
ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

PRINCESS KA'IULANI RENOVATION & DEVELOPMENT AND THE REPLACEMENT OF THE MOANA SURFRIDER HOTEL DIAMOND HEAD TOWER WITH A NEW TOWER

WAIKIKI, HONOLULU, OAHU, HAWAII

APPLICANT

Kyo-ya Hotel & Resorts, LP
Sheraton Waikiki Hotel, Second Floor
2255 Kalakaua Avenue
Honolulu, Hawaii 96816

AGENT

Kusao & Kurahashi, Inc.
Planning and Zoning Consultants
2752 Woodlawn Drive, Suite 5-202
Honolulu, Hawaii 96822

February 2009

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ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE PRINCESS KA'IULANI RENOVATION & DEVELOPMENT AND THE MOANA HOTEL REPLACEMENT OF THE DIAMOND HEAD TOWER WITH A NEW TOWER, WAIKIKI, HONOLULU, OAHU, HAWAII

Tax Map Key: 2-6-22: 1 and 41 and 2-6-1: 12 and 13

I. INTRODUCTION

The applicant, Kyo-ya Hotels & Resorts, LP, proposes (i) the renovation and redevelopment of the Princess Ka'iulani site and (ii) the development of a new Diamond Head Tower that will replace the existing Diamond Head Tower located adjacent to the Banyan Wing of the The Moana Surfrider Hotel development site, as more fully described below (collectively, the Redevelopment Projects). Preliminary plans showing the existing development and proposed improvements at the Princess Ka'iulani are provided in Appendix I.



The Moana Surfrider Hotel (Moana) development site includes the Surfrider Tower, the Banyan Wing, and the Diamond Head Tower. However, new development will be restricted to the portion of the site with the existing Diamond Head Tower. Preliminary plans showing the existing Diamond Head Tower and proposed new Diamond Head Tower are provided in Appendix II.

The proposed improvements will provide several public benefits and improve the visitor and local resident experience in Waikiki. The existing facilities are dated and not consistent with the demands of transient and convention related guests. The improvements will result in upgraded visitor accommodations, enhanced retail, food and beverage, and recreational facilities. The public benefits will include enhanced public open spaces, improved view corridors, and improved traffic and circulation along Kalakaua and Ka'iulani Avenue. The improvements will also provide a boost to an ailing economy that may help to ease the impacts of the recession that has affected Hawaii and the nation.

The upgrade, renovation and redevelopment of the Princess Ka'iulani and the new Diamond Head Tower are necessary given the age and condition of the property. The development will also result in construction jobs during the 2 to 4 year construction period, provide a significant increase in property values for the City and County of Honolulu (City), and generate additional tax revenue in terms of long term General Excise Tax (GET) and Transient Accommodations Tax (TAT).

In conjunction with the Redevelopment Projects, the applicant will explore the possibility of using deep seawater (a renewable energy technology) to provide cold water in a heat exchange process for the cooling/air-conditioning system for its properties. The proposed deep seawater cooling system will reduce the use of potable water for the cooling system and will significantly reduce energy costs, reducing dependence on the import of fossil fuels.

The proposed hotel, residential, commercial and resort uses are permitted uses in the Resort Mixed Use Precinct of the Waikiki Special District for these specific parcels.

This Environmental Impact Statement Preparation Notice for the redevelopment of the Princess Ka'iulani Hotel site and development of the new Diamond Head Tower, is prepared pursuant to and in accordance with the requirements of Chapter 343, Hawaii Revised Statutes (HRS) and Chapter 200 of Title 11, Hawaii Administrative Rules - Environmental Impact Statement Rules, and Chapter 25, Special Management Area, Revised Ordinances of Honolulu. The actions that trigger this assessment are the proposed development in the Waikiki Special District, development within the Special Management Area and development within the shoreline setback area.

II. GENERAL INFORMATION

- A. APPLICANT /OWNER : Kyo-ya Hotel & Resorts, LP
Sheraton Waikiki Hotel, Second Floor
2255 Kalakaua Avenue
Honolulu, Hawaii 96816
- B. ACCEPTING AGENCY : Department of Planning & Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813
- C. TAX MAP KEY : 2-6-22: 1 and 41 (Princess Ka'iulani)
2-6-1: 12 and 13 (Moana/Diamond Head Tower)
- D. AGENT : Kusao & Kurahashi, Inc.
Planning and Zoning Consultants
2752 Woodlawn Drive, Suite 5-202
Honolulu, Hawaii 96822
- E. LOCATION : 2352 & 2354 Kalakaua Avenue, corner of
Kalakaua Avenue & Ka'iulani Avenue,
(Princess Ka'iulani);

2365 Kalakaua Avenue,
(Moana/Diamond Head Tower)
- F. LOT AREA : 180,920 square feet (Princess Ka'iulani)
139,806 square feet (Diamond Head Tower,
Moana Hotel and Surfrider Tower)
(Note: although the lot area includes the land
area for the Moana Hotel and the Surfrider
Tower, Tax Map Key Nos. 2-6-1: 12 and 13,
the new Diamond Head Tower will be located
entirely within a portion of parcel 12.)
- G. ZONING : Resort Mixed Use Precinct
- H. STATE LAND USE : Urban
- I. DEVELOPMENT PLAN
Land Use Map : Resort (Exhibit 2)
Public Infrastructure Map : Transit Corridor along Kalakaua Avenue
- J. SPECIAL DISTRICT : Waikiki Special District (Exhibit 1)

- K. EXISTING USE : Resort Mixed Use
- L. AGENCIES TO BE CONSULTED BY THIS EISPN :
- Office of the Governor
 - State Department of Accounting and General Services, Land Survey Division
 - State Office of Planning
 - Office of the Mayor of the City and County of Honolulu
 - Members of the Honolulu City Council
 - City Department of Design and Construction (City infrastructure and facilities)
 - Department of Land and Natural Resources
 - Department of Business and Economic Development and Tourism
 - State Historic Preservation Division
 - State Department of Health
 - State Department of Education
 - Office of Hawaiian Affairs
 - Board of Water Supply
 - Department of Planning and Permitting
 - Department of Parks and Recreation
 - Department of Public Works
 - Department of Design and Construction
 - Department of Emergency Services, Ocean Safety and Lifeguard Services Division
 - Department of Environmental Services
 - Honolulu Police Department
 - Honolulu Fire Department
 - Department of Transportation Services
 - Waikiki Neighborhood Board
 - Waikiki Improvement Association
 - Hawaii Hotel & Lodging Association
 - Hawaii Historic Foundation
 - Kawaiaha'ō Church
 - Hawaiian Electric Company

III. DESCRIPTION OF PROPOSED ACTION

A. GENERAL DESCRIPTION

1. History

Waikiki has long been a center of population and political power prior to the arrival of Europeans. Historians have documented that royal residences and the ruling chiefs occupied Waikiki over an extended period. The following summarizes the historic and cultural information regarding possible cultural resources, including human burial remains that may be associated with the project sites.

- In addition to chiefly residences Waikiki supported a vast system of irrigated taro fields which extended across the littoral plain from Waikiki to lower Manoa and Palolo Valleys. This agricultural system utilized streams descending from the valleys allowing the cultivation of a variety of crops and provided a source of fresh water. Fish ponds and coconut groves dotted the landscape. A sizable population developed amidst this cultivated abundance.
- With the emergence of Honolulu and its harbor as the center for trade and other activities the population of Waikiki declined.
- Portions of the Princess Ka'iulani project site were part of the Ainahau Estate in the late 1800's. Later this site was occupied by a school, church and graveyard.
- Subsequently, both the Princess Ka'iulani and The Moana Surfrider Hotel development site were developed with structures related primarily to resort use.
- In the Mid-nineteenth century the process of the Mahele, which introduced private property into Hawaiian society allowed private property in Waikiki to be claimed by commoners and others who could prove residency on and use of the land.
- In the mid to late nineteenth century, Waikiki was becoming a popular site among foreigners, primarily Americans. With the emergence of the fledgling visitor destination came the loss or modification of traditional land uses.
- During the early part of the twentieth century the landscape of Waikiki was transformed with the draining and filling of ponds and irrigated fields for the purpose of implementing a planned urbanization of the area.
- At the onset of World War II, in the 1940's, Waikiki was transformed into a recreational area for military personnel. During the 1950's there were numerous dwellings, hotels, apartments and retail establishments in Waikiki, stretching from the Kalia area to the far end of Kapiolani Park.

The Princess Ka'iulani project site is identified on historic maps as a portion of Ainahau, the Waikiki estate of Archibald Cleghorn, his wife Princess Miriam Likelike and their daughter, Princess Ka'iulani. The estate was named Ainahau, believed to mean "land of cool breezes", or "cool land" which may be a reference to the cool wind that passed through this area created by the many hau trees that grew along Apuakehau Stream. The estate in 1872 had several native grass huts, which Cleghorn removed and replaced with Hawaiian-style bungalow. He later replaced the bungalow with a new, large two-story Victorian style house (fig. III-A.1).



figure III-A.1

The Princess Ka'iulani project site encompasses only the southwestern-most corner of the Ainahau Estate (located on the northeast corner of the project area) which contained no structures and was likely the location of the access drive from Kalakaua Avenue. In addition to the Ainahau Estate, it appears that Apuakehau Stream crossed over a portion of the Princess Ka'iulani project site (fig. III-A.2).

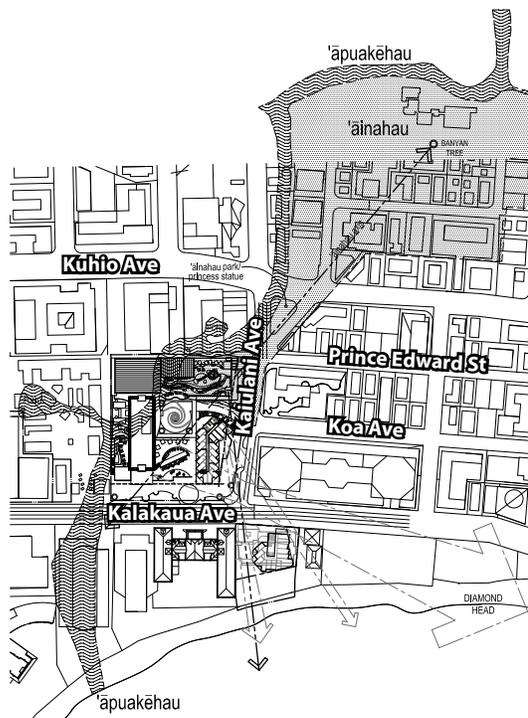


figure III-A.2

In the late 1800's and early 1900's historic maps indicated structures on the Princess Ka'iulani site labeled Kalawila Church, Waikiki Public School, and several Moana Hotel related structures. The former Church is recognized as one of the ten branches of Kawaiahao Church. A search of the Kawaiahao Church Archives revealed that in 1916 the Church sold the cemetery land around the Waikiki Branch to real estate developers and a total of 39 individuals, originally buried between 1880 to 1907 were removed from the Waikiki Cemetery and probably reinterred at the Kawaiahao Cemetery.

2. Existing Conditions at the Princess Ka'iulani

The Princess Ka'iulani project site, which consists of two parcels on 4.15 acres of land, is located in Waikiki and surrounded by modern urban development including high-rise hotels, multi-family dwellings, commercial establishments and public infrastructure and roadways.

The Princess Ka'iulani Hotel, which originally opened for business in 1955, consists of 1,140 guestrooms within 3 hotel towers, the 29-story Ainahau Tower, the 11-story Princess Tower and the 11-story Ka'iulani Tower.

The hotel amenities currently include approximately 27,212 square feet of retail space, 12,798 square feet of meeting space, a 582-space parking structure, swimming pool, fitness center, and food and beverage establishments.

Vehicular access to the site is via Ka'iulani Avenue where there is a covered porte cochere and a driveway leading to the loading dock and parking garage. A plan showing the existing conditions is provided in Appendix III.



figure III-A.3

3. Existing Condition - Diamond Head Tower

The existing 8-story, Diamond Head Tower is located between the historic Banyan Wing of the the Moana Surfrider Hotel development site and the Waikiki Beach Center. There are currently 141 hotel lodging units and retail establishments on the ground floor. The Diamond Head Tower is operated as an annex of the The Moana Surfrider Hotel.

Vehicular access to the site is located at the porte cochere of the Banyan Wing of the Moana Surfrider Hotel development site; there is currently no dedicated motor court for the Diamond Head Tower. The loading dock for the Diamond Head Tower is located in the Surfrider Tower and is connected to the Diamond Head Tower via an underground tunnel.

Other structures include a concrete lanai, planters and landscaping as indicated in the survey provided in Appendix III.



figure III-A.4

4. Proposed Development - Princess Ka'iulani



figure III-A.5, Proposed Site Plan



figure III-A.6, Proposed Site Plan with Existing Overlay

The renovation and redevelopment of the Princess Ka'iulani is planned to include:

- a. The demolition of two of the existing hotel towers (Princess and Ka'iulani Towers), and the existing retail buildings, parking garage and other structures on the property;
- b. The renovation of the existing 666-room Ainahau Tower (the "Ainahau Tower");
- c. The development of a new, 34-story condo-hotel and residential tower consisting of 270 units (the "Pikake Tower") – approximately 200 condo-hotel rooms and 70 fee simple residential condominium units (the precise mix of units could be modified based on demand at the time of construction);
- d. The development of a new 2-level podium that will include retail, food and beverage, approximately 100 below grade parking spaces, recreational amenities, and back of house facilities to service the project (the "Commercial Podium"); and,
- e. The development of a new parking structure with approximately 649 parking spaces. The top level of the parking structure will include a recreation deck, meeting space and food and beverage facilities (the "Parking Deck").

Ainahau Tower

The Ainahau Tower will consist of approximately 666 hotel rooms. The hotel will be operated as a full service hotel with a full-service restaurant, a lobby bar, meeting facilities, and recreational amenities including a resort pool and fitness center. The hotel will represent a significant improvement over the existing hotel and will cater to individual tourists, in-house group attendees, and attendees of the Hawaii Convention Center.

Pikake Tower

The Pikake Tower will include approximately 270 units, consisting of 200 condo-hotel units and 70 fee simple residential condominium units (the precise mix of units could be modified based on demand at the time of construction). The condo-hotel units will be sold to individual buyers. The owners of these units will have the ability to place the units into a hotel rental program and rent them as transient accommodations. The residential units will be fee simple condominium units. As currently planned, the condo-hotel units will range in size from studio units at about 535 square foot studio units to 1,145 square foot, one bedroom suites. The residential condominium units will include 1,145 square foot, one bedroom units, two bedroom units ranging in size from 1,740 to 1,940 square feet, 2,300 square foot, three bedroom units and a larger penthouse unit. (Refer to figure III-B.1 on Page 28)

Commercial Podium

The Commercial Podium will consist of the following:

- Approximately 72,000 square feet of retail and food and beverage facilities, accessible off Kalakaua and/or Ka'iulani Avenues;
- A new motor court located on the second level of the Commercial Podium. The motor court will be accessible off of Ka'iulani Avenue and will replace the existing smaller motor court at street level on Ka'iulani Avenue;
- A new off-street bus and group arrival area will be provided to reduce traffic along Ka'iulani Avenue and Koa Avenue.
- Lobby areas for both the Aina Hau Tower and Pikake Tower. The lobby facilities will include check-in facilities, hotel related food and beverage facilities, elevator lobbies and back of house services;
- A recreation deck for the Pikake Tower, including a swimming pool and fitness center;
- One level of below grade parking with approximately 100 spaces;
- Off-street loading dock, receiving and storage facilities, mechanical and electrical equipment, and other back of house facilities. The loading dock will be located in approximately the same location as the existing loading dock.

PRINCESS KAIULANI RENOVATION AND REDEVELOPMENT

WAIKIKI SPECIAL DISTRICT AND PLANNED DEVELOPMENT RESORT REQUIREMENTS
 12/5/2008

LOT

| | | |
|-----------------------------------|---------|----|
| ZONING LOT AREA ¹ | 180,920 | SF |
| DEVELOPABLE LOT AREA ² | 209,939 | SF |

| | ALLOWED/REQ STANDARD WSD | EXISTING | ALLOWED/REQ UNDER PDR ² | PROPOSED UNDER PDR ² |
|------------------------------|-----------------------------|----------------|---------------------------------------|--|
| ENVELOPE | | | | |
| FAR | 2.80 | 3.76 | 4.51 | 4.00 |
| BUILDING AREA (SF) | 506,576 | 680,865 | 946,825 [664,325] ⁴ | 840,000 ³ [557,500] ⁴ |
| BUILDING HEIGHT | | | | |
| HEIGHT LIMIT | 260 FT | 260 FT | 350 FT | 350 FT |
| YARDS | | | | |
| KALAKAUA AVE | 20 FT (AVG) | 14 FT | 20 FT (AVG) | 51 FT |
| KAIULANI AVE | 15 FT | 4'-7" MIN. | 15 FT | 24 FT |
| EWA SIDE YARD | 0 FT | 0 FT | 15 FT | 0 FT |
| MAUKA SIDE YARD | 0 FT | 0 FT | 15 FT | 0 FT |
| TRANSITIONAL SETBACKS | | | | |
| KALAKAUA AVE | REQUIRED | CONFORMING | REQUIRED | CONFORMING |
| KAIULANI AVE | REQUIRED | NON-CONFORMING | REQUIRED | CONFORMING |
| OPEN SPACE | | | | |
| PERCENTAGE | 50% | 10% | 50% | 23% |
| AREA (SF) | 90,460 | 18,515 | 90,460 | 42,161 |
| PUBLIC OPEN SPACE | | | | |
| PERCENTAGE | | 3% | | 15% |
| AREA (SF) | | 5,310 | | 27,770 |

1 - PARCELS 1 & 41

2 - PARCELS 1 & 41 PLUS ONE-HALF AREA OF ABUTTING STREETS

3 - FIGURE SUBJECT TO CHANGE DEPENDENT ON FINAL EVALUATION OF SITE PLAN, BUILDING LAYOUT AND DESIGN

4 - TOTAL NEW AREA EXCLUDING LANAI (EXISTING AINAHAU TO REMAIN = 282,500)

Parking Structure

The Parking Structure will be located in approximately the same location as the existing garage. The Parking Structure will provide approximately 649 parking spaces (in addition to the 100 spaces in the Commercial Podium) for the Princess Ka'iulani project and the Moana Hotel. The top level of the Parking Structure will include approximately 12,000 square feet of meeting space, including an 8,000 square foot ballroom, a resort pool, and a food and beverage outlet.

Preliminary plans showing the proposed improvements are provided in Appendix I.



figure III-A.7, Level 1 Plan



figure III-A.8, Level 2 Plan

5. Proposed Development – New Diamond Head Tower



figure III-A.9, Proposed Site Plan



figure III-A.10, Proposed Site Plan with Existing Overlay

The new Diamond Head Tower (adjacent to the historic Banyan Wing of the the Moana Surfrider Hotel development site) is planned to include:

- a. The demolition of the existing 141-room, eight story hotel tower (built in 1952) – the historic Banyan Wing of the the Moana Surfrider Hotel development site will not be altered;
- b. The development of a new, 26-story hotel and residential tower consisting of 238 units – approximately 195 hotel rooms and 43 residential condominium units (the precise mix of units could be modified based on demand at the time of construction);
- c. The development of a new 2-level podium that will include retail, food and beverage, recreational amenities, and back of house facilities to service the project;

The new Diamond Head Tower will be the first new, beach front resort development in Waikiki in nearly 30 years and will feature approximately 195 hotel rooms and 43 residential condominium units (the precise mix of units could be modified based on demand at the time of construction). The Diamond Head Tower will replace the existing 141-room, eight-story tower (built in 1952), but will not alter the Banyan Wing of the Moana Hotel.

Hotel

The 195-room hotel will be operated as a full-service hotel with a full-service restaurant, a lobby bar, meeting facilities, retail spaces and recreational amenities including a pool and a fitness center. The hotel will also have a new motor court allowing for off-street stacking and loading and unloading of vehicles. The hotel will represent a significant improvement over the existing hotel and will cater to individual tourists, and in-house group attendees, as well as attendees of conventions at the Hawaii Convention Center (fig. III-A.11).



figure III-A.11, Typical Hotel Level Plan

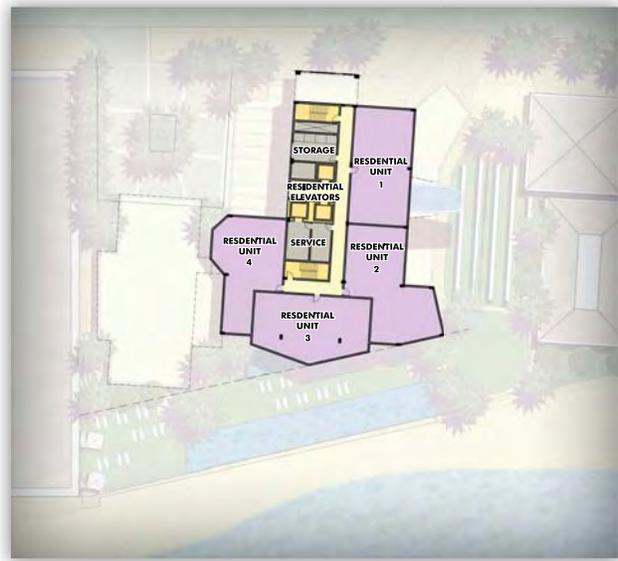


figure III-A.12, Typical Residence Level Plan

Residential Condominiums

The 43 fee simple residential condominium units will be whole ownership condominiums, similar in structure to typical condominium developments. Amenities for the residential owners will include an elevated recreation deck with a swimming pool and fitness facilities (fig. III-A.12). The residential units will consist of a mix of two and three bedroom units, as shown in the following chart (Refer to figure III-B.2 on Page 29).

