HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 25-316

RESOLUTION

APPROVING SPECIFIC COMMUNITY BENEFITS TO BE PROVIDED BY THE APPLICANT FOR THE PLANNED DEVELOPMENT-RESORT PROJECT AT 133 KAIULANI STREET, AS REQUIRED BY CONDITION 9 OF RESOLUTION 16-52, CD1, FD1, AS AMENDED BY RESOLUTION 19-67, CD1.

WHEREAS, on April 20, 2016, the City Council ("Council"), by the adoption of Resolution 16-52, CD1, FD1 (the "Resolution"), approved a conceptual plan for a planned development-resort project to demolish the existing King's Village, Prince Edward Apartments, and Hale Waikiki and develop a 32-story condo-hotel with approximately 213 units, seven-story podium with back-of-house facilities, 250 parking stalls, private park, ground floor commercial spaces, lobby, reception area, restaurant, lobby lounge and bar, multi-event spaces, executive offices, meeting facilities, outdoor dining terrace, rooftop recreational facilities, adjacent pocket park, and other site appurtenances, located at 133 Kaiulani Avenue in Waikīkī, O'ahu ("Project"); and

WHEREAS, on April 17, 2019, by the adoption of Resolution 19-67, CD1, the Council approved the deadline to obtain a building permit for the Project and ratified and confirmed all other provisions in Resolution 16-52, CD1, FD1; and

WHEREAS, on September 25, 2018, the Project Applicant, MK Development Consulting, LLC (dba BSC KVSC, LLC) sold the Project development rights to Hilton Resorts Corporation (the "Applicant"), which plans to convert the Project to a timeshare hotel under the operations and management of the Hilton Grand Vacations; and

WHEREAS, the Project's exterior design will remain the same, but the interior design will be modified to accommodate a timeshare hotel (modifications include elimination of the 7th floor spa and 8th floor restaurant, and a reduction in the number of units from 213 to 191 due to increased floor area per unit); the Applicant plans to obtain the Director of Planning and Permitting's approval of these minor modifications; and

WHEREAS, Condition 9 of the Resolution provided that prior to issuance of the final Certificate of Occupancy ("CO") for the Project, the Applicant shall fund a community benefits package valued at $1,000,000. Condition 9 further provided that the specific benefits in the community benefits package will be set forth in a separate resolution, which the Council shall adopt prior to issuance of the Final CO; and

WHEREAS, Kūhiō Beach Park is a centerpiece of Waikīkī and a vital community asset near the Project site; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 25-316

RESOLUTION

WHEREAS, Kūhiō Beach Park suffers from dead coconut mounds with bare dirt and outdated cement picnic tables and intrusion of vehicles in areas of high pedestrian traffic, often attracting illegal activity and demonstrating an aesthetic standard far below that expected of the iconic Waikīkī; and

WHEREAS, the Council finds that the Project's community benefits package should be utilized to revitalize the area in the vicinity of the Project by addressing safety, stability, function, and the overall ambience and appearance of Waikīkī; and

WHEREAS, the Council, having duly considered the impacts of the Project, desires to approve the specific benefits and amounts in the community benefits package for the Project as enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that it approves, pursuant to and in satisfaction of Condition 9 of Resolution 16-52, CD1, FD1, as amended by Resolution 19-67, CD1, the specific community benefits to be contributed by Hilton Resorts Corporation must include a contribution of $1,000,000 to the Waikīkī Business Improvement District Association for improvements at or related to Kūhiō Beach Park, at a total cost to equal $1,000,000, which may include the following:

- Replacing the cement picnic tables with an activation project designed to reduce crime in the area;
- Replacing the dead coconut mounds with resort grade turf, including maintenance;
- Acquiring quality equipment for continued maintenance of the area;
- Constructing a community safety kiosk in areas with high levels of pedestrian traffic;
- Installing visible wayfinding signage; and
- Installing low-profile safety bollards near curbs to prevent vehicular intrusion into pedestrian areas; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 25-316

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Hilton Resort Corporation, 69-550 Waikoloa Beach Drive, Waikoloa, Hawaii, 96738; R. M. Towill Corporation, 2024 North King Street, Suite 200, Honolulu, Hawaii, 96819; and the Director of Planning and Permitting, 650 South King Street, Seventh Floor, Honolulu, Hawaii, 96813.

INTRODUCED BY:

DATE OF INTRODUCTION:

NOV 12 2025

Honolulu, Hawai'i

Councilmembers

OCS2025-0882/11/12/2025 12:34 PM

Report Title:
133 Kaiulani Avenue; Redevelopment of Land in Waikiki; Planned Development-Resort; Community Benefits; Kuhio Beach Park; Kūhiō Beach Park; Waikīkī

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