HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 25-92

RESOLUTION

APPROVING A CONCEPTUAL PLAN FOR A PLANNED DEVELOPMENT-RESORT TO ALLOW THE HILTON HAWAIIAN VILLAGE ("HHV") MASTER PLAN IMPROVEMENTS, INCLUDING THE CONSTRUCTION OF A NEW HOTEL TOWER, IN WAIKĪKĪ, O'AHU.

WHEREAS, on October 2, 2024, the Department of Planning and Permitting ("DPP") accepted the application ("DPP File No. 2024/PDP-2") from Group 70 ("Agent") on behalf of Park Hotels & Resorts, Inc. ("Applicant") for a Planned Development-Resort ("PD-R") Permit to redevelop the HHV resort complex (the "Project"). The Project will modify the boundaries to include three newly acquired parcels, and construct a new 36-story hotel tower with 515 hotel units, 6,051 square feet of retail space, off-street loading and parking spaces, landscaped open space, appurtenant site improvements, and back of house facilities to service the Project, on approximately 0.64 acres of land zoned Resort Mixed-Use Precinct. The Project is located at 1831, 1835, and 1841 Ala Moana Boulevard, and identified as Tax Map Keys 2-6-005: 001 (portion); 2-6-008: 001, 002, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, 038, 039; 2-6-009: 001, 002, 003, 004, 005, 006, 007, 009, 010, 011, 012, and 013; and

WHEREAS, on October 14, 2024, the Applicant submitted a request to waive the requirement for the DPP to hold a public hearing within 60 days of acceptance, which was accepted by DPP on October 17, 2024. On January 22, 2025, the DPP held a public hearing at the Fasi Municipal Building 6th Floor Conference Room, which was attended by the Applicant, the Applicant's Agent, DPP staff, and approximately 40 members of the public. Written testimony was submitted by one individual and two agencies (Waikīkī Improvement Association and Hawai'i Hotel Alliance) in support of the Project, and one in opposition to the size of the Project; and

WHEREAS, on February 28, 2025, the Applicant submitted and the DPP approved a 10-day time extension for the DPP to complete its report; and

WHEREAS, the conceptual plan for the Project was presented to the DPP's Design Advisory Committee for its recommendations; and

WHEREAS, on March 14, 2025, within 52 calendar days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in the Revised Ordinances of Honolulu ("ROH") 2021 §§ 21-2.110-2 and 21-9.80-4(d), completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

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WHEREAS, the conceptual plan for the Project is set forth in the exhibits attached hereto as Exhibits A through W, all of which are incorporated herein by this reference; and

WHEREAS, the Council, having received the findings and recommendation of the DPP on 03/14/2025, by Departmental Communication No. 214 (2025), and having duly considered all of the findings and reports on the matter, desires to approve the conceptual plan for the Project, with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu ("City") that the conceptual plan for the Planned Development-Resort Project is approved, subject to the following conditions:

1. Except as required by these conditions of approval, construction shall be in general conformity with the plans on file with the DPP (Exhibits A through W). Any change in the size or nature of the project which significantly alters the proposed development will require a new application. Any change which does not significantly alter the proposed project will be considered a minor modification and therefore permitted under this resolution, upon review and approval of the Director of the DPP.

2. The maximum permitted floor area for the HHV Master Plan is 4,430,548 square feet.

3. The Applicant must continue to:

    a. Sponsor the weekly Rockin' Rainbow Hawaiian Review and Fireworks Show.

    b. Maintain the Duke Kahanamoku Lagoon, including the:

        i. Upkeep of the walkway, landscaping, and lighting, and

        ii. Monitoring of the Lagoon water quality and flushing of the seawater in the Lagoon (about five times daily).

    c. Clean the Duke Kahanamoku Beach and clean and maintain the restrooms at the Duke Kahanamoku Beach Park daily.

    d. Maintain Kahanamoku Street, including the sidewalks.

RESOLUTION

4. The Applicant must provide the following additional benefits:

   a. Sculpture Garden. Signs should be posted near the Garden informing passerby of the art, and descriptive signage should be provided for each art piece. Particular focus should be given to artists from Hawai'i promoting a Hawaiian sense of place, and all art visible from a public street should be previewed and approved by the DPP for a determination of consistency with the Waikīkī Special District ("WSD").

   b. Public Festivals. A total of 16 public festivals should be promoted each year, with at least one per month on a reoccurring day. In addition to the free registration for the 18-20 vendors at each event, parking should be provided to the vendors free of charge on the day of the event. Provision of a promotional package for advertisement, which minimally provides the date and times of the event, vendor list, vendor website, and multi-modal options for getting to the site, should be made available to the vendors a week ahead of the event.

   c. Space, funding, and installation of an appropriately sized bikeshare station(s) at an appropriate location on the HHV, as approved by Department of Transportation Services ("DTS");

   d. Installation and maintenance of bicycle repair station(s);

   e. A minimum of two publicly accessible and securable surf board storage and bicycle racks, with a minimum space for eight bicycles and surf boards each, near different points of beach access;

   f. Pedestrian improvements to allow additional continuous improved pedestrian access between the Duke Kahanamoku Lagoon and the Ala Wai Boat Harbor parking lot;

   g. A minimum of 12 native or Polynesian introduced shade trees along the Ala Wai Boat Harbor pedestrian pathway at the Duke Kahanamoku Lagoon;

   h. Additional seating under shaded areas, or new shaded areas with seating along the Duke Kahanamoku Lagoon or in the Ala Wai Boat Harbor;

   i. Additional or expanded shelter for bus patrons on Kālia Road, if space permits;

j. Enhanced Traffic Demand Management ("TDM") measures to include offering subsidized bus or biki passes to employees or guests at HHV, at least doubling the current number of bus passes, offering biki passes equal to the number of bike share spaces as determined by the DTS, and a parking cash out program for employees who walk, ride their own bicycle, or otherwise do not use parking at the HHV or elsewhere in the WSD; and

k. Planting of a mature (field stock) shade tree to provide a respite for pedestrians, bus patrons, and the public at or near the following locations:

- Ala Moana Boulevard at Kālia Road, between the pond and sidewalk as near to the intersections as is safe;
- The bus shelter at the Grand Islander; and
- Along the Fort DeRussy Boardwalk.

5. The Applicant is responsible for the maintenance of all constructed improvements not otherwise accepted by the City or State for maintenance.

6. After City Council approval of the conceptual plan for the Project, the Applicant must submit to the DPP for review and approval an application for a Special District ("SD") Permit, including detailed Project plans and drawings. The Application of a Major SD Permit must include the following:

a. Updated site plan showing:

i. Improved pedestrian access into the HHV at the ground level through the new Project site, and additional pedestrian oriented ground-level features to create visual and physical connections across the HHV;

ii. Relocation of the landscaping to along Ala Moana Boulevard;

iii. Consideration for providing a gently meandering sidewalk;

iv. Elimination of one of the curb cuts; and

v. Locations for short and long term bicycle parking that meets the requirements of the Land Use Ordinance ("LUO"). Additional

bicycle parking may be considered as part of an updated TDM Plan.

b. Updated landscape plans showing:

i. Relocated landscape strip;

ii. Additional shade trees throughout the sidewalk area; and

iii. Additional trees, seating areas, or features as required by Condition 4.

c. Updated elevation drawings showing:

i. Expanded application of the Ahupua'a metaphor;

ii. More water-expressive features at the plaza and retail façade;

iii. Expanded use of green landscaped walls;

iv. Additional articulation and architectural features across the podium, blank mauka wall, and roof; and

v. Consideration for reducing the new parking in order to relocate inactive ground-floor uses and replace them with active ground-floor uses.

The Applicant must submit the Major SD Permit within 10 calendar days of the City Council's Approval, or they must request an extension of time until the application is submitted.

7. Prior to issuance of any construction permit, the Applicant must coordinate with the Hawaii Department of Transportation ("HDOT") to address the following:

a. A Traffic Study ("TS") prepared and stamped by a licensed engineer must be submitted to HDOT. The TS should include:

i. A description of existing traffic conditions and use of multimodal routes in the study area.

ii. Forecasted traffic and multimodal conditions in the horizon year (year at full project build-out), without and with the project, and including trips generated by planned developments in the study area.

iii. An analysis of project-related direct, indirect, and cumulative transportation impacts, including impacts associated with multimodal transportation and safety.

iv. Recommend mitigation for impacts to transportation.

v. Labeled jurisdictions of roadways in the vicinity.

vi. Location of existing and proposed site access driveways.

b. Revise the trip generation assumptions to reflect the anticipated use of the porte cochere as the primary guest access and address the following inconsistencies:

i. The trip distribution assumptions described in the TS Table 2 and Figure 5 suggest all projected peak traffic hour trips approach the site from the west and most exit Ala Moana Boulevard at Kahanamoku Street. The remaining 34/38 (A.M./P.M. peak traffic hour) vehicles would proceed toward the porte cochere, but none would exit the porte cochere to Ala Moana Boulevard.

ii. The 47/73 (A.M./P.M.) project-related vehicles that leave the HHV via Kahanamoku Street and turn east onto Ala Moana Boulevard, are the only trips generated by the project that impact the Kālia Road intersection. The porte cochere exit driveway is at the edge of one of the two Kālia Road right-turn-only traffic lanes on Ala Moana Boulevard; therefore, vehicles leaving the site, especially during peak traffic hours, would have to turn right onto Kālia Road. This is not reflected in the TS.

c. To determine the study area by considering intersections along State highways where a change in peak hour traffic volume due to the development is greater than three percent.

d. Verify with the HDOT Highways Division, O'ahu District Engineer (or County District Engineer) that the driveway meets current standards for the type and volume of anticipated traffic.