DIAMOND HEAD TOWER AT THE MOANA

WAIKIKI SPECIAL DISTRICT AND PLANNED DEVELOPMENT RESORT REQUIREMENTS
 12/3/2008

LOT

| | | |
|-----------------------------------|---------|----|
| ZONING LOT AREA ¹ | 139,806 | SF |
| DEVELOPABLE LOT AREA ² | 162,723 | SF |

| | ALLOWED/REQ STANDARD WSD | EXISTING | ALLOWED/REQ UNDER PDR ² | PROPOSED UNDER PDR ² |
|------------------------------|-----------------------------|----------------|---------------------------------------|------------------------------------|
| ENVELOPE | | | | |
| FAR | 2.80 | 3.85 | 4.62 | 4.62 |
| BUILDING AREA (SF) | 391,457 | 538,253 | 751,780 [296,780] ³ | 751,780 [296,780] ³ |
| BUILDING HEIGHT | | | | |
| HEIGHT LIMIT | 260 FT | 260 FT | 350 FT | 282 FT |
| YARDS | | | | |
| KALAKAUA BLVD | 20 FT (AVG) | 23 FT (AVG) | 20 FT (AVG) | 28 FT (AVG) |
| EWA SIDE YARD | 0 FT | 0 FT | 15 FT | 0 FT |
| DH SIDE YARD | 0 FT | 0 FT | 15 FT | 13 FT (MIN) |
| SHORELINE SETBACK | | | | |
| 40' SETBACK | REQUIRED | CONFORMING | REQUIRED | SSV |
| 100' SETBACK | REQUIRED | CONFORMING | REQUIRED | PDR |
| TRANSITIONAL SETBACKS | | | | |
| KALAKAUA BLVD | REQUIRED | CONFORMING | REQUIRED | CONFORMING |
| DIAMOND HEAD | REQUIRED | NON-CONFORMING | REQUIRED | CONFORMING |
| COASTAL SETBACK | REQUIRED | CONFORMING | REQUIRED | PDR |
| OPEN SPACE | | | | |
| PERCENTAGE | 50% | 44% | 50% | 45% |
| AREA (SF) | 69,903 | 61,537 | 69,903 | 62,390 |
| PUBLIC OPEN SPACE | | | | |
| PERCENTAGE | | 2% | | 13% |
| AREA (SF) | | 3,223 | | 18,056 |

1 - PARCELS 12 & 13

2 - PARCELS 12 & 13 PLUS ONE-HALF AREA OF ABUTTING STREETS

3 - TOTAL NEW AREA EXCLUDING LANAI (EXISTING BANYAN AND SURFRIDER TOWER TO REMAIN = 455,000)

Vehicular Access

The development would include a new motor court located on the Ewa side of the property along Kalakaua Avenue. The new motor court will allow the stacking of vehicles on the site as opposed to the existing motor court at the Banyan Wing of the the Moana Surfrider Hotel development site and along Kalakaua Avenue. The development will not require a new loading dock off Kalakaua Avenue as this will continue to be provided from the Surfrider Tower (fig III-A.13).

Preliminary plans showing the proposed improvements are provided in Appendix II.



figure III-A.13

6. Location

The Princess Ka'iulani is located in the Primary Urban Center of Honolulu, generally in the heart of Waikiki and is bounded by the Miramar Waikiki and Outrigger East hotels to the north, Kalakaua Avenue to the south, Ka'iulani Avenue to the east and the International Marketplace to the west.

The existing Diamond Head Tower fronts Waikiki Beach on Kalakaua Avenue and is located between the 6-story Banyan Wing of the Moana Hotel and the Waikiki Beach Center.

The Location Map (fig III-A.14) identifies the location of the project sites.



figure III-A.14

7. Surrounding Area

The surrounding area includes numerous other resort and resort support uses such as retail and restaurant establishments. These include the International Market Place, the Outrigger East and Miramar at Waikiki Hotels, Hyatt Regency Waikiki, King's Village, the Waikiki Police Sub-station and Waikiki Beach Center and the Banyan Wing of the Moana Hotel.

8. Land Use Approvals

a. State Land Use

Both project sites are designated Urban under State land use regulations. The existing developments on these properties as well as the proposed renovation and Redevelopment Projects are consistent with this Urban designation.

b. Development Plan

The Primary Urban Center (PUC) Development Plan Land Use Map designates both sites as Resort. The existing Princess Ka'iulani and Moana/Diamond Head Tower sites as well as the proposed Redevelopment Project are consistent with this designation.

The PUC Development Plan states that "With ongoing redevelopment and improvement, Waikiki remains the State's largest and most popular visitor destination." The proposed Redevelopment Projects will add to this ongoing redevelopment and enhance the attractiveness of Waikiki for residents and visitors.

c. Zoning

Both the Princess Ka'iulani and the Moana/Diamond Head Tower are within the Resort Mixed Use Precinct with a 260-foot height limit. The proposed uses are consistent with this zoning precinct, which allows hotels and commercial establishments.

The applicant will be seeking flexibility to deviate from some of the development standards of the Resort Mixed Use Precinct under the provisions of the Planned Development Resort (PD-R) process established in Section 21-9.80-4(d) of the Land Use Ordinance. This section states that the purpose of the PD-R option is as follows: "...to provide opportunities for creative redevelopment not possible under a strict adherence to the development standards of the special district. Flexibility may be provided for project density, height, precinct transitional height setbacks, yards, open space and landscaping when timely, demonstrable contributions benefitting the community and the stability, function, and overall ambiance and appearance of Waikiki are produced."

Conceptual Plans and a description of applicable development standards and the project compliance are provided in Appendices I and II.

9. Public Benefits

Princess Ka'iulani

It is anticipated that the renovation and redevelopment of the Princess Ka'iulani will provide the following public benefits:

a. Enhanced Open Space

The new site plan for the Princess Ka'iulani will result in an increase in open space from approximately 18,515 square feet to approximately 42,161 square feet (a 128% increase in open space). The public open space will significantly increase from approximately 5,310 square feet to 27,770 square feet (a 423% increase in public open space).

The setback along Kalakaua Avenue will increase from an average of approximately 14 feet to approximately 51 feet. The Kalakaua Avenue setbacks will far exceed the requirement of 20 feet. The setback along Ka'iulani Avenue will increase from distances as narrow as 5 feet, to approximately 24 feet. The Ka'iulani Avenue setbacks will far exceed the requirement of 15 feet. These extended setback areas will be part of the increased public open space provided on the property.



Existing



figure III-A.15

Proposed

b. Improved View Corridors

The proposed orientation of the new Pikake Tower will be in the “mauka-makai” direction (the long axis of the building aligned “mauka-makai”) as recommended in the Waikiki Special District Guidelines, as opposed to the “Ewa-Diamond head” orientation of the existing Princess Tower. This will improve view planes for neighboring properties at the tower level, although the additional height of the new tower will impact views above the height of the existing Princess Tower (fig. III-A.16).



figure III-A.16,
Kalakaua Elevation with
Existing Overlay

c. Improved Traffic and Circulation

The proposed raised motor court and dedicated bus loading for the property will reduce congestion along Ka’iulani Avenue by providing on-site stacking of automobiles and buses, as opposed to the on-street stacking that occurs today. A new access point to the parking structure will be provided off the new motor court. This access will allow guests and valet parking to enter the garage without having to exit the property onto Ka’iulani Avenue, thereby reducing traffic on Ka’iulani Avenue.

d. Hawaiian Sense of Place

The renovated and redeveloped Princess Ka’iulani will significantly enhance the “Hawaiian Sense of Place” of the area. Cognizant and respectful of the history of the area, its special features and its past inhabitants, the project will look to celebrate and reinterpret many of its iconic elements through design.

“Spouting water”, expansive lo’i and Apuakehau will be expressed through new water features in the public domain. New and enhanced landscaping will look to incorporate both native plant species and introduced tropical plants brought to Hawaii and cultivated by Archibald Cleghorn including a new Banyan tree along Kalakaua Avenue. New structures and building elements will look to many references ranging from the Princess’s historic home, Ainahau, to her favorite flower and bird “pikake” for guidance and inspiration.

Diamond Head Tower

It is anticipated that the renovation and redevelopment of the Diamond Head Tower will provide the following public benefits:

a. Enhanced Open Space

The new site plan for the Diamond Head Tower will result in an increase in open space from approximately 61,537 square feet to approximately 62,390 square feet (a 1.4% increase in open space). The public open space will significantly increase from approximately 3,223 square feet to 18,056 square feet (a 460% increase in public open space). The significant increase in public open space will be achieved by increasing the setbacks along Kalakaua Avenue and the Diamond Head side of the lot, as well as by incorporating a public access corridor, public open space, and public surfboard racks on the site. The setback along Kalakaua Avenue will increase from an average of approximately 23 feet to approximately 28 feet. The Kalakaua setbacks will far exceed the requirement of 20 feet. The setback on the Diamond Head side of the lot will increase from 0 feet to a minimum of 13 feet.



figure III-A.17

Proposed

b. Improved View Corridors

The proposed orientation of the new Diamond Head Tower will be in the “maukamakai” direction as recommended in the Waikiki Special District Guidelines, as opposed to the “Ewa-Diamond head” orientation of the existing Diamond Head Tower. This will improve view planes for neighboring properties at the tower level, although the additional height of the new tower will impact views above the height of the existing Diamond Head Tower. In addition, at the ground level the proposed development will include view corridors to the ocean. This tower will provide ocean views for the public not available with the existing Diamond Head Tower.



figure III-A.18, Kalakaua Elevation with Existing Overlay

c. Improved Traffic and Circulation

The proposed motor court for the property will reduce congestion along Kalakaua Avenue by relocating the drop off for the 141 existing hotel units of the Diamond Head Tower from the congested porte cochere for the The Moana Surfrider Hotel development site to this new motor court. This will help spread the drop off area over two locations and add off-street drop off space at the new motor court.

d. New Public Public Open Space and Surfboard Racks

The applicant intends to provide a beachfront, public gathering area between the Diamond Head Tower site and the adjacent Waikiki Beach Center. In addition, the applicant will provide additional public surfboard racks on the Diamond Head Tower site that will connect to and expand the existing adjacent public surfboard racks (figure III-A.19).



figure III-A.19

e. Hawaiian Sense of Place

The new Diamond Head Tower will significantly enhance the Hawaiian sense of place of the area. Cognizant and respectful of the history of the area, its special features and its past inhabitants, the project will look to celebrate and reinterpret many of its iconic elements through design.

Located on legendary Waikiki Beach, the redeveloped hotel will aspire to capture the spirit of the ocean and its sporting history. Surfing and fishing, paddling and navigation will be celebrated through the creation of new access, both physical and visual, while the new structures and building elements will look to references of these sports including surfboards, canoes and fishing implements for sources of inspiration. The rolling surf of Waikiki will be expressed through new pool water features while the landscaping will look to mostly native species known to thrive in ocean environments.

In conjunction with these projects the applicant will explore the possibility of using deep seawater (a renewable energy technology) to provide cold water in a heat exchange process for the cooling/air-conditioning system for its properties. If successful, the deep seawater cooling system will reduce the use of potable water for the cooling system and will significantly reduce energy costs, reducing dependence on the import of fossil fuels.

The Redevelopment Projects will also result in construction jobs during the 2 to 4 year construction period, provide a significant increase in property values for the City and County, and generate additional tax revenue in terms of long term GET and TAT taxes.

These and other public benefits will be further described in the Draft EIS.

B. TECHNICAL CHARACTERISTICS

1. Use and Physical Characteristics - Princess Ka'iulani Hotel

The renovated and redeveloped Princess Ka'iulani is proposed to include the following uses:

- a. 666-room, full-service hotel in the Aina hau Tower with 12,000 square feet of meeting space, 2 food and beverage outlets, a lobby bar, and a recreation deck with a swimming pool and fitness center,
- b. 200 condominium-hotel units and 70 residential condominium units in the Pikake Tower. The Pikake Tower will also include 1 food and beverage outlet, 1,500 square feet of meeting space, 2 recreation decks with 2 swimming pool and fitness centers. The condo-hotel units will have the ability to be included in a hotel rental program for transient use,
- c. 72,000 square feet of retail space,
- d. 749 parking spaces (will serve the Princess Ka'iulani as well as the Moana Hotel and the proposed New Diamond Head Tower),
- e. A new off-street motor court and bus arrival area.

The project site consists of 180,920 square feet of lot area (4.15 acres). The project will encompass approximately 840,000 square feet, representing a 23% increase over the existing floor area of 680,865 square feet. Including the half area of the abutting streets, the floor to area ratio (FAR) is estimated to be 4.00 (fig III-B.1).

The 29-story Aina hau Tower will remain in place and be renovated. The 11-story Princess and Ka'iulani Towers will be demolished. The other structures located on the site, including the existing parking structure and retail buildings will also be demolished.

| PRELIMINARY PIKAKE TOWER UNIT MIX | | | | |
|--|-----------------|--------------|------------------|-------------|
| Unit Type | Avg Size | Count | Bays/Unit | Bays |
| Condo-Hotel | 535 | 91 | 1 | 91 |
| Condo-Hotel Suite | 1145 | 109 | 2 | 218 |
| Hotel Total | | 200 | | 309 |
| Condo 1BR | 1145 | 18 | 2 | 36 |
| Condo 2BR + Den | 1740 | 35 | 3 | 105 |
| Condo 2BR + Den | 1940 | 4 | 4 | 16 |
| Condo 3BR | 2300 | 12 | 4 | 48 |
| Penthouse | 5885 | 1 | 11 | 11 |
| Condominium Total | | 70 | | 216 |

figure III-B.1

The new structures will include the 34-story Pikake Tower. The Pikake Tower is planned to be 350 feet in height and oriented in a mauka/makai direction. Other new structures will include the new 4-level Parking Deck and 2-level Commercial Podium. An expanded basement area will include approximately 100 parking spaces and back-of-house facilities.

Retail areas, which may include food and beverage establishments, will be oriented toward the street frontages, particularly Kalakaua Avenue with additional retail and the vehicular accesses off of Ka'iulani Avenue.

Preliminary plans showing the proposed improvements are provided in Appendix I.

2. Use and Physical Characteristics - Diamond Head Tower

The project is proposed to include the following uses:

- a. 195-room, full-service luxury hotel with 2 food and beverage outlets, limited meeting space, a swimming pool and fitness center,
- b. 43 fee simple residential condominium units with a recreation deck, including a swimming pool and fitness center, and
- c. Approximately 1,600 square feet of retail space.
- d. A new off-street motor court

The new Diamond Head Tower will be situated on a portion of Tax Map Key No. 2-6-01: 12 (Parcel 12), consisting of approximately 34,894 square feet of lot area. The existing Banyan Wing of the The Moana Surfrider Hotel development site is situated on the other portion of Parcel 12,

| PRELIMINARY DIAMOND HEAD TOWER UNIT MIX | | | | |
|--|-----------------|--------------|------------------|-------------|
| Unit Type | Avg Size | Count | Bays/Unit | Bays |
| Hotel | 525 | 170 | 1 | 170 |
| Hotel Suite | 1000 | 25 | 2 | 50 |
| Hotel Total | | 195 | | 220 |
| Condo 2BR | 1525 | 10 | 3 | 30 |
| Condo 2BR + Den | 1940 | 22 | 4 | 88 |
| Condo 3BR | 1940 | 10 | 4 | 40 |
| Penthouse | 4950 | 1 | 10 | 10 |
| Condominium Total | | 43 | | 168 |

figure III-B.2

consisting of approximately 63,529 square feet of lot area. The Surfrider Tower is situated on the adjacent Tax Map Key No. 2-6-01: 13 (Parcel 13), consisting of approximately 41,383 square feet of lot area. The combined lot area for Parcel 12 and Parcel 13 is approximately 139,806 square feet. The floor area of the proposed new Diamond Head Tower would represent a 39.7% increase over the floor area of the existing developments on Parcels 12 and 13. The proposed floor area will result in an FAR of 4.62 (figure III-B.2).

As discussed previously, the existing Diamond Head Tower would be demolished. The new Diamond Head Tower would be developed in a mauka/makai orientation, and would be 282 feet in height. A basement area will provide additional back-of-house facilities.

Retail spaces will be provided along Kalakaua Avenue at the ground level. The lobby will have an open floor plan with large breezeways providing a spacious and inviting character. Recreational amenities including a pool, jacuzzi and open lawn area will be oriented toward the ocean. The planned public surfboard racks at the Diamond Head side of the property will allow for continuity and expansion of the existing public surf board racks on the adjacent Waikiki Beach Center property. It is expected that the public interface will be enhanced by an improved area for the beach boys and proposed mural appropriate to the location and reflecting a Hawaiian sense of place.

Conference/meeting rooms, kitchen areas, food and beverage establishments and administrative office will be located on the second level. The hotel rooms and Residence condominium units will be located above the second level. Preliminary plans showing a conceptual floor plan are provided in Appendix II.

Parking requirements will be met at the proposed Princess Ka'iulani parking structure. (Parking for the The Moana Surfrider Hotel development site, including the Diamond Head Tower, is currently provided on the Princess Ka'iulani site).

3. Construction Characteristics

The development at each of the sites will be constructed over a period of about 24 to 48 months. Construction is anticipated to begin once the applicant receives the required approvals, including acceptance of the Final Environmental Impact Statement, a PD-R approval from the City Council, approval of the project design under the Waikiki Special District provisions by the Department of Planning and Permitting (DPP), a Conditional Use Permit for joint development (if required), a Special Management Area Use Permit, a shoreline setback variance (if required), State water use permit (if required) and building permit approvals.

IV. DESCRIPTION OF THE EXISTING ENVIRONMENT, PROJECT IMPACTS AND MITIGATION MEASURES

The renovation and redevelopment of the Princess Ka'iulani will include the renovation of the existing 666-rooms in the Ainahau Tower, and the replacement of 474 existing hotel rooms (in the existing Princess and Ka'iulani Towers) with 200 condo-hotel units and 70 residential condominium units. The redevelopment of the Diamond Head Tower will include the replacement of 141 existing hotel rooms with 195 new hotels rooms and the addition of 43 residential condominium units. The Redevelopment Projects will result in a net decrease of 420 hotel units, a net increase of 200 condo-hotel units, and a net increase of 113 residential condominium units (Refer to fig. IV.1 on Page 31).

Accordingly, given the overall reduction in unit count of the combined Redevelopment Projects, it is anticipated that there will not be a significant impact to the surrounding environment.

A. Princess Ka'iulani

The proposed development of approximately 270 units in a 350-foot high tower, will replace the existing 474 hotel units which will be removed with the demolition of the Princess and Ka'iulani Towers.

The applicant plans to upgrade the existing 666-room Ainahau Tower and replace the rest of the existing structures on the site with a new podium level development, that will include retail, food and beverage establishments, lobbies for the hotels and residential condominium units, a motor court, lounges and bars, swimming pools and recreation decks, fitness centers, ballrooms, meeting rooms, a boardroom, restrooms, kitchens, back of house services, parking (four levels, including a basement level), a loading area, mechanical rooms, receiving and storage and other uses.

Princess Kaiulani and Diamond Head Tower

Proposed Improvements

Rev. 12/1/2008

| Princess Kaiulani UNIT COUNT | EXISTING | | | PROPOSED | | |
|---------------------------------|-------------|------------|------------|------------|-------------|------------|
| | units | bays | floor area | units | bays | floor area |
| Hotel | | | | | | |
| Ainahau Tower | 666 | 700 | 416,300 | 666 | 700 | 416,300 |
| Princess Tower | 295 | 295 | 153,980 | 0 | - | - |
| Kaiulani Wing | 179 | 189 | 90,585 | 0 | - | - |
| Total Hotel Rooms | 1140 | 1184 | 660,865 | 666 | 700 | 416,300 |
| Condo-Hotel - New Tower | - | - | - | 200 | 309 | - |
| Condominium - New Tower | - | - | - | 70 | 216 | - |
| New Tower Total | | | | 270 | 525 | |
| Project Total | 1140 | | | 936 | 1225 | |
| Retail | | | 27,212 | | | 72,000 |
| Food & Beverage | | | 9,174 | | | 13,761 |
| Meeting Space/Ballroom | | | 12,798 | | | 11,600 |
| Parking | | 582 stalls | | | 749 stalls | |

| Diamond Head Tower UNIT COUNT | EXISTING | | | PROPOSED | | |
|----------------------------------|------------|------------------------------|---------------|------------|------------------------------|------------|
| | units | bays | floor area | units | bays | floor area |
| Hotel | 141 | 144 | 84,158 | 0 | 0 | - |
| Condo-Hotel | - | - | - | 195 | 220 | - |
| Condominium | - | - | - | 43 | 168 | - |
| Project Total | 141 | | 84,158 | 238 | 388 | |
| Retail | | | 4,566 | | | 1,600 |
| Parking | | Parking at Princess Kaiulani | | | Parking at Princess Kaiulani | |

figure IV.1

There will also be a new hotel/residence tower, the Pikake Tower with 270 units, consisting of approximately 200 condo-hotel units and approximately 70 residential condominium units (the precise mix of units could be modified based on the demand at time of construction and some of the planned residential condominium units could be used as condo-hotel units). Two of the existing hotel towers (Princess and Ka'iulani Towers), retail structures, an existing parking garage and other structures on the site will be demolished.

