

HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 24 - 228

RESOLUTION

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE HALE MELIA AFFORDABLE RENTAL HOUSING PROJECT LOCATED IN DOWNTOWN, O'AHU.

WHEREAS, Hale Melia, LLP (the "Applicant") proposes to develop the Hale Melia affordable rental housing project on approximately 31,977 square (sq.) feet (ft.) of land zoned BMX-3 Community Business District, located at 1105 Pi'ikoi Street and 1216 Young Street in Downtown, O'ahu, and identified as Tax Map Keys 2-4-004: 046 and 078 (the "Project"); and

WHEREAS, as proposed, the Project involves a 23-story tower consisting of 246 affordable rental dwelling units (studio, one-bedroom, two-bedroom, and three-bedroom units) and one manager's unit, 243 vehicle parking spaces, 153 long-term and short-term bicycle parking spaces, a mailroom, a community room, a fitness center, and a communal laundry room; and

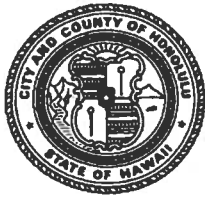
WHEREAS, the 246 affordable dwelling units will be rented to households earning 60 percent or below of the area median income determined by the U.S. Department of Housing and Urban Development annually for the Honolulu Metropolitan Statistical Area as adjusted for household size ("AMI") as follows: 13 units will be rented to households earning 30 percent or below of the AMI, and 233 units will be rented to households earning 31 percent up to 60 percent of the AMI; and

WHEREAS, all 246 affordable rental units will remain affordable for a minimum period of 66 years; and

WHEREAS, the Project is eligible to receive consideration under the City's Rules implementing Hawaii Revised Statutes ("HRS"), § 201H-38, which require that at least 20 percent of a project's total units be available to households earning 80 percent or below of the AMI, and at least 31 percent of a project's total units be available to households earning between 81 percent and 120 percent of the AMI, or lower AMI; and

WHEREAS, the City Council ("Council") is empowered and authorized to approve the Project, which may include exemptions from statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, construction standards for subdivision, development and improvement of land, and the construction of units thereon pursuant to HRS §§ 46-15.1 and 201H-38; and

WHEREAS, the Council has reviewed the preliminary plans and specifications for the Project, dated May 24, 2024, and July 8, 2024, prepared by Alakea Design



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Group, LLC (the "Plans and Specifications"), and submitted to the Council by the Department of Planning and Permitting ("DPP") on September 9, 2024, by Departmental Communication _____; and

WHEREAS, the Project is consistent with the housing and community development goals and objectives of the City; and

WHEREAS, the granting of the exemptions is necessary for the timely and successful implementation of the Project; and

WHEREAS, the Project does not contravene any safety standards, tariffs, or rates and fees approved by the Public Utilities Commission or the Board of Water Supply; and

WHEREAS, the exemptions authorized herein meet the intent of HRS Chapter 201H, and minimum requirements of health and safety; now, therefore,

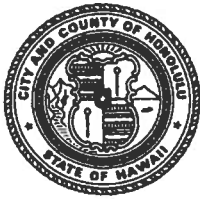
BE IT RESOLVED by the Council of the City and County of Honolulu that it approves the Project, which approval includes exemptions from certain requirements for the Project as set forth in the Plans and Specifications for the Project, as follows:

Application Fees:

1. Exemption from Revised Ordinances of Honolulu 2021 ("ROH"), § 18-6.1, to allow an exemption from the payment of plan review fees, estimated at \$25,000.
2. Exemption from ROH § 18-6.2, to allow an exemption from the payment of building permit fees, estimated at \$454,000.
3. Exemption from ROH § 18A-2.4, to allow an exemption from the payment of grading and grubbing permit fees, estimated at \$1,220.
4. Exemption from ROH § 14-2.1, to allow an exemption from the payment of trenching permit fees, estimated at \$400.

Infrastructure and Public Works Fees and Charges:

5. Deferral from ROH §§ 43-6.1, 43-6.2, and 43-6.3 to allow the deferral of the payment of wastewater sewer service charges, estimated at \$25,000 per month until the issuance of a certificate of occupancy for the Project.



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6. Exemption from ROH §§ 43-10.1, 43-10.2 and 43-10.3, to allow an exemption from the payment of wastewater system facility charges attributed to the 246 affordable units rented to households earning 60 percent and below of the AMI, estimated at \$961,304.
7. Deferral from ROH §§ 43-10.1, 43-10.2 and 43-10.3, to allow the deferral of the payment of wastewater system facility charges attributed to the one manager's unit, estimated at \$6,616, until the issuance of a certificate of occupancy for the Project.
8. Exemption from ROH § 43-11.12(f), to allow an exemption from the payment of storm drain connection fees, estimated at \$200.

Fire Department Plan Review Fees:

9. Exemption from ROH § 20-1.1(3), to allow an exemption from the payment of Honolulu Fire Department plan review fees, estimated at \$45,430.

Board of Water Supply ("BWS") Rules and Regulations:

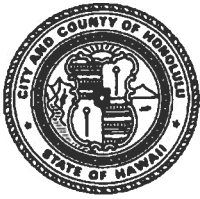
10. Deferral from Sections 1-102 and 2-202 of the BWS Rules and Regulations, to allow a deferral of the payment of water system facility charges and the installation of water service fees, estimated at \$572,200, until the installation of the water meter; provided that all BWS requirements are satisfied. The actual fees to be deferred will be determined by the BWS during review of the Project's building permit application.

Environmental Services ("ENV") Sewer Service Fees:

11. Deferral from ROH §§ 43-6.1, 43-6.2, and 43-6.3 to allow deferral of payment of sewer service charges, estimated at \$25,000 a month, until the issuance of the certificate of occupancy. The ENV will determine the actual fees to be deferred during their review of the building permit application.

ROH Chapter 21, the Land Use Ordinance:

12. Exemption from ROH Table 21-3.4, and the applicable zoning map, relating to maximum height, to allow for a maximum building height of 210 ft. (instead of 150 ft.). Rooftop structures must conform to ROH § 21-4.60(c).



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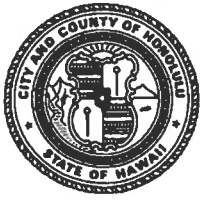
13. Exemption from ROH Table 21-3.4, relating to density, to allow for a maximum floor area ratio ("FAR") of 7.0 (instead of a FAR of 2.5).
14. Exemption from ROH § 21-3.120-2(c)(2), Table 21-3.4, relating to height setbacks, to allow the residential tower to encroach 16 ft. into the building height setbacks along the Young Street, the Pi'ikoi Street, and the northeast property lines.
15. Exemption from ROH Table 21-3, relating to joint developments, to allow the Project site to be treated as one zoning lot for development purposes without a Conditional Use Permit.

