HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **25-316, CD1**

RESOLUTION

REQUIRING SPECIFIC COMMUNITY BENEFITS TO BE FUNDED BY THE APPLICANT OF A PLANNED DEVELOPMENT-RESORT PROJECT AT 133 KA'IULANI AVENUE, 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, 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 Ka'iulani Avenue in Waikīkī, O'ahu, and identified as Tax Map Keys 2-6-023:029, 037, and 076 (the "Project"); and

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

WHEREAS, the Project's exterior design remained the same, but the interior design was 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 obtained approval of these minor modifications from the Director of Planning and Permitting; and

WHEREAS, on April 17, 2019, by the adoption of Resolution 19-67, CD1, the Council approved an extension of the deadline to obtain a building permit for the Project to April 20, 2020, which the Applicant has since fulfilled, and ratified and confirmed all other provisions in Resolution 16-52, CD1, FD1; and

WHEREAS, Condition 9 of Resolution 16-52, CD1, FD1, provides that prior to issuance of the final Certificate of Occupancy ("CO") for the Project, the Applicant is required to fund a community benefits package valued at $1,000,000, and further provides that the specific benefits in the community benefits package will be set forth in a separate resolution, which must be approved by the Council prior to issuance of the Project's final CO; and

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

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 used 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 further finds that improvements to Kūhiō Beach Park are consistent with this intent, and since Kūhiō Beach Park is a City park, implementation of the improvements will be coordinated with the Department of Parks and Recreation; and

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

BE IT RESOLVED by the Council of the City and County of Honolulu that pursuant to and in satisfaction of Condition 9 of Resolution 16-52, CD1, FD1, as amended by Resolution 19-67, CD1, Hilton Resorts Corporation shall make a cash contribution of $1,000,000 to the Waikīkī Business Improvement District Association to support a community benefits package that includes improvements at or related to Kūhiō Beach Park valued at $1,000,000; the cash contribution amount must be used to fund the following specific benefits up to and until the total cost of the improvements is equal to $1,000,000:

- 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;

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- 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

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Hilton Resort Corporation, 69-550 Waikoloa Beach Drive, Waikoloa, Hawai'i 96738; R. M. Towill Corporation, 2024 North King Street, Suite 200, Honolulu, Hawai'i 96819; Waikīkī Business Improvement District Association, 227 Lewers Street, Suite 202, Honolulu, Hawai'i 96815; the Director of Planning and Permitting, 650 South King Street, Seventh Floor, Honolulu, Hawai'i 96813; and the Director of Parks and Recreation, 1000 Ulu'ōhi'a Street, Suite 309, Kapolei, Hawai'i 96707.

INTRODUCED BY:

Tommy Waters

DATE OF INTRODUCTION:

November 12, 2025
Honolulu, Hawai'i

Councilmembers

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

CERTIFICATE

RESOLUTION 25-316, CD1

Introduced: 11/12/25 By: TOMMY WATERS Committee: ZONING & PLANNING (ZON)

Title: REQUIRING SPECIFIC COMMUNITY BENEFITS TO BE FUNDED BY THE APPLICANT OF A PLANNED DEVELOPMENT-RESORT PROJECT AT 133 KA'IULANI AVENUE, AS REQUIRED BY CONDITION 9 OF RESOLUTION 16-52, CD1, FD1, AS AMENDED BY RESOLUTION 19-67, CD1.

Voting Legend: * = Aye w/Reservations

11/12/25	INTRO	Introduced.
11/20/25	ZON	Reported out for adoption as amended in CD1 form. CR-387 4 AYES: CORDERO, KIA'ĀINA, TUPOLA, WATERS 1 ABSENT: OKIMOTO
01/28/26	CCL	Committee report and Resolution as amended were adopted. 9 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, NISHIMOTO, OKIMOTO, TULBA, TUPOLA, WATERS, WEYER

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.

GLEN I. TAKAHASHI, CITY CLERK

TOMMY WATERS, CHAIR AND PRESIDING OFFICER