The net result will be a reduction in the number of hotel units. The existing 36,386 square feet (approximately 27,212 square feet of retail space and 9,174 square feet of food and beverage) of commercial area will be replaced with about 72,000 square feet of retail space and eating and drinking establishments.

The current floor area on the Princess Ka'iulani site is about 680,865 square feet (see page 14). The proposal would increase the total amount of floor area to about 840,000 square feet.

The Draft EIS will discuss the proposed change in floor area.

B. DIAMOND HEAD TOWER

The new Diamond Head Tower will replace 141 hotel units with 195 hotel units and 43 residential condominium units resulting in a net increase of about 97 units.

The Diamond Head Tower will also feature approximately 1,600 square feet of retail, and other hotel amenities including food and beverage establishments, bars, and pool areas.

The current floor area of the existing Diamond Head Tower is about 84,158 square feet. The proposed new Diamond Head Tower would increase the total amount of floor area to about 296,780 square feet.

The Draft EIS will discuss the proposed change in floor area.

C. DEMOGRAPHIC IMPACTS

1. Residential Population

As indicated above, most of the new units on the Redevelopment Projects are expected to be used as either condo-hotel units or traditional hotel units; in either case, the occupancy is expected to consist primarily of transient vacationers. Accordingly, the Redevelopment Projects will have negligible impact to the residential population of the area.

2. Visitor Population

The Redevelopment Projects will generally result in a net decrease in the number of hotel units, and could result in a slight decrease in the visitor population. The full build out of both the Princess Ka'iulani and Diamond Head Tower projects should result in an overall net reduction of about 420 hotel units, a net increase of 200 condo-hotel units and a net increase of 113 residential condominium units. The new hotel units will replace the existing hotel units with higher end type units, and although there will be a net reduction in the total number of hotel units, the larger higher end units should minimize the reduction in both room revenues and per diem spending by visitors at the two properties. The larger, suite type units could potentially accommodate more visitors per unit.

3. Character or Culture of the Neighborhood

Both of the proposed renovation/Redevelopment Projects will conform to the character of the existing neighborhood and the surrounding resort and mixed-use developments. These developments will replace and upgrade the existing resort and commercial uses that currently occupy the respective project sites.

D. ECONOMIC IMPACTS

1. Economic Growth

As hotel and restaurant/retail redevelopment the proposed redevelopment will impact economic growth by continuing to provide long term jobs in the resort industry. The long term employment will include hotel workers, landscape maintenance, security and jobs in food and beverage establishments and retail sector. The visitors and occupants of the units are expected to patronize the surrounding businesses providing additional economic activity for the area. The development will also provide short-term construction jobs, over a two to four year construction period.

2. Government Revenues/Taxes

Tax revenues will be generated in the short-term by the construction of the two Redevelopment Projects, and in the long-term by the projected long-term employment opportunities associated with the operation and maintenance of the new hotel units, commercial and retail businesses, as well as with the condo-hotel and residential condominium units.

In addition, real property tax revenues to the City are expected to increase as a result of the anticipated increased value of improvements to be constructed on the two project sites.

Also increasing will be additional long term GET and TAT revenue generated as a result of these two projects.

E. HOUSING IMPACTS

The two proposed redevelopments will result in a combined total of approximately 113 new residential condominium units. These new units may result in an increase to the residential population in the Waikiki area. Based on DPP standards for dwellings in Waikiki, the average household size is estimated at 1.72 which translates to an increase of about 195 residents on the properties. Based on the DPP's "Annual Report on the Status of Land Use on Oahu, Fiscal Year 2007", the Year 2000 population for the Primary Urban Center is approximately 419,300 which is approximately 47.9% of the Year 2000 island-wide population. Although the 419,300

population figure is a little over the 46% General Plan Benchmark for 2025, the DPP projects that the Primary Urban Center percentage of the island wide population will be 44.7% in 2020 with a projected population of 463,332 and 44.1% in 2025 with a projected population of 475,696. The proposed 113 residential condominium units will provide for some of this projected population increase to the Year 2020. Due to the transient nature of some of the new condominium buyers in Waikiki, the population increase based on the net increase related to the 113 units may be less than a typical 113 unit multi-family development, since a certain percentage of buyers may be transient owners and second or vacation home buyers. No affordable units are planned for these two Redevelopment Projects.

F. PUBLIC SERVICES

1. Access and Transportation

The existing Princess Kaiulani Hotel is located on the northwest corner of the intersection of Kalakaua Avenue and Kaiulani Avenue in Waikiki on the island of Oahu. Primary vehicular access to the existing hotel is currently provided via three driveways (should we say 3 curb cuts as opposed to driveways – there are really only 2 driveways) off Kaiulani Avenue, two for the porte cochere and one for the parking garage and loading area.

The proposed development will be accessible from two driveways and a bus pullout off Kaiulani Avenue. The first driveway connection off Kaiulani Avenue will be located at the intersection with Koa Avenue. This driveway will be the primary access to the development's porte cochere and will provide an internal connection to the parking structure. The connection to the parking structure will reduce congestion along Kaiulani Avenue as hotel guests and valet parking services will no longer need to exit the property to enter the parking structure. The second driveway connection will be located near the existing driveway to the hotel's parking garage at the intersection with Prince Edward Street and Kanekapolei Street. This driveway will serve as the access point for guests and residents who wish to self-park their vehicles and for access to the loading dock. In addition to these two driveways, a bus pullout will be provided along Kaiulani Avenue to accommodate buses picking up/dropping off guests at the hotel.

The existing Moana Surfrider Hotel (which includes the Surfrider Tower, Banyan Wing and the Diamond Head Tower) is located on the south side of Kalakaua Avenue at the intersection of Kaiulani and Kalakaua Avenues in Waikiki on the island of Oahu. Primary vehicular access to the existing hotel is currently provided via three driveways off Kalakaua Avenue, two for the porte cochere fronting the Moana Surfrider Hotel and one for the loading dock located at the Surfrider Tower.

The new Diamond Head Tower plans include a proposed porte cochere dedicated to the Diamond Head Tower. The porte cochere will be located on the southeast side of the intersection of Kalakaua Avenue and Kaiulani Avenue. This new connection will require modifications to the existing traffic signal operation at the intersection of Kalakaua Avenue and Kaiulani Avenue. The new porte cochere will relieve congestion at the existing porte cochere at the Moana Surfrider and reduce the queuing of automobiles that periodically occurs along Kalakaua Avenue.

a. Area Roadway System

At the southeast corner of the project site, Kalakaua Avenue intersects Kaiulani Avenue. At this signalized T-intersection, the Kalakaua Avenue approach has three through lanes and one left turn lane. Kaiulani Avenue originates at Kalakaua Avenue as a two-lane, one-way (northbound) roadway that transitions to a four-lane, two-way roadway at Koa Avenue until Prince Edward Street. At the intersection with Prince Edward Street, Kaiulani Avenue transitions back to a one-way (northbound) roadway with two lanes between Prince Edward Street and Kuhio Avenue, and one lane between Kuhio Avenue and its terminus at Ala Wai Boulevard.

North of the intersection with Kalakaua Avenue, Kaiulani Avenue intersects Koa Avenue. At this unsignalized intersection, both approaches of Kaiulani Avenue have two lanes that serve all traffic movements. The east leg of the intersection is comprised of Koa Avenue which is a one-lane, one-way (eastbound) roadway that serves as a connector roadway between Kaiulani Avenue and Liliuokalani Avenue. The west leg of the intersection is comprised of the entrance to the existing porte cochere for the Princess Kaiulani Hotel.

Further north, Kaiulani Avenue intersects Prince Edward Street and Kanekapolei Street. At this unsignalized intersection, the Kaiulani Avenue approach has two northbound lanes that serve all traffic movements. Prince Edward Street is a one-lane, one-way (westbound) roadway that serves as a connector roadway between Kaiulani Avenue and Liliuokalani Avenue. At the intersection with Kaiulani Avenue and Kanekapolei Street, the Prince Edward Street approach has one westbound lane that serves all traffic movements. Kanekapolei Street originates at this intersection as a four-lane, two-way roadway, transitions to a three-lane roadway north of Kuhio Avenue, and terminates at Ala Wai Boulevard. At the intersection with Kaiulani Avenue and Prince Edward Street, the Kanekapolei Street approach has two southbound lanes that serve all traffic movements. The eastbound approach of the intersection is comprised of the existing driveways for the Princess Kaiulani Hotel and the adjacent Miramar Hotel. The driveway for the Princess Kaiulani Hotel is a two-lane, two-way driveway that leads to the parking structure while the driveway for the Miramar Hotel is a one-lane, one-way (exiting) driveway.

Northeast of the intersection with Prince Edward Street and Kanekapolei Street, Kaiulani Avenue intersects Kuhio Avenue. At this signalized intersection, the Kaiulani Avenue approach has an exclusive right-turn lane and one through lane. In the vicinity of the project site, Kuhio Avenue is a predominantly four-lane, two-way roadway. At the intersection with Kaiulani Avenue, the eastbound approach of Kuhio Avenue has one through lane and a shared left-turn and through lane while the westbound approach has one through lane and a shared through and right-turn lane.

West of the intersection with Kaiulani Avenue, Kuhio Avenue intersects Kanekapolei Street. At this signalized intersection, the eastbound approach of Kuhio Avenue has an exclusive left-turn lane, one through lane, and a shared through and right-turn lane while the westbound approach has two lanes that serve all traffic movements. The northbound approach of Kanekapolei Street has one through lane and a shared left-turn and through lane while the southbound approach has two lanes that serve all traffic movements. Right-turn traffic movements are not permitted on the northbound approach of Kanekapolei Street.

North of the intersection with Kuhio Avenue, Kanekapolei Street intersects Ala Wai Boulevard. At this signalized T-intersection, the Kanekapolei Street approach has two exclusive left-turn lanes. In the vicinity of the project site, Ala Wai Boulevard is a three-lane, one-way (westbound) roadway with a 24-hour parking lane located on the north side of the roadway. At the intersection with Kanekapolei Street, the Ala Wai Boulevard has two through lanes and a shared left-turn and through lane.

b. Impact and Mitigation Measures

Although there will be an expansion of commercial floor area and the introduction of new residential condominium units, because of the overall proposed reduction in total hotel units, the new developments are not expected to have a significant impact on traffic operations in the vicinity.

A traffic impact report detailing the potential traffic impact and mitigation measures will be provided in the Draft EIS.

2. Water

The Princess Kaiulani and Moana/Diamond Head Tower developments receive water from a private off-site water system that is authorized by the State Water Commission. This system is owned by the applicant and also serves the Royal Hawaiian Hotel and Sheraton Waikiki Hotel.

The civil engineer for the project has estimated that the proposed Princess Kaiulani and Moana/Diamond Head Tower developments will result in about a ten percent overall reduc-

tion in water demand. In addition, a move to develop a deep sea water cooling system for the property could result in an even greater reduction in water demand.

3. Wastewater

The Princess Ka'iulani site is serviced by several sewer laterals which discharge into an 8-inch main within Kalakaua Avenue and a 10-inch sewer main within Ka'iulani Avenue.

According to the City's website, the Moana Surfrider Hotel development site is connected to the 8 inch sewer main in Kalakaua Avenue.

The civil engineer for the project has determined that the proposed Princess Kaiulani and Moana/Diamond Head Tower developments will result in an increase in wastewater flow. The civil engineer is working with the City to determine if improvements to the municipal wastewater transmission system will be required of the applicant. The applicant is looking at ways to reduce the wastewater flow to offset the increase in flow by the proposed developments. One possibility is to create a gray water recycling system for the new structures to capture gray water that can be recycled and used for irrigation for landscaping.

4. Drainage

The Princess Ka'iulani site is relatively flat and is served by drainage infrastructure located in both Ka'iulani and Kalakaua Avenues. Existing drainage patterns and volumes are not expected to change significantly as a result of the Redevelopment Projects since the applicant will actually be increasing landscaped areas slightly over what exists now.

The Moana Surfrider Hotel development site is similarly flat. A recent ALTA survey of this site indicates that there are several drainage inlets on the property but there is no indication that these are connected to the City's municipal drainage system.

The Draft EIS will provide information regarding existing drainage conditions, proposed changes, anticipated impacts and proposed mitigation measures, if needed.

5. Solid Waste Disposal

The solid waste generated by the proposed development is not expected to increase significantly. The practice of utilizing a private firm to collect and dispose of refuse will continue and the proposed redevelopments will not impact the municipal collection system.

6. Public Schools

Of the planned units, about 113 will be available for use as permanent or part-time residences and some of these may be used as vacation units.

The Redevelopment Projects are both located in the Kaimuki/Kalani Complex Areas. If there are students residing on either project site, they should be entitled attend Jefferson Elementary School, Washington Middle School and Kaimuki High School.

Based on the Department of Education estimates for calculating the demand for student services for the proposed developments, the proposed 113 residential condominium units will add to the student population as follows:

- a) Elementary (Kindergarten to 5th) - 6 students
- b) Middle (6th to 8th) - 2 students
- c) High (9th to 12th) - 2 students

The students generated by this development who elect to attend public schools would attend Jefferson Elementary School, Washington Middle School and Kaimuki High School. The following table provides the capacity, the actual 2008-2009 student enrollment, the projected enrollment for 2012-2013, and the projected student population generated by the proposed Princess Kaiulani and Moana/Diamond Head Tower developments:

Student Population

| School | Capacity | Actual 2008-2009 | 2012-2013 | Project |
|----------------------|-----------------|-------------------------|------------------|----------------|
| Jefferson Elementary | 674 | 358 | 282 | 6 |
| Washington Middle | 1,162 | 897 | 878 | 2 |
| Kaimuki High | 1,464 | 1,204 | 1,153 | 2 |

The student population generated by the proposed development can easily be accommodated by all three schools, based on the DOE projected enrollments in 2012-2013.

7. Parks

As indicated in the plans provided in Appendix I, recreational amenities at the Princess Ka'iulani site will include 3 recreation decks with swimming pools, sunning decks, pool cabanas and fitness centers.

At the Diamond Head Tower, recreational amenities will include 2 swimming pools, fitness areas, jacuzzi, additional public open space and public surfboard racks. Direct access to the public beach will also be provided on the site.

Generally, the proposal calls for a net reduction in the number of hotel units and an increase in the number of residential units. Accordingly, the development is not anticipated to have a significant impact on the existing parks or recreational facilities in the surrounding neighborhood. Further, it is likely that the Redevelopment Projects visitors and residents will use the recreational amenities that are provided on site.

There are a variety of recreational opportunities located near the project site. Those are located across the street at Waikiki Beach, the Ala Wai Golf Course, Kapiolani Park and the Honolulu Zoo. These facilities could provide additional recreational opportunities for the visitors and/or residents of the existing and new units.

The Department of Parks and Recreation is being consulted through this EISPN process regarding the possible impacts to recreational facilities. Their comments will be included in the Draft EIS. The applicant will meet the park dedication requirements of the City through the provision of public and private park areas and recreational amenities.

8. Police

The nearest police station is located at the Waikiki Beach Center, adjacent to the Diamond Head Tower. Because the Redevelopment Projects represent redevelopment of existing uses in generally the same location, it is not anticipated that the proposals will significantly impact police facilities or operations. The Honolulu Police Department is being consulted through this EISPN process regarding potential impacts on police facilities. Their comments will be included in the Draft EIS.

9. Fire

The Waikiki Fire Station (Station 7) is located approximately 1 mile away from the project site on Kapahulu Avenue.

The Honolulu Fire Department is being consulted through this EISPN process regarding potential impacts on fire protection facilities. Their comments will be included in the Draft EIS.

10. Utilities

a. Electricity

Hawaiian Electric Company (HECO) has existing power lines serving this area including the two project sites and the applicant will coordinate these projects with HECO to ensure that the power lines will be adequate to support both of the proposed developments and that HECO facilities are not adversely impacted. Because the proposed uses of each site are similar to the existing uses of each site, the demand for electrical service is not anticipated to change significantly.

The applicant is exploring a variety of energy saving measures and plans to incorporate into the proposed Redevelopment Projects. The applicant hopes to obtain certification through the LEED program. LEED stands for Leadership in Energy and Environmental Design which is a certification program and nationally accepted benchmarks for design, construction and operation of high performance green buildings.

The applicant is exploring the possibility of using seawater (a renewable energy technology) to provide chilled water for a heat exchange system for cooling/air-conditioning for the Princess Ka'iulani, Diamond Head Tower and possibly other properties in the area. If successful, the deep seawater cooling system will reduce the use of potable water for the cooling system and will significantly reduce energy costs, reducing dependence on the import of fossil fuels.

b. Telephone

Hawaiian Telcom currently serves the project sites and has existing utility service lines in the area. It is expected that these existing lines will continue to be used to service the project sites. The applicant will coordinate with Hawaiian Telcom to determine if new lines will be required. No off-site work is expected.

c. Cable/Satellite Television and High-speed Internet Access

Cable/Satellite television and high-speed internet access service is currently provided to the hotel rooms located at both of the project sites. It is anticipated that these services will continue to be provided as the properties are redeveloped.

G. ENVIRONMENTAL IMPACTS

1. Historical and Archaeological Resources

By the time of the arrival of Europeans in the Hawaiian Islands during the late eighteenth century, Waikiki had long been a center of population and political power on O'ahu including the royal residences of ancient chiefs.

Chiefly residences, however, were only one element of a complex of features that characterized Waikiki up to pre-contact times. Beginning in the fifteenth century, a vast system of irrigated taro fields was constructed, extending across the littoral plain from Waikiki to lower Mānoa and Pālolo valleys. This field system – an impressive feat of engineering, the design of which is traditionally attributed to the chief Kalamakua – took advantage of streams descending from Makiki, Mānoa and Pālolo valleys which also provided ample fresh water for the Hawaiians living in the ahupua'a. Water was also available from springs in nearby Mo'ili'ili and Punahou. Closer to the Waikiki shoreline, coconut groves and fishponds dotted the landscape. A sizeable population developed amidst this Hawaiian-engineered abundance.

The traditional Hawaiian focus on Waikiki as a center of chiefly and agricultural activities on southeastern O'ahu was soon to change – disrupted by the same Euro-American contact that produced the first documentation of that traditional life. The ahupua'a of Honolulu - with the only sheltered harbor on O'ahu - became the center for trade with visiting foreign vessels,

drawing increasing numbers of Hawaiians away from their traditional environments. Kamehameha himself moved his residence from Waikiki to the coast near Honolulu harbor, likely in order to maintain his control of the lucrative trade in sandalwood that had developed.

The depopulation of Waikiki was not simply a result of the attractions of Honolulu (where, by the 1820s, the population was estimated at 6,000 to 7,000), but also of the European diseases that had devastating effects upon the Hawaiians.

The Organic Acts of 1845 and 1846 initiated the process of the Mahele (the division of Hawaiian lands), which introduced private property into Hawaiian society. In 1848, the crown (Hawaiian government) and the ali'i (royalty) received their land titles. Subsequently in the Mahele, Land Commission Awards (LCAs) for kuleana parcels were awarded to commoners and others who could prove residency on and use of the parcels they claimed. LCA records document awardees continuing to maintain fishponds and irrigated and dry land agricultural plots, though on a greatly reduced scale than had been previously possible with adequate manpower.

As the nineteenth century progressed, Waikiki was becoming a popular site among foreigners – mostly American – who had settled on O'ahu. An 1865 article in the Pacific Commercial Advertiser mentioned a small community that had developed along the beach. The area continued to be popular with the ali'i – the Hawaiian royalty – and several notables had residences there.

Other developments during the second half of the nineteenth century, a prelude of changes that would dramatically alter the landscape of Waikiki during the twentieth century, include the improvement of the road connecting Waikiki to Honolulu (the route of the present Kalākaua Avenue), the building of a tram line between the two areas, and the opening of Kapi'olani Park in 1877. Traditional land-uses in Waikiki were abandoned or modified. By the end of the nineteenth century, most of the fishponds that had previously proliferated had been neglected and allowed to deteriorate. The remaining taro fields were planted in rice to supply the growing numbers of immigrant laborers imported from China and Japan, and for shipment to the west coast of the United States.

As the sugar industry throughout the Hawaiian Kingdom expanded in the second half of the nineteenth century, the need for increased numbers of field laborers prompted passage of contract labor laws. In 1852, the first Chinese contract laborers arrived in the islands. Contracts were for five years, and pay was \$3 a month plus room and board. Upon completion of their contracts, a number of the immigrants remained in the islands, many becoming merchants or rice farmers. As was happening in other locales in the 1880s, groups of Chinese began leasing and buying (from the Hawaiians of Waikiki) former taro lands for conversion to rice farm-

ing. The taro lands' availability throughout the islands in the late 1800s reflected the declining demand for taro as the native Hawaiian population diminished.

The Hawaiian Islands were well positioned for rice cultivation. A market for rice in California had developed as increasing numbers of Chinese laborers immigrated there beginning in the mid-nineteenth century. Similarly, as Chinese immigration to the islands also accelerated, a domestic market opened. By 1892, Waikiki had 542 acres planted in rice, representing almost 12% of the total 4,659 acres planted in rice on O'ahu. Most of the former taro lo'i converted to rice fields were located mauka of the present Ala Wai Boulevard.

During the first decade of the twentieth century, the U.S. War Department acquired more than 70 acres in the Kâlia portion of Waikiki for the establishment of a military reservation called Fort DeRussy, named in honor of Brig. Gen. R.E. DeRussy of the Army Corps of Engineers.

