



RESOLUTION

APPROVING AN APPLICATION FOR A PLAN REVIEW USE PERMIT FOR THE REDEVELOPMENT OF THE QUEEN'S MEDICAL CENTER (QMC) - HONOLULU.

WHEREAS, on November 8, 2021, the Department of Planning and Permitting ("DPP") accepted the application (DPP File No. 2021/PRU-4) from The Queen's Health Systems (the "Applicant") for Plan Review Use (PRU) Permit to allow implement a 15-Year Master Plan ("Master Plan") for the redevelopment of the QMC on 18.77 acres of land zoned A-2 Medium Density Apartment District and B-2 Community Business District, located at 1301 Punchbowl Street and identified as Tax Map Keys 2-1-018: 048, 2-1-035: 001, 003 through 010, and 2-1-037: 002, as shown on Exhibits A, B, and C1 through C15 attached hereto ("the Project"); and

WHEREAS, the Project will be developed in four phases and involves demolishing 11 buildings or features, renovation of six buildings or features, addition to an existing parking structure, and constructing two new towers, parking structure, landscaping and access driveways and walkways; and

WHEREAS, the City Council held a public hearing on _____, to consider said application for a PRU Permit; and

WHEREAS, the City Council having received the findings and recommendation of the DPP Director on March 10, 2022, by Departmental Communication D-197 (2022), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for a PRU Permit, subject to the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that a PRU Permit be issued to the Applicant, subject to the following conditions:

- A. This PRU permit pertains to the 18.77-acre land area described on the maps attached hereto as Exhibits A and B.
- B. Development of the site must be in general conformance with the QMC Master Plan, as described in the Director's Report and as shown on Exhibits A, B, and C1 through C15, attached hereto; the files on file with the DPP; and as described in the DPP Director's findings and recommendation referenced above; all of which are incorporated herein by reference. Notwithstanding Land Use Ordinance (LUO) the Director may approve minor or nonsubstantive deviations in accordance with the LUO Section 21-2.20(k)(1). Major modifications, as determined by the Director of the DPP, will require a new PRU permit.



CITY COUNCIL
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HONOLULU, HAWAII

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- C. This PRU permit supersedes PRU Permit No. 2011/PRU-1, approved by the City Council on September 16, 2011, by Resolution No. 11-179, CD1, and subsequently amended with minor modifications approved by the DPP Director.
- D. The maximum permitted floor area for the QMC Campus shall be 2,095,722 square feet.
- E. The maximum height of Tower A shall be 167 feet and Tower B shall be 139 feet. Rooftop structures must conform to Land Use Ordinance (LUO) Section 21-4.60(c).
- F. Additional parking levels shall not be permitted at the Miller Parking Structure.
- G. Trees along Punchbowl Street must be retained. If the tree must be removed, a replacement must be provided.
- H. Prior to the issuance of a demolition or building permit, the Applicant must obtain the required Hawaii Capital Special District permits for the construction of the proposed improvements, and any tree removal/relocation.
- I. Prior to the issuance of a building permit, the Applicant must obtain a Conditional Use Permit for joint development of the parcels comprising the QMC Main Campus.
- J. Condition No. 5 of Resolution 11-179, CD1 shall remain in full force and effect, except as further amended by this Condition. Until such time as the proposed H-1 Freeway on-ramp improvements are completed, the Applicant shall continue to provide an Irrevocable Standby Letter of Credit, satisfactory in form and content to the Director of Budget and Fiscal Services and the Corporation Counsel, in the necessary amount. The Applicant shall be required to extend the letter indefinitely until the proposed H-1 Freeway on-ramp improvements are completed.
- K. Prior to the issuance of a development permit for structures approved under this PRU permit, the Applicant must submit to the Traffic Review Branch of the DPP for its review and approval:



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1. A timeline or phasing plan of the anticipated dates to obtain major permits for demolition or construction work, including dates of occupancy of these buildings for Phases 1 through 4. The timeline should also identify when the construction management plan (CMP) updates to the traffic impact analysis report (TIAR) and the traffic management plan (TMP) will be submitted for review and approval. Typically, the CMP should be submitted for review and approval prior to the issuance of demolition or building permits for major construction work, the TIAR or subsequent updates, should be submitted and approved prior to the commencement of each of the four phases or work, and the TMP should be submitted and approved prior to the (temporary) certificate of occupancy for Phases 1 and 2 (combined), Phase 3, and Phase 4. The timeline should also specify when the traffic improvements as recommended in the TIAR will be completed and commenced, respectively.
2. The CMP should be prepared and submitted prior to the issuance of major demolition and/or building permits and 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 should include provision to limit vehicular activity to periods outside of the peak periods of traffic, utilizing alternate routes for heavy trucks, staging locations for construction related workers and vehicles and other mitigation measures related to traffic. 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 roadways has deteriorated as a result of construction activities.
3. Once the draft TIAR dated October 19, 2021 has been accepted and finalized, it should be updated prior to the commencement of each of the four phases or about every five years. Updates to the TIAR should provide an assessment to validate the projected trip generation rates, growth rates, and traffic assignment volumes at each driveway, as contained in the initial report. The TIAR updates should identify sections of streets where traffic congestion is occurring and whether additional traffic mitigation measures are necessary to support this development. The costs to implement the proposed mitigation measures shall be borne by the Applicant.



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4. A TMP should be prepared and include traffic demand management (TDM) strategies to minimize the amount of vehicular trips being generated by the existing facilities and uses for daily activities. TDM strategies could include carpooling and ride sharing programs, transit, bicycle and pedestrian incentives and other similar TDM measures such as shuttle service to the Kaakaukui Rail Station, bike share stations, reduced fare transit passes for employees, and parking cash out programs for employees must be assessed and implemented to encourage transit, bicycle, and pedestrian travel to the QMC Campus. Strategies to enhance pedestrian ability to comfortably walk between and around QMC campus should be analyzed. A pedestrian and bicycle circulation plan should also be included to provide accessibility and connectivity to and along the surrounding public sidewalks and at street intersections, as it relates to complete streets initiatives. A grade separated walkway connecting POB II and the proposed Lauhala Parking Structure and Main Campus should be assessed and analyzed. A post TMP will be required after the full build-out of Phases 1 and 2 (combined), Phase 3, and Phase 4, to validate the relative effectiveness of the various TDM strategies identified in the initial report.
5. A parking assessment/management plan should be provided in the TIAR and TMP. This assessment should identify the availability and need for both on-site and off-site parking areas to support this project.
6. A pedestrian assessment report should be provided to the DPP to determine the sidewalk widths needed to accommodate the increased pedestrian activity around the QMC Campus. This should be done prior to final design so wider sidewalks, if needed, can be incorporated into the design.
7. The TIAR should assess and analyze the H-1 east on-ramp from Lusitana Street as was proposed in the previous PRU permits. The analysis should include the impact on the surrounding streets and intersections with the on-ramp versus without the on-ramp.
8. Vehicular access points should be constructed as standard City dropped driveways. Adequate sight distance should be provided and maintained at all driveways to pedestrians and other vehicles. Driveway grades should not exceed five percent for a minimum distance of 25-feet from the future sidewalk. Any entry gates or guard shack, if used, should be recessed



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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.

9. Construction plans for all work within or affecting public streets should be submitted for review. Traffic control plans during construction should be submitted for review and approval, as required.
- L. Prior to the approval of any sign permits, the Applicant must submit a detailed sign plan for review and approval by the DPP. The sign plan must include all existing and proposed signs.
- M. The level of landscaping on the approved plans must be maintained and any modifications to the open space or landscaping will require prior approval by the Director of the DPP.
- N. All exterior lighting must be full cutoff fixtures to prevent glare and light spillage on adjoining public rights-of-way.
- O. If, during construction, any previously unidentified archaeological sites or remains are encountered, the Applicant must stop work and contact the State Historic Preservation Division (SHPD) immediately. Work in the immediate area must be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative action.
- P. Approval of this PRU permit does not constitute compliance with the LUO or other governmental agencies' requirements, including but not limited to building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the Master Plan approved under this resolution comply with all applicable LUO and other governmental provisions and requirements.
- Q. As may be required by the Director of the DPP for the review of development permits, the Applicant must submit reports updating the Applicant's status in complying with applicable conditions.

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to, Dean Uchida, Director of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; Jason Chang, The Queen's Health Systems, 1301 Punchbowl Street,



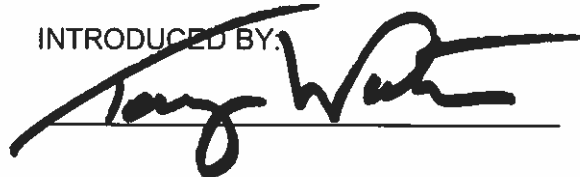
CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 22-62

RESOLUTION

Honolulu, Hawaii, 96813; and Isaiah Sato, R.M. Towill Corporation, 2024 North King Street, Suite 200, Honolulu, Hawaii 96819.