Park Dedication Ordinance:

16. Exemption from ROH Chapter 22, Article 7, to allow an exemption from park dedication requirements attributed to the 246 affordable dwelling units rented to households earning 60 percent or below of the AMI, and the one market rate manager's unit, of an equivalent in-lieu fee estimated at \$4,290,000.

BE IT FURTHER RESOLVED that the Project is approved subject to the following conditions:

- A. Except as modified herein, development must be in general conformance with the approved Project, as described herein and shown on plans and drawings labeled as Exhibits A, B, and C-1 through C-12, attached hereto and made a part hereof. Minor Modifications to the Project may be approved by the Director of the DPP. Major Modifications will require approval by the Council.
- B. Prior to the issuance of any building permit(s) for the Project, the Applicant must submit to the DPP for review and approval:
 1. An overall timeline or phasing plan of the anticipated dates to obtain major building permits for demolition and/or construction work, including the projected date of occupancy;
 2. A construction management plan;
 3. A traffic management plan that includes traffic demand management strategies to minimize the number of vehicular trips for daily activities of residents in the Project;

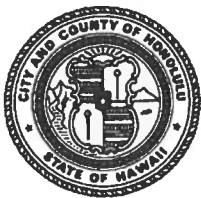


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4. Construction plans for all work within and/or affecting public streets and traffic control plans during construction, as required;
 5. Turning templates that demonstrate the maneuvering of parking and loading vehicles and any possible impacts to the driveway operations; and
 6. A pedestrian assessment report to provide accessibility and connectivity to and along the surrounding public sidewalks, street intersections, nearby transit stops, and adjacent properties. The pedestrian assessment report should include a determination of the effective sidewalk widths, taking into account Complete Streets initiatives; and
- C. Approximately one year after the issuance of a certificate of occupancy for the Project, the Applicant shall submit to the DPP for its review and approval a post Traffic Impact Report (TIR) that updates the initial TIR, to validate traffic projections, distribution, and assignment contained in the initial TIR. If the updated TIR recommends additional traffic mitigation measures or modifications to address traffic impacts directly attributable to the Project, the Applicant shall implement the updated TIR recommendations. If the updated TIR is inconclusive, a second updated TIR may be required one year after the date of the updated TIR, as the DPP Director determines is necessary.
- D. Construction plans for all work within or affecting public streets should be submitted for review and approval. Traffic control plans during construction should also be submitted for review and approval, as necessary. All vehicular access points shall be constructed as standard City dropped driveways. The minimum driveway width for two-way traffic is 20 ft. Adequate vehicular sight distance shall be provided and maintained at all driveways to pedestrians and other vehicles.
- E. Driveway grades shall not exceed five percent for a minimum distance of 25 ft. from the back of the designated pedestrian walkway. Any entry gates or guard shacks, if used, should 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.
- F. Prior to the issuance of any building permit for the Project, the Applicant shall execute a 201H Agreement with the DPP Director that includes terms, conditions, and provisions to facilitate the efficient development and monitoring of the Project, and to ensure the Projects compliance with the requirements of HRS Chapter 201H, and this resolution; and



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BE IT FURTHER RESOLVED that references to specific statutes, ordinances, or regulations include respective successor statutes, ordinances, or regulations; and

BE IT FURTHER RESOLVED that the exemptions granted for this Project are not transferable to any other real property; and

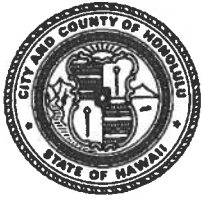
BE IT FURTHER RESOLVED that this Resolution is null and void unless construction of the Project commences no later than 60 months after the adoption of this Resolution; and

BE IT FURTHER RESOLVED that the final plans and specifications for the Project constitute the zoning, building, and construction standards for the Project and are approved if those plans and specifications do not substantially deviate from the Plans and Specifications submitted to the Council; provided that minor modifications to the design character, specifications of the building or landscaping, may be approved by the Director of the DPP if such modifications are consistent with the prevailing neighborhood character; and

BE IT FURTHER RESOLVED that no action may be prosecuted or maintained against the City and County of Honolulu, its officials and/or employees, on account of actions taken by reviewing and/or approving the preliminary plans and specifications or in granting these exemptions listed herein; and

BE IT FURTHER RESOLVED that the DPP Director is authorized to execute and record the 201H Agreement referenced in Condition F, pursuant to the terms, conditions, and provisions approved as to form and legality by the Corporation Counsel as being necessary, advisable, or desirable for the purpose of carrying out this Resolution; and

BE IT FURTHER RESOLVED that the Director of the DPP is hereby authorized to execute any incidental and/or related documents to carry out the transactions above described, so long as the said documents do not increase either directly or indirectly the financial obligations of the City; and



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BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; Robert Q. Bruhl and Chris Fong, Tradewind Capital, Inc., 201 Merchant Street, Suite 2050, Honolulu, Hawai'i 96813; and Stanford Carr and Kaloa Robinson, Stanford Carr Development, 1100 Alakea Street, 27th Floor, Honolulu, Hawai'i 96813.

INTRODUCED BY:

Tony Wata

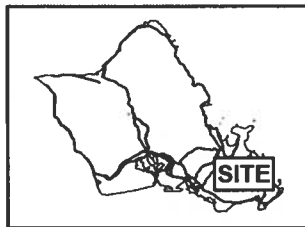
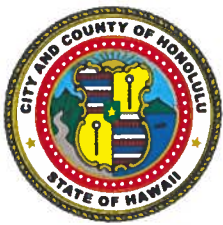
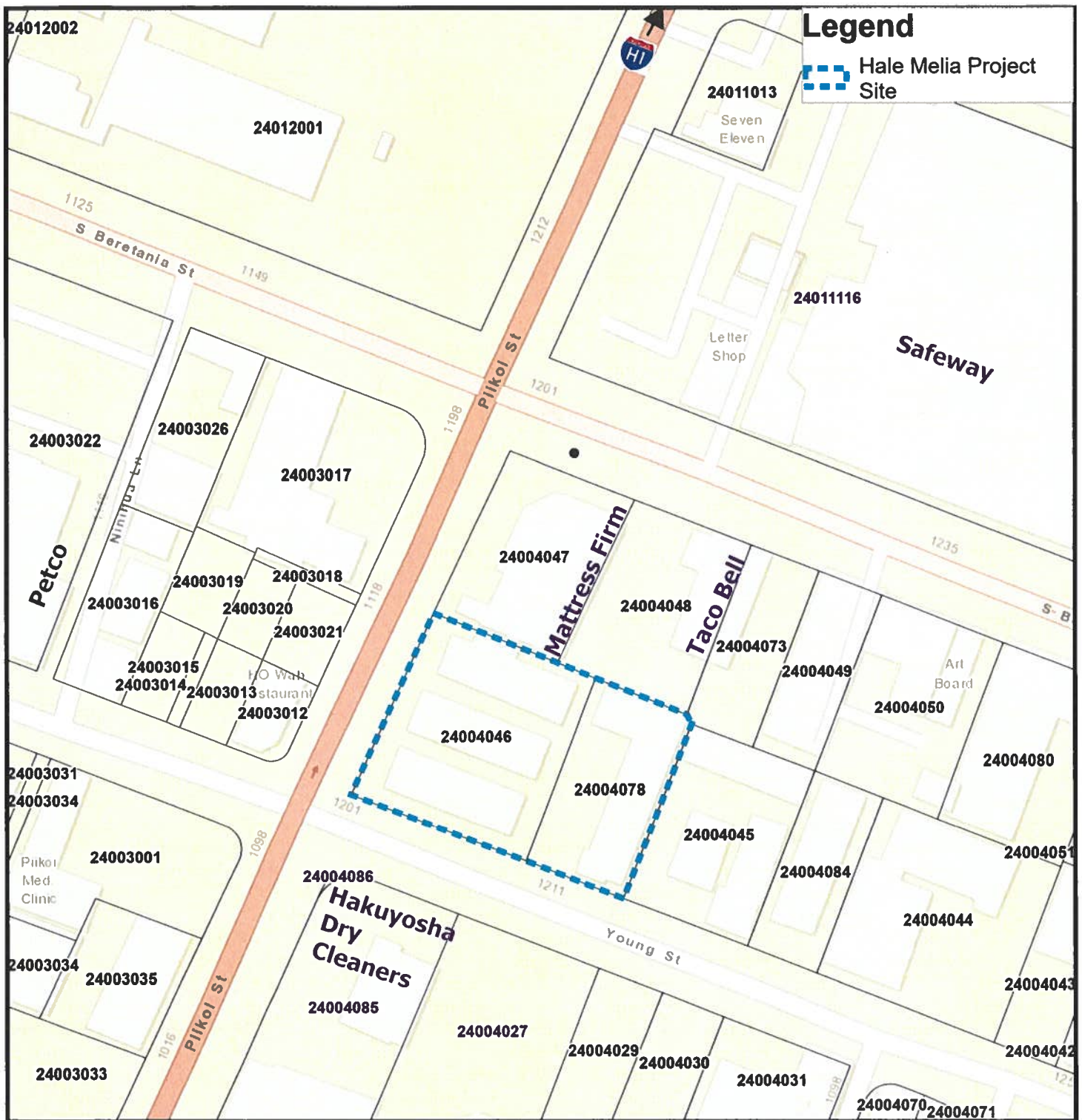
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DATE OF INTRODUCTION:

SEP 12 2024

Honolulu, Hawai'i

Councilmembers



VICINITY MAP



EXHIBIT A LOCATION

1105 Pi'ikoi Street and 1216 Young Street

TAX MAP KEYS: 2-4-004: 046 and 078

FOLDER NO.: 2024/GEN-8

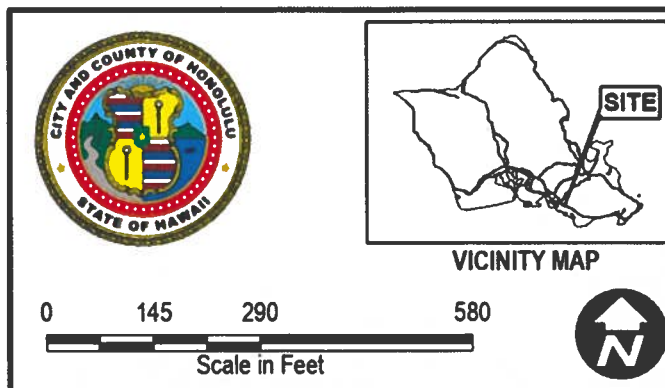
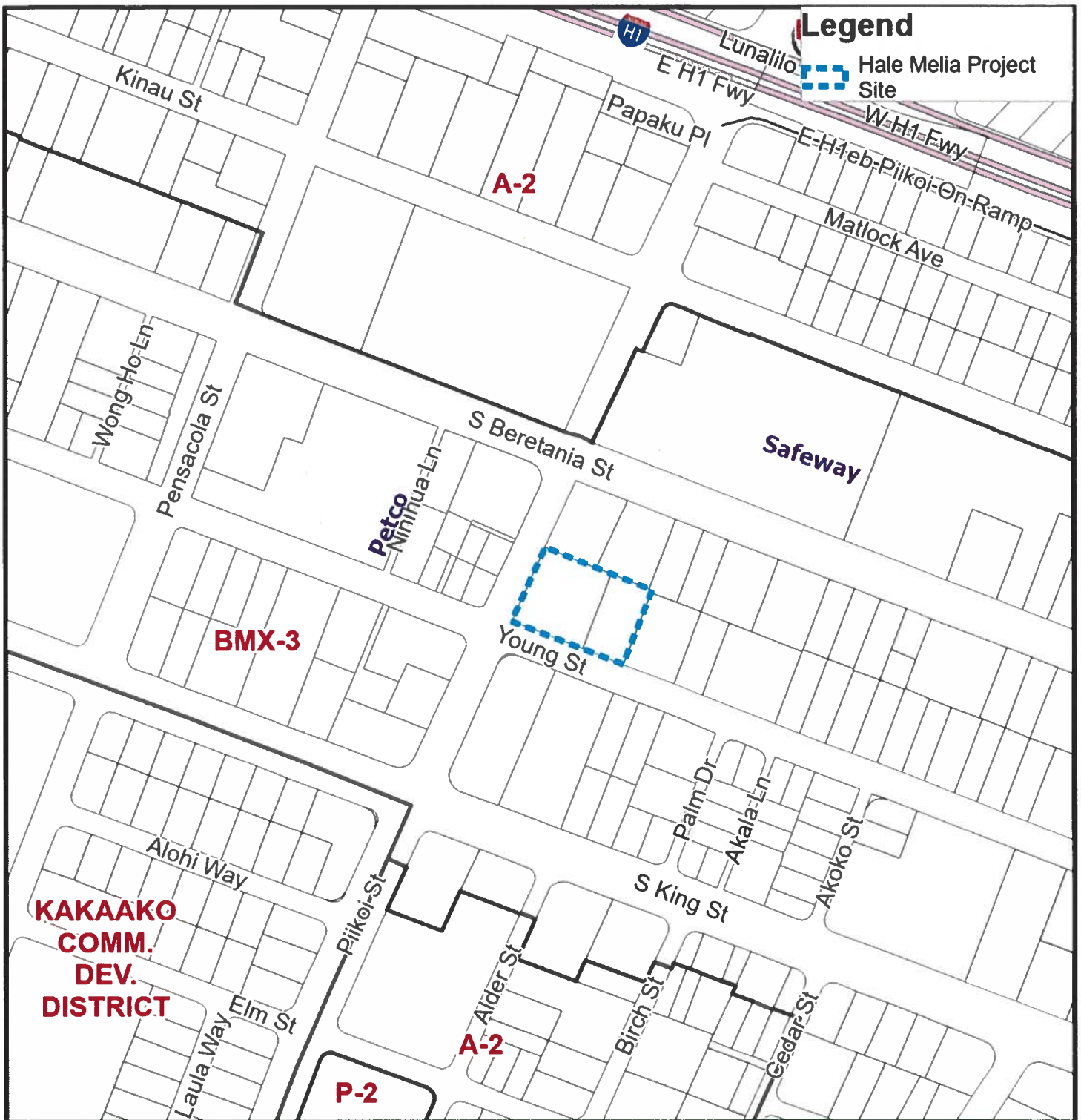