In the 1920s, the Waikiki landscape would be transformed when the construction of the Ala Wai Drainage Canal, begun in 1921 and completed in 1928, resulted in the draining and filling in of the remaining ponds and irrigated fields of Waikiki. The muliwai or lagoonal backwater of Apuakehau Stream that reached the sea between the present Royal Hawaiian and Moana Surfrider Hotels was filled in between 1919 and 1927. The filling in of Apuakehau Stream and the excavating of the Ala Wai Canal were elements of a plan to urbanize Waikiki and the surrounding districts.

During the course of the Ala Wai Canal's construction, the banana patches and ponds between the canal and the mauka side of Kalâkaua Avenue were filled and the present grid of streets was laid out. These newly created land tracts spurred a rush to development in the 1930s.

The entrance of the United States into World War II following the Japanese bombing of Pearl Harbor on December 7, 1941 put on hold plans for the development of Waikiki as a tourist destination. Until the war's end in 1945, the tourist trade was non-existent "... since the Navy controlled travel to and from Hawai'i and did not allow pleasure trips" (Brown 1989:141). For the duration of the war, Waikiki was transformed into a recreation area for military personnel.

Nearing the war's end, concerns began arising over the future of Waikiki. An article in the Honolulu Advertiser of July 16, 1945 decried "honky-tonks" that had sprung up in Waikiki during the course of the war, and asked: "Can anyone look at present-day Kalakaua Ave. – lined with makeshift curio shops, noisy 'recreation' centers, eyesores that pass under the name of lunch-rooms and miscellany of 'joints' – and hope that Waikiki can stage a comeback [as a tourist destination]?"

By the mid-1950s, there were more than fifty hotels and apartments from the Kalia area to the Diamond Head end of Kapi'olani Park. The Waikiki population was not limited to transient tourists, but also included 11,000 permanent residents living in 4,000 single dwellings and apartments in stucco or frame buildings. By the late 1950s, a row of retail shops had been constructed along Kalakaua Avenue.

In modern times (based on the 2000 census), the resident population of Waikiki is about 19,729 people, 2.3% of the population of the island of O'ahu as a whole. Every day 72,000 visitors pay for a room in one of Waikiki's, apartments, hotel, or vacation units or spend money in one of the many shops, restaurants, or other attractions. The 2000 census provided concrete evidence for Waikiki's importance to the economy of the Hawaiian Islands, stating that "Directly and indirectly, the small, one square mile of Waikiki can be associated with supporting 11% of all civilian jobs in the state and 12% of state and local tax revenues."

Historic maps identify the present project area as a portion of 'Ainahau, the Waikiki estate of Archibald Cleghorn (1835-1910), his wife Princess Miriam Likelike (1851-1887), and their daughter Princess Ka'iulani (1875-1899) – all significant personages in the history of Hawai'i. This estate began when Princess Likelike and her husband purchased six acres of land in the 'ili of 'Au'aukai from Ma'aua and Koihala in 1872. The estate eventually grew to 12 acres and was called 'Ainahau (hau tree land).

The property in 1872 had several native grass huts, which Cleghorn removed, and replaced with a neo-Hawaiian-style bungalow. He later built a new, large two-story Victorian style house, designed by the famous Honolulu architect, Clinton B. Ripley.

The current project area encompasses only the southwestern-most corner of the 'Ainahau estate, which, based on historic maps contained no structures and was likely the location of the access drive from Kalakaua Avenue.

When Princess Likelike died in February of 1887, her daughter, Princess Ka'iulani, was named heir apparent to the throne. After her return to 'Ainahau from Scotland, the Princess' health began to fail and in 1899 she passed away at just 24 years of age. Cleghorn himself would continue to reside at 'Ainahau until his death in 1910. After his death, the house was used as a hotel and then as a rental property. The house would burn down on August 2, 1921 in a fire caused by a gas heater.

In the late 1800's and early 1900's historic maps indicated structures on the Princess Kaiulani property labeled Kalawila Church, Waikiki Public School, and several Moana Surfrider Hotel related structures. The former Church is recognized as one of the ten branches of Kawaiaha'o Church. A search of the Kawaiaha'o Church Archives revealed that in 1916 the Church sold the

cemetery land around the Waikiki Branch to real estate developers and a total of 39 individuals, originally buried between 1880 to 1907 were removed from the Waikiki Cemetery and probably reinterred at the Kawaiaha'ō Cemetery.

Apuakehau Stream before the construction of the Ala Wai Canal emptied into the sea within Waikiki. The Moana Surfrider Hotel was built on the east side of this stream in an area known as Ulukou (the kou tree grove). The Royal Hawaiian Hotel was built on the west side of the stream in an area known as Kahaloa (the long place).

In the late nineteenth century, the Waikiki beach area in Ulukou and Kahaloa was dotted with small cottages and some bathing houses. These "bathing houses," placed strategically near the beach, were places where people could change into their bathing suits, rent towels, and walk directly into the ocean.

The wealthy Honolulu landowner, Walter Chamberlain Peacock, incorporated the Moana Hotel Company in 1896 and the Moana Surfrider Hotel opened on March 11, 1901. Oliver G. Traphagen, the architect built the four-story hotel, with an additional fifth story in the central tower, in the Beaux Art Styles, on a budget of \$150,000. The wooden hotel had 75 rooms, each with its own private bath and telephone, an unheard of luxury. The first floor of the hotel had a billiard room, saloon, a parlor, a library, and a dining room which extended out towards the beach. The five floors were serviced by the first electric-powered elevator in the Territory. Other privately owned houses also lined the beach, such as the beach house used by Governor Cleghorn and the house owned by Frank Hustace.

In 1918, the Moana Surfrider Hotel added 100 more rooms in two wings, creating a courtyard facing the sea.

In 1920 the Moana Surfrider Hotel cottages were built on the mauka side of Kalakaua Avenue at Aina'hau. In 1953, the cottages were demolished and the land was cleared for the development of the Princess Kaiulani Hotel. The Princess Kaiulani Hotel opened on June 11, 1955.

The Draft EIS will include an archaeological literature review and field inspection report for the proposed Princess Ka'iulani redevelopment project and an archaeological inventory plan for both Redevelopment Projects.

2. Cultural Impact Assessment

The Draft EIS will include Cultural Impact Assessment Reports for both Redevelopment Projects.

3. Historic Architectural Resources

Because several of the structures to be demolished are greater than 50 years old, they are subject to review as historic properties.

The applicant is preparing a report that presents the Diamond Head Tower and Princess Ka'iulani hotels' historical background and its architectural significance. They will be evaluated in terms of the National Register criteria. The report will review the historic context of the hotel development, the architectural characteristics, character defining features, changes and removal of historic material over the years. The proposed demolition of the hotels will be discussed as well as the effect the proposed Redevelopment Projects may have on the historic character of the buildings in accordance with the federal Secretary of Interior's Standards for Preservation.

The architectural consultant for the Redevelopment Projects reports that the State Historic Preservation Officer has requested that structures that will be affected shall be recorded and inventoried using Historic American Building Survey (HABS) level documentation as set forth by the National Park Service. The survey must be directed by a qualified historian, architect, or architectural historian who meets the qualifications set forth in Chapter 13-281.

4. Natural Resources

a. Water Resources

There are no potable or surface fresh water resources on either the Princess Ka'iulani site or the the Moana Surfrider Hotel development site. The Redevelopment Projects are located in Waikiki, with the Diamond Head Tower being located on the beach. The waters off the south shore of Oahu, including Waikiki, are designated Class A by the State Department of Health (DOH). Rules of the State DOH indicate that the purpose of the Class A designation is to protect these waters for recreational use and aesthetic enjoyment.

The water table may be encountered at shallow depths during the excavation phase of construction work. Temporary dewatering may be required at that time. If discharges are anticipated as a result of the dewatering, a National Pollution Discharge Elimination System Notice of Intent for Discharges with Construction Activity Dewatering will be obtained from the DOH.

Because there are no fresh water features on the sites, the Redevelopment Projects are not anticipated to adversely impact these resources.

The applicant is exploring the possibility of using deep seawater (a renewable energy technology) to provide chilled water for their cooling/air-conditioning system to these

and possibly other properties. Development of this system will require approval of a Water Use Permit from the State Water Commission. The Draft EIS will provide information on the potential impacts and mitigation measures of constructing and operating such a system.

b. Flood Plain Management

According to the Flood Insurance Rate Map (FIRM) of the City and County of Honolulu, Panel 370 of 395, Map Number 15003C0370F, dated September 30, 2004, the Princess Ka'iulani site is in Zone A, a special flood hazard area where base flood elevations have not been determined, Zone AE, a special flood hazard area where base flood elevations have been determined, and Zone X, which represent areas determined to be outside of the 500 year flood plain.

The same FIRM Panel, indicates that The Moana Surfrider Hotel development site is in Zone X, Zone A, and Zone AE, with a base flood elevation of 8 feet.

Both Redevelopment Projects will comply with flood hazard requirements. Prior to construction, the applicant will provide a Flood Fringe District Certification to establish the Regulatory Flood Elevation as required by the City.

c. Coastal Zone Management

Although the Princess Ka'iulani site is within the State's Coastal Zone Management Area, it is not within the Special Management Area and is therefore not subject to permit requirements under Chapter 25, Revised Ordinances of Honolulu.

The Moana Surfrider Hotel development site is within both the State's Coastal Zone Management Area and within the Special Management Area and this redevelopment project will consequently require a Special Management Area Use Permit.

The Draft EIS will discuss coastal zone management review criteria for both redevelopments and Special Management Area criteria for the Diamond Head Tower redevelopment.

d. Topography and Soils

The Princess Ka'iulani redevelopment site is located a short distance from Waikiki Beach, while the the Moana Surfrider Hotel development site is located on Waikiki Beach. Both the Princess Ka'iulani site and the Moana Surfrider Hotel development site are relatively flat with no unique topographic features such as sand dunes or sloped areas. Elevations on the Princess Ka'iulani site are at about 10 feet above mean sea level.

According to the U.S. Department of Agriculture Soil Conservation Service, the natural soil deposits on the site consist of Jaucus sand, calcareous soils developed in wind and water deposited sand from coral and seashells. Slopes for these soils generally range from 0 to 15 percent, but in most places, the slope does not exceed 7 percent.

There are currently basement levels under several of the existing structures on the Princess Ka'iulani site. The applicant proposes excavation of some additional basement areas resulting in the removal of some of the native soils. Top soil and soil amendment will be imported primarily for the purposes of landscaping.

There are no plans for enlarging the existing basement areas on the Diamond Head Tower site; however excavation for structural improvements within the existing basement and potential for additional surrounding footings and piles may require additional excavation beyond the existing basement.

e. Flora and Fauna

Vegetation on both the Princess Ka'iulani and the Moana Surfrider Hotel development site consists primarily of introduced species. Because the sites have been urbanized for many years, native endangered or threatened species are not expected to naturally occur in this environment. The Draft EIS will provide a description of the landscaping to be provided as part of the Redevelopment Projects.

Native land and water birds are not expected to be found at this site or at the surrounding properties because the area lacks any suitable habitat that could support these types of animals. A recent avifaunal and feral mammal survey done on an adjacent site, the International Market Place, did not find threatened and endangered species (federal list) on that property. However, based on concerns about the possible nesting of White Terns in the larger trees on the property and recommendations from the Department of Land and Natural Resources, the owner of the International Market Place agreed to schedule future trimming of the larger trees that provide nesting opportunities for the White Terns on the proposed International Market Place properties during the months of October and November, as recommended in their faunal survey. The Princess Ka'iulani and the Moana Surfrider Hotel development site redevelopment sites do not contain any large trees that would provide nesting opportunities for the White Terns.

f. Noise

Ambient noise levels in the vicinity of the Redevelopment Projects are expected to be affected by the surrounding vehicular, tour bus and delivery traffic and resort related activities including night time activities.

Once developed, the projects are expected to have similar noise levels and characteristics as the existing facilities and uses, however, with a reduction in total units and reductions in trips related to the reduction in units.

During the construction phase, typical construction noises will be audible in the area. The dominant noise sources will probably be construction and earth moving equipment, such as bulldozers and diesel powered trucks. Noise from construction activities are expected to be short term and must comply with State of Hawaii Community Noise Control Rules and a construction noise permit issued by the DOH.

In order to mitigate construction noise, the contractor can undertake reasonable and standard practices, such as using mufflers on diesel and gasoline engines, using properly tuned and balanced machines, etc.

g. Air Quality

Air quality in the vicinity of the Redevelopment Projects is mostly affected by air pollutants from motor vehicles. After construction of the proposed projects, the operational carbon monoxide levels, which are of primary concern among the various air pollutants, are expected to remain relatively unchanged as traffic levels are not anticipated to increase significantly with the proposed net reduction in total units on the combined projects.

The proposal will have short-term construction-related impacts on air quality primarily related to fugitive dust and emissions from construction vehicles. Measures to mitigate short-term air quality impacts related to emissions of fugitive dust during construction will include the following (as needed):

- watering active work areas;
- use of dust screens;
- mulching or stabilizing the disturbed areas;
- covering dirt-hauling trucks;
- road cleaning and tire washing; and
- establishing landscaping.

h. Visual Impacts

The proposed Pikake Tower at the Princess Ka'iulani site will have a height of 350 feet which will be part of the applicant's request for flexibility with relation to the existing 260-foot height limit for the site, subject to the LUO provisions governing the PD-R approvals within the Resort Mixed Use Precinct. The proposed Princess Ka'iulani development will not affect any prominent view corridors and historic properties as identified

in Section 21-9.80-3 of the Land Use Ordinance. Where as the long axis of the existing Princess Tower is oriented in a Diamond Head/Ewa direction, the proposed structure will be oriented along a mauka/makai axis as recommended by the Waikiki Special District guidelines. This will improve view planes for neighboring properties at the tower level, although the additional height of the new tower will impact views above the height of the existing Princess Tower.

The proposed 282-foot high Diamond Head Tower development will exceed the maximum allowable height by about 22 feet and is anticipated to improve public views by opening up a view corridor from Kalakaua Avenue and along Ka'iulani Avenue to the ocean. Where as the long axis of the existing Diamond Head Tower is oriented in a Diamond Head/Ewa direction, the proposed structure will be oriented along a mauka/makai axis as recommended by the Waikiki Special District guidelines. This will improve view planes for neighboring properties at the tower level, although the additional height of the new tower will impact views above the height of the existing Diamond Head Tower. In addition, at the ground level the proposed development will include view corridors to the ocean, providing ocean views for the public not available with the existing development.

Important view planes in the area of Waikiki are identified in Section 21-9.80-3. Significant public views as identified on page 26 of the Waikiki Special District Design Guidelines will not be impacted by the proposed development.

Generally, the proposed structures will be situated in a highly urbanized area surrounded by the following structures which include several high rises as indicated in the conceptual designs provided in Appendices I and II (fig III-G.1):

- Hyatt Regency Waikiki - 39 stories
- Ainahau Tower - 28 stories
- Outrigger East Hotel - 20 stories
- Miramar Hotel - 21 stories
- Surfrider Tower - 21 stories

The orientation and location of the proposed Redevelopment Projects, including the proposed Pikake Tower provides separation from the surrounding high rises as indicated in plans provided in Appendix I. This coupled with a generally mauka-makai orientation helps to mitigate the visual impact in the mauka and makai directions.

The proposed developments are not near the major view corridors that are identified in the Waikiki Special District Design Guidelines or the Coastal View Study that was published in 1987 by the City and County of Honolulu.



figure IV-G.1

V. CUMULATIVE IMPACTS

In addition to the two proposed Redevelopment Projects, there are several other projects in the area which will be addressed in the Draft Environmental Impact Statement (EIS). Several of those are mentioned below. Others that may become evident and more defined (such as the International Marketplace) as the project progresses, will be included in the Draft EIS.

A. GRAY'S BEACH RESTORATION PROJECT

According to the Environmental Assessment/Environmental Impact Statement Preparation Notice for the "Gray's Beach Restoration Project" Kyo-ya Hotels & Resorts LP is proposing to restore and stabilize a sand beach fronting the Sheraton Waikiki Hotel property, about 1,500 feet west of the the Moana Surfrider Hotel development site. All of the proposed work for this project is located within the State Land Use Conservation District (fig VI-A.1). The proposal calls for the following:

- Construction of rock T-head groins along the shoreline fronting the Sheraton Waikiki Hotel, with the eastern-most groin replacing the existing Royal Hawaiian groin; and,
- Emplacement of sand fill between the groins to create a beach with a minimum horizontal crest width of 30-feet at the +5.2 foot elevation extending from the seawall, and a IV:10H slope from the crest to the sea bottom.



figure V-A.1

This project is intended to enhance recreational and aesthetic enjoyment of the area and provide protection for the backshore. The restored beach is expected to facilitate lateral access along the shoreline and enhance recreational opportunities.

Project construction is expected to begin in the third quarter of 2010 and be completed by the end of 2011.

The potential impacts of the proposed Gray's Beach Restoration project will be reviewed as the environmental disclosure process proceeds, to determine if there is the potential for cumulative impacts between that project and the proposed Princess Ka'iulani and new Diamond Head Tower projects.

B. WAIKIKI SHOPPING PLAZA ALTERATION AND ADDITION

The Waikiki Shopping Plaza alteration and addition is located at the corner of Royal Hawaiian Avenue and Kalakaua Avenue. This project involves redevelopment of that site to replace some existing commercial floor area. The Final Environmental Assessment for the project found that there would be no significant impacts as a result of the project, since there would be no net increase in commercial floor area. Subsequent to satisfying the Chapter 343, Hawaii Revised Statutes requirements for environmental disclosure, the applicant will pursue a Waikiki Special District Permit, Minor. The construction phase for this project (first quarter of 2009 to first quarter of 2010) is anticipated to precede that of the proposed Princess Ka'iulani and new Diamond Head Tower. Accordingly, cumulative impacts between the proposed Redevelopment Projects and the Waikiki Shopping Plaza alteration and addition project are not anticipated (fig VI-B.1).



figure V-B.1

C. ROYAL HAWAIIAN HOTEL AND SHERATON WAIKIKI MASTER PLAN

The Royal Hawaiian Hotel and Sheraton Waikiki Master Plan Improvements are currently underway. Both hotels are owned by Kyo-ya Hotels & Resorts, LP. The Royal Hawaiian Hotel improvements will be substantially complete by year-end 2008; the Sheraton Waikiki Hotel improvements will be substantially complete by year-end 2009. Based on the December 2007 Final Environmental Assessment, the project includes improvements to the arrival areas, interior renovations to the lobby level, enhancements to ground floor food and beverage facilities, and the renovation and development of recreational amenities, including 2 new pools and a renovated pool. Both of these projects are anticipated to be completed prior to the commencement of construction of the proposed Redevelopment Projects. Accordingly, cumulative impacts between the proposed Redevelopment Projects and the Royal Hawaiian and Sheraton Waikiki Master Plans are not anticipated (fig VI-C.1).



figure V-C.1

V. ALTERNATIVES CONSIDERED

As mentioned throughout this report the proposed redevelopment of the Princess Ka'iulani site and the new Diamond Head Tower are not anticipated to have a significant impact on the surrounding area in terms of public services and the environment, with the proposed net reduction in the total units on the combined properties.

Positive socio-economic impacts are projected with the redevelopment of the resort complex, with increases in short term employment and long term increased demand for resort and retail services.

A. NO ACTION

This alternative was considered and rejected as the existing structures are dated and need to be upgraded to be competitive in today's dynamic visitor industry. Many forces are pushing the hospitality industry to respond to growing customer demands. Visitors are seeking destinations that deliver something different, fresh and unexpected. Online booking, selection, growing access to user reviews, and an active baby boomer population drive hospitality providers to upgrade properties to meet consumer demands and expectations. Accordingly, the facilities, many of which were constructed in the mid 1950's need to be significantly upgraded to continue to attract customers. The "no action" alternative is not an economically viable alternative.

B. RENOVATION OF THE EXISTING STRUCTURES

The applicant considered renovating the existing structures on both the Princess Ka'iulani and Diamond Head Tower sites; however, with the exception of the Aina Hau Tower, which is already situated in a mauka/makai orientation, the rest of the structures on both project sites do not provide this orientation which is recommended to mitigate impact on mauka/makai views. The renovation would also not provide the needed improvements to upgrade the facility and greatly improve the visitor experience.

C. PREFERRED ALTERNATIVE

Princess Ka'iulani

The proposed alternative for the Princess Ka'iulani described in Section III of this report was selected since it will allow for upgrading of these aging buildings at this important corner in the center of Waikiki and provide significant public benefits. The increases in public open space at this corner will create an area for gathering and a focal point for this hub. The large front yard along Kalakaua Avenue will wrap around Ka'iulani Avenue providing an inviting introduc-

tion to the new retail establishments along this street frontage. The congestion and mix of pedestrian and vehicles will be minimized by creating an internal motor court for staging with remote pick up and drop off, as well as an area for tour buses to pull off of Ka'iulani Avenue. The removal of the existing Princess and Ka'iulani Towers and the mauka/makai orientation of the proposed Pikake Tower will considerably improve public view corridors at the tower level.

Diamond Head Tower

The redevelopment of Diamond Head Tower, as described in Section III of this report, will result in the removal of a dated and obsolete hotel tower that blocks the public view corridors from Kalakaua Avenue. The new Diamond Head Tower would be the first new resort hotel on Waikiki Beach in nearly 30-years, greatly improving the overall hotel product in Waikiki. The tower will be oriented in a mauka/makai orientation, opening up view corridors at the pedestrian level. The improved orientation of the building will permit the creation of a new motor court, which will redistribute some of the traffic along Kalakaua Avenue near the existing entrance. The applicant is also proposing to provide a public open space and surfboard storage, with a mural celebrating the history of Waikiki beach culture.

