Hilton Hawaiian Village®

VILLAGE MASTER PLAN

Waikīkī, Island of O'ahu

FINAL

Environmental Impact Statement

Volume 1

GROUP 70 INTERNATIONAL

JUNE 2011

Village Master Plan

Waikīkī, Island of O'ahu, Hawai'i

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Final Environmental Impact Statement

Applicant:

Hilton Hawaiian Village®

2005 Kālia Road
Honolulu, Hawai'i 96815

Accepting Authority:

City and County of Honolulu
Department of Planning and Permitting
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This environmental document is prepared pursuant to Chapter 11-200, Hawai'i Administrative Rules (Department of Health), "Environmental Impact Statement Rules"

Jeffrey H. Overton, AICP, LEED AP — **6/13/11** **Date**

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B. Air Quality Study for the Proposed Hilton Hawaiian Redevelopment Project, Waikiki, O'ahu, Hawaii. (B.D. Neal & Associates, August 2010).

C. Existing Tree and Palm Inventory, Master Plan: Redevelopment Opportunity Proposal, Hilton Hawaiian Village Beach Resort & Spa. (McCelvey & Associates, April 2010, amended February 2011) - NEW.

D. Arborist Report, Hilton Hawaiian Village. (Steve Nimz and Associates, Inc., August 2010).

E. Water Quality and Biotic Composition in the Restored Duke Kahanamoku Lagoon and Adjacent Waters, Hilton Hawaiian Village Beach Resort & Spa, Waikīkī, O'ahu, Hawai'i. (Marine Research Consultants, July 2010).

F. Archaeological Inventory Survey ~~Plan~~ for the Hilton Hawaiian Village Master Plan Improvements Project, Waikīkī Ahupua'a, Kona District, O'ahu Island. (Cultural Surveys Hawai'i, Inc., April 2011 ~~October 2010~~). State Historic Preservation Division Approval Letters (November 15, 2010 and May 2, 2011) - NEW.

G. Cultural Impact Assessment for the Hilton Hawaiian Village, Waikīkī Ahupua'a, Kona District, O'ahu Island TMK: [1] 2-6-008: 001-003, 005, 007, 012, 019-021, 023, 024, 027, 034, 038 and [1] 2-6-009: 001-007, 009-013. (Cultural Surveys Hawai'i, Inc., September 2010).

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I. Hazardous Materials Pre-Assessment Summary Hilton Hawaiian Village Master Plan. (ENPRO Environmental, July 2010).

J. Traffic Impact Report for the Hilton Hawaiian Village Renovations. (Wilson Okamoto Corporation, September 2010).

K. Parking & Loading Management Plan for the Hilton Hawaiian Village, An Evaluation and Study. (Wilson Okamoto Corporation, October 2010, Revised March 2011).

L. Preliminary Engineering Report for Hilton Hawaiian Village Master Plan. (Belt Collins Associates, March 2011 ~~September 2010~~).

M. Socio Economic Context: Hilton Hawaiian Village Master Plan Improvements. (John M. Knox & Associates, Inc., July 2010).

N. Community Issue Interview Summary: Hilton Hawaiian Village Master Plan Improvements. (John M. Knox & Associates, Inc., July 2010).

O. Economic and Fiscal Impact Assessment for the Hilton Hawaiian Village Master Plan, Island of Oahu. (Mikiko Corporation, August 2010).

ACRONYMS USED

AAQS	Ambient Air Quality Standards
ACM	Asbestos Containing Material
ADA	Americans with Disabilities Act
AIS	Archeology Inventory Survey
AISP	Archaeological Inventory Survey Plan
AOHT	Academy of Hospitality of Tourism Program
ARDA	American Resort Development Association
BMPs	Best Management Practices
Bs	Beaches
BWS	Board of Water Supply
CAA	Clean Air Act
CCH	City and County of Honolulu
CIA	Cultural Impact Assessment
CFS	Cubic Feet Per Second
~~CMP~~	~~Coastal Management Programs~~
CPEP	County Product Enrichment Program
CRU	Crime Reduction Unit
CSH	Cultural Surveys Hawaii
CZM	Coastal Zone Management
CZMA	Coastal Zone Management Act
DBEDT	State Department of Business, Economic Development, and Tourism
DEIS	Draft Environmental Impact Statement
DLNR	Department of Land and Natural Resources
DNL	Day-Night Average Sound Level
DOFAW	Division of Forestry and Wildlife
DOH	State Department of Health
DOT	Department of Transportation
DPP	Department of Planning and Permitting
DPP-WB	Department of Planning and Permitting Wastewater Branch
DTS	Department of Transportation Services
EIS	Environmental Impact Statement
EISPN	Environmental Impact Statement Preparation Notice
EMD	Emergency Medical Dispatch
EMS	Emergency Medical Services
EPA	Environmental Protection Agency
F	Fahrenheit
FAR	Floor Area Ratio
FEIS	Final Environmental Impact Statement
FHWA	Federal Highway Administration
FL	Fill Land, Mixed
FTE	Full-Time Equivalent
FY	Fiscal Year
GOPP	Goals, Objectives, Policies and Priorities
GPD	Gallons Per Day
GPR	Ground Penetrating Radar
GPS	Global Positioning System
GW	Grand Waikikian

HAR	Hawai'i Administrative Rules
HCPAC	Hawaiian Culture Program Advisory Council
HFD	Honolulu Fire Department
HGVC	Hilton Grand Vacations Club
HHC	Hilton Hotels Corporation
HHV	Hilton Hawaiian Village®
HIOSH	Hawai'i Occupational Safety and Health
HPD	Honolulu Police Department
HRS	Hawai'i Revised Statutes
HTA	Hawai'i Tourism Authority
IA	Improvement Areas
JaC	Jaucas Sand
KCC	Kapi'olani Community College
KECC	Kālia Executive Conference Center
KMC	Kapi'olani Medical Center for Women and Children
LBP	Lead-Based Paint
LCA	Land Commission Award
LID	Low Impact Development
LOS	Level of Service
LUC	Land Use Commission
LUO	Land Use Ordinance
M	Million
MGD	Million Gallons Per Day
MP	Master Plan
MPA	Master Planned Improvement Area
MPCC	Mid-Pacific Conference Center
MPH	Miles Per Hour
MSL	Mean Sea Level
NAAQS	National Ambient Air Quality Standards
NPDES	National Pollutant Discharge Elimination System
NRAG	Natural Resources Advisory Group
NRCS	Natural Resources Conservation Service
NVLAP	National Voluntary Laboratory Accreditation Program
OEQC	Office of Environmental Quality Control
OHA	Office of Hawaiian Affairs
OIBC	O'ahu Island Burial Council
OMPO	O'ahu Metropolitan Planning Organization
OS	Ocean Safety and Lifeguard Services Division
OSHA	Occupational Safety and Health Administration
PCB	Polychlorinated Biphenyls
PD-R	Planned Development-Resort
PER	Preliminary Engineering Report
PM	Particulate Matter
PUC	Primary Urban Center
Q	Storm Water Run Off Flows
QMC	Queen's Medical Center
RACM	Regulated Asbestos Containing Building Material
SDOC	Straub Doctors on Call
SF	Square Feet

SFPs	State Functional Plans
SHPD	State Historic Preservation Division
SMA	Special Management Area
SMP	Special Management Area Use Permit
TCC	Tapa Conference Center
TCSP	Transportation and Community and System Preservation Pilot Program
TDM	Transportation Demand Management
TIMP	Tsunami Inundation Mapping Project
TMK	Tax Map Key
TSP	Tourism Strategic Plan
TVUs	Transient Visitor Units
UBC	Uniform Building Code
UFC	Uniform Fire Code
USC	United States Code
USGS	United States Geological Survey
UST	Underground Storage Tank
WHC	Waikīkī Health Clinic
WLCP	Waikīkī Livable Community Project
WSD	Waikīkī Special District

NĀ HUA ʻŌLELO HAWAIʻI
(HAWAIIAN WORDS)

āholehole	Young stage of the āhole, Hawaiian flagtail
ahupuaʻa	Land division usually extending from the uplands to the sea, so called because the boundary was marked by a heap (ahu) of stones surmounted by an image of a pig (puaʻa), or because a pig or other tribute was laid on the altar as tax to the chief. The landlord or owner of an ahupuaʻa might be a konohiki
ʻāina	Land or earth
aliʻi	Chief, chiefess, officer, ruler, monarch, peer, headman, noble, aristocrat, king, queen, commander; royal, regal, aristocratic
aloha	Love, affection, compassion, mercy, sympathy, pity, kindness, sentiment, grace, charity; greeting, salutation, regards; to venerate; to remember with affection;
ʻamaʻama	Mullet, a very choice indigenous fish
ʻaumakua	Deified ancestors; family or personal gods or guardians
ʻauwai	Ditch, canal
awa	Milkfish (*Chanos chanos*).
ea	Sovereignty; rule; independence; life, air, breath
hālau	Long house, as for canoes or hula instruction; meeting house.
hāʻukeʻuke	An edible variety of sea urchin *(Colobocentrotus atratus)*
heiau	Pre-Christian place of worship or shrine
hoʻokanu	To plant or to bury
hula	Traditional Hawaiian dance
huli	Taro top or stalk, as used for planting; shoot, as of wauke
ʻili	Land section, usually a subdivision of an ahupuaʻa
iwi kūpuna	Ancestral human remains
kalo	Taro (*Colacasia esculenta*)
kamaʻāina	Native-born, one born in a place, host
keiki	child
kō	Sugarcane (*Saccharum officinarum*)
kōhina	Part of taro where the corm is cut away from the top
kuaʻana	Older sibling
kuleana	Right, privilege, concern, responsibility, title, business, property, estate, portion, jurisdiction, authority
kūpuna	Grandparent, ancestor; starting point, source; growing
lei	Garland or wreath of flowers
līpeʻepeʻe	Some native species of a genus of edible red seaweeds
limu	A general name for all kinds of plants living under water
loʻi	Irrigated terrace, especially for kalo, but also for rice
lūʻau	Hawaiian feast, named for the taro tops always served at one; this is not an ancient name, but goes back at least to 1856
māhele	Division, piece, portion, department, category, part, land division
makaʻāinana	Commoner, populace, people in general; citizen or subject
makai	Directional, towards the ocean or coastline
mauka	Directional, towards the mountains
mana	Supernatural or divine power; authority; privilege; empowered
manuokū	White fairy tern (*Gygis alba)*

mōʻiwahine	Ruler; sovereign; majesty; queen
moku	District, island, islet, section
mokuoloko	Interior land district
mokupuni	Island
moʻolelo	Story, tale, myth, history, tradition
ʻohā	Taro corm growing from the older root, especially from the stalk called kalo
papahānaumoku	Earth Mother
piko	Navel, navel string, umbilical cord
wahi kanu	Burial ground
Wākea	Sky Father
wauke	Paper mulberry (*Broussonetia papyrifera*)
ʻanae	Full-sized ʻamaʻama mullet fish
ʻewa	Place name west of Honolulu, used as a directional term
ʻohana	Family, relative, kin group
ʻoʻopu	General name for fishes included in the families *Eleotridae*, *Gobiidae*, and *Blennidae*
peleleu	Extended, either longitudinally or horizontally; long, broad, wide, as a nose; spreading, extending; extension, projection
ʻuala	Sweet potato (*Ipomoea batatas*)
ʻuhi	Yam (*Dioscorea alata*)
ʻukulele	Stringed instrument brought to Hawaiʻi by the Portuguese in 1879
ʻulu	Breadfruit (*Artocarpus altilis*)
ʻupāpalu	The larger cardinal fishes
wana	A sea urchin, as *Diadema paucispinum* and *Echinothrix diadema*

Section 1.0

PROJECT SUMMARY

1.0 PROJECT SUMMARY

Section 1.0 provides an overview of the contents and purpose of this Environmental Impact Statement (EIS) along with a description of the public consultation process. In this section, the Hilton Hawaiian Village® Master Plan ("Village Master Plan" or "Proposed Project") and its potential impacts, the proposed mitigative measures, as well as alternatives to the Proposed Project, are summarized.

1.1 PROJECT INFORMATION SUMMARY

Applicant:
Hilton Hawaiian Village® Beach Resort & Spa
2005 Kālia Road
Honolulu, Hawai'i 96815
Contact: Gerard C. Gibson, Area Vice President
(808) 949-4321

Accepting Authority:
City and County of Honolulu
Department of Planning and Permitting

Name of Action:
Hilton Hawaiian Village® Master Plan
Kālia, Waikīkī, Kona District, O'ahu (*Figure 1-1* and *1-2)*

Planning/Environmental Consultant:
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawai'i 96813
Contact: Jeffrey H. Overton, AICP, LEED AP
(808) 523-5866

Existing Uses:
- 2,971 hotel guest rooms, suites & apartments
- 656 timeshare units
- 3,199,224 square feet (SF) existing total floor area
- 150,000 SF of conference and meeting space
- 173,681 SF of retail, food and beverage space
- 18,850 SF of pool areas
- 1,844 ~~1,819~~ parking spaces

Proposed Project Components:
- Planned retail expansion of 14,790 SF
- Improvements to guest arrival experience
- Improvements and expansion of guest amenities, including 8,780 SF Super Pool expansion
- 125 new parking stalls
- Two timeshare towers with 562 ~~550~~ new timeshare units
- Additional 28,284 SF for back of house & hotel use
- New bus pull-out lane, ~~and~~ trolley pull-out lane, ~~with~~ bus shelter and pedestrian sidewalk improvements along Kālia Road

Tax Map Keys:	2-6-5: 1 (por.) (Remnant Parcel) 2-6-8: 1, 2, 3, 5, 7, 12, 19, 20, 21, 23, 24, 27, 31, 34, 37, 38 2-6-9: 1, 2, 3, 7, 9, 10, 11, 12, 13 (*Figure 1-3*)
Land Area:	22.24 acres
Location:	2005 Kālia Road, Waikīkī, Oʻahu, Hawaiʻi
State Land Use District:	Urban District (*Figure 1-4*)
City and County of Honolulu:	
Development Plan Area:	Primary Urban Center (*Figure 1-5*)
Zoning (Land Use Ordinance):	Waikīkī Special District, Resort Mixed Use Precinct (*Figure 1-6*)
Special District Limits:	350 feet ("ft") height limit (*Figure 1-7*)
Special Management Area (SMA):	Entire project area within SMA (*Figure 1-8*)
Landowners:	See detailed list below

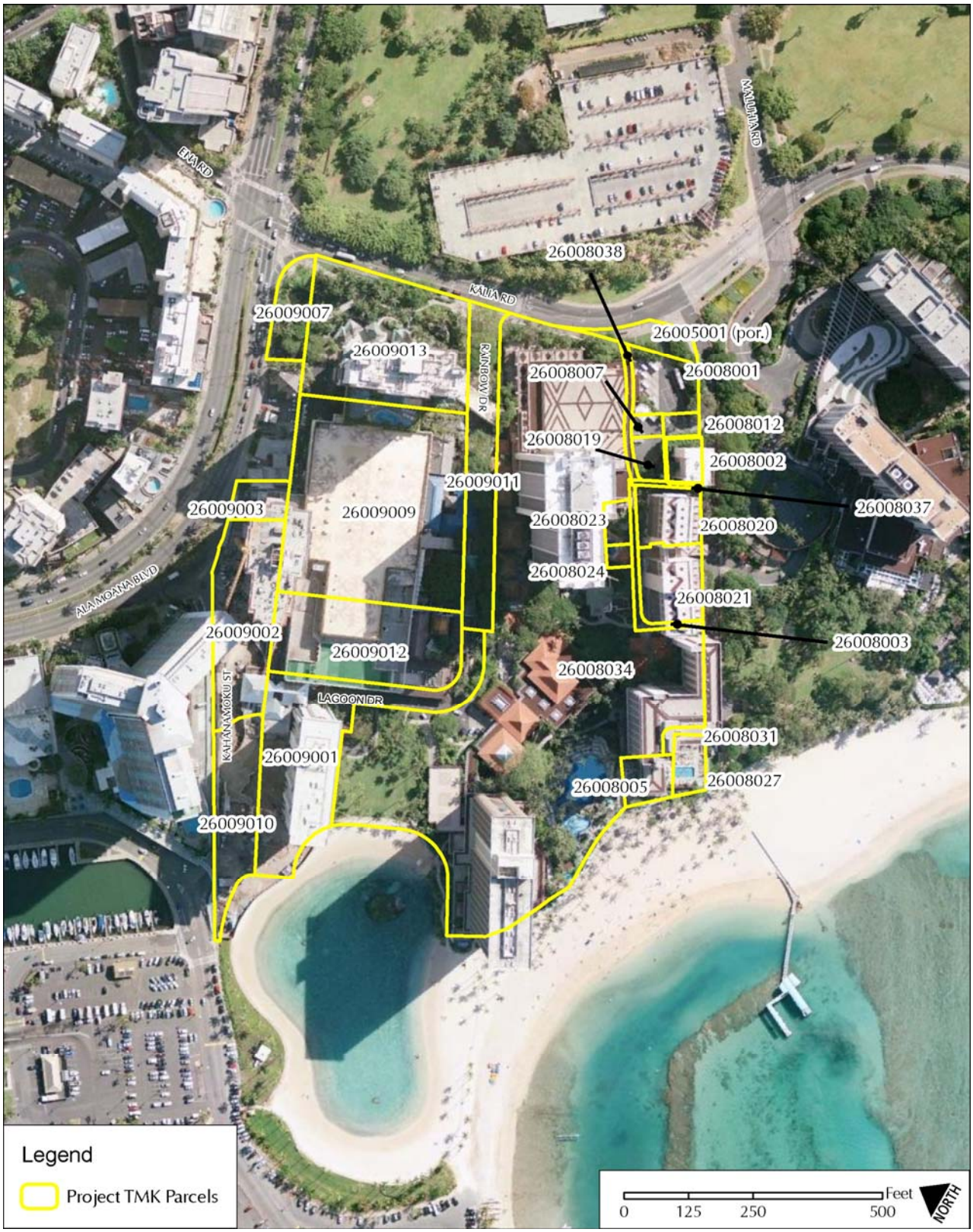
TMK	**Fee Owner**
2-6-005:001(por.)	City and County of Honolulu Remnant Parcel
2-6-008:001	Hilton Hawaiian Village, LLC
2-6-008:002	Virginia L. Taran (Fee Owner); Hilton Hawaiian Village, LLC (lessee)
2-6-008:003	Alton U. Mun; Orville K. K. Mun, Evelyn K.H. Mun; Jean Y.H.M. Seu; Anna Y. S. M. Mileer; Martha K.W.M Chock; Miriam Y.K.M. Lum; Harriet Y.C.M. Gee, Alwin N. Mun Trust; Estriedge W. You Trust; Addie L. You Trust; Hilton Hawaiian Village, LLC (all Fee Owners including Hilton Hawaiian Village, LLC who is also listed as lessee)
2-6-008:005	Hilton Hawaiian Village, LLC
2-6-008:007	Hilton Hawaiian Village, LLC
2-6-008:012	Hilton Hawaiian Village, LLC
2-6-008:019	Hilton Hawaiian Village, LLC
2-6-008:020	Orville K.K. Mun Annuity Trust; Mun Hilton, LLC (Fee Owners); Hilton Hawaiian Village, LLC (lessee)

2-6-008:021	Hilton Hawaiian Village, LLC
2-6-008:023	Hilton Hawaiian Village, LLC
2-6-008:024	Hilton Hawaiian Village, LLC
2-6-008:027	Hilton Hawaiian Village, LLC
2-6-008:031	Hilton Hawaiian Village, LLC
2-6-008:034	Hilton Hawaiian Village, LLC
2-6-008:037	Stanley Cutter, deceased c/o Hilton Hawaiian Village, LLC
2-6-008:038	Harry Culman, deceased c/o Hilton Hawaiian Village, LLC
2-6-009:001	Hilton Grand Vacation Development, Co.
2-6-009:002	Hilton Resorts Corporation
2-6-009:003	Henry K. Kaahea; Isaac H. Harbottle; Douglas W. Frias; Hilton Resorts Corporation (all Fee Owners)
2-6-009:007	Hilton Hawaiian Village, LLC
2-6-009:009	Hilton Hawaiian Village, LLC
2-6-009:010	Hilton Hawaiian Village, LLC
2-6-009:011	Hilton Hawaiian Village, LLC
2-6-009:012	Hilton Hawaiian Village, LLC
2-6-009:013	KT Condominium c/o Hilton Hawaiian Village, LLC

Figure 1-1
Project Location Map for Village Master Plan

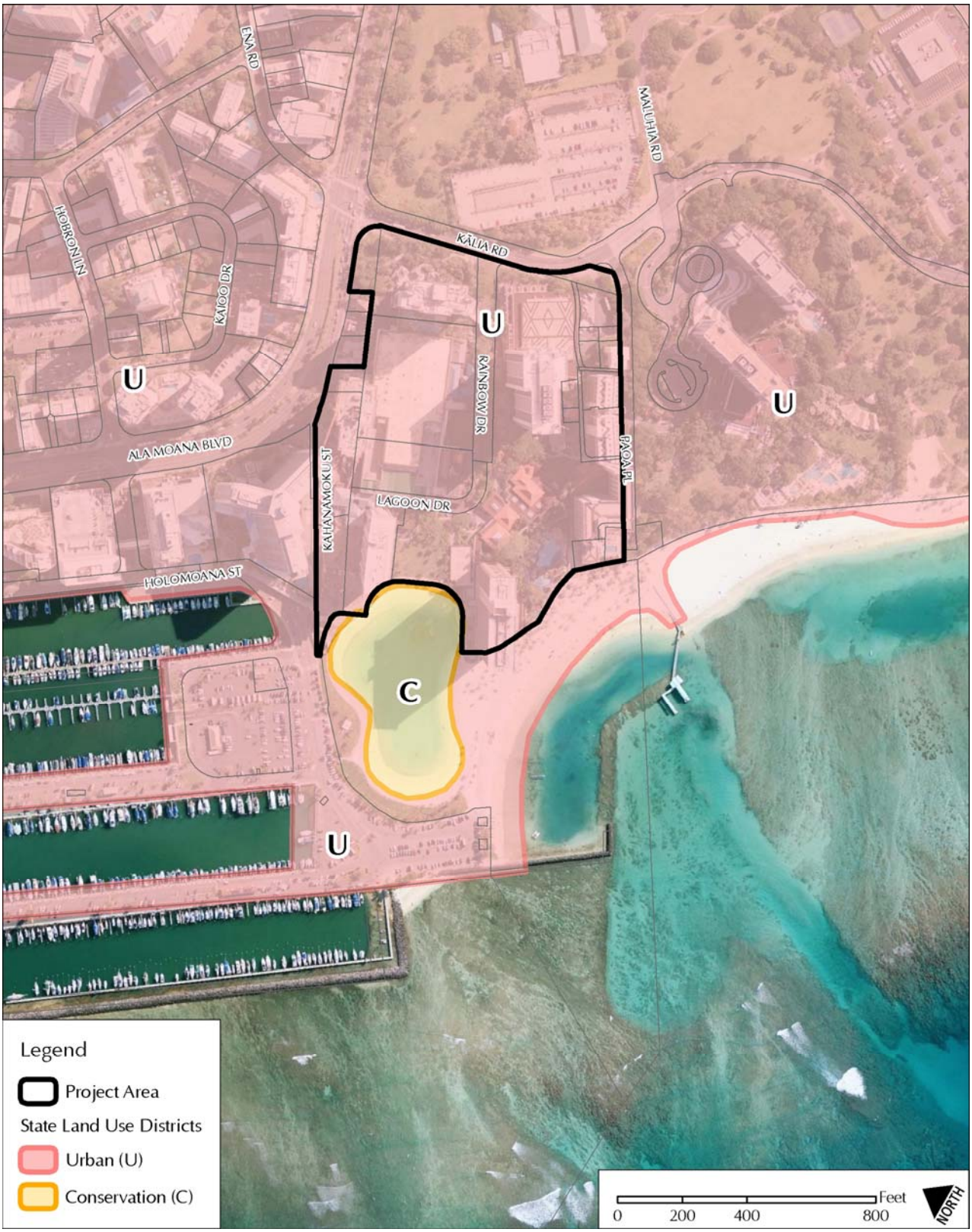
Source: GIS Data, State of Hawai'i

Figure 1-2
Village Master Plan Improvements Project Area



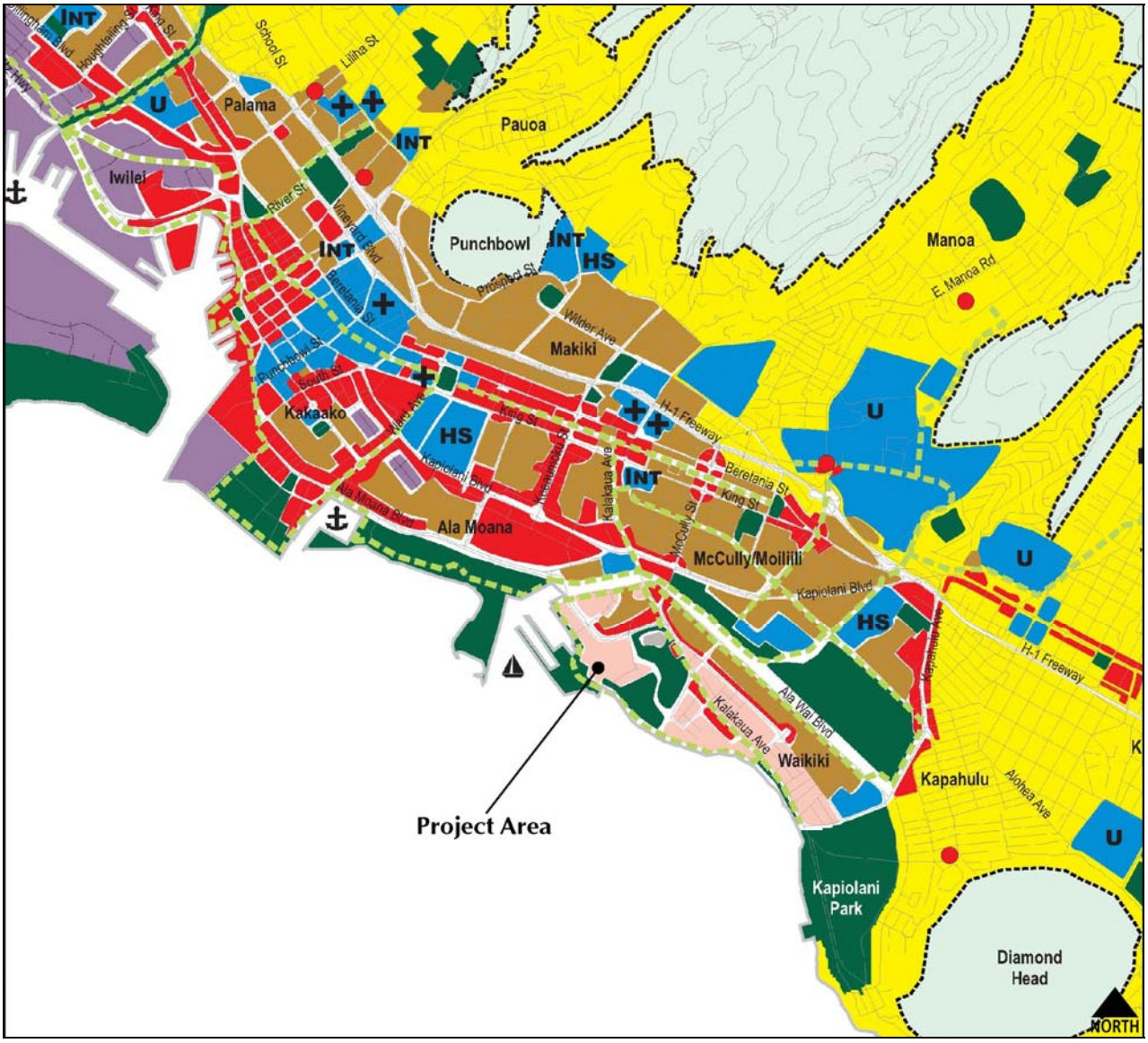
Source: GIS Data, State of Hawai'i

Figure 1-3
City and County of Honolulu, Tax Map Key Parcels Map of Project Area



Source: GIS Data, State of Hawai'i

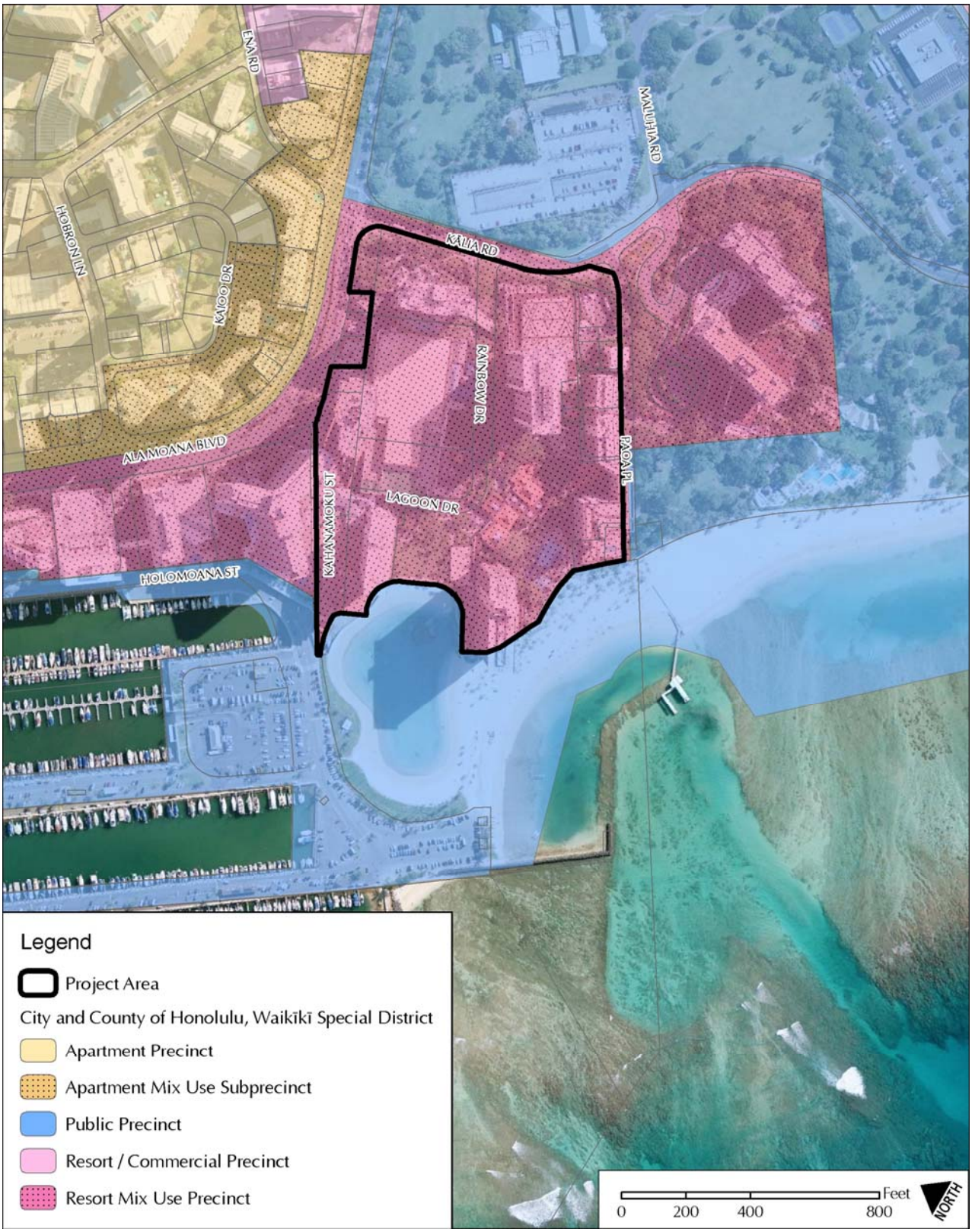
Figure 1-4
State Land Use District Designations



Source: City and County of Honolulu, PUC Development Plan

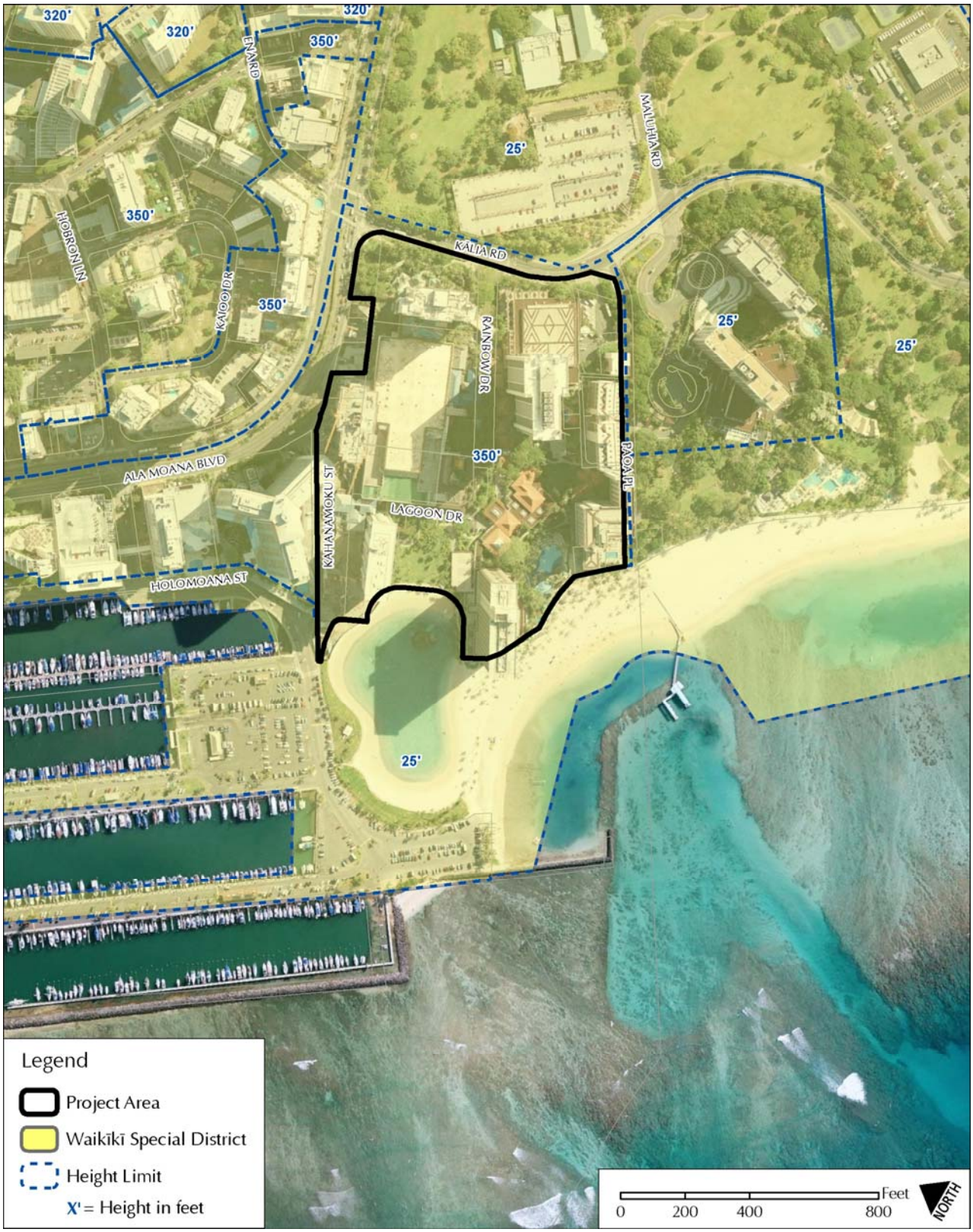
- Lower-Density Residential
- Medium and Higher-Density Residential/Mixed Use
- Community/Neighborhood Commercial
- District Commercial
- Industrial
- Resort
- Institutional
- Major Parks and Open Space
- Preservation
- Military
- Urban Community Boundary
- Pedestrian Network
- U College/University
-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

Figure 1-5
City and County of Honolulu, Primary Urban Center Land Use Designation



Source: City and County of Honolulu GIS Data

Figure 1-6
City and County of Honolulu Zoning & Waikīkī Special District Designations



Source: City and County of Honolulu GIS Data

Figure 1-7
City and County of Honolulu, Waikīkī Special District, Designated Height Limits

Source: City and County of Honolulu GIS Data

Figure 1-8
City and County of Honolulu, Special Management Area

1.2 PROPOSED ACTION

As a global leader in the hospitality industry, Hilton Worldwide (Hilton) is undertaking a significant master planned improvements project at its Hilton Hawaiian Village® flagship property in Waikīkī. Since the late 1980s, Hilton has implemented an ongoing master planning process that has led to a series of renovations within the Village. The proposed Village Master Plan is part of Hilton's continued commitment to ensure the economic viability of Waikīkī as the State's most prominent economic asset and strengthen its competitive position in the global tourism market. This coordinated and master-planned redevelopment will significantly improve the quality and character of the Kālia, Waikīkī area.