INTRODUCED BY:

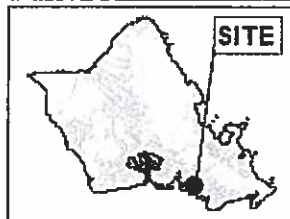
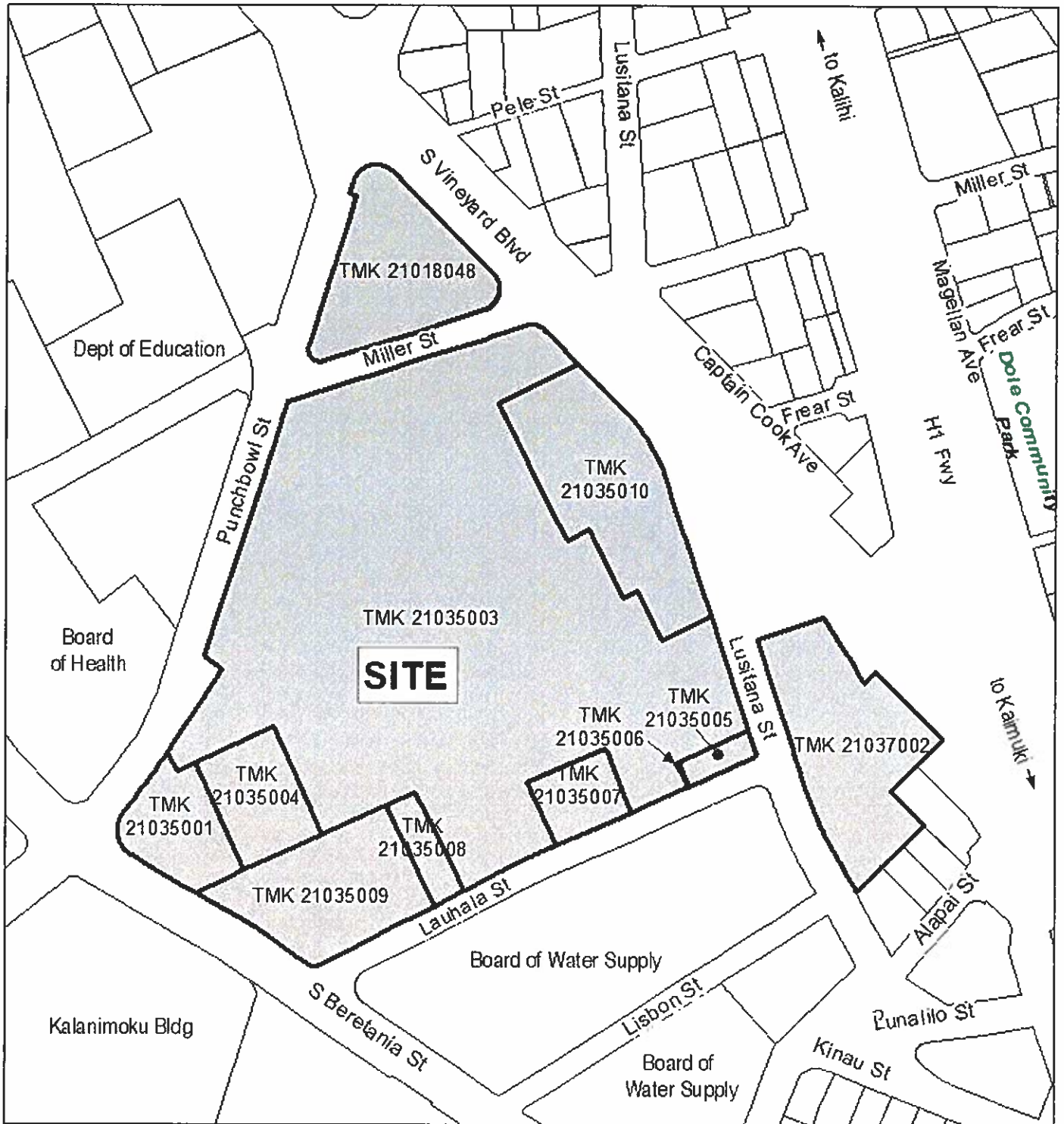
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DATE OF INTRODUCTION:

MAR 16 2022

Honolulu, Hawaii

Councilmembers



VICINITY MAP

250 125 0 250
Scale in feet



LOCATION MAP PUNCHBOWL

TAX MAP KEY(S): 2-1-018: 048, 2-1-035: 001,
2-1-035: 003 through 010, 2-1-037: 002

