT FURTHER RESOLVED clause, revises the Council's findings to reflect the development standards flexibility requested by the Applicant, and adds finding D.
- K. In Condition S, decreases the period in which a building permit must be obtained, from five to two years after the effective date of the resolution.
- L. Makes miscellaneous technical and non-substantive amendments.



RESOLUTION

PROPOSED

APPROVING A CONCEPTUAL PLAN FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT FOR THE DEVELOPMENT OF THE MANAOLANA PLACE HOTEL AND RESIDENTIAL CONDOMINIUM DEVELOPMENT PROJECT.

WHEREAS, on April 5, 2016, the Department of Planning and Permitting (DPP) accepted the application (File No. 2016/SDD-23) of Manaolana Partners, LLC (herein referred to as the "Applicant"), for an Interim Planned Development-Transit (IPD-T) Permit to redevelop approximately 1.16 acres of land with a mixed use hotel and residential project in the Ala Moana neighborhood (the "Project"). The Project is identified as Tax Map Keys 2-3-041: 001 and 002, as shown on Exhibit A-1.

WHEREAS, the Project will include the demolition of five low-rise buildings and the development of a 400-foot-high mixed-use tower with 109 multi-family dwelling units, 125 hotel units, a hotel lobby, residential activity and park areas, a ballroom, a pool, a personal services area (spa), four levels of parking with about 276 parking spaces, retail and eating establishments, a publically accessible corner plaza at the street level, and other ground-level pedestrian and right-of-way improvements in the BMX-3 Community Business Mixed Use District within one-half mile of the future transit station in the Ala Moana neighborhood (Exhibits A-2 through A-4, B-1 through B-16, C-1 through C-10, and D-1 through D-11); and

WHEREAS, on June 3, 2016, the DPP held a public hearing, which was attended by the Applicant, its representatives and Agent, and approximately 38 members of the public, of whom seven provided testimony; and

WHEREAS, on July 5, 2016, the DPP, having duly considered all evidence and reports of said public hearing and the review guidelines established in Sections 21-2.110-2 and 21-9.100-5 of the Land Use Ordinance (LUO), completed its report and transmitted its findings and recommendation of approval to the Council by Departmental Communication 477 (2016); and

WHEREAS, the conceptual plan for the Project is set forth in the exhibits attached hereto as Exhibits A-2 through A-4, B-1 through B-16, C-1 through C-10, and D-1 through D-11, and is further described in Departmental Communication 477 (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 July 6, 2016, and having duly considered the matter, desires to approve the conceptual plan for the Project, subject to the conditions enumerated below; now, therefore,



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BE IT RESOLVED by the Council of the City and County of Honolulu that the conceptual plan for the Interim Planned Development–Transit Project is approved under the following conditions:

- A. The maximum permitted floor area for the Project shall be 505,410 square feet or a floor area ratio (FAR) of 10.0, whichever is greater.
- B. The maximum height of the Project shall be 400 feet. The Applicant shall modify the Project plans to reflect this maximum height.
- C. The height setback shall be as follows: Any portion of a structure over 40 feet in height shall have additional height setbacks; for each 10 feet of additional height or portion thereof, an additional one-foot setback shall be provided. The additional setback shall be a continuous plane from the top of the structure to the height of 40 feet above grade.
- D. Usage of the site for hotel use as permitted under the BMX-4 Central Business Mixed Use District is allowed.
- E. Landscaping shall not be required in the five-foot front yard, provided site landscaping is installed pursuant to an approved landscape plan.
- F. The Applicant shall provide a minimum of 276 parking spaces on the site.
- G. The pull-out driveway and residential drop-off area on Atkinson Drive shall be removed from the plans and replaced with a public gathering space.
- H. All construction plans and drawings shall be reviewed by the DPP Civil Engineering Branch for compliance with drainage and grading requirements.
- I. The public plaza proposed at the intersection of Kapiolani Boulevard and Atkinson Drive shall be available to the public and shall be maintained by the Applicant.
- J. Prior to submitting any building permit application, the Applicant shall:
 1. Submit a detailed bicycle parking plan to the DPP for review and approval. The plan shall include short- and long-term parking space and ground floor bike racks.



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2. Designate a minimum of 10 parking spaces to be used for car-sharing vehicles in perpetuity.
 3. Coordinate with Bikeshare Hawaii to design, implement, fund, construct, and maintain a bikeshare station at the site, and fund the required equipment for the bikeshare station.
 4. Submit a revised site plan showing a public gathering space along Atkinson Drive (replacing the pull-out driveway and residential drop-off area).
 5. Coordinate with the Department of Transportation Services (DTS) and Oahu Transit Services to design, implement, fund, and construct a new bus stop along Kapiolani Boulevard.
 6. Submit landscape plans for review and approval by the DPP (Land Use Division and Civil Engineering Board) for the new landscape corner at Kona Street and Atkinson Drive, ensuring that trees are not planted over easements and bringing in elements of parklets to create an area where people can utilize the landscaped area.
 7. Submit a sidewalk and pedestrian circulation plan for review and approval by the DPP. The plan must include the removal of utility poles within the pedestrian path along Kona Street, relocation of the utilities (preferably underground), and compliance with the Americans with Disabilities Act guidelines. The Applicant shall prioritize pedestrian mobility at the rear of the Project site, and work with the developers of the Kapiolani Residences, which is under construction 225 feet ewa of the Project site, to at a minimum create a continuous sidewalk between those two sites.
 8. Submit an updated wind study and wind mitigation strategies for review and approval by the DPP.
- K. Prior to the issuance of a building permit for the superstructure or building shell, the Applicant shall:
1. Obtain approval for private park dedication.
 2. Obtain subdivision approval to designate the necessary public walkway and utility easements.



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3. Contribute \$2.4 million to a fund or account designated by the City to be used for affordable housing.
- L. The Applicant shall design and submit a wayfinding sign plan for review and approval of the Director of the DPP prior to issuance of any building permit, and then install the approved wayfinding signage prior to the issuance of a Certificate of Occupancy (CO).
- M. Prior to the issuance of any demolition or building permit, the Applicant shall provide:
1. A time line or phasing plan of the anticipated dates to obtain major building permit(s) for demolition/construction work, including the projected date of occupancy, shall be prepared by the Applicant in a format acceptable to the DPP. The time line must 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 March 2015, and off-site roadway work will be submitted for review and approval in relation to when approvals for construction plans, building and occupancy permits will be needed. Typically, the CMP should be submitted for review and approval prior to the issuance of demolition/building permits for major construction work. The TMP or subsequent updates must be submitted and approved prior to the issuance of the (temporary) certificate of CO. A post TIAR, including supplemental studies or subsequent updates, must be submitted and approved approximately one year after the (temporary) CO. A new TIAR may be required if there is a significant change to the scope or timing of the major work items contained in the initial report.
 2. 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 on adjacent streets and neighborhoods. The CMP must 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 must 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



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necessary, such as restriping, road resurfacing and/or reconstruction if the condition of the roadways deteriorates as a result of the related construction activities.

3. A TMP shall include Traffic Demand Management (TDM) strategies to minimize the amount of vehicular trips for daily activities by employees and for the possibility of large events being held on the property. TDM strategies could include carpooling and ride sharing programs, transit, bicycle and pedestrian incentives and other similar TDM measures. A pedestrian circulation plan must also be included to provide accessibility and connectivity to and along the surrounding public sidewalks and at street intersections. A determination of the effective sidewalk widths, taking into account Complete Streets initiatives, must be provided. 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.
4. The proposed pedestrian traffic island at the intersection of Kapiolani Boulevard and Atkinson Drive must be large enough to contain the maximum projected amount of pedestrians expected to cross at this location. The crosswalk must be at-grade to the curb and a pedestrian island (raised table crossing) must be constructed. An exclusive right turn lane must be constructed on Kapiolani Boulevard, similar to the intersection configuration at Kapiolani Boulevard at Keeaumoku Street. Additional land may be required to implement this improvement and will be considered as a public benefit being provided by this Project.
5. The Project driveway on Atkinson Drive must be designed as a right angle configuration to the street for a distance of at least one vehicle length from the back of the sidewalk.
6. The proposed signalization of Atkinson Drive and Kona Street must be validated with a traffic signal warrant analysis and approved by the City, in particular the Department of Transportation Services, due to the close proximity to the other signals on Atkinson Drive.
7. Construction plans for all work within or affecting public streets must be submitted for review and approval. Traffic control plans during construction must also be submitted for review and approval, as required. Vehicular access points shall be constructed as standard City dropped driveways. Adequate vehicular sight distance shall be provided and



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- maintained at all driveways to pedestrians and other vehicles. Driveway grades shall not exceed five percent for a minimum distance of 25 feet from the back of the designated pedestrian walkway. Entry gates and ticket dispensers must be recessed as far into the driveway as necessary to avoid any queuing onto public streets. All loading and parking areas shall be designed such that vehicles enter and exit, front first.
8. The Applicant shall meet with staff at DPP and DTS at their earliest convenience to discuss traffic related issues for off-site work on City streets and provisions for Complete Street strategies for this Project prior to the submittal of construction plans to minimize and expedite the time necessary for construction plan review.
- N. 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 post study, as necessary.
- O. An archaeological inventory survey shall be completed and submitted to the Department of Land and Natural Resources—State Historic Preservation Division (SHPD) for review and approval. In the event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are identified during the demolition and/or construction activities, all work shall cease in the immediate vicinity of the find. The Applicant shall protect the find from additional disturbance and contact the SHPD immediately. Without any limitation to any other condition found herein, if any burials or archaeological or historic sites are discovered during the course of construction of the Project, all construction activity in the vicinity of the discovery shall stop until the issuance of an archaeological clearance from the SHPD that mitigation measures have been implemented to its satisfaction.
- P. The Applicant shall be responsible for the coordination with applicable public agencies and compliance with applicable regulations for the construction of the proposed Project.
- Q. The Applicant shall be responsible for the maintenance of all constructed improvements not otherwise accepted by the City/State for maintenance.



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- R. Approval of this Resolution does not constitute compliance with other LUO or governmental agencies' requirements, including but not limited to yards, setbacks, street façades, building placement, building orientation and entrances, building transparency, pedestrian walkways, 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 Land Use Ordinance and other governmental provisions and requirements.
- S. The Project must receive a building permit for the proposed development within two years of the effective date of this Resolution. Failure to obtain a building permit within this period will render null and void this Resolution and all approvals issued hereunder, provided that this period deadline may be extended as follows:
1. The Director of Planning and Permitting may extend this deadline if the Applicant demonstrates good cause, but the deadline shall not be extended beyond one year from the initial deadline without approval of the City Council, which may grant or deny the approval in its complete discretion.
 2. 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 the 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 resolution.
 3. 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.
- T. The Project shall conform to the conceptual plan approved hereby and all conditions established herein. Any 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. Any increase in height or density of the Project will be considered a significant alteration and a change to the conceptual plan.



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

- A. The Project concept, as a unified plan, is in the general interest of the public;
- B. The requested Project boundaries and requested flexibility with respect to development standards and use regulations relating to density (floor area), height, street centerline height setbacks, parking, landscaping, and use allowances are consistent with the objectives of transit-oriented development and the provisions enumerated in ROH Section 21-9.100-4; and
- C. The requested flexibility with respect to development standards and use regulations relating to density (floor area), height, street centerline height setbacks, parking, landscaping, and use allowances is commensurate with the public amenities and community benefits proposed.
- D. The public amenities proposed will produce timely, demonstrable benefits to the community, support transit ridership, and implement the vision established in ROH Section 21-9.100-4.



RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to George I. Atta, FAICP, Director of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; Manaolana Partners, LLC, 1111 Santa Monica Boulevard, Suite 2250, Los Angeles, California 90025; Kaijima Kagaku USA Inc., 1001 Bishop Street, Suite 1700, Honolulu, Hawaii 96813; and Michael D. Formby, Director of the Department of Transportation Services, 650 South King Street, 3rd Floor, Honolulu, Hawaii 96813.

INTRODUCED BY:

Ernest Martin (br)

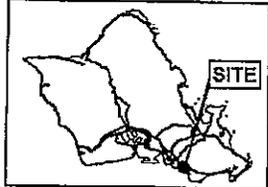
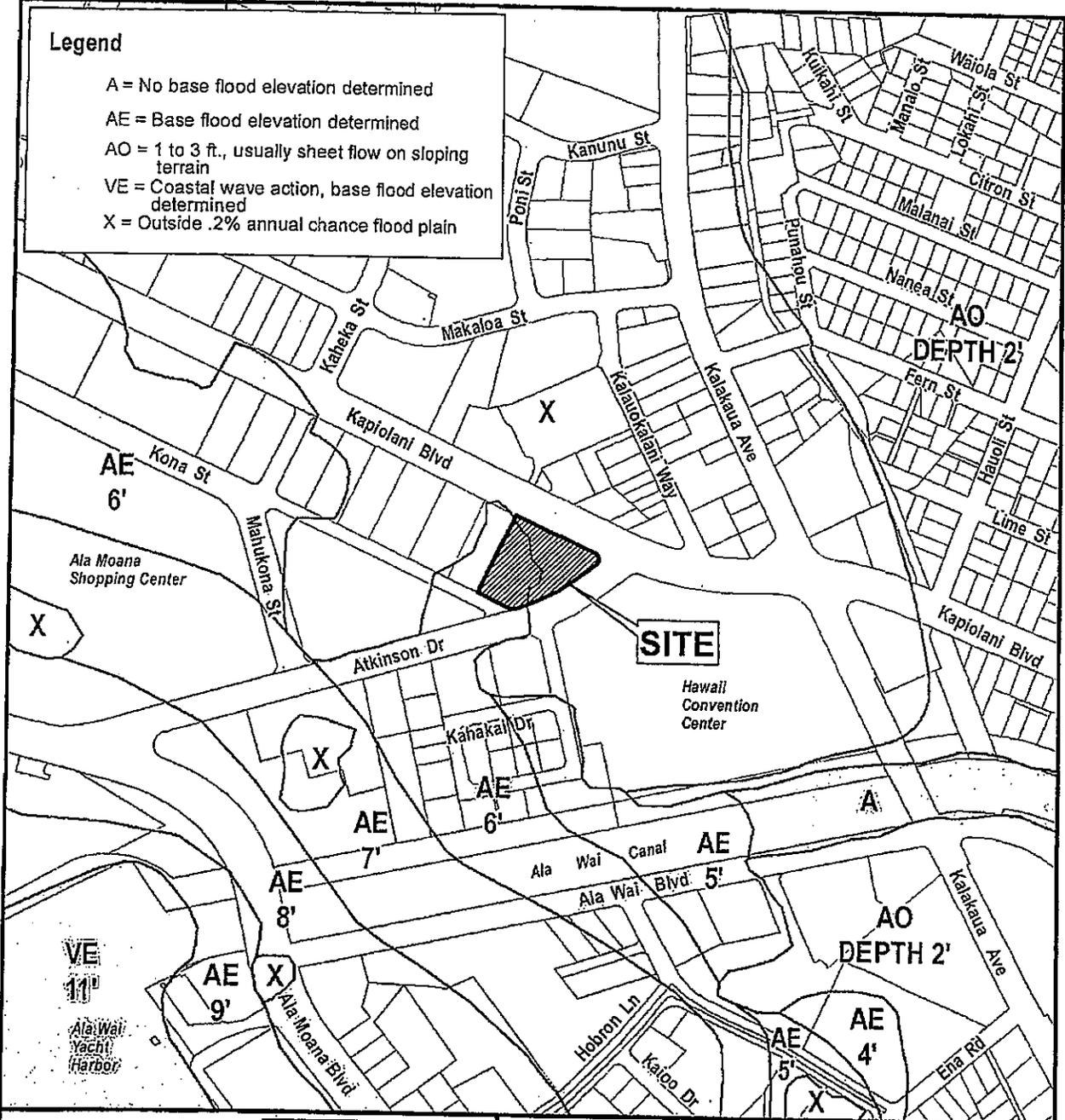
DATE OF INTRODUCTION:

July 7, 2016
Honolulu, Hawaii

Councilmembers

Legend

- A = No base flood elevation determined
- AE = Base flood elevation determined
- AO = 1 to 3 ft., usually sheet flow on sloping terrain
- VE = Coastal wave action, base flood elevation determined
- X = Outside .2% annual chance flood plain