The Village Master Plan is part of the current and ongoing trend of urban revitalization within Waikīkī. In 2003, the State Department of Business, Economic Development, and Tourism (DBEDT) published a study entitled, *The Economic Contribution of Waikīkī*, which documented that Waikīkī's tourism activity accounted for approximately $3.6 billion of Hawai'i's Gross State Product, 10% of all civilian jobs statewide, and 12% of all State and County tax revenues. Recently completed redevelopment projects within Waikīkī, including Waikīkī Beach Walk, the Royal Hawaiian Center, Sheraton Waikīkī and Royal Hawaiian Hotel, have all contributed to transforming the inner core of Waikīkī.

Concomitantly, the Village has undergone a concerted effort of "rejuvenation" that started in 2006 with the groundbreaking of the Grand Waikikian Tower and the restoration of the famed Duke Kahanamoku Lagoon. Additionally, landscaping upgrades to the Village's Great Lawn, renovation of guest rooms in the Tapa Tower, interior renovations and upgrades of the Kālia Fitness Center, the opening of the Tropics Bar and Grill in the Ali'i Tower, and the recently completed Paradise Pool (5,000 SF) are indicative of Hilton's commitment to improving the visitor experience at the Village and within the greater Waikīkī area. As the largest resort complex in Waikīkī, the Village serves as the gateway into Waikīkī. The planned Village Master Plan will not only bring added value to the immediate property, but will be a significant and distinct achievement in Waikīkī's ongoing transformation.

The Village is celebrating its 50-year anniversary, which is being marked with many exciting events commemorating Hilton's long history leading the growth of the visitor experience at Waikīkī. Hilton has constantly maintained the quality of the Village, to keep pace with the evolution of the industry for accommodations and amenities. The Master Plan improvements are essential to continue the success of this destination. New timeshare units will meet market demand, as demonstrated at the Grand Waikikian. Retail space redevelopment will meet demand for a wide range of retail brands. Landscape and amenity improvements will raise guest satisfaction. Without ongoing improvements, visitor stays and revenues at the resort would undoubtedly decline over time, as the product would become less desirable in comparison to other competing destination properties in Waikīkī.

Implementation of the Village Master Plan will update and expand the Village's offering of world-class shopping, dining, entertainment, and hospitality options. Overall, improvements defined in the Village Master Plan can be categorized as follows:

1. Renovation, alteration, and refurbishment activities (primarily interior and minor exterior projects or above-grade improvements) to existing building facades, common use areas, recreational amenities, and landscaped areas;
2. Relocation, realignment, and reallocation of retail and dining areas, recreational amenities, open space, back-of-house space, traffic circulation, pedestrian flow and access within the Village;

3. Construction of two new signature timeshare towers. The first tower will be located in the mauka corner of the property near Paoa Place and Kālia Road. This tower will be 350 ft tall and include approximately 300 timeshare units, with a portion located above the current bus depot and loading areas. The second tower will be located above the makai corner of the Rainbow Bazaar, will be 260 ft tall, and include approximately 250 timeshare units. A full presentation of the project description is provided in *Section 3.0* of this EIS.
4. Planned reconfiguration of public sidewalk fronting Kālia Road and overall street front improvements that include new landscaping, a new public bus pull-out lane, and trolley pull-out lane, and bus shelter.

The proposed improvements will be undertaken as part of the 2010 Village Master Plan, which is a new plan that carries forward from the existing improvements on the property. Timetable for the major improvements is estimated at roughly ten years, as follows:

- Retail space renovations and improvement of public space amenities is ongoing for projects not requiring land use permitting actions
- The development of the first timeshare tower is planned for 2013-2015
- Expansion of retail and convention space is planned from 2012-2013
- Expansion of the Super Pool and Lobby area is planned from 2013-2014
- The development of the second timeshare tower is planned in 2019-2021

Additional details relating to project phasing and development schedule are provided in *Section 3.7* and shown in *Figure 3-36.*

Village Master Plan Objectives

In summary, the Village Master Plan has set ten objectives, which include:

1. Help fortify Waikīkī as a resort destination and add new vibrancy to the entrance of Waikīkī.
2. Introduce an increasingly stable product at the Village, in terms of the resort's consistent overall occupancy and profitability.
3. Provide the local construction industry with a significant number of jobs phased over a ten-year period, stimulate local construction spending, and increase revenues to the State's tax base.
4. Create long-term hospitality career opportunities for all levels within service and management.
5. Indirectly support other local businesses within the Waikīkī visitor industry.
6. Commit to the use of sustainable practices to minimize demand on local infrastructure and resources.
7. Maintain and enhance the quality of the near-shore coastal environment and its resources by prudent management actions.
8. Ensure the quality of the existing park-like setting of the Village and connectivity to the surrounding open space areas.
9. Help maintain a Hawaiian sense of place relative to the Village's celebration of history and the cultural vibrancy of Waikīkī and Kālia.
10. Enable Hilton to continue and expand its community leadership role and social investment within Hawai'i.

Evaluation Criteria

Within the context of the ten Master Plan Objectives, Hilton has established six primary Evaluation Criteria (I-VI) which must be satisfied for the project to be economically viable, and socially and environmentally responsible. The six criteria were developed by the Hilton planning team to establish standards upon which planning judgments or decisions can be made in examining alternative actions to be included in the Master Plan. The six Evaluation Criteria used to gauge the Village Master Plan's proposed uses or activities include:

I. Meet present market demand and expectations of Hilton's guests and clientele.

II. Create a positive economic return on investment.

III. Revitalize the overall resort experience by providing a balanced mix of accommodations and a diverse selection of retail, dining, amenities and recreational activities.

IV. Generate new long-term employment while sustaining existing jobs on-property.

V. Create incentives for broad-based visitor expenditures beyond direct accommodations.

VI. Seek to minimize and mitigate adverse impacts of development on the area's natural, cultural, social and economic environment through sound development planning, improvements to existing utilities and infrastructure, preserving and enhancing open space, and creating offsetting natural, cultural, social and economic benefits for Village guests and the surrounding community.

These objectives and criteria are the guiding parameters that ultimately define the direction of the Village Master Plan. As will be discussed in *Section 6.0*, these objectives and criteria are utilized in the evaluation of impacts and assessments of both the preferred action and those alternatives eliminated from further consideration.

1.3 ENVIRONMENTAL REVIEW UNDER CHAPTER 343, HAWAI'I REVISED STATUTES

The State environmental review process is being administered to fulfill the requirements of Chapter 343, Hawai'i Revised Statutes ("HRS"), and Chapter11-200, Hawai'i Administrative Rules ("HAR"). Accordingly, an environmental analysis is required for a project or program that proposes one or more of the following nine land uses or administrative acts:

- Use of State or County lands or funds.
- Use of any lands classified as Conservation District.
- Use within the Shoreline Setback Area.
- Use within any historic site or district.
- Use within the Waikīkī Special District ("WSD").
- Any amendment to County General Plans.
- Reclassification of State Conservation District lands.
- Construction or modification of helicopter facilities.
- Proposes any wastewater facility with specified exceptions, waste-to-energy facility; landfill; oil refinery; or power generating facility.

The Village Master Plan is a proposed land use within the WSD; therefore, it requires the completion and approval of a Final Environmental Impact Statement (EIS). Additionally, the project will require the acquisition of a remnant County-owned parcel on the corner of Paoa Place and Kālia Road, and road and utilities work along Kālia Road.

The environmental review process for this project was initiated with the publication of the Environmental Impact Statement Notice of Preparation, which underwent a 30-day review period from April 23 through May 23, 2010. All substantive comments received during the review period are presented in *Section 7.0* of this study, as well as copies of response letters from the applicant.

Upon its formal submittal and acceptance by the City and County of Honolulu, Department of Planning and Permitting (DPP) for publication, the Draft Environmental Impact Statement (DEIS) will undergo a 45-day review. The substantive comments received during this review period will be addressed, and a written response provided and incorporated into the Final EIS prior to its filing.

1.4 SIGNIFICANT BENEFICIAL AND ADVERSE IMPACTS & PROPOSED MITIGATION MEASURES WITH THE PROPOSED PROJECT

Development of the planned improvements in the Village Master Plan will result in numerous beneficial impacts. Importantly, the commitment by Hilton to pursue this new phase of reinvesting and improving the Village is of vital importance to Waikīkī's future. Village improvements will enhance and expand existing timeshare and retail services, improve pedestrian walkways and landscaping along Kālia Road, and expand recreational amenities and resort programs for its guests. Local and State economic benefits will include construction-related jobs involved with various phases of the Village Master Plan out to 2022. In the long term, the Village Master Plan will create a significant number of full-time positions relating to sales and marketing, as well as timeshare and retail operations. As such, the significant impacts of the Village Master Plan are anticipated to be largely beneficial, as discussed below. Mitigative measures are proposed to offset potential adverse impacts.

1.4.1 Beneficial Impacts

The proposed improvements represent a continuation of existing timeshare, retail, and recreational amenity uses in the area and, therefore, will not alter the functional nature of the Village. While maintaining the existing land use, the project will transform the entry and pedestrian/street fronts into a more unified and cohesive resort experience within the Village itself and with adjoining land uses. The portion of the Village fronting Kālia Road will be opened up, creating an inviting pedestrian environment. Entryway and landscape improvements to Rainbow Drive and the construction of two new timeshares will further enliven the gateway experience from Kālia to Fort DeRussy.

Implementation will result in a net increase of approximately 550 timeshare units in the Village. The economic impacts of the Village Master Plan are summarized in *Section 4.14*, and the complete study is provided in *Appendix N*. The increase in timeshare operations and revitalized retail areas at the Village will add to renewed economic activity. The Village Master Plan is expected to generate an average of 480 full time equivalent (FTE) development-related positions during the construction period (2012 to 2022). An average of 910 FTE operational positions would be generated through 2028 (420 FTE direct jobs and 490 FTE indirect and induced jobs). There will be 530 FTE positions at stabilization after 2028. These are inclusive of timeshare sales and marketing positions. There is also expected to be significant indirect contributions to the economy through associated visitor spending and off-site servicing and support operations to the Village. Upon completion, the various

elements of the Village Master Plan are anticipated to support over $200 million ("M") in total visitor expenditures annually, representing expenditures that would not otherwise have been realized in the State. The Master Plan is also projected to generate $10M to $11M in net additional government operating revenue per year to State and County governments. In summary, the planned improvements are focused to balance the inventory of the Village's timeshare and hotel accommodations which will attract global interest, help to stabilize Hawai'i's economy, and expand its influence in the hospitality industry.

Cultural programs for the Village will be expanded to benefit guests of the resort, other Waikīkī visitors, and local residents who enjoy the Village. The Village will further develop its cultural and historical educational exhibits of Waikīkī and the Hilton property. There are plans to add to the extensive collection of publically displayed Hawaiian artwork and sculptures and conduct site tours with a cultural docent. The Village will also increase the native plant landscape, educate staff to enhance their awareness of the host culture values, and express these values in guest interactions. Long-term programs for cultural education at the Village are being enhanced to increase awareness of the host culture, the past history and significance of this property and its surrounds within the broader context of the Waikīkī area.

The Village has contributed significant public benefits over the decades, and will continue and expand its numerous programs and activities that benefit local residents and visitors. *Section 1.9* provides a summary of public benefits.

1.4.2 Adverse Impacts

Implementation of the Village Master Plan will produce potential short-term and long-term impacts. The general categories of redevelopment actions proposed by the Master Plan include:

- Improvements to the guest arrival experience at the Village, including the entry drive, front lobby and services.
- Improvements and expansion to the center-of-village retail experience.
- Expansion of the pools, terraces and outdoor recreational amenities.
- Improvements to the current vehicular and pedestrian circulation.
- Addition of timeshare units to meet demand for guest accommodations.

To complete the Village Master Plan improvements, there will be demolition and renovation of portions of existing structures, and construction of two new timeshare towers and a retail promenade. These activities will create local short-term construction-related impacts on the environment. Potential short-term impacts evaluated in the EIS include soil disturbance, hazardous materials disposal, dust and erosion due to demolition, excavation and grading, traffic in the project's vicinity due to construction equipment and trucks, and increased noise due to the construction-related operations. Potential drainage and runoff issues related to construction are also evaluated.

There will be short-term negative economic impacts related to construction including reduced revenue to shop vendors in existing areas scheduled for renovation, demolition and construction. These impacts may be somewhat offset by increased sales at other Waikīkī retail shops and timeshare or hotel properties. The economic impacts of the Village Master Plan projects are summarized in *Section 4.14* and the complete study is provided in *Appendix N*.

Over the long-term impacts associated with the Village Master Plan are anticipated to be modest and consistent with the urban environment in which the Village is located. *Section 4*.0 addresses the potential long-term effects of the improvement projects, in categories such as air quality, acoustics, traffic circulation, wind circulation, archaeological resources, cultural resources, employment, visual resources and infrastructure. The Master Plan projects there will create both negative and beneficial long-term impacts in these categories, with mitigation measures to offset detrimental effects addressed in *Section 1.4.3* and *Section 4.0*.

There will be additional traffic generated by the new timeshare units and retail space, during morning and afternoon peak hours at full build-out. The findings of a traffic impact assessment are summarized in *Section 4.9*, and the complete study is provided in *Appendix K*. With the increase in timeshare units and retail space, there will be an additional long-term demand on City infrastructure. It is estimated that the Village Master Plan improvements will require water usage of up to 0.194 million gallons per day ("MGD"), and generate up to 0.124 MGD of wastewater. Infrastructure requirements associated with the Village Master Plan projects are presented in *Section 4.10*, and the complete study is provided in *Appendix L*.

As shown in *Section 4.13*, the two timeshare towers will be sited and oriented in a way that is expected to minimize the impact on public views. *Section 4.13* addresses impacts to public view planes, including before and after simulations of the completed Village Master Plan projects from public view locations in the surrounding area.

~~Implementation of the Village Master Plan will produce potential short-term and long-term impacts. There will be demolition and renovation of portions of existing structures, and construction of two new timeshare towers and a retail promenade. These activities will create local short-term construction-related impacts on the environment. Potential short-term impacts evaluated in the EIS include soil disturbance, hazardous materials disposal, dust and erosion due to demolition, excavation and grading, traffic in the project's vicinity due to construction equipment and trucks, and increased noise due to the construction-related operations. Potential drainage and runoff issues related to construction are also evaluated.~~

~~Short-term negative economic benefits related to construction include reduced revenue to shop vendors in existing areas scheduled for renovation, demolition and construction. These impacts may be somewhat offset by increased sales at other Waikīkī retail shops and timeshare or hotel properties. The economic impacts of the Village Master Plan projects are summarized in *Section 4.14* and the complete study is provided in *Appendix N*.~~

~~Over the long-term, there will be additional traffic generated by the new timeshare units and retail space, during morning and afternoon peak hours at full build-out. The findings of a traffic impact assessment are summarized in *Section 4.9*, and the complete study is provided in *Appendix K*. With the increase in timeshare units and retail space, there will be an additional long-term demand on City infrastructure. It is estimated that the Village Master Plan improvements will require water usage of up to 0.194 million gallons per day ("MGD"), and generate up to 0.124 MGD of wastewater. Infrastructure requirements associated with the Village Master Plan projects are presented in *Section 4.10*, and the complete study is provided in *Appendix L*.~~

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1.4.3 Proposed Mitigation Measures

There are few potential long-term adverse impacts anticipated to result from the planned Village Master Plan improvements. Relative to the cultural, social, economic and employment benefits that are expected to result from the Village Master Plan, with application of the various mitigation measures described in this EIS, the potential adverse impacts are not considered significant. Potential short-term impacts due to construction activities will be limited to construction effects such as temporary business relocation, removal of existing landscape material, noise, visual, and temporary air quality impacts related to dust and equipment emissions. Long-term impacts are expected to be modest and consistent with the urban environment in which the Village is located. Potential short-term and long-term impacts, and proposed mitigative measures, are discussed in detail in *Section 4.0* and summarized below.

Air Quality Mitigation

The impact of construction activity on air quality will be mitigated by conforming to strict dust control measures, particularly those specified in the State Department of Health's (DOH) Ambient Air Quality Standards, Chapter 11-59, Hawai'i Administrative Rules.

Noise Mitigation

Temporary but unavoidable noise impacts may occur during the demolition and construction activities within the area. The use of properly muffled construction equipment will help ameliorate these impacts. The preference is to utilize a pre-drilled poured caisson foundation system, which creates less noise impacts than pile driving and associated ground vibrations. The incorporation of State DOH construction noise limits and curfew times, which are applicable throughout the State of Hawai'i, is another noise mitigation measure which is normally applied to construction activities. Once construction is completed, there will be minor additional noise impacts resulting from some of the proposed new on-site activities, such as the expanded pool area in the center of the Village.

Traffic Mitigation

During the construction phases of the project, some inconvenience is anticipated, as use of the property, delivery and bus loading areas may be temporarily restricted or rerouted to avoid construction areas. Portions of the pedestrian areas fronting Kālia Road and within the interior of the Village may be temporarily closed. A Construction Traffic Management Plan will be prepared to minimize conflicts with traffic along surrounding roadways during construction activities. Other mitigation measures considered for the project include maintaining sufficient sight distances for motorists to safely enter and exit all driveways and roadways, maintaining sufficient turning radii at all driveways and roadways to avoid or minimize vehicle encroachments to oncoming traffic lanes, and ~~During construction,~~ selecting alternate areas ~~will be selected~~ to serve as temporary loading/unloading areas. Traffic operations along the area roadways and intersections will not be significantly affected in the long-term as a result of the Village Master Plan. Hilton is coordinating with the State Department of Transportation and the City and County of Honolulu Department of Transportation Services to manage traffic flow along Ala Moana Boulevard and Kālia Road.

Wind Mitigation

Design measures have been undertaken to position the two new timeshare towers in a manner which will help to minimize the impacts of wind acceleration effects to pedestrians. The long axis of the timeshare buildings will be oriented in the mauka-makai direction, which causes the least potential wind disruption to pedestrians. Landscape vegetation, such as new canopy trees, will be planted along sections of the pedestrian routes to help shelter pedestrians from wind gusts. The new timeshare towers are not anticipated to create significant effects upon wind conditions at the harbor and near-shore waters.

Archaeological and Cultural Resource Mitigation

Due to the high concern regarding the potential for discovery of iwi kūpuna (ancestral remains) in the general coastal area of Waikīkī, an Archaeological Inventory Survey (AIS) was ~~is being~~ conducted for the project. The AIS was ~~is being~~ approved the State Historic Preservation Office (SHPO) in May 2011. ~~and consultation with the O'ahu Island Burial Council~~. The preceding AIS Plan was completed in consultation with SHPO and the O'ahu Island Burial Council. ~~As deemed necessary and~~ Based upon the findings of the AIS and SHPD approval, a future data recovery program will be undertaken in the vicinity of Timeshare Tower 2 and the makai portion of the Rainbow Bazaar. In consultation with SHPD, an on-site archaeological monitoring program will implemented for construction activities related to the current project. A qualified archaeological monitor will remain on-site during new ground disturbance activities. ~~additional measures of archaeological and cultural monitoring for subsurface work conducted within the project area will be assessed~~. Long-term programs for cultural education at the Village are being enhanced to increase awareness of the host culture, and the history and significance of this property and its surrounds within the context of the broader Waikīkī area.

Employment Mitigation

Project construction could possibly affect neighboring off-site businesses in both beneficial and adverse ways. The demolition of a portion of the Rainbow Bazaar and the realignment of the retail spaces within the central area of the Village will displace existing business tenants. As part of ongoing mitigation, these tenants will be advised of the development schedule and regularly updated on the status of the project. Where practicable, tenants will be offered the opportunity to relocate to other areas within the property. A number of businesses will also be encouraged to consider tenancy in other available retail and commercial spaces within Waikīkī. To mitigate the potential short-term negative economic impacts on neighboring businesses, several measures will be implemented including providing early notification of the project's schedule as well as staging of work to minimize disruption.

Visual Mitigation

Given the proposed mauka-makai orientation of each of the two timeshare towers on its narrow axis, public view planes from the mountains to the sea will not be significantly affected. The new timeshare tower adjacent to Tapa Tower will be visible from public view points and some private locations at nearby residential condominiums and apartment buildings. Measures will be implemented to minimize the potential ground level and sky view impacts through special design considerations to blend and integrate the built environment with the surrounding area. Site planning and overall project design have been guided by the policies set forth in the WSD District Guidelines, specifically building orientation, colors and ground level design considerations.

Infrastructure and Utility Mitigation

Engineering design solutions are being developed through a detailed investigation of the City's water supply system, fire protection capabilities, wastewater system, roadways, and storm water and drainage systems. A Preliminary Engineering Report is included in the EIS. Consultations are underway with the responsible City and County agencies, including the Department of Planning and Permitting, Honolulu Board of Water Supply, Department of Environmental Services, Wastewater Branch, and the Fire Department. The agency coordination and plan reviews will be ongoing through project construction. Other utility requirements will be addressed through similar levels of coordination with the companies responsible for power, telecommunications, and cable service.

1.5 UNRESOLVED ISSUES

Below are identified issues that are actively being addressed, which are currently unresolved.

- Completion of the final steps to acquire remnant City and County of Honolulu parcel at Paoa Place and Kālia Road.

As presented in *Section 3.3.9*, The Village Master Plan includes the planned acquisition of approximately 8,200 SF (portion of Kālia Road), which is currently State-owned and controlled by the City and County of Honolulu. In the 1990s, Kālia Road was realigned to a more mauka position. The 'ewa makai corner of Kālia Road and Paoa Place overlies a remnant portion of the former roadway and right-of-way. This subject land remnant is currently improved with sidewalk and landscaping that Hilton maintains on behalf of the City and County of Honolulu. The parcel would be acquired to complete and anchor the landscape and pedestrian walkway scheme in this corner of the Hilton property area. New signage, landscaping, and possibly a water feature would be built in this area. The remnant parcel acquisition is considered an unresolved issue at the time of this Final EIS. The process for acquisition is currently ongoing with the appropriate City and County of Honolulu agencies and presumed to be completed in 2011.

- Selection of off-site improvements to the City and County of Honolulu wastewater system, pending the evaluation of several system upgrade options.

Off-site wastewater system improvements involved with the Village Master Plan, as presented in *Section 4.10.2*. The project will yield an increase in wastewater generated on-site. Wastewater generation is anticipated to increase by approximately 0.124 MGD. The City and County of Honolulu is currently evaluating plans to comply with a Global Consent Decree with U.S. EPA to upgrade the wastewater system by 2020 to accommodate projected year 2040 peak wet weather flows. As part of the improvements, the City and County of Honolulu must address requirements for new wastewater flows in Waikiki during peak periods. Until a firm plan of implementation is developed by the City and County of Honolulu, Hilton will complete a system improvement by replacing the 12-inch diameter sewer line in Kālia Road with an 18-inch diameter sewer line. In addition, one option being evaluated is the installation of a temporary wastewater surge tank at Hilton Hawaiian Village Timeshare Tower 1, which is projected for occupancy in 2015. The surge tank would remain in use until the permanent City and County of Honolulu sewer improvements are completed by the mandated 2020 completion date. A surge tank would store wastewater and discharge to the existing City and County of Honolulu wastewater collection system during low flow diurnal periods, estimated between 1:00 to 4:00 am daily. The surge tank, located within the Hilton Hawaiian Village property, would be approximately 70,000 gallons for average daily storage. Implementing this measure would, to a large extent, mitigate the potential impact of additional flows added to the City and County of Honolulu system by the new tower. The off-site wastewater improvement solution is considered an unresolved issue at the time of this Final EIS. Discussions with the City and County of Honolulu will formulate the scope of a viable economically-feasible solution that will accommodate the modest additional demand from the Village Master Plan improvements.

1.6 SUMMARY OF COMPATIBILITY WITH LAND USE POLICIES AND PLANS

The planned improvements are compatible with and supportive of State of Hawai'i and City and County of Honolulu land use policies, plans, and controls related to the natural and social environment. The Proposed Project is consistent with and permitted by applicable land use designations and, as discussed in *Section 5.0*, will contribute a wide range of benefits to further established public goals, objectives, and policies. In particular, the Village Master Plan is consistent with the WSD District Design Guidelines and Standards and the Waikīkī Livable Communities Project.

1.7 SUMMARY OF ALTERNATIVES CONSIDERED TO THE PROPOSED ACTION

The Village Master Plan represents the current vision and intent to transform the entire property through a well-defined and coordinated planning process. Over the decades, Hilton has continuously reinvested in its commitment to providing a world-class visitor experience in Waikīkī through these types of planned redevelopment and improvement projects.

Alternatives to the Proposed Project are evaluated in *Section 6.0*. A range of potential alternative actions could be contemplated for the Village's future. For this EIS alternatives analysis, several categories of alternatives to the Proposed Project are evaluated, these include the following:

- No-Action Alternative.
- Alternative Location.
- Alternative Redevelopment Options (conversion to condominium, expanded hotel use, new residential condominium, expanded retail center).
- Maximum Development under PD-R and under LUO (no PD-R).
- Alternative Design Configurations.

The goal for the Village Master Plan is to achieve the specifically defined Master Plan Objectives stated earlier in this section. The EIS alternatives analysis considers each alternative under six Evaluation Criteria (I-IV) that must be satisfied for the project to be economically viable and socially and environmentally responsible. The six Evaluation Criteria used to gauge the Master Plan's proposed uses or activities are outlined in *Section 1.2*.

The following is a summary of the evaluation of the range of alternatives considered in *Section 6.0*.

1.7.1 No-Action Alternative

The No-Action Alternative is the baseline against which all other alternatives are measured. The no-action alternative details the "what happens" scenario to the conditions and use of the existing project area, its facilities, and infrastructure if the Proposed Project is not implemented.

The No-Action Alternative would maintain the Village property in its existing condition. While certain short-term environmental and economic impacts of construction would be avoided (see *Section 1.4*), the significant economic, social and cultural benefits of revitalizing the existing resort would not be produced, and no new jobs would be created. Ongoing operations coupled with regularly scheduled maintenance and repair activities would continue, but none of the planned improvements would be realized. Although there have been significant piecemeal improvements within the property over the years, there are still critical areas within the resort that are underutilized or in need of some planned intervention for a feasible and best use to be realized. Without the comprehensive renovations proposed within the Village Master Plan, these specific areas within the

property could possibly be maintained for the short-term, but they are likely to deteriorate over time and major repair or renovation work will eventually be required. The No-Action alternative is, in effect, a deferred action alternative.

Few of the objectives of the Village Master Plan would be met by the No-Action Alternative. Market demand for new lodging, retail and other services would not be met. The revitalization of portions of the property that are aging or becoming obsolete would not occur. Hilton's ability to realize a positive return on investment would be significantly impaired. No new employment would be generated and the opportunity to generate additional expenditures of tourist dollars would be lost. Improvements to utilities and infrastructure envisioned by the Village Master Plan would not be made. While some adverse environmental impacts of construction and development might be avoided, the positive environmental, economic and social impacts of the Village Master Plan would not be realized. For these reasons, the No-Action alternative is not a practical strategy for Hilton's investment, and the lack of redevelopment at this resort would bode poorly for the future of Waikīkī.

As presented in *Section 6.0*, the No-Action Alternative would fail to satisfy most of the six Evaluation Criteria, or would satisfy them in a way that is far less meaningful than the Proposed Project.

1.7.2 Alternative Location for Proposed Action

It is Hilton's desire to revitalize and reinvest in the future of what is already Waikīkī's flagship resort property. Given this objective, the option to redevelop an alternative site to include all the elements of the Village Master Plan is not a practical alternative.

Building new timeshare towers at an alternative site would be less efficient than using available land inside the Village. Additional investment in the current property is a more cost-effective means of meeting the demand for new time share opportunities in Waikīkī and is likely to have a lesser environmental impact than off-site development, particularly if off-site development would require the demolition of existing buildings and land clearing. Developing the towers on the Village property avoids the substantial additional costs that would be required for Hilton to purchase alternative building sites. Cultural resources and infrastructure would be affected at a different location in this scenario, possibly incurring impacts elsewhere in Waikīkī that would be more significant than with the redevelopment of the Village property, and the plan would not result in the enhancement of cultural, social and economic resources at the Village. The additional costs of acquiring alternative sites would significantly reduce Hilton's return on investment and would impair Hilton's ability to fund needed improvements at the Village, resulting in a reduced ability to meet the expectations of Village guests and the creation of fewer jobs. The Alternative Location option is not a practical strategy for Hilton's investment.

As presented in *Section 6.0*, this option falls short of satisfying the six Evaluation Criteria. Less beneficial impacts would result from this action in comparison to the proposed Village Master Plan. This alternative would not produce the revitalization of the Village envisioned by the Master Plan. It would not provide the full mix of accommodations and services needed to meet the demands of the resort's guests and clientele and would make it more difficult to fund improvements in the resort's facilities. A less comprehensive improvement of the Village would mean less additional revenues, fewer jobs and fewer benefits to the surrounding economy. There might be fewer adverse environmental impacts at the Village from this alternative, but those impacts would potentially occur elsewhere (and perhaps to a greater degree) and would not be offset by the environmental, economic, cultural and social improvements contemplated by the Master Plan.

1.7.3 Alternative Redevelopment Strategies

Expanded Development of Hotel Use

This alternative examines the option to theoretically develop the two new towers at the Village as new hotels. Economic reasons preclude the serious consideration of the hotel alternative, because it is difficult in the existing resort hotel market to sustain consistent sales revenues and contain the costs of operation. Nearly twice as many hotel units could be squeezed into the same sized timeshare or residential condominium structure. Given this density of units, there would be a much higher overall unit count and a much higher on-site hotel visitor population (assuming unit occupancy/room sales could be attracted). Full occupancy would have greater environmental and traffic impacts and put greater strain on infrastructure. It is more likely, however, that new hotel rooms would reduce occupancy levels in an already challenged hotel market. Hotel room occupancy in Waikīkī has averaged between 70 to 80% during recent years. Room rates have been reduced during this period to provide additional incentives to attract guests. The combination of lower occupancy and lower rates has reduced hotel revenues and significantly eroded profit margins. The expansion of hotel use at the Village would expand the total room count, which would serve to further dilute the average room occupancy rate and create further downward pressure on average room rates, harming the entire Waikīkī hotel market.

The objectives of the Village Master Plan would not be met by the Expanded Development of Hotel Use option. This action would add many hundreds of new hotel units to this resort lodging operation, which in recent years has operated below target occupancy levels. Market demand is for additional timeshare product and enhanced amenities for the existing inventory of hotel rooms. Development of additional hotel inventory without adequate market demand for rooms would force room rates lower and affect overall occupancy at the Village. Building underutilized hotel rooms would be an inefficient use of resources. Fluctuations in hotel demand would make it difficult for on-site restaurant, retail and other businesses to staff their operations properly, meaning fewer full-time jobs and greater dependence on part-time help. Higher vacancy rates and potential staffing disruptions would detract from the high-quality resort experience that Hilton's guests and clientele demand and expect, and the introduction of surplus rooms in an already challenged market would be likely to depress the broader Waikīkī hotel economy. In addition, higher hotel visitor counts during occasional periods of high occupancy would produce greater impacts on traffic and infrastructure than the time-share proposal. With higher up-front costs and lower near-term returns, there would be less money available to invest in the common area amenities and public area improvements that are contemplated by the Master Plan.

As presented in *Section 6.0*, this alternative would satisfy only a few of the six Evaluation Criteria, and would satisfy those criteria under conditions that provide less benefit than the Proposed Project. The Expanded Hotel Use could result in higher employment during periods of peak demand, but there would be less reliability in those positions and in the employment opportunities at businesses serving the resort. The alternative would fail to meet the demands and expectations of resort guests, would produce an inefficient mix of lodging alternatives, and would impair Hilton's ability to complete the full range of resort improvements envisioned by the Master Plan. Lower average occupancy rates means less revenue introduced to the market, and greater impact on traffic and infrastructure during periods of high demand would mean greater environmental impact (and the fluctuations in demand would make it more difficult to plan for and take measures to mitigate that impact). Less beneficial impacts would result from this action in comparison to the proposed Village Master Plan.

Conversion of Existing Hotel Units to Timeshare and/or Condominium Use

The Village Master Plan does not include the conversion of existing hotel units into timeshare uses or residential condo units. Hilton does not believe it is practical to convert any of the existing hotel units to other uses. The Village includes a mix of uses including hotel and timeshare accommodations. The conversion of existing hotel rooms to timeshare would require a much different approach to the future of the resort and would not achieve the Master Plan's objective of creating a proper balance of uses. Such a redevelopment would require a new master plan with different proposals, and a new entitlement process. Converting hotel rooms to timeshare units would create fewer construction jobs and could result in a shortage of hotel rooms.

Few of the objectives of the Master Plan would be met by the Hotel Unit Conversion Alternative. This alternative would not achieve a proper balance between hotel rooms and timeshare units, it would create far fewer construction jobs and would eliminate a significant number of full time employment positions at the hotels, which would not be fully replaced by positions in the timeshare or residential projects. Current economic conditions in Waikīkī indicate that there would be limited demand for new residential condominium product. By converting existing units instead of building new units, there would be lower demand for retail, restaurant or other services, resulting in lower expenditures by visitors, fewer jobs, and less revenue to governmental entities.

As presented in *Section 6.0*, this option would not fully satisfy the six Evaluation Criteria. Less beneficial impacts would result from this action in comparison to the proposed Master Plan.

Development of New Residential Tower Apartment or Residential Condominium Units

An alternative redevelopment could include the construction of two new towers for residential apartments or condominiums. The Village Master Plan does not include the development of new residential apartment or condominium uses. Such a use would require a much different design approach, with a new master plan and different proposals and entitlement process. The proposed changes to the Village would need to be reviewed and evaluated relative to their allowable use within the Resort-Mixed Use district and the impacts that would be generated. It would require an entirely different approach for the Village to shift away from a visitor destination to create a residential village setting, and residential development falls outside Hilton's business expertise.

Due to a reduction in demand for visitor goods and services associated with higher residential uses, many of the retail and entertainment components at the Village would likely be eliminated. The conversion of the Village into a residential setting would also be incompatible with the conference functions regularly held at the Mid-Pacific Conference Room. A major functional issue would be the viability of the Mid-Pacific Conference Room. There would also be a question about the potential market viability for condominium sales in the current saturated Waikīkī condominium marketplace.

The objectives of the Village Master Plan would not be met by the Residential Towers option. As presented in *Section 6.0*, this option would not satisfy the six Evaluation Criteria. The alternative would not satisfy demand for additional timeshare availability and would introduce new residential product into a market that already suffers from inadequate demand. The alternative would completely change the nature of the Village, would fall outside of Hilton's core business, and would produce few of the amenities envisioned by the Village Master Plan. There would be less resulting revenues, much less employment, no expansion to visitor expenses, and potentially greater expanded environmental impacts. Less beneficial impacts would result from this action in comparison to the Proposed Project, including less employment and less support for retail business. Unit sales could satisfy the goal of a return on investment, but only if the units could be sold. The

current trend in the Waikīkī market makes that prospect highly uncertain. In addition, full time residential uses would be expected to produce greater adverse impacts on traffic and infrastructure, and would provide none of the cultural, social or economic benefits that offset the impacts of the development proposed by the Village Master Plan.

Expansion of Retail and Convention Space

An alternate plan for the Village Master Plan Improvements project entails a more significant focus on creating a commercial retail complex and expanded convention space at the Village location. Due to the high exposure of the Village location as a major Waikīkī destination, this alternative explored the expansion of a significant retail complex. The proposed plan would increase retail commercial uses by as much as 100%, and is a much different approach to the planned future use of the Village. This alternative would include significantly more restaurants, shops and entertainment venues to serve both Hilton guests and attract outside clients than currently proposed.

Few of the Village Master Plan objectives would be met by the Expanded Retail option. As presented in *Section 6.0*, this option would partially satisfy two of the six Evaluation Criteria, with additional retail product and some expansion to visitor expenditures. However, this alternative would produce only a portion of the desired product (no timeshare units), with less revenues, employment, and potentially greater expanded environmental impacts. There would be no new accommodations added in this scenario. There would be significant up-front capital expense in the retail expansion plan, with questionable long-term investment returns. This option would create less employment in the short-term and long-term, compared to the Proposed Project. There would be potential for substantial additional impacts from traffic and parking resulting from the increased retail attractions. The Expanded Retail option is not a practical strategy for Hilton's investment, and could result in greater adverse impacts and potentially change the overall character of the Village.

1.8 MAXIMUM REDEVELOPMENT UNDER LUO ALLOWANCES

Two alternative redevelopment programs for the Village were considered, to explore the maximum allowed development under the City and County of Honolulu Land Use Ordinance ("LUO"), without and with the Planned Development - Resort ("PD-R") option. These two potential maximum use scenarios are considered to examine the potential for satisfaction of the objectives of the Village Master Plan.