FOLDER NO.: 2021/PRU-4

Exhibit A

EXISTING AND NEW SITE PLAN

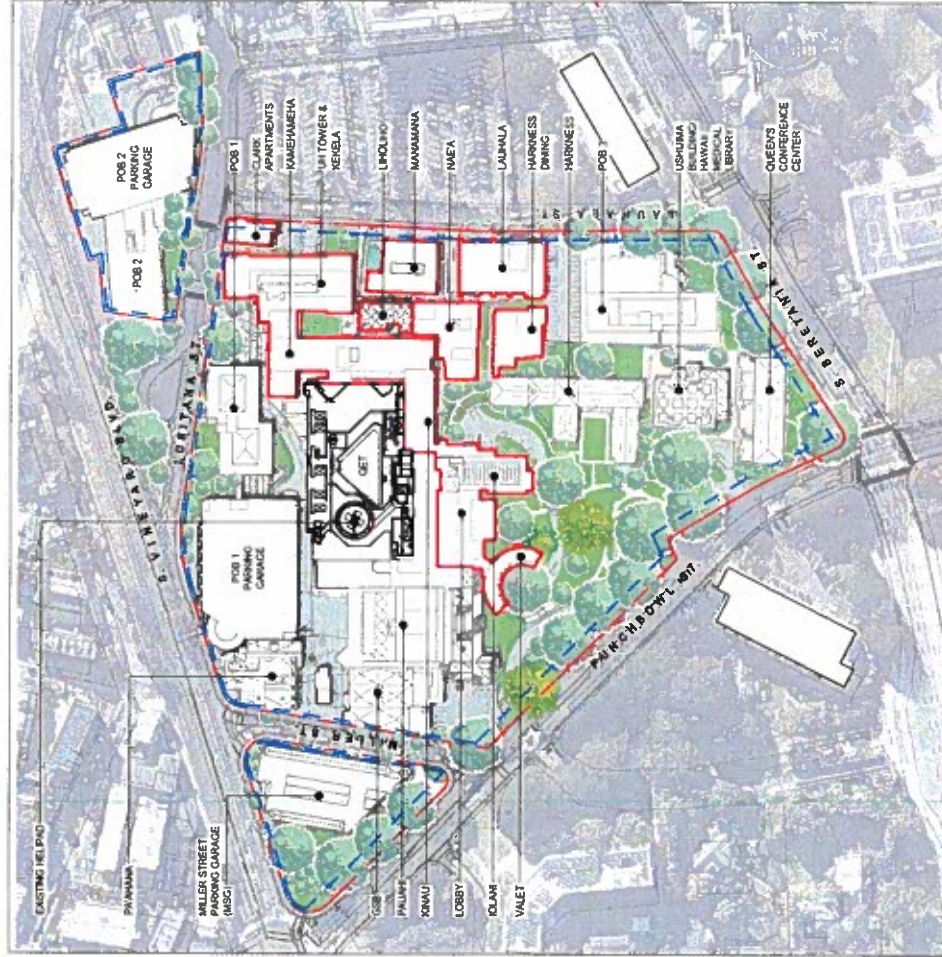


Exhibit C1

OCTOBER 21, 2023

THE QUEEN'S HEALTH SYSTEMS MASTER PLANNING • PUNCHBOWL CAMPUS

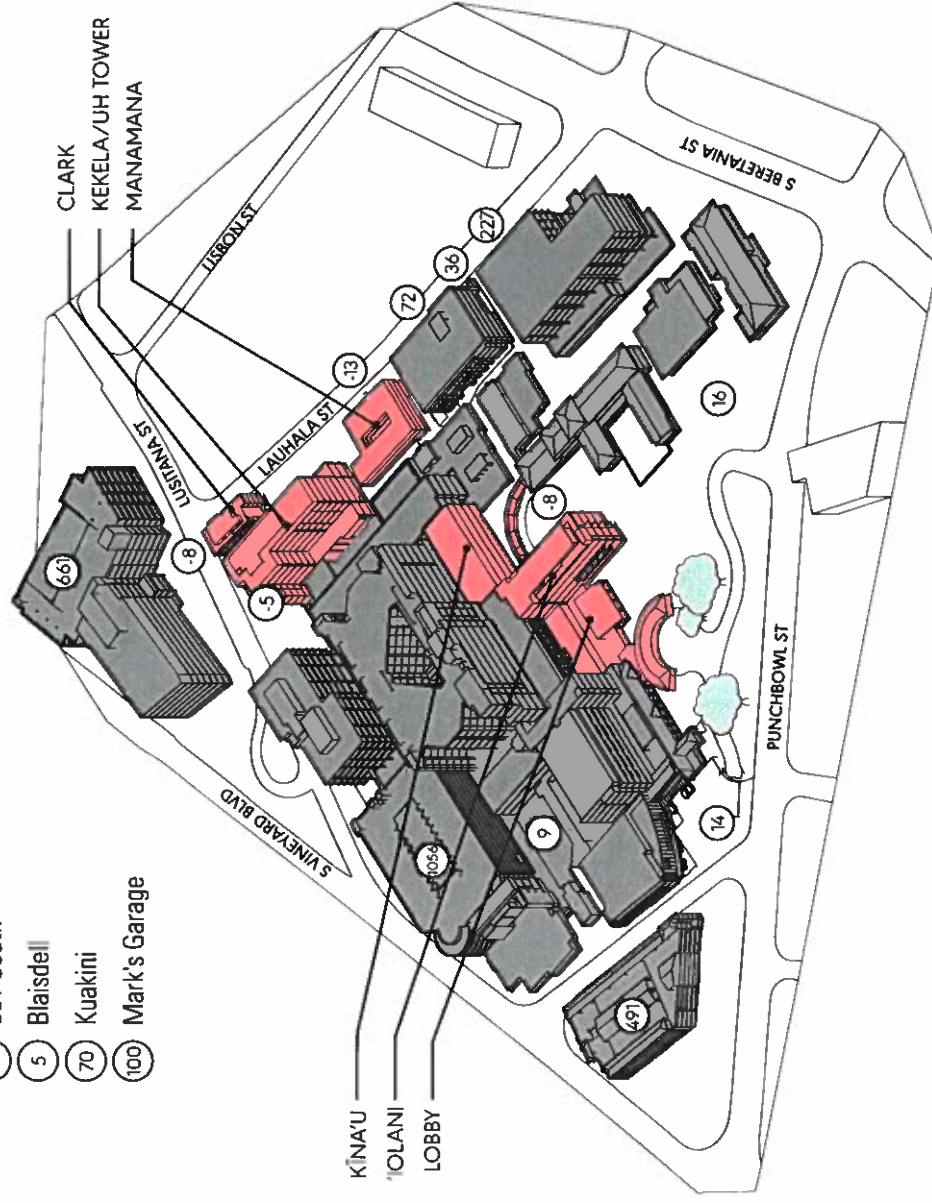
OFF-CAMPUS LEASED PARKING

- 400 801 South
- 5 Blaisdell
- 70 Kuakini
- 100 Mark's Garage

Parking Stall Calculations

	EXISTING	NEW	DEMO	SUBTOTAL
On-Site	2,616	-	34	2,582
Off-Site	575	-	-	575

TOTAL 3,157



- EXISTING BUILDINGS TO REMAIN
- EXISTING BUILDINGS TO BE DEMOLISHED
- EXISTING SIGNIFICANT TREES TO REMAIN
- PARKING COUNT

Exhibit C2



THE QUEEN'S MEDICAL CENTER PUNCHBOWL
Honolulu, Hawaii

PHASE 1 - DEMOLISH EXISTING BUILDINGS
REVISION NO. 002

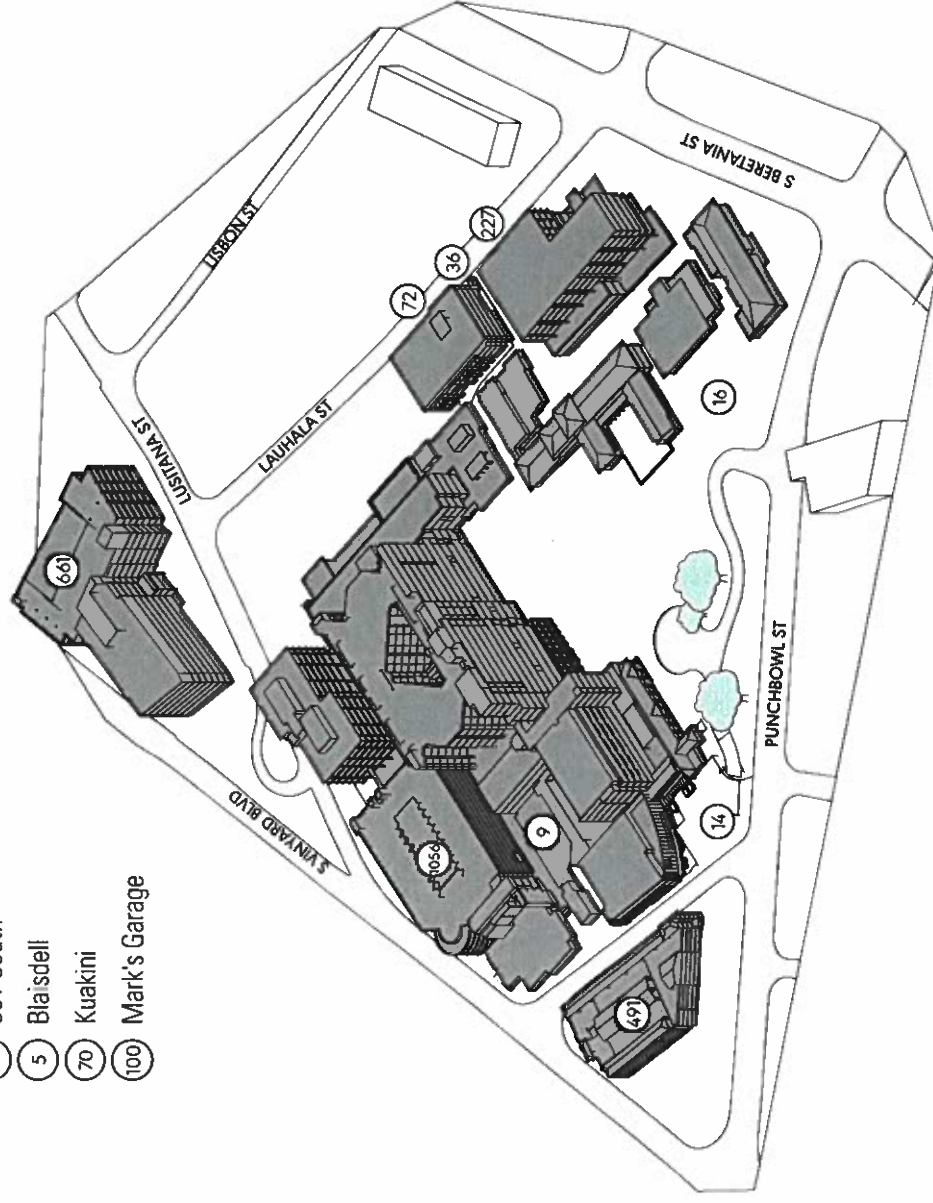
Parking Stall Calculations

	EXISTING	NEW	DEMO	SUBTOTAL
On-Site	2,582	-	-	2,582
Off-Site	575	-	-	575

TOTAL 3,157

OFF-CAMPUS LEASED PARKING

- 400 801 South
- 5 Blaisdell
- 70 Kuakini
- 100 Mark's Garage



- EXISTING BUILDINGS TO REMAIN
- EXISTING SIGNIFICANT TREES TO REMAIN
- ⓧ PARKING COUNT

Exhibit C3



THE QUEEN'S MEDICAL CENTER PUNCHBOWL
Honolulu, Hawaii

PHASE 1 - COMPLETED
SEPTEMBER 10, 2021

OFF-CAMPUS LEASED PARKING

- 400 801 South
- 5 Blaisdell
- 70 Kuakini
- 100 Mark's Garage

Parking Stall Calculations

	EXISTING	NEW	DEMO	SUBTOTAL
On-Site	2,582	130	-	2,712
Off-Site	575	-	-	575

TOTAL 3,287

- EXISTING BUILDINGS TO REMAIN
- NEW BUILDING CONSTRUCTION
- NEW SITE WORK CONSTRUCTION
- EXISTING SIGNIFICANT TREES TO REMAIN
- PARKING COUNT