8. Prior to the issuance of a construction permit, the Applicant must coordinate with the DPP, Traffic Review Branch, to provide:

a. A timeline or phasing of the anticipated dates to obtain major building permit(s) for demolition and/or construction work, including the projected date of occupancy. The timeline should identify when the Construction Management Plan ("CMP"), the Traffic Management Plan, and the TDM will be submitted for review and approval as well as when the TS was submitted.

b. A CMP that identifies the type, frequency, and routing of heavy trucks and construction related vehicles. Every effort should be made to minimize impacts from these vehicles and related construction activities. The CMP should identify and limit vehicular activity related to construction to provide mitigation measures related to traffic and potential neighborhood impacts. Preliminary or conceptual traffic control plans should also be included in the CMP. The Applicant must 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 the roadways has deteriorated as a result of the related construction activities.

c. The recommendations of the TS and TDM must be implemented.

d. A vehicular circulation plan should be provided for all aspects of the Project including valet patterns, self-park, and loading. Should there be an increase in the use of Rainbow Drive, the Kālia Road/Rainbow Drive intersection should be analyzed and included in the TS.

e. The TS should provide a discussion of the proposed valet operations (i.e., where/how will valet service operate and how will they get to/from the drop-off/pick-up areas.

f. A pedestrian circulation plan should also be included to provide accessibility and connectivity to the surrounding public sidewalks.

9. Approval of this PD-R Permit does not constitute compliance with other LUO or governmental agencies' requirements, including, but not limited to landscaping, off-street loading spaces, and building permit approval. They are subject to

separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the project approved under this permit comply with all applicable LUO and other governmental provisions and requirements

10. The Applicant must obtain a building permit for the proposed development within five years of the date of this permit. If the Applicant fails to obtain a development permit within this period, or if that building permit is closed due to inactivity, this permit shall lapse, provided that the deadline may be extended as follows:

    The Director of the DPP may extend this period if the Applicant demonstrates good cause, but the period shall not be extended beyond two years from the initial deadline set by the City Council.

    If the Applicant demonstrates good cause for an extension exceeding two years, the Director shall prepare and submit to the Council a report on the proposed extension, which report shall include the Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

    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; 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 are consistent with the WSD objectives set forth in the ROH § 21-9.80-1 and the provisions of ROH § 21-9.80-4(d).

3. The requested flexibility with respect to standards related to density (floor area), height, precinct transitional height setbacks, yards, open space, and landscaping is commensurate with the public amenities proposed, provided the additional benefits and amenities required as conditions of approval are provided; and

4. There is no conflict with any visitor unit limits for Waikīkī; and

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BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Thomas J. Baltimore, Jr., President of Park Hotels & Resorts, Inc., 1775 Tysons Boulevard, 7th Floor; Jeffrey Overton of Group 70, 111 South King Street, Suite 170, Honolulu, Hawai'i 96813; Dawn Takeuchi Apuna, Director of the DPP, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; J. Roger Morton, Director of the DTS, 711 Kapi'olani Boulevard, Suite 1600, Honolulu, Hawai'i 96813; and Edwin Sniffen, Director of the State Department of Transportation, 869 Punchbowl Street, Honolulu, Hawai'i 96813.

INTRODUCED BY:

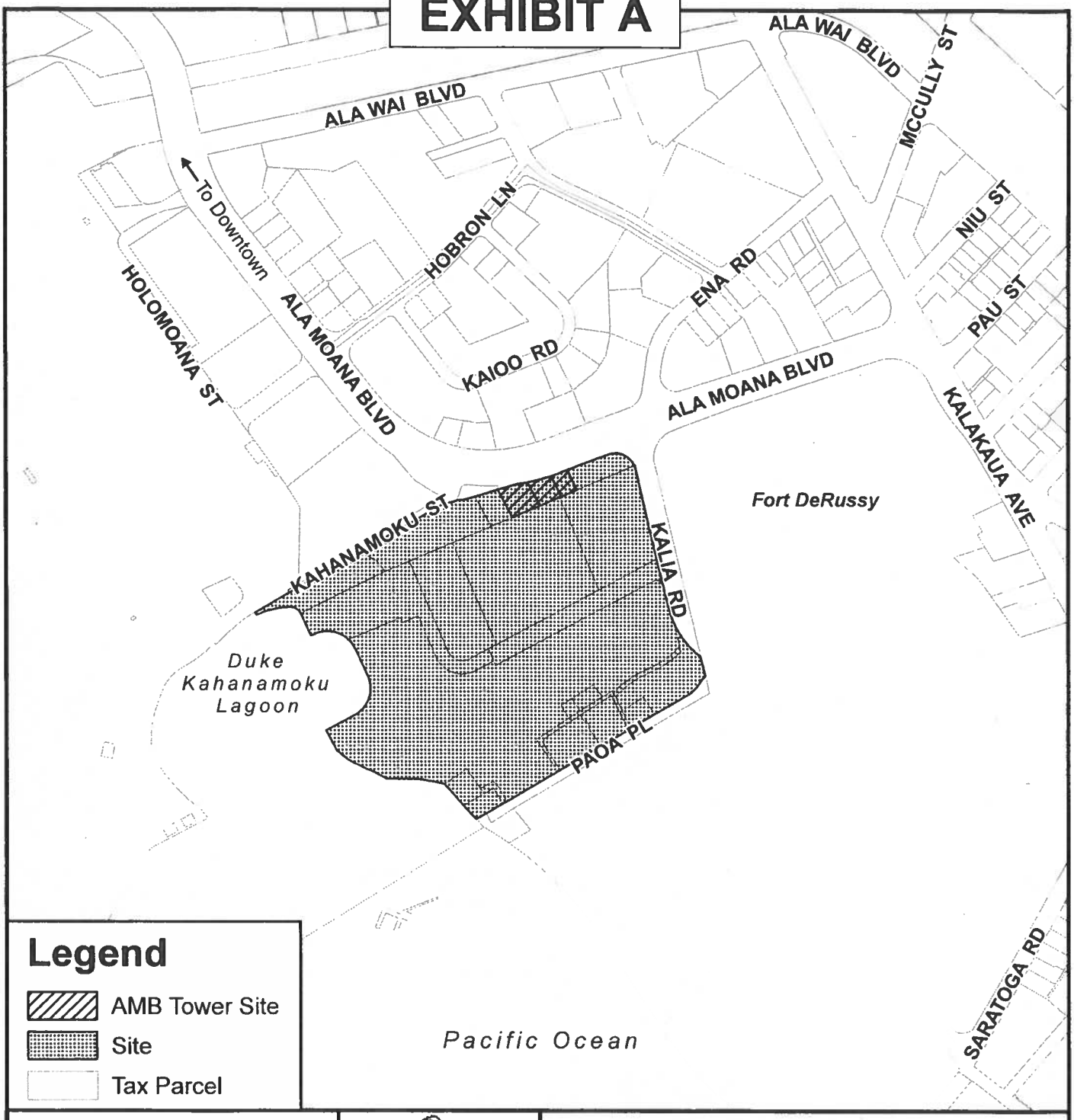
(br)

DATE OF INTRODUCTION:

MAR 19 2025
Honolulu, Hawai'i

Councilmembers

EXHIBIT A



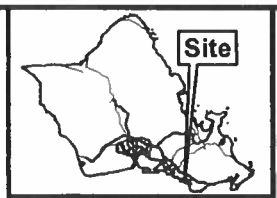
Legend

- AMB Tower Site
- Site
- Tax Parcel

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 500 1,000

Distance in Feet



VICINITY MAP

LOCATION MAP
HONOLULU

TAX MAP KEY(S):2-6-008:002,003,005,
020,021,023,024,027,031,034,037,038,039
2-6-009:001,002,003,004,005,
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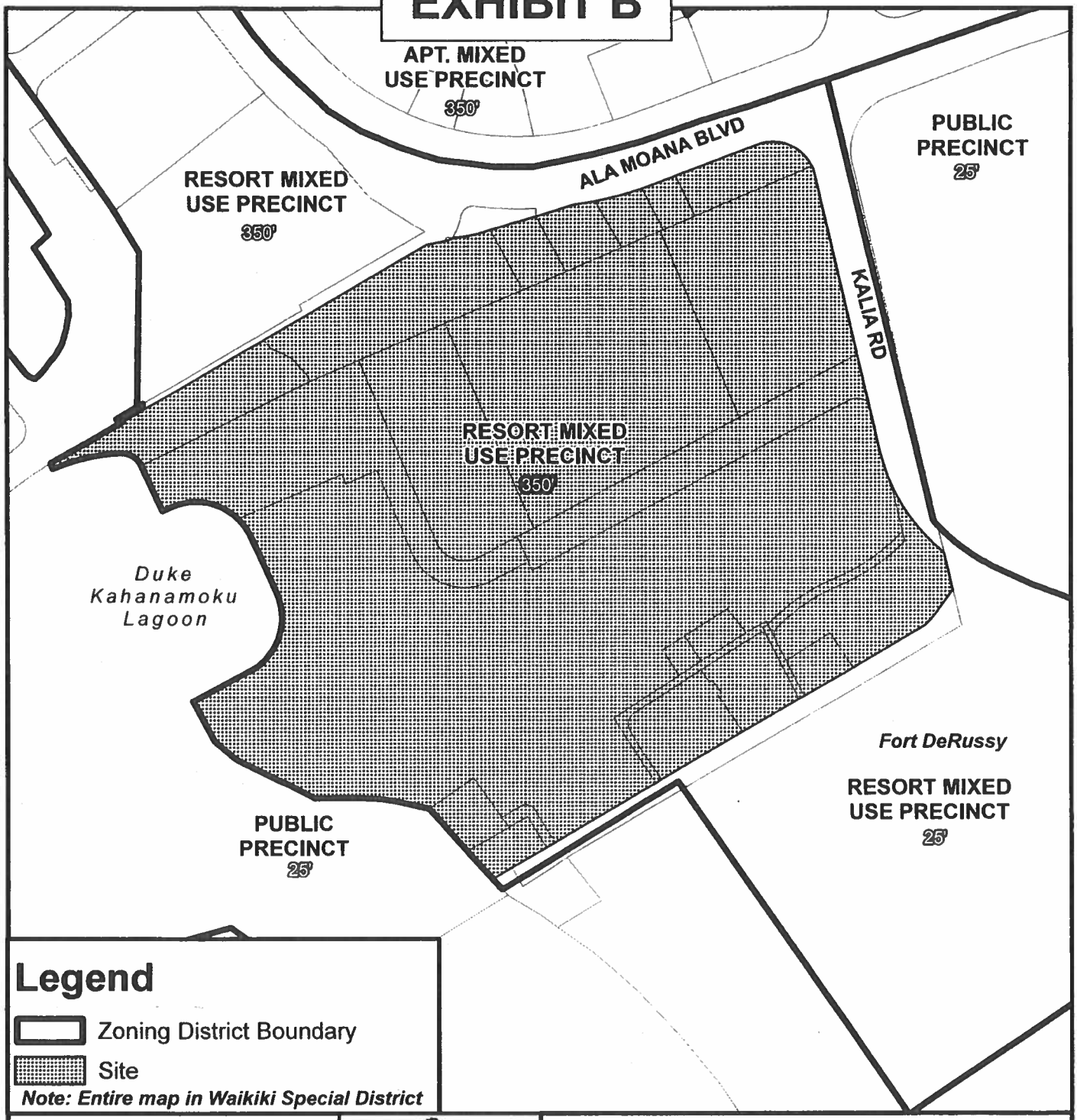
FOLDER NO.: 2024/PDP-2

Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 10/2024

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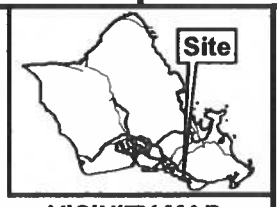
EXHIBIT B



Legend

- Zoning District Boundary
- Site

Note: Entire map in Waikiki Special District



VICINITY MAP

0 250 500

Distance in Feet

PORTION OF

ZONING MAP MOILIILI - KAIMUKI

TAX MAP KEY(S):2-6-008:002,003,005,
020,021,023,024,027,031,034,037,038,039
2-6-009:001,002,003,004,005,
006,007,009,010,011,012,013

FOLDER NO.: 2024/PDP-2

Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 10/2024

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EXHIBIT C

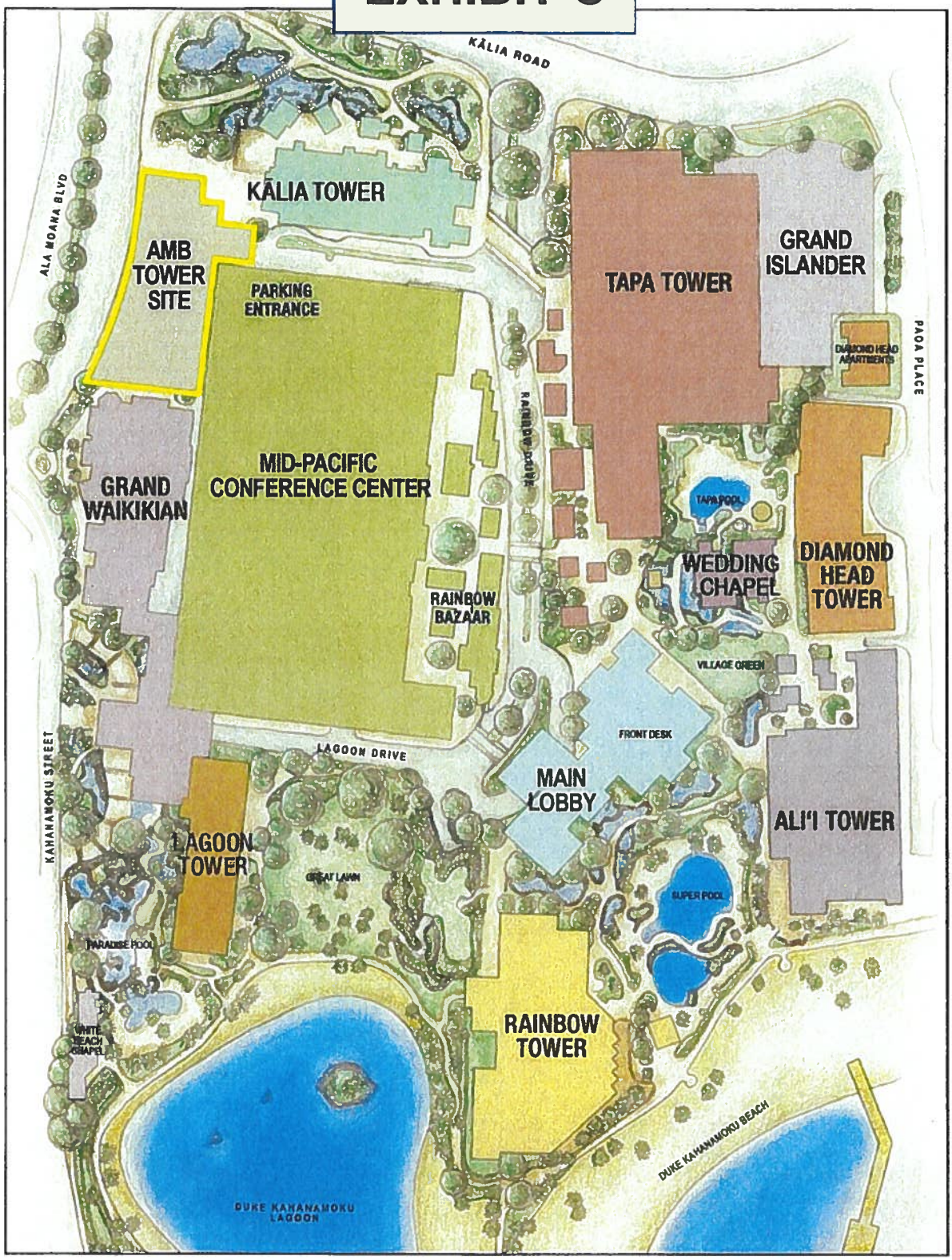
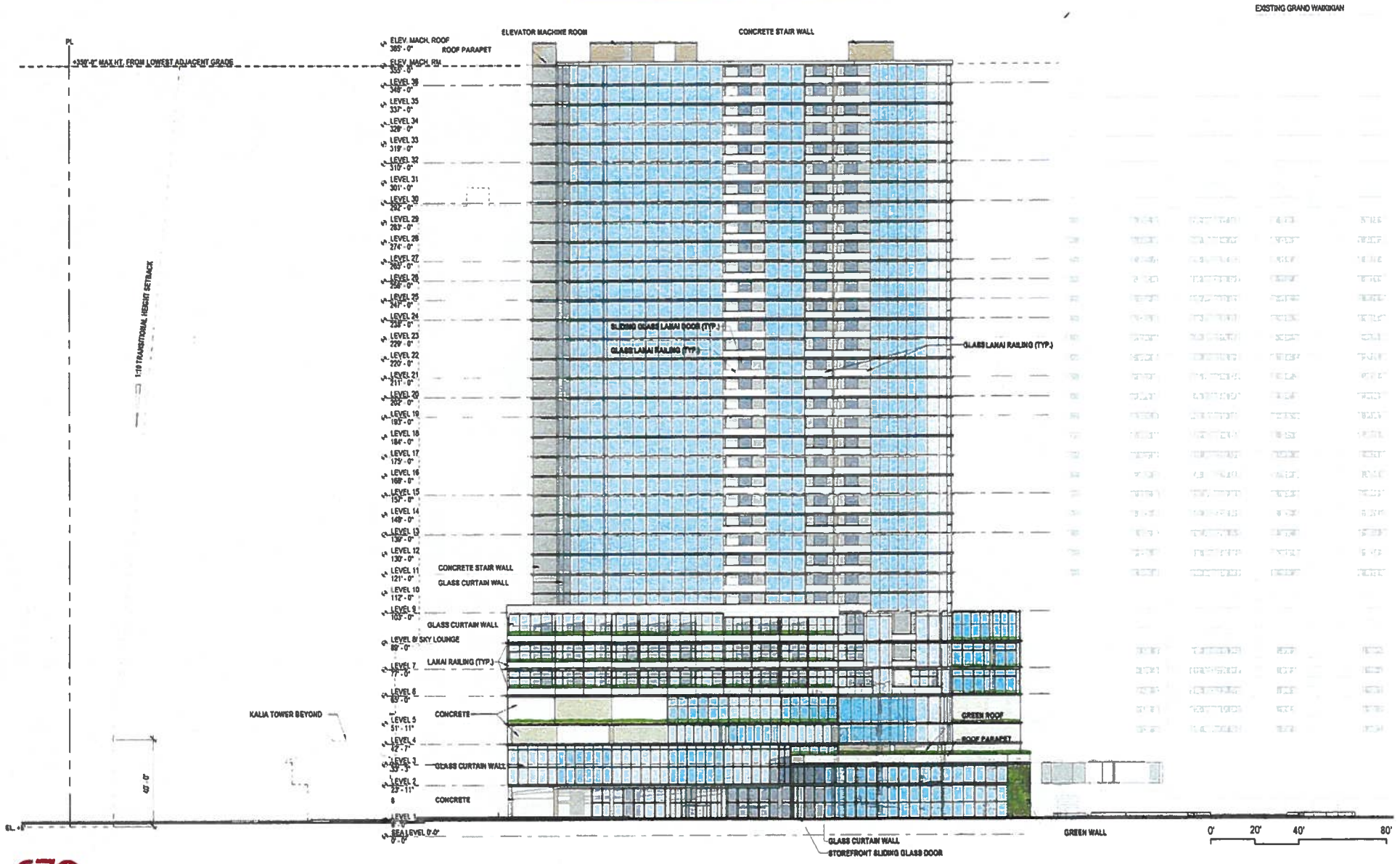