Redevelopment under LUO Waikīkī Special District Development Standards and Existing Permits

A redevelopment scenario was considered for the Village under LUO WSD development standards and provisions under an existing PD-R permit. General development standards provide a maximum allowable 2.8 Floor Area Ratio (FAR) within the Village project area. However, a PD-R permit was granted to Hilton Hawaiian Village in 2002 for the development of the Grand Waikikian project that allowed an expanded 3.01 FAR, or a maximum floor area of 3,205,349 SF. The existing floor area within the Village is 3,192,224 SF, with a remaining available floor area balance of 13,125 SF under the existing PD-R. In this scenario, only limited additional floor area would only accommodate some added retail use and not satisfy the objectives of the Village Master Plan for revenue expansion and added employment. As presented in Section 6.0, this option would not satisfy the six Evaluation Criteria due to the limited additional product, revenues, employment, and expanded expenditures, albeit with fewer environmental impacts.

Master Plan Development to Maximum Floor Area with PD-R

The current plan for Village Master Plan improvements does not maximize allowable density of the Village property as allowed under the City and County of Honolulu LUO and WSD. Under the LUO PD-R provisions the Village property could potentially be allowed to be developed up to a 4.0 FAR, which would significantly increase the floor area of future development in comparison what is currently proposed in the Village Master Plan. This alternative scenario would require redeveloping other areas within the Village and implementing a strategy that maximizes allowable density.

With maximum development under the PD-R provision, several of the Village Master Plan objectives would be met. There could be additional new timeshare unit product developed with the full use of the PD-R allowable floor area. However, this would exceed the projected demand for the Master Plan period extending to 2022. Construction employment and long-term employment could potentially be higher in this scenario. Added traffic and demands on infrastructure would create additional adverse impacts in comparison to the preferred action. As presented in *Section 6.0*, the Maximum Development scenarios would meet four or five of the six Evaluation Criteria by satisfying market needs, revitalized resort, economic returns, and increased employment, however, the potential impacts of these scenarios would be greatest in the near term.

1.9 SUMMARY OF PUBLIC BENEFITS

The Village is the biggest hotel in Waikīkī and provides numerous public benefits as a result of its commitment to the community. The Village Master Plan improvements will provide numerous public benefits that represent a continuation and extension of existing programs. The continuation of these public benefits is heavily dependent upon the continued success of the overall Village. Over the years Hilton has made great financial investments to celebrate and promote Hawai'i's culture to visitors and the local community through educational programs, artwork, landscape and open access to and along the beach. The following listing highlights the significant investments made by Hilton in several public benefit categories, and specific future improvements and programs that will have direct public benefits.

1.9.1 Major Projects Completed with Significant Public Benefits

Landscaping and Public Walkways

- Landscape improvements including large Palm trees on the center median of Ala Moana Boulevard from Hobron Lane to Kalākaua Avenue including decorative light poles.
- A meandering pedestrian walkway along the Diamond Head side of Ala Moana Boulevard along Fort DeRussy, including landscaping, palm trees, irrigation and decorative light poles.
- A meandering public pedestrian walkway fronting Kālia Tower, including extensive landscaping and lighting from Ala Moana Boulevard to Rainbow Drive. This improvement for pedestrian enjoyment was only possible by Hilton's land contribution to allow this public walkway on the Hilton property instead of the previous walkway along Kālia Road next to vehicular traffic.

"Gateway to Waikīkī" at Kālia Road and Ala Moana Boulevard

- Fronting Kālia Tower on the corner of Ala Moana Boulevard and Kālia Road, Hilton commissioned the stunning more-than-life-size bronze sculptures of three Kahiko Dancers, set at the edge of an extensive water feature including beautiful landscaping, lighting and artful description of the historical meaning of the Kahiko Dancers.

- The creation of a public plaza including an impressive large scale sculpture in shape of a Poi Pounder, set on a water feature to enhance the plaza with its public pedestrian walkway, landscaping and lighting on Hilton's location. The walkway and landscaping extends to the front of the Ilikai.

Duke Kahanamoku Lagoon Restoration

- Hilton completed a $15M rejuvenation of the State-owned and publically accessible Duke Kahanamoku Lagoon.
- The Duke Kahanamoku Lagoon system includes seven deep saltwater wells feeding the Lagoon with water turnover five times daily, featuring a small island and waterfalls, a contiguous public walkway around the Lagoon leading into the public beach promenade fronting Hilton, an abundance of coconut palms, landscaping, lighting, benches to rest and drinking fountains.

Public Beach Restrooms Cleaning

- The public beach restrooms located at the makai end of Paoa Place and the public beach restrooms located on the makai end of Kahanamoku Street have been maintained and cleaned by Hilton for years.

Street Widening and Landscape/Walkway Improvements

- The widening of Dewey Lane, now called Kahanamoku Street, with a public sidewalk including a historical and educational display of the many accomplishments of Duke Kahanamoku, extensive landscaping, water features and decorative lighting.
- The project was only possible by Hilton providing up to ten feet of its property to accommodate the widening of the street and additional land to create a public pedestrian walkway with excellent public access to the Lagoon and beach.

Celebrating Hawai'i's Legacies and the Hawaiian Culture

- Hilton commissioned several more-than-life-sized sculptures that are displayed prominently at the Village, that celebrate some of Hawai'i's musical and artistic legacies, such as Alfred Apaka, Iolani Luahine and Puanani Van Dorpe. Three "Tapa Makers" depicts Van Dorpe, one of Hawai'i's most established kapa makers, and her two aumakua (guardians) giving Pua vision and advice in her making of this fine art. The sculptures are set in a water feature with landscaping and an historical education display of kapa and the kapa-making process. Two very large pieces of kapa cloth made by Pua and are part of the display.
- The lobby of Kālia Tower features the largest ever works of well renown local artist Yvonne Cheng, an18 ×8 ft mural depicting several female Kahiko Dancers and one mural of kapa makers.
- Three historical surf boards, are featured as part of Waikīkī's historical and educational walking trails envisioned by Dr. George Kanahele. One in front of Kālia Tower describes the story of Kālia, one by the Lagoon describes the story of Henry Kaiser, and one at the end of Paoa Place speaks of Duke Kahanamoku.
- Throughout the extensive landscaping of the Village, educational signage describes the type of plant or tree and its significance to Hawaiians either for clothing, tools, eating and drinking utensils and vessels for storing, food, medicinal purposes and musical instruments.

Weekly Rockin' Rainbow Hawaiian Review and Fireworks Show

- The Village is well known and appreciated for its weekly Rockin' Rainbow Hawaiian Review; a one hour show every Friday evening, celebrating Hawaiian music and dance from the 60s and 70s, that ends with a spectacular fireworks show. It is also open to the public.

Historical Displays of Kālia Lands, Niumalu and Hilton Hawaiian Village®

- The Tapa Tower Concourse features an expansive display, an educational and pictorial history of the Village, dating back to the 1926 Niumalu Hotel.

The Village is the Largest Employer in Waikīkī

- There are approximately 2,200 ~~1,750~~ employees at the Village, which represents a strong and stable Waikīkī employment base, to the benefit of many local residents.

Hilton Hawaiian Village® provides Customers for Many Waikīkī Businesses

- The thousands of visitors that stay at the Village provide a strong and stable customer base for businesses in the Waikīkī area, particularly for businesses from Ala Moana Shopping Center, along Ala Moana Boulevard, Waikīkī Beach Walk, and along Kalākaua Avenue.

Charitable Contributions to the Local Community by Hilton Hawaiian Village®

- Over the decades, Hilton has had a history of being very active in supporting community and charitable organizations in Hawai'i. For 2009 alone, Hilton made donations to hundreds of individual organizations for fund raising events, organizational memberships, and capital campaigns.

1.9.2 Expansion of Public Benefits Resulting from the Village Master Plan

Many of the existing projects and programs providing public benefits will be expanded under the Village Master Plan. In addition, there will be new public benefits created by several of the Village Master Plan improvement projects and associated Hilton programs.

1. *Village Public Access, Pedestrian Walkways and Landscape Improvements*

- Hilton's open access policy has been enjoyed by many over the years, and this policy will be expanded under the Village Master Plan. Hilton will reinforce the public access program, through signage encouraging the public to respectfully enjoy the open access through its property. The local community and guests from other resorts are welcome to enjoy the public areas throughout the Village.
- Hilton will expand its Village amenities with attractive and convenient landscaped walkways, lateral and mauka/makai access; access to the beach, ocean, lagoon, amenities (convenience items, food, restrooms), and parking.
- A new pedestrian walkway will be installed for 300 ft along Paoa Place from Kālia Road, with additional canopy trees and improved lighting along the Hilton frontage.

2. *Improved Kālia Road Frontage Walkway, Landscape, Trolley Pull-out, Bus Pull-Out and New Bus Shelter*

- Hilton will develop a meandering public pedestrian walkway fronting Tapa Tower, including extensive landscaping and lighting from Rainbow Drive to Paoa Place. This will be another valuable improvement for pedestrian enjoyment. This improvement will be made possible by

Hilton's land contribution to allow the public walkway on the Hilton property, instead of the current sidewalk along Kālia Road next to vehicular traffic.

- An improved pull-out area for the Waikīkī Trolley and a separate pull-out area for TheBus will be developed on the Hilton side of Kālia Road, which will alleviate the traffic back-up that occurs due to the currently inadequate bus pull-over area. A new bus shelter will be constructed for the new pull out area as well.

3. ***Relocation of the Internal Pedestrian Crosswalk to Improve Traffic Circulation***

- Hilton will relocate the main pedestrian cross walk to a more internal location, which will relieve the traffic/pedestrian conflict which currently occurs along Rainbow Drive, where entering and exiting vehicles conflict with pedestrians. During large community functions at the Mid-Pacific Convention Center, there often is heavy traffic entering the parking garage, which can cause vehicle queuing and a traffic back-up onto Kālia Road. The relocated crosswalk will largely eliminate the problem and reduce daily traffic/pedestrian conflicts.

4. ***Expanded Hawaiian Cultural Programming, Education and Art at the Village***

- ~~Hilton will be expanding and re-emphasizing its cultural programming throughout its operations. One of the early actions will be the renaming of Rainbow Drive to Ala Ānuenue, reflecting its increased respect for the host culture.~~
- The Village plans to expand its historical/cultural exhibits, guided tours, and education programs. There is a rich history to the Kālia lands and early Waikīkī. Hilton is engaging a cultural consultant to advise the Village in continuing to improve its programs and actions to better reflect Hawaiian cultural concerns of the land, facilities, operations and guest relations.
- Cultural arts programming will expand with performances, sculpture and art. The redeveloped areas of the Village will include individual Hawaiian cultural exhibits and art.

5. ***Continuation of Weekly Rockin' Rainbow Hawaiian Review and Fireworks Show***

- The Village is well known and appreciated for its weekly Rockin' Rainbow Hawaiian Review; a one hour show every Friday evening, celebrating Hawaiian music and dance from the 60s and 70s, that ends with a spectacular fireworks show. This program is of very high interest to Waikīkī visitors and local residents, and the program is regularly enjoyed by on-site guests, its many public visitors, and from visitors and residents viewing from off-site locations.

6. ***Ongoing Maintenance of Duke Kahanamoku Lagoon***

- The $15M restoration has dramatically improved the Duke Kahanamoku Lagoon, which is enjoyed by guests and the public. There will be ongoing maintenance and upkeep for the landscape and promenade around the Lagoon, including labor and material for the upkeep of the walkway, landscaping, and lighting.
- Ongoing water quality maintenance and monitoring of the Lagoon, includes the significant energy cost of the pumps to recycle the water in the Lagoon about five times daily. Access to the restored Duke Kahanamoku Lagoon is appreciated by the public.

7. ***Ongoing Daily Public Beach Cleaning and Public Restroom Cleaning***

- Hilton will continue to clean the public beach area in front of the property each day, which involves a significant on-going labor and material expense.
- Hilton will also continue the labor and material expense to maintain clean facilities at the Paoa Place Beachfront restrooms and the restroom located along Kahanamoku Street.

8. *Generation of Hundreds of Full-Time Employment Positions*

- The Village Master Plan improvements for the Village will employment an average of over 910 FTE positions annually (direct, indirect and induced) during the period 2012 to 2028. The Village Master Plan projects will employ over 530 FTE positions at stabilization after 2028. This represents a strong and stable addition to Waikīkī's employment base, benefitting local residents.

9. *Generation of Construction Employment for Master Plan Improvement Projects*

- The construction work associated with the Village Master Plan, including the two timeshare tower constructions (2013-2015 and 2019-2021) will generate significant new construction employment. Redevelopment of Rainbow Bazaar, the Super Pool and other Village Master Plan projects will contribute to steady employment. The estimated annual construction employment during the period 2012 to 2022 will average approximately 480 jobs.

10. *Charitable Contributions to the Local Community by Hilton Hawaiian Village®*

- The Village will continue and expand its donations to hundreds of individual organizations for fund raising events, organizational memberships, and capital campaigns. Hilton plans to grow its support for Hawai'i's charitable organizations in the years ahead

1.10 LISTING OF REQUIRED GOVERNMENT PERMITS AND APPROVALS

Table 1-1 identifies the major State and County land use permits and approvals that are anticipated to be required for the project, including site, building, construction, and infrastructure approvals.

Table 1-1 LISTING OF REQUIRED GOVERNMENT PERMITS AND APPROVALS

Permit or Approval	Approving Authorities
Final EIS Acceptance	City and County of Honolulu, Dept. of Planning and Permitting
Planned Development-Resort Permit	City and County of Honolulu, City Council ~~and Office of the Mayor~~
Waikīkī Special District Permit, Major	City and County of Honolulu, Director, Dept. of Planning and Permitting
Special Management Area Use Permit	City and County of Honolulu, City Council ~~and Office of the Mayor~~
National Pollutant Discharge Elimination System, Construction Storm Water Permit Industrial Wastewater Discharge Construction Noise Permit	State of Hawai'i Department of Health Clean Water Branch Indoor and Radiological Health Branch
Archaeological Inventory Survey Plan Conclusion of Historic Preservation Review Process, as required under Hawai'i Revised Statutes 6E-42	State of Hawai'i, Dept. of Land and Natural Resources Historic Preservation Division
~~Authorization of Surface Encroachment Variance,~~ Building Permits, Grading Permit, Trenching Permit, Drain Connection, Sewer Connection, Flood Study, Street Usage, Subdivision and Construction Plan Approval	City and County of Honolulu, Dept. of Planning and Permitting Site Development Division, others

Section 2.0

PURPOSE AND NEED OF THE PROPOSED PROJECT

2.0 PURPOSE AND NEED OF THE PROPOSED PROJECT

Waikīkī is a residential and resort community where approximately 20,000 local residents live full-time and intermingle with 72,000 average daily visitors. A less defined part-time population adds to this mix as well as a number of local island residents that live outside of Waikīkī but frequent the area on a regular basis for recreational and employment related activities. Although recognized as a world-renowned visitor destination, Waikīkī maintains several critical social and economic functions for O'ahu's island residents, specifically those that live and work in the area. These functions include but are not limited to the following:

- Being a major employment center serving as the primary economic engine for the island; providing approximately 56,000 visitor industry jobs.
- Serving as a residential area for people valuing an urban lifestyle that is largely apartment-based.
- Providing opportunities for ocean recreation as well as indoor and outdoor dining, shopping, and entertainment experiences.
- Hosting venues for celebration and commemorations such as wedding parties, conferences, festivals, parades, and other large events.

Waikīkī is seen by many of its residents as possessing many positive qualities that define its unique sense of place. These qualities include social conveniences with numerous dining, shopping, and entertainment activities; the beauty of the beaches, shorelines, the mountain landscape in the distance, and pleasant year-round weather; and the interaction of people, the diversity of cultures, and the excitement and liveliness of an active resort city.

Concomitantly, residents have been concerned over the years about issues that hamper and impact Waikīkī's sense of place, which include crime, noise (especially during night), pedestrian safety, traffic, and the over commercialization of the area. Many Waikīkī residents feel that the planning of future development and activities of Waikīkī must support the positive qualities that define its sense of place. Relative to the sense of place issue specific to Waikīkī, several identified factors from past studies emphasize that future planning efforts to reinvigorate Waikīkī for social and economic benefit should include:

- Provision of better vehicular and pedestrian access to and from Waikīkī.
- Enhancement of the overall pedestrian experience.
- Increased opportunities for entertainment and activities that are mutually appealing to both local residents and island visitors.
- Maintenance of public green areas.
- Restoration of significant historic places and structures.
- Maintenance of environmental beauty and quality.
- Development of cultural gathering places, where local residents and island visitors can celebrate Waikīkī's unique cultural heritage.

As will be discussed in the following sections, the Proposed Project will adopt and focus on a development solution that lends to supporting Waikīkī's social and economic function and achieve an end goal to yield a quality experience for its residents, guests, and island visitors.

2.1 PURPOSE AND NEED FOR THE HILTON HAWAIIAN VILLAGE® MASTER PLAN PROJECT

Hilton Worldwide ("Hilton") is a recognized global and local leader in the hospitality industry. Hilton's vision is to "fill the earth with light and warmth of hospitality" and its mission is to "be the preeminent global hospitality company that is the first choice of guests, team members and owners." The encapsulating guiding value of Hilton can be succinctly summarized as a desire and passion to deliver exceptional guest experiences. This is achieved by Hilton taking ownership of it actions and decisions and a philosophy to do the right thing, all the time. Hilton prides itself on its leadership, both in the hospitality industry and the communities it serves, which is derived in the underscored value of teamwork and discipline.

Located at the gateway of Waikīkī and the heart of Kālia, the Hilton Hawaiian Village® ("Village") is one of Hilton's flagship properties and is the essence of Hilton's values and reputation for creating quality experiences. The proposed Hilton Hawaiian Village® Master Plan ("Village Master Plan" or "Proposed Project") is part of Hilton's continued commitment to ensure the viability of Waikīkī as the State's most prominent economic asset and strengthen its competitive position in the global hospitality market.

The lands of Kālia, which include the Village, have been a gathering place since traditional time and more formally within the hospitality sector since 1926, with the Niumalu Hotel welcoming its first guests. In the 1960's, the Diamond Head Tower, Lagoon Tower, and the Rainbow Tower opened. During this time, hotelier Conrad Hilton acquired Kaiser's interest and became the major property owner. The "Hilton" brand and relationship with the Village was thus established. A series of major improvements were subsequently completed over the years, including the Mid-Pacific Conference Center, Rainbow Bazaar, porte cochere/open air lobby, Tapa Tower, Kālia Tower, and most recently, the Grand Waikikian Tower. The name, reputation, and loyalty of Hilton to its guests became an added element in the success of the Village's expansion of operations since 1961, representing over ~~nearly~~ 50 years of continued presence and commitment. *Section 3.1* presents a more detailed description of the history of the many improvements completed at the Village.

The Village Master Plan is the next chapter of Hilton's continuing dedication to support Waikīkī as a premier visitor destination for its two million guests annually. Further, the Village Master Plan will further expand Hilton's contribution to strengthening and stabilizing the local economy through the creation of new construction and operational jobs.

The Village Master Plan will allow Hilton to meet a variety of accommodation needs, expectations, and demands of today's resort guest. This Village Master Plan seeks to achieve significant physical and subsequent operational improvements that will improve the quality and character of the visitor experience by both island guests and local residents. Upon completion, the Village Master Plan will transform the 22-acre resort with an enhancement of retail and dining alternatives, an improved guest arrival experience, and numerous upgrades to its recreational amenities.

The preferred development scheme within the Village Master Plan includes the completion of two new timeshare towers, which are intended to increase the Village's ability to meet an increased demand for vacation ownership opportunities at the Village. Details regarding the importance of timeshare element of the Village Master Plan are discussed in *Section 2.2*.

Master Plan Objectives

In summary, the Village Master Plan has ten set objectives, which include:

1. Help fortify Waikīkī as a resort destination and add new vibrancy to the entrance of Waikīkī.
2. Introduce an increasingly stable product at the Village, in terms of the resort's consistent overall occupancy and profitability.
3. Provide the local construction industry with a significant number of jobs phased over a ten-year period, stimulate local construction spending, and increase revenues to the State's tax base.
4. Create long-term hospitality career opportunities for all levels within service and management.
5. Indirectly support other local businesses within the Waikīkī visitor industry.
6. Commit to the use of sustainable practices to minimize demand on local infrastructure and resources.
7. Maintain and enhance the quality of the nearshore coastal environment and its resources by prudent management actions.
8. Ensure the quality of the existing park-like setting of the Village and connectivity to the surrounding open space areas.
9. Help maintain a Hawaiian sense of place relative to the Village's celebration of history and the cultural vibrancy of Kālia and Waikīkī.
10. Enable Hilton to continue and expand its community leadership role and social investment within Hawai'i.

Evaluation Criteria

Within the context of the ten Village Master Plan Objectives, Hilton has established six primary Evaluation Criteria (I-VI) which must be satisfied for the project to be economically, socially, and environmentally responsible. The six criteria were developed by the Hilton planning team to establish standards upon which planning judgments or decisions can be made in examining alternative actions to be included in the Village Master Plan. The six Evaluation Criteria used to gauge the Village Master Plan's proposed uses or activities include:

I. Meet present market demand and expectations of Hilton's guests and clientele.

II. Create a positive economic return on investment.

III. Revitalize the overall resort experience by providing a balanced mix of accommodations and a diverse selection of retail, dining, amenities and recreational activities.

IV. Generate new long-term employment while sustaining existing jobs on-property.

V. Create incentives for broad-based visitor expenditures beyond direct accommodations.

VI. Seek to minimize and mitigate adverse impacts of development on the area's natural, cultural, social and economic environment through sound development planning, improvements to existing utilities and infrastructure, preserving and enhancing open space, and creating offsetting natural, cultural, social and economic benefits for Village guests and the surrounding community.

These objectives and criteria are the guiding parameters that ultimately define the direction of the Village Master Plan. As will be discussed in *Section 6.0*, these objectives and criteria are utilized in the evaluation of impacts and assessments of both the preferred action and those alternatives eliminated from further consideration.

The Village Master Plan was designed specifically to meet the guiding objectives and criteria detailed above. The Village Master Plan represents a directed effort to reinvigorate the Village's iconic resort setting through a purposeful series of redevelopment activities that will ultimately lead to a contemporary transformation of critical areas of the Village. Overall, the Village Master Plan emphasizes the improvement of retail flow throughout the property, coupled with the addition of two new timeshare towers, and the expansion of recreational amenities to enrich the overall guest experience. New landscaping features and connectivity of open spaces throughout the Village will help to enhance the existing park-like setting of the surrounding area. In addition, improvements to the sidewalk along Paoa Place will enhance public access to the shoreline.

The strengthening of the Village through the implementation of the Village Mater Plan improvements will help to fortify Waikīkī as a resort destination and add new vibrancy to the entrance of Waikīkī. The improvements will celebrate the Village from its primary point of entry along Kālia Road, to visitor arrival and check-in, providing enhancements to key areas throughout the Village campus. The entry, arrival and check-in areas will be refreshed to maintain a Hawaiian sense of place relative to the Village's celebration of history and the cultural vibrancy of Kālia and Waikīkī.

The Village Master Plan includes the completion of two new timeshare towers, which are intended to increase the Village's ability to meet an increased demand for vacation ownership opportunities. The addition of these timeshare units will provide a stable product, in terms of the resort's success of maintaining consistent overall occupancy and profitability. Guest spending and support services associated with the timeshare units will also support other local businesses within the Waikīkī visitor industry. A significant number of jobs will be created in the local construction and long-term hospitality industry as a result of the project, thereby stimulating the local economy, and increasing revenues to the State's tax base.

With the implementation of the Village Master Plan, Hilton will be able to continue and expand its community leadership role and social investment within Hawai'i. The continuation of many of the existing projects and programs that generate significant public benefits at the Village are dependent on the continued success of the overall resort. The Village Master Plan is part of Hilton's continued commitment to ensure the viability of Waikīkī, while shaping the Village's physical design to be in harmony with the surrounding environment.

2.2 PROPOSED PROJECT: VILLAGE MASTER PLAN IMPROVEMENTS INCLUDING EXPANDED TIMESHARE OPPORTUNITES

The Village Master Plan calls for a series of proposed improvements, with highlights including the redevelopment and expansion of retail space, expansion of pools and public area guest amenities, improved walkways and landscape, development of two new timeshare towers, and completion of supporting infrastructure improvements. To further detail the purpose and need for the redevelopment effort proposed in the Village Master Plan, the role and relationship of timeshare ownership in Hawai'i is briefly outlined.

2.2.1 Recent Trends in Hawai'i's Visitor Industry

Hawai'i's economy is significantly dependent upon conditions in both the U.S. economy and key international economies, including parts of Asia, Europe, and Canada. According to State Department of Business, Economic Development, and Tourism, the forecast of visitor arrivals for the next couple years indicates that Hawai'i will be on a slow incline to a strengthening economy. Visitor arrivals and length of stay are expected to increase approximately 2.0% in 2010 and 4.0% in 2011, respectively. Visitor expenditures are expected to grow modestly at 2.3% in 2010 and 8.6% in 2011.

Fluctuations in hotel occupancy in Hawai'i over the years have typically been the result of annual seasonal cycles of visitor arrivals from Asia, Europe, and the North American continent. Over the last few years, additional impacts on hotel occupancy have resulted from a major national and global economic downturn. During this period, when hotel occupancy levels decline, many hotel operators are forced to find cost-effective measures to sustain their existing operations, which operationally can include temporary layoffs or freezes on future hires, or diluting occupancy rates. Regarding the latter, the short-term use of this strategy can help to stabilize operations and ensure other measures such as layoffs are not employed. However, the long-term use of lowered occupancy rates can create a downward cycle where operational costs exceed revenue per room. When this occurs, a company can no longer sustain the cost of operations through the sole use of reduced rates, therefore are forced to take additional measures of cost control. Typically, such periods of economic downturn also have a domino effect on ancillary businesses, such as tour operators, restaurants, shops, and other leisure or entertainment venues due to the fact during this economic period, disposal income is either limited or directed to other primary expenditures.

However, according to the American Resort Development Association ("ARDA"), during Hawai'i's current visitor industry downturn, one stable sector within the industry that has defied this trend is timeshare sales and occupancy. In 2009, while the rest of the visitor industry was subjected to a downward trend of visitor occupancy, the number of visitors staying in timeshare units increased by 4.6% in Hawai'i. HGVC had its best sales in 2009, in a distressed economy, and experienced a 96% timeshare occupancy at the Grand Waikikian and Lagoon Tower.

Overall, the statistics demonstrate that Hawai'i timeshare owners are committed to using their interest, and that Hawai'i is a premier destination that many global timeshares owners seek to gain access. As such, Hawai'i is one of the best performing timeshare markets within the U.S. and as the local economy continues the improve, it is the desire of Hilton to implement the Village Master Plan as a development solution that will further fortify Hawai'i's position as a leader in the global visitor industry market.

2.2.2 Past and Present Development of Timeshare Opportunities in Hawai'i

Timeshare ownership, also known as vacation ownership, is one of the fastest growing sectors in travel and tourism industry around the world. Timeshare ownership is defined as an arrangement under which a purchaser receives an interest in real estate and the right to use an accommodation or amenities, or both, for a specified period and on a reoccurring basis. Chapter 514E, Hawai'i Revised Statutes defines "time share interest" as: "*…any interest in a time share unit or plan which entitles the owner or holder thereof to the use, occupancy or possession of a time share unit on a periodically recurring basis.*" In today's world, the attractive appeal of timeshare ownership is the flexibility and availability of exchange opportunities, meaning that timeshare owners are able to exchange their interest for stays at a variety of locations across the world.

This "trading" capability on an acquired (owned) asset makes for long-term cost savings that can be used for other types of vacation expenditures. In other words, vacation ownership guests make regular mortgage loan and assessment payments, but do not incur the larger short-term vacation lodging expenses that hotel guests pay. In comparison to their hotel guest counterparts, the vacation ownership guests typically have additional disposable income available for dining, shopping, and other recreational activities. As an example, in 2009, timeshare visitors to Hawai'i spent approximately $4,000 per trip to the islands, of which, most (86%) expenditures were made at businesses located away from the resorts, including local restaurants, convenience stores, shopping malls, grocery stores, and other entertainment or recreational options (ARDA, 2010).

The first timeshare units in Hawai'i were formed in the early 1970's, as conversions of former hotel and residential condominium units. However, in recent years, timeshare properties in Hawai'i are being developed as independent projects and managed by global hospitality brands such Hilton Grand Vacations® Club ("HGVC"). The justified rationale to exclusively create timeshare projects can be found in recent ownership and occupancy trends.

According to a ARDA 2010 survey industry report, the industry nationwide generated $69 billion of economic output and sustained 465,800 full and part-time jobs in 2009. Nationwide, there are more than 4.4 million timeshare owners. In Hawai'i, there are approximately 8,600 timeshare units, which account for approximately 13% of Hawai'i's total visitor accommodation units. In 2009, occupancy for timeshare units in Hawai'i averaged 90.8% as compared to 66.5% for hotel occupancy during the same period.

In 2008, the State's visitor industry reports showed an increase of visitors that stayed in timeshare properties (+5.1%) compared to the previous year. The percentage increase of visitors from Japan who stayed in a timeshare in Hawai'i jumped 56.8%. Additionally, there was an increased use of timeshares by U.S. West (+4.5%) and U.S. East (+1.2%) visitors during the same period. The upswing trend in timeshare interest by these markets has continued through 2010.

For Hilton, vacation ownership has become a leading preference of vacation experiences for many of its returning guests who make leisure travel a part of their lifestyle. Currently, HGVC enables approximately 137,000 owners of vacation properties in some of the world's most desirable destinations. Related to the Village, it is one of the largest resort destinations in Hawai'i, with more hotel and timeshare rooms as well as on-site retail and dining establishments within the property than any other resort property in the entire State. In 2009, timeshare occupancy within the Village was fully occupied (defined as 96% or higher) throughout the entire year. In contrast, the Village's hotel inventory was fully occupied only 100 nights, often at nightly reduced rates, which do not necessarily translate to high profitability or even break even points for resort operations.

In 2009, the timeshare industry in Hawai'i generated approximately $118 million ("M") in total revenue and remitted $67.2M in tax revenue to the State. On average, timeshares account for $41.4M in State and County taxes annually from real property, general excise, and conveyance taxes. Nearly 7,000 Hawai'i residents own timeshare units in Hawai'i and vacation "at home in the islands" as a preferred vacation option, and circulating dollars in the state that otherwise would have been spent at other destination economies.

2.2.3 Planned Timeshare Expansion within the Village's Mix of Accommodations

The prevailing industry outlook is that Hawai'i is a high quality visitor destination on a path to slow economic recovery. The proposed Village Master Plan will enable Hilton to recapture part of a continuing and increasing global interest in the timeshare market while also maintaining its current inventory of hotel units. For both timeshare and hotel visitors, the improvements throughout the Village will bolster the resort as a rejuvenated product, offering a more distinct selection of accommodations and ultimately vacation experiences versus other properties in Waikīkī.

Implementation will result in a net increase of approximately 550 timeshare units in the Village. The economic impacts of the Master Plan are summarized in *Section 4.14*, and the complete study is provided in *Appendix N*. The increase in timeshare operations and revitalized retail areas at the Village will add to renewed economic activity. The Village Master Plan is expected to generate an

average of 480 full time equivalent (FTE) development-related positions during the construction period (2012 to 2022). An average of 910 FTE operational positions would be generated through 2028 (420 FTE direct jobs and 490 FTE indirect and induced jobs). There will be 530 FTE positions at stabilization after 2028. These are inclusive of timeshare sales and marketing positions. There are also expected to be significant indirect contributions to the economy through associated visitor spending and off-site servicing and support operations to the Village. Upon completion, the various elements of the Village Master Plan are anticipated to support over $200 million ("M") in total visitor expenditures annually, representing expenditures that may not otherwise have been realized in the State. The Village Master Plan is also projected to generate $10 to $11M in net additional government operating revenue per year to State and County governments. In summary, the planned improvements are focused to balance the inventory of the Village's timeshare and hotel accommodations which will attract global interest, help to stabilize Hawai'i's economy, and expand its influence in the hospitality industry.

In summary, the planned improvements of Village Master Plan are designed to meet market demand and expectations of Hilton's guests. The Village Master Plan is projected to yield a positive economic return of Hilton's investment. Given known trends and projected future demand, the Village Master Plan with its planned 550 timeshare units and expansion of retail, dining, and recreational amenities, creates a sensible and balanced mix of hotel and timeshare accommodations and activities throughout the Village. The creation of balance in the inventory of the Village's timeshare and hotel accommodations will provide a diverse base of options that will attract new and returning global interests and weather future economic downturns. Expansion of interest and participation in the visitor industry by first time visitors, seasoned travelers, and local "staycation" residents will help stabilize Hawai'i's travel market. Optimally, this all translates to a healthy and stable product for the tourism sector that will stimulate investment and create new jobs. A full and detailed project description of the Village Master Plan is provided in *Section 3.0*. The environmental conditions, impacts, and mitigation with implementation of the Proposed Project are detailed in *Section 4.0*.

2.3 ALTERNATIVE & REASONABLE USES ELIMINATED FROM FURTHER CONSIDERATION

Under the Village Master Plan, the preferred development scenario involves a series of improvements, including redevelopment and expansion of retail space, expansion of pools and public area guest amenities, improved walkways and landscape, development of two new timeshare towers, and completion of supporting infrastructure improvements. In contrast, alternative land uses were initially considered under a broad filter as "reasonable land use alternatives" from the pure perspective of allowable uses in the Waikīkī Special District, Resort Mixed Used Precinct, and consistency with existing neighboring and nearby property land uses. These reasonable land use alternatives can be summarized as different development scenarios, which include: a) Expansion of the Village's hotel towers and hotel room inventory; b) Conversion of existing hotel units to exclusive timeshare, residential apartment or residential condominium use, or a hybrid model of hotel-condo uses (e.g. 'Ilikai, Trump International); c) Creation of new residential apartment or residential condominium units (e.g. Diamond Head Apartments, Wailana, Canterbury); and d) Redevelopment of the Village to a greater emphasis on retail/commercial attraction uses (e.g. Waikīkī Beach Walk).

Section 6.0, provides a comprehensive evaluation of a range of potential alternatives, including the four alternative development scenarios. Although these four development approaches are potentially reasonable uses for the Village under its existing zoning and neighboring uses, they each fail to comprehensively fulfill the requirements defined within the six established Evaluation Criteria (I-VI). As presented in *Section 6.0*,

- Only one of the alternative developments would meet the present market demand for timeshare units and other expectations of Hilton's guests (Criterion I), and that alternative meets demand only by negatively impacting the supply of hotel rooms, replacing one supply-and-demand problem with another.
- The economic returns anticipated to result from the four alternative development scenarios are less than those expected from the Proposed Project (Criterion II).
- Lower economic returns would compromise Hilton's ability to revitalize the overall resort (Criterion III).
- Long-term employment benefits of the alternative development scenarios, and the ability to sustain existing jobs on-property (Criterion IV) would be less optimal than the Proposed Project.
- Each of the four alternative development scenarios would satisfy Criterion V, which calls for creating incentives for broad-based visitor expenditures beyond direct accommodations, to a more limited extent than the Proposed Project.
- Finally, addressing the range of potential environmental impacts (natural, cultural, social and infrastructure) impacts under Criterion VI, the four alternative development scenarios would generate fewer beneficial impacts and could produce adverse impacts that would, in most cases, exceed those anticipated to result from the Proposed Project.

In contrast, the planned growth and future expansion of the Village envisioned by the Village Master Plan, including an expanded timeshare inventory, was determined after substantial analysis to be the most viable option and is the preferred action for Hilton. Of all the alternatives considered, this is the only approach that achieves all of the objectives of the Village Master Plan and each of the six Evaluation Criteria (I-VI):

- The Village Master Plan will meet the present market demand for retail expansion, new timeshare product, and other expectations of Hilton's guests (Criterion I).
- Proven market demand for timeshare product at the Village indicates that economic returns anticipated to result from the preferred action are superior to those of all alternative actions, (Criterion II).
- The planned action will provide an appropriate mix of lodging product at the Village, and the larger economic returns expected from this plan help ensure Hilton's ability to put into effect the full range of improvements necessary to revitalize the overall resort (Criterion III).
- Long-term employment resulting from the preferred action, will produce hundreds of new jobs and provide the resort with the strength to sustain existing jobs on-property (Criterion IV).
- The preferred action will create many incentives for broad-based visitor expenditures beyond direct accommodations with retail offerings, dining, tours and recreation (Criterion V).
- Impacts associated with the Proposed Project would have generally beneficial effects, with mitigation planned to minimize environmental, social and infrastructure impacts (Criterion VI).

The Proposed Project is the focus of the environmental analysis in *Section 4.0*. An assessment of the alternatives to the Proposed Project is presented in *Section 6.0*.

Section 3.0

PROJECT DESCRIPTION

3.0 PROJECT DESCRIPTION

This section provides a site history, the project vision, a description of existing uses and operations within the Hilton Hawaiian Village® ("Village") and a detailed review of the individual components that define the Hilton Hawaiian Village® Master Plan ("Village Master Plan"). The scope of the project involves the redevelopment and renovation of retail, lobby, and amenity areas within the Village, street front improvements along Kālia Road, and the construction of two timeshare towers. The major improvements will be implemented in phases that overlap and span a ten-year period. Site plans, elevations, and perspectives for the Village Master Plan's areas of improvement are provided detailed in this section.