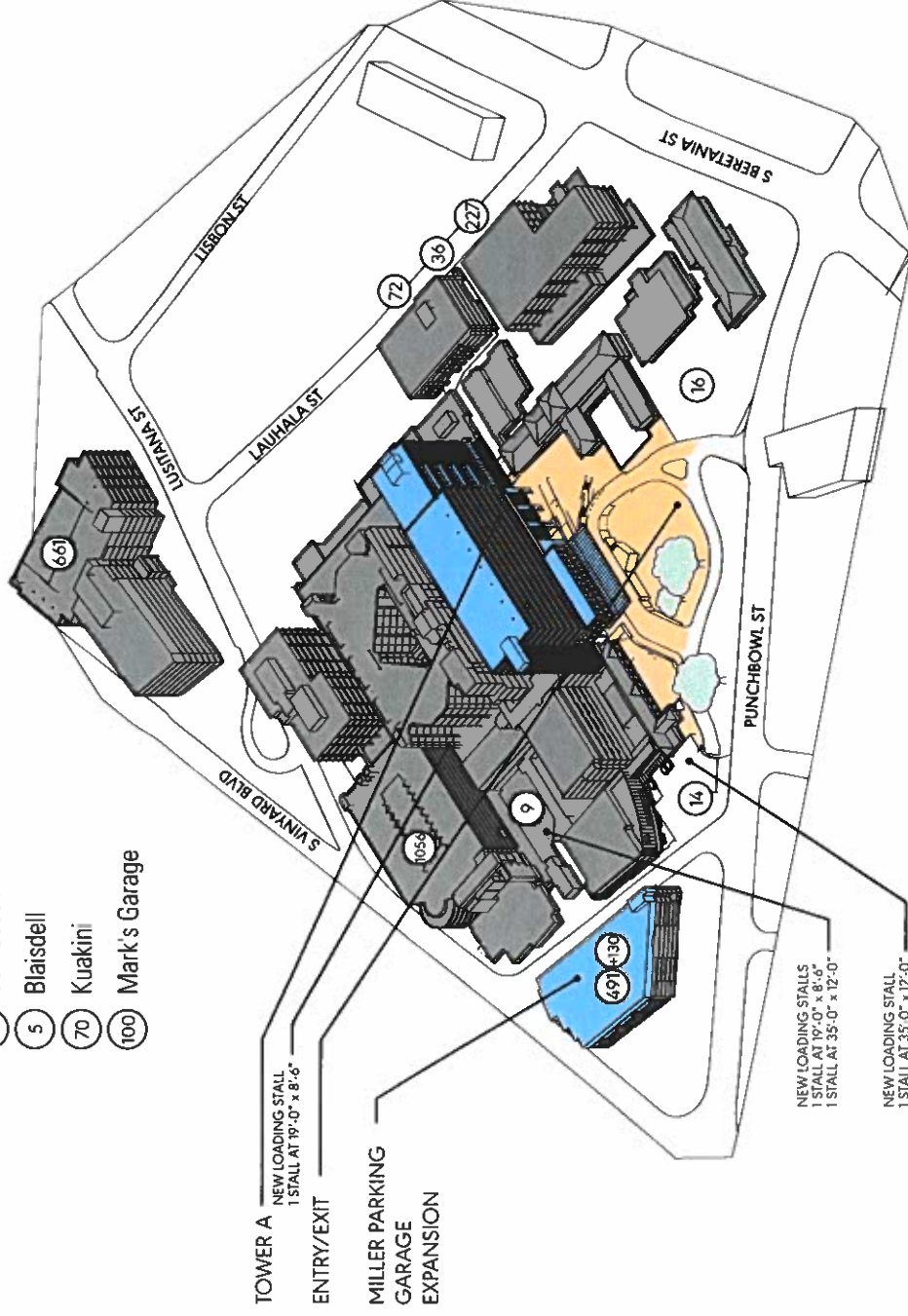


Exhibit C4

THE QUEEN'S MEDICAL CENTER PUNCHBOWL

Honolulu, Hawaii

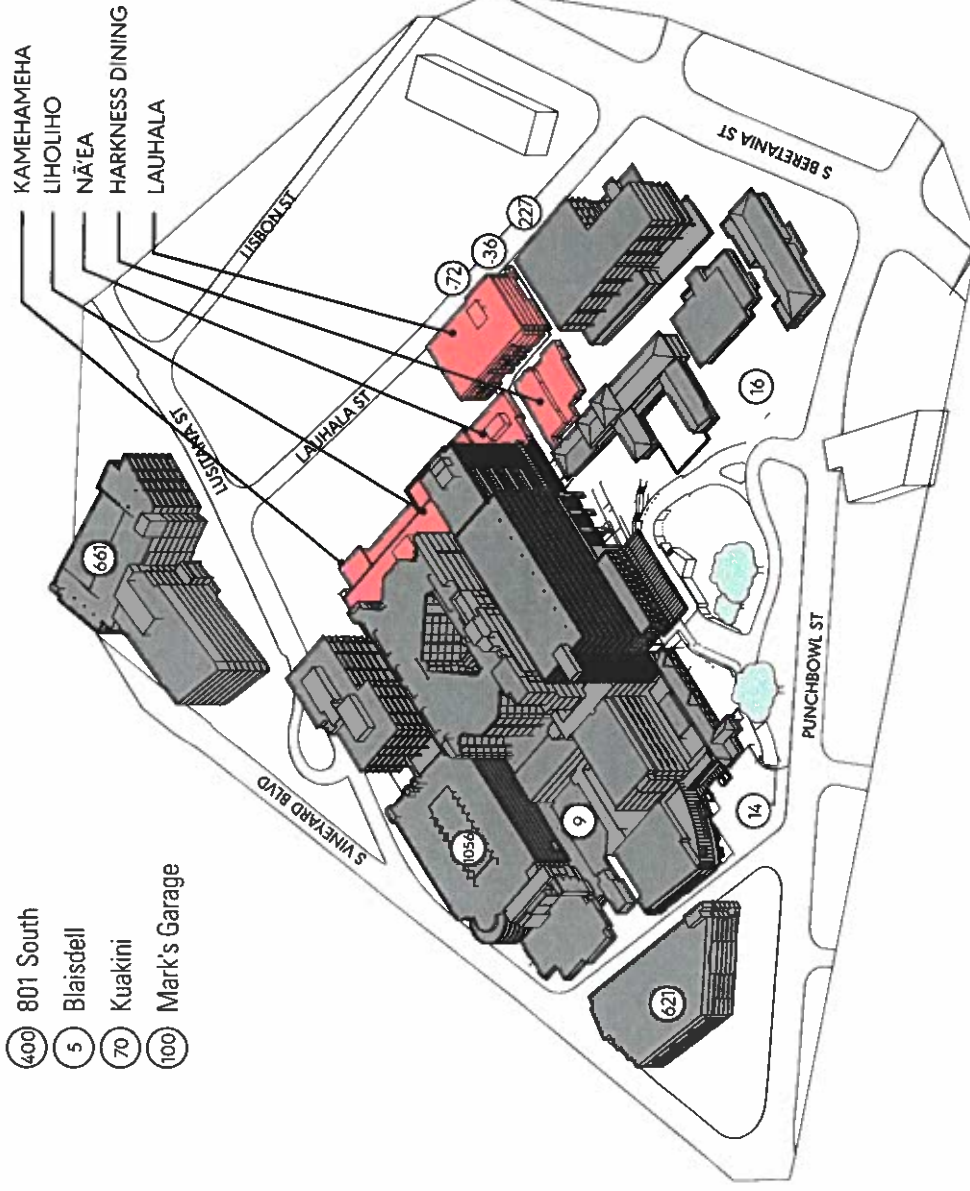
PHASE 2 - NEW CONSTRUCTION

SEPTEMBER 10, 2021



OFF-CAMPUS LEASED PARKING

- 400 801 South
- 5 Blaisdell
- 70 Kuakini
- 100 Mark's Garage



Parking Stalls Calculations

	EXISTING	NEW	DEMO	SUBTOTAL
On-Site	2,712	-	108	2,804
Off-Site	575	-	-	575

TOTAL 3,179

- EXISTING BUILDINGS TO REMAIN
- EXISTING BUILDINGS TO BE DEMOLISHED
- EXISTING SIGNIFICANT TREES TO REMAIN
- ⓧ PARKING COUNT