VII. GOVERNMENT PERMITS AND APPROVALS REQUIRED

The proposed Redevelopment Projects are anticipated to require the following governmental permits or approvals:

- Acceptance of the Final Environmental Impact Statement
- Planned Development-Resort Permit
- Waikiki Special District Permit, Major
- Special Management Area Use Permit (for the Diamond Head Tower)
- Shoreline Setback Variance (for the Diamond Head Tower)
- State Water Use Permit (possibly for the proposed deep sea water cooling system)
- Building Permits
- Trenching Permit
- Grading Permit
- National Pollutant Discharge Elimination Permit (For construction activities and possibly for construction dewatering.)
- Shoreline Certification for Diamond Head Tower
- Conditional Use Permit (minor) for joint development
- Construction Noise Permit

VIII. LAND USE ORDINANCE

The Redevelopment Projects' compliance with the development standards of the Land Use Ordinance (LUO), including the Resort Mixed Use Precinct Development Standards and parking and loading requirements are provided on pages 14 & 18.

As indicated on pages 14 & 18, the applicant will be seeking flexibility for both projects from various development standards as provided in the PD-R Process. It should be noted that the existing structures at the Princess Ka'iulani and the Moana Surfrider Hotel development sites do not comply with current development standards and are considered non-conforming. Generally, the applicant proposes to improve these non-conformities and provide commensurate public benefits and contributions to the improved stability, function, ambiance and appearance of Waikiki.

IX. WAIKIKI SPECIAL DISTRICT

The Draft EIS will include a discussion on how the proposed development will satisfy the objectives and standards of the Waikiki Special District.

X. COMMUNITY INPUT

A presentation of both projects was made to the Waikiki Neighborhood Board No. 9 on September 9, 2008. The Board approved a motion to support the concept of the proposed development. The minutes for that meeting are provided in Appendix IV.

XI. SIGNIFICANCE CRITERIA

The following review of the significance criteria will be expanded in the Draft EIS:

- **No irrevocable commitment to loss or destruction of any natural or cultural resource would result.**

The Draft EIS will include an archaeological literature review and field inspection report for the proposed Princess Ka'iulani redevelopment project and an archaeological inventory plan for both the proposed Princess Ka'iulani and for the proposed Diamond Head Tower Redevelopment Projects.

The Draft EIS will include Cultural Impact Assessment Reports for both the proposed Princess Ka'ulani and for the proposed Diamond Head Tower Redevelopment Projects.

The Draft EIS will include a discussion related to these criteria, based on the archaeological inventory plan and the cultural impact assessment.

- **The proposed actions would not curtail the range of beneficial uses of the environment.**

The proposed developments will not curtail, but will instead enhance the range of beneficial uses of the environment. The present resort properties are older and in need of upgrading to meet the current demands of resort visitors for larger units and up-to-date facilities. The projects will provide attractive and well maintained public open spaces on both properties along with private recreational facilities for the resort guests and residents. Desirable housing units will be made available to meet a strong demand for these units. The additional residential units in Waikiki will help contribute to the economic activity of the area. The projects will not curtail the beneficial uses of the environment.

- **The proposed actions would not conflict with the state's long-term environmental policies or goals and guidelines.**

The State's environmental policies and guidelines are set forth in Chapter 344, Hawaii Revised Statutes, "State Environmental Policy". The broad policies set forth include conservation of natural resources and enhancement of the quality of life. As discussed earlier, the projects do not affect significant natural resources, and will provide an enhancement of the quality of life by filling the demand for additional dwelling units in Waikiki and will improve the visitor experience with newly renovated and upgraded resort facilities.

- **The economic or social welfare of the community or state would not be substantially affected.**

The proposed development projects would give a temporary boost to the State's economy with the provision of short-term construction employment and related tax impacts, and long-term jobs in the resort industry.

The social welfare of the community would be positively affected by the proposed resort redevelopment and new dwelling units. The redevelopments will offer attractive living conditions to those seeking to live in Waikiki. The development will offer an attractive living environment and in addition will offer lush landscaping and open spaces all for the benefit of residents and visitors alike. The redevelopment will also provide private recreational facilities for resort guests and residents.

The surrounding business and retail establishments would be expected to benefit from the patronage of the Redevelopment Projects' resort guests and residents.

- **The proposed actions do not substantially affect public health.**

The proposed actions will not affect public health. The proposed land uses are compatible with the surrounding resort and commercial developments.

- **No substantial secondary impacts, such as population changes or effects on public facilities, are anticipated.**

As mentioned earlier the proposed Redevelopment Projects will, in the aggregate, provide approximately 113 new residential condominium units which may result in an increase to the residential population in the Waikiki area. Based on DPP standards for dwellings in Waikiki, the average household size is estimated at 1.72 which translates to an increase of about 195 residents on the combined properties.

Based on the DPP's "Annual Report on the Status of Land Use on Oahu, Fiscal Year 2007", the Year 2000 population for the Primary Urban Center is approximately 419,300 which is approximately 47.9% of the Year 2000 island-wide population. Although the 419,300 population is a little over the 46% General Plan Benchmark for 2025, DPP projects that the Primary Urban Center percentage of the island wide population will be 44.7% in 2020 with a projected population of 463,332 and 44.1% in 2025 with a projected population of 475,696. The proposed 113 residential condominium units will provide for some of this projected population increase to the Year 2020. Due to the transient nature of some of the new condominium buyers in Waikiki, the population increase based on the net increase related to the 113 units may be less than a typical 113 unit multi-family development, since a certain percentage of buyers may be transient owners and second or vacation home buyers.

The Draft EIS will discuss impacts on public facilities.

- **No substantial degradation of environmental quality is anticipated.**

The proposed developments will not result in a substantial degradation of the environment. Only minimal impact is projected during the construction phase. Noise and air quality impacts are expected to be short term, construction related and minimized through mitigation measures discussed below.

- **The proposed actions do not involve a commitment to larger actions, nor would cumulative impacts result in considerable effect on the environment.**

The proposed developments will not involve a commitment to larger actions nor will they result in cumulative impacts to the environment. The proposed developments will result in a net reduction in units and a reduction in certain environmental impacts related to this reduction in units.

- **No rare, threatened or endangered species or their habitats would be affected.**

No rare, threatened or endangered flora will be affected by the proposed developments.

- **Air quality, water quality or ambient noise levels would not be detrimentally affected.**

Short term impacts on air quality are expected to be primarily related to dust generated by the construction activity. Dust will be generated in the course of excavating for foundations and utility lines. Dust control measures appropriate to the situation will be employed by the contractors on each project, including where appropriate, the use of water wagons, erection of dust barriers and other methods for minimizing dust.

Short term noise impacts at construction sites are a normal result of construction activity. The DOH administers rules and regulations relating to the hours during which construction is permitted and the noise levels permitted during those hours. The contractor will be required to apply for a permit from the DOH should noise from construction activities exceed regulatory limits. The contractor will abide by the noise regulations incorporated into the permit.

There are no potable or surface fresh water resources on either the Princess Ka'iulani site or the Moana Surfrider Hotel development site. The Redevelopment Projects are

located in Waikiki, with the Diamond Head Tower being located on the beach. The waters off the south shore of Oahu, including Waikiki, are designated Class A by the DOH. Rules of the State DOH indicate that the purpose of the Class A designation is to protect these waters for recreational use and aesthetic enjoyment. During construction, contractors will be required to use best management practices to minimize impacts on coastal waters.

- **The projects would not affect environmentally sensitive areas, such as flood plains, tsunami zones, erosion-prone areas, geologically hazardous lands, estuaries, fresh waters or coastal waters.**

According to the FIRM Panel 370 of 395, Map Number 15003C0370F, dated September 30, 2004, the Princess Ka'iulani site is in Zone A, a special flood hazard area where base flood elevations have not been determined, Zone AE, a special flood hazard area where base flood elevations have been determined, and Zone X, which represent areas determined to be outside of the 500 year flood plain.

The same FIRM Panel indicates that the Diamond Head Tower site is in Zone X, Zone A, and Zone AE, with a base flood elevation of 8 feet.

The projects will comply with flood hazard requirements. Prior to construction, the applicant will provide a Flood Fringe District Certification to establish the Regulatory Flood Elevation as required by the city.

The proposed development will be designed to meet Land Use Ordinance standards for development in this flood zone.

The development will not adversely affect tsunami zones, erosion-prone areas, geologically hazardous land, estuaries, fresh water or coastal waters.

- **The proposed actions do not substantially affect scenic vistas and view planes identified in county or state plans or studies.**

The proposed development will not impact on important coastal views described in the 1987 Department of Land Utilization Coastal View Study. No coastal views are available along this stretch of Kalakaua Avenue. The proposed development will not affect significant public views identified in Section 21-9.80-3 of the Land Use Ordinance. In fact, the proposed development at the Diamond Head Tower will open up

public coastal views along Kalakaua Avenue with the proposed open motor court, open lobby area and creative use of large plate glass windows provided at the pedestrian level.

- **The proposed actions do not require substantial energy consumption.**

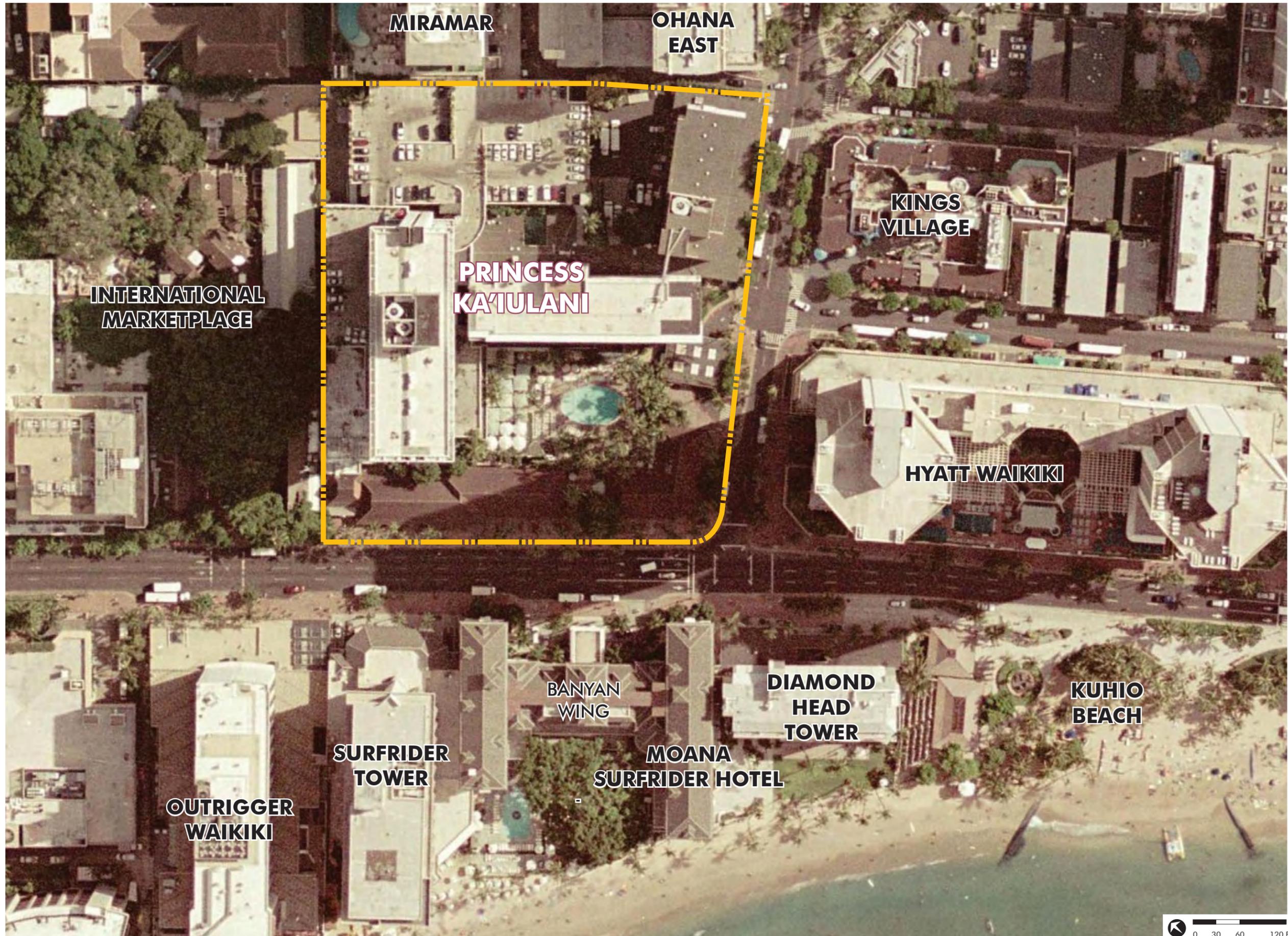
HECO has existing power lines serving this area and the applicant will coordinate development to ensure that the power lines will be adequate to support the proposed Redevelopment Projects. The applicant is exploring a variety of energy saving measures and plans to incorporate them into the proposed Redevelopment Projects. The applicant hopes to obtain certification through the LEED program.

XII. RECOMMENDATION

Based on this Environmental Impact Statement Preparation Notice, a Draft EIS will be prepared and processed.

APPENDIX I

Princess Kaiulani Plans



PRINCESS
KA'IULANI
REDEVELOPMENT

Kyoya

CONCEPT DESIGN
09.09.08

VICINITY MAP
(EXISTING)

WCITARCHITECTURE



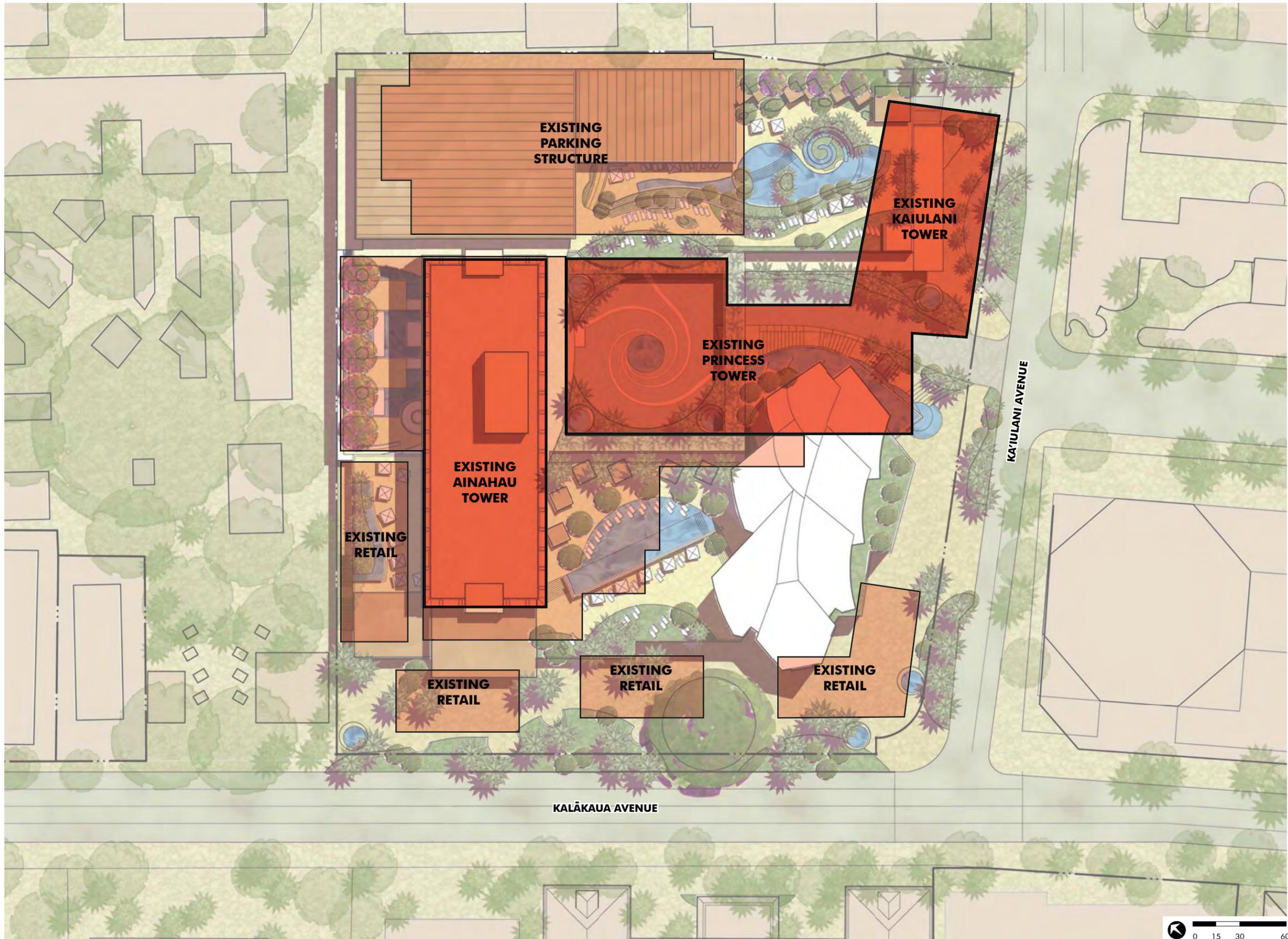
PRINCESS
KA'IULANI
REDEVELOPMENT

Kyoya

CONCEPT DESIGN
09.09.08

VICINITY MAP
(PROPOSED)