3.1 EXISTING SITE DESCRIPTION: SITE HISTORY AND PROJECT VISION

Since its founding nearly a century ago, Hilton Worldwide ("Hilton") has consistently maintained a committed vision to create exceptional guest experiences around the world, whether for casual leisure and relaxation for vacationers or for the working traveler on-the-go. The Village is a prime example of this vision placed into operation. The Village is a signature oceanfront haven that exudes a sense of escape and tranquil serenity within the vibrancy of Waikīkī's tropical-urban environment.

The Village is a distinctive part of Waikīkī's 'ewa gateway, introducing visitors and residents to a mix of urban and open space landscaped experiences that blend together and reflect Hawai'i's rich heritage and cultural diversity in a contemporary form. The improvements outlined in the Village Master Plan will maintain and enrich the Village's gateway and visual relationship to Waikīkī, while fortifying its recognized position in the hospitality industry as a special destination within Waikīkī's resort district.

Within the Village Master Plan, a key major theme is that the Village is a place where memorable vacations are shared and where the spirit of aloha flourishes in the form of hospitable service and a genuine dedication to guest satisfaction. The Village resort is a recognized gathering place for both island visitors and local residents with its diverse selection of dining and shopping experiences, the provision of amenities that support a variety of business and personal activities and events, and the capability to support vibrant and unforgettable experiences ranging from large galas to the most intimate setting of a private wedding or engagement.

The primary goal of the Village Master Plan project is to preserve and improve upon the existing resort experience by expanding and improving the mix of accommodations and hospitality services for all resort hotel guests, timeshare owners, island vacationers, and local residents. To achieve this goal and be aligned with the established evaluation criteria discussed in *Section 2.0*, several "big idea" design concepts were developed for the Village Master Plan:

- Improving the guest arrival experience at the Village, with special consideration to the entry drive and consolidation of front lobby operations and services, where practical and feasible.
- Improving and expanding the center-of-village retail experience for guests, owners, and visitors.
- Expanding pool, terrace, and other outdoor recreational amenity opportunities.
- Improving current vehicular and pedestrian circulation and flow in the Village.
- Meeting demand for additional guest accommodations through additional timeshare units.

These design concepts are the cornerstones for the specific improvements within the Village Master Plan. The roots of the vision not only emanate from Hilton's corporate mission but the unique heritage of hospitality that has been ubiquitous at the Village since its inception. Below is a succinct history of site development that has led to current operations and the basis for how Hilton envisions the future of the Village in Kālia, Waikīkī.

3.1.1 Site History and Development of the Village

In the early 1920's, small clusters of cottages known as Cressaty's Court and Hummel's Court offered lodging at Kālia, followed by the Niumalu Hotel in 1926. In 1954, entrepreneur Henry J. Kaiser and partner Fritz Burns purchased eight oceanfront acres of the John 'Ena Estate in Waikīkī to build a resort. Requiring additional property for such an ambitious undertaking, the partners purchased the adjacent site of the Niumalu Hotel and several contiguous lots from individual owners totaling 20 acres of today's resort.

In 1955, the first guest cottages of the new Hawaiian Village were hand built by local Samoan builders. Within three months, the first 70 guest rooms, the Tapa Room, gardens and three swimming pools were completed. Four traditional lānai houses with 18 to 56 guest rooms each were built shortly thereafter. Soon afterwards, the Long House, the resort's first meeting facility with a seating capacity of 1,000, and the Ale Ale Kai, a three-story 100-room unit were added. Guest facilities were expanded with the addition of the Ale Ale dining room, cocktail lounge and beach terrace for dancing, the Tiare Tahiti nightclub, the Golden Dragon, and the Sunset Room (today's Hau Tree Bar).

Through the 1950s, major improvements continued with the completion of the Hilton Dome, the Duke Kahanamoku Lagoon, and the catamaran pier. The Hilton Dome, a geodesic showroom, opened on February 17th for the premiere of "Around the World in 80 Days" and the Symphony Polynesia, starring the famed Alfred Apaka. The Hilton Dome was the first of its kind built in the world and was the brainchild of Kaiser and the design of Buckminster Fuller.

During the 1950s, the Kaiser-Burns master plan called for the expansion of hotel units. In 1957, the 14-story Ocean Tower (now the Ali'i Tower) was erected followed by the 13-story Village Tower in 1958 (the site of Tapa Tower). In the 1960s, the 17-story Diamond Head Tower, the Lagoon Tower, and the 31-story Rainbow Tower opened. During this time, hotelier Conrad Hilton acquired Kaiser's interest and became the major property owner. The "Hilton" brand and relationship with the Village was thus established.

In 1969, the Mid-Pacific Conference Center and its famed Coral Ballroom was completed. In 1970, the Rainbow Bazaar was built with over 40 ethnic shops and restaurants as homage to Asian influences and culture in Hawai'i. In 1988, Hilton completed its first $100 million (M) master plan renovation of the Village which included the unveiling of a new porte cochere and open-air lobby in addition to new meeting facilities and renovation of the Coral Ballroom that gave the resort the largest meeting and convention facilities in the Pacific.

3.1.2 Recent Revitalization Efforts within the Village

The revitalization of Waikīkī as a whole in the late 1990s arguably commenced with the demolition and removal of the Hilton Dome to make way for the $95M 453-room, 25-story Kālia Tower. Opened in 2001, Kālia Tower was Waikīkī's first major resort development in over a decade. Kālia Tower created a new sense of space with its purposeful attention to the character and feel of the

Village's new gateway with an offering of tropical gardens, spacious walkways, and waterfalls. In that same year, after extensive renovations, the Village's Lagoon Tower became a part of the Hilton Grand Vacations® Club ("HGVC") program, offering a selection of timeshare units.

In 2006, the Ocean Crystal Chapel became Waikīkī's first free-standing resort chapel. In that same year, the Duke Kahanamoku Lagoon underwent restoration with the installation of seven salt-water wells and a new pumping system to improve water circulation as well as a new landscaped public promenade. Although the lagoon is on State land, Hilton is charged with its care and maintenance.

In December 2008, the new, 38-story award-winning Grand Waikikian Tower opened and quickly has become one of the HGVC's most popular properties worldwide. The Grand Waikikian heralds a new standard of vacation experience within the Village with its provision of a 5,000 square foot family activity pool. In 2009, the Grand Waikikian won the Waikīkī Improvement Association's Hoʻowehiwehi Nui Award for best new contribution to the revitalization of Waikīkī. In 2010, the Grand Waikikian received the ACE Excellence Award from the ARDA, recognizing it as the best project in the timeshare industry worldwide.

In 2006, Hilton also began an unprecedented $9M off-site roadway improvements project in collaboration with the State Department of Transportation (DOT) along Ala Moana Boulevard. As part of the conditions for developing the Grand Waikikian, Hilton developed a signalized, full-movement intersection at Ala Moana Boulevard and Dewey Lane (now Kahanamoku Street), and a landscaped median along the stretch of Ala Moana Boulevard from Hobron Lane to Kalākaua Avenue. The conditions call for ongoing studies of Ala Moana Boulevard from Atkinson Drive to Kalākaua Avenue, including major intersections in the area including Atkinson Drive, Hobron Lane, the Ilikai porte cochere, Kahanamoku Street, Kālia Road, ʻEna Road, Kalākaua Avenue, Niu Street, and Pau Street.

As it has over the last 40 years, the face and character of the Village campus continues to evolve. Improvements continue through present day and consistent with its commitment to Waikīkī, the resort continues planning new ways to improve the vacation experience in Hawaiʻi, contribute to the economic vitality in Waikīkī, and imbue a welcoming and neighboring ambiance within its immediate surroundings.

3.2 EXISTING SITE DESCRIPTION: EXISTING VILLAGE CONDITIONS AND USES

Covering approximately 22.24 acres of land, the Village is a self-contained premier beachside resort located at the gateway entry of Waikīkī, which hosts over 2 million guests annually. The Village is at the ʻewa end of Waikīkī bounded and accessed by Kahanamoku Street to the northwest, Ala Moana Boulevard to the north, Kālia Road to the northeast, Paoa Place to the southeast, and Waikīkī Beach and the Pacific Ocean to the west and south (*Figure 1-3*).

3.2.1 Guest Accommodations

As a resort corporation, Hilton provides a range of hotel brands, each with unique accommodations, services, amenities, and value options for its guests. Guest accommodations within the Village are managed by two of Hilton's brands, Hilton Hotels and HGVC. Accommodations are located primarily within seven main towers: Aliʻi Tower, Rainbow Tower, Tapa Tower, Kālia Tower, Diamond Head Tower, Lagoon Tower, and the Grand Waikikian (*Figure 3-1* to *Figure 3-3*). A total of 2,971 hotel rooms and 656 timeshare units are provided on-site. *Table 3-1* provides a listing of

the main towers, the year the building was completed and the total number of guest accommodations provided in the tower (hotel room or timeshare units).

Surrounding the Village property are other hotel and lodging accommodations, residential units, and various dining and shopping venues. One of the most prevalent land features next to the Village is the large open space and park setting formed by ʻĀinahau Triangle and Fort DeRussy Beach Park to the east, the adjacent Hale Koa Hotel property, and Battery Randolph, all of which are under the control and jurisdiction of the U.S. Army.

Table 3-1 SUMMARY OF VILLAGE TOWERS

Tower	Year Completed	Hotel Rooms	Timeshare Units
Aliʻi Tower	1957	324	0
Diamond Head Tower	1960	435	0
Lagoon Tower	1965	0	253
Diamond Head Apartments	1966	44	0
Rainbow Tower	1968	832	0
Tapa Tower	1982	1,044	0
Kālia Tower	2001	292	72
Grand Waikikian	2008	0	331
Total		**2,971**	**656**

3.2.2 Meeting, Event, Convention and Conference Space

Over 150,000 square feet ("SF") of indoor and outdoor meeting space support a variety of functions at the Village, ranging from intimate gatherings such as weddings and private parties to large corporate meetings or conventions. Overall, these meeting areas can host 7,040 people.

The Mid-Pacific Conference Center ("MPCC") is considered one of the premier meeting centers in the Pacific and is Hawaiʻi's largest resort convention, meeting, and banquet facility. The MPCC offers superior flexibility for groups of various sizes and is one of Hawaiʻi's most elegant and attractive venues. The key featured space of the MPCC is the Coral Ballroom (27,054 SF). The MPCC is also supported by South Pacific Ballroom (5,848 SF) and the smaller Sea Pearl Suites. The newly redesigned Rooftop Garden adds outdoor function space to the center.

Located in the Tapa Tower, the Tapa Conference Center ("TCC") is comprised of the Tapa Ballroom (16,536 SF), which can accommodate up to 1,500 banquet guests or 2,024 with theater style seating. Additionally, the TCC includes the Palace Lounge (8,250 SF), the Honolulu and ʻIolani Suites (7,203 SF combined), and the Honolulu Lānai (2,625 SF), each providing distinctive pre-function and event space. The Kālia Executive Conference Center ("KECC") is located in the Kālia Tower and is comprised of 4,600 SF of meeting space with five separate meeting rooms that each features an open-air lānai. Most functions within the KECC are executive board meetings and small private events. Located within the Rainbow Tower, the recently renovated Rainbow Suite (2,376 SF) is one of the smaller spaces within the Village but is ideal for events hosting up to 250 people. The

suite faces the Duke Kahanamoku Lagoon and can be separated into three smaller rooms. The suite adjoins to a spacious patio (986 SF) that serves as a pre-function space in a lagoon-side setting.

The two-storied Ocean Crystal Chapel is the resort's dedicated space for hosted weddings up to 70 guests. The chapel is set in a lush garden setting surrounded by a shallow lagoon, cascading waterfall, and an outdoor gazebo.

The Village's tropical resort setting makes it an ideal location for hosting outdoor events and receptions. The main outdoor function areas within the Village include: a) the Great Lawn, which is located next to the Duke Kahanamoku Lagoon and can accommodate up to 2,000 guests for a reception; b) the Village Green, which is located near the Tapa Pool and Main Lobby and is able to hold 300 guests; c) the Rooftop Garden, which is located on the top of the MPCC and provides over 12,000 SF of function space that opens to ocean and Honolulu skyline views; d) and the Tapa Pool and Super Pool decks that can accommodate 300 to 900 guests, respectively.

3.2.3 Dining and Retail Space

With over 90 shops and services, and over 17 restaurants, bars, and eateries, the Village is a major retail and dining destination in Waikīkī. Existing retail as well as food and beverage space totals 173,681 SF and offers an assorted mix of shopping experiences that include boutique designer fashion and accessories; resort and surf apparel and accessories; swimwear; jewelry; sculpture, glass, and art shops; traditional and contemporary Hawaiian gift items; tropical flowers and lei; film development and services; convenience shops for gifts and sundry items; a U.S. Post Office and a business service center.

The Village offers an equally diverse array of dining options suited for business, personal, casual, or chic experiences. In total, the Village has a restaurant seat capacity of approximately 700 within its three main restaurants: Bali Steak & Seafood, Rainbow Lānai, and Tropics Bar & Grill. Each of these dining venues is unique but collectively their amenities, ambiance, and service are endearing features that further define the character of the Village.

Additionally, the Village offers an evening outdoor lūʻau festival that is hosted five days a week on the rooftop of the MPCC. Finally, an assortment of smaller cafes, restaurants, and bars are located throughout the Village, offering dining options at various degrees of intimate and informal experiences with both a local and international appeal.

Figure 3-1
Aerial View of the Village Master Plan Project Area

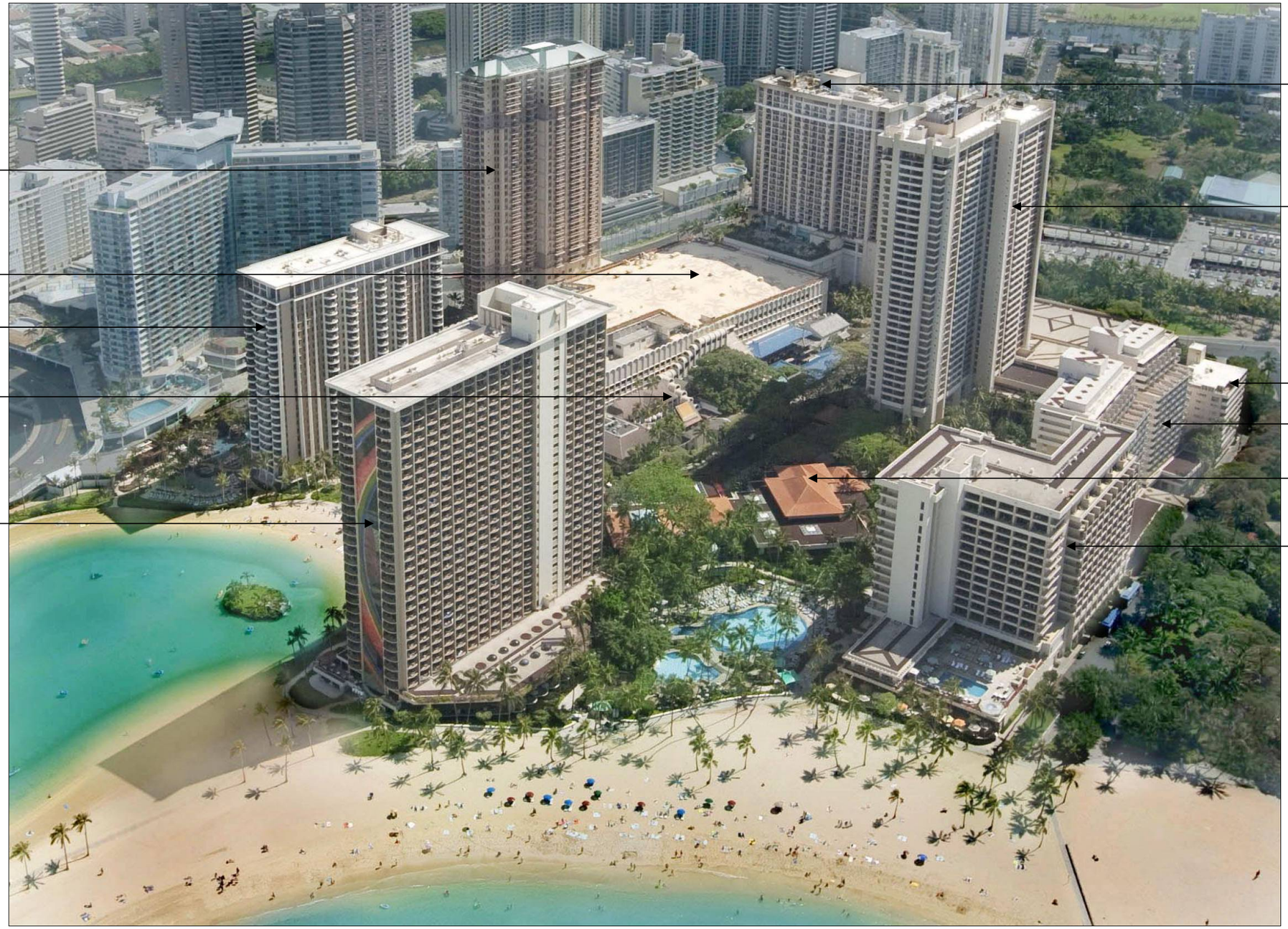


Figure 3-2
Oblique Aerial View of the Village Master Plan Project Area

Figure 3-3
Existing Main Buildings, Hilton Hawaiian Village®

3.2.4 Recreational Amenities and Programs

Swimming Pools and the Duke Kahanamoku Lagoon

Although the Village is a beachside resort, it does offer a variety of recreational amenities on property, the most notable being the six swimming pools located throughout the resort. In total, pools comprise a total of 18,850 SF (*Table 3-2*). The most prominent pool feature is the 10,000 SF Super Pool, which is a beachfront pool located between the Rainbow Tower and Ali'i Tower. This pool is the heart of recreational leisure in the Village, situated close to the main lobby and with direct access to the beach. The most recent addition to the Village's pools is the two-tiered 5,000 SF Paradise Pool that is located near the Lagoon Tower and the Grand Waikikian Tower. Completed in 2008, this free-form pool features three waterfalls, two heated spas, and four slides, including a 77-foot lava tube slide.

In 2007, the historic Duke Kahanamoku Lagoon reopened after a year-long $15 million restoration. Named after Hawai'i's aquatic legend, the Kahanamoku Lagoon is a man-made body of water that was part of Henry J. Kaiser's Hawaiian Village development in the early 1950s. The 5-acre lagoon now includes a state-of-the-art water circulation system featuring seven saltwater wells that draw in about 15,000 gallons of water per minute from the ocean, turning over the water in the lagoon about five times a day. New aesthetic features of the lagoon include an island in its center with a two-tier waterfall, a boardwalk with benches, and landscaping that create a park-like setting. About 60 coconut trees were planted along with a number of native Hawaiian plants during the lagoon restoration.

Although Hilton maintains and cares for the Duke Kahanamoku Lagoon, the land parcel is under the authority of the State of Hawai'i and lies within the General subzone of the State Conservation District. Terms of an Indenture and Deed from the Territory of Hawai'i (September 22 1955) gives the Hilton the right to construct, use, and maintain the lagoon. However, for purposes of the Village Master Plan, there are no additional plans for the lagoon and therefore it is not a part of this study.

Table 3-2 POOL AMENITIES ASSOCIATED WITH THE VILLAGE OPERATIONS

Pool Amenity	Area
Super Pool & Keiki Pool	10,000 SF
Paradise Pool	5,000 SF
Tapa Pool	2,000 SF
Kālia Pool	1,050 SF
Ali'i Pool	800 SF
Duke Kahanamoku Lagoon (not included in Village Master Plan)	4.6 acres

Mandara Spa

The Village hosts the Mandara Spa, which is the largest full service spa in Waikīkī offering an extensive array of services. The spa has 25 wet and dry spa treatment rooms; a private outdoor pool, whirlpool, and sun terrace; locker rooms; a fitness center; and a full-service salon.

Gardens and Wildlife Activities

Half of the Village acreage is dedicated open space, much of which is comprised of outdoor amenities accented by purposefully designed landscaped gardens. The Village grounds host a variety

of botanical species from parts of Asia, Pacific, and South America. The Village is also home to an assortment of wildlife not typically found in Hawai'i. The resort's most well known "guests" are eight resident African black-footed penguins. Guests are able to interact with the penguins during morning feedings and learn more about the species from the wildlife team. Flamingos, macaws, ducks, ibises, turtles, and an array of fish are also found in the resort. Educational signage is provided throughout the property to highlight the Village's flora and fauna collection.

Camp Penguin Kid's Program

In March 2010, the Village was named as one of the ten best family beach resorts by Parents Magazine. Criteria for this selection included the range of family activities provided by the resort; the uniqueness of the supervised children's program; and the quality, safety, fun features, and overall value of the program. The Village's Camp Penguin is a kid's program (ages 5 to 12) located in the Diamond Head Tower that provides on-site activities including wildlife tours, Hawaiian arts and crafts, fishing in the lagoon, and swims at the keiki pool. Additionally, off-site excursions take place with partnering businesses such as the Hawai'i Children's Discovery Center, Waikīkī Aquarium, The Hawai'i Army Museum, the Honolulu Zoo, and the Bernice Pauahi Bishop Museum.

Art Collection, Cultural & Heritage Experiences, & Entertainment in the Village

Accentuated throughout the Village are spaces that showcase artwork by some of Hawai'i's most prestigious artisans and sculptors including works by KaMille ("*The Tapa Makers*"), Yvonne Cheng, John Young, Hiroshi Tagami, Michael Powell, Herb Kane, James Hoyle, Luigi Fumagalli, Daniel Van Zyle, Roy Tabora, Carol Bennett, Melinda Morey, Pat Walker, Moana Eisele, and Dale Evers.

The most prominent art piece within the Village, entitled *Kaha Ka 'Io Me Nā Makani*, was created by Kim Duffett. This piece is a larger-than-life bronze-casted sculpture of three Kahiko Dancers performing a hula kahiko on the edge of the waterfall feature fronting the Ala Moana Boulevard and Kālia Road intersection next to Kālia Tower. This sculpture is a major public scenic point of interest reaching a height of 15 feet ("ft"). The village also has two other prominent sculptures by Duffett that celebrate Hawai'i's rich cultural heritage, one dedicated to 'Iolani Luahine, noted Kumu Hula, and one dedicated to Alfred Apaka, Hawai'i's legendary "Golden Voice" who once performed at the Village.

Perhaps second only to Diamond Head as a Waikīkī landmark, the rainbow murals along the Village's Rainbow Tower are the world's tallest ceramic murals. Designed by renowned artist, Millard Sheets, the colorful ceramic tiles climb the entire length of the tower. In 2004, a restoration process for the murals began, which included work to replace tiles broken or weathered over the past 35 years.

Opportunities exist throughout the Village for guests to partake in Hawaiian art, craft, and activities including lei making, hula, 'ukulele lessons, and surfing. There are also regularly scheduled shows, performances, torchlighting, and island entertainment billed nightly at the Village's restaurants and lounge areas that include top Hawaiian and local musicians, representing a total investment of $1.5M per year in Hawaiian music. The Village also hosts several special events throughout the year that celebrate the cultural diversity of Hawai'i with performances by hālau hula, Tahitian dance troupes, Taiko drummers, and Chinese lion dancers.

One longstanding community benefit provided by the Village is a free beachfront fireworks show that occurs each Friday. The show occurs over the portion of Waikīkī beach fronting the Village and is enjoyed by island visitors and local residents.

3.3 PROPOSED PROJECT DETAILS

The project is a directed effort to reinvigorate the Village's iconic resort setting through a purposeful series of redevelopment activities that will ultimately lead to a contemporary transformation of three critical areas of the Village. Overall, the master plan's primary's emphasis is to improve retail flow throughout the property coupled with the development of two new timeshare towers and the expansion of recreational amenities to enrich the overall guest experience.

Significant improvements are designed to celebrate the vibrancy of the Village from its primary point of entry along Kālia, through points of visitor arrival and check-in, and key enhancements to be experienced through the duration of the guest experience.

The major transformative improvements within the Village Master Plan include the construction of two new timeshare towers, expansion of the existing Super Pool, and redevelopment of the Rainbow Bazaar retail venue and along Rainbow Drive.

The planned improvements that define the Master Plan are framed in three distinct focused improvement areas which include:

1. Area 1: Improvements to the main entry, Kālia Road streetscape, Tapa Tower ground floor retail experience, the Tapa Pool and Terrace, and the development of a new timeshare tower (1) over the existing bus loading area.
2. Area 2: Improvements to the retail pavilion on the Diamond Head side of Rainbow Drive, the redevelopment of the Rainbow Bazaar Retail Pavilion Retail, and the development of a new timeshare tower (2) over the makai end of Rainbow Bazaar.
3. Area 3: Improvements to the Main Lobby/Arrival Area and expansion of the Super Pool area.

These improvement areas are discussed in detail below and are presented in series of plans by levels (*Figure 3-4* to *Figure 3-10*). Additionally, a Village Master Plan summary exhibit is provided in *Figure 3-4a*. This exhibit illustrates new structures and improvement areas against existing baseline conditions within the Village. *Table 3-3* also provides a summary quantative description of the proposed improvements by use category and improvement area.

Table 3-3 SUMMARY OF MASTER PLAN IMPROVEMENT AREAS

Use	Improvement Area 1		Improvement Area 2		Improvement Area 3	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Retail/food, Beverage Space	25,018 SF	28,108 SF	57,856 SF	73,485 SF	8,329 SF	4,400 SF
Timeshare Units/Floor Area	0/0	307/257,093 SF	0	255/192,648 SF	0	0
Pool & Deck Area	16,452 SF	16,452 SF	0	0	67,952 SF	91,729 SF
Back of House	24,670 SF	29,969 SF	0	22,985 SF	9,683 SF	9,683 SF
Parking Spaces	0	100	0	0	0	0
Conference/Meeting Space	76,115 SF	76,115 SF	0	0	0	0
Total Floor Area*	125,803 SF	391, 285 SF	57,856 SF	289,118 SF	18,012 SF	14,083 SF

**Total floor area numbers are only a portion of the floor area on property.*

Figure 3-4
Key Improvement Areas within Village Master Plan

Figure 3-4a
Village Master Plan Summary

Figure 3-5
Proposed Site Plan for Village Master Plan, Ground Level

Figure 3-6
Proposed Site Plan for Village Master Plan, Second Level

Figure 3-7
Proposed Site Plan for Village Master Plan, Third Level

Figure 3-8
Proposed Site Plan for Village Master Plan, Fourth Level

Figure 3-9
Proposed Site Plan for Village Master Plan, Typical Level

Figure 3-10
Proposed Site Plan for Village Master Plan, Roof Level

3.3.1 Master Planned Area 1: Village Entry, Kālia Road Frontage, Tapa Pool, and Timeshare Tower 1

The first Village Master Plan improvement area consists of 1) improving the main entry into the Village; 2) improving the retail promenade and pedestrian experience along Kālia Road fronting Tapa Tower; 3) improving the Tapa Pool and terrace; and 4) and constructing Timeshare Tower 1 over the existing bus loading area (*Figure 3-11*).

Improve Village Main Entry

The Village "front" and main entry leads from Kālia Road onto the Village's Rainbow Drive. In general, improvements will be made to the street side appearance to enhance the visitor arrival experience (*Figure 3-12* and *Figure 3-13*). Immediate improvements to the entry include modifications to existing signage and transformation of Kālia Road/Rainbow Drive corner to emulate the surroundings at Kālia Road/Ala Moana Boulevard fronting the Kālia Tower. New resort signage and a lush pedestrian pathway would welcome Village guests along this corner ~~extending to a new series of ponds along Kālia Road~~. The existing sausage tree (*Kigelia*) on this immediate corner would remain in-place.

A major improvement to the immediate front entry is the relocation of the existing pedestrian crossing and the removal of its overhead roof structure between Kālia Tower and Tapa Tower. This existing pedestrian crossing creates a conflict between pedestrians and vehicles. Currently, pedestrian flow converges between Tapa Tower and Kālia Tower at the crosswalk while vehicles maneuver to enter or exit the main parking garage from Rainbow Drive. The Village Master Plan proposes relocating the existing crosswalk approximately 60 to 80 ft makai from its current location. As a result, pedestrian circulation and flow will be directed away from the immediate area of vehicle movement, alleviating existing congestion and conflict.

Overall, these improvements will open up the visual passage through the Village's main entry and create a safer environment for Village guests. New landscaping and lighting will be added along Rainbow Drive to further enhance the visual experience.

Additionally, retail storefronts along Rainbow Drive will be reoriented to a new pedestrian walkway, which will encourage pedestrian flow to new retail activity hubs in the central area of the Village and to the redeveloped Rainbow Bazaar retail (discussed below). The project design emphasizes vibrancy at a pedestrian scale through the use of building expressions and their orientation to create a flow and rhythm that is appropriate through a diversity of retail and dining experiences. This improvement is a planned public benefit of the project.

Improve Kālia Road Streetscape and Tapa Tower Ground Floor Retail Experience

Currently, the walkway and concourse space fronting Kālia Road, connecting the tour bus and group arrival area next to Tapa Tower with the Rainbow Drive entry of the Village, is dark and uninviting. Landscaping and pedestrian access fronting the Tapa Tower along Kālia Road will be opened up, invoking a more appealing welcoming experience (*Figure 3-12* and *Figure 3-14*). A newly defined pedestrian path will provide an improved experience along Kālia Road. The existing retail experience in Tapa Tower will be transformed with a newly designed retail promenade of inset storefronts and kiosks.

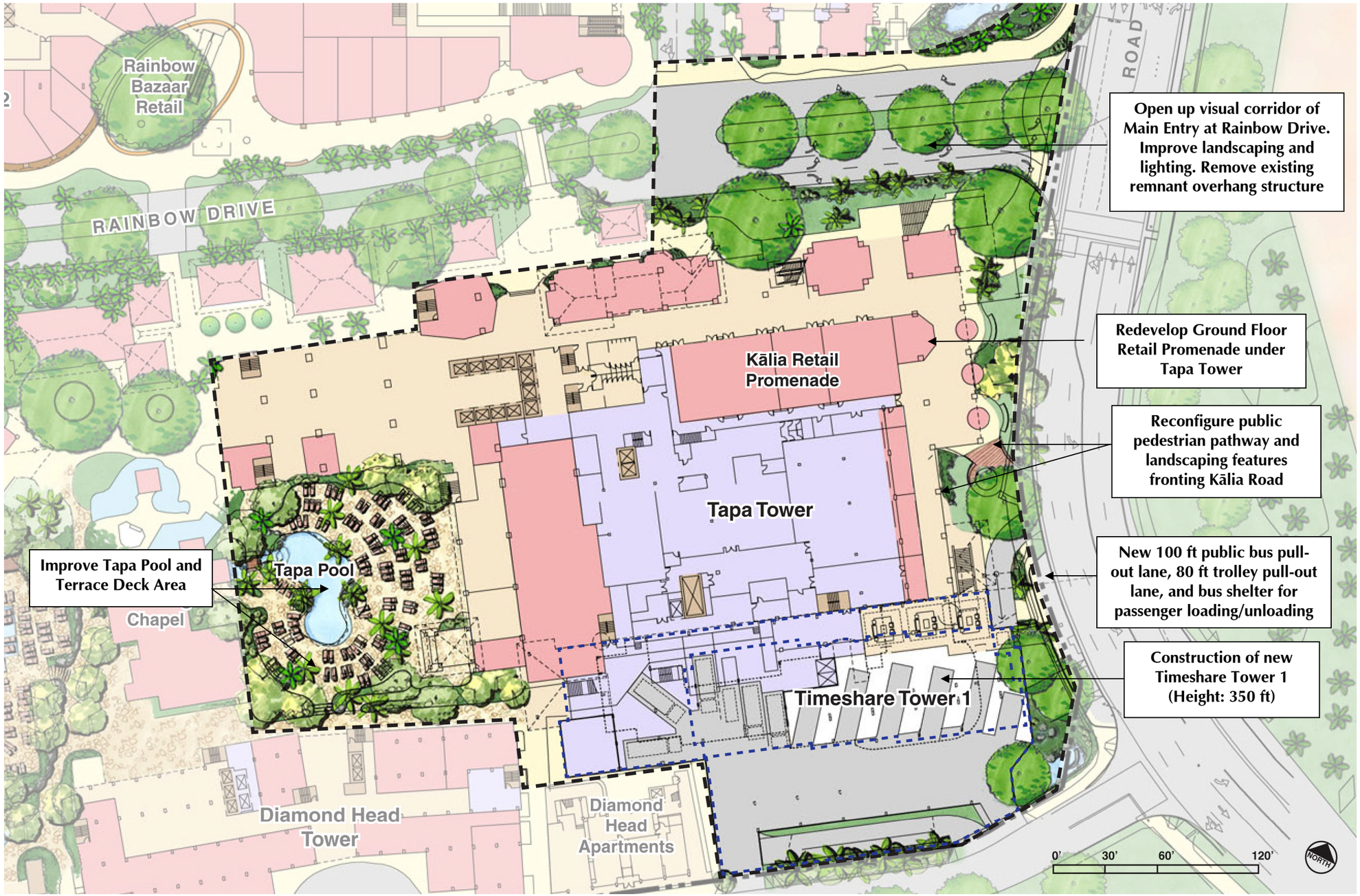


Figure 3-11
Master Planned Area 1: Village Entry, Kālia Road Frontage, Tapa Tower, and Timeshare Tower 1

Figure 3-12
View of Improved Main Entry and Kālia Road Frontage, the Village

Figure 3-13
Improved Main Entry at the Village

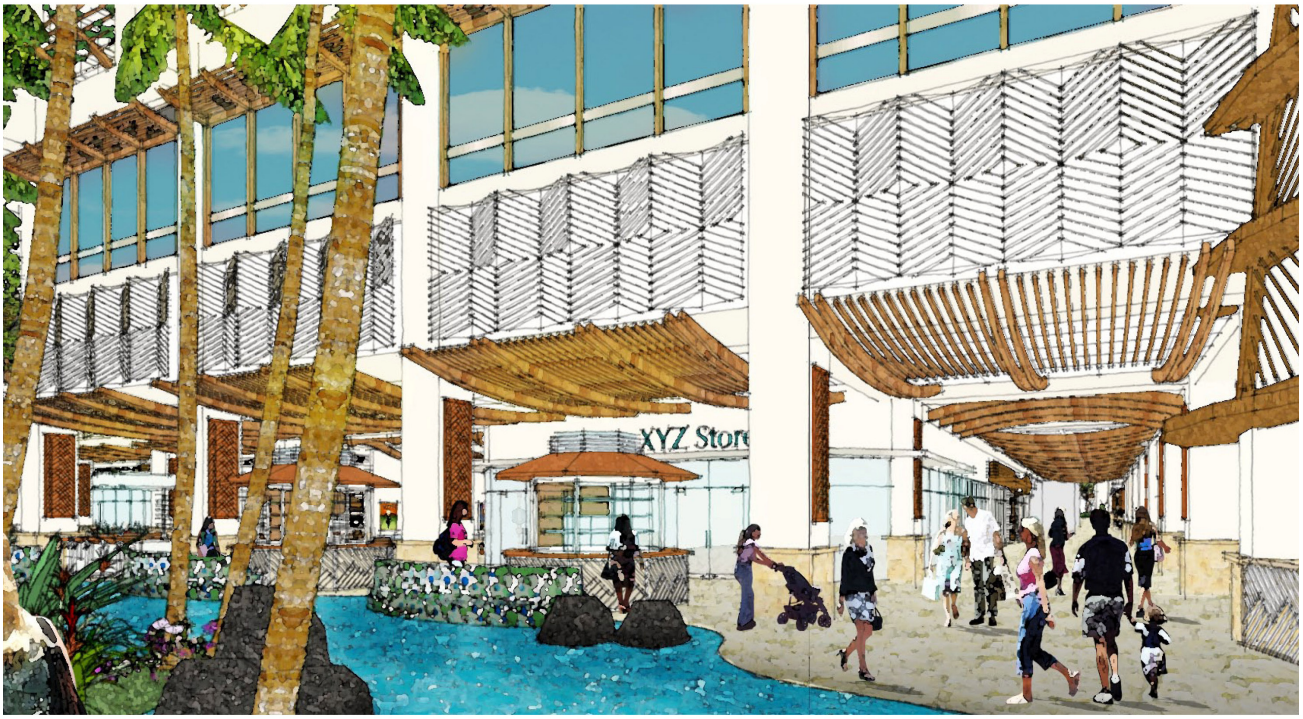


Figure 3-14
View of Improved Tapa Tower Ground Floor Retail Experience

The combination of this new promenade and extensive landscaping will transform this section of Kālia Road frontage into an attractive and active venue consistent with the objectives of the Waikīkī Special District ("WSD") relative to sense of place and the desired pedestrian-level experiences within the area.