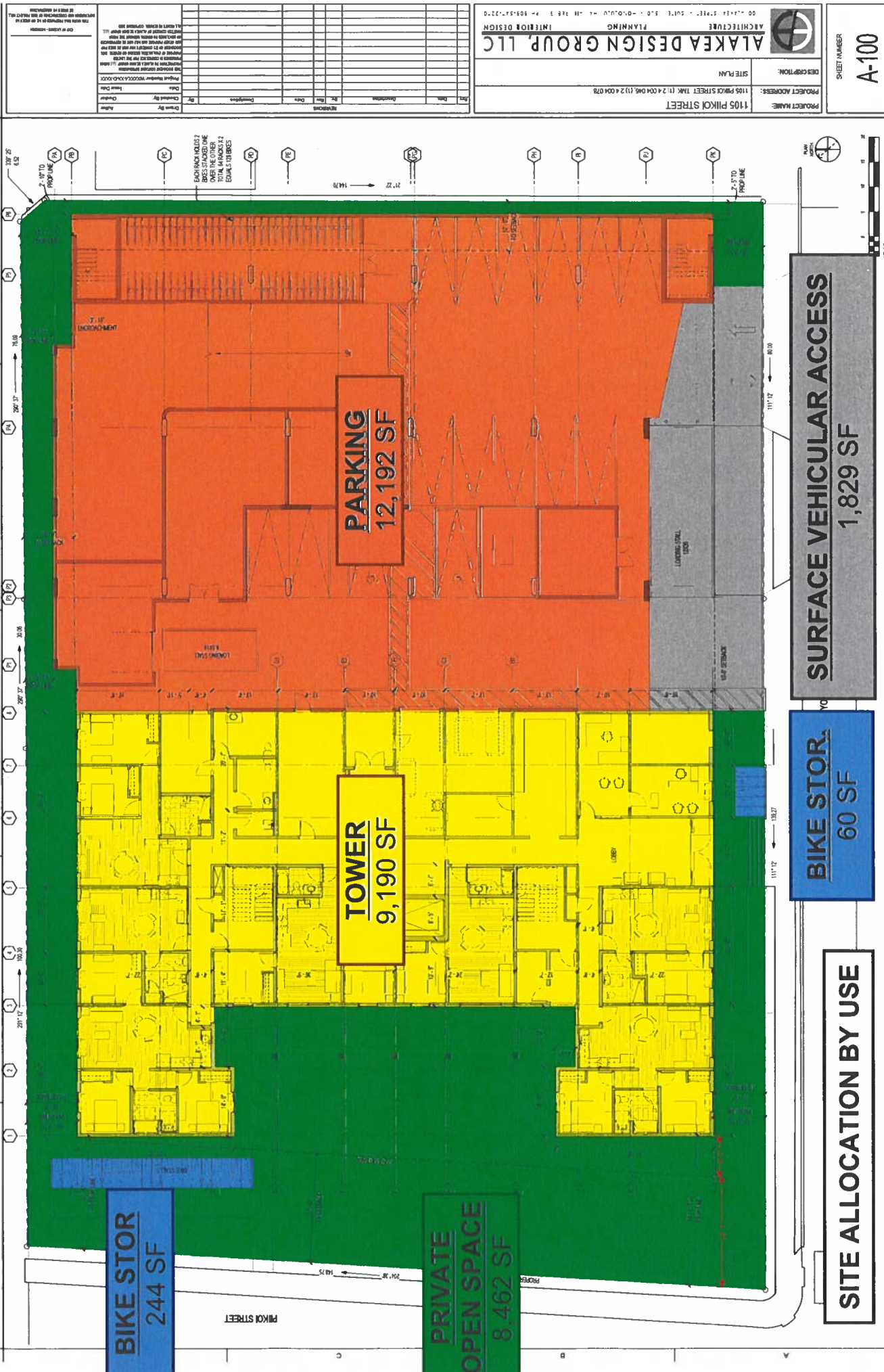
EXHIBIT B ZONING

1105 Pi'ikoi Street and 1216 Young Street

TAX MAP KEYS: 2-4-004: 046 and 078

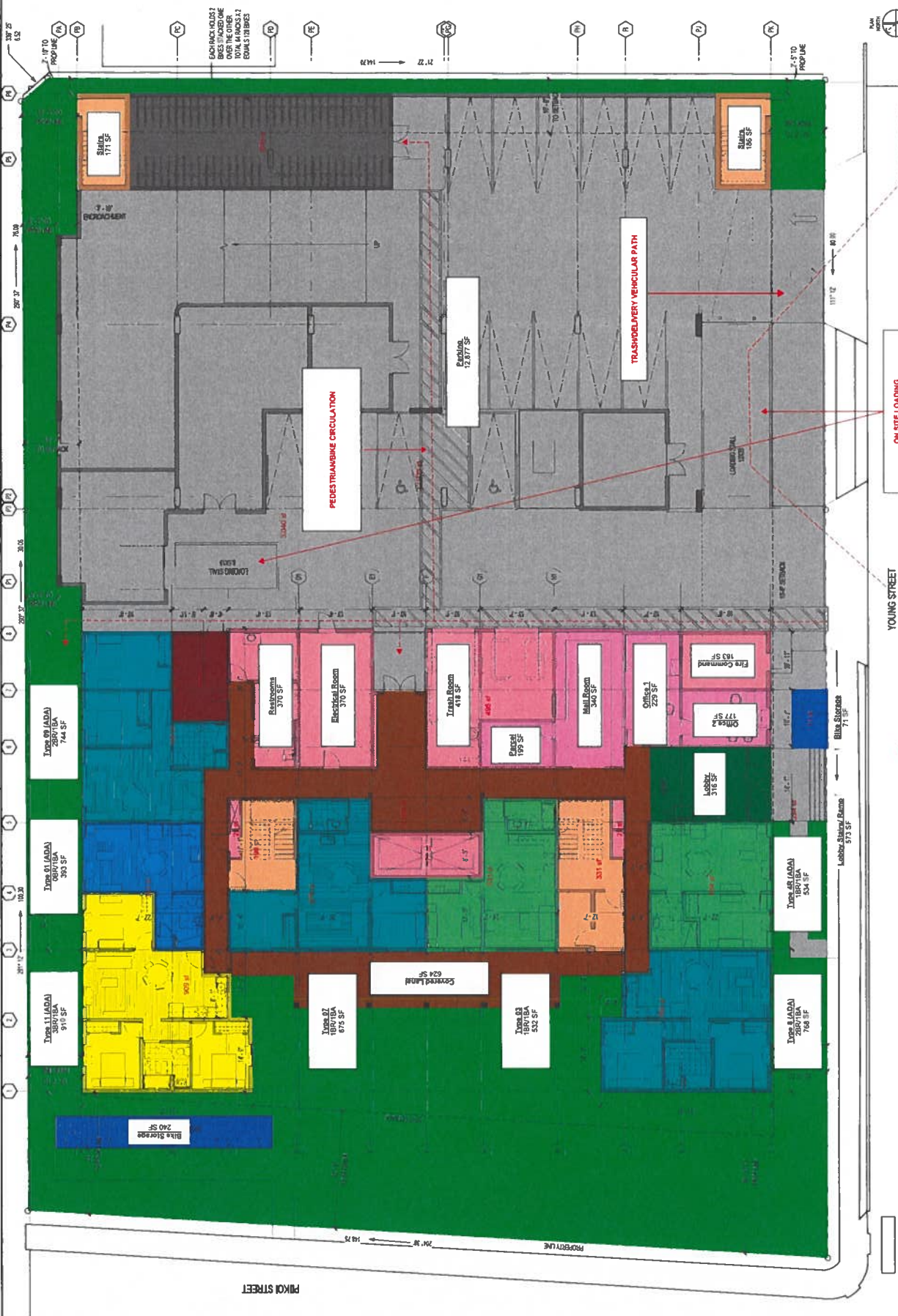
FOLDER NO.: 2024/GEN-8

REVISED 1ST FLOOR FOR LOADING STALL



PROJECT NAME: 1105 PIKAI STREET		PROJECT ADDRESS: 1105 PIKAI STREET, TANK (1) 2.4004 ONE (1) 2.4004 ONE		SHEET NUMBER: A-100	
DESCRIPTION: SITE PLAN		ARCHITECTURE: ALAKA DESIGN GROUP, LLC		PLANNING: INTERIOR DESIGN	