VICINITY MAP



PORTION OF FLOOD MAP ALA MOANA

EXHIBIT A-3

TAX MAP KEY(S): 2-3-041: 1 and 2

FOLDER NO.: 2016/SDD-23

DEMOLITION PLAN

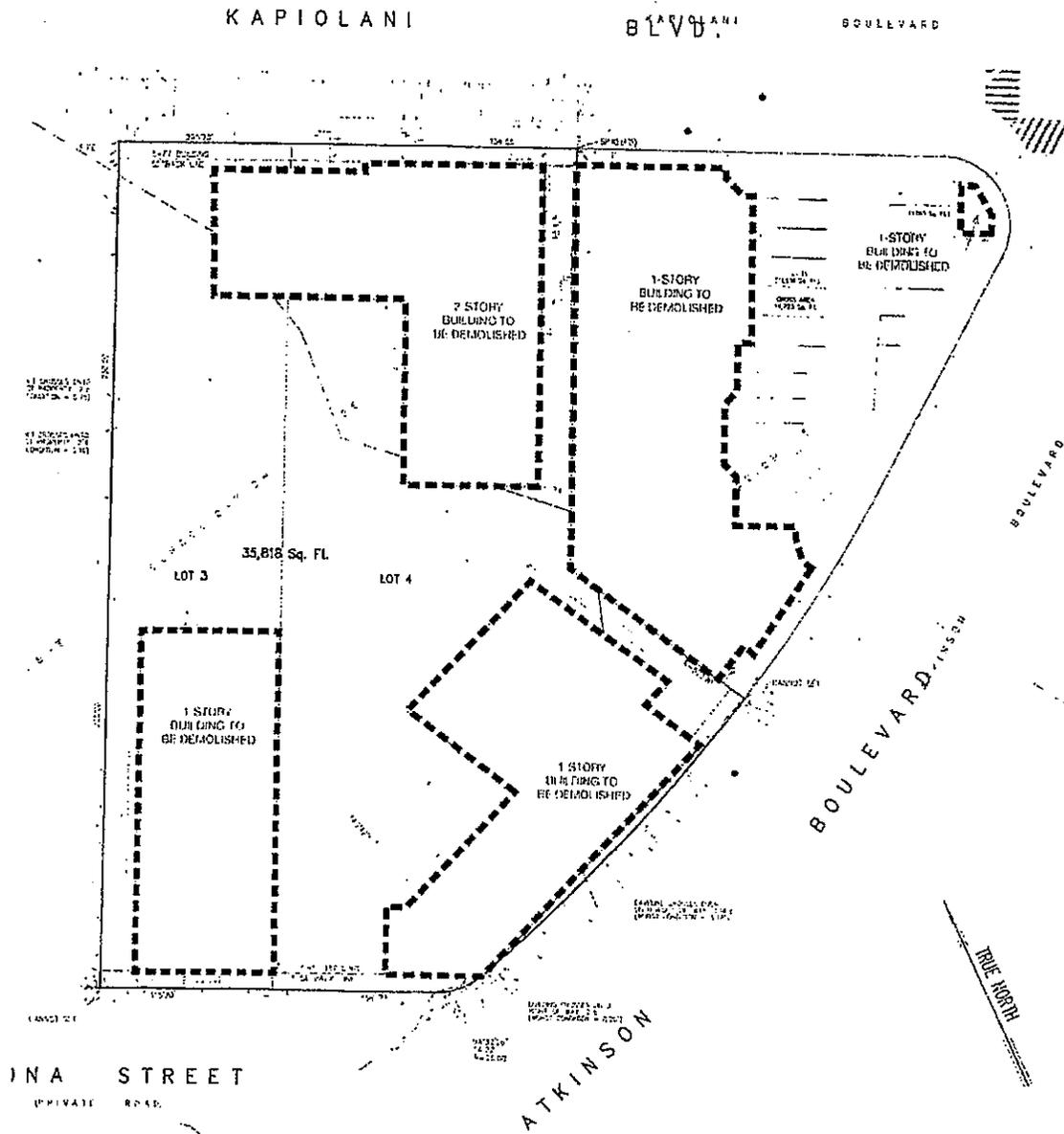


EXHIBIT A-4

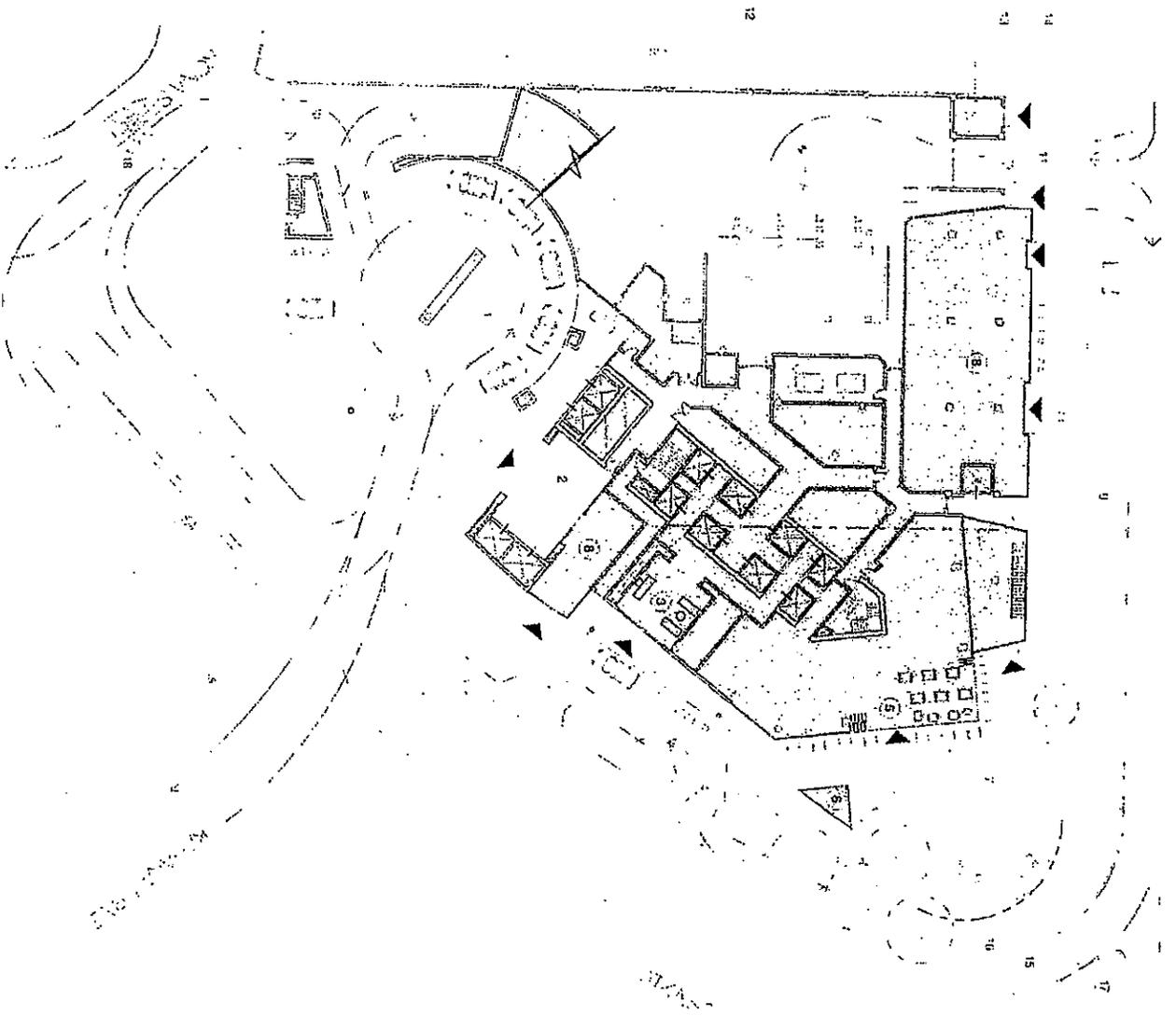


PLANNING DEPARTMENT

MANA'OLANA

DATE: 11/11/2011 11:11:11 AM

KIT-CAN 2 TWR



SITE PLAN

EXHIBIT B-1



MANAGOTAMA



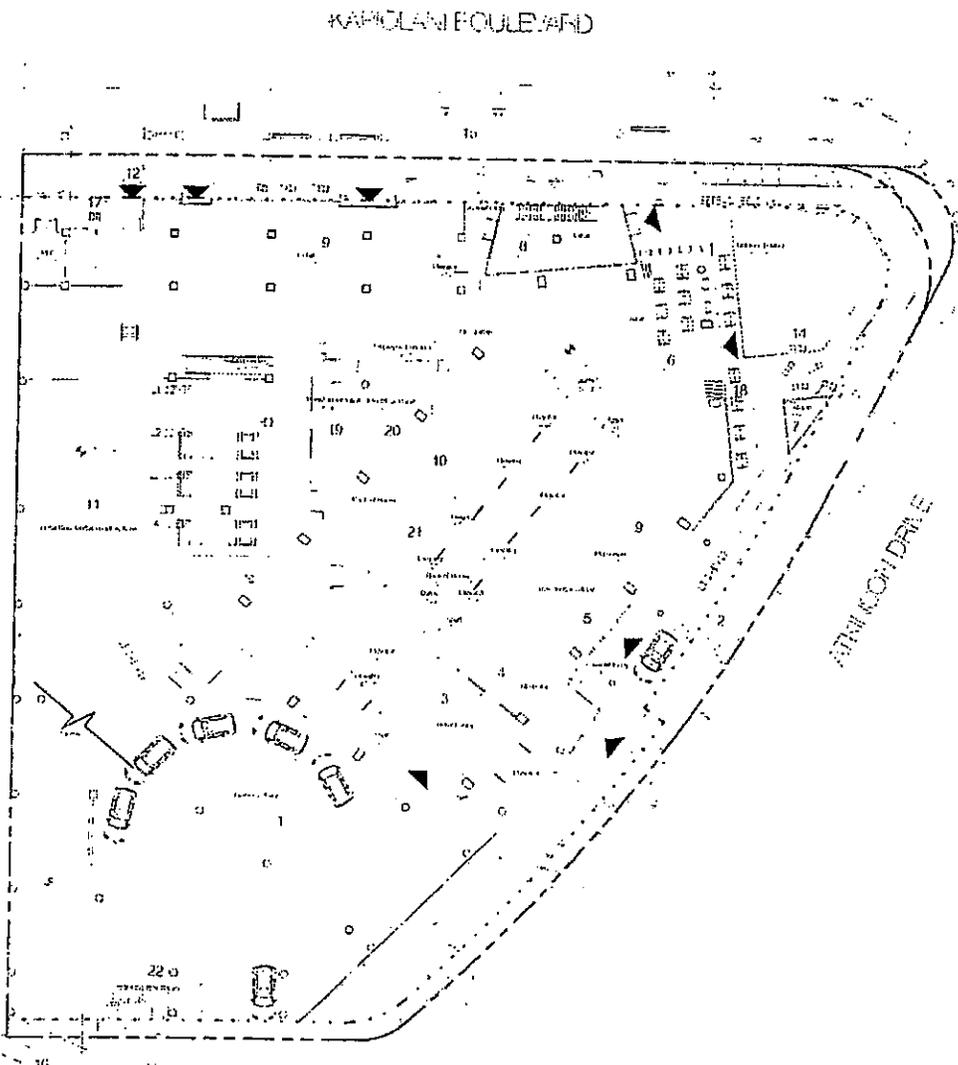


LANDSCAPE PLAN

EXHIBIT B-2



FLOOR PLANS



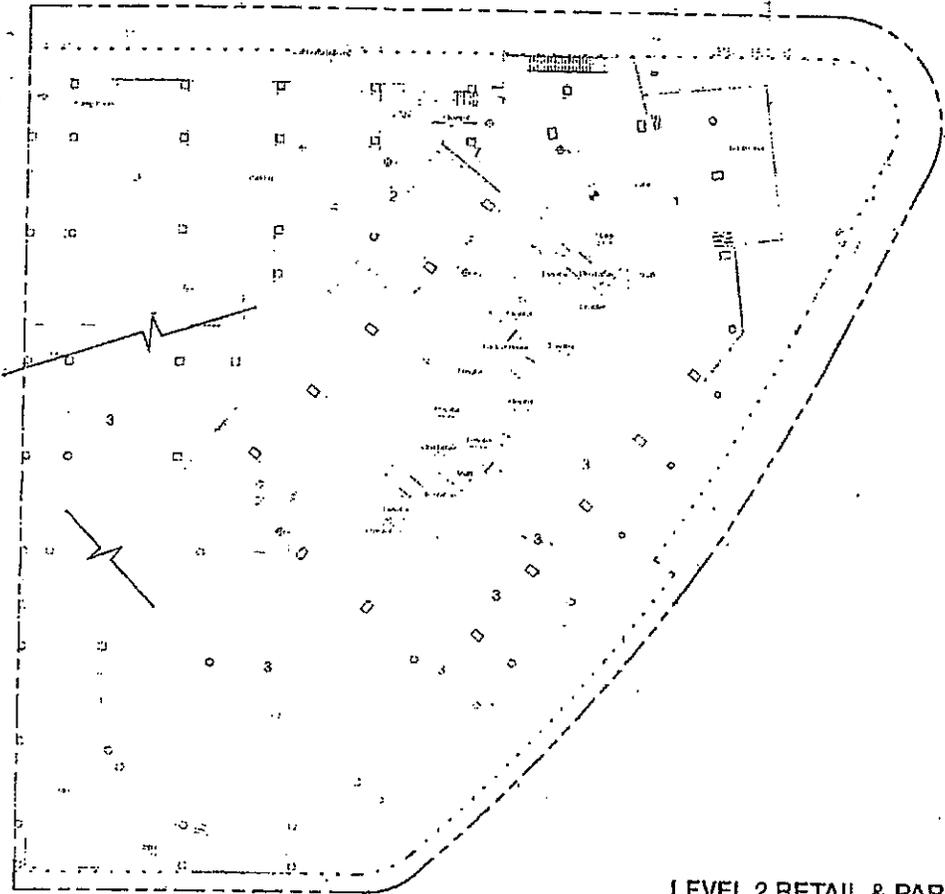
GROUND FLOOR

EXHIBIT B-3



MANA'OLANA

FLOOR PLANS

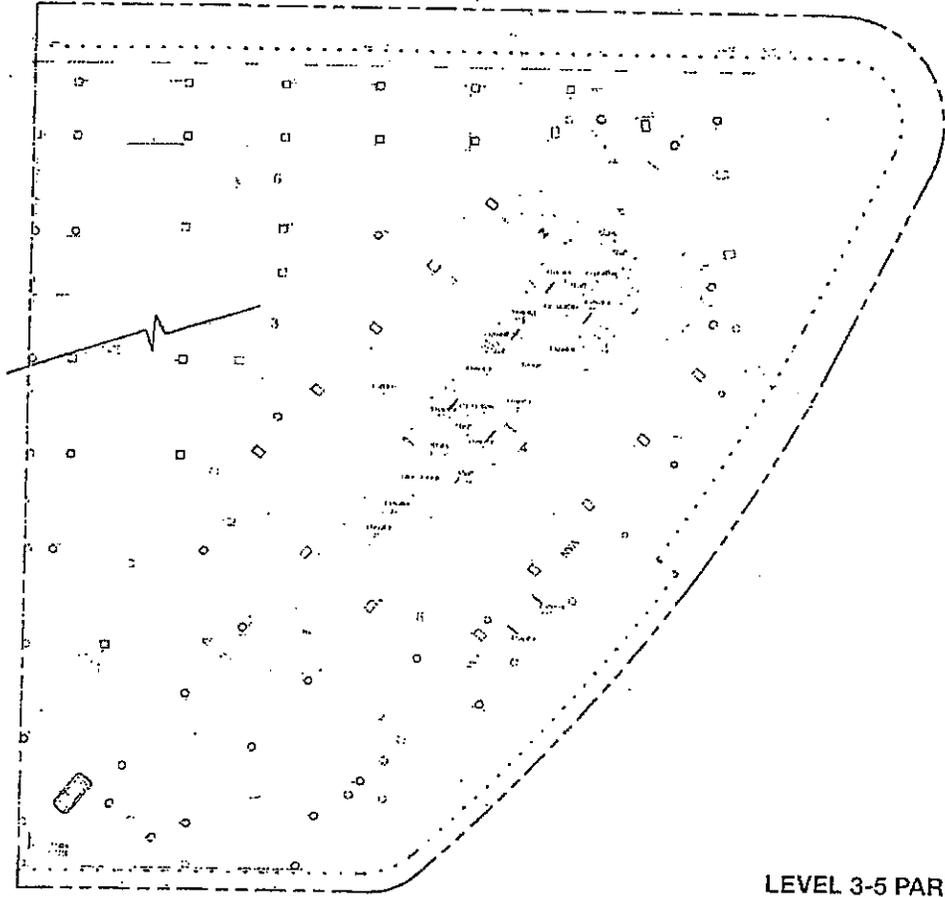


LEVEL 2 RETAIL & PARKING

EXHIBIT B-4



FLOOR PLANS



LEVEL 3-5 PARKING
(LEVEL 3 SHOWN)