Figure 3.1 **Existing Hilton Hawaiian Village Map**

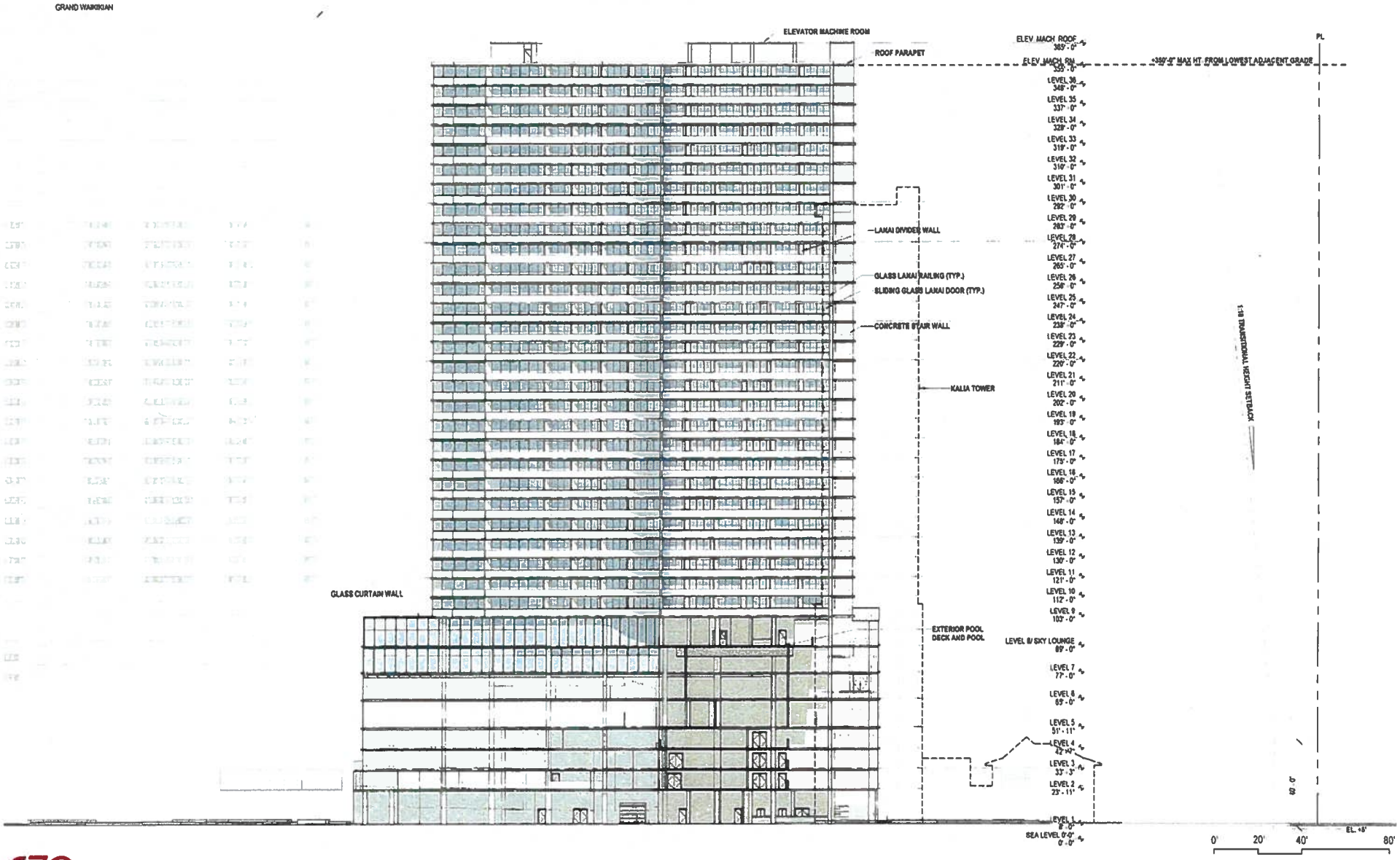
EXHIBIT D



North Elevation

FIGURE 14

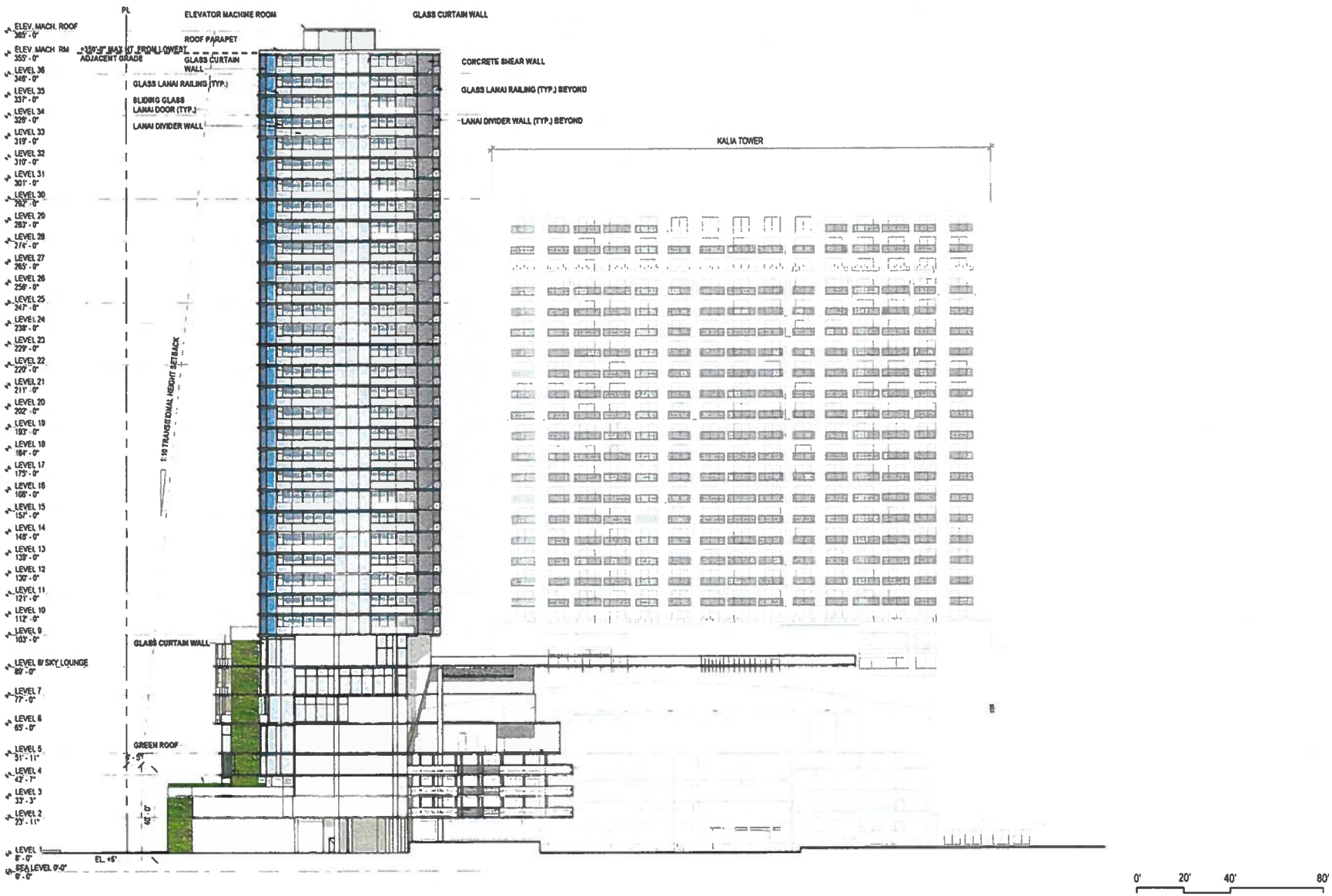
EXHIBIT E



South Elevation

FIGURE 15

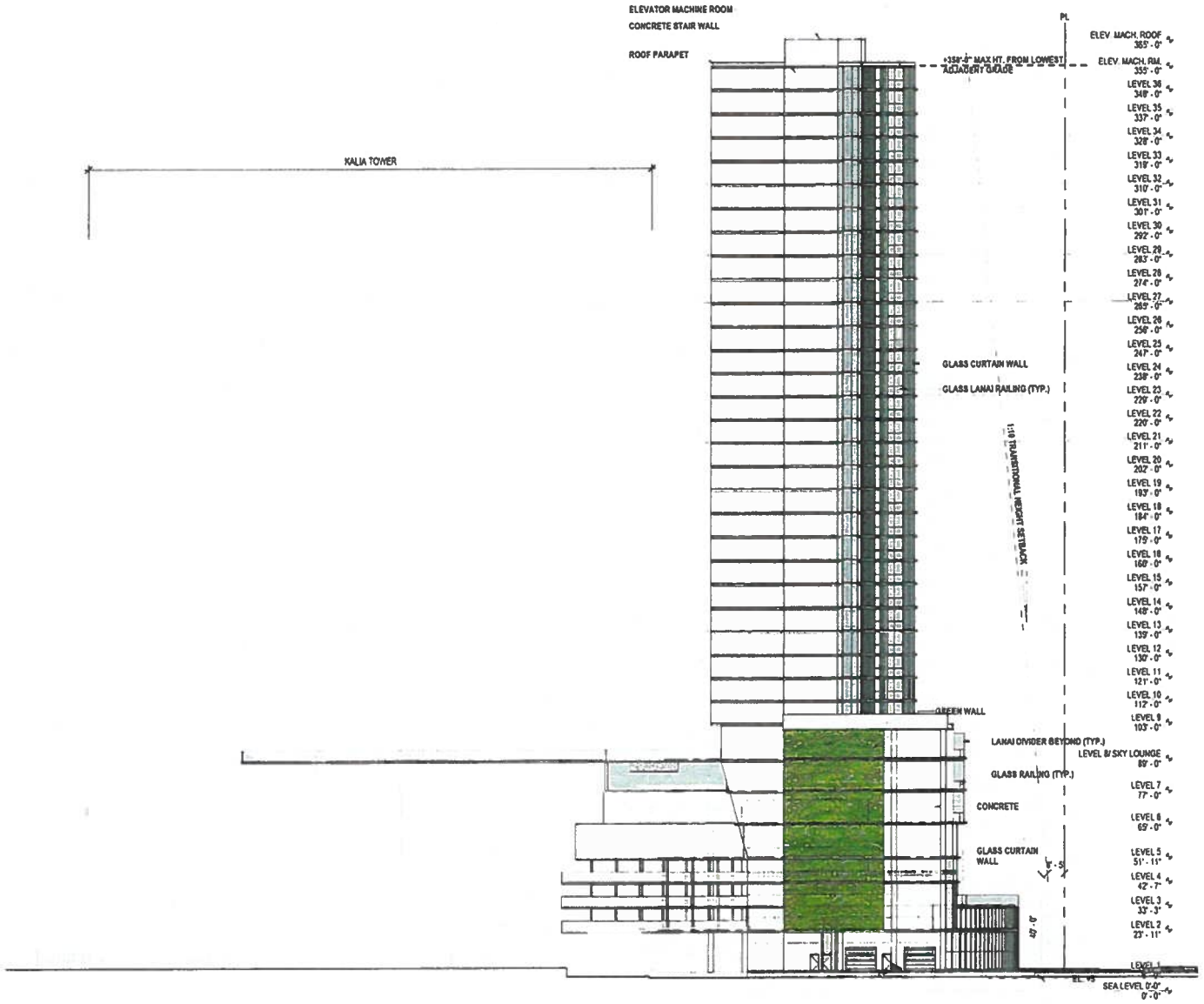
EXHIBIT F



West Elevation

FIGURE 16

EXHIBIT G



East Elevation

FIGURE 17

EXHIBIT H



GTO

Context View from Ala Moana Boulevard Looking Mauka

FIGURE 18

EXHIBIT I



GTO

Context View from Ala Moana Boulevard Looking Makai

FIGURE 19

EXHIBIT J



GTO

Ground Level View Looking Mauka

FIGURE 20

EXHIBIT K



GTO

Porte Cochere

FIGURE 21

EXHIBIT L

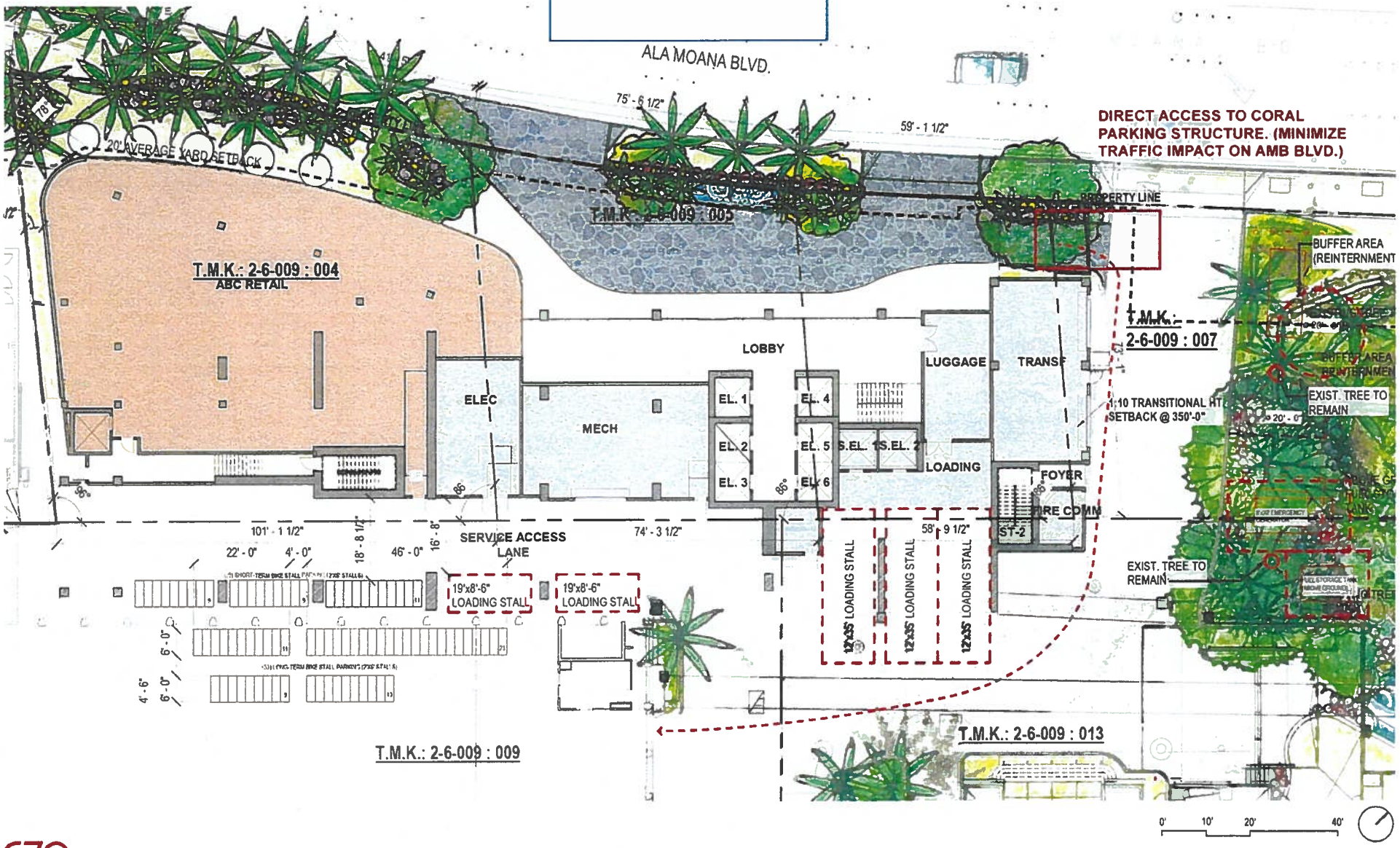


GTO

Ground Level View Looking Makai

FIGURE 22

EXHIBIT M



GTO

Site Plan