THE QUEEN'S MEDICAL CENTER PUNCHBOWL

Honolulu, Hawaii

PHASE 3 - DEMOLISH EXISTING BUILDINGS

SEPTEMBER 10, 2023

Exhibit C5

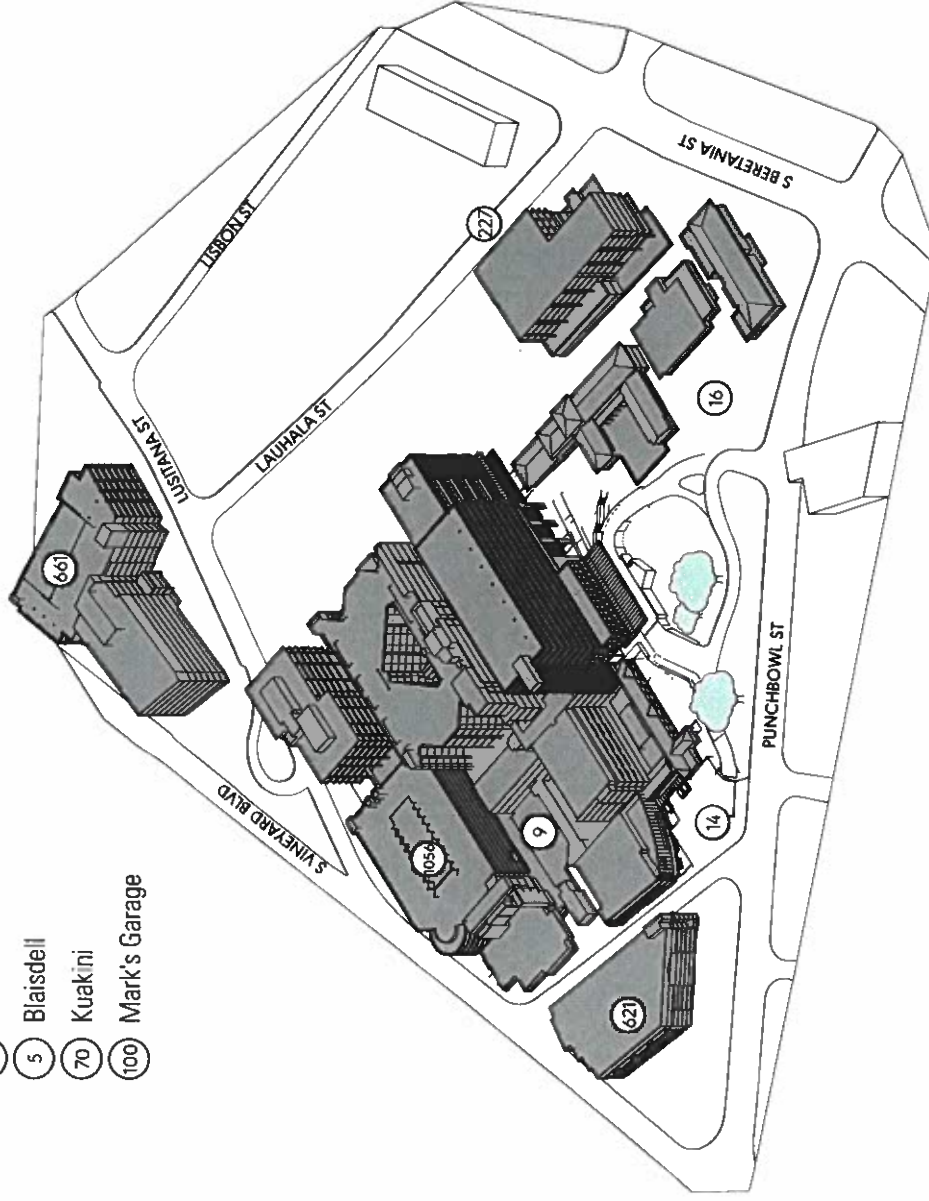
OFF-CAMPUS LEASED PARKING

- 400 801 South
- 5 Blaisdell
- 70 Kuakini
- 100 Mark's Garage

Parking Stalls Calculations

	EXISTING	NEW	DEMO	SUBTOTAL
On-Site	2,604	-	-	2,604
Off-Site	575	-	-	575

TOTAL 3,179



- EXISTING BUILDINGS TO REMAIN
- EXISTING SIGNIFICANT TREES TO REMAIN
- PARKING COUNT

Exhibit C6



THE QUEEN'S MEDICAL CENTER PUNCHBOWL

Honolulu, Hawaii

PHASE 3 - COMPLETED

REVISED 10/2023

OFF-CAMPUS LEASED PARKING

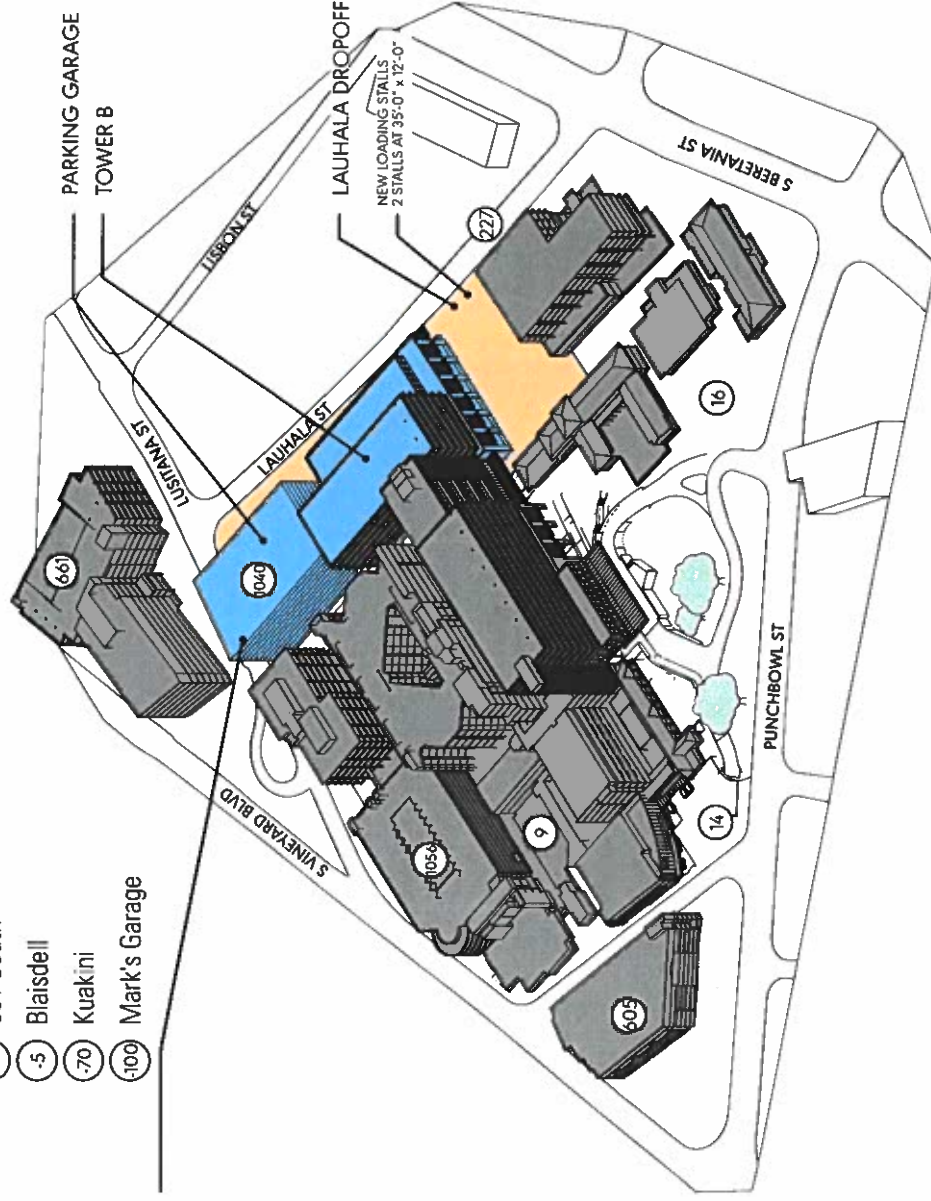
- 400 801 South
- 5 Blaisdell
- 70 Kuakini
- 100 Mark's Garage

NEW LOADING STALLS
2 STALLS AT 19'-0" x 8'-6"

Parking Stalls Calculations

	EXISTING	NEW	DEMO	SUBTOTAL
On-Site	2,604	1,040	-	3,644
Off-Site	575	-	575	0

TOTAL 3,644



- EXISTING BUILDINGS TO REMAIN
- NEW BUILDING CONSTRUCTION
- NEW SITE WORK CONSTRUCTION
- EXISTING SIGNIFICANT TREES TO REMAIN
- PARKING COUNT