Improve the Tapa Pool and Terrace

The Tapa Pool and its surrounding terrace are currently located in a more secluded area of the Village than its Super Pool and Paradise Pool counterparts. Proposed improvements include the expansion of deck space for pool-related activities during the day. At night, this area can be converted to functional meeting space for special events. Additionally, the existing café space adjacent to the Tapa Pool terrace is unoccupied. The Village Master Plan calls for a transformation of this area into a high ceiling multi-functional space for banquets or possible venue for future entertainment. Design elements will include the use of plants and/or other screening elements to keep the feeling as a secluded quiet area.

Develop New Timeshare Tower 1 over Existing Bus Loading Area

The construction of a 350-foot, 37-story tower (Timeshare Tower 1) is the first major new construction proposed in the Village Master Plan. There will be 32 floors of timeshare units and five floors of public and timeshare support areas. Timeshare Tower 1 will be operated as a timeshare development with an estimated 307 units that will be managed by HGVC. The tower's podium will be built over the existing Group Bus and Tour loading area on the Diamond Head corner of the property near Kālia Road and Paoa Place. The tower will be parallel to the existing Tapa Tower with its narrow axis along a mauka-makai orientation.

Typical configuration of Timeshare Tower 1's rooms and unit mix will be a series of one- to two-bedroom suites on most floors (6th to 32nd floors) with the penthouse floor comprised of two- to three-bedroom suites. The building unit composition will consist of approximately (202) one-bedroom units (66%), (95) two-bedroom units (31%), and (10) three-bedroom units (3%).

Pedestrian access to and from Timeshare Tower 1 will be provided on the ground and second floor level to provide a seamless pedestrian connection between the Timeshare Tower 1 and the adjoining prefunction areas of Tapa Tower on the upper levels and to the redeveloped retail arcade on the ground floor fronting Kālia that would be developed concurrently with the timeshare.

Existing Infrastructure and Operations of Bus Depot and Loading Delivery Area

Existing charter bus, van, limousine, and motorcoach loading and service operations will remain on the ground level with some necessary improvements made to the loading and delivery service area. Construction of Timeshare Tower 1 will require the removal of existing underground infrastructure and the relocation of existing building utilities. Currently, there are two underground 12,000-gallon fuel tanks that will need to be removed and relocated while eight existing drywells located in the bus loading area are to remain. A 4,500-gallon grease interceptor will require relocation. Details of these components are provided in *Section 4.8* (Hazardous Materials) and *Section 4.4.2* (Storm Water Drainage).

Timeshare Tower 1 Ground Level Plan (+4 ft)
The current and preferred design scheme for guest arrival to Timeshare Tower 1 is to direct vehicles to a single direction ramp that leads up from Kālia Road to the Lobby level (+20 ft) porte cochere and passenger drop off area. Guests with vehicles, taxis, and limousines then return to the ground level via a ramp that extends from the upper lobby level and exits on Paoa Place. Other design options for vehicle entry to Timeshare Tower 1 are being evaluated and include variations of exclusive entry and exit to/from Kālia Road and/or Paoa Place.

Charter bus, van, and motorcoach tour operators will continue to use the existing bus loading area and enter via a separate entry on Paoa Place, makai of the proposed auto ramp exit. The bays will be reconfigured to accommodate an additional bay, yielding a total of six bus loading areas for group and tour drop offs. A group and tour lobby service desk area would assist with check-ins to Timeshare Tower 1.

Stairs on the mauka end and elevator service will provide guests with vertical access to the upper lobby level and floors. Other property guests arriving via charter bus will be dropped off and then serviced to the appropriate hotel or timeshare lobby area for check-in. Buses would then depart via a one-way exit driveway onto Paoa Place.

Back-of-house spaces throughout the resort are service areas usually not seen by guests. On the ground level of Timeshare Tower 1, a reconfigured central loading area comprised of six loading and off-loading bays will support deliveries and back-of-house receiving. A designated service delivery stairwell and elevator will provide back-of-house access to the upper floors that is separate from those utilized by guests. Building utilities will be housed adjacent to the loading area.

Another major public benefit to be provided in addition to the new pedestrian pathways along Kālia Road is a new 100 ft public bus pull-off lane, ~~and~~ 80 ft trolley pull-off lane, and new bus stop shelter fronting the Village property. The lane would be located immediate south and adjacent to the new ramp entry at Kālia Road that leads up to the upper Timeshare Tower 1 lobby level. This will help to alleviate traffic conditions currently experienced when City buses and private trolley operations queue up on Kālia Road loading/off-loading passengers. During peak traffic periods, these operations can back-up traffic to the Ala Moana Boulevard and Kālia Road intersection. The new bus shelter would be designed to meet design guidelines for the district, providing shade cover from the sun and protection from inclement weather for those waiting for public buses ~~or trolleys~~.

Timeshare Tower 1 Lobby Level (+20 ft)
The drop-off porte cochere is accessed from a single direction entry ramp that extends from Kālia Road. Vehicles are queued into three parallel lanes for passenger drop-off at the front desk and lobby receiving area. Parking levels, via valet service or self-park, are provided on the immediate two floors above and are accessed via a ramp on the makai side of the porte cochere. A vehicle ramp on the mauka end of the lobby level returns guests from the upper parking level to this level and is adjacent to the entry up ramp that extends up from Kālia Road. An exit lane from the passenger drop off area circles counter-clockwise to a ramp that returns to the ground level and exits on Paoa Place.

Front desk, guest arrival registration and departure, concierge, and guest service operations for Timeshare Tower 1 are all located on this level. Additional back of house space and retail/guest services space are also provided.

Timeshare Tower 1 Parking Levels (+30/34.5 ft to +39/43.5 ft)
Parking requirements for Timeshare Tower 1 will be met through a combination of self and tandem parking. Approximately 125 stalls will be provided, which exceeds the required parking requirement under the City and County of Honolulu Land Use Ordinance ("LUO") (see *Section 4.9.2* for parking details).

The third floor of Timeshare Tower 1 is a split-leveled 59-stall parking area. Vehicle access to this floor is via a ramp (+20 ft) that extends from the lobby level up to the first parking area (P1, +30 ft). P1 then ramps up (+34.5 ft) to the second parking area (P2). Another ramp connects to the fourth floor, which is a split-leveled 66-stall parking level for third (P3, +39 ft) and fourth parking areas (P4, +43.5 ft).

Timeshare Tower 1 Pool and Owners' Lounge (+53 ft)
The fifth level of Timeshare Tower 1 accommodates two sundeck terraces comprised of approximately 11,875 SF. One deck (7,550 SF) is located on the Diamond Head side of the floor and includes space for umbrella-shaded tables and chaises lounges. Another makai deck (4,325 SF) consists of a pool and chaise lounge area, will be located on the makai side and serve as central focal point on this floor. This level also includes a covered arrival/departure lounge area, where guests can rest and have refreshments. Additional back of house/office space will also be provided. This level would also house the first series of six one-bedroom timeshare units.

Timeshare Tower 1 Upper Floors, Penthouse, & Roof Level (+65 ft to +354 ft)
The remaining upper floors (6th floor-32nd floor) are typical in configuration up to the penthouse level. These floors offer a combination of one- and two-bedroom units with back-of-house space provided on each floor. On the penthouse level (+309 ft and above), the room configuration are two- and three-bedroom units. An owner's lounge for the penthouse suites is located on the 33rd floor. The roof level (+354 ft) contains mechanical equipment for building operations, which will be appropriately screened per WSD Design Guidelines. *Figure 3-15* to *Figure 3-21* provide an overview of the proposed Timeshare Tower 1 development including a rendered view, site plans, and site section plans.

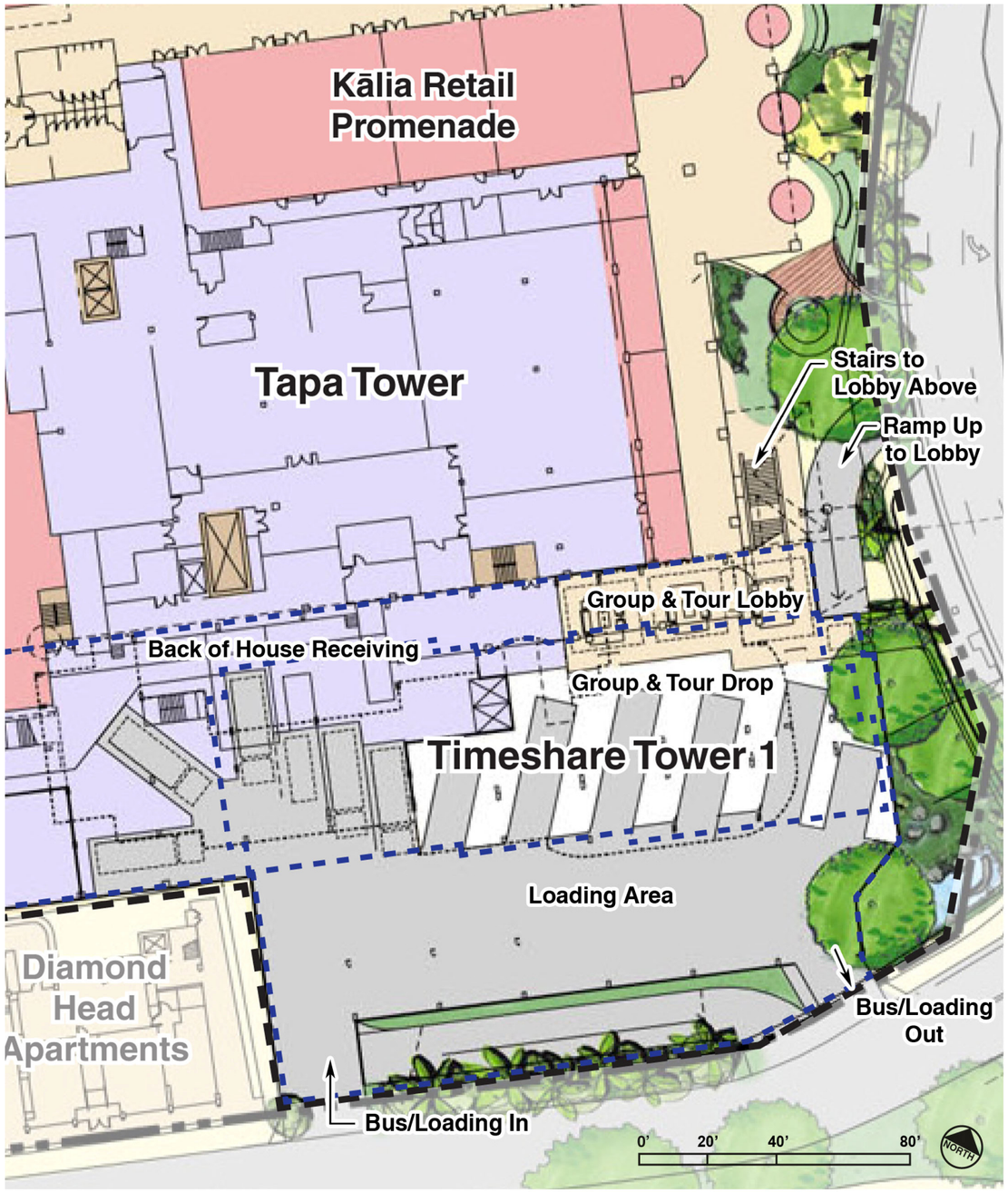


Figure 3-15
Proposed Timeshare Tower 1, Ground Level

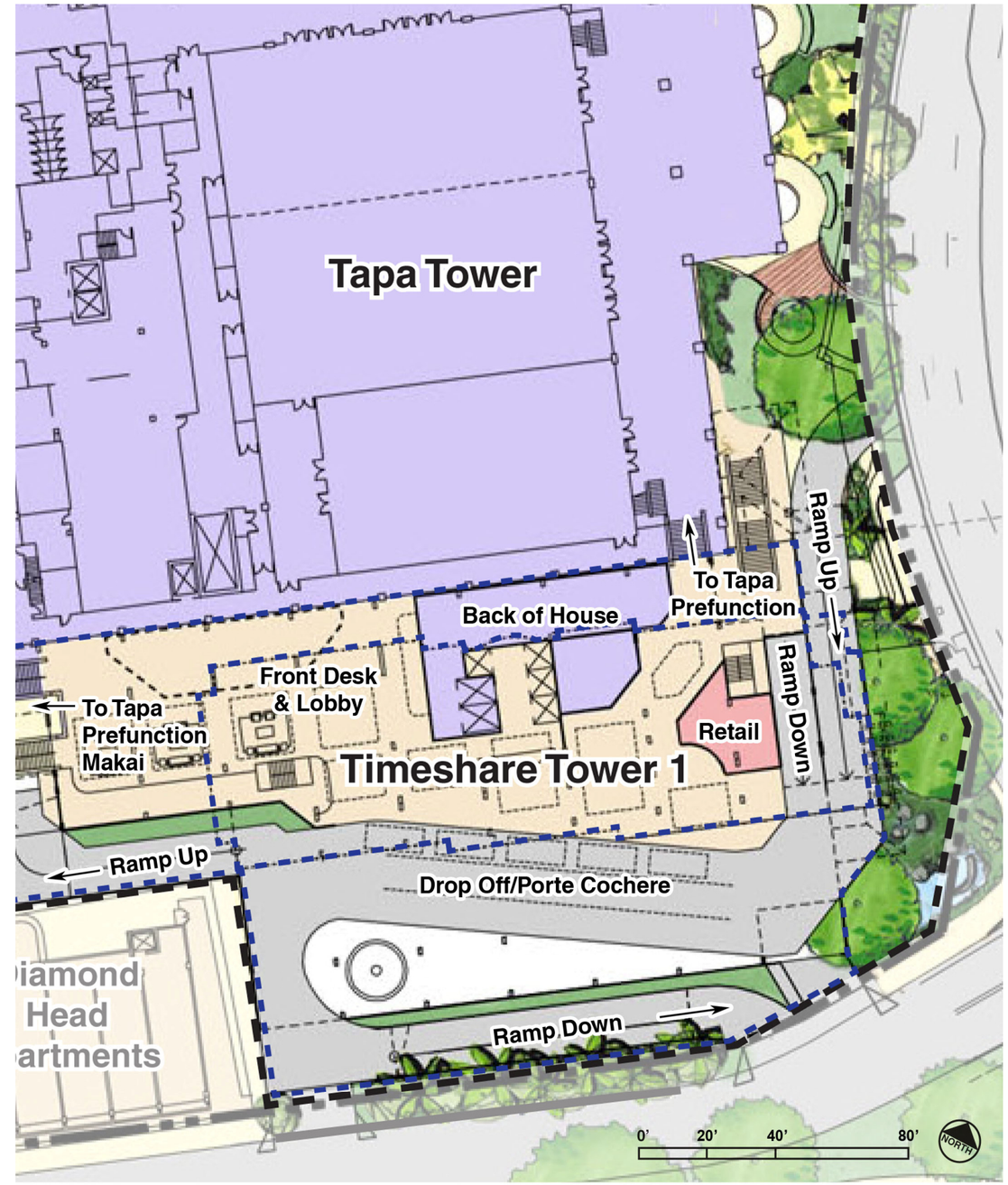


Figure 3-16
Proposed Timeshare Tower 1, Second Level Lobby Area (+20 ft)

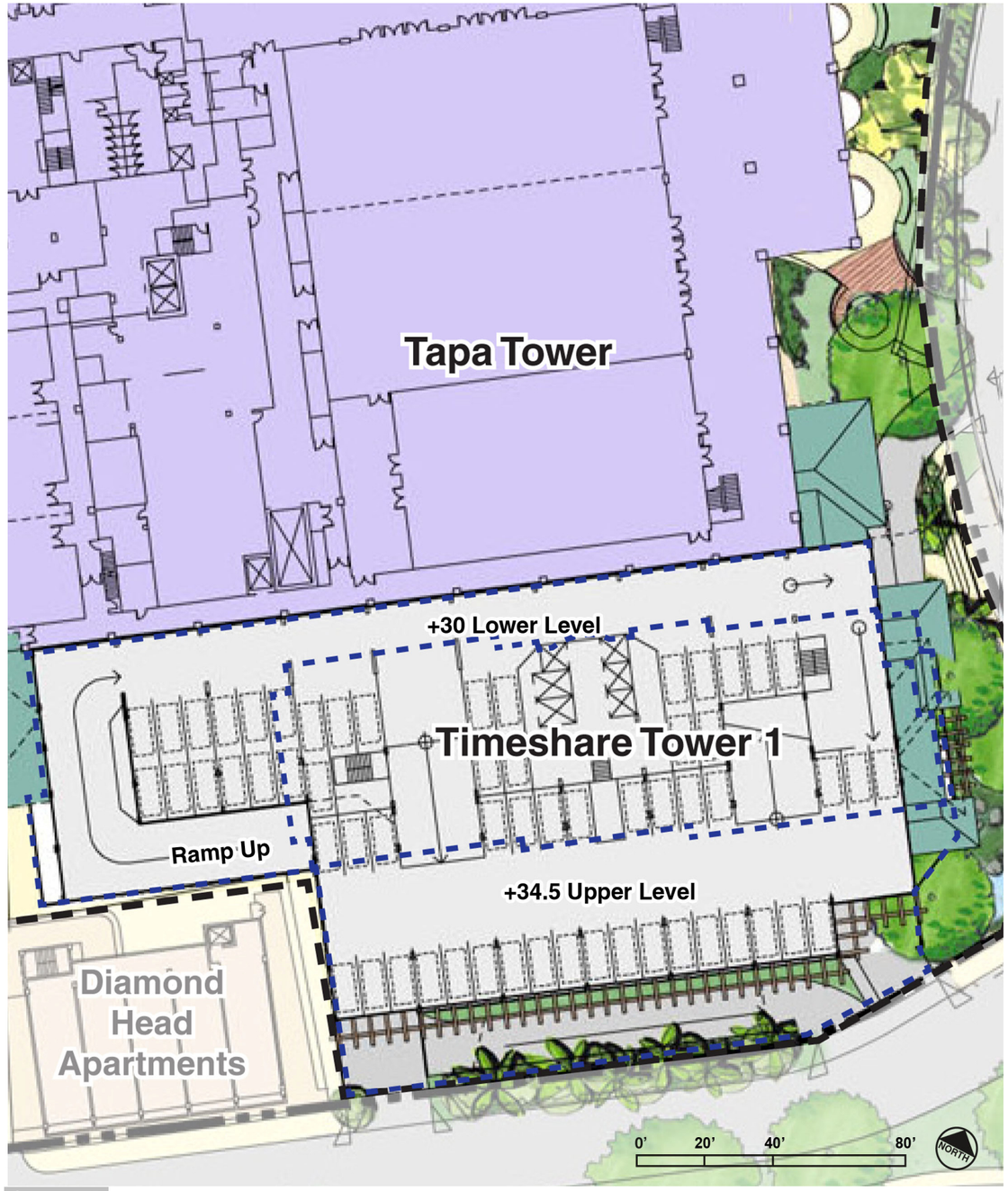


Figure 3-17
Proposed Timeshare Tower 1, Third Level (+30/34.5 ft)

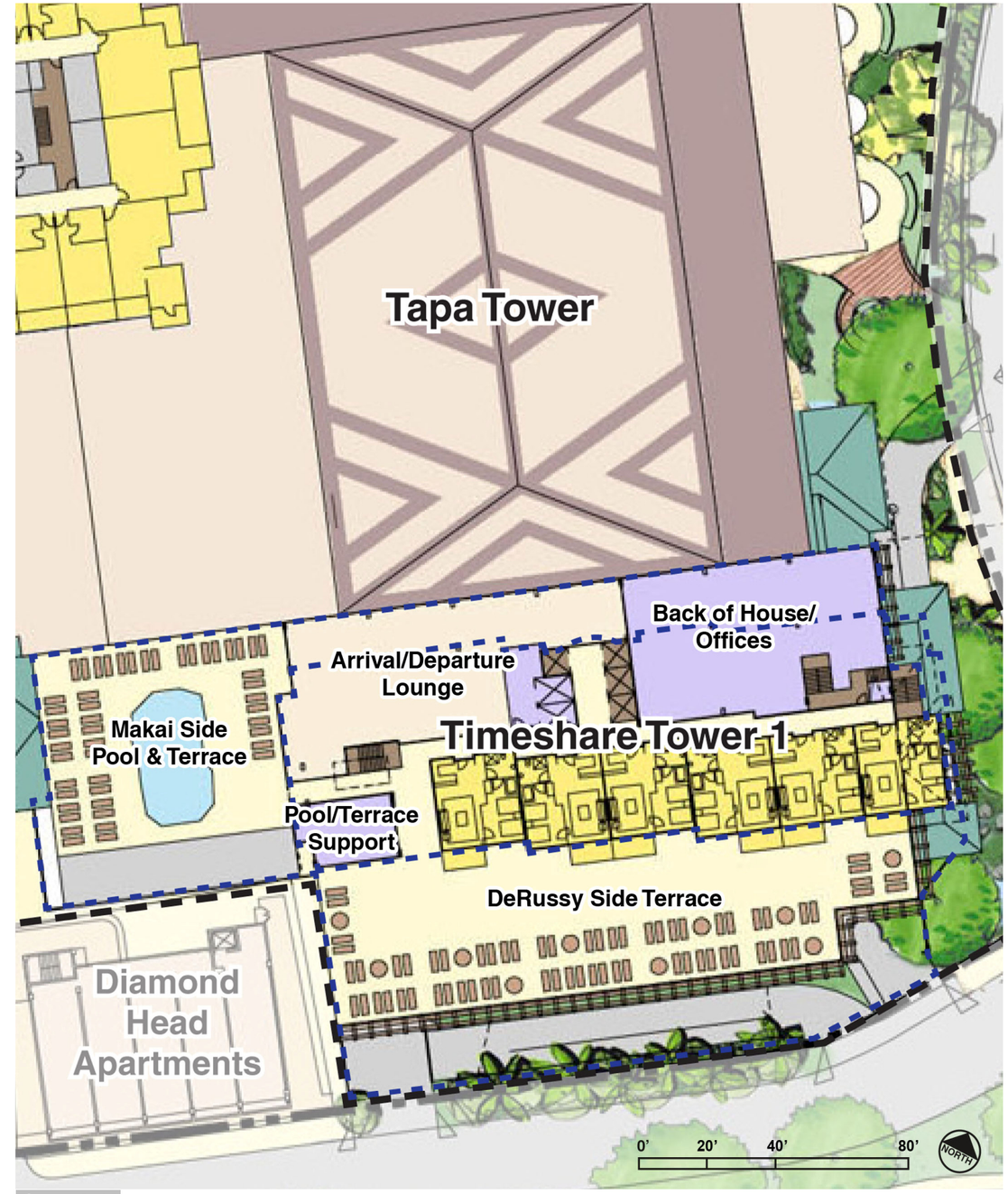


Figure 3-18
Proposed Timeshare Tower 1, Fourth Level (+54 ft)

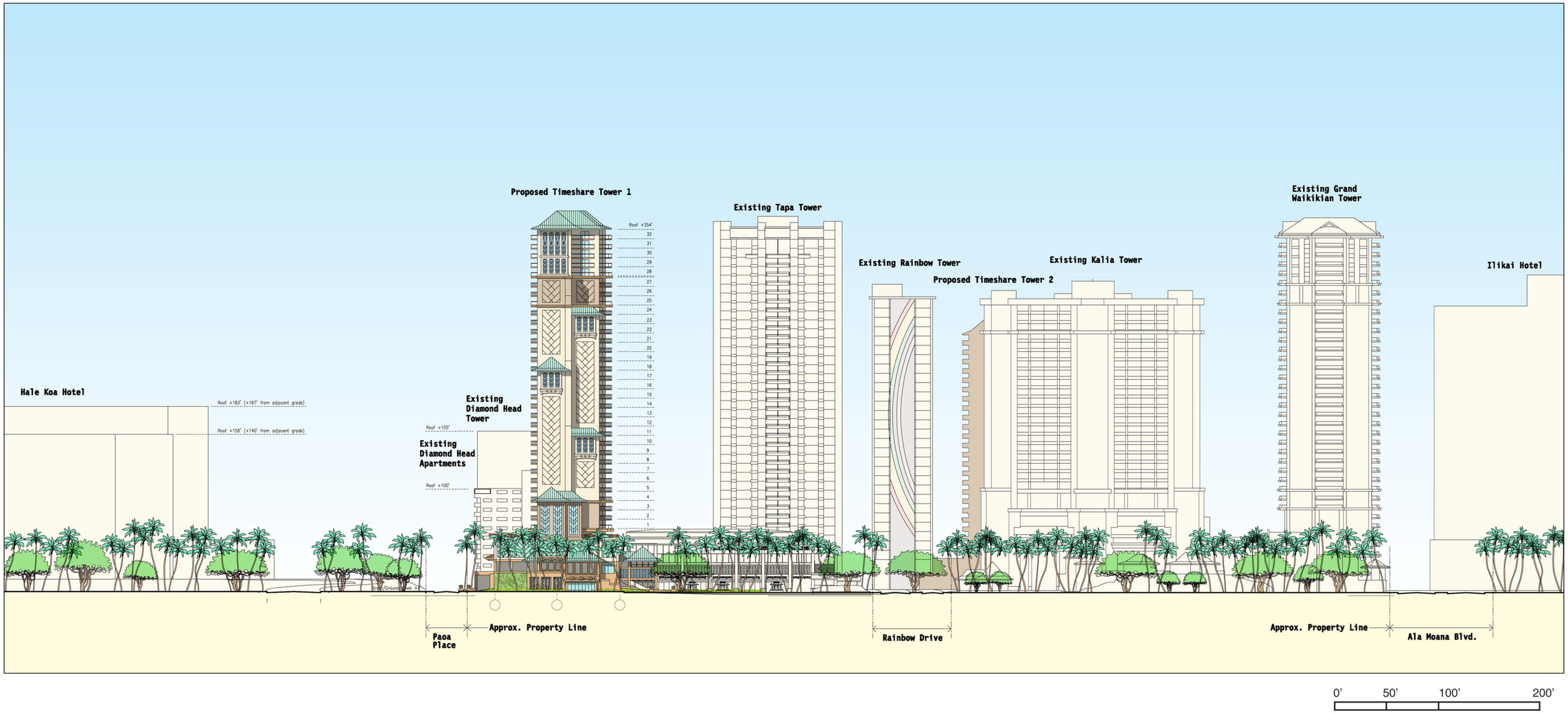


Figure 3-19
Site Section Elevation from Kālia Road Facing Makai

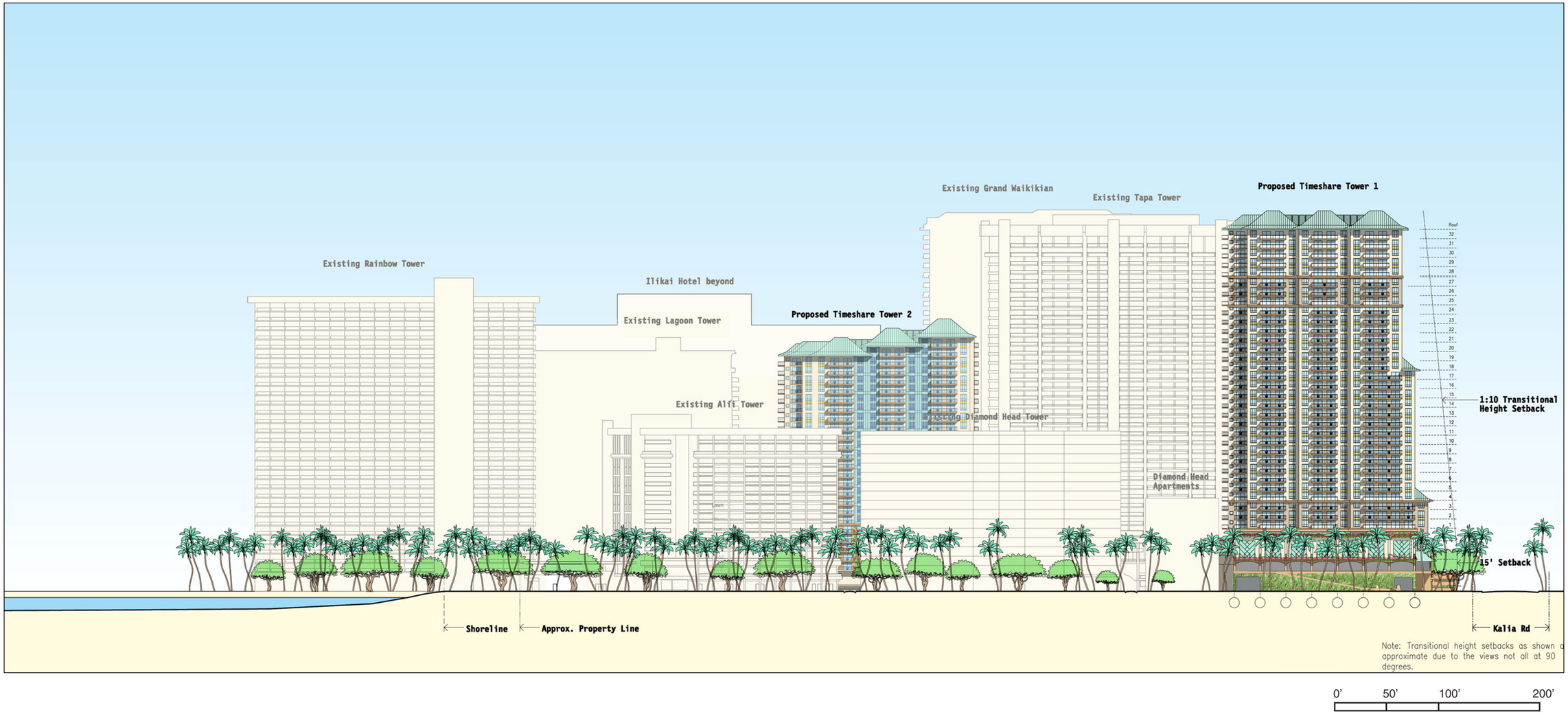


Figure 3-20
Site Section Elevation from Paoa Place Facing 'Ewa

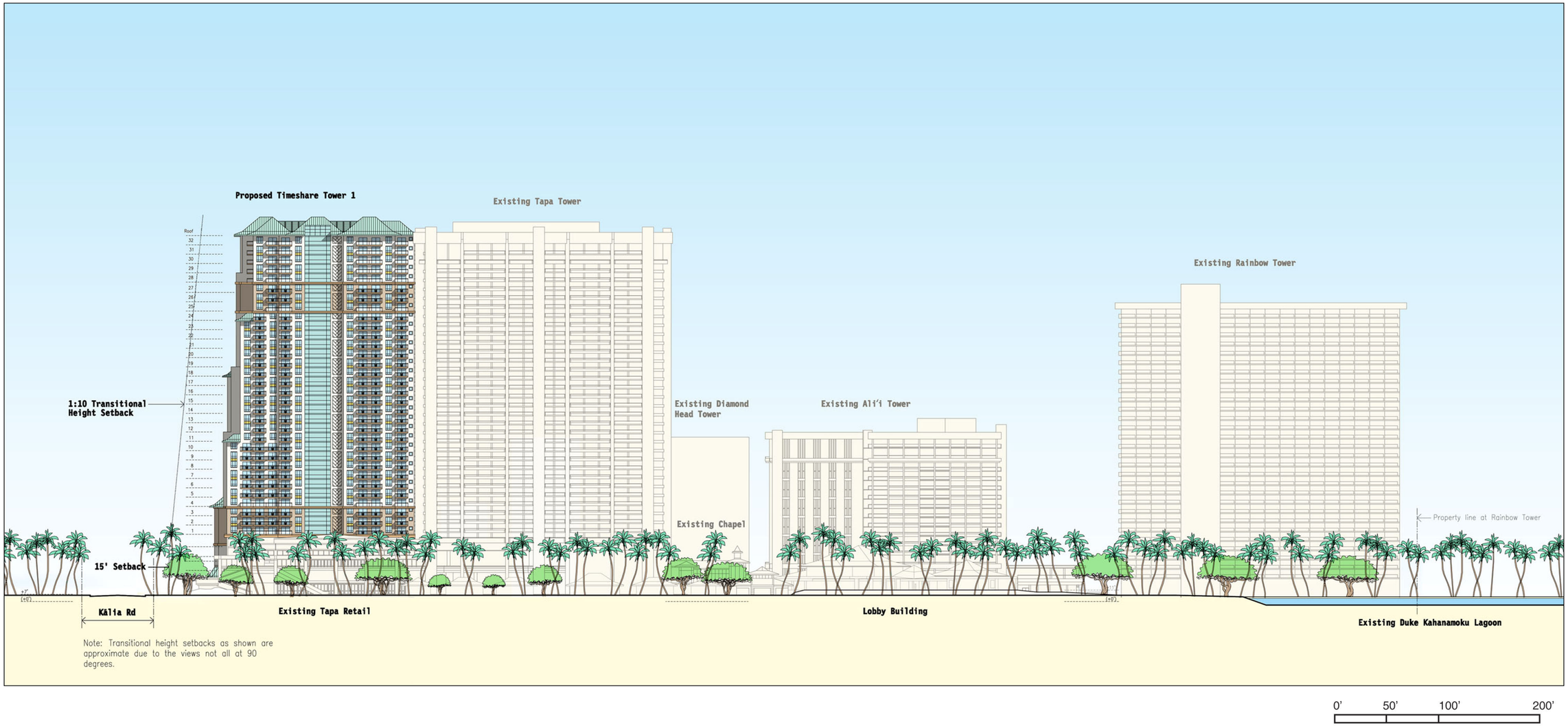


Figure 3-21
Site Section Elevation from Rainbow Drive Facing Diamond Head

3.3.2 Master Planned Area 2: Rainbow Bazaar and Rainbow Drive Retail and Timeshare Tower 2

The second Village Master Plan improvement area consists of 1) redeveloping a portion of the retail pavilion along the Diamond Head side of Rainbow Drive; 2) redeveloping the entire Rainbow Bazaar area with new configured four-story mauka, two-story makai retail and 3) constructing a second timeshare tower within the makai end of the Rainbow Bazaar reconfiguration (*Figure 3-22*).

Improve Rainbow Drive Retail Pavilion

Planned improvements along Rainbow Drive include renovating and infilling an existing retail pavilion to create a single retail space adjacent to and fronting the main lobby. Except for the demolition and reconstruction of one of the retail pavilions, the existing retail units on the Tapa Tower side of Rainbow Drive will remain but undergo exterior renovations to improve the area's overall appearance and appeal.

Redevelop Rainbow Bazaar Retail and Develop Timeshare Tower 2

A second timeshare tower is proposed in the Village Master Plan and will be developed in the latter phases of plan implementation. The 260-foot, 25-story tower (Timeshare Tower 2) will contain an estimated 255 units and will also be managed by HGVC. This tower will be part of the demolition and planned redevelopment of the existing Rainbow Bazaar area. The tower will be on the makai end of the Bazaar area adjacent to the Great Lawn. Timeshare Tower 2 will be sited in parallel alignment with the adjoining Grand Waikikian, with its narrow axis along a mauka-makai orientation. Typical configuration of the tower's rooms and unit mix will be a series of one- to two-bedroom suites with approximately 69% of the building consisting of one-bedroom units and 31% as two-bedroom units (*Figure 3-23*).

The Village Master Plan calls for a new two-story retail promenade with adjoining back-of-house operations and office space to be built at the base of the new tower. The retail promenade portion would continue to extend further mauka in a four-story configuration within the development footprint of the existing Bazaar (*Figure 3-24*). Parking requirements for the tower will be met by reabsorbing and reallocating existing parking spaces within the main parking garage to accommodate projected demand and meet LUO requirements. The two existing monumental exit stairways from the Coral Ballroom will be redesigned and incorporated into the new Rainbow Bazaar retail and timeshare tower structures.

Timeshare Tower 2 & Retail Ground Floor (+8 ft)

New operations on the ground floor would include a retail plaza with new shops and restaurants; back of house area with storage and utility space; a guest services area; and a service/egress corridor. The banyan tree will remain as part of redeveloped central court plaza area. If structurally feasible, the existing Japanese pagoda replica will be relocated to the central plaza area. (*Figure 3-25*).

There will be two entry options available for vehicles to access Timeshare Tower 2. Option 1 will be via Kahanamoku Street to Lagoon Drive, accessing the makai entry of the garage and/or the porte cochere of Lagoon Tower. Option 2 is via Kālia Road to the "main entry" along Rainbow Drive (+6 ft), which provides access to the mauka entry of the existing parking garage. All parking requirements for Timeshare Tower 2 and adjoining new retail will be accommodated by the existing 6-level parking structure, which has a total of 1,844 ~~1,819~~ parking stalls.

Figure 3-22
Master Planned Area 2: Rainbow Bazaar Retail and Timeshare Tower 2

Figure 3-23
View of Timeshare Tower 2 from Great Lawn and the Duke Kahanamoku Lagoon

Figure 3-24
View of Redeveloped Rainbow Bazaar, Mauka Retail Terraces along Rainbow Drive

Figure 3-25
View of Central Plaza Court of Redeveloped Rainbow Bazaar

Timeshare Tower 2 & Retail Second Floor (+25.5 ft)
Most of the second floor (32,010 SF) is dedicated to a retail plaza with a series of storefronts that would host local and international designer resort wear, beach apparel, and jewelry, as well as other gift and souvenirs type vendors. Back of house operations are also housed on this floor.