FIGURE 4

EXHIBIT N

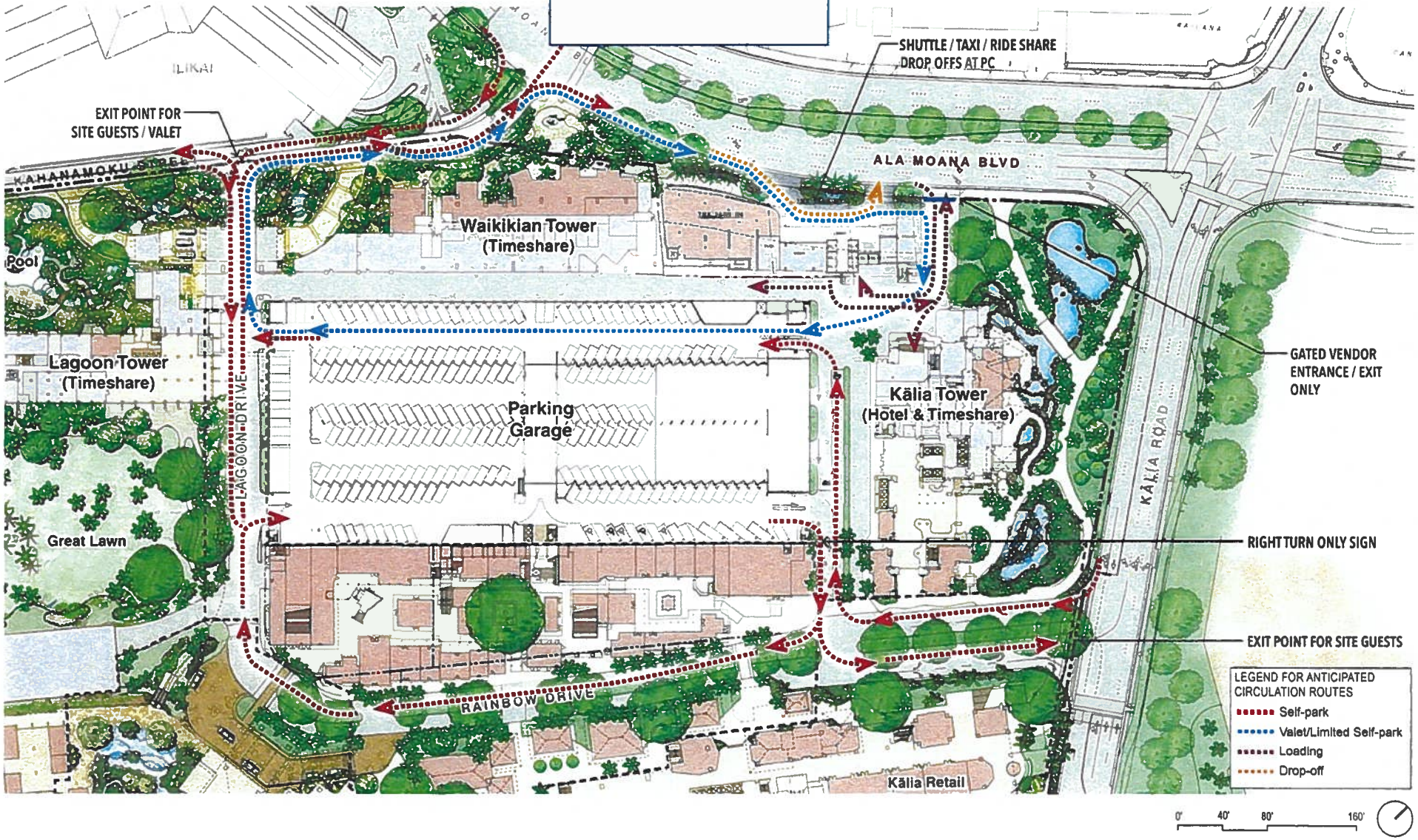
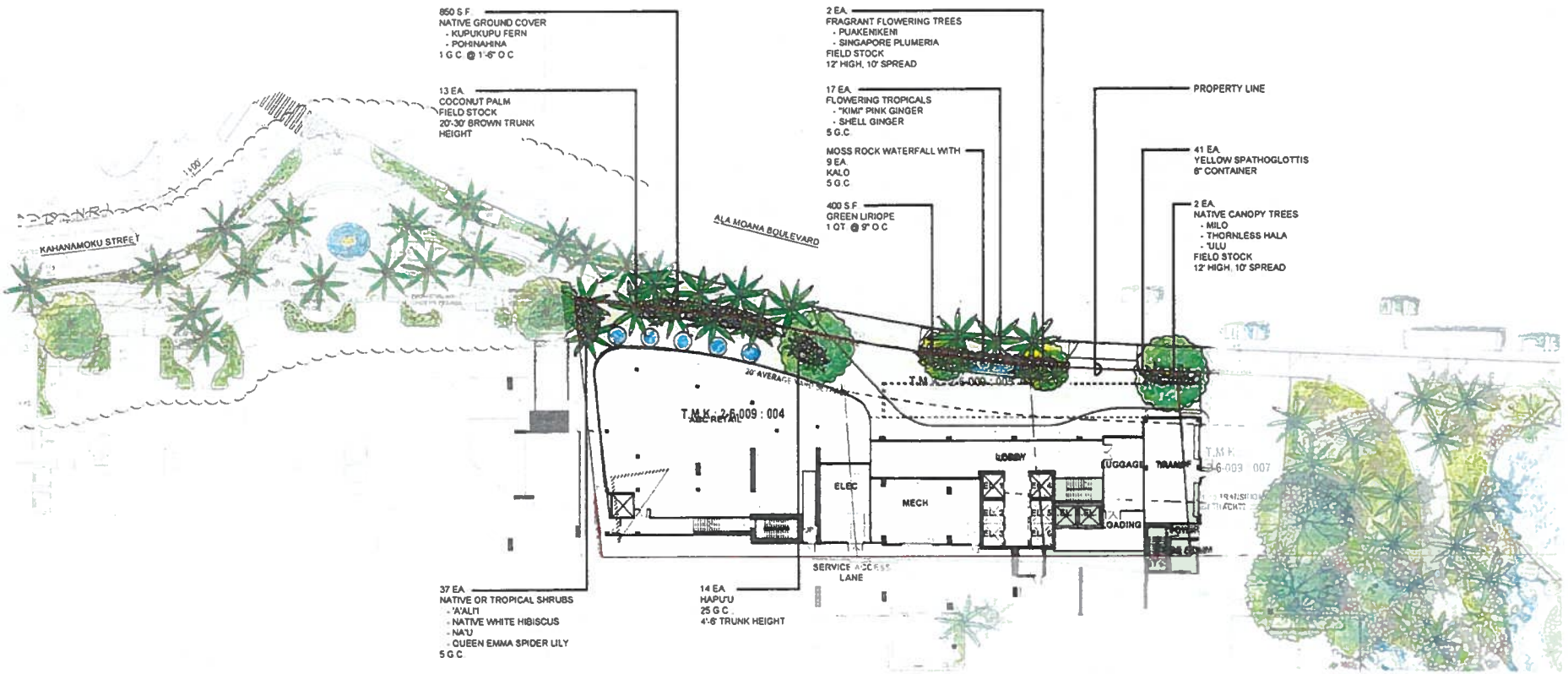

SHUTTLE / TAXI / RIDE SHARE DROP OFFS AT PC
EXIT POINT FOR SITE GUESTS / VALET
KAHANAMOKU STREET
ALA MOANA BLVD
Waikikian Tower (Timeshare)
Pool
Lagoon Tower (Timeshare)
LAGOON DRIVE
Parking Garage
Kālia Tower (Hotel & Timeshare)
KĀLIA ROAD
GATED VENDOR ENTRANCE / EXIT ONLY
Great Lawn
RIGHT TURN ONLY SIGN
EXIT POINT FOR SITE GUESTS
RAINBOW DRIVE
Kālia Retail
LEGEND FOR ANTICIPATED CIRCULATION ROUTES
Self-park
Valet/Limited Self-park
Loading
Drop-off
0'
40'
80'
160'

EXHIBIT O


To Ala Moana Boulevard
Pedestrian Crosswalk
To Ala Moana Yacht Harbor
To Ala Moana Boulevard
Pedestrian Crosswalk
From Kalia Road
Pedestrian Crosswalk