DATE: 7/6/2024		BY: [Signature]		CHECKED BY: [Signature]	
DESIGNED BY: [Signature]		DRAWN BY: [Signature]		SCALE: 1/8" = 1'-0"	
PROJECT NUMBER: 1105 PIKAI STREET		PROJECT ADDRESS: 1105 PIKAI STREET, TANK (1) 2.4004 ONE (1) 2.4004 ONE		SHEET NUMBER: A-100	

REVISED 1ST FLOOR FOR LOADING STALL

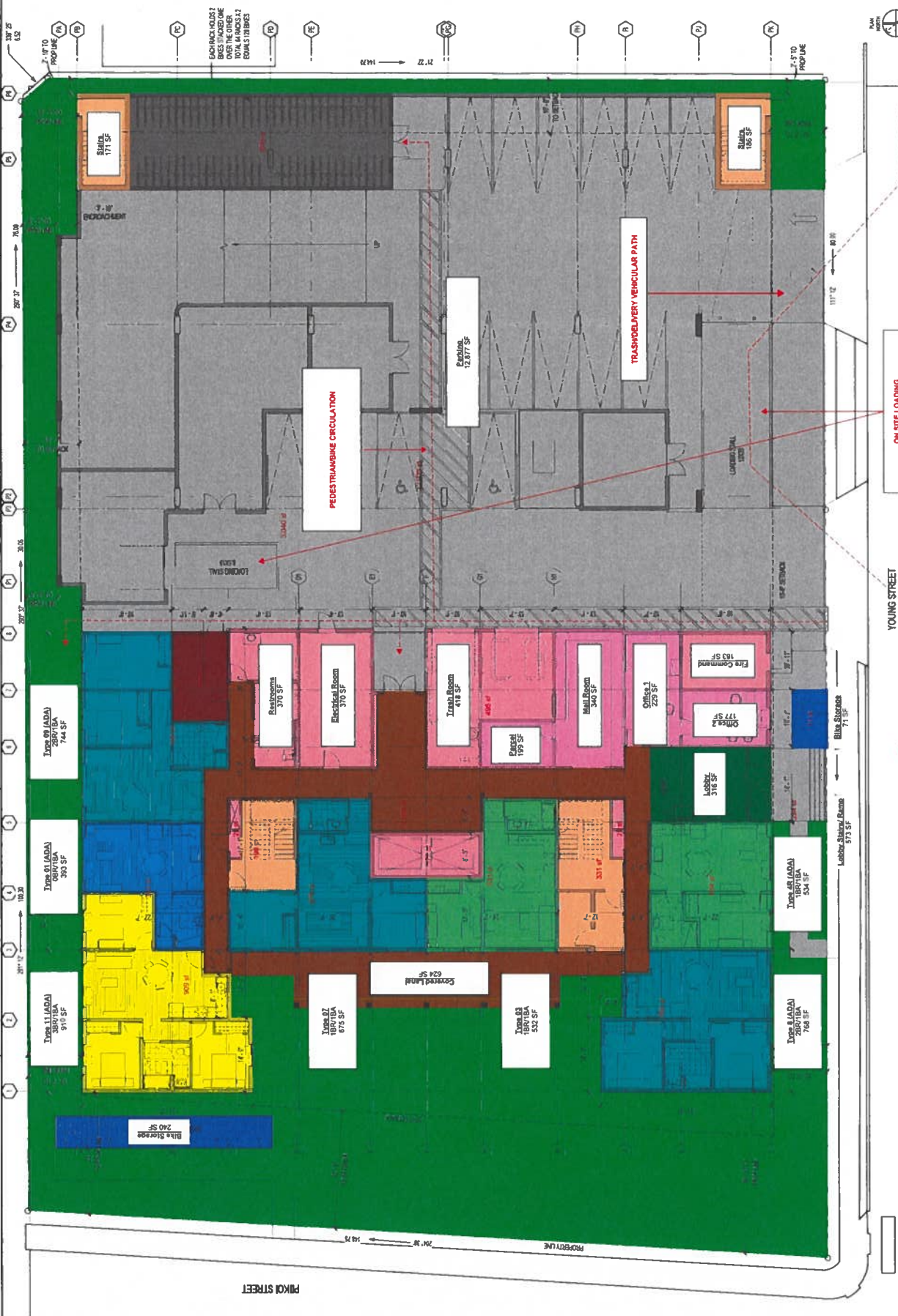


1st Floor by Use

EXHIBIT C-2

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REVISED 1ST FLOOR FOR LOADING STALL