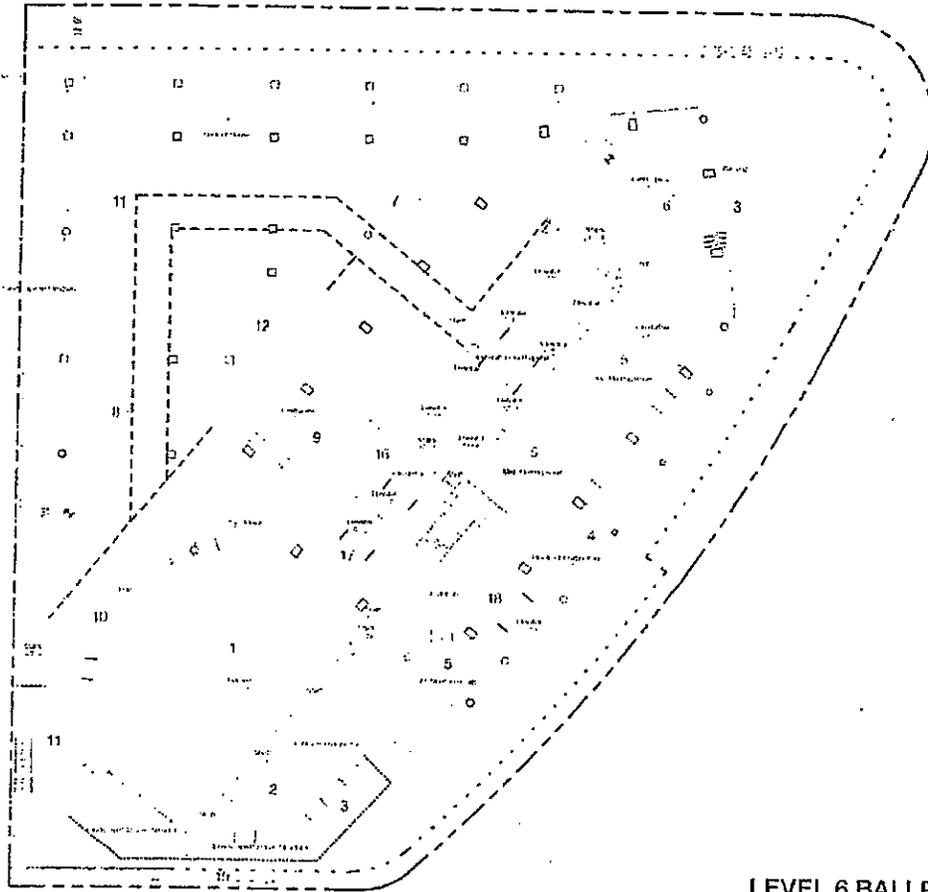


UNIVERSITY OF HAWAII

MANA'OLANA

EXHIBIT B-5

FLOOR PLANS



LEVEL 6 BALLROOM

EXHIBIT B-6



UNIVERSITY OF HAWAII

MANA OLANA

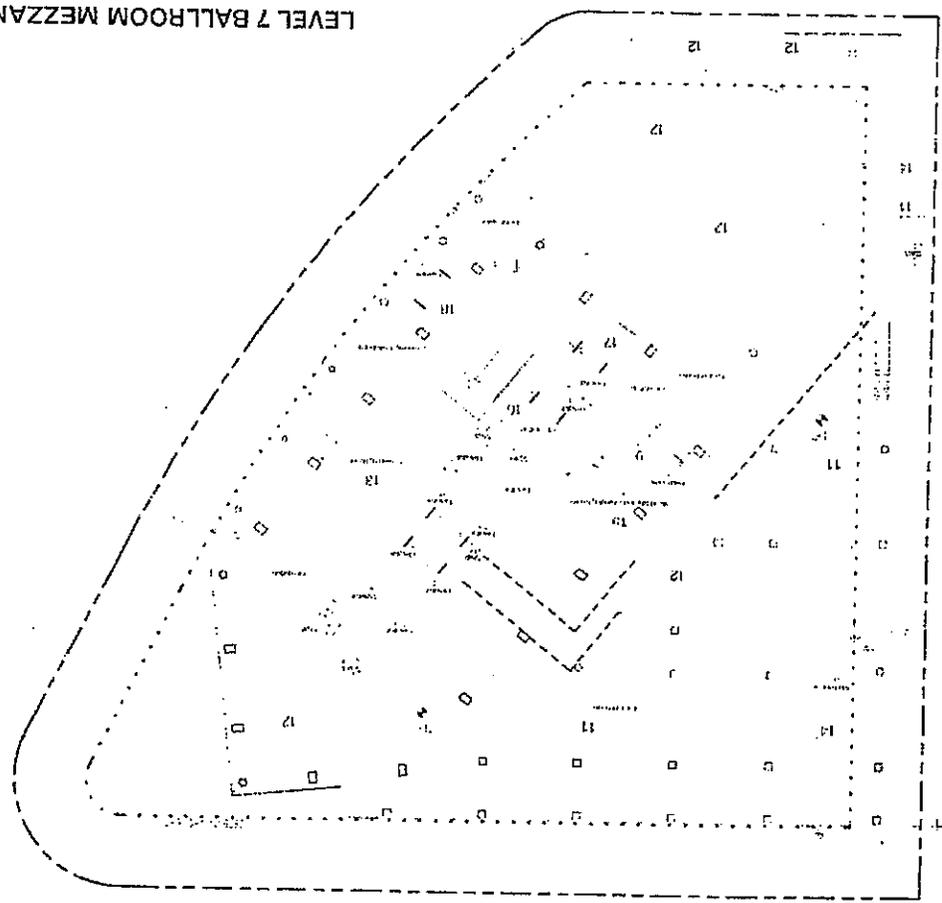
EXHIBIT B-6



EXHIBIT B-7

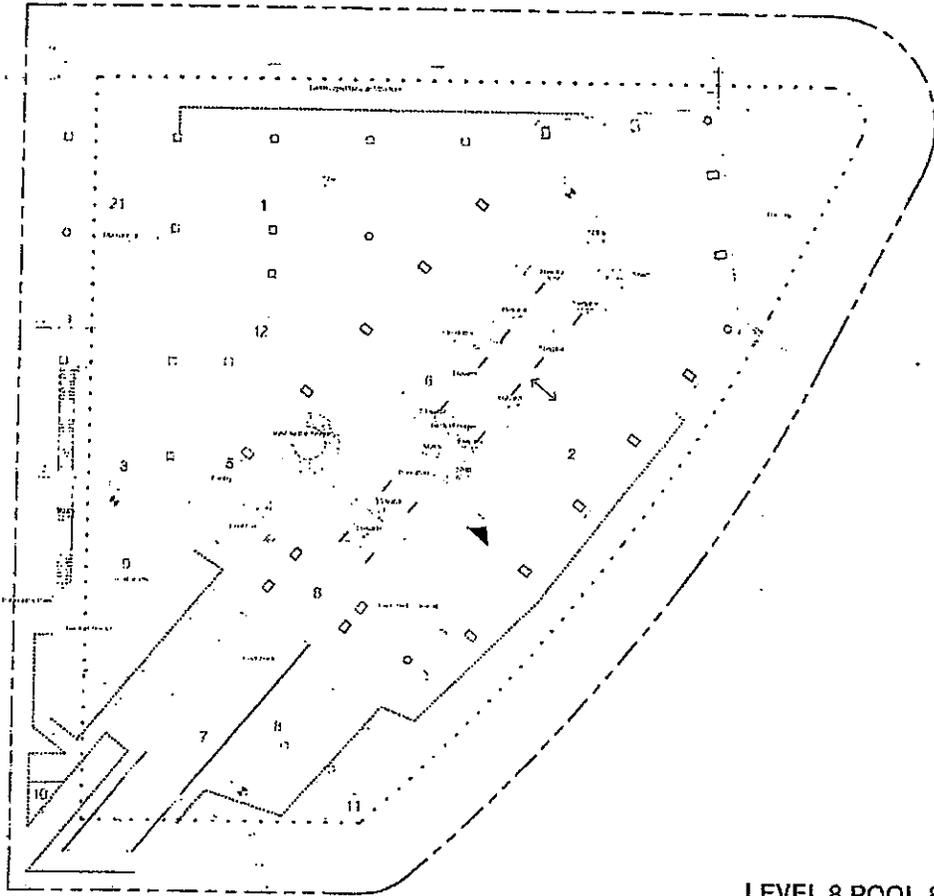


LEVEL 7 BALLROOM MEZZANINE



FLOOR PLANS

FLOOR PLANS



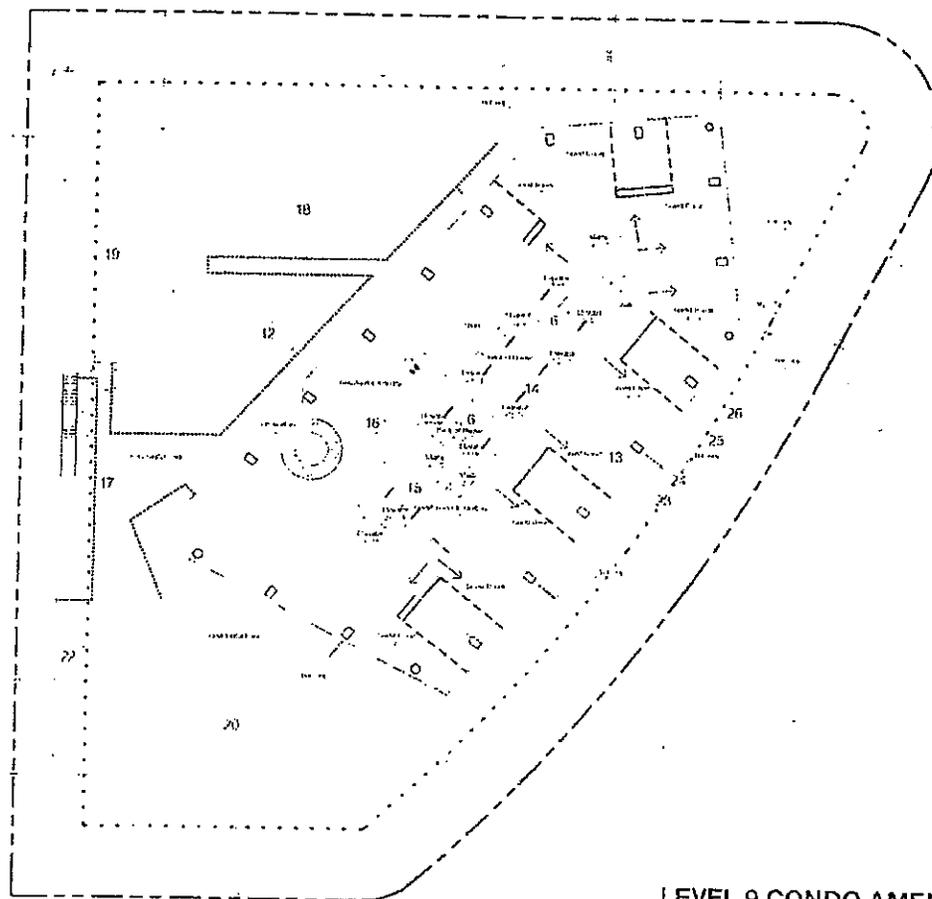
LEVEL 8 POOL & SPA

EXHIBIT B-8



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FLOOR PLANS



LEVEL 9 CONDO AMENITY

EXHIBIT B-9

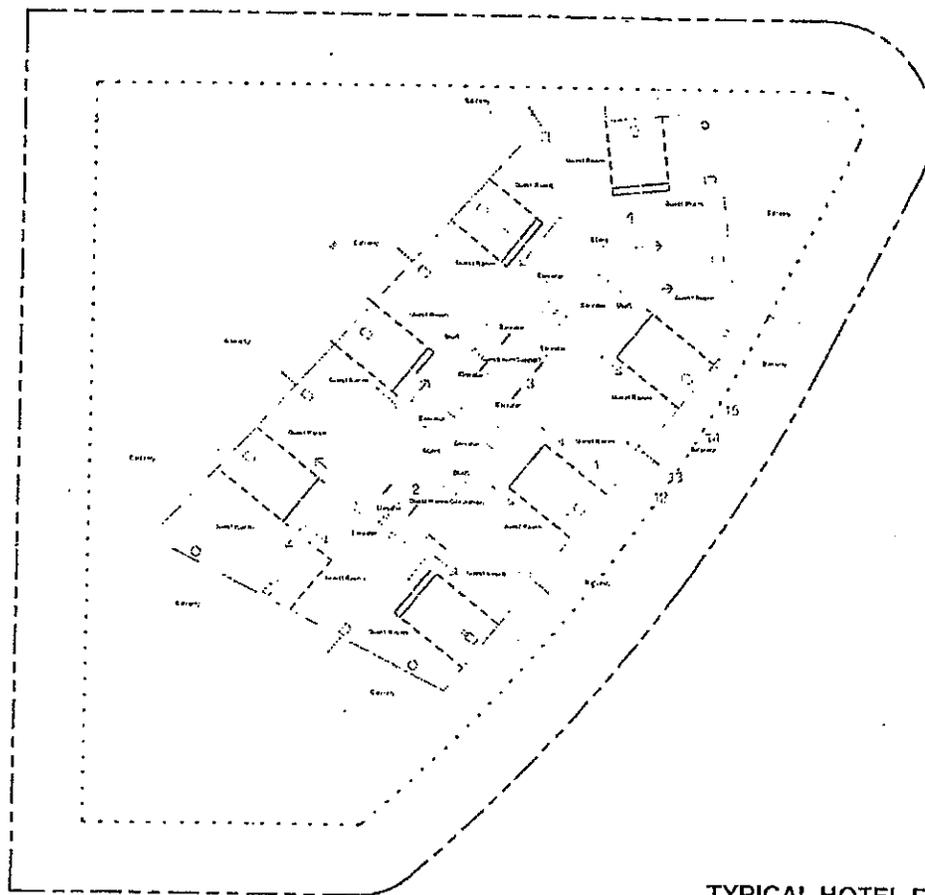


DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT



MANA OLANA

FLOOR PLANS



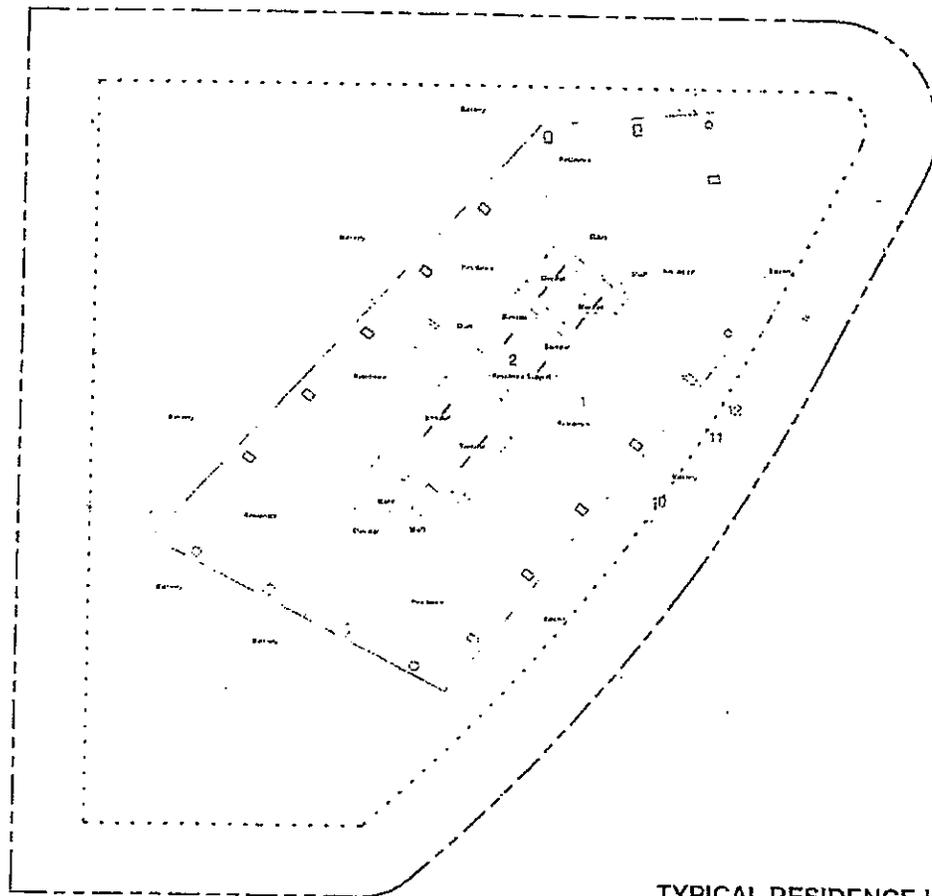
TYPICAL HOTEL FLOOR

EXHIBIT B-10



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FLOOR PLANS