Horizontal pedestrian flow continues along a new walkway that wraps around the exterior of the retail area, connecting the makai and mauka ends. The walkway extends further along the makai end of the retail plaza walkway and loops across a newly built concourse towards the Diamond Head direction where escalators then lead to/from the main hotel lobby and front desk area. Towards the ʻewa end, the walkway wraps around the exterior of the new retail plaza overlooking the Great Lawn and connects with the existing Grand Waikikian check-in area. Near the central area of the makai retail, a guest corridor leads to elevators and stairs. On the mauka retail side, the walkway connects with two sets of escalators, both leading to the upper third floor. A new pedestrian bridge will connect the mauka portion of the retail plaza with the Tapa Tower, which will require some renovation work to complete the planned connection.

Timeshare Tower 2 3rd Floor - Timeshare Level 1/Retail 3rd Floor Plan (+43 ft)
On the makai end, the third floor is the first floor of timeshare units within the Timeshare Tower 2. The units are aligned along the Diamond Head and makai sides of the building. The makai units envelop the vertical space over the existing Lagoon Drive and provide views to the Great Lawn (*Figure 3-26*). Back of house space fills the rest of the floor. The mauka portion of this level is designated as hotel use, which is inclusive of corporate office or meeting space.

Timeshare Tower 2 4th Floor - Timeshare Level 2 (+52 ft)/ Retail 4th Floor Plan (+54.5 ft)
On the makai side, the configuration of timeshare units is similar to the floor immediately below with units provided on the Diamond Head side and on the makai side facing the Great Lawn. The mauka portion is designated as hotel guest terrace, which will primarily be used as prefunction meeting space for the adjacent Coral Ballroom.

Rainbow Bazaar Upper Floors, 5th Floor to 25th Floor (+79 to 225 ft)
The fifth floor of the Rainbow Bazaar is the last floor with the configuration that includes the Great Lawn units. From floors 6 to 23, the configuration for the remainder of the Timeshare Tower 2 is a standardized unit mix of one- and two-bedrooms. Level 24 is a series of exclusive one- and two-bedroom units. The last occupied floor is the 25th floor with a series of distinctive one-bedroom units. All floors accommodate back-of-house/office space.

Figure 3-26 to *Figure 3-31* provide an overview of plans for Timeshare Tower 2 and the Rainbow Bazaar.

Figure 3-26
Proposed Rainbow Bazaar Retail & Timeshare Tower 2, Ground Level

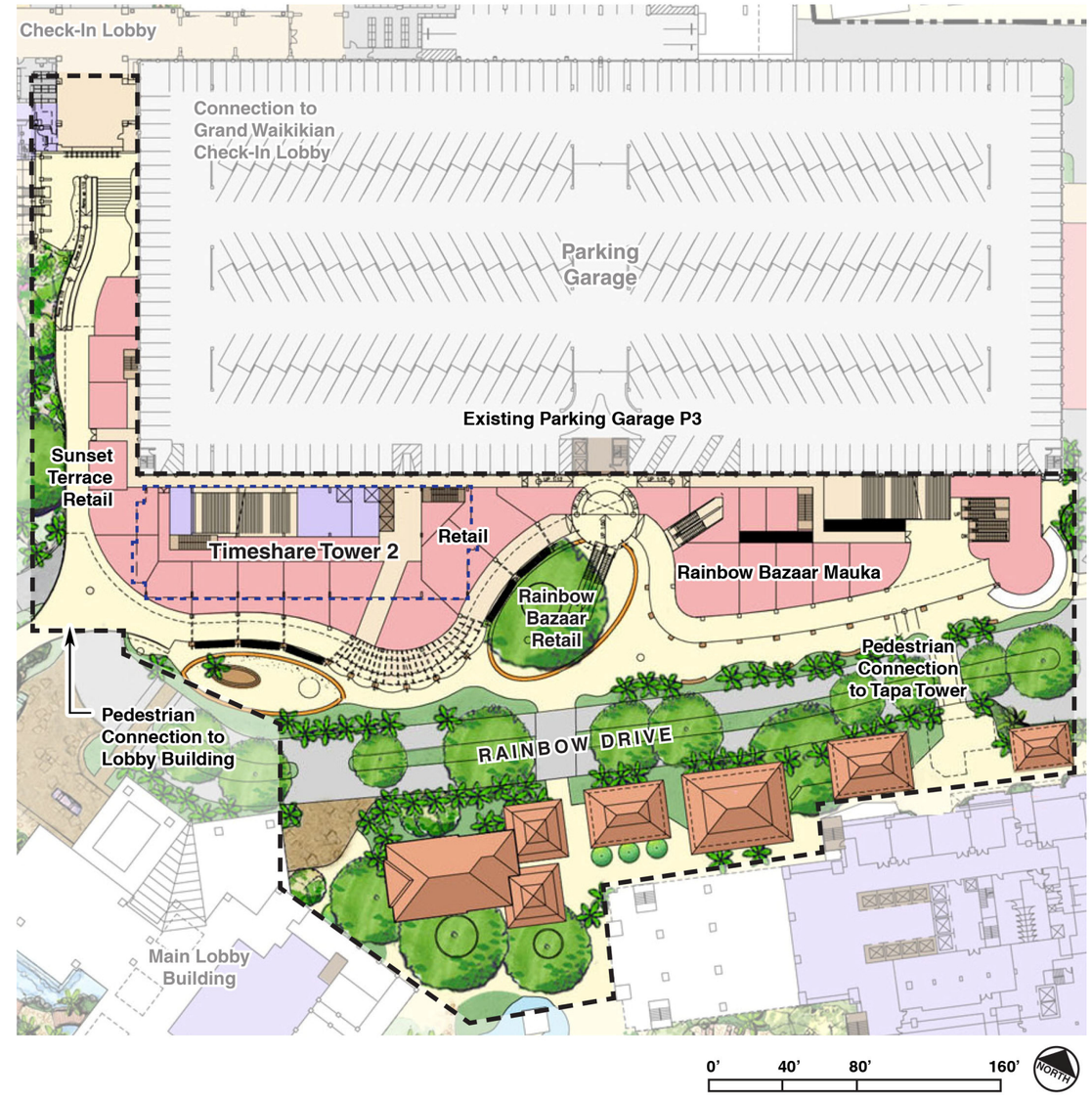


Figure 3-27
Proposed Rainbow Bazaar Retail & Timeshare Tower 2, Second Level (+25.5 ft)

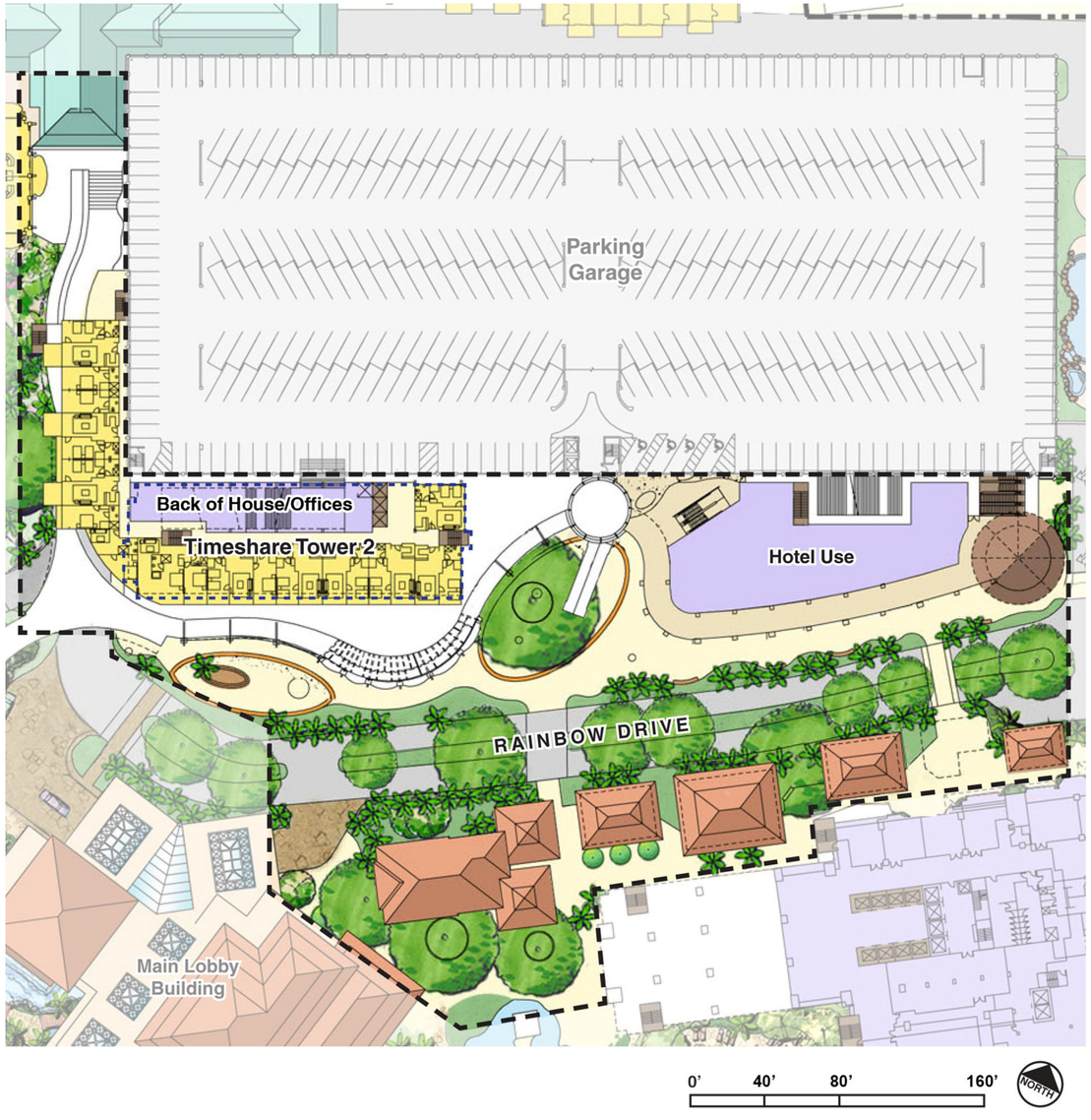


Figure 3-28
Proposed Rainbow Bazaar Retail & Timeshare Tower 2, Third Level (+43 ft)

Figure 3-29
Proposed Rainbow Bazaar Retail & Timeshare Tower 2, Fourth Level (+54.5 ft)

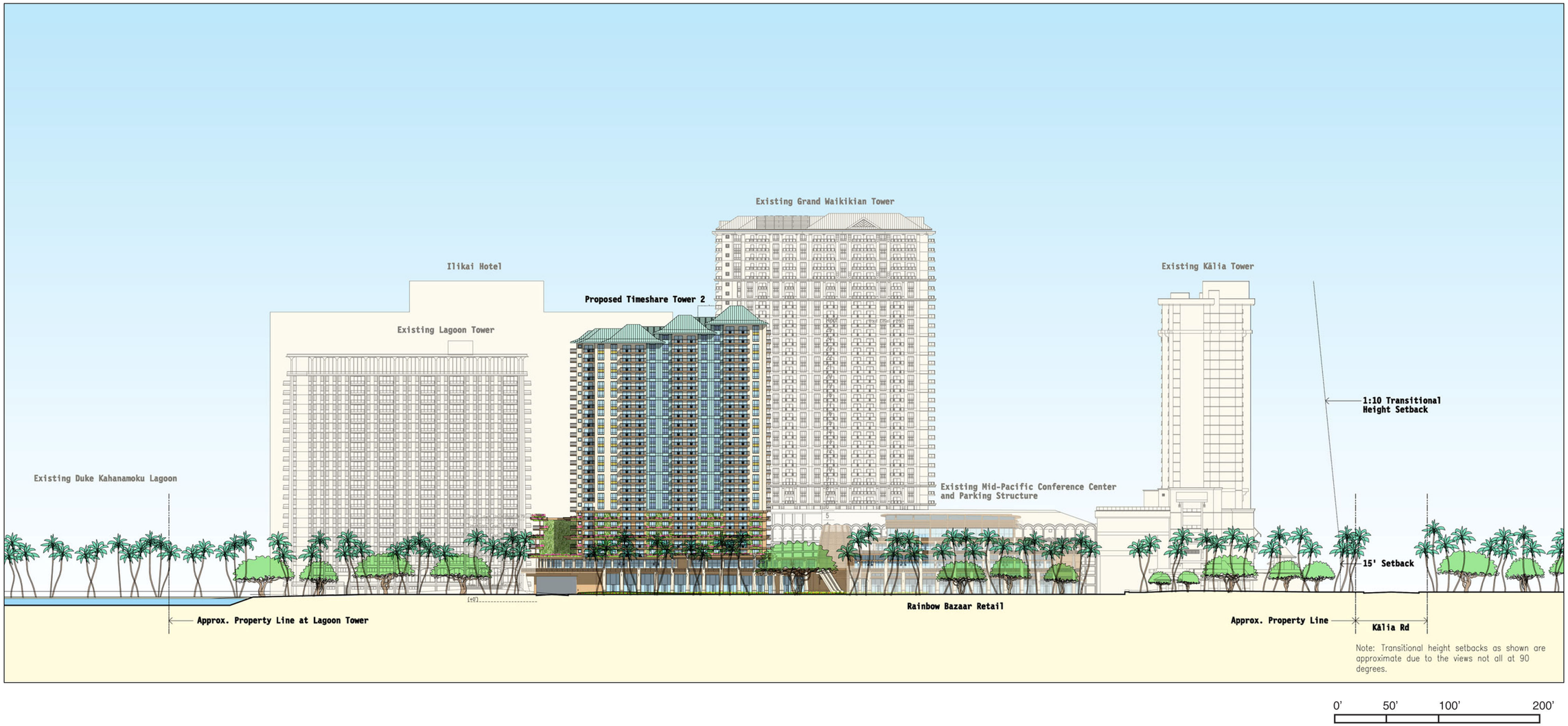


Figure 3-30
Site Section Elevation from Rainbow Drive Facing 'Ewa

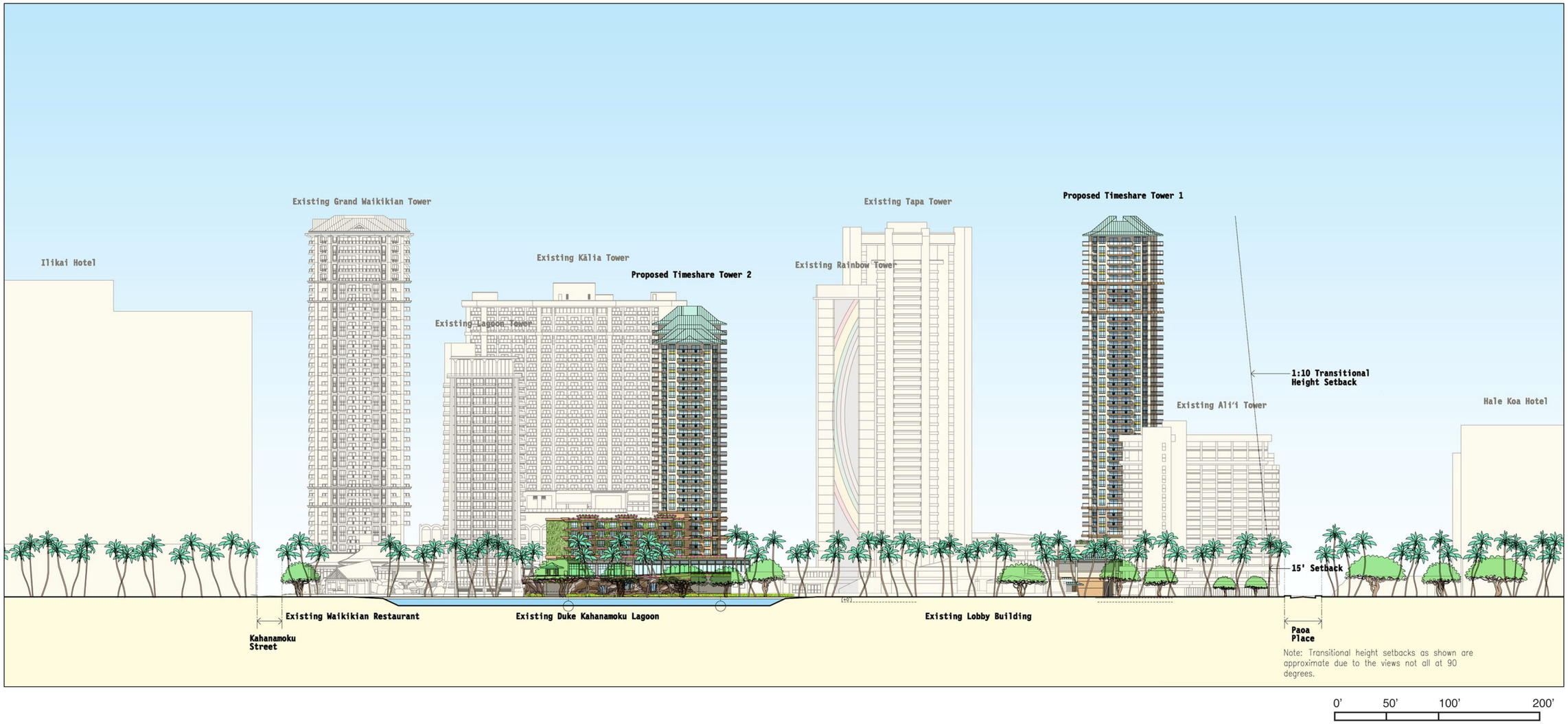


Figure 3-31
Site Section Elevation from Makai Facing Mauka

3.3.3 Master Planned Area 3: Main Lobby and Super Pool Amenities

The third Village Master Plan improvement area consists of: 1) improving the main lobby, porte cochere, and arrival area, and 2) expanding the Super Pool area, including additional water features, an extension of pedestrian walkways and terrace deck space, and the relocation of existing wildlife habitat (*Figure 3-32*).

Improve Main Lobby/Arrival Area

The existing central porte cochere entry and main front desk lobby are the primary points of guest arrival. The overhang canopy of the porte cochere will be expanded, allowing for more cars to queue under cover for drop off/pick-up and valet service. This expansion will help to alleviate some of the traffic build-up that occurs during peak use periods within the Village along Rainbow Drive and Lagoon Drive.

Most of the existing components of the front desk lobby area will remain. However, portions of the lobby area will be reconfigured and undergo interior renovations to enhance and improve the visual relationships between the lobby and the pool and beach areas. Key modifications within the lobby area and adjoining walkways to Ali'i Tower, Rainbow Tower, and the Super Pool include the removal of the Shell Bar pavilion, removal of the covered trellis walkway leading to Ali'i Tower, and the development of a new landscaping plan to direct future plantings and provide best management practices for existing mature trees to remain. The anticipated result of these modifications will be an expanded and welcoming focal point to the Village upon arrival.

Expansion of Super Pool & Creation of New Pool at Village Green

Plans for the Super Pool expansion include the creation of two keiki pools, both designed with age-appropriateness in mind. One of these pools will include a series of water slides and other amenity features. Additionally, a new adult pool will be created in the existing Village Green area with an expansive deck and chaise lounge space, including cabanas for visitors seeking quiet solace and peaceful environment. Existing water features and areas dedicated to housing exotic wildlife on the property will also be improved. Overall, this will add approximately 8,780 SF of pools.

The expansion and improvements of the Super Pool will result in the relocation of selected retail, food and beverage amenities. On the makai side, the existing Hau Tree Bar will be relocated near the Rainbow Lanai. Overall pedestrian access between the Ali'i Tower, Rainbow Tower, the main lobby, and adjoining retail spaces will also be reconfigured.

Figure 3-32
Master Planned Area 3: Main Lobby/Arrival and Super Pool

3.3.4 Summary of Master Plan Program

Upon completion of all planned improvements, the Village Master Plan would result in a net increase of 14,790 SF of retail and food & beverage space and 28,284 SF of back of house and hotel use space. *Table 3-4* provides a summary of existing and proposed uses within the Village Master Plan and details the overall net effect.

Table 3-4 EXISTING & PROPOSED VILLAGE MASTER PLAN USES BY IMPROVEMENT AREA

Uses within Proposed Improvement Area[1]	Existing Area (SF)	Proposed Improvements (SF)	Net Change (SF)
Retail and Food & Beverage			
Improvement Area 1	25,018	28,108	3,090
Improvement Area 2	57,856	73,485	15,629
Improvement Area 3	8,329	4,400	-3,929
Remaining Village[2]	82,478	82,478	0
Total	**173,681**	**188,471**	**14,790**
Back of House & Hotel Use			
Improvement Area 1	100,785	106,084	5,299
Improvement Area 2	0	22,985	22,985
Improvement Area 3	9,683	9,683	0
Remaining Village	55,992	55,992	0
Total	**166,460**	**194,744**	**28,284**
Timeshare Guest Unit Floor Area			
Improvement Area 1	0	257,093	257,093
Improvement Area 2	0	192,648	192,648
Total	**0**	**449,741**	**449,741**

[1] Walkways, elevators, staircases, restrooms, parking, utility areas are ~~not~~ included in these calculations
[2] "Remaining Village" are those areas not defined as part of the Village Master Plan Improvement Areas, so therefore have no net effect on existing square footage

3.3.5 Open Space and Landscaping

Approximately 50.3% of the existing Village is open space. *Table 3-5* provides an open space summary. After improvements within the Village Master Plan are completed, the percentage of open space will remain relatively unchanged.

Table 3-5 OPEN SPACE SUMMARY

Summary	Area (SF)	Percent (%) Open
HHV Total Land Area (2007)	960,603	
HHV Lot Coverage (2007)	476,561	
HHV Open Space	484,042	50.39

Existing landscaping throughout the Village includes various planted and potted trees, shrubs, and flowers that are either native, Polynesian-introduced, or are characterized as tropical. The planned integration and expansion of lush, fragrant, tropical vegetation and water features interwoven along wide pathways and sidewalks will accentuate and define the quality of new open space and the connectivity to new elements of the built environment within the Village.

A palette of small, medium, and large native, Polynesian-introduced, and tropical canopy trees that provide shade and screening will be selected as frame of the Village's landscape to be accented by understory foliage and groundcover that are consistent with the WSD guidelines. As appropriate, the selection and use of native plants such as 'Ilima (*Sida fallax*), Pa'u o hi'iaka (*Jaquemontia ovalifolia subsp. sandwicensis*), 'Akoko (*Chamaesyce celastroides var. celastroides*), A'ali'i (*Dodonaea viscosa*) and Ma'o (*Gossypium tomentosum*) will be encouraged with specificity to express identified culturally appropriate themes and experiences throughout the Village. As described in detail in *Section 4.4.3*, a selective review of significant trees was completed. Certain trees, including the Banyan in the Rainbow Bazaar and the Sausage Tree at the main entry, will continue to be focal points in the Village Master Plan.

Warm rays of sunlight, cool breezes, and the occasional patter of rain will accent the tropical conditions of the built landscaped environment as sources of natural lighting and ventilation through the meandering walkways. Soft and subtle transitions from the outside natural environment into the built interior forms will promote a sense of seamless continuity.

3.3.6 Vehicle and Pedestrian Circulation

When fully implemented, the Village Master Plan will better organize and accommodate pedestrian and vehicle circulation along the exterior perimeter of the Village, specifically along Ala Moana Boulevard, Kālia Road, and the entry to the Village on Rainbow Drive and Paoa Place. An expanded porte cochere, a redesign of existing main lobby, an improved loading area, improved parking access within the interior of the Village will help to alleviate congestion, address existing safety hazards, and create a comfortable flow and feel for a guest arriving to the property.

Vehicle Circulation

No major roadway construction or alterations are proposed with this project. Currently there are three vehicle entrances into the Village. The main entry is along Rainbow Drive, which is a two-way divided roadway that runs mostly mauka-makai but does connect to a thoroughfare along Lagoon Drive. Kahanamoku Street is the second point of entry, which is located on the 'ewa side of the Grand Waikikian and connects to Lagoon Drive. An arterial lane extends from Rainbow Drive, leading to main parking garage and Kālia Tower drop-off area. A back of house fire lane extends in the makai direction and connects from this area back to Lagoon Drive.

The third point-of-entry is along Paoa Place, which leads to a passenger drop off area in front of Diamond Head Tower and provides back-of-house access to the Ali'i Tower. Bus, motorcoach, and limousine service also utilize Paoa Place to enter a bus driveway and passenger drop-off area near Tapa Tower.

Pedestrian Circulation

Probably the greatest improvement with the implementation of the Village Master Plan is the overall transformation of pedestrian circulation along and within the Village property. Currently, a major area of concern for pedestrian safety is the crosswalk between Kālia Tower and Tapa Tower, which

is a center of conflict between vehicles accessing the arterial road leading to the parking garage and Kālia porte cochere. This conflict requires daily traffic management control by hotel security within this immediate area between 7 a.m. and 7 p.m. Additionally, special events require the need for additional security to ensure a safe environment for pedestrian crossing in this area.

The proposed plan includes moving the primary crosswalk approximately 60-80 ft makai from the current location to reduce the existing pedestrian-vehicle conflict. Additionally, the overhead pedestrian structure connecting Tapa Tower and Kālia Tower will be removed. A new pedestrian overpass will be built further makai connecting the reconfigured Rainbow Bazaar retail area with the Tapa Tower. Another overhead pedestrian connection will be provided at the far end makai side of the new Bazaar with a second floor walkway extending to the main lobby area.

Most pedestrian foot traffic along and through Kālia Road emanates from various hotel, retail, dining, and recreational activities from adjacent hotels, parks, beaches, and commercial establishments. The proposed pedestrian circulation plan along Kālia Road would reconfigure the current sidewalk to become an accented landscaped causeway between the existing Tapa Tower and the new Timeshare Tower 1 and surrounded properties. The proposed front yard scheme, with a planned pedestrian path along Kālia Road, is intended to also deter pedestrians from illegally crossing Kālia Road to/from the mauka side of the road.

3.3.7 On-Site Parking & Loading/Delivery Areas

A complete description of existing conditions and proposed parking and loading plans for the Village Master Plan is provided in *Section 4.9.2*.

WSD Off-Street Parking Standards

LUO Table 21-6.3 establishes the following off-street parking requirements for developments in the WSD, Resort Mixed Use Precinct: 1) one space for every four hotel rooms; 2) one space per ten seats or 200 SF for meeting facilities; and 3) one space per 800 SF for all other permitted uses. However, there is an exception that ground floor uses in the WSD, other than dwelling uses, are exempt from off-street parking requirements.

The existing number of parking stalls (1,844 ~~1,819~~) in the parking structure exceeds City and County of Honolulu LUO requirements for existing on-site operations. Existing demand during normal operations is currently managed on-site. Existing self-parking is managed by parking attendant operations for guests and visitors to the Village. Valet service is also an option provided at the Kālia, Grand Waikikian, and main lobby area. Employees with monthly parking privileges utilize a card reader system to gain access to and from the parking garage.

The construction of two new timeshares will require new on-site parking as shown in *Table 3-6*. Existing on-site parking at the main parking garage will undergo renovation and reconfiguration to recapture additional spaces. The new Timeshare Tower 1 will have a two-story parking podium at its base that provides an additional 125 stalls. Upon completion, there will be a total of 1,969 ~~1,944~~ stalls, which meets LUO requirements. Parking operations will continue to be a mix of self-parking and valet operations with the use of a parking attendant and card reader system to manage entry and exit. During special events, banquets, and other major events, the use of valet service is fundamental to meet peak demands. However, the specific proposed master plan projects will not directly expand the volume of special event activities. The Village provides employee parking based upon availability.

Table 3-6 PARKING SUMMARY	
Off-site Parking Required by LUO	
Previous Projects	1,672
Timeshare Tower 1	77
Timeshare Tower 2	64
Retail	16
Total Off-site Parking Required	1,828
Off Site Parking Provided	
Existing Parking	1,844
New Timeshare Tower 1	125
Total Off-site Parking Provided	1,969
Loading Spaces Required by LUO	
Hotel Use	37
Retail Use	7
Total Loading Spaces Required	44
Loading Spaces Provided	
Hotel Use	22
Retail Use	22
Total Loading Spaces Provided	44

WSD Off-Street Loading Standards

LUO Sections 21-6.100 through 21-6.140 establish the off-street loading space requirements for retail and hotel (or similar uses) developments. When more than one loading area is required, there are specific dimension provisions that must be met. At least half of these spaces must be built to meet the dimension requirements of 12 ft ×35 ft, with a minimum vertical clearance of 14 ft. The other half may have horizontal dimensions of 8.5 ft ×19 ft and vertical clearance of at least ten ft. Under the LUO, the required number of existing off-street loading stalls is 39. Currently, there are a total of 42 off-street loading spaces provided within the Village. *Refer to Table 3-6.*

The Village Master Plan will improve existing loading and service areas. Currently, large delivery vehicles park and unload at various points within the Village, including at Kālia Tower, Grand Waikikian, Tapa Tower, Great Lawn, and Lagoon Tower, with access provided off Rainbow Drive via Kahanamoku Street of Kālia Road. The loading area at Kālia Tower can also be accessed during limited hours from Ala Moana Boulevard.

Construction of Timeshare Tower 1 will require reconfiguration of the loading area next to the bus and passenger operations area. Since timeshare owners are primarily free and independent travelers, additional bus traffic in this drop-off area is not anticipated. Also, the management of parking for the Timeshare Tower 1 is separate and independent from the rest of the Village parking, which is directed to the main garage. All other existing loading areas will continue to serve the Village.

3.3.8 Planned Improvements Exempt from Environmental Review and Planning Approvals

Within the Village Master Plan, there are additional planned improvements that include interior and exterior renovation activities. These renovations will enhance the character and ambiance of specific buildings within the Village and speak to the vision of the Village Master Plan. However, under the provision of City and County of Honolulu Special Management Area regulations, the repair, maintenance, and interior alterations of existing buildings and structures are not considered to be "development" and therefore are not subject to review under this environmental process. *Table 3-7* provides a listing of ongoing installation and improvement activities that are not subject to the master plan entitlement process.

Table 3-7 LIST OF EXEMPT PLANNED IMPROVEMENTS

Planned Improvements	Reason for Exemption	Anticipated Schedule for Completion (inclusive of time for design, building permit, and construction)
Reconfiguration of makai and mauka sides of main parking garage storage space to reclaim space for additional parking stalls	This activity is defined as maintenance and renovation work. Plans include the relocation of existing retail shops and banquet storage and the consolidation of storage, work, and office area.	January to December 2010
Reconfiguration and expansion of existing Mandara Spa in adjacent vacant office space	This activity is defined as a renovation of an existing facility.	January 2011 to August 2012
Tapa Café/Village Steakhouse Renovations	This activity is defined as a renovation within an existing facility which will create a new banquet area and restaurant use area. Plans include primarily interior and storefront work improvements.	July 2010 to June 2011
Rainbow Drive Crosswalk Improvements	This activity is exempt as crosswalk alterations are considered "minor above-grade improvements" with anticipated costs less than $125,000.	July 2010 to September 2013
Rainbow Bazaar Repair and Maintenance (interim to proposed redevelopment)	This activity is defined as ongoing maintenance within an existing facility. Plans include exterior new paint and ground floor paving, as well as repairs or replacement of an escalator.	November 2010 to June 2011

3.3.9 Acquisition of County Remnant Parcel KP-1

The Village Master Plan includes the planned acquisition of approximately 8,200 SF of TMK 2-6-5:1 (portion), which is currently owned by the City and County of Honolulu. In the 1990s, Kālia Road was realigned to a more mauka position. The ʻewa makai corner of Kālia Road and Paoa Place overlies a remnant portion of the former roadway and right-of-way. This subject land remnant is currently improved with sidewalk and landscaping that Hilton maintains on behalf of the County. ~~Additionally, an easement allows resort buses to exit onto Kālia Road from the bus loading area.~~ The parcel would be acquired to complete and anchor the landscape and pedestrian walkway scheme in this corner of the Hilton property area. New signage, landscaping, and possibly a water feature would be built in this area. The process for acquisition is currently ongoing with the appropriate City agencies and presumed to be completed in ~~early~~ 2011.

3.3.10 Comparison of LUO WSD and Planned Development - Resort Development and Design Standards

The Village is located within the WSD, Resort Mixed Used Precinct. Project compliance and fulfillment of the goals and objectives of the WSD are discussed in further detail in *Section 5.3.3*.

Under the City and County of Honolulu LUO, Section 21-9.80-4 (General Requirements and Design Controls), there are provisions that allow for the creative redevelopment not possible under the strict adherence to development standards within the WSD. As stated in the LUO, "flexibility may be provided for project density, height, precinct transitional setbacks, yards, open space, and landscaping when timely, demonstrable contributions benefitting the community and the stability, function, and overall ambiance and appearance of Waikīkī are produced." Such projects are termed Planned Developments.

Planned Development Resort ("PD-R") projects are only permitted in the designated Resort Mixed Used Precinct. The Village Master Plan has been conceived as a PD-R project as the entire property is located in the Resort Mixed-Use Precinct (reference *Figure 1-6*).

Described in the following sections is the project's proposed compliance to requirements of the standard LUO and PD-R requirements. The PD-R provides for special allowances and development standards for:

- Building density and floor area
- Ground level open space
- Front yards
- Building heights
- Transitional height setbacks
- Landscaping

3.3.10.1 Building Density and Floor Area

WSD General Density Standard & Maximum Floor Area

LUO Section 21-9.80-6(b) and Table 21-9.6(B) establish a maximum density floor area ratio ("FAR") of 2.8 for Resort Mixed Use Precinct sites containing 90,000 SF or more of land. Further, WSD provisions related to the calculation of maximum project floor area (Section 21-9.80-4(d)(3)(A) and Table 21-9.6(B)) specify that "in computing project floor area, the FAR may be applied to the zoning lot area, plus one-half the abutting right-of-way area of any public street or alley."

The existing Village property is comprised of 960,603 SF of land. The Village Master Plan includes the acquisition of the remnant county parcel, which is 8,376 SF, thereby yielding a net total of 968,989 SF, or approximately 22.24 acres. The calculated street bonus is 109,879 SF. Thus, the total land area available for the floor area calculation is 1,078,858 SF.

Under the WSD standards, the existing maximum density FAR for this development would be limited to 2.8. However, the Grand Waikikian was developed with a PD-R approval in 2002. The existing FAR for the Village with the Grand Waikikian PD-R approval in place is 2.959 (3,192,244 SF). *Table 3-8* provides a detailed tabulation of building density and floor area.

Table 3-8 SUMMARY TABULATION – FLOOR AREA AND DENSITY

Existing Land Area	Area (SF)	
Existing HHV Land Area	960,603	
Kālia Parcel Acquisition	8,376	
Total HHV Land	968,979	
Existing HHV Street Bonus	104,297	
Kālia Parcel Street Bonus	5,582	
Total Street Bonus	109,879	
Total Area for FAR Calculation	1,078,858	
Existing Floor Area	Area (SF)	FAR
HHV Pre-Grand Waikikian (2002)	2,648,602	
Grand Waikikian (2008)	532,385	
HHV Other New Projects (2002-2010)	11,237	
Total HHV Floor Area	3,192,224	2.959
Proposed Master Plan Summary	Area (SF)	
Timeshare Tower 1, Tapa Tower Area	378,700	
Timeshare Tower 2, Rainbow Bazar	332,989	
Ali'i Retail, Shell Bar, Hau Tree Bar	(7,700)	
Total new Floor Area Increase	703,989	
Total Existing & Master Plan Floor Area	3,896213	3.611
Proposed Floor Area Contingency (6.82%)	48,000	
Total Existing & Master Plan Floor Area	3,944213	3.656

**Note – Calculations are based on the current design which is subject to further refinement throughout the design process.*

WSD PD-R Project Density Standard

LUO Section 21-9.80-4(d)(3)(A) allows modifications of the general density standard for PD-R projects. Under the PD-R provision, the maximum FAR shall not exceed 4.0, unless the existing FAR is greater than 3.3, then other conditions apply.

The proposed master plan development will add approximately 751,989 SF that will increase the FAR to 3.656, which is still well within the maximum allowable FAR of 4.0 under a PD-R.

3.3.10.2 Ground Level Open Space

WSD General Open Space Standards
LUO Section 21-9.80-6(c)(1) specifies that a minimum 50 percent of a zoning lot must be devoted to open space where the project FAR is greater than 1.5.

WSD PD-R Open Space Standards
LUO Section 21-9.80-4(d)(3)(E) provides that minimum open space must be at least 50 percent of the zoning lot area but may be modified when beneficial public open spaces and related amenities are provided.

Existing and Proposed Open Space
As discussed in *Section 3.3.4*, the total amount of proposed open space will remain relatively unchanged to existing which is approximately 50.3%. As such, the Village Master Plan complies with both general and PD-R open space standards.

3.3.10.3 Building Heights

WSD Building Height Standards
LUO Section 21-9.80-4(c) (1) and LUO Exhibit 21-9.15 establish varying maximum building heights for different sections of Waikīkī. Under the WSD standards, the maximum height for buildings within the project area is 350 ft.