Exhibit C7



THE QUEEN'S MEDICAL CENTER PUNCHBOWL

Honolulu, Hawaii

PHASE 4 - NEW CONSTRUCTION

SEPTEMBER 10, 2021

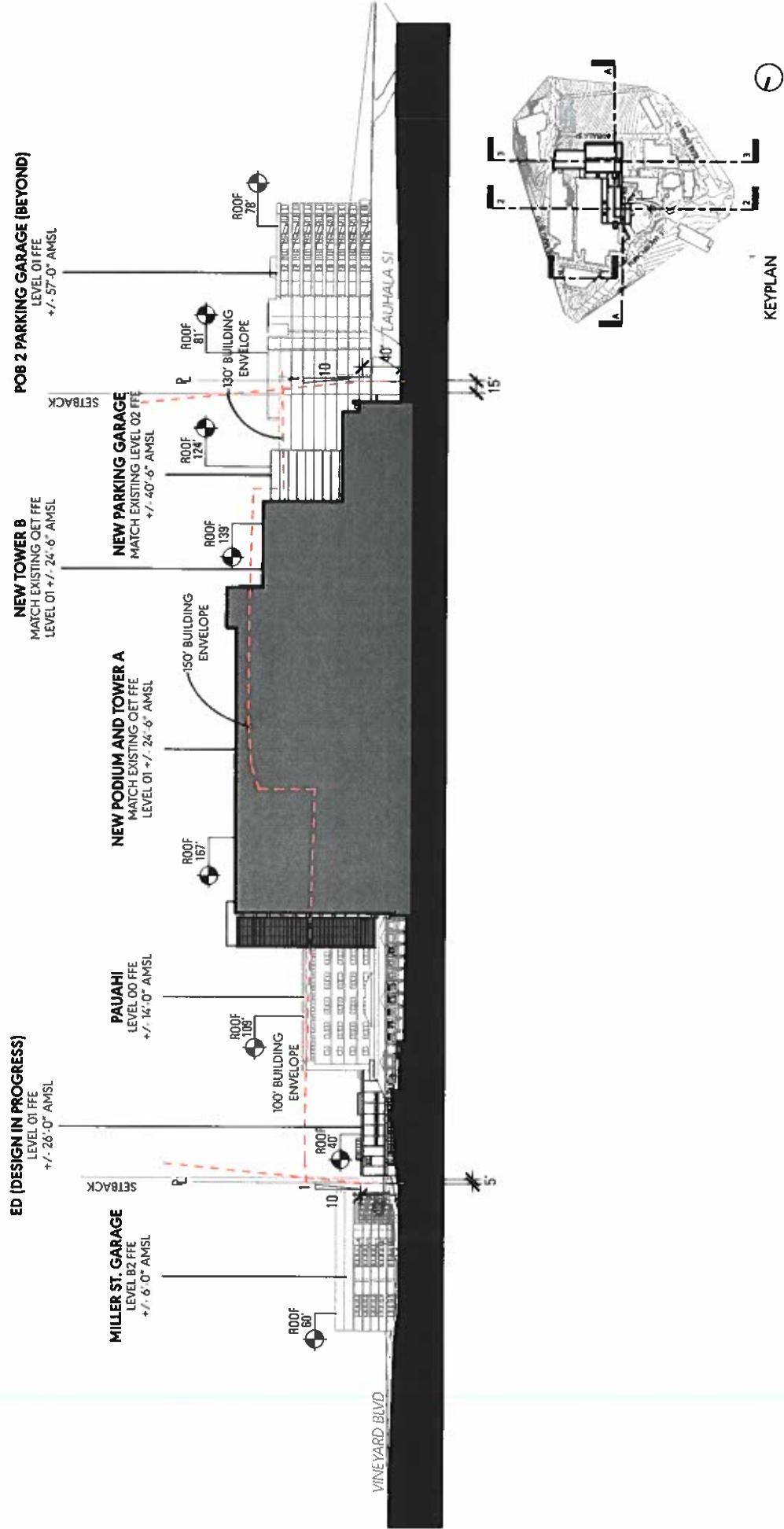


Exhibit C8

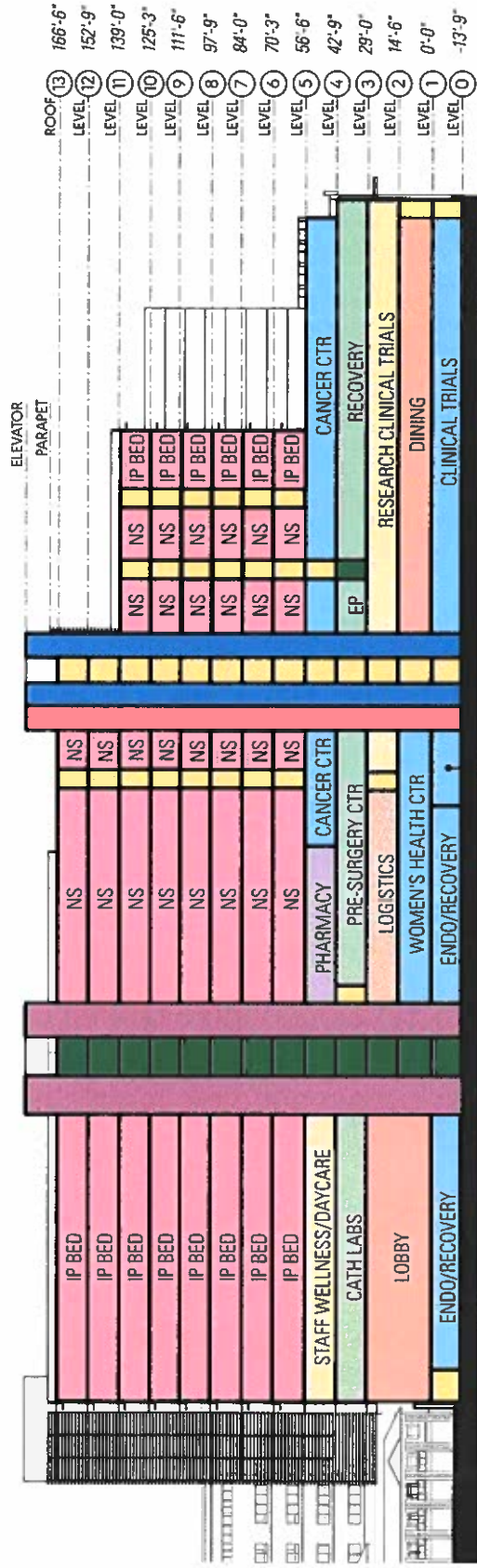
THE QUEEN'S MEDICAL CENTER PUNCHBOWL

Honolulu, Hawaii

SITE SECTION - A

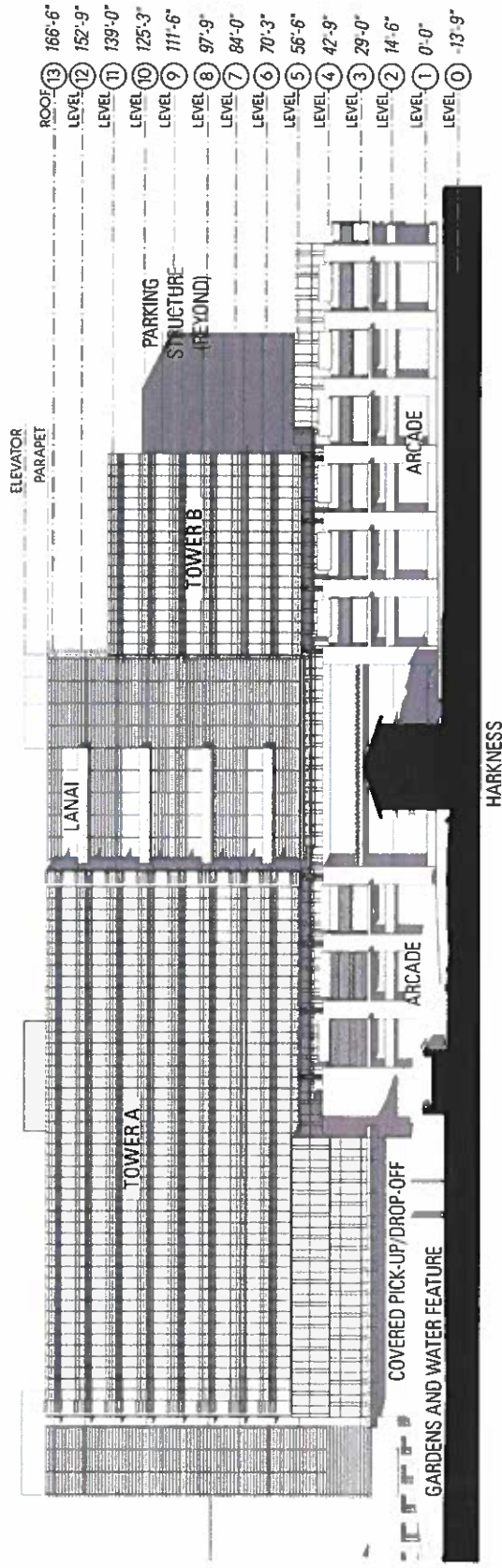
SEPTEMBER 16, 2023





COLOR LEGEND

- INPATIENT BED UNITS
- DAY & TREATMENT SERVICES
- OUTPATIENT SERVICES
- ANCILLARY SERVICES
- ADMIN & MEETING SPACE
- APARTMENTS & INPATIENT SERVICES
- LOGISTICS
- BUILDING INFRASTRUCTURE
- VERTICAL CIRCULATION STAIRWELLS
- VERTICAL CIRCULATION PUBLIC STAIRWAYS
- VERTICAL CIRCULATION BACK OF HOUSE ELEVATORS
- MAJOR CORRIDORS & SHARED SUPPORT
- ON-STAGE CORRIDORS
- OFF-STAGE CORRIDORS