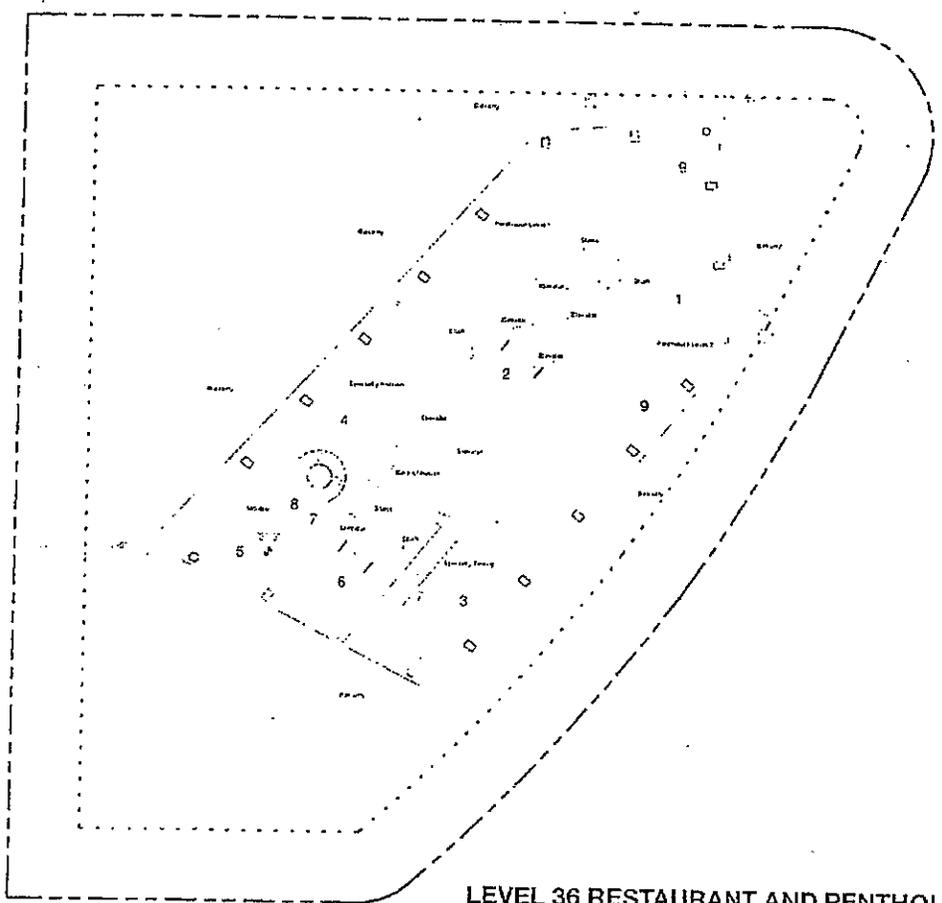
TYPICAL RESIDENCE LEVEL

EXHIBIT B-12



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FLOOR PLANS



LEVEL 36 RESTAURANT AND PENTHOUSES

EXHIBIT B-13



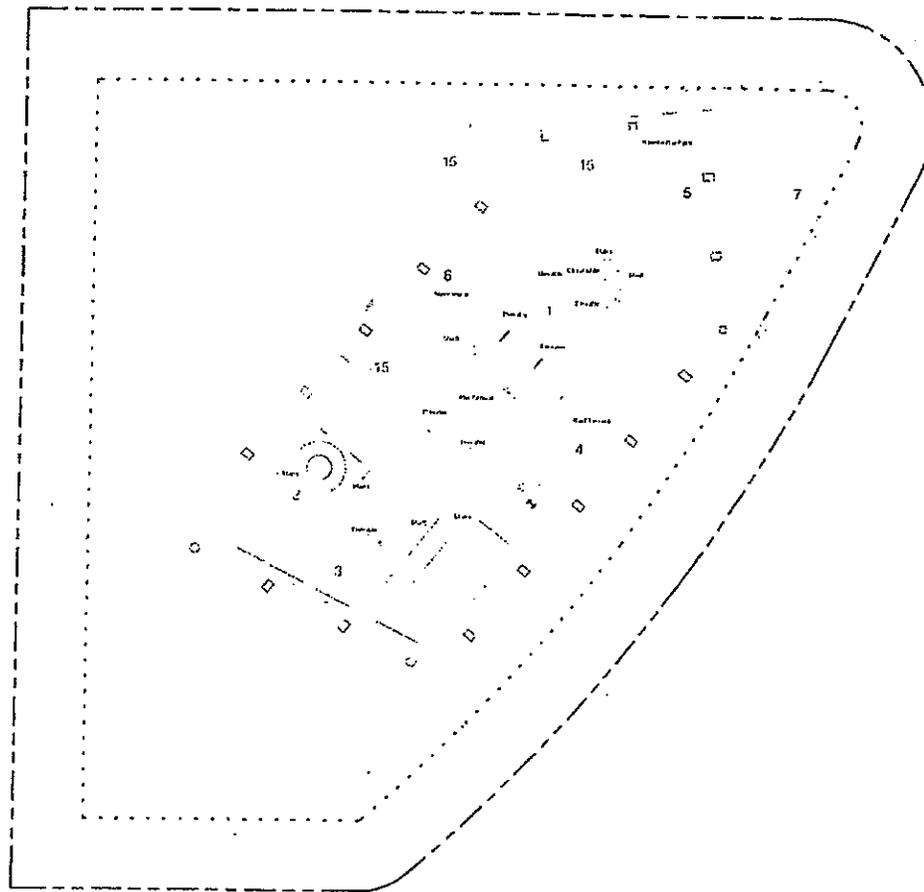
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT



MANA'OLANA

MANA'OLANA CONSULTANTS, INC. 1000 KALANIAN'OLAMA BLVD., SUITE 1000, HONOLULU, HI 96813

FLOOR PLANS

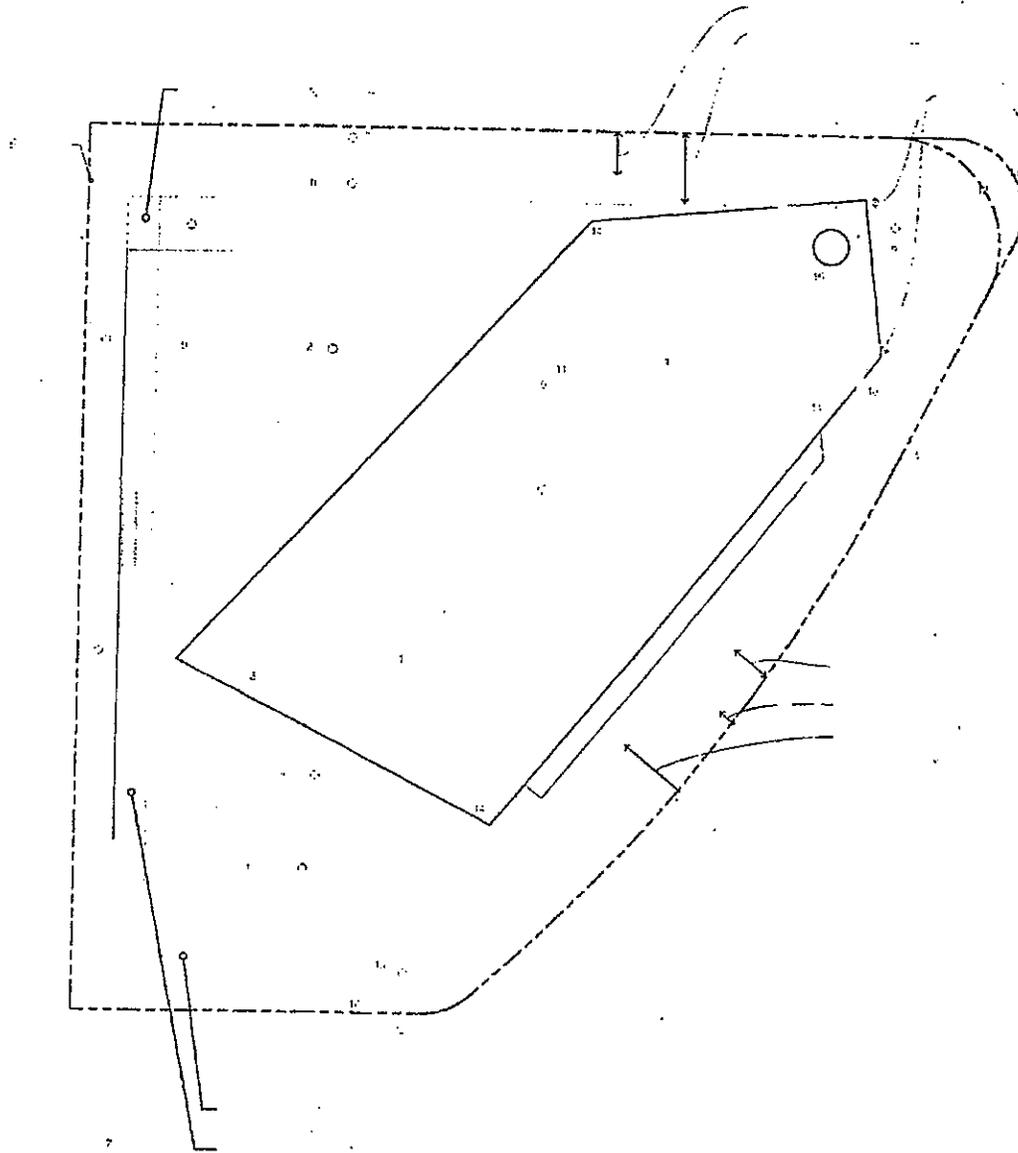


LEVEL 37 OUTDOOR ROOF TERRACE AND GARDEI

EXHIBIT B-14



MANA'OLANA



SITE SETBACKS



DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT



DEPARTMENT OF NATURAL RESOURCES

DEPARTMENT OF WATER RESOURCES

EXHIBIT B-15

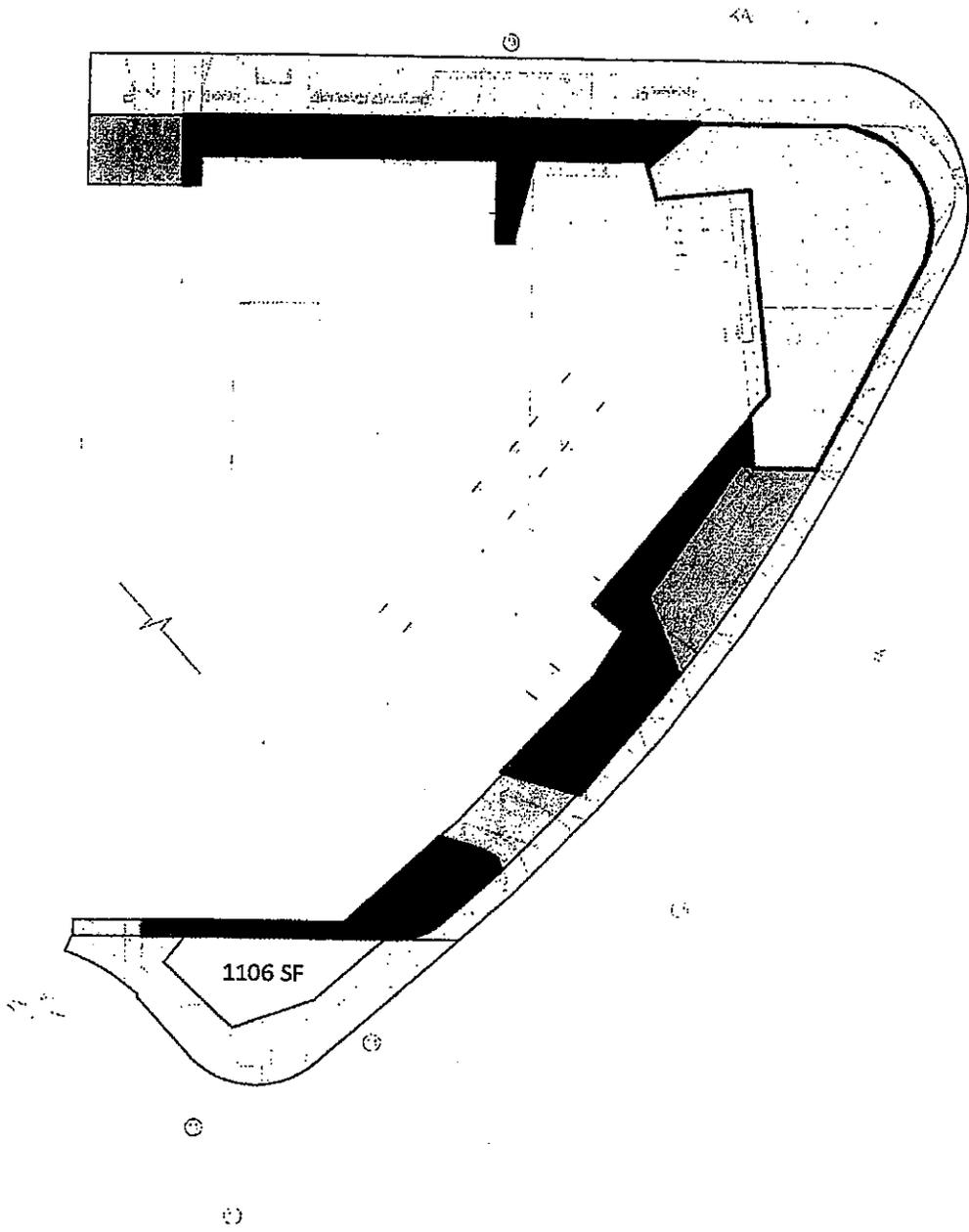


EXHIBIT B-16

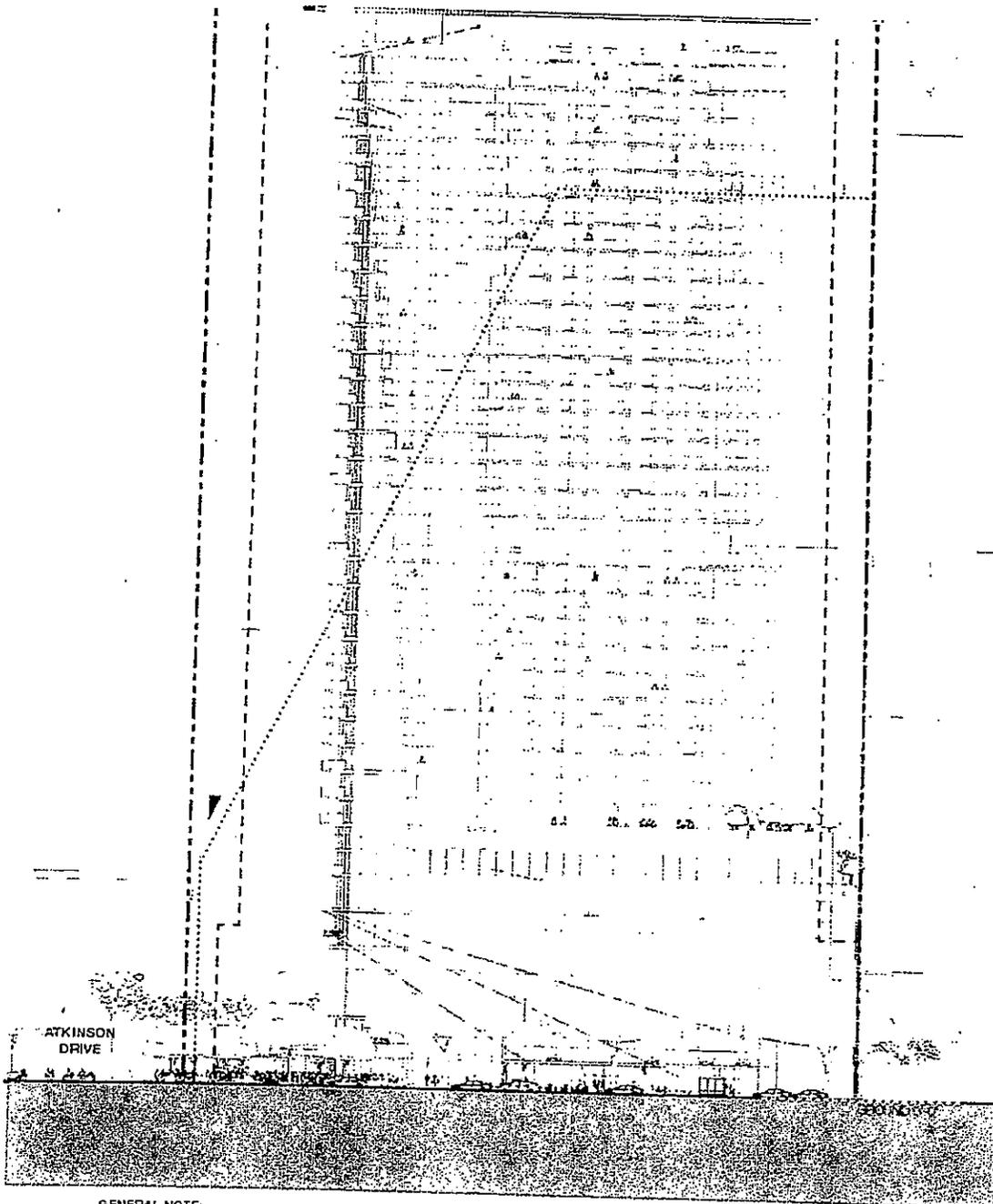


CITY OF HONOLULU



MANA'OLANA





GENERAL NOTE:

KAPIOLANI ELEVATION

EXHIBIT C-1

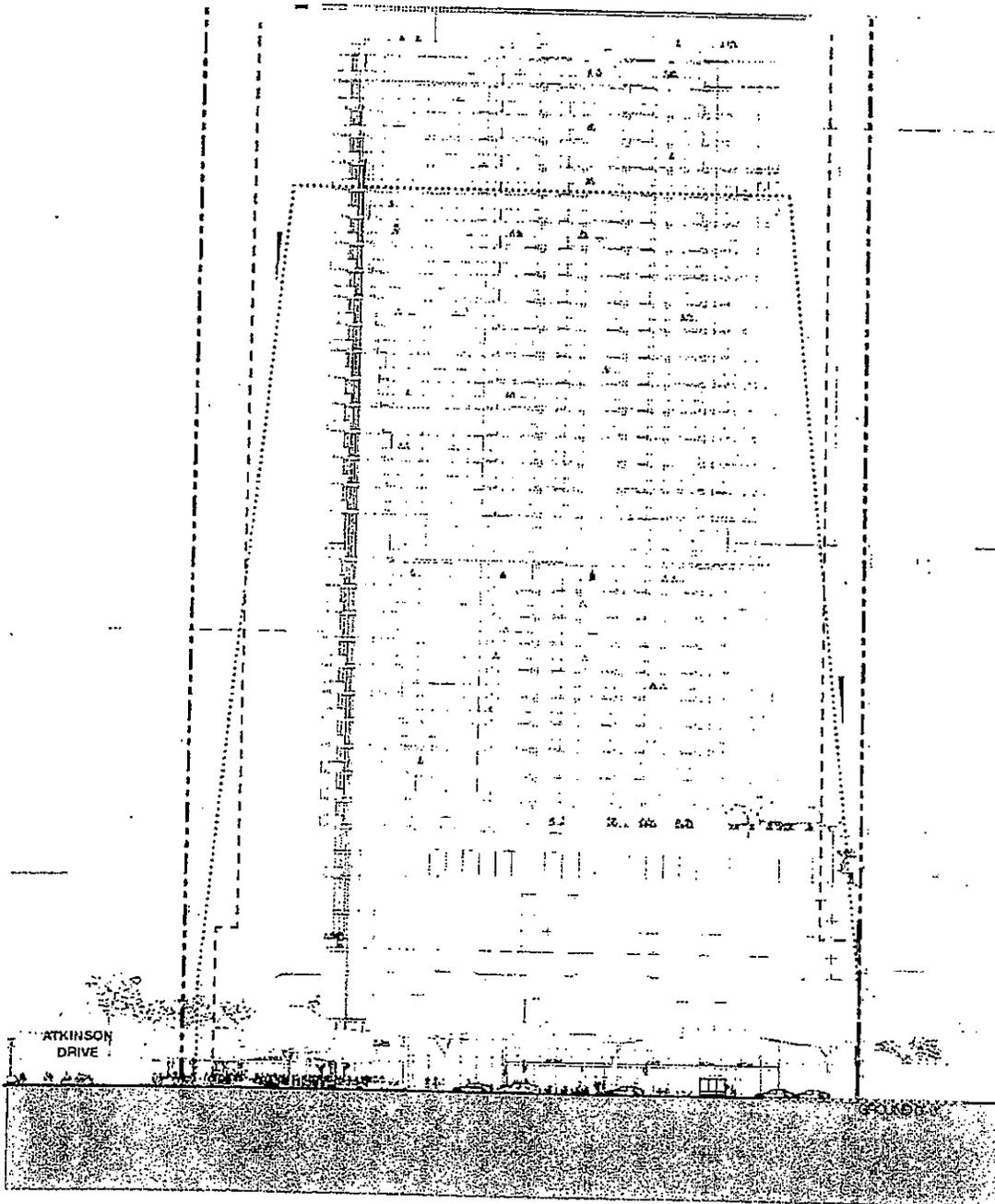


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MANA'OLANA

3-11-11

NEW LUO
SETBACKS



KAPIOLANI ELEVATION
NEW LUO SETBACKS

EXHIBIT C-2



ENVIRONMENTAL URBAN

MANA'OLANA

ELEVATIONS

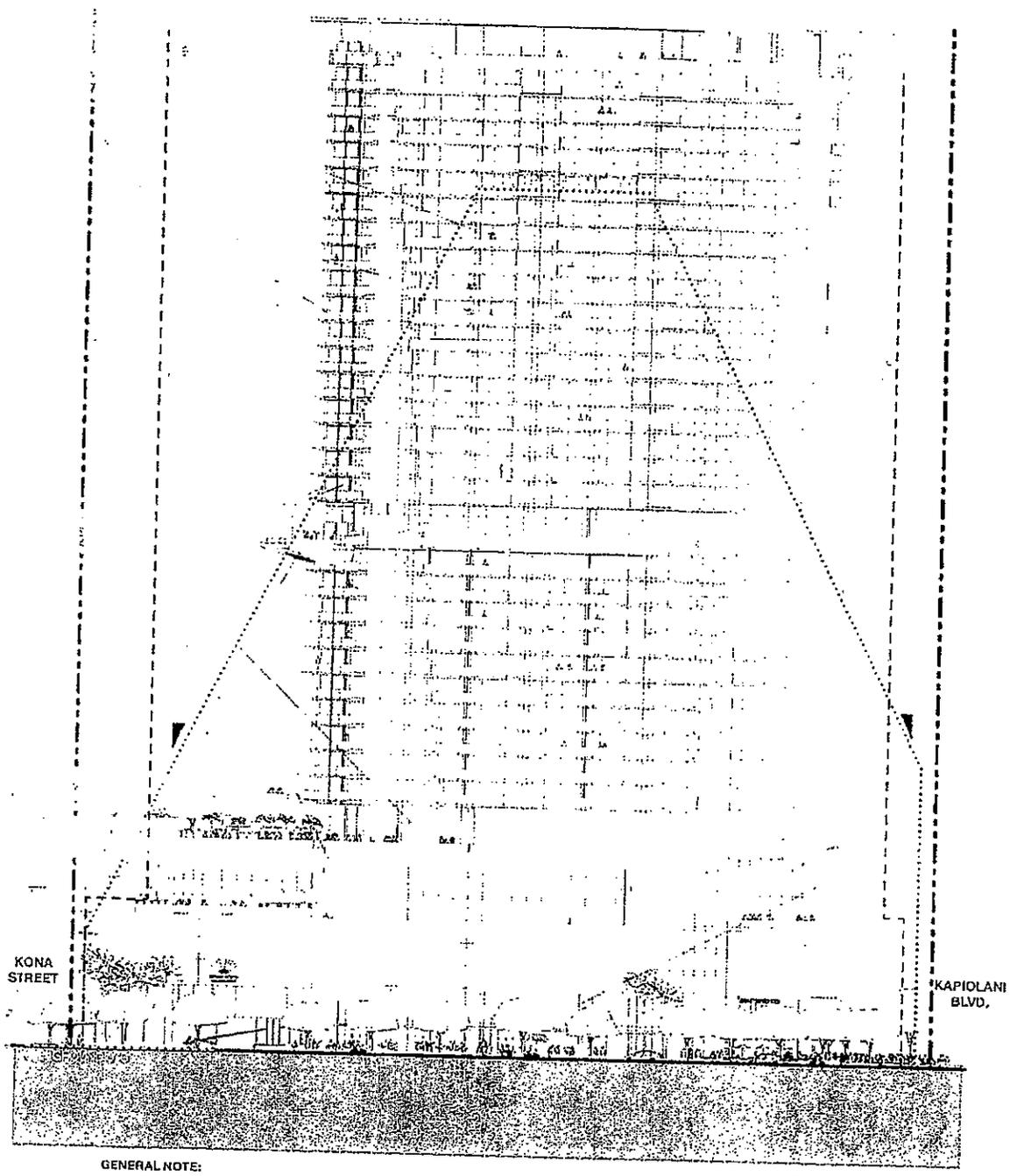


EXHIBIT C-3



UNIVERSITY OF HAWAII

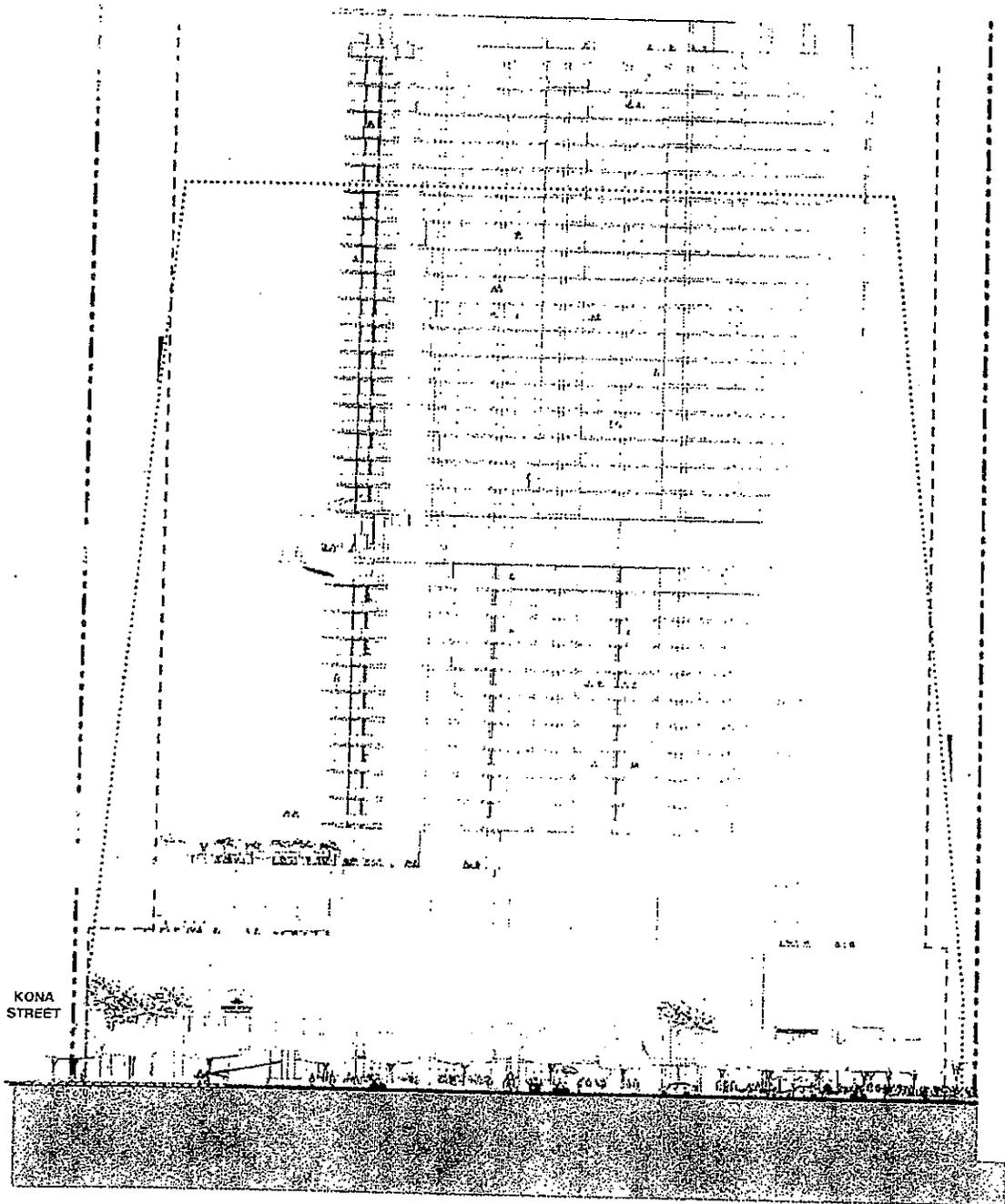


UNIVERSITY OF WEST HAWAII

UNIVERSITY OF SOUTH HAWAII

UNIVERSITY OF EAST HAWAII

NEW LUO
SETBACKS



ATKINSON ELEVATION
NEW LUO SETBACKS

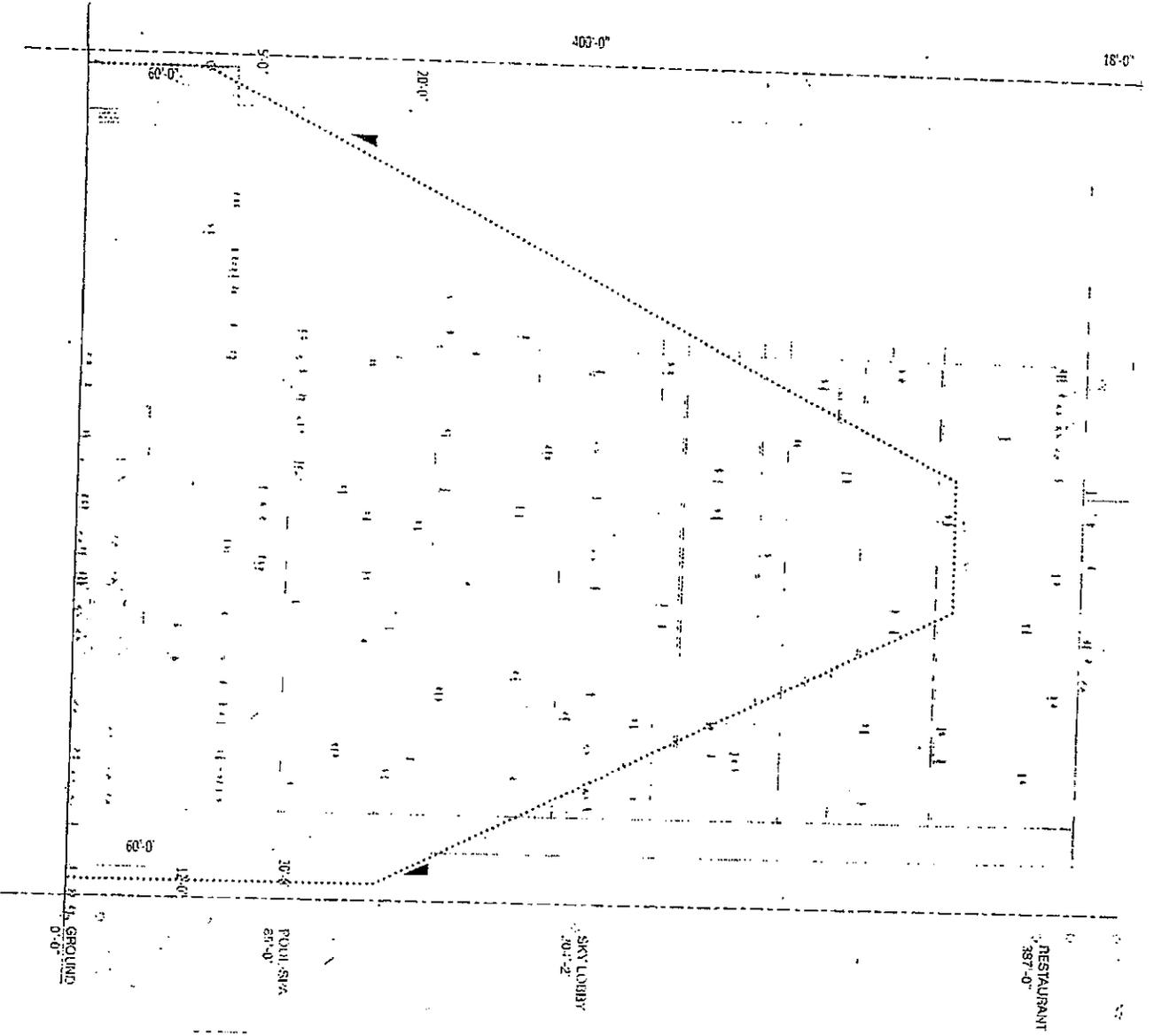
EXHIBIT C-4



2011-2012

MANA'OLANA

2011-2012



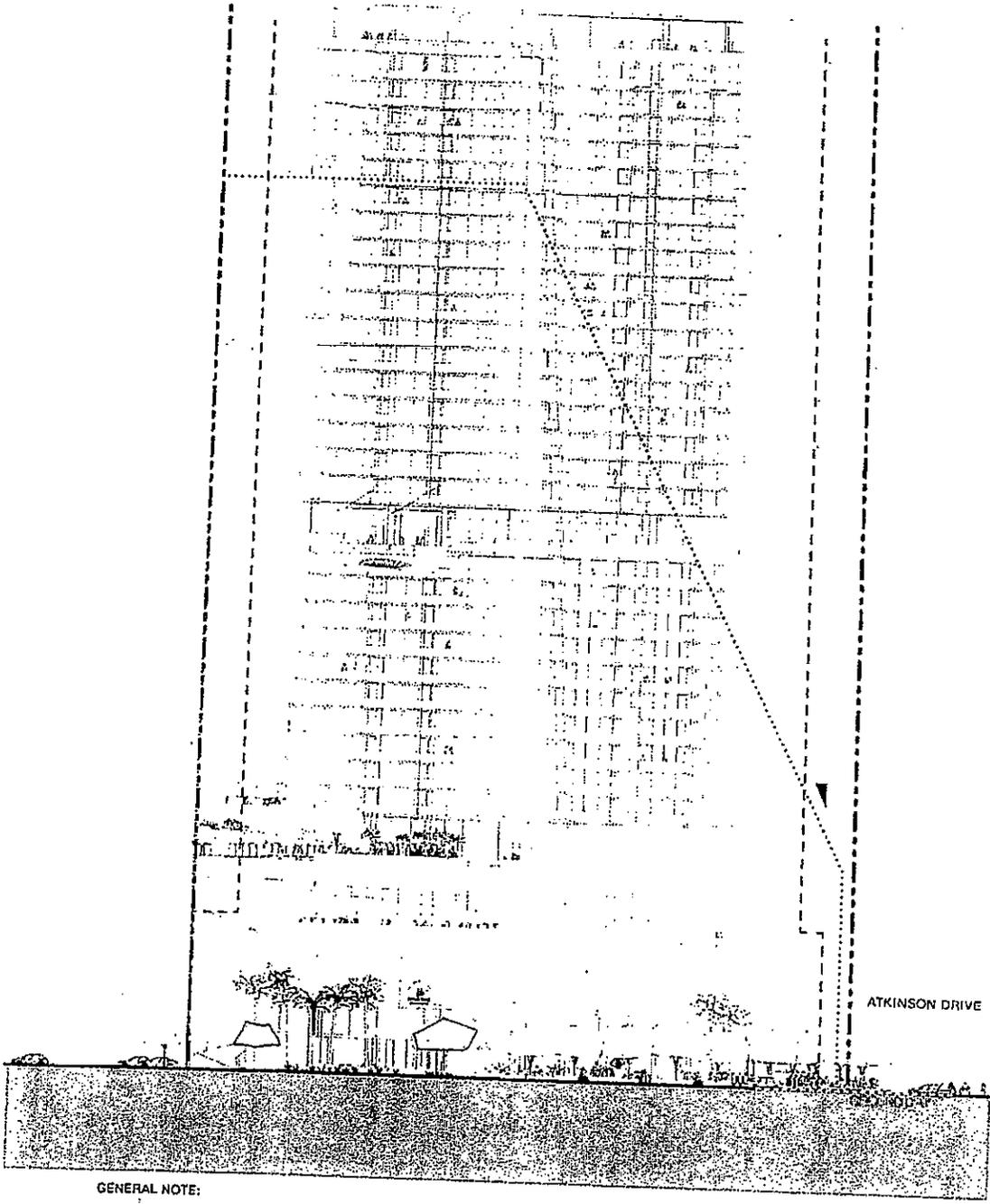
LONGITUDINAL
SECTION



MANA OLANA

EXHIBIT C-5

ELEVATIONS



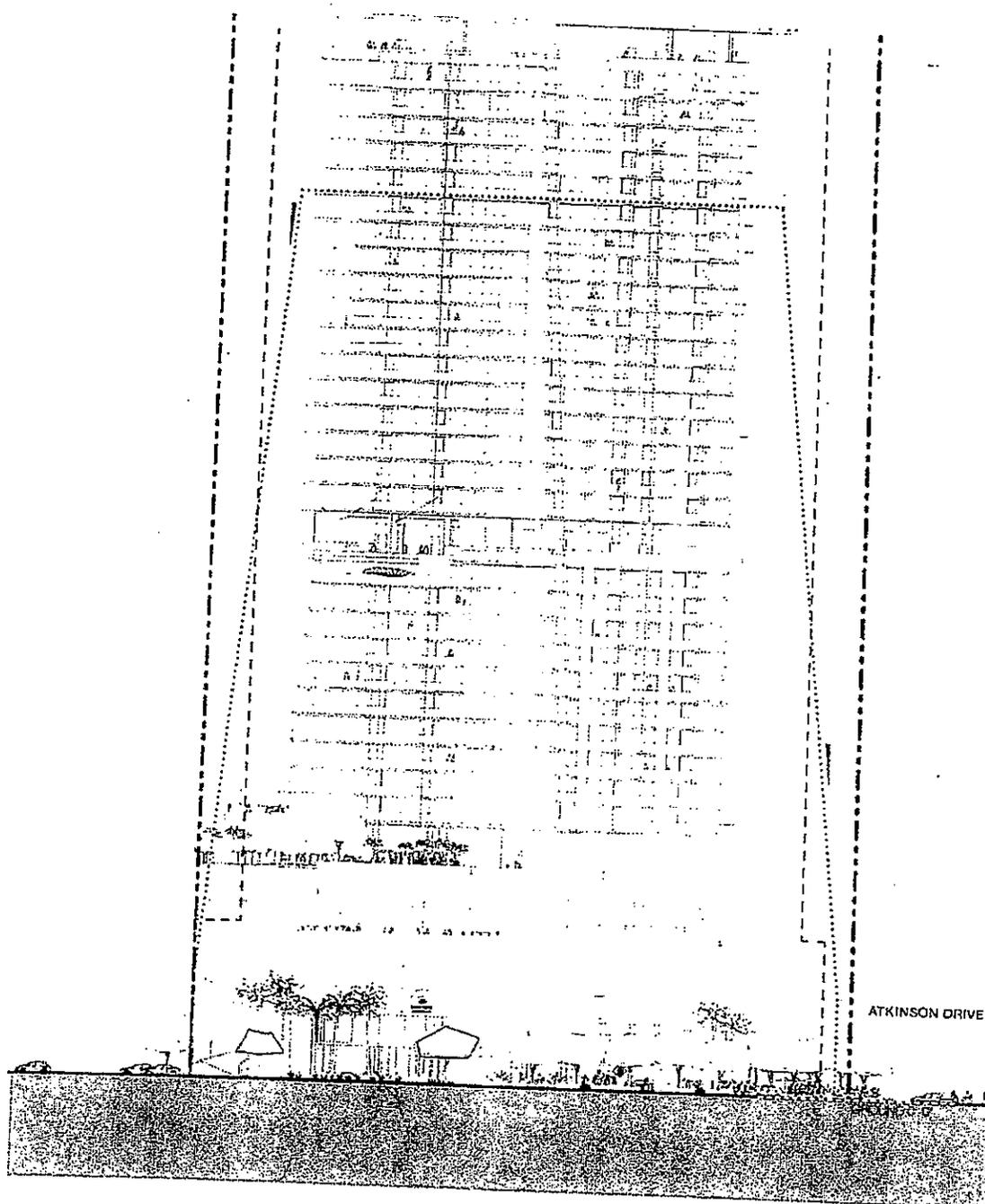
GENERAL NOTE:

KONA ELEVATION



EXHIBIT C-6

NEW LUO
SETBACKS

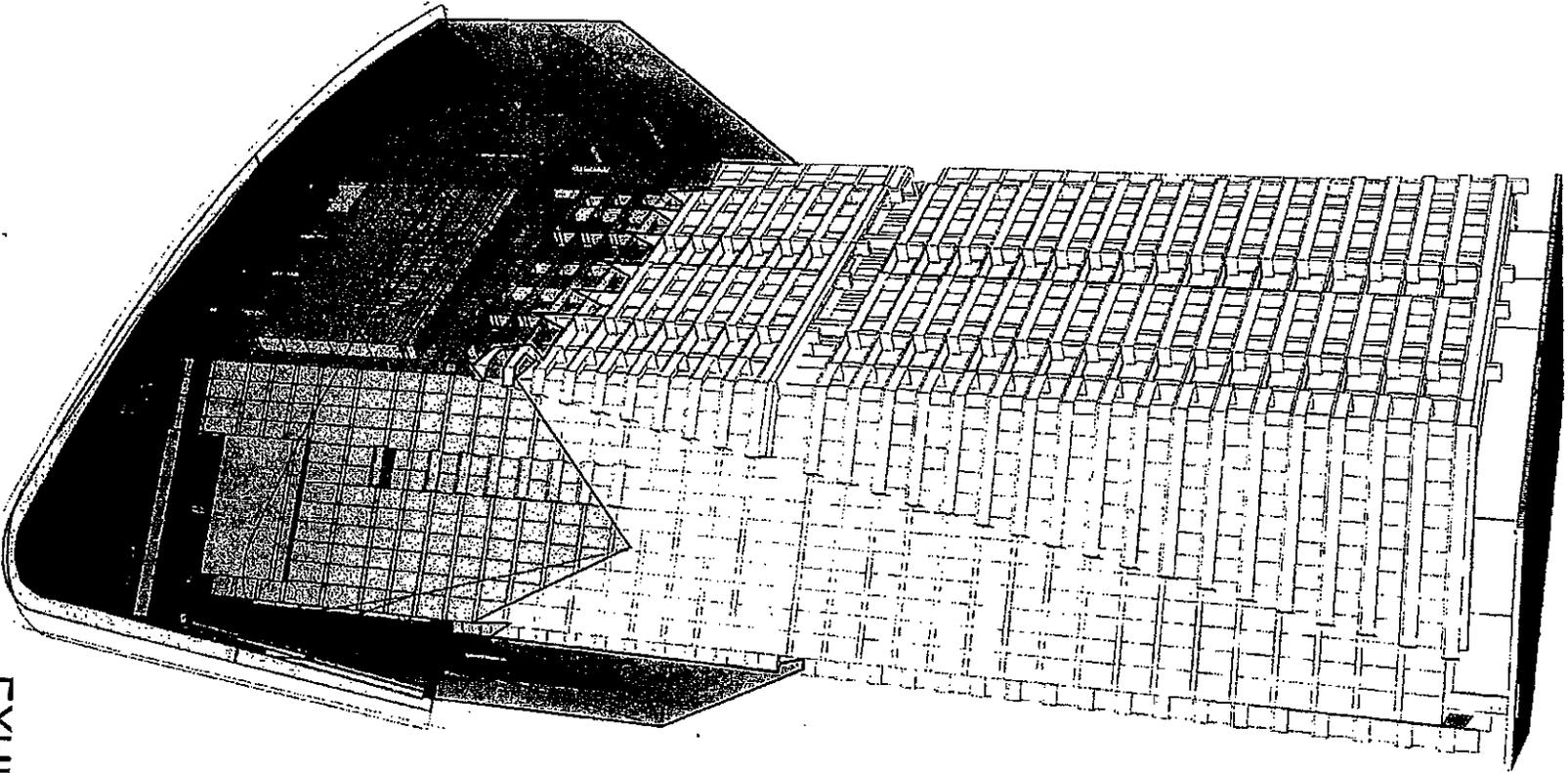


KONA ELEVATION
NEW LUO SETBACKS



MANA'OLANA

EXHIBIT C-7



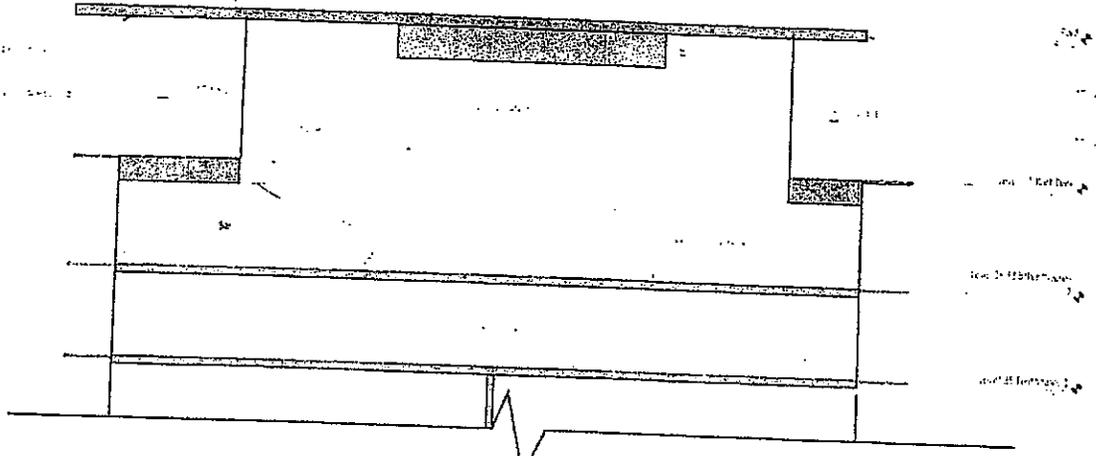
LUO ENVELOPE

EXHIBIT C-8

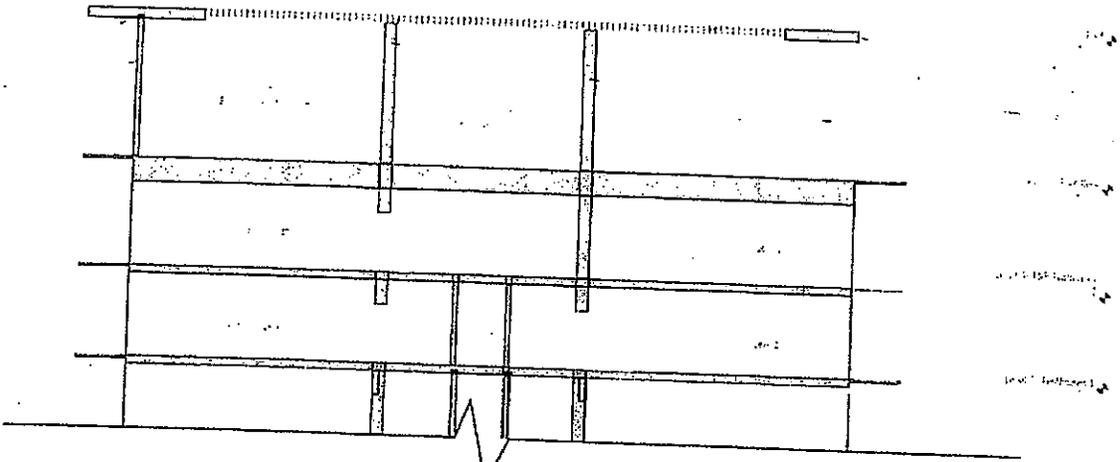


MANAOLANA

ROOF DETAIL SECTIONS



CONCEPTUAL SECTION A: RESTAURANT



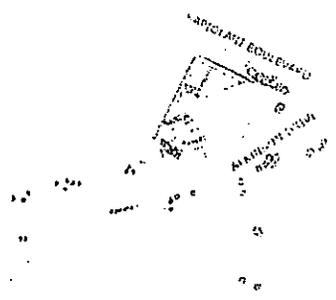
CONCEPTUAL SECTION B: TERRACE



EXHIBIT C-10



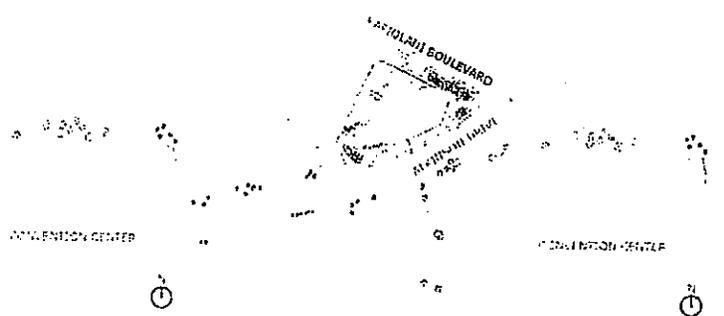
MANA'OLANA



MARCH 21 9.00A



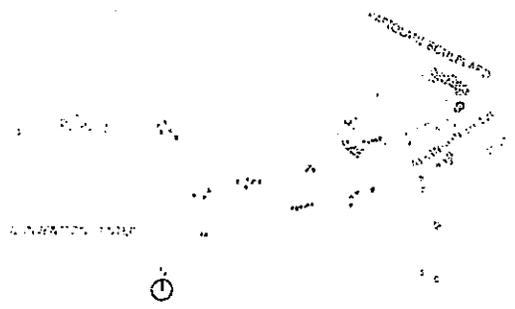
MARCH 21 12.00P



MARCH 21 3.00P



JUNE 21 12.00P



JUNE 21 3.00P

EXHIBIT D-1

SHADOW STUDY



MAUNALOANA



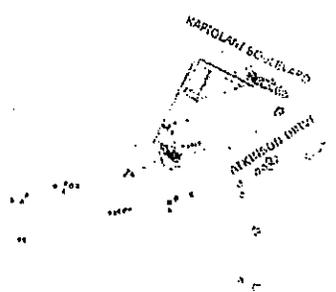
SEPTEMBER 21 9.00A



SEPTEMBER 21 12.00P



SEPTEMBER 21 3.00P