WSD PD-R Building Height Standards
LUO 21-9.80-4(d)(3)(B) provides that the maximum building height for PD-R projects shall be 350 ft, but that this standard may be reduced.

Existing and Proposed Building Height Conditions
All existing buildings within the project area comply with the WSD height standard of 350 ft. The Master Plan proposes that the Timeshare Tower 1 will be 350 ft and the Timeshare Tower 2 will be 260 ft. Any structures above these heights will be a maximum of 18 ft for screening devices for allowable rooftop equipment. Summary information on the heights of existing high-rise structures on the site, are detailed in *Section 4.13*.

3.3.10.4 Front Yards

WSD Front Yard Standards
LUO Section 21-9.80-4(c)(2) and LUO Table 21-9.6(B) establish a general minimum of front yard ranging from 15 to 20 ft under the Resort Mixed Use Precinct. A minimum front yard of 20 ft is required along Ala Moana Boulevard. For all other areas, the required front yard is 15 ft for properties in the Resort Mixed Use Precinct. Side or rear yards are required only where a property in this precinct adjoins an Apartment Precinct, which the Village property does not do.

WSD PD-R Front Yard Standards
LUO Section 21-9.80-4(d)(3)(D) establishes a minimum yard of 15 ft for front yards but allows for the modification of this standard for PD-R projects.

Existing and Proposed Front Yard Conditions
The Village Master Plan does not include any proposed improvements along Ala Moana Boulevard. The minimum front yard requirement for project improvement areas is 15 ft and is generally met in the planned design (*Figure 3-33*). The existing Ali'i Tower, Diamond Head Tower, and Diamond Head Apartments all have portions of their structures within the front yard along Paoa Place from their construction in the 1960s. There is no proposed change to these structures. A portion of the proposed vehicle exit ramp from the Timeshare Tower 1 lobby level to ground level is within the front yard portion along Paoa Place and will need an allowable modification of the development standard under the PD-R.

3.3.10.5 Transitional Height Setbacks

WSD Transitional Height Setback Standards
LUO Section 21-9.80-6(c)(2) and LUO Figure 21-9.2 require that in the Resort Mixed Use Precinct, for any portion of a structure above 40 ft in height, additional front, side, and rear height setbacks equal to one foot for each 10 ft (1:10) in height or fraction thereof needs to be provided.

WSD Transitional Height Setback Standards
LUO Section 21-9.80-4(d)(3)(C) allows the WSD standard to be modified for PD-R projects.

Existing and Proposed Transitional Height Setbacks
Three existing structures encroach within the transition height setback. Two of these buildings, Ali'i Tower and Diamond Head Apartments were built prior to current LUO standards in. The Grand Waikikian encroachment was an approved condition under its own PD-R. None of the proposed new buildings under the Village Master Plan lie within the transitional height setback (*Figure 3-34 and 3-35*).

Table 3-9 provides a quick summary comparison of WSD general and PD-R development standards provided in the LUO and highlights the Village Master Plan design controls intended to meet these standards.

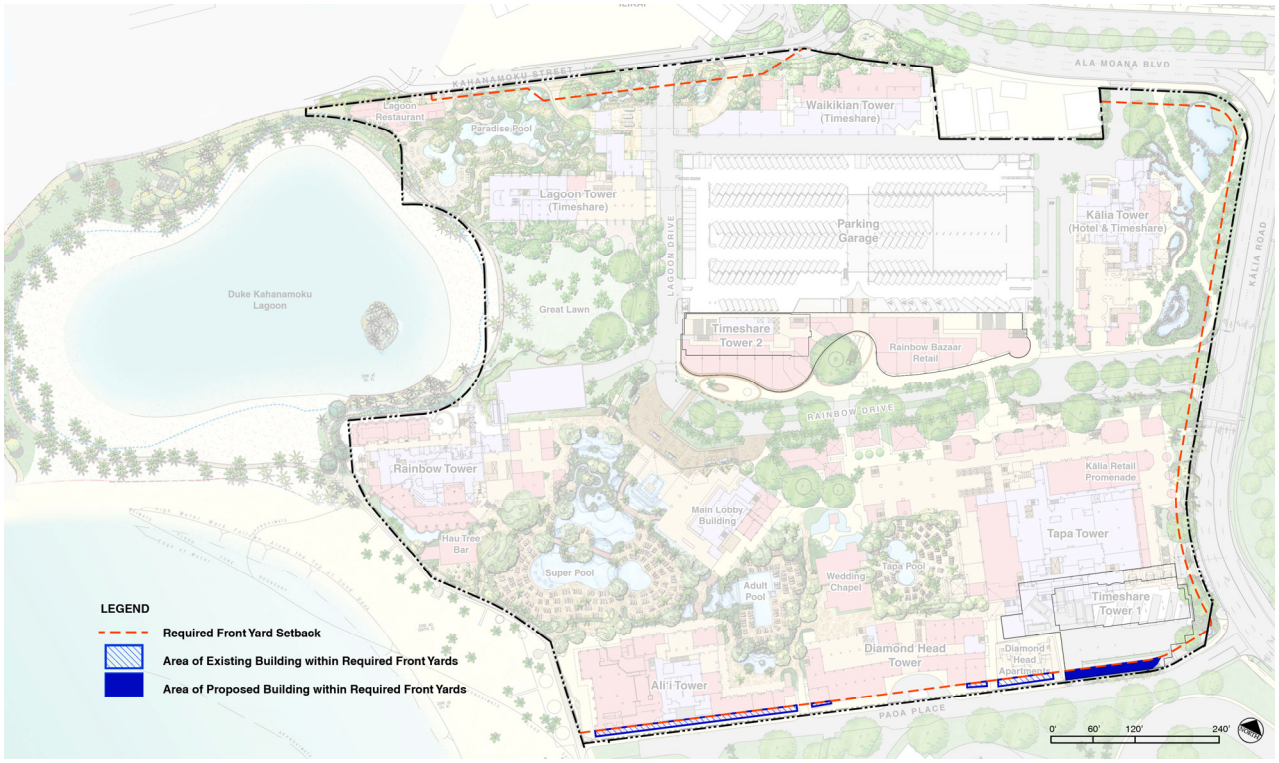


Figure 3-33
Existing and Proposed Front Yards for Village Master Plan

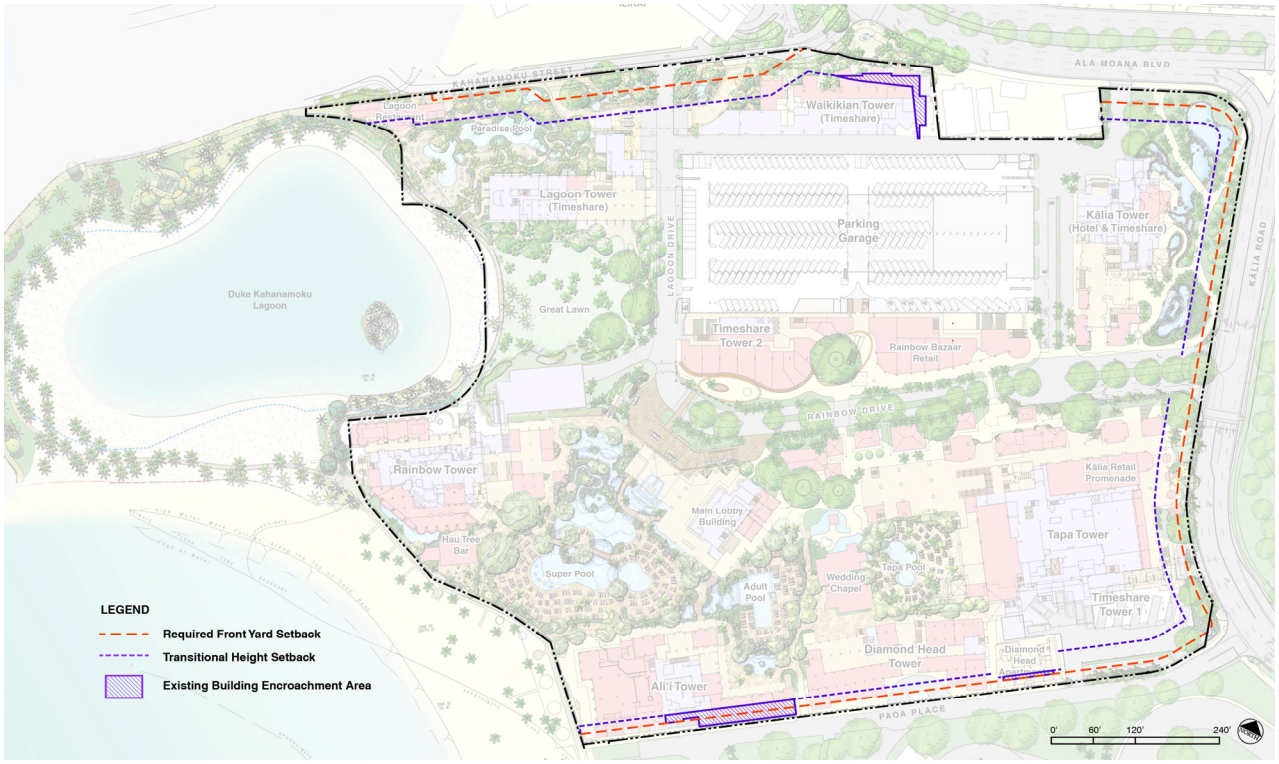


Figure 3-34
Existing Transitional Height Setback and Areas of Building Encroachment

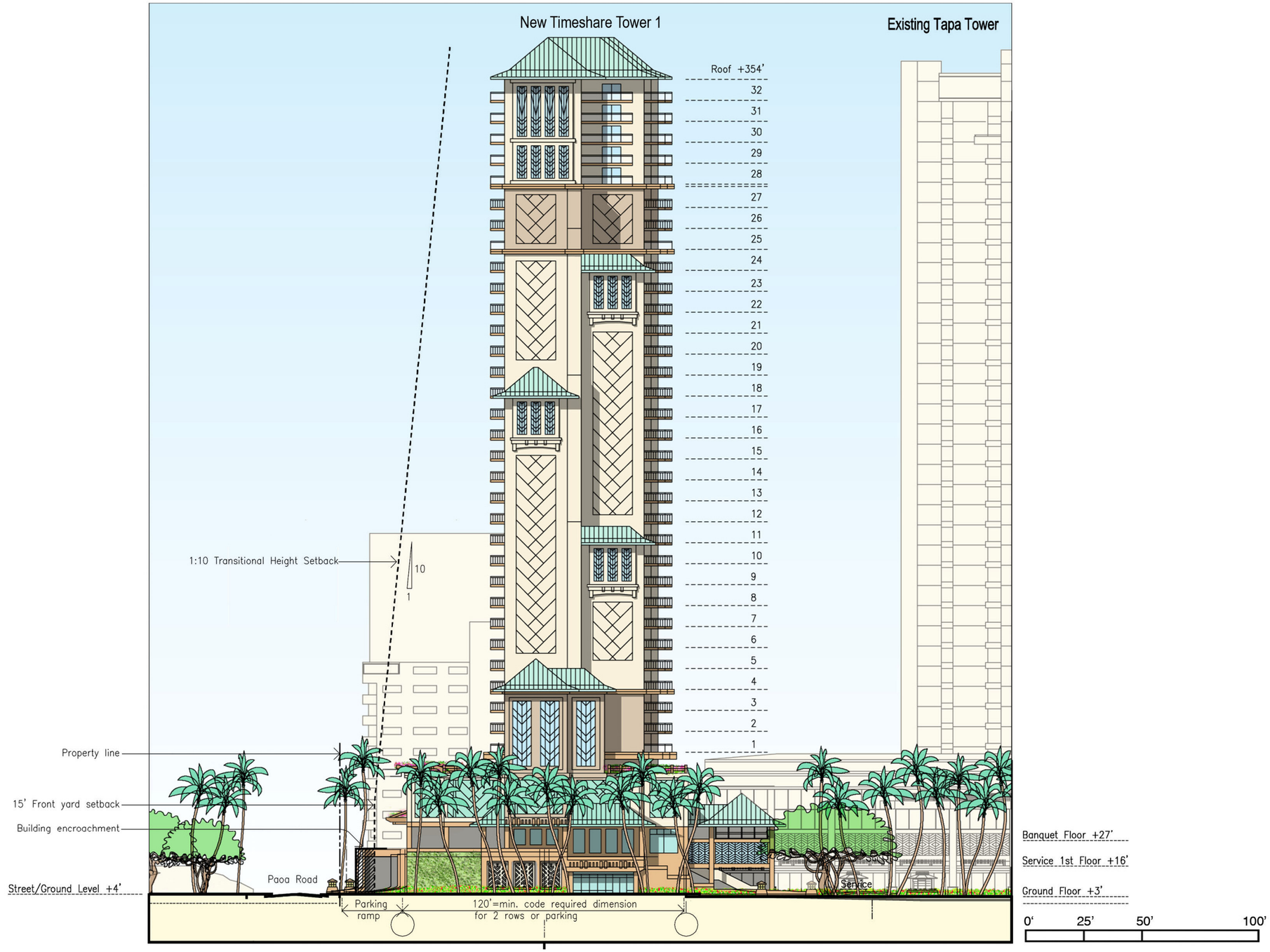


Figure 3-35
Site Section Elevation from Kālia Road with Front Yard and Transitional Height Setback for Proposed Timeshare Tower 1

Table 3-9 COMPARISON OF WAIKĪKĪ SPECIAL DISTRICT GENERAL AND PLANNED DEVELOPMENT RESORT DEVELOPMENT DESIGN STANDARDS			
	Waikīkī Special District LUO General Requirements	**LUO Planned-Development Resort Requirements (PD-R)**	**Proposed Hilton Master Plan Compliance to PD-R**
PD-R Applicability		▪ Permitted in Resort Mixed-Use ▪ Project Size at least 1 acre ▪ Multiple lots under single owner and/or lessee holding leases with minimum 30 years remaining ▪ Multiple lots must be contiguous (with exceptions)	▪ Project Area is 22.24 acres in Resort Mixed Use ▪ Project Area is comprised of multiple lots all primarily under Hilton ownership. Acquisition of outstanding County Parcel ongoing. Parcels are divided by Rainbow Drive, which is not a major street and therefore, is an exception under LUO rules
Maximum Floor Area	Max FAR is 2.8 for Resort Mixed Use Precinct containing lot size of 90,000 SF or more	Max FAR not to exceed 4.0 unless existing FAR is greater than 3.3, then other conditions apply	The existing FAR is 2.959. The proposed FAR is 3.656.
Maximum Building Height	Max building height in project area is 350 ft	Max building height shall be 350 ft	The Village Master Plan calls for two new towers. Proposed Tower 1 height is 350 ft. Proposed Tower 2 height is 260 ft.
Precinct Transitional Height	In the Resort Mixed Use Precinct, for any portion of a structure above 40 ft in height, additional front, side, and rear height setbacks equal to one foot for each 10 ft (1:10) in height or fraction thereof needs to be provided	PD-R allows the WSD LUO general standard to be modified	None of the proposed new structures under the Village Master Plan lie within the transitional height setback
Minimum Yards	Minimum 15 ft-20 ft. Required front yard of 20 ft along Ala Moana Boulevard	Minimum yards of 15 ft but allows for the modification of this standard for PD-R projects	A portion of the auto ramp (down) extending from the Timeshare Tower 1 lobby area to the exit on Paoa Place lies within the 15 ft front yard. An allowable modification to WSD standards under a PD-R will be required.
Minimum Open Space	Minimum 50% of a zoning lot must be devoted to open space where the project floor area ratio (FAR) is greater than 1.5	Minimum open space must be at least 50% of the zoning lot area but may be modified when beneficial public open spaces and related amenities are provided	Existing open space within the project area is 50.3%. Village Master Plan will result in open space remaining unchanged.
Landscaping Requirements	Pursuant to requirements under LUO Section 21.9.80-4(f). ▪ Tree size>6 inches in diameter shall not be removed or destroyed (with exceptions) ▪ Any tree removed which is visible from any street, park, or other public viewing area shall be replaced by an approved tree of minimum 2 inch caliper (with exceptions) ▪ Where possible, trees proposed for removal shall be relocated to another area on project site ▪ Parking structures shall be landscaped ▪ Landscaped screening shall be required to prevent undesirable vistas ▪ Whenever landscaping is required, use of fragrant, lush, tropical vegetation, and native plants is encouraged ▪ All fences/walls exceeding 36″ in height (except moss rock wall) shall be landscaped ▪ Landscaped areas to have adequate irrigation system	Landscaping requirements shall be as set forth in subsection (f) but these standards may be modified	▪ The EIS includes a Tree Inventory and Arborist Assessment. Where feasible, identified trees that need to be removed from areas visible from a street view and/or public view will be relocated on property. ▪ Further, where practical, new landscaping areas from street and public views will include new planting of trees of a minimum 2″ caliper. ▪ Design plans include the use of landscaping for screening areas. ▪ Selection of plant palette for future landscaping will include native species and those typical of tropical vegetation ▪ There are no plans for fence or walls exceeding 36″ ▪ Landscaped areas will have an adequate irrigation system

3.4 PARK DEDICATION

The new timeshare units will be regulated under HRS Chapter 514E, as amended. The proposed timeshare towers are considered multi-family dwelling units for park dedication. Therefore, Hilton will comply with the park dedication requirements as detailed in Park Dedication Rules and Regulations of the City and County of Honolulu.

Under the Resort District, the minimum land area required for the project is 110 SF per dwelling unit. Based on a total of 562 timeshare units (Timeshare Tower 1 and 2), 61,830 SF of land area is required to meet park dedication requirements for the project. These requirements will be met through land area and improvement costs for the super pool and terrace located within the Village. Projected costs for improvements are approximately $13,650,000.

3.5 WASTEWATER COLLECTION SYSTEM IMPROVEMENT

Hilton Hawaiian Village has participated in discussions with the City and County of Honolulu Department of Planning and Permitting and Department of Environmental Services regarding off-site wastewater system improvements. To serve existing flows and the proposed master plan improvements, Hilton will install a new 18-inch diameter sewer line in Kālia Road (approximately 915 lineal feet), to replace the existing 12-inch diameter sewer line in Kālia Road. The new 18-inch diameter sewer line will be rerouted in a proposed easement at the corner of Kālia Road and Paoa Place, which is currently a remnant City parcel. Details of the proposed sewer improvements are presented in *Section 4.10.2* and *Appendix L*.

3.6 PROJECT COSTS

The estimated costs to implement and complete the Village Master Plan are as follows:

- $70 M for retail improvements excluding Rainbow Bazaar
- $53 M for Rainbow Bazaar Redevelopment
- $332 M for New Timeshare Tower 1
- $305 M for New Timeshare Tower 2

3.7 PROJECT PHASING AND DEVELOPMENT SCHEDULE

Implementation of the Village Master Plan will commence upon issuance of the required City and County of Honolulu permits and approvals. Improvements are planned to be completed within a ten-year time frame.

The construction of Timeshare Tower 1 would commence in 2013 and be completed in 2015~~6~~ with initial occupancy to follow soon thereafter in the same year. The construction of Timeshare Tower 2 and the redevelopment of the Rainbow Bazaar would commence in 2019 and be completed in 2021 with initial occupancy to follow soon thereafter in 2022.

Other improvements including the Main Entry along Kālia Road, the Tapa Tower Retail area, and the Tapa Pool~~, the Super Pool expansion, and the Main Lobby area~~ would commence as early as 2012 and would be completed by end of year 2013. The Super Pool expansion, redevelopment of the Hau Tree Bar, and the Main Lobby area would commence in 2013 and be completed in 2014.

Figure 3-36 provides a detailed timetable for the Village Master Plan improvements

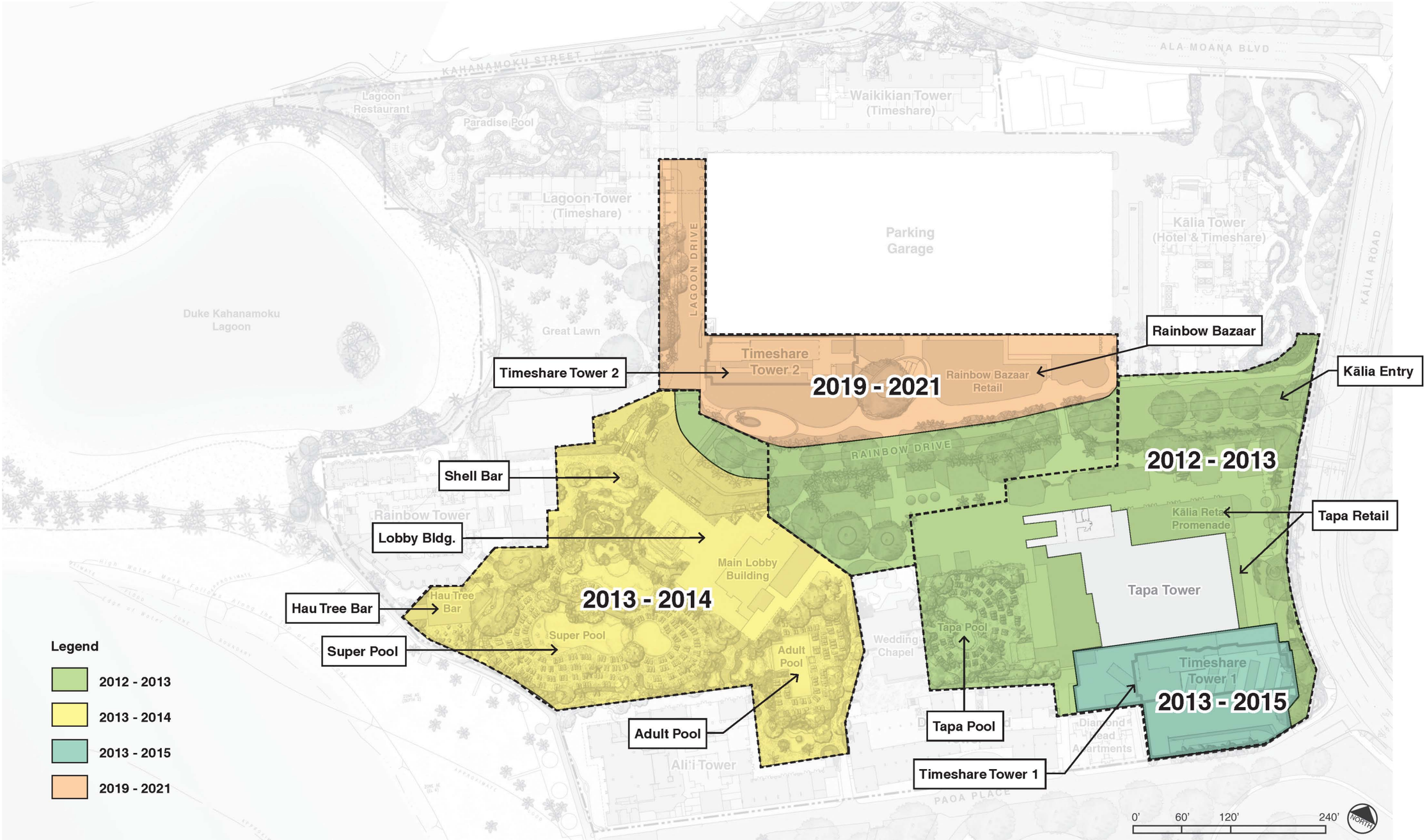


Figure 3-36
Master Plan Improvements Timetable

Section 4.0

ENVIRONMENTAL SETTING, PROBABLE IMPACTS & RECOMMENDED MITIGATIVE MEASURES

4.0 ENVIRONMENTAL SETTING, PROBABLE IMPACTS, & RECOMMENDED MITIGATIVE MEASURES

4.1 REGIONAL SETTING OF WAIKĪKĪ

The mokupuni (island) of Oʻahu is the third largest of Hawaiian Islands with a land area of 597 square miles. Oʻahu is the most populated island with about 70% of the State's population, which in 2009 was approximately 1,295,178 people (U.S. Census Bureau, 2009). Oʻahu is divided into six mokuoloko (traditional land districts): Kona, Koʻolaupoko, Koʻolauloa, Waialua, Waiʻanae, and ʻEwa. These mokuoloko are subdivided into smaller land tracts called ahupuaʻa, wherein the composition and qualitative yield of mauka (upland) and makai (coastal) resources vary.

Waikīkī is an ahupuaʻa that resides in the mokuoloko of Kona, a once abundant and self-sufficient agricultural community and core political center that has been transformed over the last century as a global resort destination (*Figure 4-1*). The urban core of Waikīkī is comprised of approximately 507 acres. Located at the ʻewa-side entry into Waikīkī, the Village resort is located on 22 acres, comprised of several land parcels located makai of Kalākaua Avenue and Kālia Road along Waikīkī's coastal shoreline. The project consists of resort hotels, timeshares, meeting and conference spaces, restaurants and shops, and is located in close proximity to other hotel, retail, and restaurants as well as a recreational park and beach amenities.

4.1.1 Pre-Contact to Early 1800s

The name "Waikīkī" translates to "spouting water," a reference to the vast and natural occurring freshwater ponds and springs that were one prevalent in the region. Historical records indicate that Waikīkī was the political and residential center of Maʻilikūkahi, ruling aliʻi of Oʻahu in the 14th century, during the Consolidation Period (1180-1450 AD). With Waikīkī as the center of government, Maʻilikūkahi was the first aliʻi to completely govern over Oʻahu, developing and implementing the moku and ahupuaʻa land tenure and management system. Tradition also cites Kalamakua, ruling aliʻi of Oʻahu in the 15th century, with establishing and cultivating the lands of Waikīkī with the immense construction of numerous auwai, irrigation ditches, integrated with magnificently built loʻi, agricultural terraces. The elaborate design and development of these irrigation systems created a productive agricultural community that impressed early foreigners in the late 1700s.

Traditional agricultural production yields in Waikīkī primarily consisted of a various species of kalo (*Colacasia esculenta*, taro), ʻuala (*Ipomoea batatas,* sweet potato), ʻuhi (*Dioscorea alata,* yam), wauke (*Broussonetia papyrifera*, paper mulberry), ʻulu (*Artocarpus altilis*, breadfruit) and kō *(Saccharum officinarum*, sugarcane). The auwai systems utilized the natural gravity flow of water from upland sources in Mānoa and Pālolo valleys, which feed the arterial tributary outflows towards the coastline. The abundance of flowing freshwater created the opportunities to cultivate fish in the coastal lowland fishponds in Waikīkī. These inland fishponds were reported to contain various fish species including awa (milkfish), ʻamaʻama (mullet), ʻanae (full size mullet), ʻoʻopu (general name of fishes in the families Eleotridae, Gobiidae, and Blennidae) and āholehole (Hawaiian flagtail). Management of these traditional fishponds systems required a dedicated and cooperative community effort, emphasizing the importance of improving, maintaining and preserving existing resource yields for a fairly extensive population in traditional times. Some of the land just mauka of the project area were once comprised of some of the area's larger inland fishponds, the most notable being Kaʻihikapu, Pāweo, and Kaʻōhai fishponds.

Source: GIS Data, State of Hawai'i

Figure 4-1
Historical Moku and Ahupua'a Boundary Map

4.1.2 1848 Mahele and Transitional Land Use Patterns within Waikīkī

In 1848, during the reign of Kauikeaouli (Kamehameha III), a reformation of the traditional land tenure system, known as the Māhele was derived by legislation, specifically by the Organic Acts of 1845 and 1846. The Māhele transformed the traditional ahupuaʻa system into a system of possession rights and private title to land. All lands in the kingdom were classified as Crown Lands, Government Lands, and Konohiki Lands, "subject to the rights of native tenants."

Claims and subsequent titles were issued and recorded as Land Commission Awards ("LCAs") during the Māhele. Awards issued by the Land Commission to the makaʻāinana were called kuleana awards. During the Māhele, only 14,195 kuleana claims were made of which only 8,421 of those claims were awarded. In general, those individuals awarded lands can be characterized as a small representation of the overall population. As a result of a large diminution of the native population with the introduction of foreign diseases after 1778, many Native Hawaiians were not able to either initiate or follow through on claims. Thus, the registered list of LCA awardees does not represent all legitimate native claims to land parcels.

Although, the distribution of LCAs may not reflect the full scope of traditional land tenure patterns, those that were recorded do provide an insight into patterns of residence and agriculture activity that were occurring in Waikīkī at this time. By examining the patterns of LCA parcels in the vicinity of the project area, insight can be gained to the likely intensity and nature of Hawaiian activity in the area.

Due to a declining population base, many of the traditional fishponds and loʻi kalo in Waikīkī were left fallow. Transitions in agricultural productivity resulted with a rising domestic market for rice as the new staple crop, supported by the emergence of Chinese farmers. By 1892, over 542 acres in Waikīkī were utilized for rice cultivation, representing 12% of total lands on Oʻahu dedicated to rice. Similarly, the fishponds were leased out to Chinese fishermen who raised ʻamaʻama (mullet), ʻawa (milkfish), goldfish, as well as ducks.

Historical documentation indicates that adjacent to the mauka portion of the present project area were fishponds that were part of the royal fishpond complex of the Kālia area. According to an 1881 Land Survey & Map by S.E. Bishop, two LCAs are identified within the project area, LCA 1775 Paoa, and LCA 2511 Alapai, as well as the John ʻEna Estate: Grant 3167, and the Green Property: Grant 2869. The 1881 map identifies three fishponds located northeast of the project area, Loko Kaʻihikapu, Loko Pāweo I, and Loko Kaipuni. Piʻinaio stream, once located along the northern boundary of the project area, was one of three main freshwater tributaries that historically ran mauka-makai to the Pacific Ocean.

4.1.3 Transition from Agricultural Center to Military Post to Global Resort Destination

As the 19th century progressed, the popularity of Waikīkī and Honolulu grew, resulting with the influx of American and European foreigners. Waikīkī began to transform from a center of political and agricultural activity to a primary center for foreign trade. The nearby Honolulu Harbor became a major port for foreign ships. Coupled with the political transformation that commenced with the 1893 overthrow of Mōʻiwahine (Queen) Liliʻuokalani, the socio-political influences of American business and foreign global relations shaped Hawaiʻiʻs role as a strategic location critical to U.S. military interests.

By 1909, the 1st New York Volunteer Infantry Regiment arrived by ship and established Camp McKinley at Kapiʻolani Park and a system of Coast Artillery batteries to protect Pearl Harbor and Honolulu was developed. Battery Randolph (today, home of the U.S. Army Museum) and Battery Dudley were part of the plan to establish Fort DeRussy, which resulted in the infill of the old fishponds to create the land area to support the fort. During the 1920s, Waikīkīʻs landscape was further altered with the construction of the Ala Wai Drainage Canal, which resulted in a major dredging and infill project of Waikīkī's remaining ponds and wetland fields. The Ala Wai canal was a major investment that stimulated Waikīkī into becoming a major residential subdivision and tourist destination. Newly created land tracts following the Ala Wai Canal's construction spurred a rush to develop Waikīkī in the 1930s. During World War II, Waikīkī served as a recreational area for military personnel. By the end of war, the next phase of Waikīkī's evolution as a globally recognized visitor destination had commenced with enclaves of residential cottages, apartments, and hotels. As discussed in *Section 3.0*, the historical development of the Village project area was and continues to be a major part of Waikīkī's evolution and position in the global tourism sector.

4.2 HILTON HAWAIIAN VILLAGE® PROPERTY AND NEIGHBORING LAND USES

The Hilton Hawaiian Village® ("Village") is nestled within a park-like setting accented by an urban fringe that leads in to the central core of Waikīkī. The salient feature of the Village is the signature tropical and native landscaping, that imbue the location with a distinct and distinguished tropical ambiance. The Village itself offers a variety of retail, dining, and recreational experiences complemented with guest accommodations suitable for vacationing families or business travelers.

4.3 ATMOSPHERIC AND METEOROLOGICAL ENVIRONMENT

4.3.1 Climate and Rainfall

Existing Conditions

The climate of the Waikīkī area is very much affected by its leeward and coastal location. Winds are predominantly trade winds from the east-northeast. Occasional kona storms may generate strong winds from the south, and land breeze or sea breeze circulations may develop when the trade winds are weak. Wind speeds typically vary between about 5 and 15 miles per hour ("mph") providing relatively good ventilation much of the time. Temperatures in leeward areas of Oʻahu are generally moderate with average daily temperatures ranging from about 70°F to 84°F. The extreme minimum temperature recorded at Honolulu Airport is 54°F, while the extreme maximum temperature is 95°F. This area of Oʻahu is one of the drier locations in the State, with rainfall often highly variable from one year to the next. Monthly rainfall has been measured to vary from as little as a trace to as much as ten inches. Average annual rainfall amounts to about 21 inches, with summer months being the driest.

Probable Impacts and Mitigation Measures

Air quality issues are addressed in *Section 4.2.5.* However, air pollution emissions from motor vehicles, the formation of photochemical smog, and smoke plume rise all depend in part on air temperature. Colder temperatures tend to result in higher emissions of contaminants from automobiles, but lower concentrations of photochemical smog and ground level concentrations of air pollution from elevated plumes. In Hawaiʻi, the annual and daily variation of temperature depends to a large degree on the elevation above sea level, the distance inland, and exposure to the trade winds. The project would not affect climatic conditions; therefore, no mitigation measures are required.

4.3.2 Wind Conditions within the Project Area

Rowan Williams Davies & Irwin Inc. ("RWDI") conducted an assessment of pedestrian wind effects within the Village with existing and proposed conditions (*Appendix A*).

Existing Wind Conditions

The objective of the pedestrian wind assessment was to evaluate the potential wind effects that may be caused by the two new buildings to be constructed within the Village and surrounding areas. The assessment was based on: 1) a review of regional long-term meteorological data, design drawings, and engineering judgment and knowledge of wind flows around buildings; 2) experience of wind tunnel modeling of various building projects in Honolulu; 3) an estimate of the potential wind comfort conditions around generalized buildings forms, and 4) the use of software to visualize wind flow patterns. This qualitative approach provided an estimate of potential wind comfort conditions and identified anticipated areas of accelerated wind speeds within the Village.

Meteorological data has been collected at the Honolulu International Airport between 1949 and 2004, including wind frequency and wind directions for the summer (May through October) and winter (November through April) seasons in Hawai'i. The data verified winds from the east-northeast, northeast and east directions are dominant in both the summer and winter seasons. These dominant wind directions are considered to be most important in the analysis of pedestrian wind conditions.

The existing property is comprised of seven tall buildings and two low rise buildings. The majority of the structures were developed with their narrower facades exposed to the prevailing wind directions, (i.e., east-northeast, northeast and east), which reduces the potential for a down washing wind flow. Pedestrian wind comfort criteria were used to categorize typical pedestrian activities. These criteria were coded in the wind simulation as follows:

- Sitting (coded in maps as Dark Blue): Low wind speeds when one could read a newspaper without having it blown away. Suitable for outdoor cafes and other amenities that promote long term sitting.
- Standing (coded in maps as Light Blue): Slightly higher wind speeds that would be strong enough to rustle leaves. These winds speeds are typically comfortable at building entrances, bus stops or other areas where people may want to linger but not necessarily sit for extended periods of time.
- Walking (coded in maps as Green): Winds that would lift leaves, cause movement to litter, hair and loose clothing. Appropriate for sidewalks, plazas, parks or playing fields where people are more likely to be active and receptive to some wind activity.
- Uncomfortable (coded in maps as Yellow to Orange): The criterion for walking is not satisfied.
- Safety (coded in maps as in Red): Excessive gust wind speeds that can adversely affect a pedestrian's balance and footing.

In order to provide a conservative estimate of wind conditions for the project site, the extensive dense landscaping present in the Village was not included in the simulation. Actual wind speeds on and around the resort are expected to be lower than those suggested in the wind flow simulations, as landscaping will absorb some of the effects.

Generally, wind conditions suitable for walking are appropriate for sidewalks and parking lots; wind speeds comfortable for standing are preferred for building entrances and pick-up/drop-off areas; and lower wind speeds comfortable for sitting are desired for seating areas, such as outdoor cafes, plazas

and terraces. These guidelines represent an average of wind tolerance. Regional differences in wind climate and variations in age, health, clothing, etc. can affect people's perception of wind climate. With the warm climate in Hawai'i, higher wind speeds may be tolerated, as the cooling effect of the wind is typically considered pleasant.