To Duke Kahanamoku Lagoon
To Fort Derussy and Waikīkī Beach
Waikikian Tower (Timeshare)
Lagoon Tower (Timeshare)
Parking Garage
Kalia Tower (Hotel & Timeshare)
Duke Kahanamoku Lagoon
Great Lawn
Rainbow Tower
Main Lobby Building
Hau Tree Bar
Tapa Tower
Wedding Chapel
Diamond Head Tower
Diamond Head Apartments
Ali'i Tower
Kalia Retail Promenade
ALA MOANA BLVD
KALIA ROAD
PAOA PLACE
0'
80'
160'
320'

EXHIBIT P



0' 20' 40' 80'

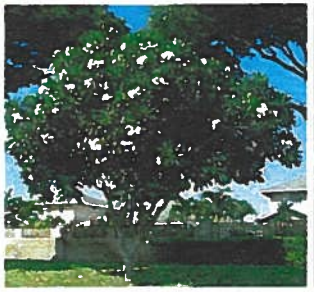
Landscape Plan - Planting

FIGURE 25

EXHIBIT Q


COCONUT GROVE


PUAKĒNIKENI & FLOWER DETAIL


SINGAPORE PLUMERIA & FLOWER DETAIL


BREADFRUIT (ULU) & FRUIT DETAIL


HALA & FRUIT DETAIL


MILO & FLOWER DETAIL


HAPU'U TREE FERN


NATIVE WHITE HIBISCUS (KOKI'O)