DECEMBER 21 9.00A



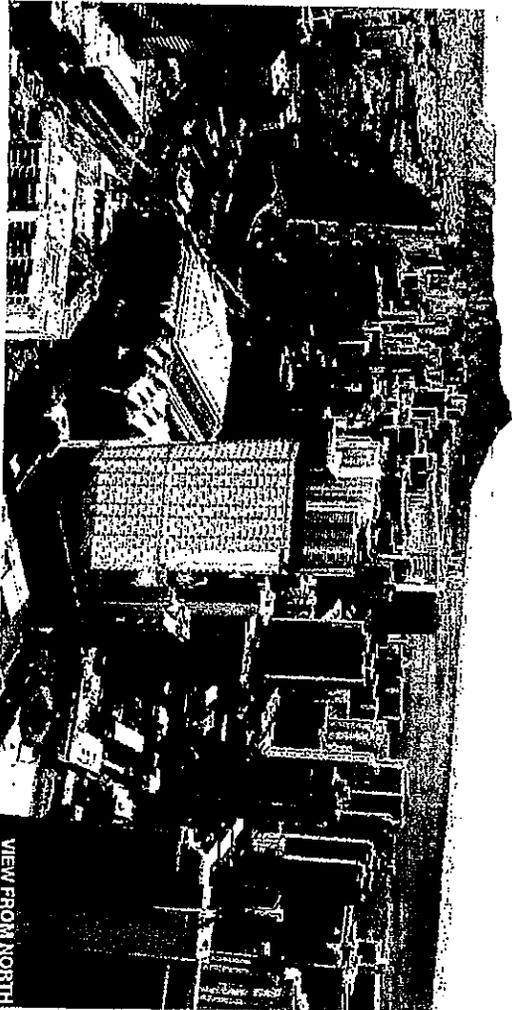
DECEMBER 21 12.00P



DECEMBER 21 3.00P

EXHIBIT D-2

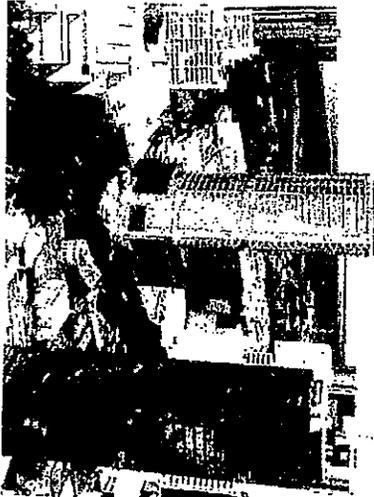
SHADOW STUDY



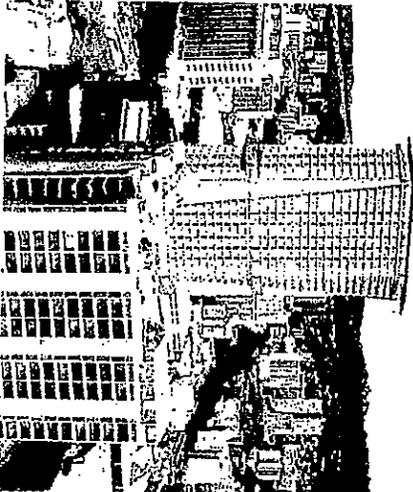
VIEW FROM NORTH
EXHIBIT D-3



MANHATTANA



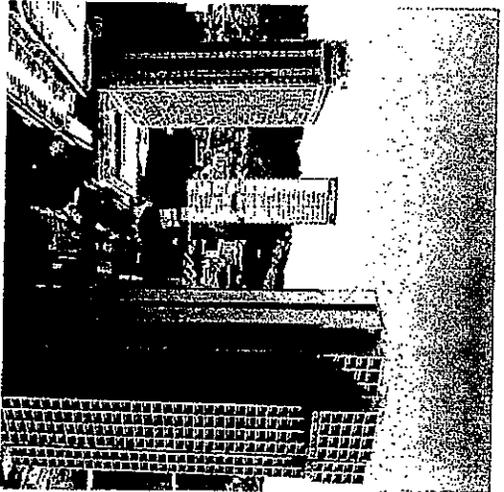
VIEW FROM EAST



VIEW FROM SOUTH

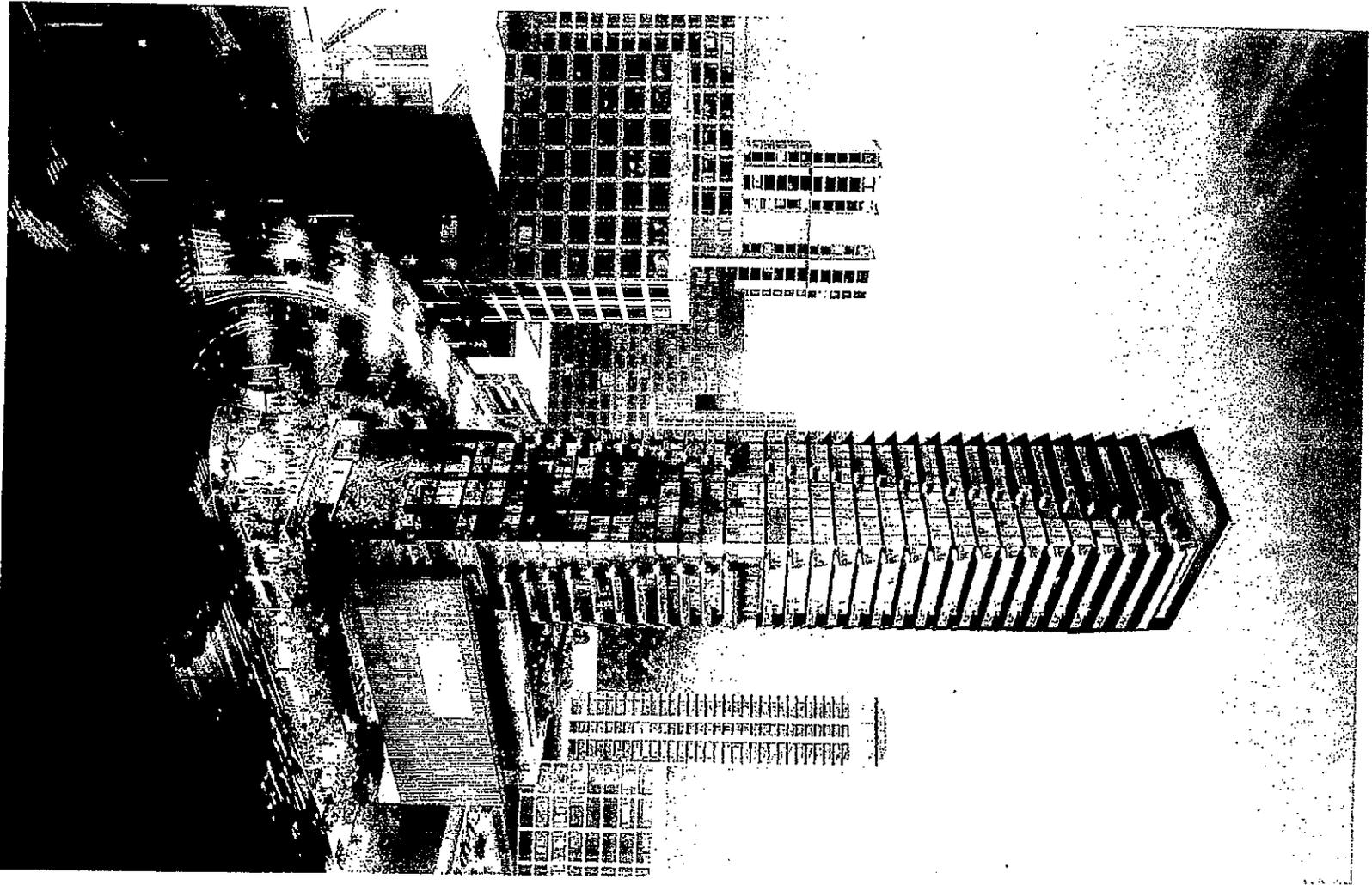


VIEW FROM NORTH



VIEW FROM WEST

CONTEXT VIEWS

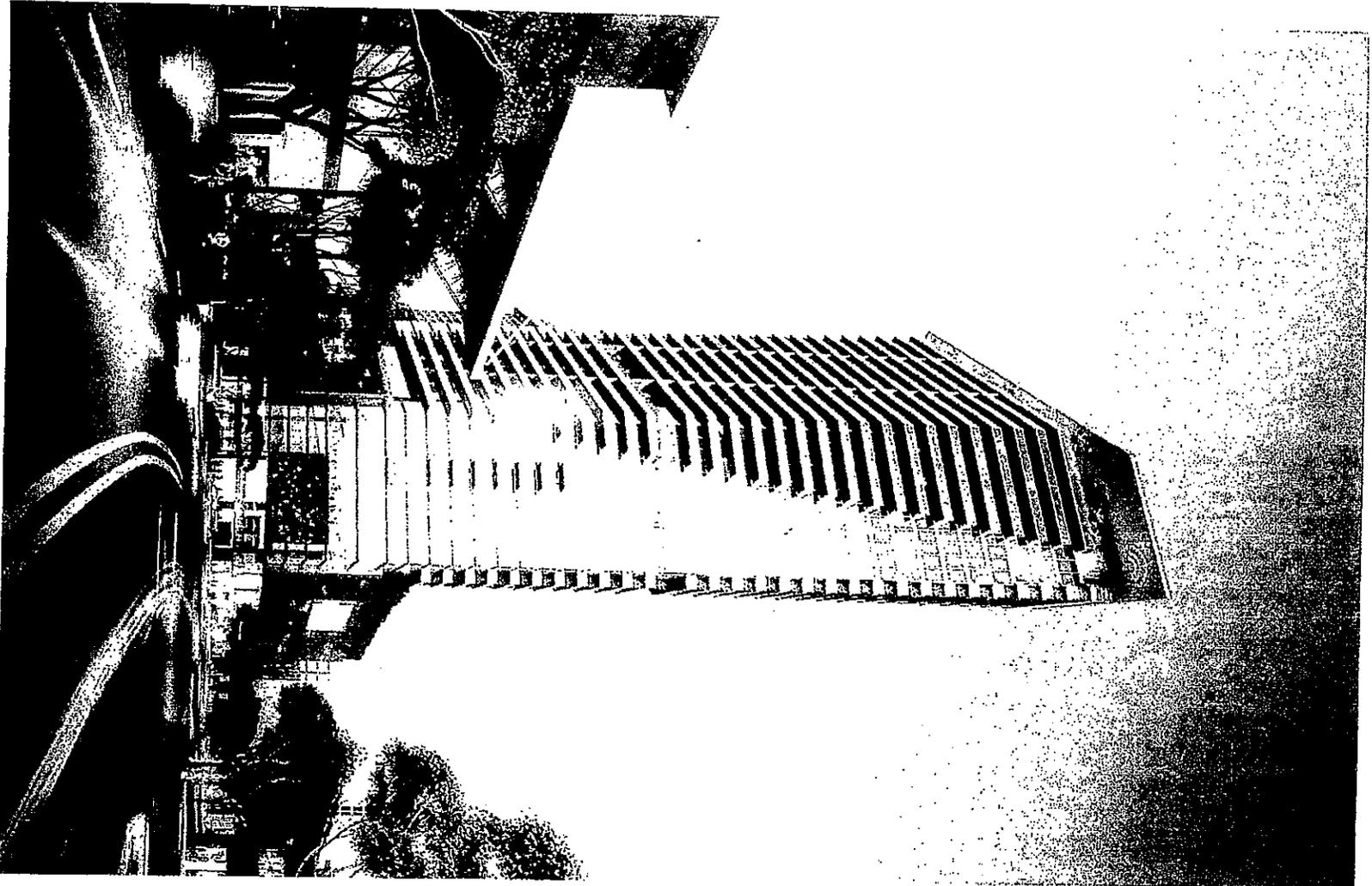


PERSPECTIVE FROM EAST

EXHIBIT D-4



MANNING
JAMES WELLS
& ASSOCIATES



PERSPECTIVE FROM KAPIOLANI

EXHIBIT D-5



UNIVERSITY OF HAWAII

STATE OF HAWAII



MANA'OLA

MANA'OLA

MANA'OLA

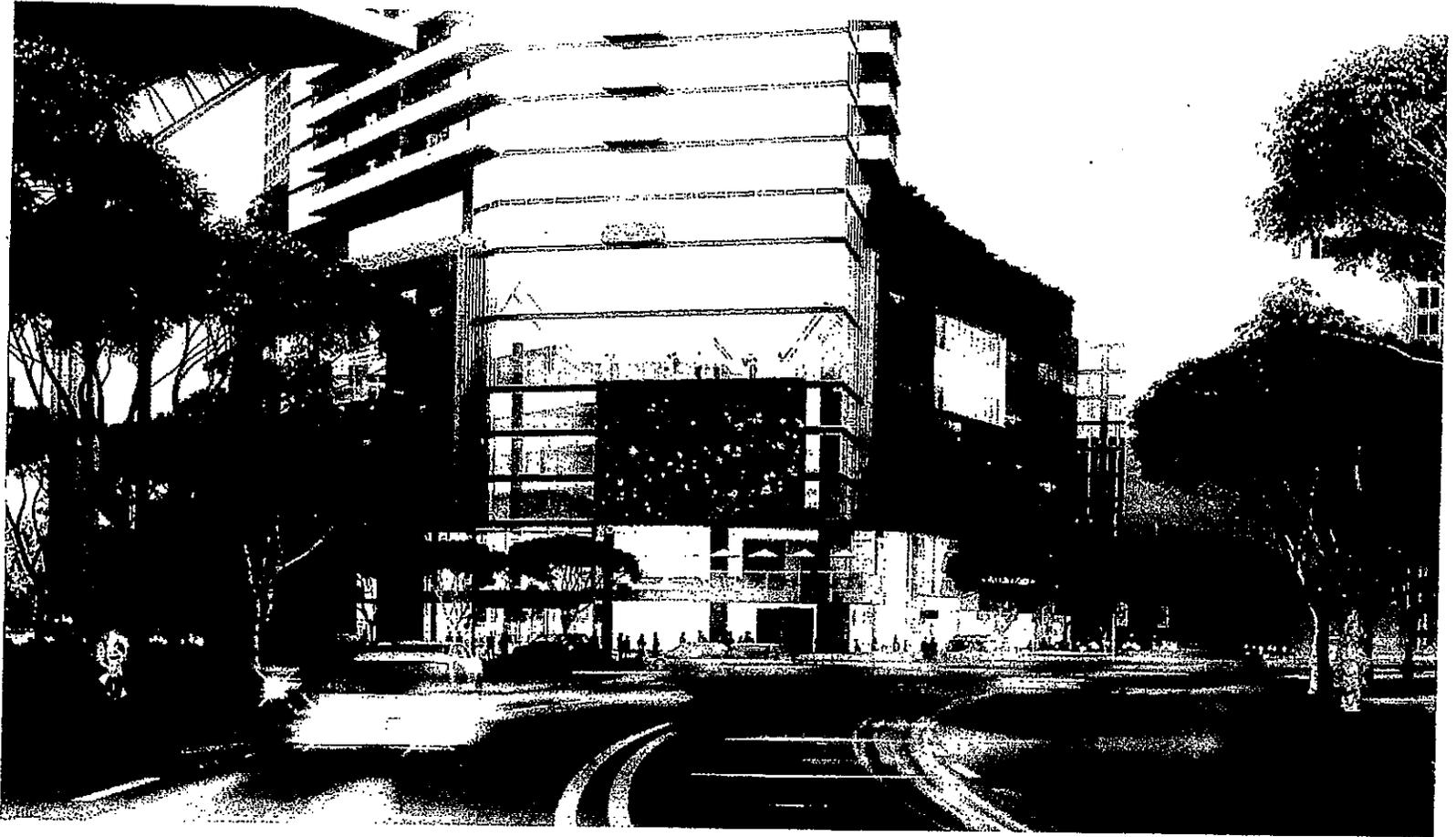
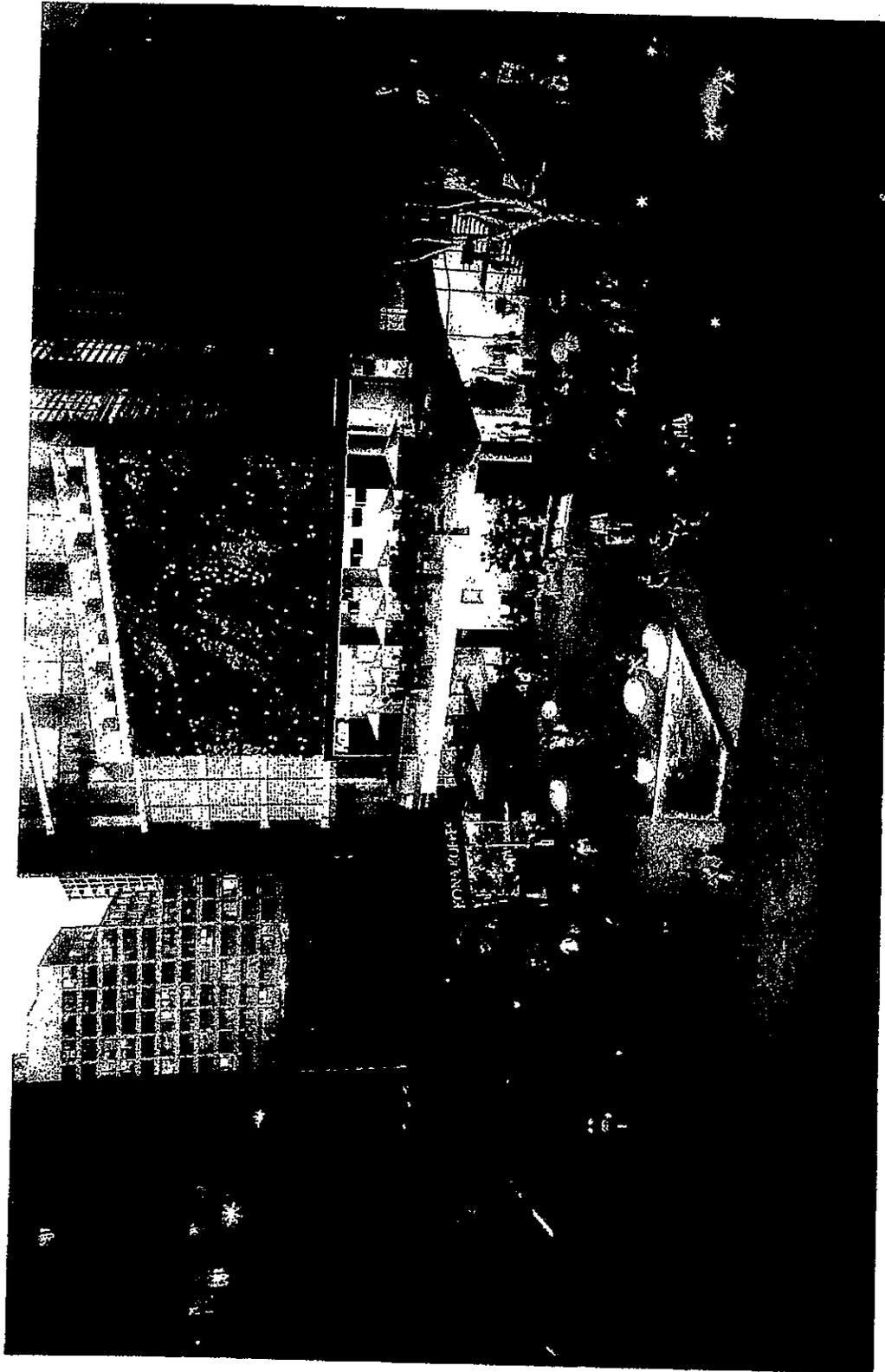