WCITARCHITECTURE



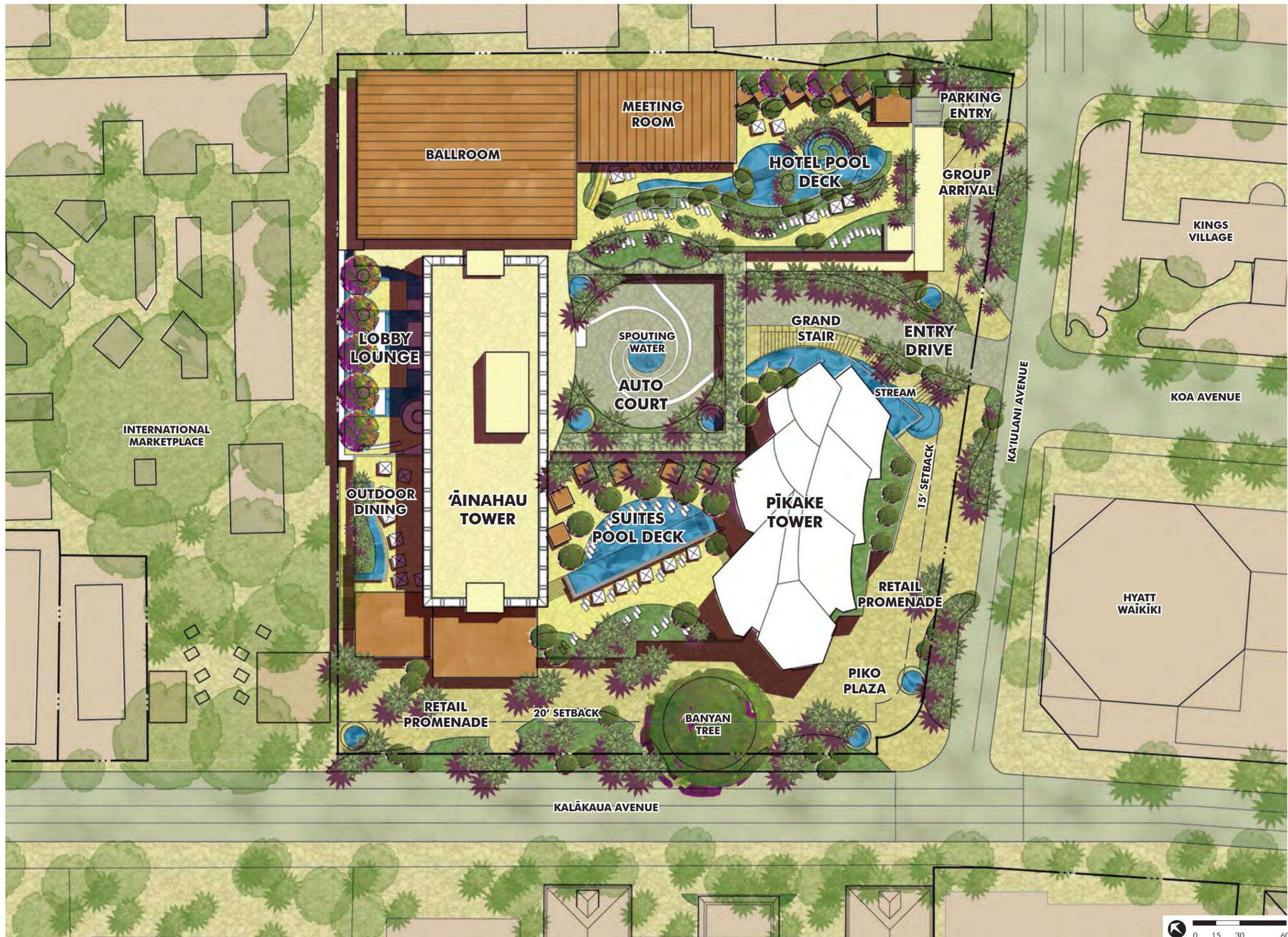
PRINCESS
KA'IULANI
REDEVELOPMENT

Kyoya

CONCEPT DESIGN
09.09.08

**SITE PLAN
OVERLAY**

WCITARCHITECTURE



PRINCESS
KA'ULANI
REDEVELOPMENT

Kyoya

CONCEPT DESIGN
09.09.08

SITE PLAN





PRINCESS
KA'IULANI
REDEVELOPMENT

Kyoya

CONCEPT DESIGN
09.09.08

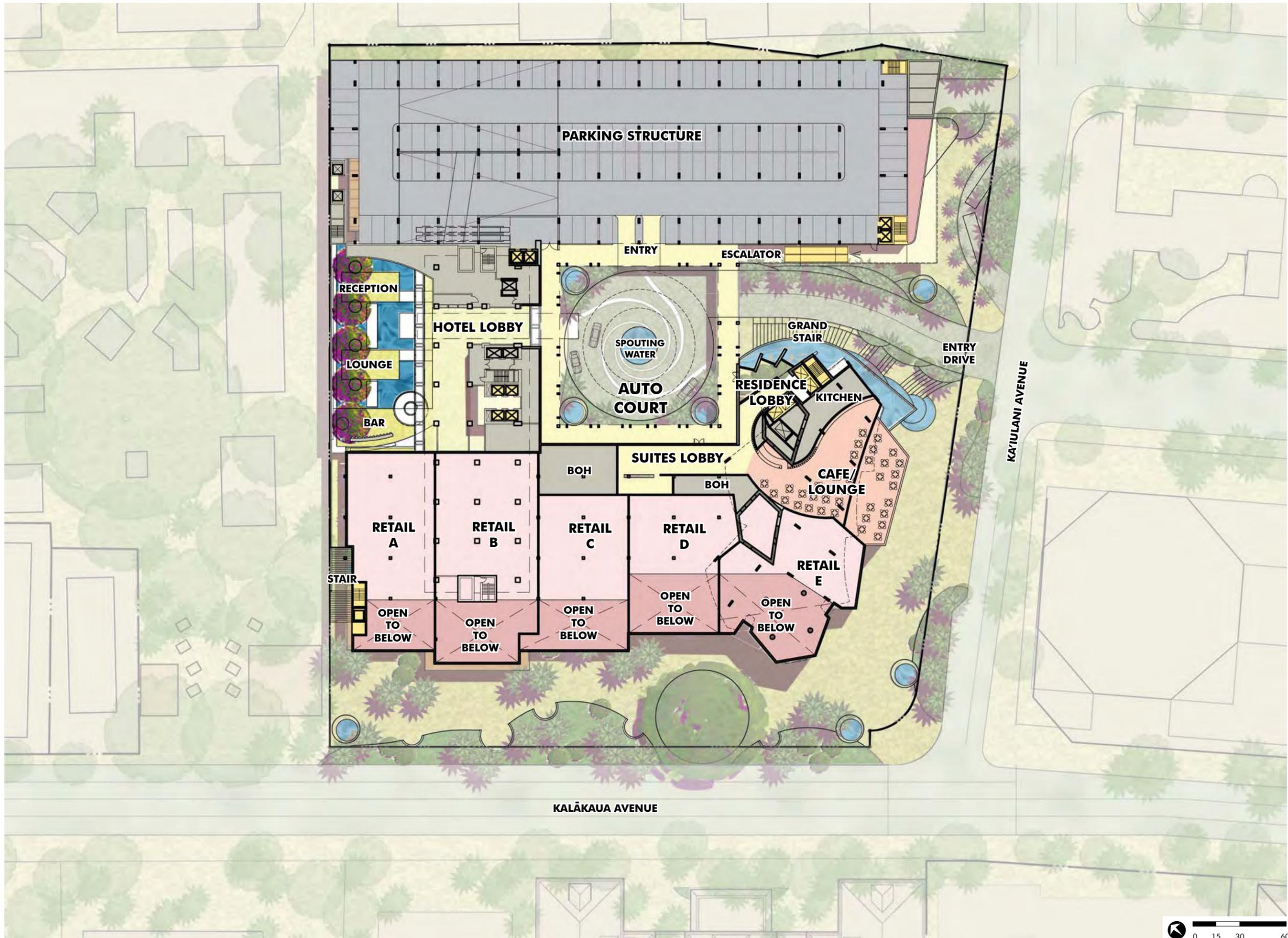
LEVEL 1

EL. +7'



WCITARCHITECTURE





PRINCESS
KA'IULANI
REDEVELOPMENT

Kyoja

CONCEPT DESIGN
09.09.08

LEVEL 2

EL. +25'



PRINCESS
KA'ULANI
REDEVELOPMENT

Kyoya

CONCEPT DESIGN
09.09.08

LEVELS 5-20
SUITE LEVELS



WCITARCHITECTURE





PRINCESS
KA'IULANI
REDEVELOPMENT

Kyoja

CONCEPT DESIGN
09.09.08

LEVELS 23-31
RESIDENTIAL LEVELS



WCITARCHITECTURE



Existing



Proposed

PRINCESS
KA'IULANI
REDEVELOPMENT

Kyoya

CONCEPT DESIGN
09.09.08



Existing



Proposed

PRINCESS
KA'IULANI
REDEVELOPMENT

Kyoya

CONCEPT DESIGN
09.09.08

WCITARCHITECTURE



PRINCESS
KA'IULANI
REDEVELOPMENT

Kyoya

CONCEPT DESIGN
09.09.08

KALAKAUA
ELEVATION


WCITARCHITECTURE



PRINCESS
KA'IULANI
REDEVELOPMENT

Kyoya

CONCEPT DESIGN
09.09.08

**KALAKAUA
ELEVATION**



WCITARCHITECTURE

APPENDIX II

Diamond Head Tower Plans



MIRAMAR

OHANA EAST

KINGS VILLAGE

INTERNATIONAL MARKETPLACE

PRINCESS KA'IULANI

HYATT WAIKIKI

DIAMOND HEAD TOWER

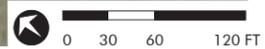
BANYAN WING

KUHIO BEACH

SURFRIDER TOWER

MOANA SURFRIDER HOTEL

OUTRIGGER WAIKIKI



Diamond Head Tower

Kyoya

CONCEPT DESIGN
09.09.08

VICINITY MAP
(EXISTING)

WCITARCHITECTURE



*Diamond Head
Tower*

Kyoya

CONCEPT DESIGN
09.09.08

**VICINITY MAP
(PROPOSED)**

WCITARCHITECTURE





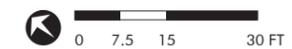
*Diamond Head
Tower*

Kyoya

CONCEPT DESIGN
09.09.08

**SITEPLAN
OVERLAY**


WCITARCHITECTURE





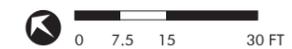
*Diamond Head
Tower*

Kyoya

CONCEPT DESIGN
09.09.08

SITEPLAN

WCITARCHITECTURE





*Diamond Head
Tower*

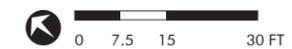
Kyoya

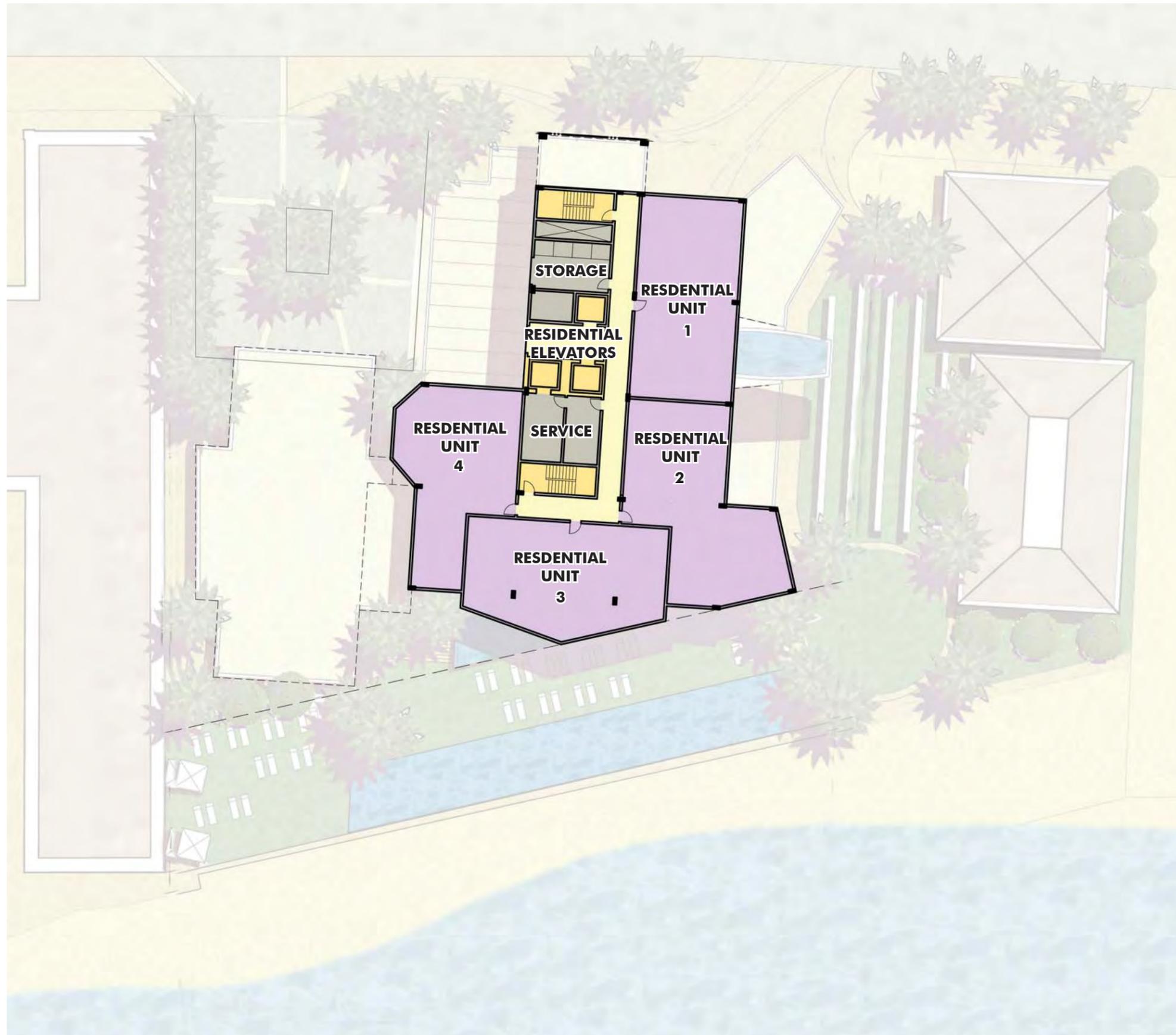
CONCEPT DESIGN
09.09.08

**LEVELS 3-14
HOTEL LEVELS**



WCITARCHITECTURE





*Diamond Head
Tower*

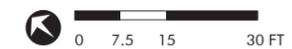
Kyoya

CONCEPT DESIGN
09.09.08

**LEVELS 18-21
RESIDENTIAL LEVELS**

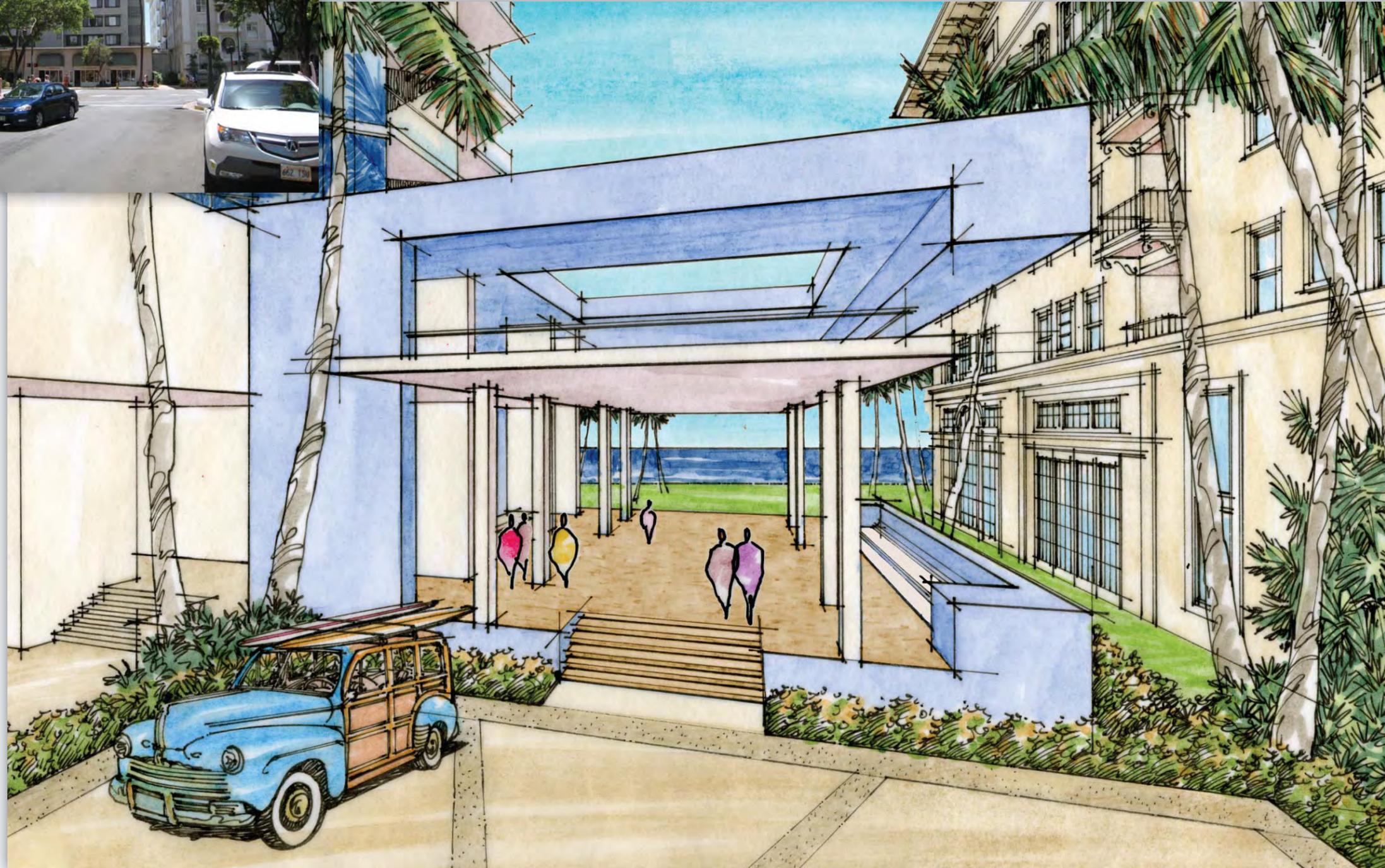


WCITARCHITECTURE





Existing



Proposed

*Diamond Head
Tower*

Kyoya

CONCEPT DESIGN
09.09.08



Existing



Proposed

*Diamond Head
Tower*

Kyoya

CONCEPT DESIGN
09.09.08

WCITARCHITECTURE



*Diamond Head
Tower*

Kyoya

CONCEPT DESIGN
09.09.08

**MAKAI
ELEVATION**



WCITARCHITECTURE



*Diamond Head
Tower*

Kyoya

CONCEPT DESIGN
09.09.08

**MAKAI
ELEVATION**



WCITARCHITECTURE



**EXISTING
DIAMOND HEAD
TOWER**

*Diamond Head
Tower*

Kyoya

CONCEPT DESIGN
09.09.08

**KALAKAUA
ELEVATION**



WCITARCHITECTURE



*Diamond Head
Tower*

Kyoya

CONCEPT DESIGN
09.09.08

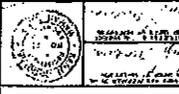
**KALAKAUA
ELEVATION**



WCITARCHITECTURE

APPENDIX III

Existing Plans



| | |
|------------|---|
| DATE | 1958 |
| SCALE | 1/4" = 1'-0" |
| PROJECT | PRINCESS KAILANI HOTEL |
| CLIENT | PRINCESS KAILANI HOTEL FOR THE HOVA CO. LTD. |
| ARCHITECT | RODRIGUEZ, OBERG & KINDER-ARCHITECTS |
| ENGINEER | OROVASKI-GIUN, LTD. |
| CONSULTANT | ARCHITECTURAL & ENGINEERING ASSOCIATES |
| LOCATION | 100 EAST HIKUALA DRIVE, SUITE 200, HONOLULU, HAWAII |

RODRIGUEZ, OBERG & KINDER-ARCHITECTS
100 EAST HIKUALA DRIVE, SUITE 200, HONOLULU, HAWAII

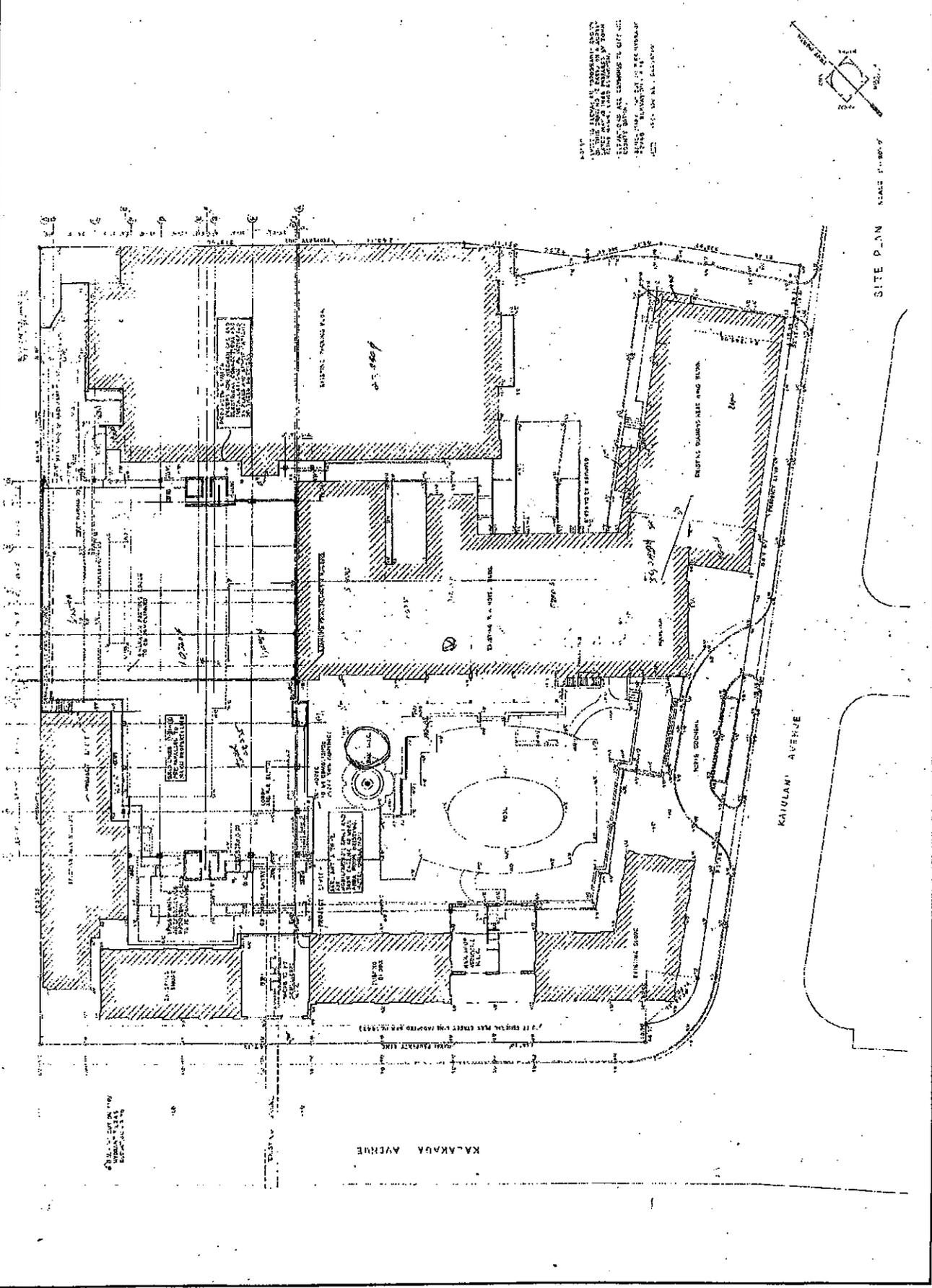
OROVASKI-GIUN, LTD.
ARCHITECTURAL & ENGINEERING ASSOCIATES
1000, HAWAII

SITE PLAN

ADDITION AND ALTERATIONS TO THE
PRINCESS KAILANI HOTEL FOR THE HOVA CO. LTD.
KAILANI AND KAILANI AVENUE, HONOLULU, HAWAII

PROJECT NO. 100
DATE: SEPT. 10, 1958
DRAWN BY: J. W. GARDNER
CHECKED BY: J. W. GARDNER
SCALE: 1/4" = 1'-0"

SITE-1



NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
3. ALL FLOORS ARE 4" CONCRETE ON 4" GRAVEL.
4. ALL ROOFS ARE 4" CONCRETE ON 4" GRAVEL.
5. ALL EXTERIOR WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
6. ALL EXTERIOR DOORS ARE 36" WIDE UNLESS OTHERWISE NOTED.
7. ALL EXTERIOR WINDOWS ARE 36" WIDE UNLESS OTHERWISE NOTED.
8. ALL EXTERIOR LIGHT FIXTURES ARE 18" DIA. UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR SIGNAGE IS TO BE INSTALLED AS SHOWN.
10. ALL EXTERIOR PAINT IS TO BE AS SHOWN.