"QUEEN EMMA" SPIDER LILY & FLOWER DETAIL


NATIVE GARDENIA (NA'U) & FLOWER DETAIL


KALO


GINGER VARIETIES


"KIMI" PINK


SHELL


'A'ALI'I & FLOWER DETAIL


POHINAHINA & FLOWER DETAIL


KUPUKUPU FERN


GREEN LIRIOPE


YELLOW SPATHOGLOTTIS

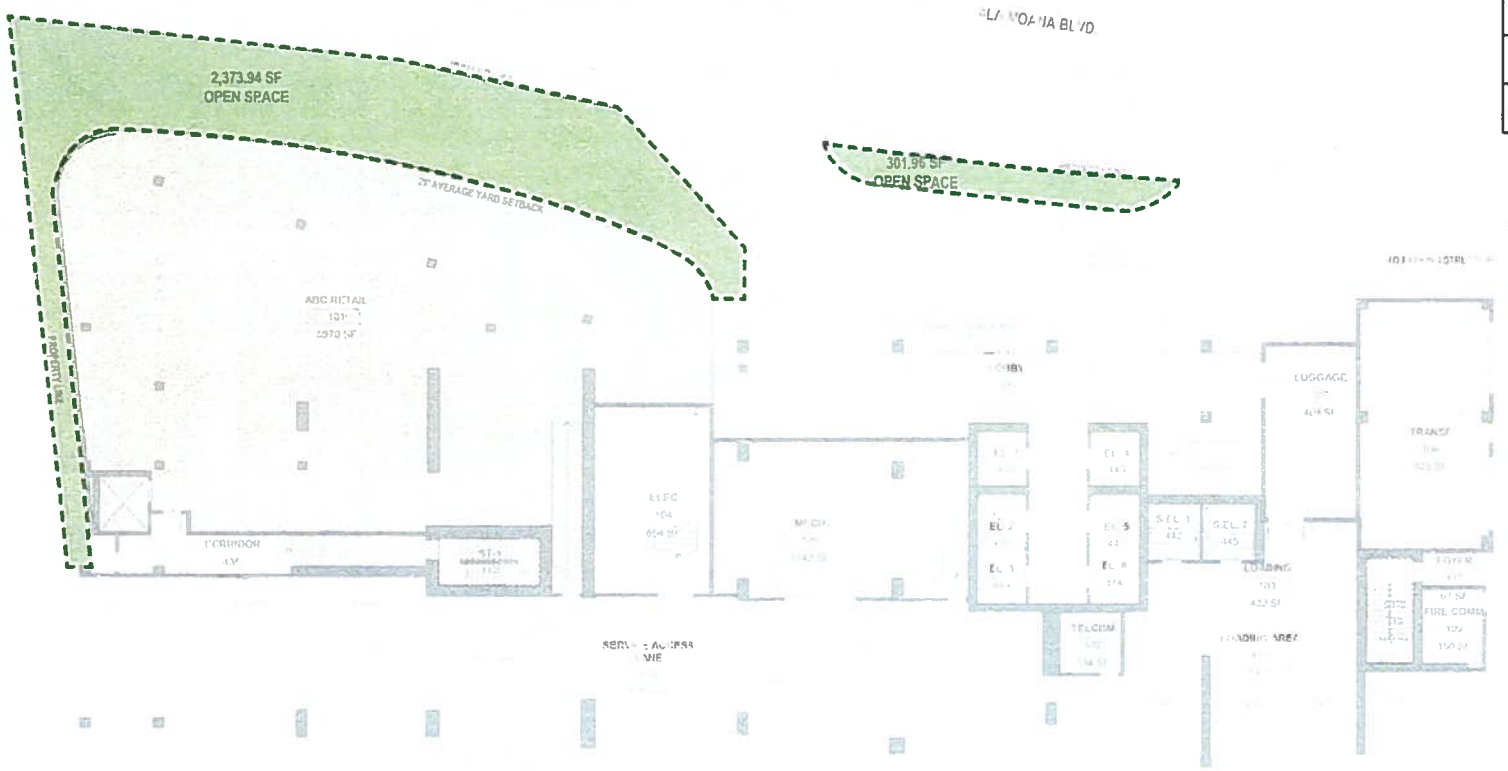
GTO

Landscape Plan - Plant Palette

FIGURE 26

EXHIBIT R

Proposed AMB Tower Project Site Open Space Summary			
Summary	**Lot Area (SF)**	**Open Space (SF)**	**Percent (%) Open**
Proposed AMB Tower	20,141 (0.46 acres)	2,675.9 sf	13.2%



LEGEND
Lot Area: 20,141 SF (0.46 acres)
13% OPEN SPACE ADDED

0' 10' 20' 40'

GTO

Proposed Open Space Plan - AMB Tower

FIGURE 30

EXHIBIT S



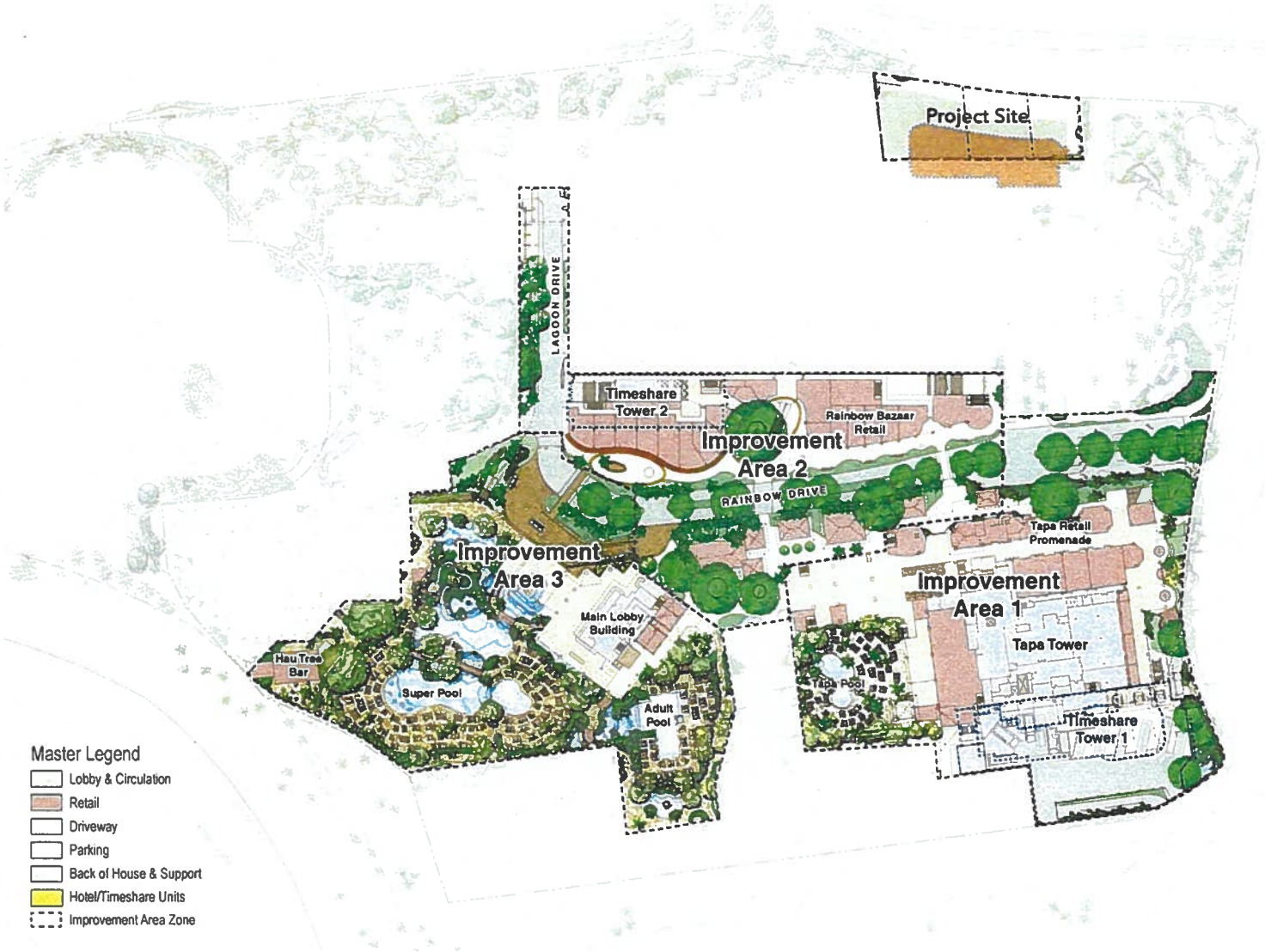
HHV Campus Post Project Open Space Summary (including AMB Tower)			
Summary	**Lot Area (SF)**	**Open Space (SF)**	**Percent (%) Open**
Total HHV Open Space	989,120 (22.7 acres)	498,792.9 sf	50.4%

LEGEND
Lot Area: 20,141 SF (0.46 acres)
Open Space Provided

Proposed Open Space Plan - HHV Campus Plan

FIGURE 31

EXHIBIT T



IMPROVEMENT AREA 1 (Approved, completed)

- Refer to slide 5 (existing conditions)
- 2011 PD-R contemplated 3 improvement areas, of which only 1 has been completed

IMPROVEMENT AREA 2 (Approved, to be completed)

- Redevelop Rainbow Bazar
- Develop Ground Level Sidewalk and 2nd Level Pedestrian Connection to Tapa Tower
- Renovate and Infill of Retail Pavilion
- Construct New Timeshare Tower 2
- Develop New 2nd Level Pedestrian Connection to Lobby

IMPROVEMENT AREA 3 (Approved, to be completed)

- Construct New Super Pool and Terrace Deck
- Relocate and Construct New Hau Tree Bar
- Remove Existing Shell Bar
- Improve Landscaping and Expand Water Features
- Construct New Porte Cochere
- Renovate Lobby Arrival Building and Amenities
- Construct New Pool in Village Green