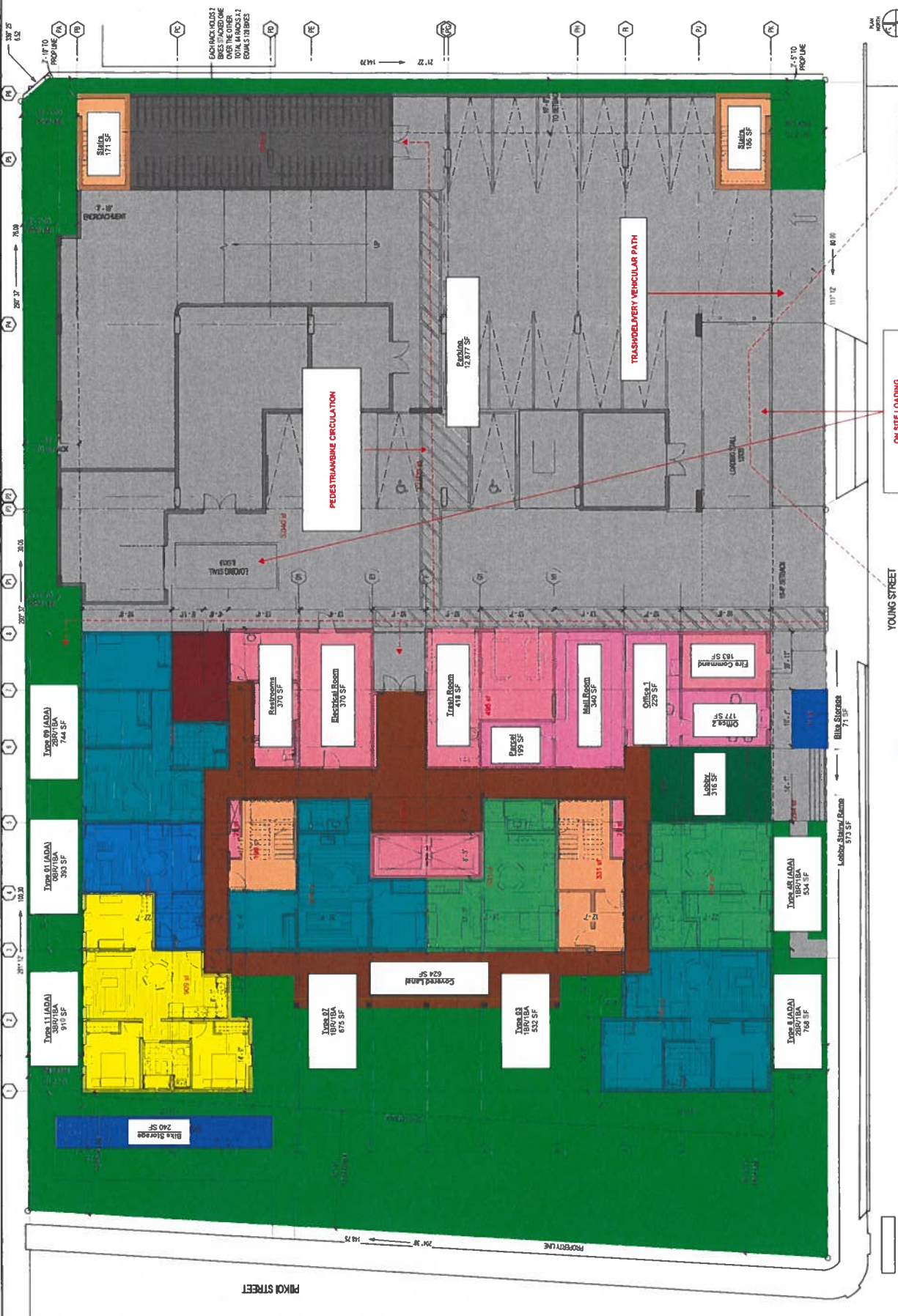


1st Floor by Use

EXHIBIT C-2

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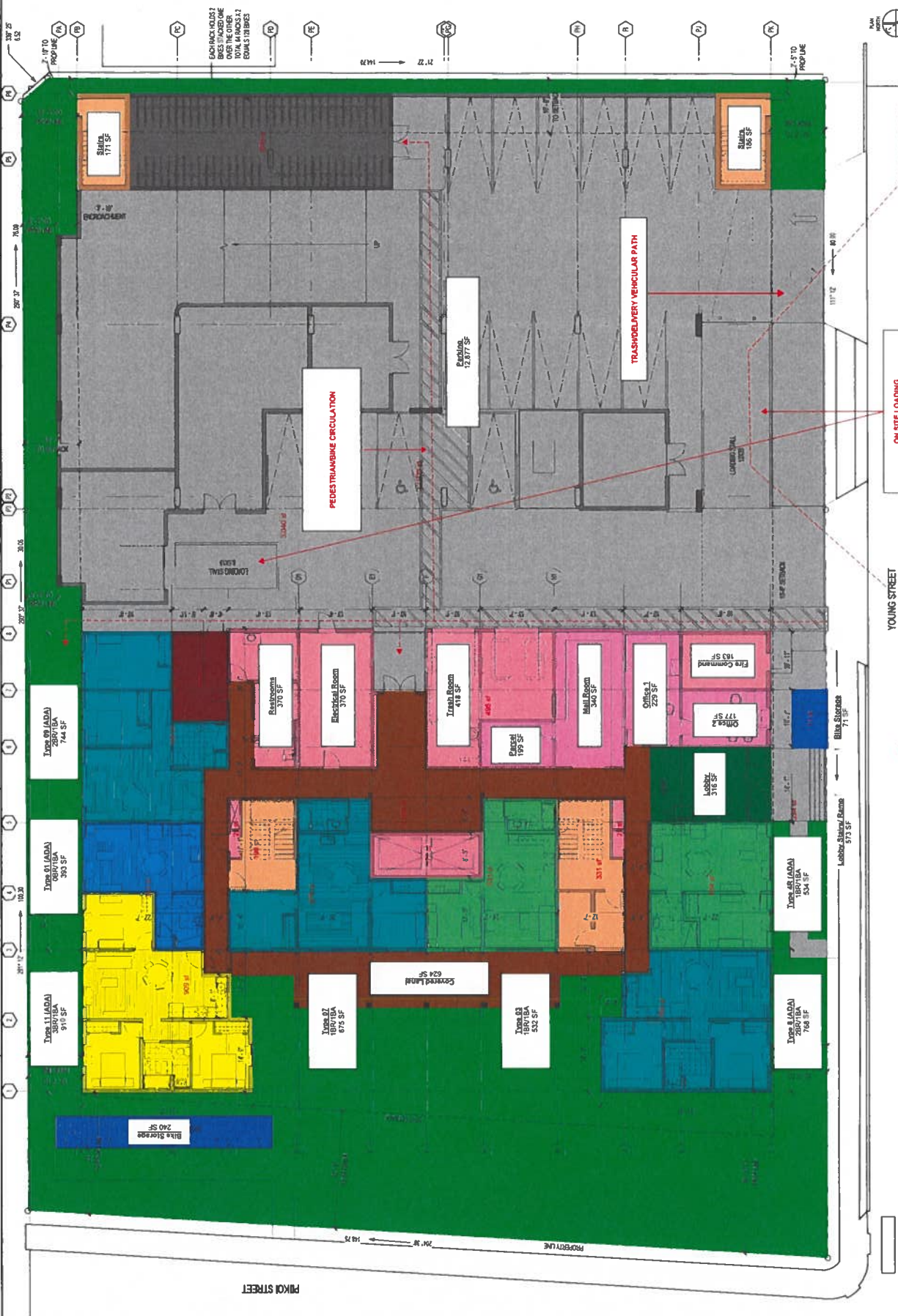