SITE PLAN SCALE 1/4" = 1'-0"

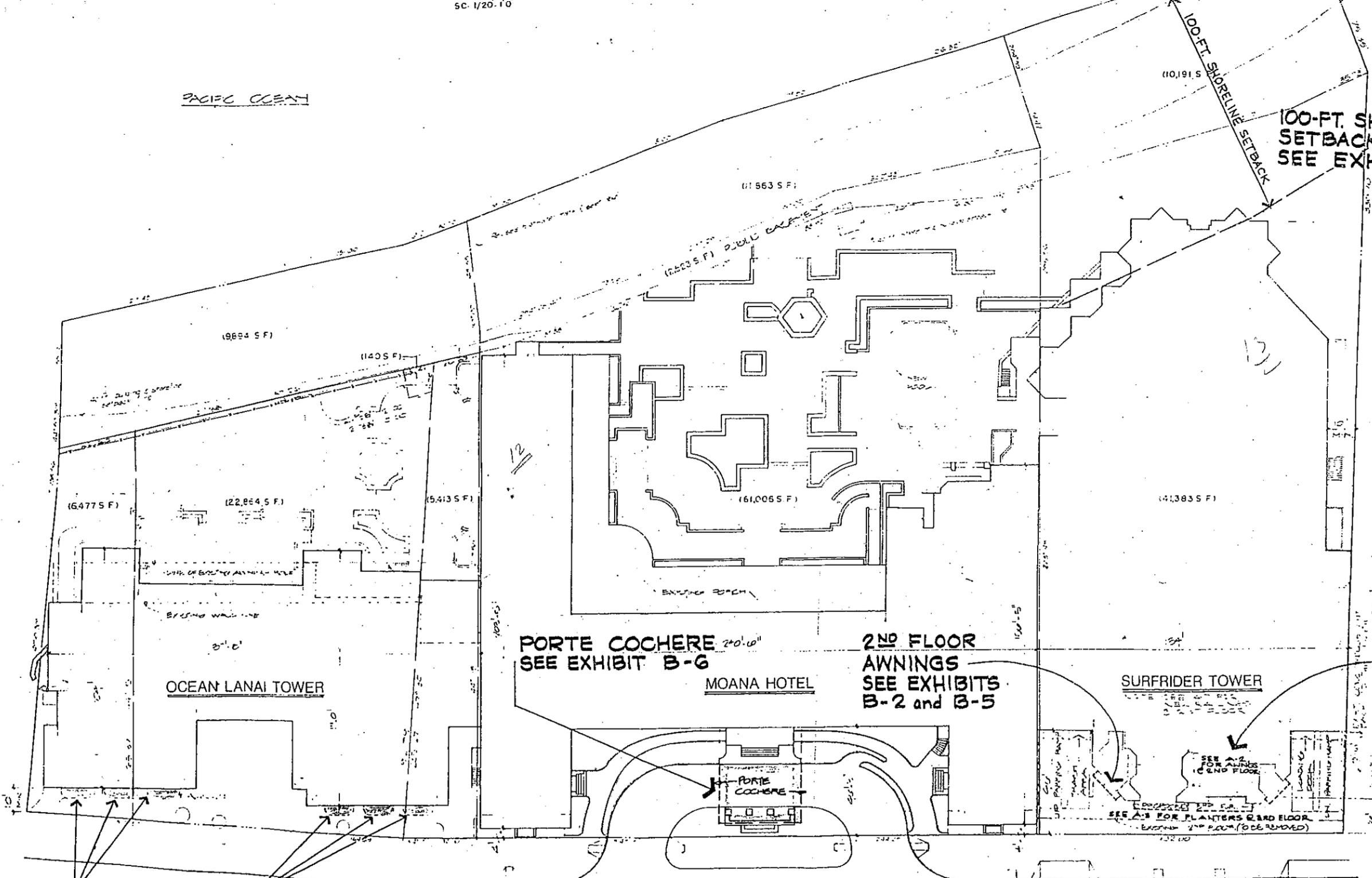
ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED

KALAKEKA AVENUE

KAILANI AVENUE

PACIFIC OCEAN

100-FT. SHORELINE SETBACK
SEE EXHIBIT B-7



PORTE COCHERE
SEE EXHIBIT B-6

2ND FLOOR
AWNINGS
SEE EXHIBITS
B-2 and B-5

3RD FLOOR
BALLROOM
SEE EXHIBITS
B-3, B-4, and B-5

OCEAN LANAI TOWER

MOANA HOTEL

SURFRIDER TOWER

AWNINGS
SEE EXHIBITS
B-2 and B-8

86/ZBA/89 APPROVED
VARIANCE PLAN
X
APPROVED BY ZBA
A. Hillard 6/4/89
SUPERSEDES PLAN DATED 1/15/87

RECOR. HOTEL PRECINCT
RECOR. COMMERCIAL PRECINCT

EXHIBIT B-1

86/ZBA-139

PROJECT DATA

| | OCEAN LANAI | MOANA | SURFRIDER |
|---------------------|----------------|-----------------|-----------------|
| CONTRACT NO. | 2-6-01-12 | 2-6-01-12 | 2-6-01-13 |
| TOT. AREA | 66,758 sq. ft. | 75,192 sq. ft. | 51,576 sq. ft. |
| EXISTING FLOOR AREA | 83,892 sq. ft. | 140,512 sq. ft. | 110,210 sq. ft. |
| NEW FLOOR AREA | 86,158 sq. ft. | 140,438 sq. ft. | 113,597 sq. ft. |
| CONTRACT GROUP | R-1 | R-1 | R-1 |
| CORST. TYPE | Type I | Type V b | Type I |
| NO. OF STORIES | 8 | 6 | 21 |

No. Date Revisions

Key Plan

Sheet Title
SITE PLAN

Job No. 86008
Date MAY 4, 1987
Sheet A-1 of

HISTORIC REHAB.
OF
MOANA
and Renovation of Seaside
and Oceanfront
Virginia D. Marisen
Joint Venture

VARIANCE SUBMITTAL

APPENDIX IV

Waikiki Neighborhood Board No. 9
Meeting Minutes

September 9, 2008



WAIKIKI NEIGHBORHOOD BOARD NO. 9

c/o NEIGHBORHOOD COMMISSION • 530 SOUTH KING STREET ROOM 406 • HONOLULU, HAWAII, 96813
PHONE (808) 768-3710 • FAX (808) 768-3711 • INTERNET: <http://www.honolulu.gov>

DRAFT MINUTES OF REGULAR MEETING TUESDAY, SEPTEMBER 9, 2008 WAIKIKI COMMUNITY CENTER

CALL TO ORDER: Chair Finley called the meeting (agenda filed on September 2, 2008 at the City and County of Honolulu's City Clerk's Office) to order at 7:00 p.m. with a fifteen-member quorum present out of the seventeen total members (present: Adams, Among, Benevento, Carroll, Erteschik, Finley, Flood, Gruntz, Martin, Merz, Personious, Peters, Poole, Simpson, Smith), with a quorum of nine required to be present and voting in support of any Board action for the motion to pass.

MEMBERS PRESENT: Jo-Ann Adams, Les Among, Bert Benevento, Helen Carroll, Louis Erteschik, Bob Finley, Walt Flood, Ray Gruntz, Robert Martin, Jeff Merz, Richard Personious, Mike Peters, Jim Poole, Mary Simpson, Mark Smith.

MEMBERS ABSENT: Jeff Apaka, David Chen.

GUESTS: Lani Ma'a Lapilio, Joan Naguwa, George Melenica, Rick Egged (Waikiki Improvement Association; member, Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board No. 5), Representative Tom Bower, Carl Middleton (member, Downtown Neighborhood Board No. 13), Michelle Matson (member, Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board No. 5), Representative Scott Nishimoto, Marsha Weinert (Governor Lingle's representative – State Tourism Coordinator), Gary Omori, Linda McDoft, Andrew Navar, Shem Lawlor, Corey Dillman, Frank Buge, Ernest Nishizaki (Kyo-ya); Bob Farrell, Ivonne Cardenas (makakilo.com); Senator Gordon Trimble, Sonia Trimble, Fire Fighter 3 Kimo Apana (Honolulu Fire Department – HFD), Lori Wingard (Councilmember Charles Djou's Office staff), Maxwell Wingard; Captain Jeff Richards, Lt. Harrison Kim Han, Officer Chris Matsumoto (Honolulu Police Department – HPD, Waikiki Station District 6); Elwin Spray (Neighborhood Commission Office staff).

WELCOME / QUORUM / CHAIR'S ANNOUNCEMENTS – Chair Finley welcomed the community to the meeting, noting a quorum was present, and reported that members Apaka and Chen had called to say they would be missing the meeting. Chair Finley asked those present to observe a moment of silence honoring the memory of the Coast Guard's flight crew who had recently been lost in a fatal accident.

TREASURER'S REPORT – Chair Finley presented the August 2008 Financial Statement with a balance of \$3,421.74 after expenses of \$363.14 (including printing and mailing of agenda and minutes and the video taping). Chair Finley directed that the statement be filed.

CITY AGENCIES

HONOLULU FIRE DEPARTMENT (HFD) – Fire Fighter Kimo Apana was present from the HFD Waikiki Station and reported on area HFD activity statistics, listing five fires, ninety-eight rescue calls, one hazardous condition, eight service calls, thirty-seven good intent calls, seventeen false calls, being a total of 166 calls. He reported a fire safety tip on Fire Prevention Week:

Fire Prevention Week has its roots in the Great Chicago Fire on October 8-10, 1871. On the 40th anniversary of that fire, the Fire Marshals Association of North America decided the anniversary should be observed nationally to inform the public about the importance of fire prevention. Since 1992, fire prevention week has been observed the week of October 9. The national Fire Protection Association has selected "It's Fire Prevention



Week: Prevent Home Fires!" as the theme for fire prevention week on October 5-11, 2008. Did you know that most fire injuries are caused by fires that occur in our homes? This year's campaign will focus on preparedness and underscore the importance of regularly checking your home for fire hazards. HFD encourages every family to take the necessary steps to ensure that your home is safe from fire hazards and that your family is prepared to escape when alerted by your smoke alarm. Practice and have an escape plan and a designate a safe meeting place outside your home.

Flood and Gruntz asked about fines and/or arrests for false alarms, with Apana saying he would follow up with the fire inspectors. Chair Finley thanked Apana for his report.

HONOLULU POLICE DEPARTMENT (HPD) – Captain Jeffery Richards reported the City was considering how to best implement the just-passed camping ordinance and highlighted the upcoming Friday and Saturday traffic disruptions for the Aloha Week Parade and accompanying Ho'olaulea, with the Friday Kalakaua Avenue congestion starting about 3:30 p.m. He reported the recent Mayor's Remembrance Walk (in memory of September 11, 2001) was especially meaningful to him, involving memories of all the law, fire and emergency medical personnel involved, and stressed the memorial is the reminder to keep all safe. Officer Chris Matsumoto referred to distributed August 2008 monthly complaint statistics for the District 6's thirteen Waikiki beats, highlighting chronic complaints including two warnings and three citations for loud music, seven warnings and six citations for loud mufflers, five sidewalk arrests for liquor violations, and six warnings and forty-seven citations for beach liquor violation – including one arrest. He reported nuisance complaints included 127 jay walking warnings and forty-four citations, forty skateboarding warnings and thirteen citations, three moped warnings and 99 citations, two citations for littering, thirty-one warnings for bicycles on the sidewalk and seventeen citations, and with a total of 1633 parking violation citations issued. An audience comment was on the danger of wheeled transportation mixing with pedestrians, citing skateboards, segways, bikes, scooters and the shoes-on-wheels, with Lt. Harrison Kim Han explaining that an additional part of the problem was that there were different laws and jurisdictions involved, pointing out that the State covers segways as a separate law. An audience question was asked about loading within a turnaround at the end of Waikiki, explaining that he felt there was a problem with the interpretation of the leeway being allowed for those engaged in actively unloading a vehicle. Kim Han said that the general policy was for the safe unloading of items but that in the case of a now-issued citation, the explanation should be done through in the court process, saying that good police discretion should allow for the safe unloading. The audience concern was for the differing reaction of officers and their differing definitions of loading, with Kim Han stressing the next step being to contest the citation and Richards saying the officers try to address the concerns of congestion and crowds, including the demands of dealing with bikes and segways, and the need to enforce laws. An audience comment was also about the proliferation of scooters; Kim Han said that some scooters seem to be fitting within the definition of a handicapped transportation aid and that there is a continuing investigation into the definition. Personious expressed concern that segways are heavy vehicles and there was a need for a separate lane for "other" vehicles, with Gruntz saying that in the case of the small scooters – termed "yoyos" – that if the wheel diameter is more than 12 inches it needs to be registered but he understands that many are shaved just below that size. Erteschik agreed that "personal assisted vehicle" definitions do include those small scooters, with Chair Finley encouraging follow up by Erteschik. Chair Finley thanked HPD officers for their report.

BOARD OF WATER SUPPLY (BWS) – Chair Finley reported a written report had been received.

MAYOR'S REPRESENTATIVE – Chair Finley announced that Mayor Mufi Hannemann was at the televised mayoral debate, with his staff also there and not present.

CITIZENS' ANNOUNCEMENTS: Chair Finley asked for community announcements:

- Linda McDoft reported bulky items were being regularly dumped on and by the sidewalks in the general area of Cleghorn, Tusitala, and Kapili Streets, mixing the regular trash with the bulky

- items, with Chair Finley asking for Lori Wingard of Councilmember Charles Djou's Office to follow-up. Andrew Navar agreed with the concern, saying that the material blocks sidewalks, with Peters saying the concern is also that people place the rubbish out too early or too frequently. Merz agreed with the concern of sidewalk blocking and drainage obstruction, with Chair Finley appointing Merz to follow-up on the issue of trash on the side streets and to suggest Board follow-up.
- Merz reported that the Waikiki Plaza Environmental Assessment (EA) draft had been responded to and reported that he would check that the final EA addressed the concerns raised by the Board.
 - Smith suggested that those involved in recycling efforts do more publicizing of the collections sites, encouraging the use of the Jefferson School site for recyclables.
 - An audience comment was that the use of low-gas alternatives like segways and the small yo-yo scooters was likely to increase and proposed that the Ala Wai be modified to allow for a dedicated lane, which could be achieved by removing the trees. Martin suggested consideration of the placement of floating covering on Ala Wai – referencing current Australian use – to allow bikes to be ridden within the canal on the covering.
 - Gruntz expressed concern that the Mayor's Representative was not present and that the planned presentation on transit would not occur, with Chair Finley saying that it was scheduled for the Board's October meeting. Gruntz reported the City Council and the public was given misinformation on the rail issue, with much of that misinformation also provided to the Mike Buck radio show and to public on ads paid for by two million dollars of public money. He reported specifically that the ridership numbers presented were "bogus" and said the correct numbers should be given. Benevento agreed with Gruntz that bogus ridership numbers were used and commented that the San Francisco BART was not self-sufficient and said he resented that taxpayer monies were being used to promote the concept.
 - Navar reported an intersection crosswalk countdown signal was needed for the Kanekapole Street and Kuhio Avenue intersection.
 - Among reported a broken water main on Kalakaua and expressed concern that the island-wide infrastructure is not ready for planned new buildings.
 - McDoft expressed concern that the some in the community have daily pickup of trash, with some having to place their trash in bags, and expressed concern that the compromise of pickups was impacting her quality of life.

ELECTED OFFICIALS:

MAYOR'S REPRESENTATIVE – Chair Finley reported Keith Rollman, the regular representative for Mayor Mufi Hannemann, was not present but at the debate with the Mayor.

CONCILMEMBER DJOU – Lori Wingard, of Councilmember Djou's Office, represented Councilmember Charles Djou, and distributed a written report, which included items on electronic payments and camping. She reported the passage and signature of the camping definition bill. She introduced her son Maxwell to the community. She reported that Djou's Charter transit question to be on the November ballot and encouraged walk-in voting at City Hall or Kapolei Hale sites. Gruntz asked about the ballot question language, with Wingard reporting the issue as without the transit authority definition and being about steel wheel on steel rail. Among expressed concern that the planned State closure of the emergency homeless shelter in Kakaako will result in migration of homeless towards the urban Waikiki settings, saying that currently, homeless are camping outside the Convention Center and with the closure, more camping would be expected. Smith asked for ballot Charter question material at the next meeting. Benevento agreed with the suggestion that bank debit cards be allowed for more web on-line payments, stressing that it should be without the credit card processing fee, for items such as property tax payments, with Wingard saying that several other municipalities do permit credit card payments and Benevento saying he was happy that the State permits the card payments. Wingard asked that she be called with specific addresses for pot holes or bulk item pickup problems. Chair

Finley endorsed Wingard's walk-in voting at City Hall, reporting that designated free on-street parking was allowed for voters. Chair Finley thanked Wingard for her report.

GOVERNOR'S OFFICE – Marsha Weinert, State Tourism Coordinator, was present to represent Governor Linda Lingle and distributed written material, highlighting the need to be prepared for hurricane season and stressed the need for an emergency kit and invited attendance to the September 24, 2008 Women Leadership Conference. Martin expressed concern that funds paid to the Professional Golf Association (PGA) tour had not been for the level of activity planned for and that the PGA had been overpaid; Weinert agreed that the PGA had cut back their tournaments by two so that renegotiations would be done to have State funds back. Gruntz reported that the newly-installed emergency sirens mounted on the Ala Moana side of Waikiki were working. Among asked for the governor to address the current high cost of gas, with Weinert saying she would follow-up. An audience concern was expressed about planned changes to the Ilikai-area public parking, where the State's plan is to provide 133 free stalls for surfers and to charge up to \$25 an hour for the rest, stating that the community is opposed; Gruntz agreed that the community is opposed and that the result will be that general beachgoers are being chased away. Personious asked for an update on the Kahuku property. Chair Finley thanked Weinert for her report.

SENATOR TRIMBLE – Senator Gordon Trimble expanded on the hurricane preparedness kit, pointing out that stories no longer have backup supplies of items like batteries, food or water and encouraging everyone to have a five day supply on hand. He also gave a background on segway issues, saying that several years ago the proposal had been made that they be required to have an operator's license that would require ten hours of training, and stressed that sidewalks were not designed for recreational use, saying that segway legislation should be looked at. He said that on the issue of the emergency shelters that public vagrancy laws need to be looked at. Trimble thanked the Board for their community service. Gruntz commented that the New York begging law had been removed, after having been successful for many decades, and proposed it – and loitering laws – be looked at for here, with the additional suggestion that emergency shelters be created from ten or fifteen containers being welded together. Among reported that there were not enough spaces in housing, stressing concern about the anticipated loss of the State's Kaakako shelter. Trimble explained that the City started in Waianae to end camping in City parks and that the State has been putting efforts in to repair housing in the State projects. Among expressed concern about homeless without the funds for housing or for food. Chair Finley thanked Trimble for his report.

REPRESENTATIVE BROWER – Representative Tom Brower reported that the State's shelters in Waianae currently had empty beds, although he expressed his concern for additional needs here and reported concern about domestic violence, explaining that he had just participated in an eleventh silent march about domestic violence. Brower distributed a monthly community report. Gruntz reported that the commercial activity had been cleaned up at Ala Moana and Hobron Lane, congratulating Brower for a "good job." Adams said segways should be on the legislative agenda for the next session. Chair Finley thanked Brower for his report.

REPRESENTATIVE NISHIMOTO – Representative Scott Nishimoto distributed a community report and highlighted a planned graffiti clean-up at the Ala Wai Elementary School on September 27, 2008. He stressed continued planning for the October 11, 2008 5th Annual Community Clean-Up recycling event at Kaimuki High School and distributed copies of an event flyer. Personious thanked Nishimoto for his continuing presence and participation, noting that Nishimoto's district is only a small corner of the Waikiki Board area. Chair Finley thanked Nishimoto for his report and congratulated him on his reelection.

WAIKIKI IMPROVEMENT ASSOCIATION (WIA) – Rick Egged distributed Aloha Festival ribbons to the Board, explaining that the ribbon sales were one of the major fundraising efforts of the Aloha Week activities, being on sale at ABC stores and at the Waikiki Community Center. He reported the

Ho'olaulea on Friday and the Saturday parade, which includes a hula festival in the afternoon. He also reported upcoming plans for the Honolulu International Film Festival, the recent Parade of Champions, and that the signage concern with the City seems to be resolved. Merz endorsed the recent parade planning and encouraged attendance. Adams asked about the roadside bulky items, with Egged saying that items on private property are the owner's responsibility, whether the project is developed or not. Peters reported observing bicyclists being ticketed while others on scooters were allowed to operate, with Egged agreeing that there is a problem and that he would follow up with discussions and ask for the City to be involved with regulation. An audience comment was made on the prior year's Block Party, congratulating that the event used several HPD cars to blockade the Kalakaua Avenue roadway from possible cars driving into the crowd, with the recommendation that the practice be continued. Chair Finley thanked Egged for his report.