EXHIBIT D-6

PERSPECTIVE FROM KAPIOLANI



PLAZA PERSPECTIVE



MANA OLANA

EXHIBIT D-7

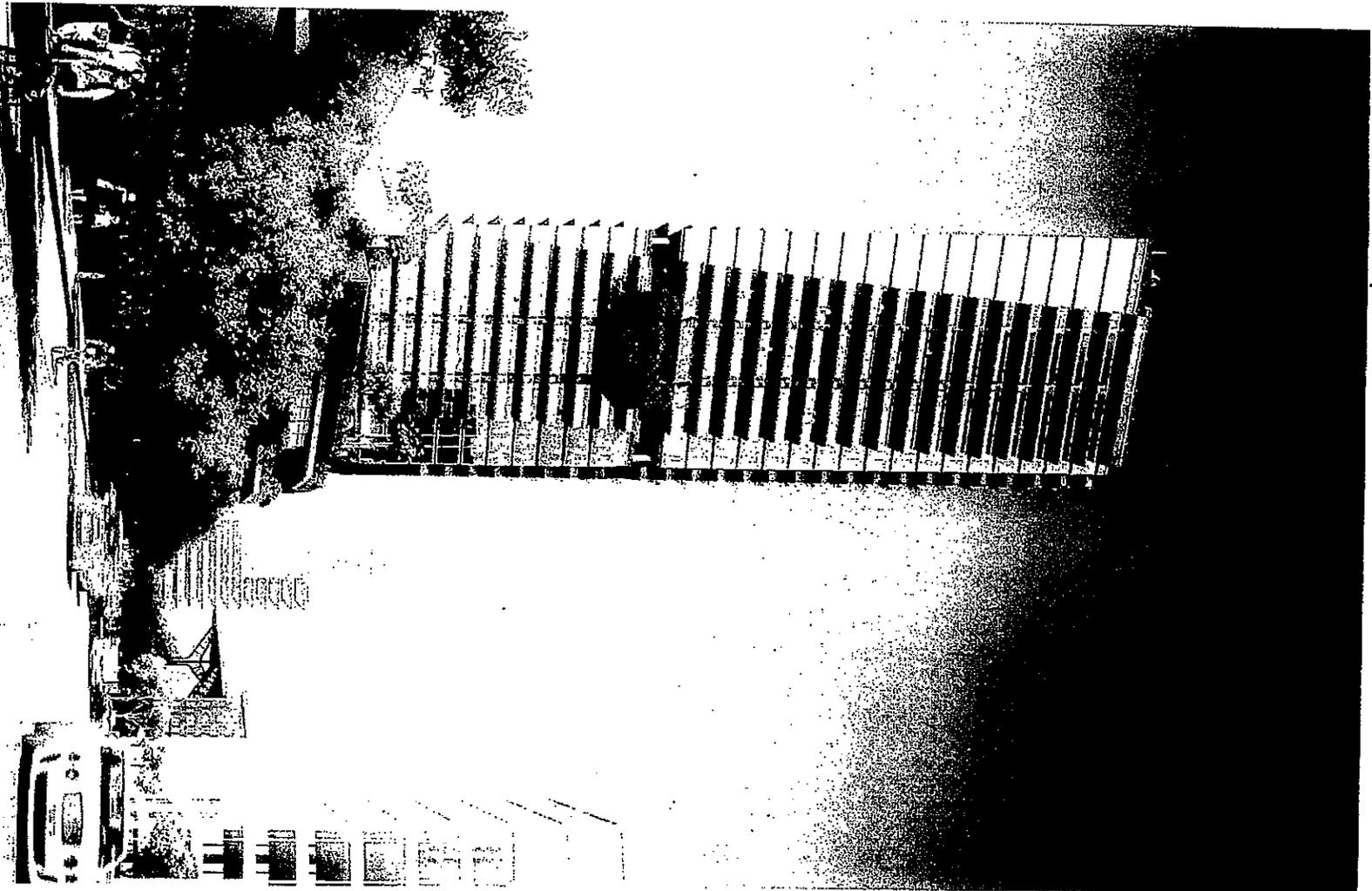
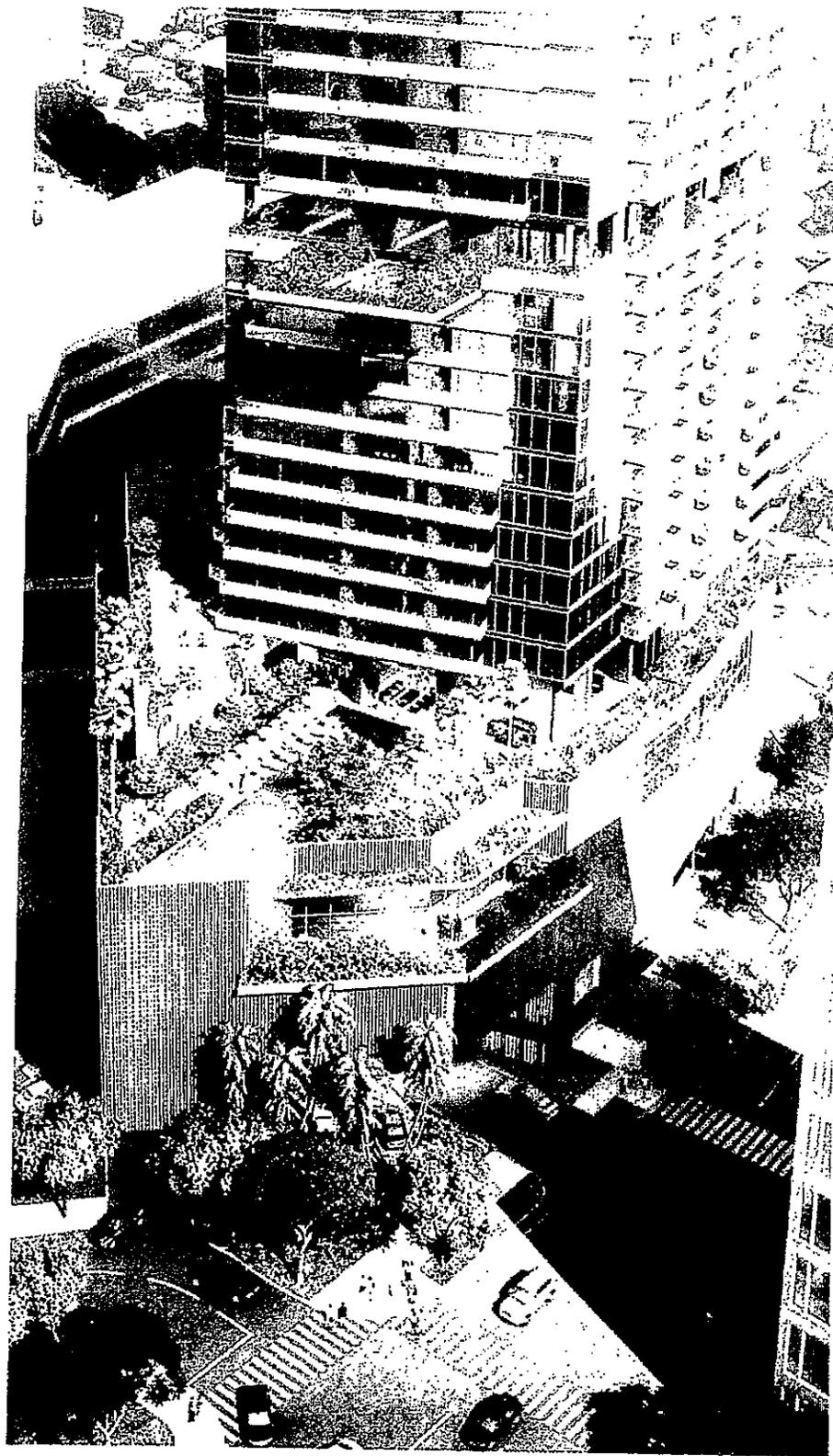


EXHIBIT D-8

PERSPECTIVE FROM ATKINSON



MISSISSIPPI
DEPARTMENT OF
TRANSPORTATION



PERSPECTIVE FROM WEST

EXHIBIT D-9



ARCHITECT

MANA'OLANA

1000 KALANANAKUWAHANA DRIVE, SUITE 400, HONOLULU, HI 96813

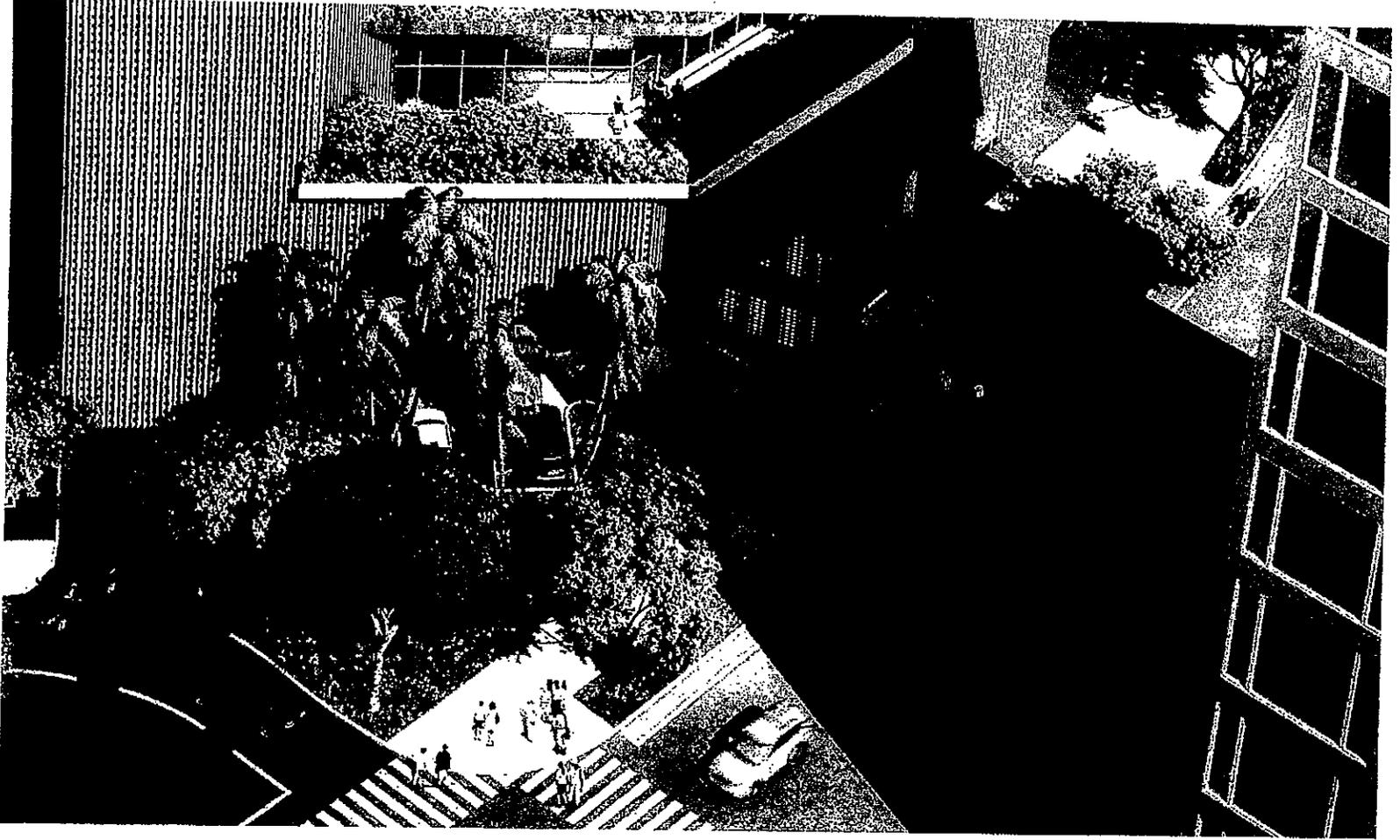


EXHIBIT D-10

ATKINSON STREETSCAPE FROM ABOVE



MANNA OLIVIA

3 1 2011

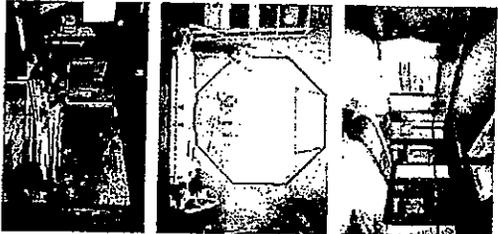
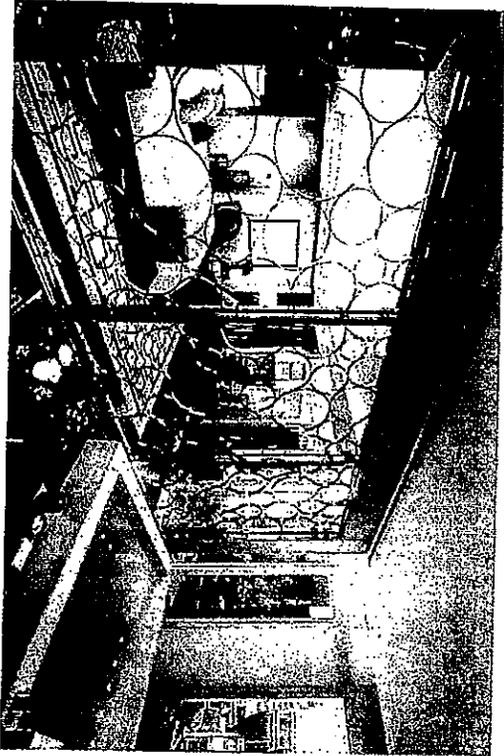


MANAOLANA

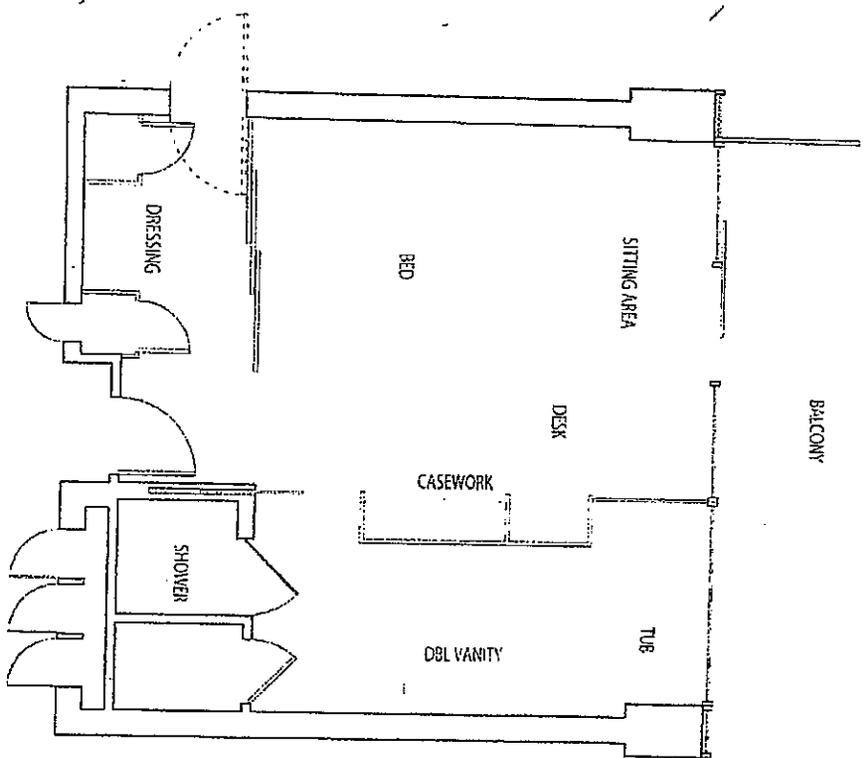
MANAOLANA



EXHIBIT D-11



CONCEPTUAL TYPICAL
GUEST ROOM



GUEST ROOM CHARACTER