THE QUEEN'S MEDICAL CENTER PUNCHBOWL

Honolulu, Hawaii

ENLARGED SECTION AND ELEVATION - A

Exhibit C9

DATE: SEP 14, 2024

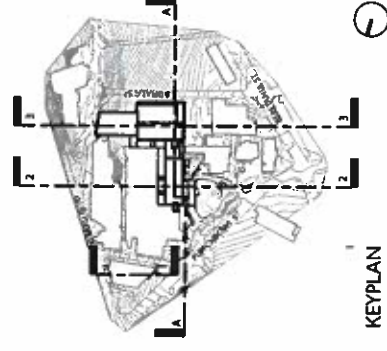
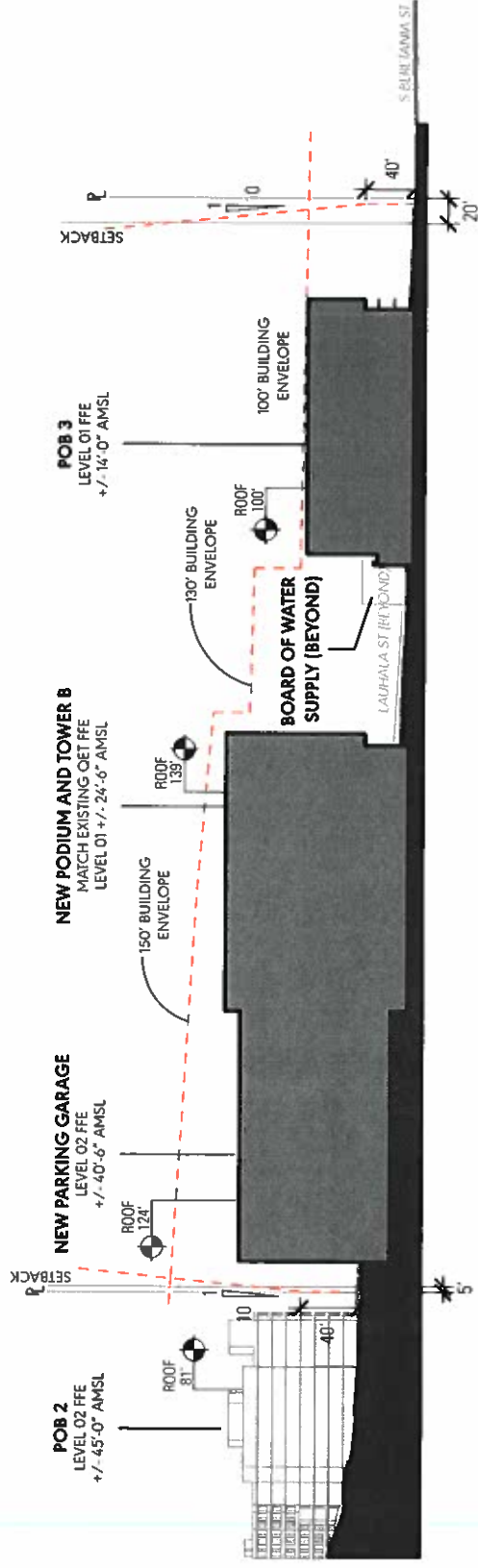
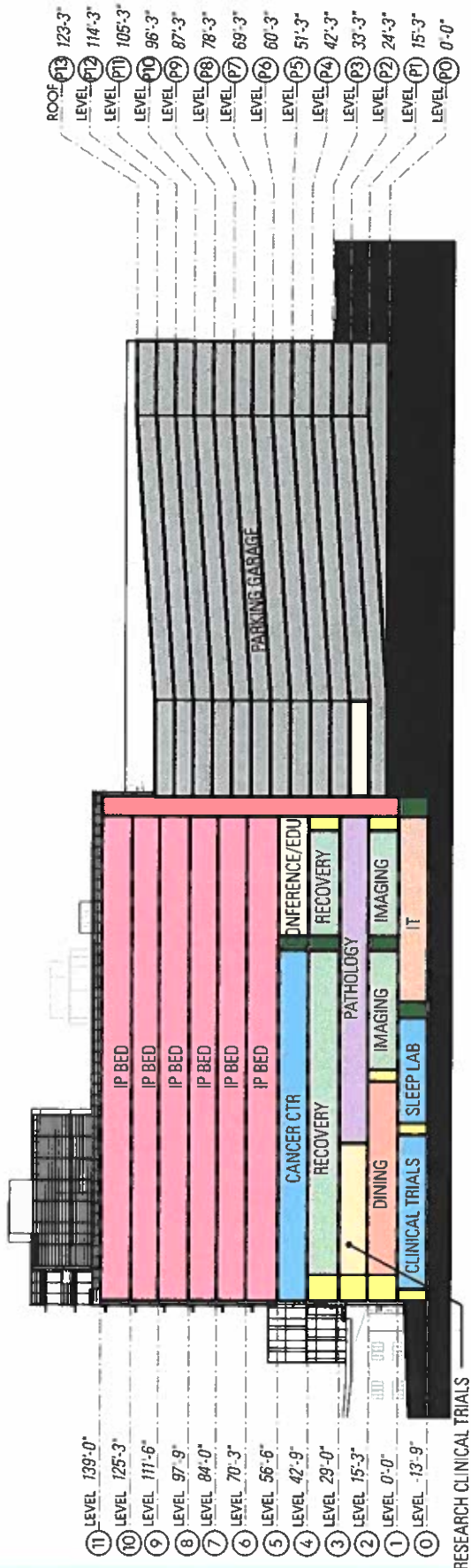
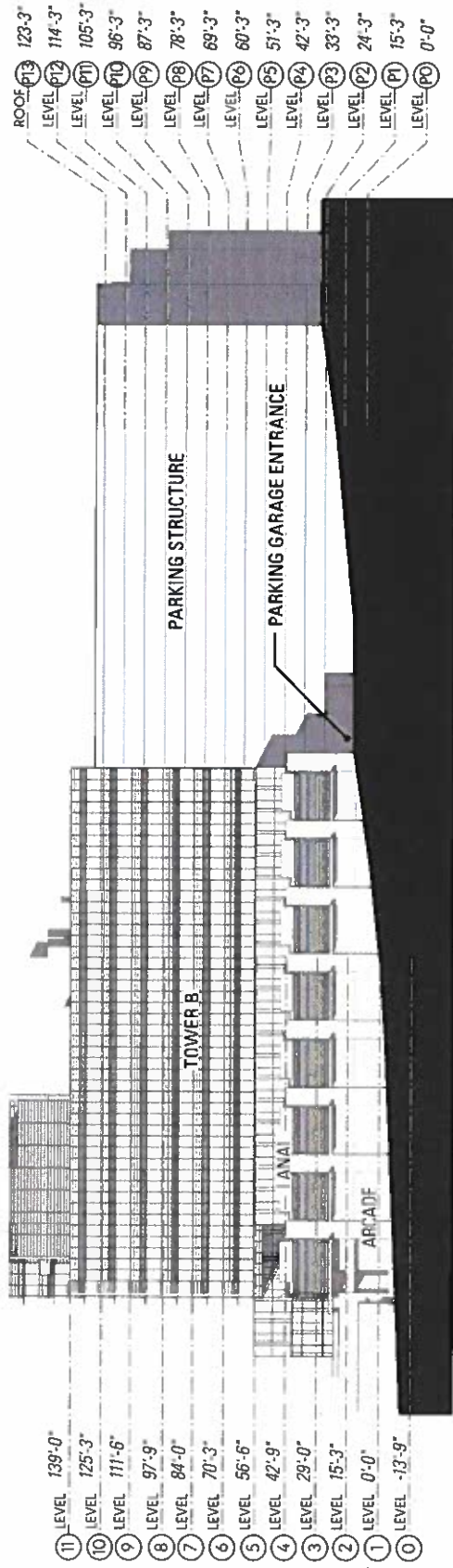


Exhibit C10



COLOR LEGEND

- INPATIENT BED UNITS
- DX & TREATMENT SERVICES
- OUTPATIENT SERVICES
- ANCILLARY SERVICES
- ADHOC & MEETING SPACE
- APARTMENTS & PATIENT SERVICES
- LOGISTICS
- BUILDING INFRASTRUCTURE
- VERTICAL CIRCULATION SHAFTS
- VERTICAL CIRCULATION PUBLIC ELEVATORS
- VERTICAL CIRCULATION BACK OF HOUSE ELEVATORS
- MAJOR CORRIDORS & SHARED SUPPORT
- ON-STAGE CORRIDORS
- OFF-STAGE CORRIDORS