PRESENTATIONS

Sheraton Princess Kaiulani and Moana Surf Rider Hotel Renovations – Ernest Nishizaki, from the Kyo-ya Hotels and Resorts LP, was present to discuss plans for the Sheraton Princess Kaiulani (PK) and Moana Surf Rider (Moana) Hotel Renovations, distributing written material and displaying maps and conceptual drawings. He explained that this was an initial look and that he had requested member Merz to work with them for the Board's review. He explained the commitment of the Kyo-ya Hotels to the development of their properties in the future of Waikiki, following on with their restoration of the Royal Hawaiian and the previous Moana Surf Rider work, and the renovation of the Sheraton Waikiki, with an intention of construction of several new buildings and a realignment of the property to a mauka-makai orientation, which would open up the view and provide a more open feeling to the retained buildings. For the PK, plans include:

- New 33-story Pikake Tower, with some 66 residences and 204 hotel-condominium units
- Upgrading to the existing 660-room 'Ainahau Tower
- Repositioning of existing retail promenade (setbacks of up to 80 feet)
- Reconfiguration of the entrance layout with an elevated motor court and entryway
- New 630-stall garage
- Separate group and bus arrival staging area.

For the Moana, plans include:

- New Diamond Head Tower project, with 200 suites and 25 residences, on the site of the old tower (built in 1952) – permitted within the Waikiki Special Design District (which has a 260 foot height limit)
- Retention of the Banyan Wing of the Moana (built in 1901)
- Re-orientation of the property site from the linear-to-the-ocean tower (blocking the view) to a raised and open lower level with the tower being vertical, including expansion of the surfboard racks (additional 200 racks) and creation of a beach plaza
- The entrance way would be between the Banyan Wing and the Tower, so that there would be a visual open space from the general Pikake Tower/Kaiulani Avenue site to the ocean.

Nishizaki stressed the feeling that the PK was the piko for Waikiki and that the general long-standing community concerns over the Kaiulani Avenue entrance-way were addressed. He noted public open space in the retail shops was retained, the Pikake Tower would match the existing Hyatt, and Peter Apo is consulting on Hawaiian historical concerns. Chair Finley reported that he had asked Merz to review the plans, with Merz reporting project points: improvement of circulation (especially bus), positive landscaping plans, improvement of articulated retail sites, heights are with limits but concern is for structure by the edge of the beach, and that the opening of the mauka-makai view creates the sense of open space. Benevento asked about height, openness and timeshare, with Nishizaki saying the Diamond Head Tower would be 23 stories, located to allow sight through and around rather than to block the view, and that the units would be straight ownership or hotel. Martin said the presentation was great and expressed hope that the design would be considered of a classic hotel. Smith asked about improvement of beach access, with Nishizaki saying the tower site would be open at ground level, with the additional open surfboard rack area. Among asked about current size and about price,

with Nishizaki saying the PK would go from 1100 to a little over 900 units (mixed hotel/condo/residential) and the Tower from 140 to 225 mixed units, with the residential units to be at the current (sold) market price. Erteschik expressed concern about the view and the increase in height, saying the 200 foot tower on the ocean seems to be a blight on the ocean, with Nishizaki saying the Tower's to be 80 feet off the open area plus 50 feet given back, so that there is a substantial increase in space along the beach, saying that he appreciates Erteschik's comments and is open in the process, but stressing that in planning, people react to their eye levels and the appearance will be for an open space. Gruntz suggested the project could be increased with Council approval, with Nishizaki saying this general concept will work and is well within the current height limits, with the residential units limited because of the requirement for two-parking spaces per unit. Flood asked about parking, with Nishizaki saying the Moana parking is at the PK structure. Poole commented on the inevitability of the height and reported it was a good project design, asking for a timeline so he could make a surfrack request, with Nishizaki saying that the concept and design process is just starting, with the first environmental impact statement (EIS) to be developed in 18 to 24 months, with the Moana portion to be started in some 24 months, so that the project would be continuing for two to three years. Adams said she agreed that the important consideration is the ground level view out to the ocean and said she appreciated the view being inviting to the public. Smith said he appreciated and applauded the concept of the open view. Benevento said he appreciated the concept, was unhappy with the current Diamond Head Tower, liked the overall project and said the PK project looked positive. Chair Finley asked that Kyoya/Nishizaki return to the Board as the plans progress. **Flood moved and Gruntz seconded for a Board statement of approval for the Sheraton Princess Kaiulani and Moana Surfrider Hotel Renovations project concept.** Merz reported that the Board should review the draft EIS when it was produced and revisit any concerns on the specifics of the project. Smith suggested the approval should wait until the EIS was available and then follow Chair Finley's suggestion of Nishizaki making another presentation. Chair Finley said that Kyoya had been open and transparent in past projects. Erteschik said he was opposed to the concept and would oppose the motion, expressing concern about the proliferation of towers on the ocean-front, and noted the encouragement of Councilmember Djou for 350 foot towers. Peters asked to clarify that Kyoya would return, with Chair Finley relaying to Nishizaki that the Board expected future updates. **Chair Finley asked for the voted and declared the motion for Sheraton Princess Kaiulani and Moana Surfrider Hotel Renovations project concept support passed, 10-4-1.** Aye: Adams, Benevento, Finley, Flood, Gruntz, Martin, Merz, Peters, Poole, Simpson. No: Among, Carroll, Erteschik, Smith. Abstain: Personious. Chair Finley thanked the Nishizaki and the Kyoya presenters, noting that there would be time in the two-year preparation time for the additional presentations.

Proposed Mayoral Candidate Forum September 16, 2008 at Ala Wai Clubhouse – Michelle Matson, Board member of the Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board No. 5, was present to discuss Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board plans for a Mayoral Candidate Forum on September 16, 2008 at the Ala Wai Clubhouse. She reported unanimous support for co-sponsorship of the joint forum from the Manoa and the McCully-Moiliili Neighborhood Boards and asked for the Waikiki Neighborhood Board to join in the event, saying there would be no cost, with the adding of the name to be sufficient. Chair Finley noted that the issue of Board co-sponsorship would require a motion to add the item to the evening's agenda, which would require a two-thirds approval. **Gruntz moved and Benevento to add the issue of possible Board co-sponsorship to the evening's agenda.** Peters asked about the current planning, with Matson reporting that the Diamond Head/Kapahulu/St. Louis Heights Board had taken the lead and already made the plans for the event, including the arrangements for the site and the videotaping. Chair Finley noted that the cost involved would be for a flyer mailing of the Board's mailing list, which would be approximately \$64, which is offset against increasing expenses of the Waikiki Board's videotaping service. **Chair Finley asked for a vote and announced no objections to the issue being added to the agenda unanimously 15-0-0.** Aye: Adams, Among, Benevento, Carroll, Erteschik, Finley, Flood, Gruntz, Martin, Merz, Personious, Peters, Poole, Simpson, Smith. **Flood moved and Gruntz seconded to co-sponsor the September 16, 2008 Mayoral Candidate Forum.** Adams asked why

co-sponsor rather than just encouraging attendance, with Peters agreeing with the Forum concept as the Board's direction in the past. Gruntz asked about appointing members to a permitted interaction, with Chair Finley saying the issue did not need to be a "sunshine" concern since there was no expected future Board business. **Chair Finley stated the question was for support of the Mayoral Forum, with the Board's mailout of a flyer and, with Flood and Gruntz agreeing to the stated motion, asked for the vote and declaring unanimous passage 15-0-0. Aye:** Adams, Among, Benevento, Carroll, Erteschik, Finley, Flood, Gruntz, Martin, Merz, Personious, Peters, Poole, Simpson, Smith.

COMMITTEE REPORTS – Chair Finley asked for committee reports, with Noise Committee Chair Smith and Homeless Committee Chair Benevento deferring reports.

APPROVAL OF MINUTES FOR THE AUGUST 12, 2008 REGULAR MEETING – Chair Finley asked for corrections or adjustments to the August 12, 2008 Regular Meeting Minutes, and with the following suggestion ("Sullivan said that if the groins do not keep the new sand on the beach they can not be removed but if they work as planned this project will be a model project for the rest of the State.") [page 7 following the motion of support for the restoration concept], **declared the minutes approved unanimously as corrected without objection 15-0-0. Aye:** Adams, Among, Benevento, Carroll, Erteschik, Finley, Flood, Gruntz, Martin, Merz, Personious, Peters, Poole, Simpson, Smith.

CHAIR REPORT – Chair Finley noted the continuing concern that the Neighborhood Commission has announced it has inadequate funds for mailing of Neighborhood Board election ballots and that the electronic alternative is of concern to many Waikiki residents. He reported that alternatives to electronic balloting exist, including requesting more funds or postponing the elections (and continuing the current Board members term). He reported he would continue to keep the community advised.

ANNOUNCEMENT: Chair Finley announced that the City Department of Transportation Services (DTS) Director Wayne Yoshioka was to give an update on the Waikiki transit spur at the next meeting on October 14, 2008. He also reminded everyone that November's regular 2nd Tuesday meeting date would fall on the November 11th Veteran's Day holiday and that the Board meeting would be November 18 (third Tuesday in November) – November 18, 2008.

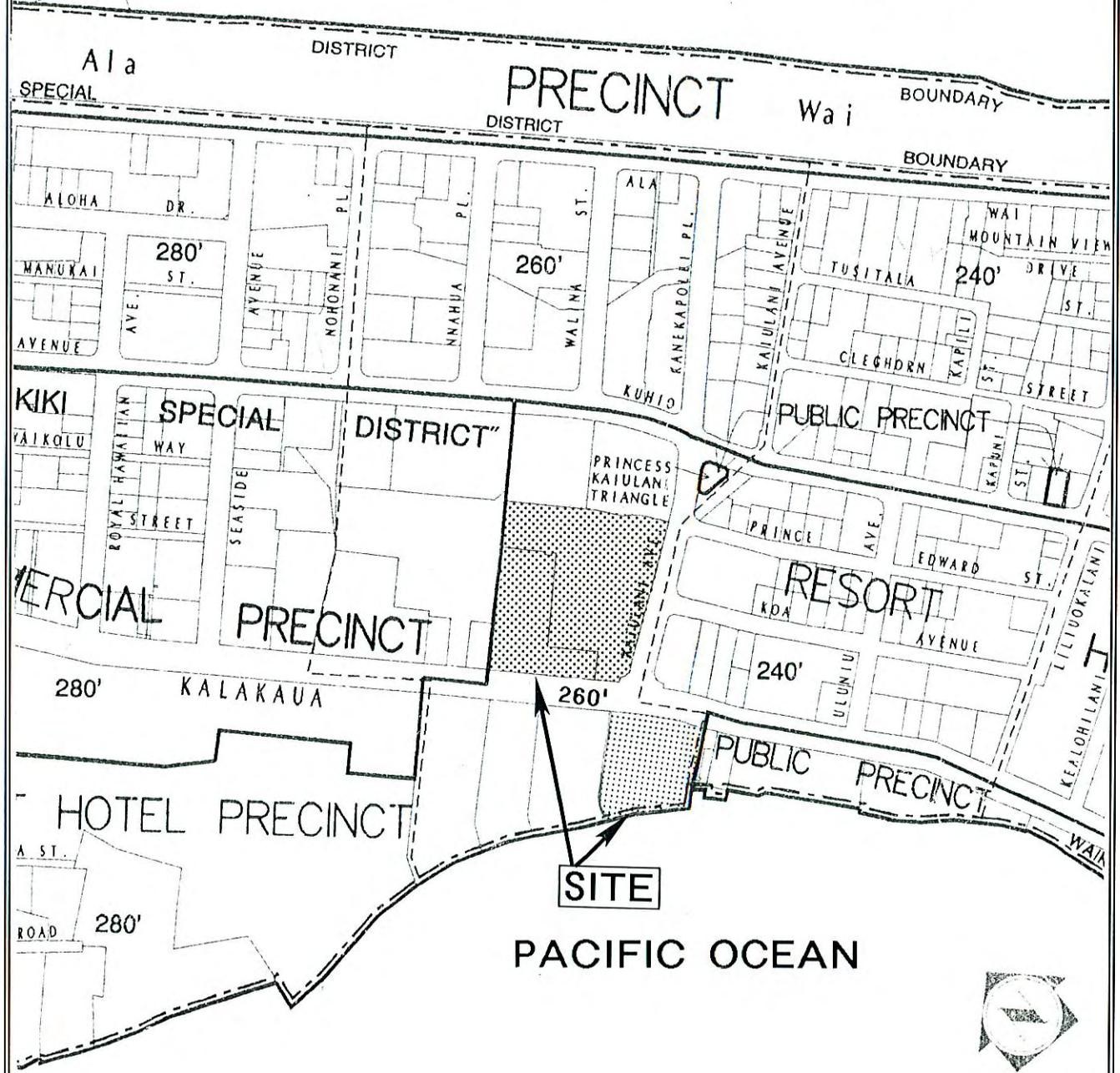
ADJOURNMENT: Chair Finley announced no other business and thanked Board members and the community for their presence and participation. **Peters moved and Erteschik seconded that the meeting be adjourned. Chair Finley, with no objections, announced the meeting as unanimously adjourned at 9:55 p.m. 15-0-0. Aye:** Adams, Among, Benevento, Carroll, Erteschik, Finley, Flood, Gruntz, Martin, Merz, Personious, Peters, Poole, Simpson, Smith.

Submitted by Elwin Spray, Neighborhood Commission Office staff

APPENDIX V

Exhibits

0'
ALA WAI GOLF COURSE



**EXHIBIT 1
LOCATION/ZONING MAP**

PRIMARY URBAN CENTER
DEVELOPMENT PLAN

A.6: Land Use Map
PUC - East

-  Lower-Density Residential
-  Medium and Higher-Density Residential/Mixed Use
-  Community/Neighborhood Commercial
-  District Commercial
-  Industrial
-  Resort
-  Institutional
-  Major Parks and Open Space
-  Preservation
-  Military
-  Urban Community Boundary
-  Pedestrian Network
-  College/University
-  Hospital/Medical Center
-  Intermediate School (State)
-  High School (State)
-  Small Boat Marina
-  Harbor
-  Airport



Department of Planning & Permitting
City & County of Honolulu
June 2004

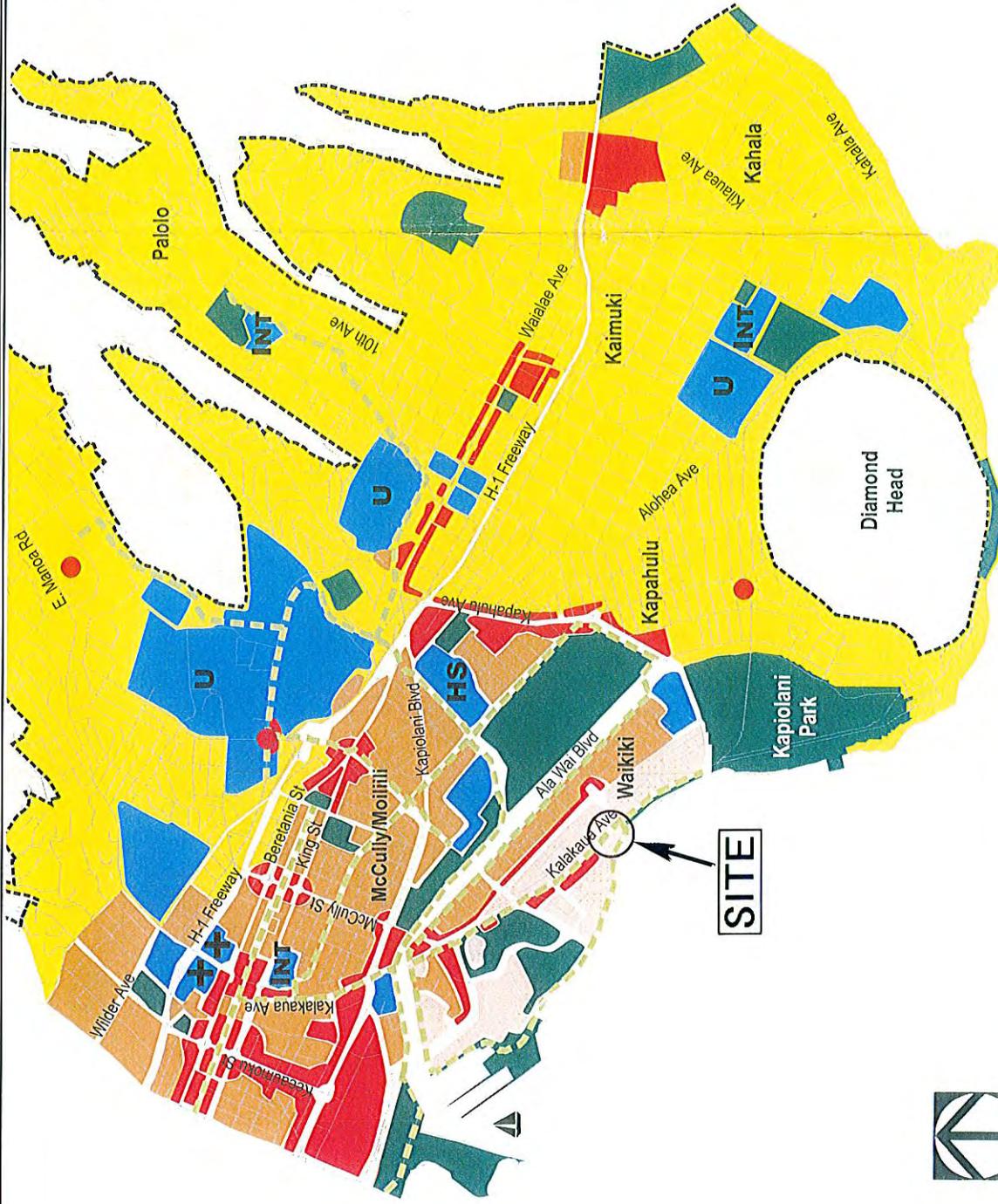
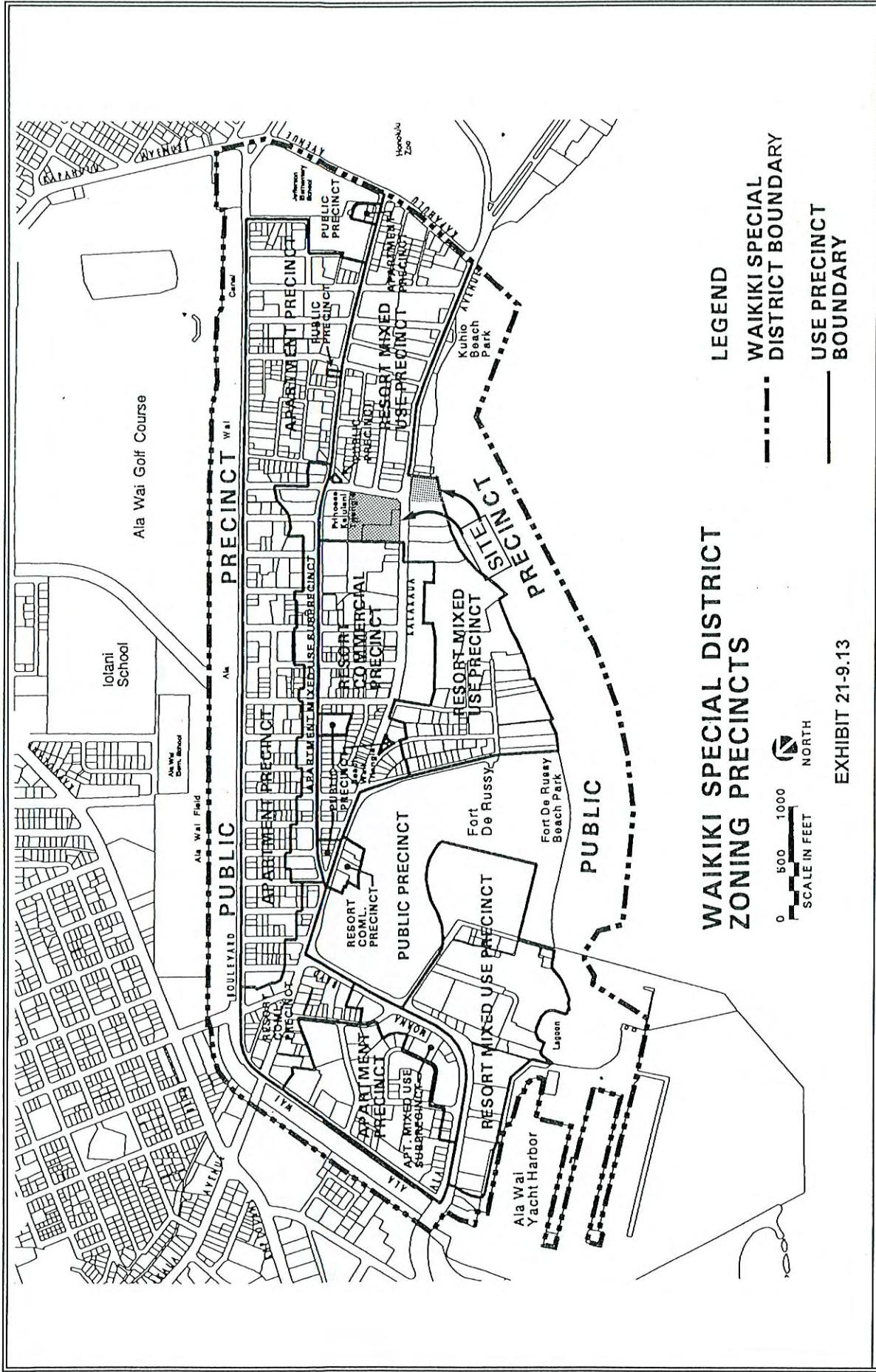


EXHIBIT 2



WAIKIKI SPECIAL DISTRICT ZONING PRECINCTS

- LEGEND**
- WAIKIKI SPECIAL DISTRICT BOUNDARY
 - USE PRECINCT BOUNDARY



EXHIBIT 21-9.13

EXHIBIT 3