1st Floor by Use

EXHIBIT C-2

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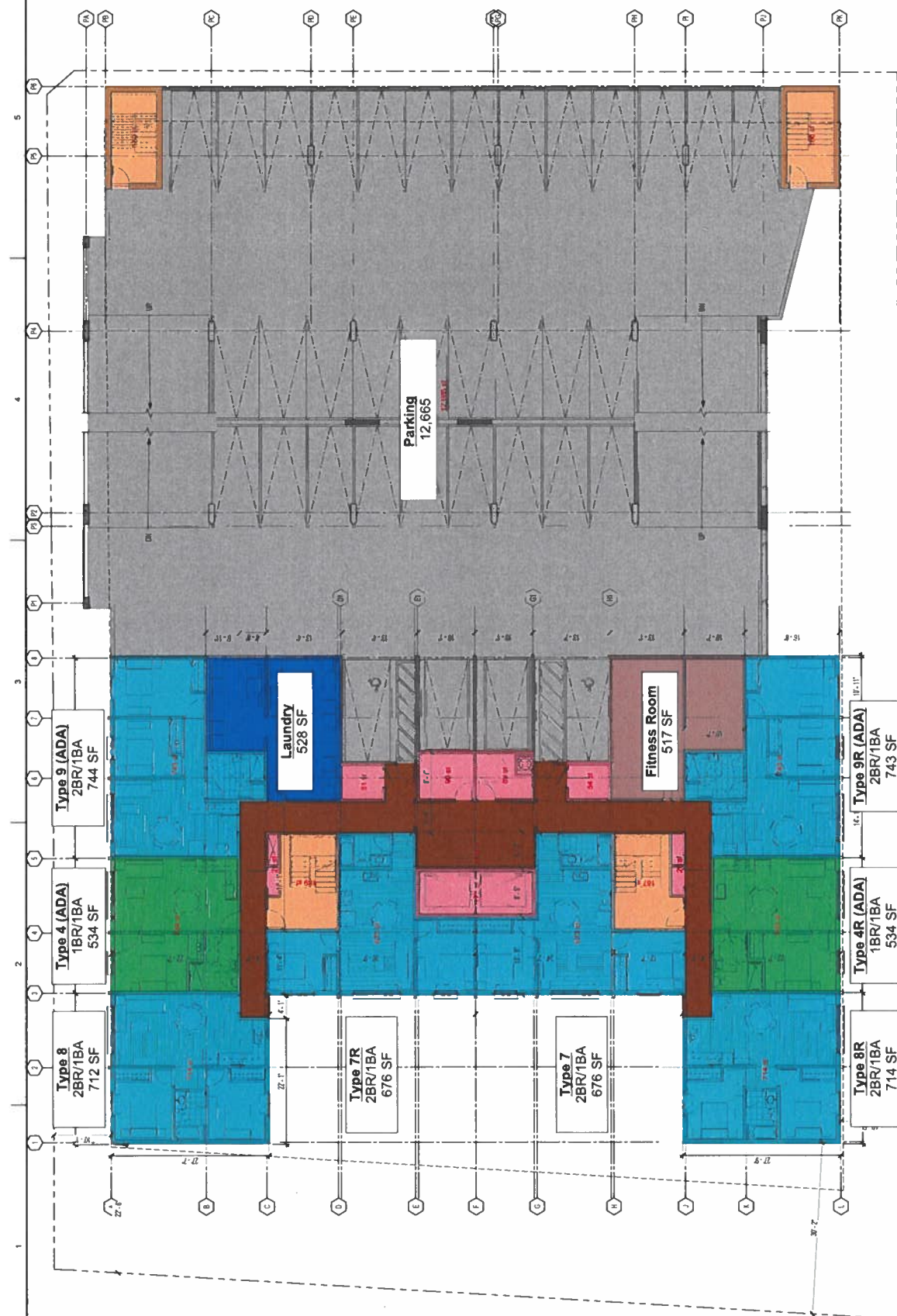