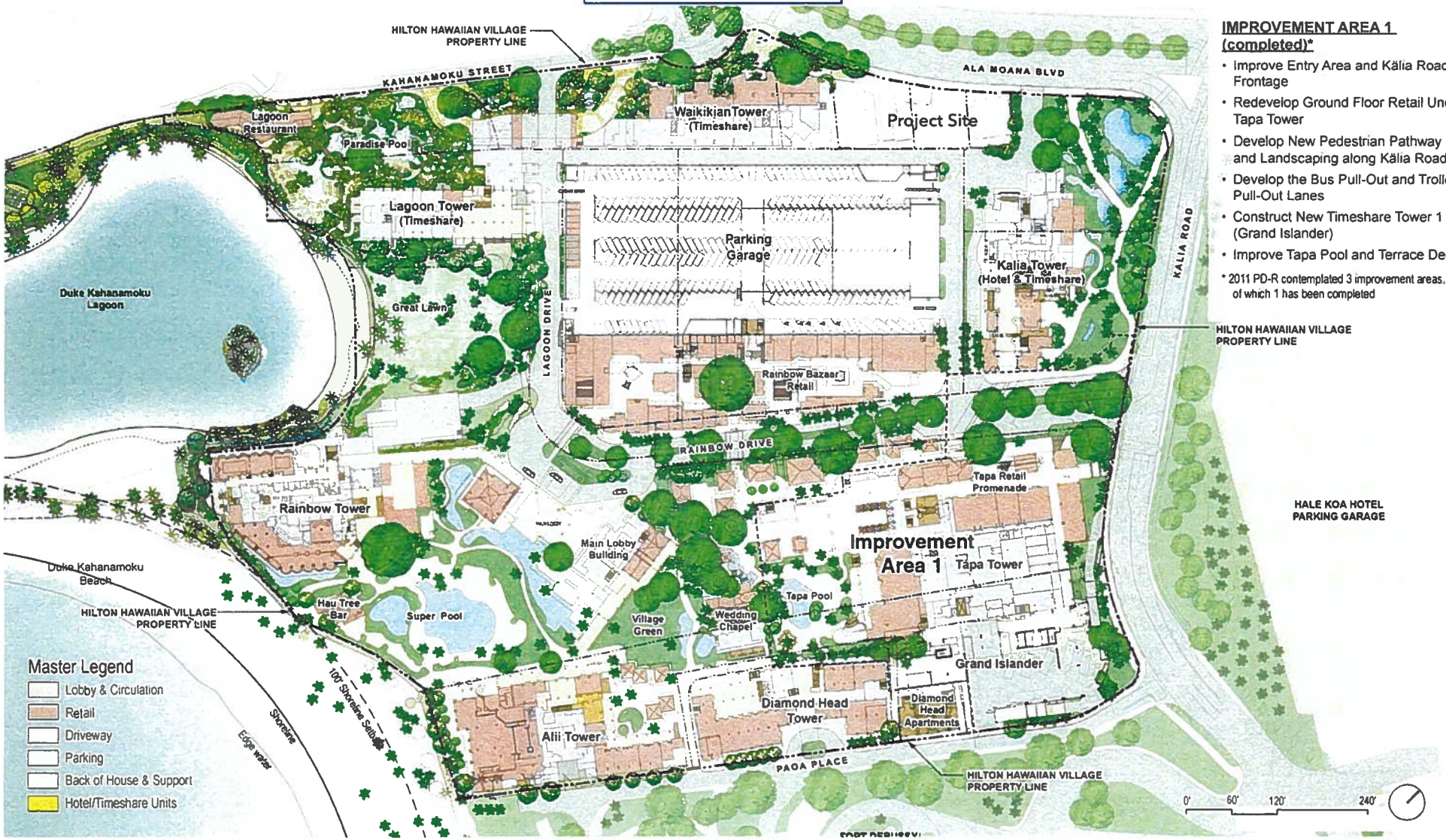
IMPROVEMENT AREA 4 (NEW PROPOSAL)

- Construct New AMB Tower

0' 60' 120' 240'

P:\2021\21044-01 HNV AMB Tower 2021 Pub Hearing\Attachment\07 Graphics\PD-R book\PD-R book.indd

EXHIBIT U

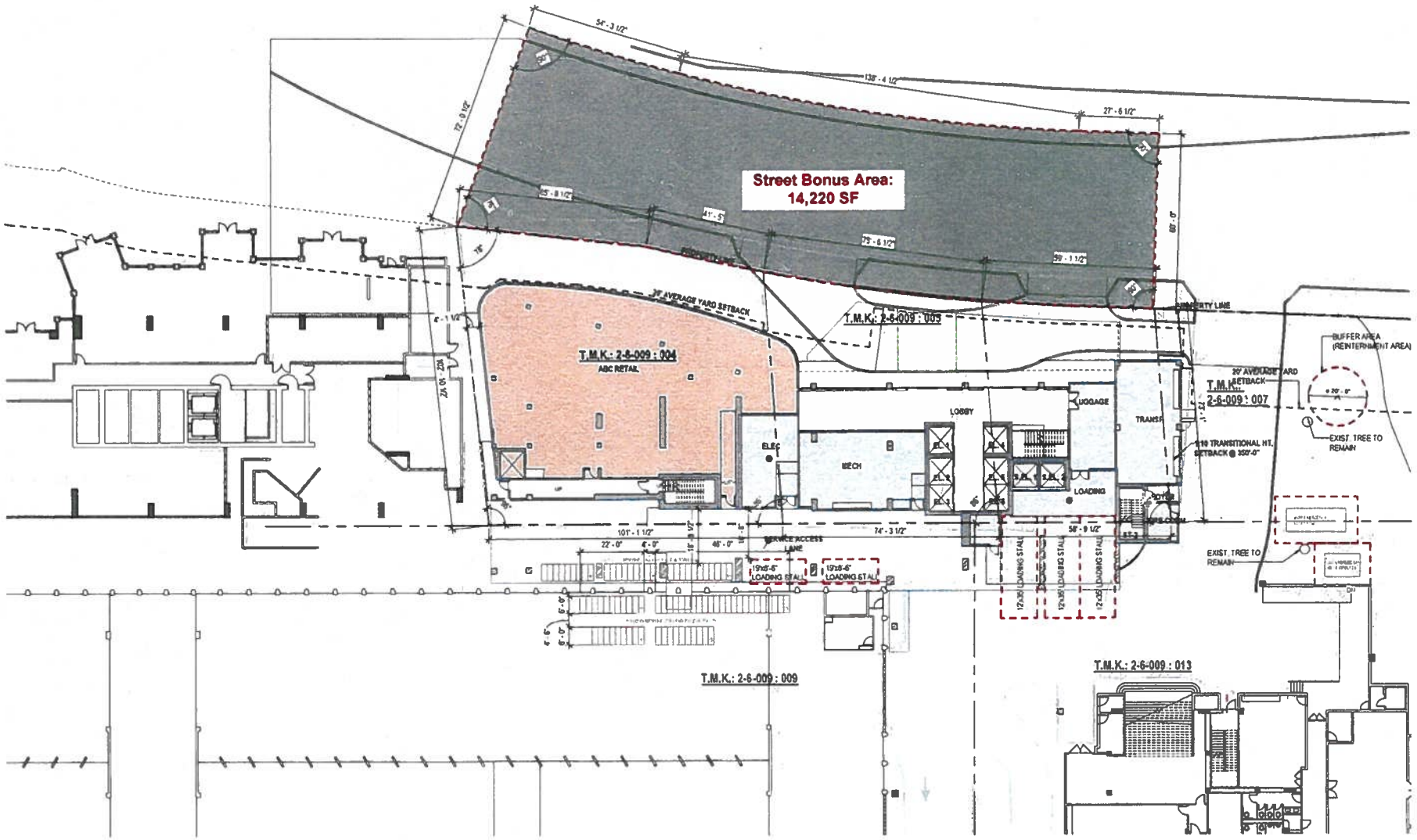


IMPROVEMENT AREA 1 (completed)*

- Improve Entry Area and Kālia Road Frontage
- Redevelop Ground Floor Retail Under Tapa Tower
- Develop New Pedestrian Pathway and Landscaping along Kālia Road
- Develop the Bus Pull-Out and Trolley Pull-Out Lanes
- Construct New Timeshare Tower 1 (Grand Islander)
- Improve Tapa Pool and Terrace Deck

* 2011 PD-R contemplated 3 improvement areas, of which 1 has been completed

EXHIBIT V



G70

Site Plan | G100

SCHEMATIC DESIGN
HHV-AMB TOWER
12/15/2024

EXHIBIT W



YARDS

	Required	Provided
Front Yard	20 FT	20 FT using yard averaging
Side and Rear Yards	0 FT	Not Applicable: The HHV site is to be considered one zoning lot

MAXIMUM HEIGHT

Maximum Allowable Height	Provided
350 FT*	350 FT

* Exclusive of permitted rooftop equipment and structures

TRANSITIONAL HEIGHT SETBACK

Required Transitional Height Setback	Provided
For any portion of a structure above 40 FT in height, an additional front height setback equal to one FT for every 10 FT in height, or fraction thereof, shall be provided.	The Podium roof may project within the Transitional Height Setback a maximum of 42 ft.

LEGEND

- Required Front Yard Setback
- Area of Existing Building within Required Front Yards
- AMB Podium Area
- AMB Tower Area Above

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