THE QUEEN'S MEDICAL CENTER PUNCHBOWL

Honolulu, Hawaii

ENLARGED SECTION AND ELEVATION - 3

Exhibit C11

SEPTEMBER 16, 2008

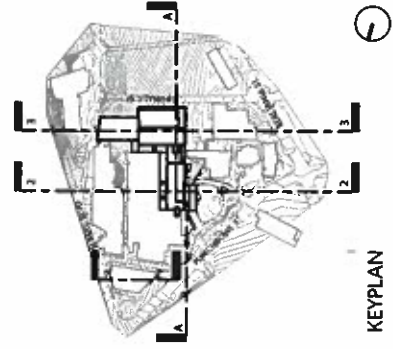
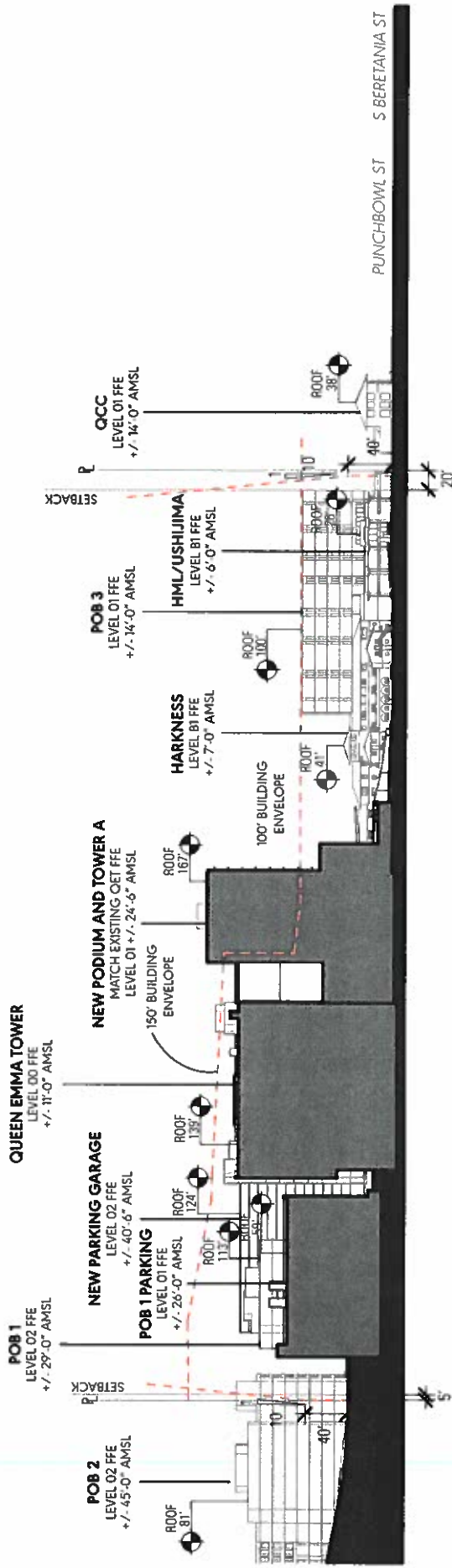


Exhibit C12

SITE SECTION - 2

THE QUEEN'S MEDICAL CENTER PUNCHBOWL

Honolulu, Hawaii



SEPTEMBER 14, 2023



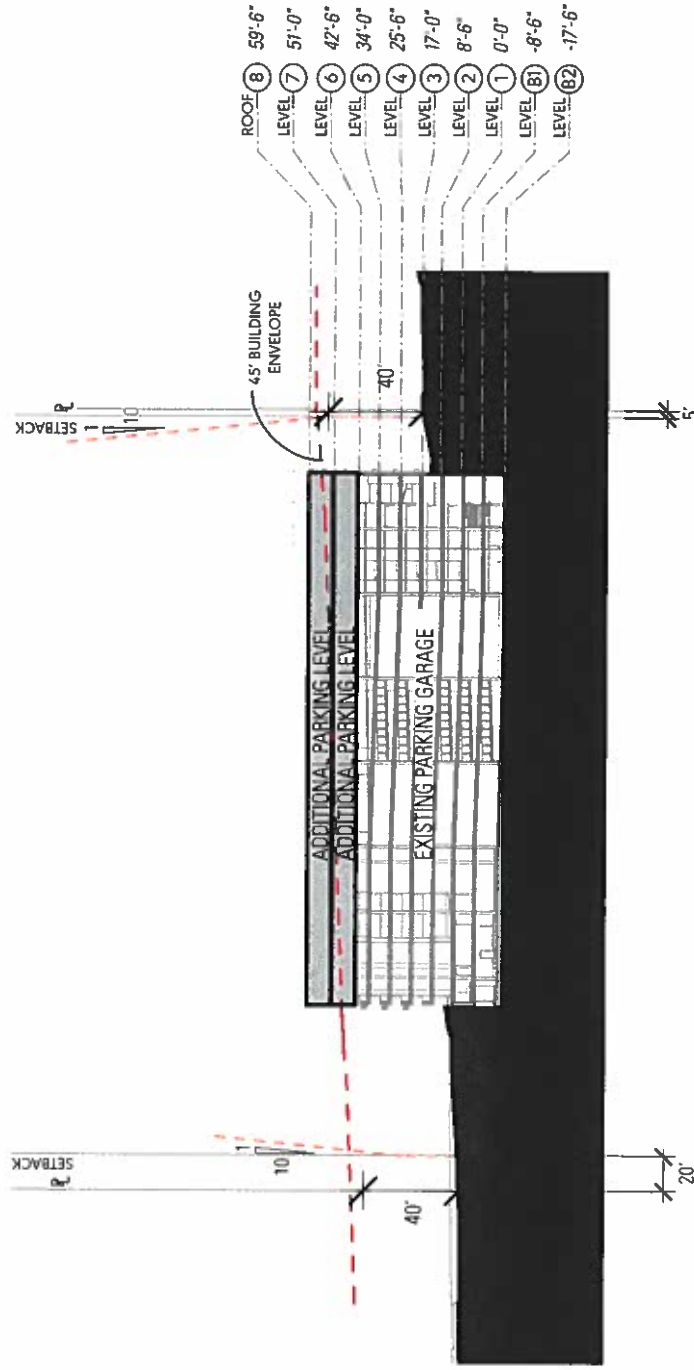
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THE QUEEN'S MEDICAL CENTER PUNCHBOWL

Honolulu, Hawaii

ENLARGED SECTION - 1 Exhibit C13

SEPTEMBER 14, 2023





LEGEND

- 1 "QUEEN'S WAY" - MAIN ENTRY DRIVE WITH ROYAL PALM ACCENTS
- 2 TERRACED LOI
- 3 "QUEEN'S GARDEN" - EXISTING AND ENHANCED LANDSCAPE
- 4 POHAKU (STONE) SCULPTURE
- 5 "KING'S COURT" - SUNKEN COURTYARD WITH WATERFALL FROM MAIN PICK UP/DROP OFF
- 6 PRIMARY PICK UP/DROP OFF
- 7 "PRINCE'S PROMENADE"
- 8 "LAU LAPA'AI" - MEDICINAL GARDEN
- 9 ACCESSIBLE RAMP
- 10 HARKNESS LAWN
- 11 LAUHALA LAWN
- 12 SCULPTURE GARDEN & SEATING AREA
- 13 OUTDOOR DINING
- 14 OPEN AIR ARBOR
- 15 SECONDARY PICK UP/DROP OFF
- 16 TERTIARY PICK UP/DROP OFF (LEVEL 2)
- 17 ACCESSIBLE PATHWAY
- 18 "PHYSICIAN'S PLAZA" - PASSIVE PARK
- 19 ROOF TERRACE - LEVEL 4
- 20 ROOF TERRACE - LEVEL 5
- 21 LOADING/UNLOADING - CULINARY
- 22 LOADING/UNLOADING - LOGISTICS

Exhibit C14

ILLUSTRATIVE LANDSCAPE SITE PLAN
AUG-UST 10, 2023

THE QUEEN'S MEDICAL CENTER PUNCHBOWL
Honolulu, Hawaii



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BUILDING NAMES AND HEIGHTS (FEET)					
①	QUEEN'S CONFERENCE CENTER	38	⑩	POB 2 PARKING GARAGE	84
②	ARTHUR A. USHJIMA BUILDING	26	⑪	GENERAL SERVICES	40
③	HARKNESS	41	⑫	PALUHI	109
④	POB 3	100	⑬	QUEEN EMMA TOWER	139
⑤	MILLER STREET PARKING GARAGE	60	⑭	MAIN ENTRANCE	--
⑥	PAAHANA / GENERATOR	100	⑮	NEW TOWER A	167
⑦	POB 1	113	⑯	PODIUM	43
⑧	POB 1 PARKING GARAGE	59	⑰	NEW TOWER B	139
⑨	POB 2	81	⑱	NEW PARKING GARAGE	124

- DRAWING LEGEND**
- PROPERTY LINE
 - 150 FEET HEIGHT LIMIT
 - 130 FEET HEIGHT LIMIT
 - OPEN SPACE
 - PARKING, ROADS & DRIVEWAYS
 - BUILDING FOOTPRINT

	MILLER STREET TRIANGLE LOT AREA	OMC CAMPUS LOT AREA	POB 2 LOT AREA
TOTAL AREA (SF)	57,287	688,400	70,277
BUILDING AREA (SF)	24,417	402,512	39,850
PARKING/ROADS (SF)	--	74,886	--
OPEN SPACE (SF)	32,870	211,002	30,427
% OPEN SPACE REQUIRED	55%	30%	30%
% OPEN SPACE PROVIDED	57.38%	30.65%	43.30%
LUO HEIGHT LIMIT	45'	150', 130', 100'	100'

Exhibit C15