1st Floor by Use

EXHIBIT C-2

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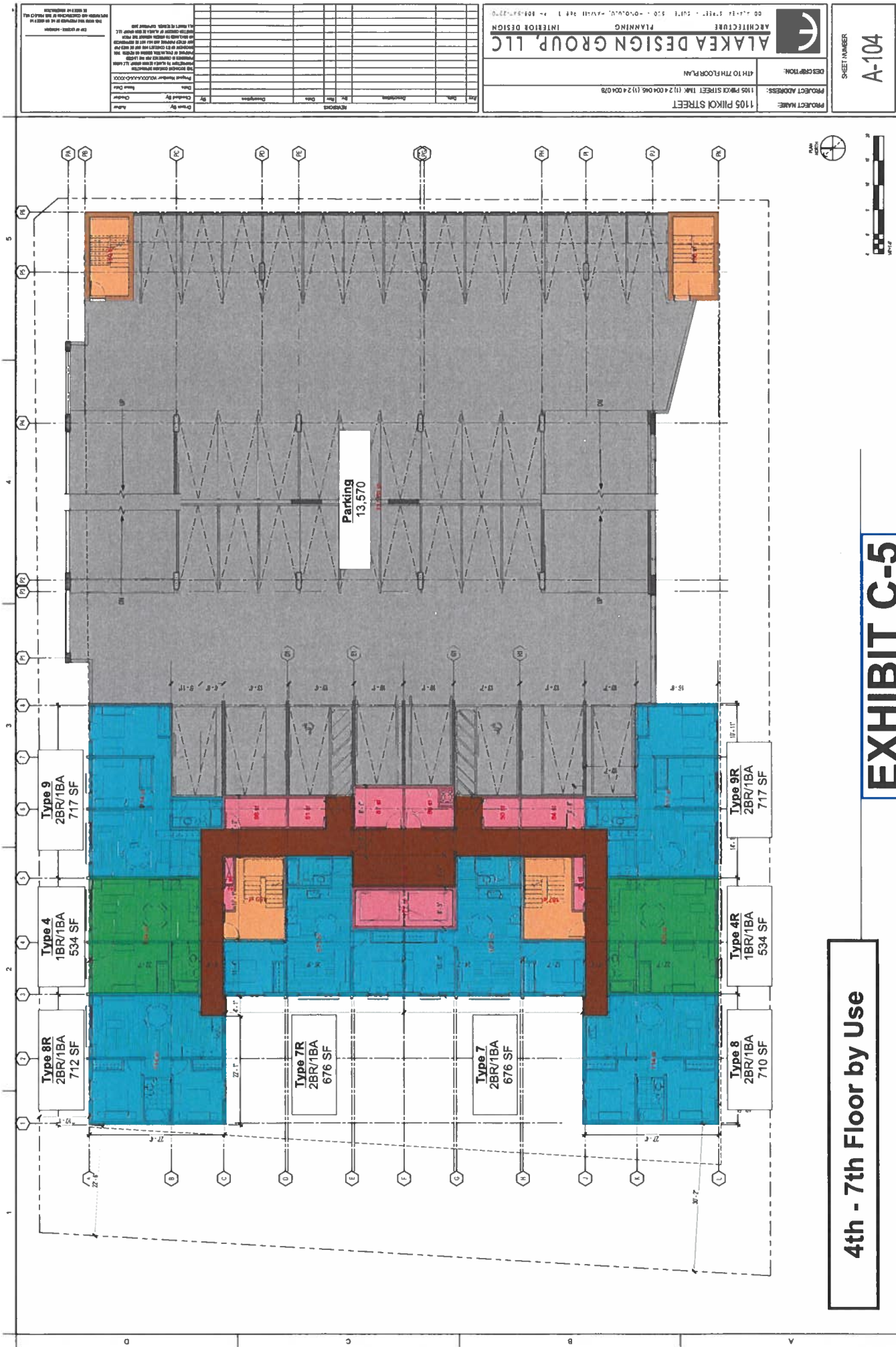
REVISED 1ST FLOOR FOR LOADING STALL

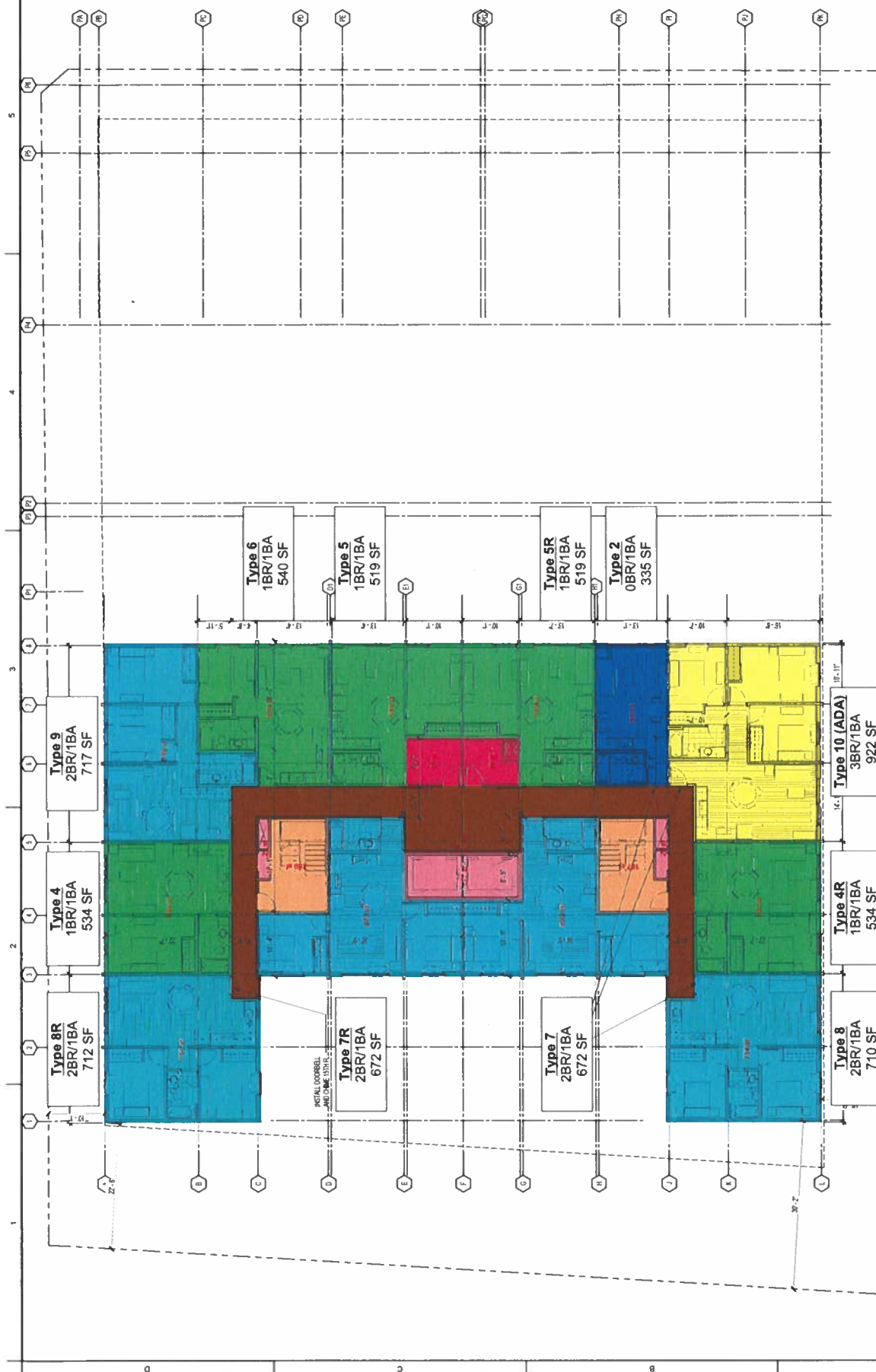
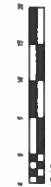


3RD FLOOR PLAN

EXHIBIT C-5

4th - 7th Floor by Use



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1105 PIILAKI STREET
1105 PIILAKI STREET, 110K (1) 2 + 004 06, (1) 2 + 004 07B
8TH TO 2ND FLOOR PLAN

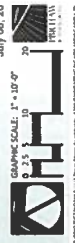
FLOWERING/MEDIUM/SMALL TREES



1105 PIIKOI STREET APARTMENTS

CONCEPTUAL LANDSCAPE PLAN

EXHIBIT C-8



July 08, 20