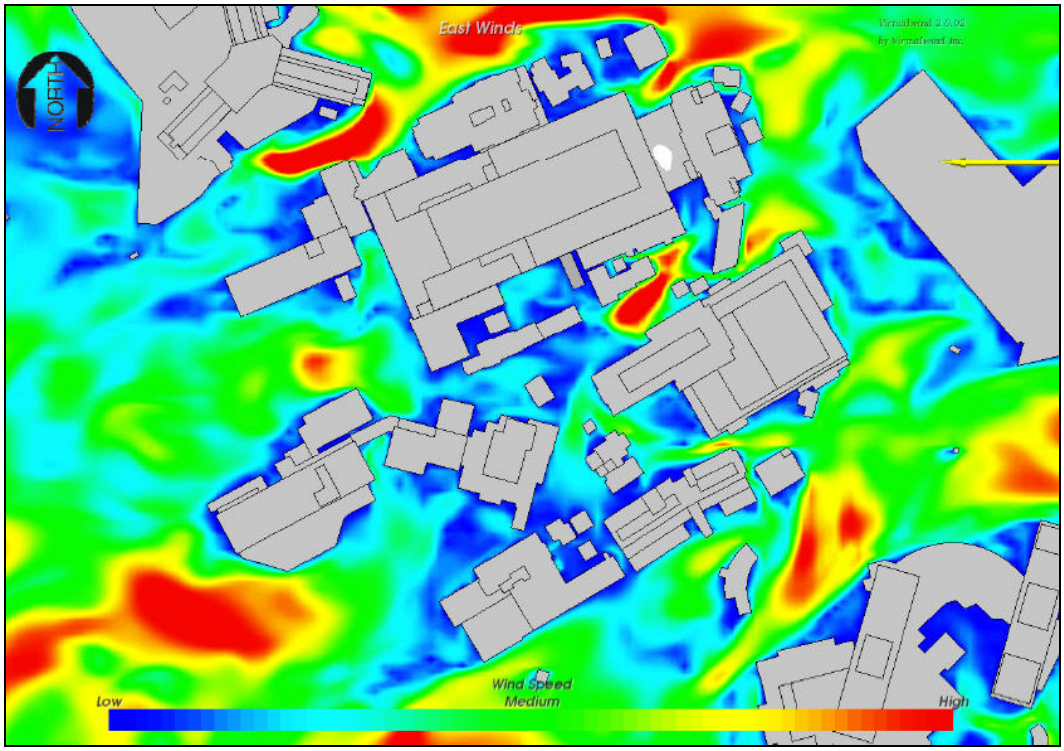
Existing wind flow acceleration can take place at Rainbow Drive north of Tapa Tower and between the Tapa Tower podium and Diamond Head Tower, due to wind flow acceleration occurring between the existing towers. High wind speeds from prevailing winds may occur at times along the north and south perimeters of the Village property, due to channelling of wind flows between onsite buildings and adjacent off-site towers. Easterly wind activity may cause wind acceleration in the bus loading area and southeast of the Diamond Head Tower due to the existing nearby Hale Koa towers to the south of the site, channelling the prevailing winds towards the Village. Wind conditions along Kālia Road are comfortable for pedestrians standing or walking and currently there is no discernable effect near the lagoon or the adjacent harbor. In summary, the existing wind conditions in and around portions of the Village are considered windy at times in areas where pedestrians are unlikely to remain in place for prolonged periods of time. In general though, wind conditions throughout the resort are suitable for standing or walking throughout the winter and summer seasons.

Probable Impacts and Mitigation Measures

The results of the study indicate that that the proposed new timeshare towers will not significantly alter existing wind conditions on the resort. *Figure 4-2* through *Figure 4-5* provide a comparative analysis of existing conditions with calculated wind conditions with project improvements in place.

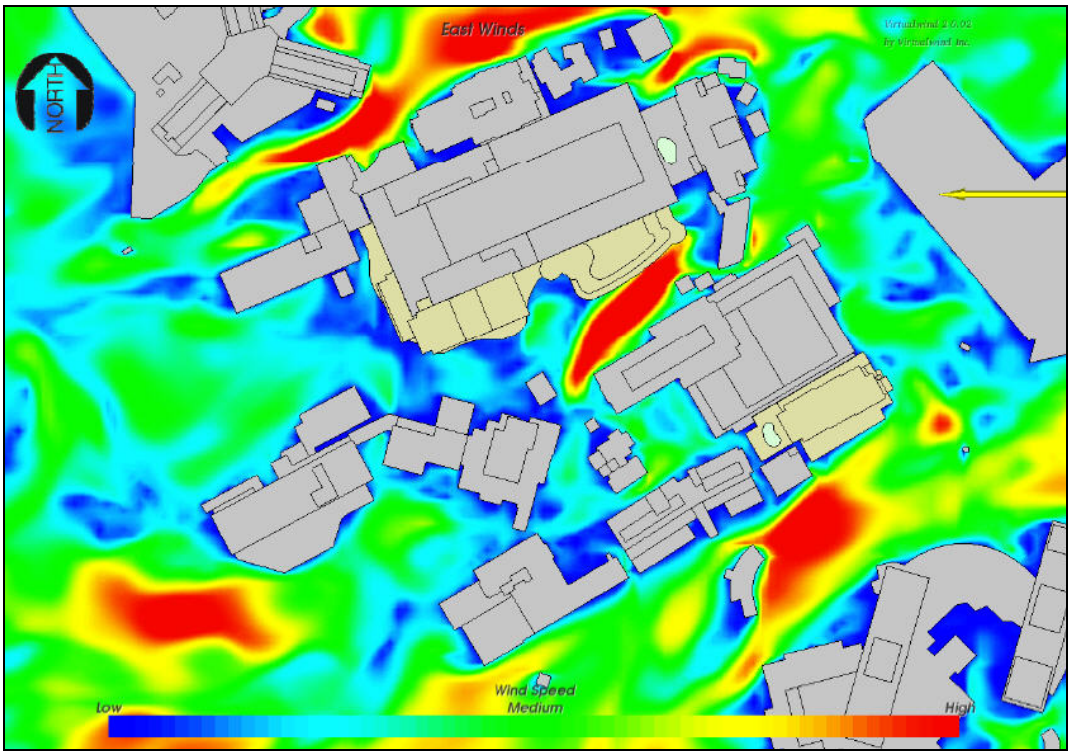
The general wind conditions along Kālia Road will remain comfortable for pedestrian standing or walking and suitable for what is proposed in the master plan. With extensive landscaping planned on-site, wind conditions on the resort are expected to be suitable for standing or walking throughout the year. It is unlikely that severe wind conditions aside from infrequent storm events would occur on the resort. With winds from the east-northeast, the proposed development will have minimal influence on wind speeds along Kālia Road. Slightly increased wind speeds are expected on the north and east sides of the main lobby area. Reduced wind speeds are predicted on the south side of the main lobby, as well as north of Rainbow Tower and Ali'i Tower. Increased wind speeds are predicted on the south side of the Timeshare Tower 1, especially at the southeast corner. Similar wind flow acceleration will also affect the area immediately south of the Diamond Head Tower and Ali'i Tower along Paoa Place. Increasing the density of landscaping (i.e. shrubs or other dense vegetation at least 8 ft tall) could be utilized to disrupt wind flow. There are no anticipated wind impacts to the near shoreline and harbor areas.

When winds are from the east, slightly increased wind speeds are predicted around the Tapa Pool and the Village Green, while slightly reduced wind speeds are expected around the main lobby from east prevailing winds. In the model, increased wind speeds were observed on the south side of the proposed Timeshare Tower 1, as well as along Rainbow Drive between the existing Tapa Tower and the low-rise portion of the Rainbow Bazaar Tower. Wind conditions in the remaining areas are predicted to be similar to those that currently exist on the resort property. The use of wind control measures will be integrated into the design of the Timeshare Tower 1 to reduce the exposure of effects by pedestrians in the southeast corner of the tower as well as along Rainbow Drive. Such measures include enhancing existing landscaping with new canopy-type trees, shrubs, hedges, or dense understory plantings and the use of porous wind screens.



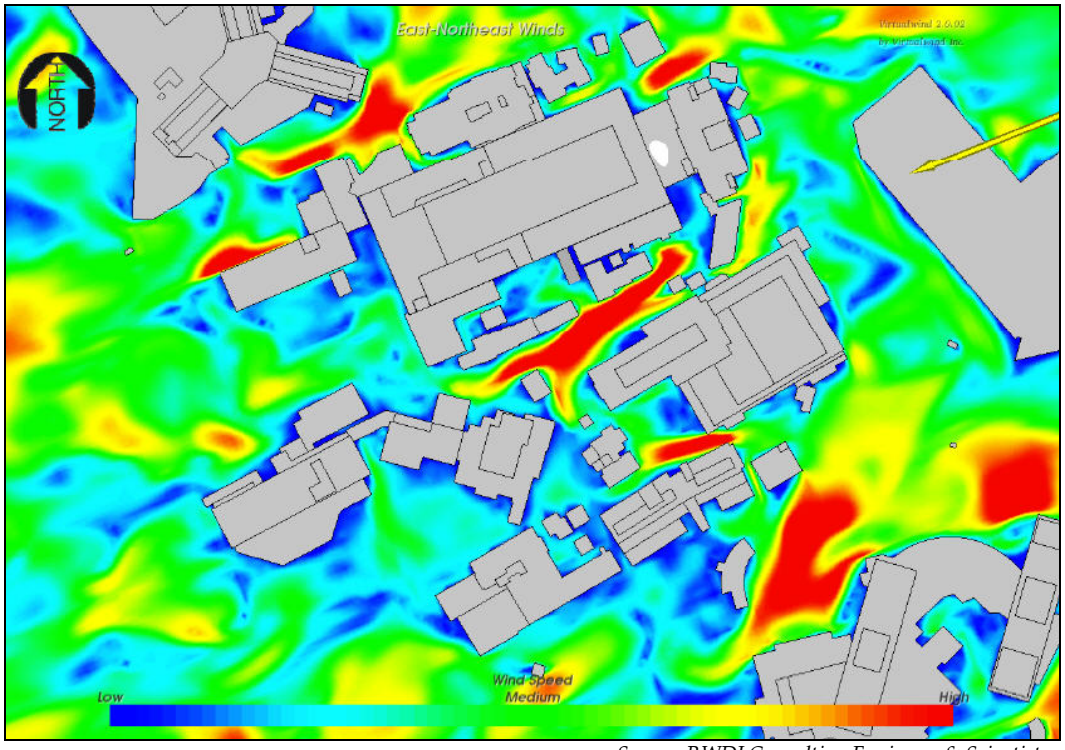
Source: RWDI Consulting Engineers & Scientists

Figure 4-2
Wind Flow Simulation for Existing Conditions, East Winds



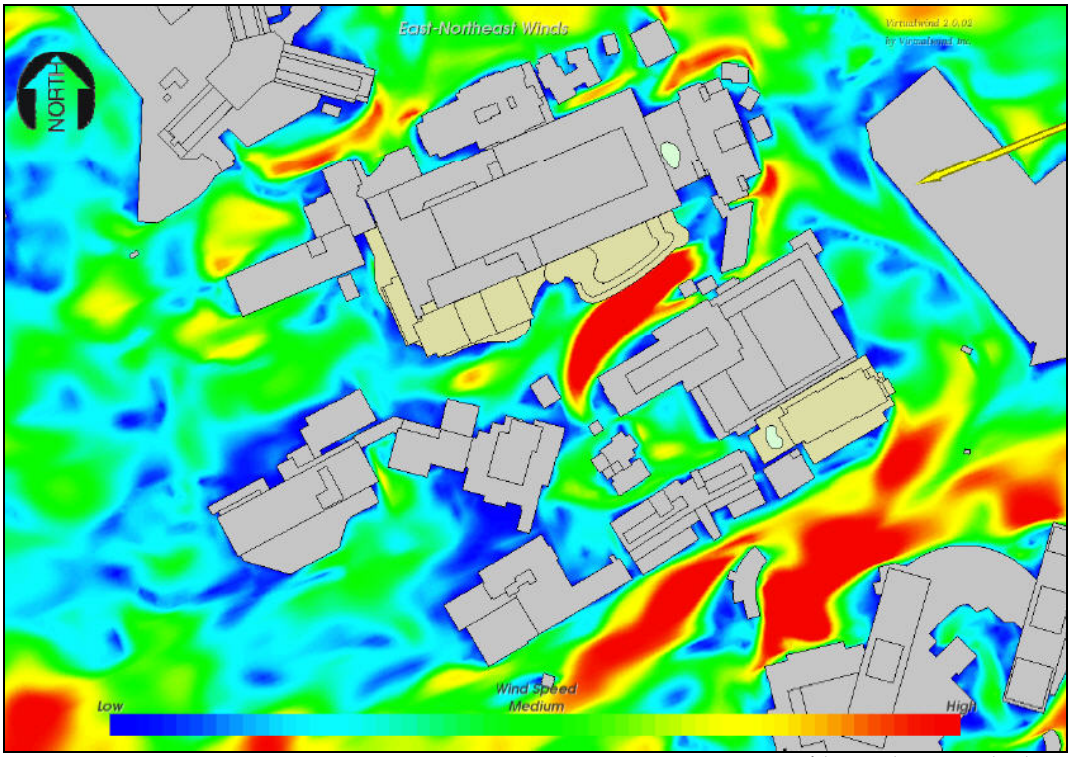
Source: RWDI Consulting Engineers & Scientists

Figure 4-3
Wind Flow Simulation with Proposed Improvements, East Winds



Source: RWDI Consulting Engineers & Scientists

Figure 4-4
Wind Flow Simulation for Existing Conditions, East-Northeast Winds



Source: RWDI Consulting Engineers & Scientists

Figure 4-5
Wind Flow Simulation with Proposed Improvements, East-Northeast Winds

Another area that could benefit from wind control measures includes the north edge of the Tapa Tower podium to help reduce down washing wind flow effects from the Tapa Tower to the ground level. A combination of design measures may also be used in other areas of improvement such as tall parapets, dense planting, and trellises.

4.3.3 Air Quality

A study of current and projected air quality conditions was conducted by B.D. Neal & Associates and is included in *Appendix B*. The study examines the potential short-term and long-term air quality impacts that could occur as a result of construction and operations, and suggests mitigative measures to reduce potential air quality impacts.

Existing Conditions

Air quality in a given location is defined by the concentration of various pollutants in the atmosphere, generally expressed in units of parts per million ("ppm") or microgram per cubic meter ("$\mu g/m^3$"). Air quality is determined by the type and amount of pollutants emitted into the atmosphere, the size and topography of the air basin, and the prevailing meteorological conditions.

The significance of a pollutant concentration is determined by comparing it to Federal and/or State ambient air quality standards. The Federal Clean Air Act ("CAA"), 42 United States Code ("USC") Sec. 7401-7671(q), (amended November 1990), stipulates that emissions sources must comply with the air quality standards and regulations that have been established by Federal, State, and County regulatory agencies. These standards and regulations focus on 1) the maximum allowable ambient pollutant concentrations; and 2) the maximum allowable emissions from individual sources.

The State of Hawai'i established a State ambient air standard for hydrogen sulfide. Ozone is a secondary pollutant formed in the atmosphere by photochemical reactions of previously emitted pollutants, or precursors. The ozone precursors are nitrogen oxide and volatile organic compounds. The State of Hawai'i has established its own ambient air quality standards (Chapter 11-59, Hawai'i Administrative Rules ("HAR")) that are as strict or, in some cases, stricter than National Air Ambient Quality Standards ("NAAQS").

The State of Hawai'i has also established standards for air pollution control such as fugitive dust emissions emanating from construction activities (Chapter 11-60, HAR). These standards prohibit any visible release of fugitive dust from construction sources without taking reasonable precautions. The State standards are administered by the State Department of Health ("DOH"). A summary of ambient air quality standards ("AAQS") for Hawai'i is provided in *Table 4-1*. Unit measurements are in ppm or $\mu g/m^3$.

Much of the particulate emissions on O'ahu originate from area sources, such as the mineral products industry and agriculture. Sulfur oxides are emitted almost exclusively by point sources, such as power plants and refineries. Nitrogen oxides emissions emanate predominantly from industrial point sources, although area sources (mostly motor vehicle traffic) also contribute a significant share. The majority of carbon monoxide emissions occur from area sources (motor vehicle traffic), while hydrocarbons are emitted mainly from point sources. Based on previous emission inventories that have been reported for O'ahu, emissions of particulate and nitrogen oxides may have increased during the last several years, while emissions of sulfur oxides, carbon monoxide and hydrocarbons probably have declined.

Table 4-1 SUMMARY OF STATE OF HAWAIʻI AND NATIONAL AMBIENT AIR QUALITY STANDARDS

Pollutant	Units	Averaging Time	Maximum Allowable Concentration		
			National Primary	National Secondary	State of Hawaiʻi
Particulate Matter (<10 microns)	µg/m³	Annual	-	-	50
		24 Hours	150[a]	150[a]	150[b]
Particulate Matter (<2.5 microns)	µg/m³	Annual	15[c]	15[c]	-
		24 Hours	35[d]	35[d]	-
Sulfur Dioxide	ppm	Annual	-	-	0.03
		24 Hours	-	-	0.14[b]
		3 Hours	-	0.5[b]	0.5[b]
		1 Hour	0.075[e]	-	-
Nitrogen Dioxide	ppm	Annual	0.053	0.053	0.04
		1 Hour	0.100[d]	-	-
Carbon Monoxide	ppm	8 Hours	9[b]	-	4.4[b]
		1 Hour	35[b]	-	9[b]
Ozone	ppm	8 Hours	0.075[f]	0.075[f]	0.08[f]
Lead	µg/m³	3 Months	0.15[g]	0.15[g]	-
		Quarter	1.5[h]	1.5[h]	1.5[h]
Hydrogen Sulfide	ppm	1 Hour	-	-	35[b]

[a] *Not to be exceeded more than once per year on average over three years.*
[b] *Not to be exceeded more than once per year.*
[c] *Three-year average of the weighted annual arithmetic mean.*
[d] *98th percentile value of the daily 1-hour maximum averaged over three years.*
[e] *Three-year average of annual fourth-highest daily 1-hour maximum.*
[f] *Three-year average of annual fourth-highest daily 8-hour maximum.*
[g] *Rolling 3-month average.*
[h] *Quarterly average.*

The State DOH, Clean Air Branch has been monitoring ambient air quality in the State of Hawaiʻi since 1957. The network is comprised of 14 monitoring stations on the islands of Oʻahu, Kauaʻi, Maui, and Hawaiʻi. The purpose of the network is to measure ambient air concentrations of the six criteria pollutants that the U.S. Environmental Protection Agency ("EPA") has promulgated NAAQS.

The DOH Air Monitoring Station nearest Waikīkī is located on the roof top of the DOH main building (Kīnaʻu Hale) at 1250 Punchbowl Street. This station was established to monitor sulfur dioxide, carbon monoxide, particulate matter less than 10 microns and 2.5 microns in diameter. Between 1996 and 1997, lead concentrations were monitored as well but have since discontinued. A monitoring station in Kapolei measures nitrogen dioxide and a station on Sand Island measures ozone concentrations.

Present air quality in the project area is mostly affected by air pollutants from motor vehicles due to the urban situation. Natural sources of air pollution emissions that could affect the project area at times but cannot be quantified very accurately include the ocean (sea spray), plants (aero-allergens), wind-blown dust, and perhaps distant volcanoes on the Hawaiʻi Island.

In summary, the State of Hawai'i AAQS for sulfur dioxide, nitrogen dioxide, particulate matter, ozone and lead are currently being met in the project area. While carbon monoxide measurements at the downtown Honolulu monitoring station suggest that concentrations are within the State and National standards, local "hot spots" may exist near traffic-congested intersections.

Probable Impacts and Mitigation Measures

Short-term Impacts

Potential short-term direct and indirect impacts on air quality are primarily related to project construction. Air pollution emissions that could directly result in short-term air quality impacts during project construction include: (1) fugitive dust from vehicle movement and soil excavation; and (2) exhaust emissions from on-site construction equipment. Indirectly, there also could be short-term impacts from slow-moving construction equipment traveling to and from the project site, from a temporary increase in local traffic caused by commuting construction workers, and from the disruption of normal traffic flow caused by roadway lane closures.

Fugitive dust emissions may arise from the grading and dirt moving activities associated with site clearing and preparation work. The emission rate for fugitive dust emissions from construction activities is often difficult to estimate accurately due the elusive nature of the emission and because the potential for its generation varies greatly and is dependent on: a) the type of soil at the construction site, b) the amount and type of dirt disturbing activity taking place, c) the moisture content of exposed soil in work areas, and d) the wind speed. The U.S. Environmental Protection Agency has an estimated standard for uncontrolled fugitive dust emissions from construction activity in the range of 1.2 tons per acre per month under conditions of "medium" activity, moderate soil silt content (30%), and precipitation/evaporation ("P/E") index of 50. Uncontrolled fugitive dust emissions at the project site would likely be somewhere near that level, depending on the amount of rainfall that occurs. Additionally, State of Hawai'i Air Pollution Control Regulations prohibit visible emissions of fugitive dust from construction activities at the property line. Therefore, an effective dust control plan for the project construction phase is essential and will be developed.

Adequate fugitive dust control can usually be accomplished by the establishment of a frequent watering program to keep bare dirt surfaces in construction areas from generating dust. In dust-prone or dust-sensitive areas, other control measures such as limiting the area that can be disturbed at any given time, applying chemical soil stabilizers, mulching and/or using wind screens may be necessary. Control regulations further stipulate that open-bodied trucks be covered at all times when in motion if they are transporting materials that could be blown away. Haul trucks tracking dirt onto paved streets from unpaved areas is often a significant source of dust in construction areas. Some means to alleviate this problem, such as road cleaning or tire washing, may be appropriate. Paving of parking areas and/or establishment of landscaping as early in the construction schedule as possible can also lower the potential for fugitive dust emissions. Monitoring dust at the project boundaries could be considered to quantify and document the effectiveness of dust control measures.

On-site mobile and stationary construction equipment also will emit air pollutants from engine exhausts. The largest emission sources are usually from diesel-powered equipment. Nitrogen oxides emissions from diesel engines can be relatively high compared to gasoline-powered equipment. However, the annual standard for nitrogen dioxide is not likely to be violated by short-term construction equipment emissions. Also, the new short-term (1-hour) standard for nitrogen dioxide is based on a three-year average; therefore, it is equally unlikely that relatively short-term construction

emissions would exceed the standard. Carbon monoxide emissions from diesel engines are low and should be relatively insignificant compared to vehicular emissions on nearby roadways.

Off-site air quality impacts associated with construction activity are also a possibility. The operation of concrete and asphalt batching plants needed for construction materials for buildings, sidewalks, and roadways may result in the emission of particulate matter and other gaseous pollutants. However, these batching plants must meet Federal and State standards and adhere to air quality regulations. Therefore, it is not anticipated that these off-site impacts would be substantial or uniquely different than currently exists in these operations.

Finally, increased vehicular emissions due to disruption of traffic by construction equipment and/or commuting construction workers can be alleviated by moving equipment and personnel to the site during off-peak traffic hours.

Long-term Impacts
Upon completion of project construction, the use of the proposed roadway improvements by vehicular traffic could potentially cause long-term impacts on ambient air quality in the project area. Motor vehicles with gasoline-powered engines are significant sources of carbon monoxide and also can emit nitrogen oxides and other contaminates.

Federal air pollution control regulations require that new motor vehicles be equipped with emission control devices that reduce emissions significantly compared to a few years ago. Past and recent Federal legislation have added restrictions on emissions for new motor vehicles. Average emission rates are anticipated to decrease as older vehicles are replaced overtime on the roadways.

To evaluate the potential long-term ambient air quality impact of motor vehicle traffic using the proposed new roadway facilities, computerized emission and atmospheric dispersion models were used to estimate ambient carbon monoxide concentrations along roadways within the project area.

Carbon monoxide is selected for modeling because it is both the most stable and the most abundant of the pollutants generated by motor vehicles. Furthermore, carbon monoxide air pollution is generally considered to be a micro-scale problem that can be addressed locally to some extent, whereas nitrogen oxides air pollution most often is a regional issue that cannot be addressed by a single project.

For this project, three scenarios were selected for the carbon monoxide modeling study: (1) year 2010 with present conditions, (2) year 2019 without the project, and (3) year 2019 with the project. Modeling included identifying critical receptor areas in the vicinity of the project for analysis. Generally speaking, roadway intersections are the primary concern because of traffic congestion and because of the increase in vehicular emissions associated with traffic queuing. For this study, five of the key intersections identified in the traffic study were also selected for air quality analysis. These included the following intersections:

- Ala Moana Boulevard at Hobron Lane
- Ala Moana Boulevard at Kahanamoku Street
- Ala Moana Boulevard at ʻEna Road/Kālia Road
- Kālia Road at Rainbow Drive
- Kālia Road at Saratoga Road

The traffic impact analysis report discussed in *Section 4.9.1* describes the existing and projected future traffic conditions and roadway configurations of the study intersections in detail. In performing the air quality impact analysis, it was assumed that all recommended traffic mitigation measures would be implemented.

Results from the model indicate that any long-term impacts on air quality in the project area due to emissions from project-related motor vehicle traffic should be negligible. Worst-case concentrations of carbon monoxide should remain within both the State and the National ambient air quality standards.

Implementing air quality mitigation measures for long-term traffic-related impacts is seemingly unnecessary and unwarranted. *Table 4-2* illustrates the estimated findings of worst-case 1-hour carbon monoxide concentrations (ppm) for selected intersections for current 2010 conditions, future conditions (2019) without the project, and future conditions (2019) with the project.

Table 4-2 ESTIMATED WORST-CASE 1-HOUR CARBON MONOXIDE CONCENTRATIONS NEAR THE VILLAGE (parts per million)

Roadway Intersection	Year/Scenario					
	2010		2019-Without Project		2019-With Project	
	AM	PM	AM	PM	AM	PM
Ala Moana Boulevard at Hobron Lane	5.6	4.5	3.9	3.2	4.2	3.2
Ala Moana Boulevard at Kahanamoku Street	3.6	2.8	2.6	2.0	2.8	2.1
Ala Moana Boulevard at ʻEna Road/Kālia Road	5.0	4.2	3.5	3.1	3.8	3.3
Kālia Road at Rainbow Drive	3.4	2.6	2.2	1.8	2.6	2.1
Kālia Road at Saratoga Road	2.2	2.0	1.9	1.7	1.9	1.7

Note: Hawaiʻi State AAQS:9; National AAQS:35

4.4 TERRESTRIAL AND MARINE ENVIRONMENT

4.4.1 Topography, Geology, and Soil Conditions

Existing Conditions

The geological formation of the Hawaiian archipelago is the result of volcanism. Each island protrusion from the ocean is the summit of a volcanic mountain rising from the ocean floor. The geologic creation of Oʻahu is a result of the Earth's crust, comprised of irregular rigid segments, known as plates, moving over a hot spot of upwelling lava, which has remained relatively stationary for many millions of years. The plate under which Oʻahu lies is known as the Pacific plate, which has slowly moved over this span of time towards the northwest. Oʻahu was created through several stages of activity emanating from two volcanic domes. Through various stages of eruptions, erosion and land movement, the volcanic forms became what are known today as the Waiʻanae and Koʻolau mountain ranges (Macdonald, 1983).

The Village is situated on relatively flat land adjacent to the Pacific Ocean in Waikīkī. Waikīkī is situated upon a reef formation that extends from Kakaʻako to the base of Lēʻahi (Diamond Head) crater. Due to its location at the base of a once vast tributary system and in close proximity to Lēʻahi crater, an alluvial mantle on a coral foundation covered the area. As early as 1909, drilling data showed that there is a regular deposition of terrigeneous clay and limestone overlying a substrate layer of coral, coralline algae, and shells. Additionally, the soil contains volcanic ash, olivine, and other lava residue (Carlquist, 1992).

The project site sits on a thick coastal caprock formation comprised of marine (calcareous) sediments, some of which have been imported to fill marshes and other local depressions. The topography of the project area is flat with elevation changes ranging in 0 to 3 feet ("ft") above mean sea level across the Village property.

The project area consists of three soil types (*Figure 4-6*). According to the Oʻahu soil survey, the underlying site soils consist of Beaches ("Bs"), Fill land mixed ("FL") and Jaucas Sand ("JaC"). Bs-type soil occurs as sandy, gravel, or cobble areas on all islands. Bs consists mainly of light-colored sands derived from coral and seashells. FL-type soils consist of material dredged from the ocean or hauled from nearby areas. This soil type is typically used for urban development. JaC-type soils consist of excessively drained calcareous soils that occur as narrow strips on coastal plains adjacent to the ocean. This soil type developed in wind- and water- deposited sand from coral and seashells and is generally nearly level to strongly sloping. Permeability is rapid, runoff is slow, water erosion is slight, and wind erosion is severe where areas of vegetation have been removed. (U.S. Department of Agriculture Soil Conservation Service, 1972)

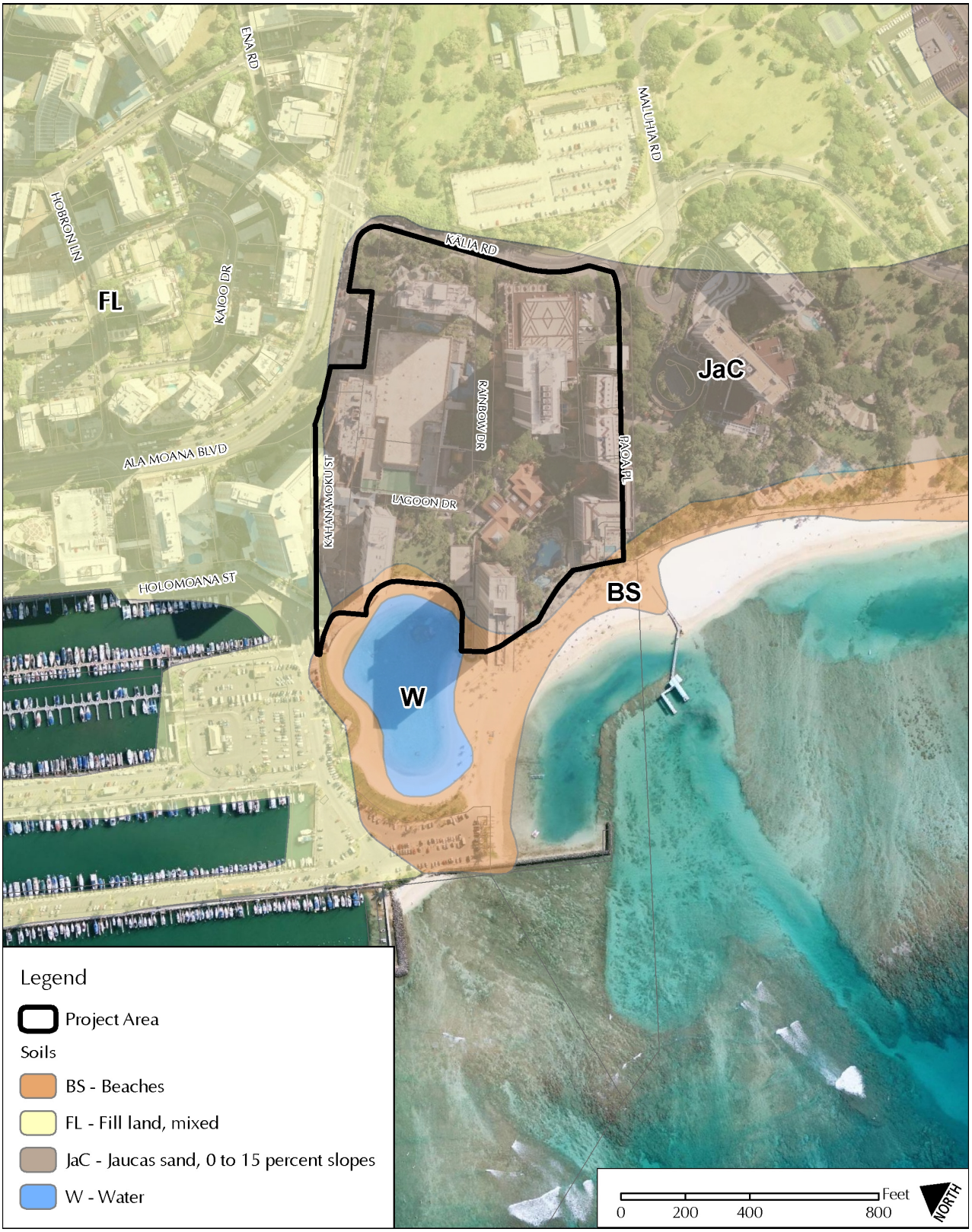
Table 4-3 shows the estimated acreage within the project area of each soil type, according to its quality as rated by the Natural Resources Conservation Service ("NRCS"), formerly known as the Soil Conservation Service. As indicated, JaC is the predominant soil type, comprising over 95% of the project area.

Table 4-3 SOIL TYPES, SLOPES AND ACREAGES

Type	Description of Soil	Acres
Bs	Beaches	0.66
FL	Fill land, mixed	0.44
JaC	Jaucas sand, 0 to 15% slopes	20.9

Probable Impacts and Mitigation Measures

Project construction will involve land disturbing activities that result in soil erosion, such as the removal of existing vegetation (clearing and grubbing), grading, excavation, and infilling of soil. During construction, soil erosion will be minimized through compliance with the County's grading ordinance, and the applicable provisions of the DOH's Water Quality Standards (Chapter 11-54, HAR) and Water Pollution Control requirements (Chapter 11-55, HAR). Standard Best Management Practices ("BMPs") will be employed to minimize impacts. These BMPs will be detailed in subsequent construction plans, and may include phasing of construction activities, limiting site grading, the use of temporary sprinklers in non-active construction areas if needed, stationing water trucks onsite during construction to provide immediate sprinkling in active construction zones if needed, use of temporary berms, use of temporary silt fencing and screens, and thorough watering of graded areas after construction activity has ceased for the day and on weekends. With implementation of BMPs, potentially significant impacts will be mitigated.



Source: GIS Data, State of Hawai'i

Figure 4-6
U.S. Department of Agriculture Soil Conservation Service, Soils Classification Map

Excavation
Excavation activity will be required for certain elements of the Village Master Plan, which includes the structural footing and support structure for the two new towers and retail redevelopment as well as excavation of the expanded Super Pool. It is anticipated that the soil associated with excavation activities will be retained on site during construction and, if possible, used for in-fill where appropriate.

The two new timeshare towers will require excavation for building foundations. Excavation requirements for the foundations will be limited due to the use of drilled caissons for the column foundations. At present, only preliminary calculations of earthwork requirements for the foundations of these buildings can be completed. Plans for the first timeshare tower are at schematic design level which provides a preliminary approximation of foundation requirements at a range of 9,000 – 12,000 CY of excavation. The second timeshare tower has been studied at a more preliminary level of design, and earthwork requirements are roughly estimated at a range of 4,800 – 6,000 CY.

Grading
Moderate earth movement will be required to implement the proposed Village Master Plan. Surface grading is anticipated for entry roadway improvements and platform/column areas for the new timeshare towers. Grading operations, where applicable, will be in conformance with the applicable ordinances by the State DOH. The project will be required to conform to the applicable provisions of Chapter 11-54 (Water Quality Standards), HAR and Chapter 11-55 (Water Pollution Control), HAR. An application for a National Pollutant Discharge Elimination System ("NPDES") permit will be submitted to the State of Hawai'i DOH for review and approval.

The project will comply with City and County of Honolulu Revised Ordinances of Honolulu, Chapter 14, Articles 12 through 16 (Public Works Infrastructure Requirements). These articles set forth the rules and regulations for the control of grading, grubbing, stockpiling, soil erosion and sedimentation; establish the administrative procedure and minimum requirements for issuance of permits and provides for the enforcement of such rules and regulations. Grading will be conducted in compliance with Rules Relating to Soil Erosion Standards, April, 1999. Necessary grading, excavation and erosion control plans and best management practices will be developed and submitted to the City and County of Honolulu, Department of Planning and Permitting for their review and approval.

4.4.2 Surface Water, Groundwater, Storm Water & Drainage

There are no natural occurring sources of surface water present near or within the project area. Significant land alterations, including the dredging of the Ala Wai Drainage Canal at the turn of the 20th Century, have affected the natural tributary and outflow systems that were once present.

Groundwater lies at approximately four feet below grade at most locations in the Village. Groundwater resources beneath the project site emanate from in two distinct aquifers within the Palolo Aquifer System. The shallow aquifer is classified as a basal, unconfined, sedimentary aquifer, occurring in non-volcanic lithology. The groundwater protection status is reported as potentially usable, however, it is not considered ecologically important, nor would it be recommended for use as drinking water. The groundwater within this aquifer is described as moderate salinity (1,000-5,000 milligrams per liter Cl^-), replaceable, with a high vulnerability to contamination. The deeper aquifer is classified as a basal, confined, flank aquifer, occurring in horizontally extensive lavas. The groundwater protection status is reported as being currently used for drinking water purposes. The

groundwater within this aquifer is described as fresh (<250 milligrams per liter Cl^-), irreplaceable, with a low vulnerability to contamination (Mink and Lau, 1990). The closest potable water wells operated by the Honolulu Board of Water Supply are located far inland of Waikīkī. Potable water sources closest to Waikīkī are within the Palolo aquifer unit (5 million gallons per day ("MGD"), 30101 basal aquifer system) and Nu'uanu aquifer unit (14 MGD, 30102 basal aquifer system)(CWRM, 2008).

Excavation during construction will require dewatering, which will be managed following the conditions of approval for an NPDES Construction Dewatering from the State DOH, Clean Water Branch. The NPDES permit conditions will be administered in association with City and County of Honolulu permits for Excavation and Grading.

The existing conditions of surface runoff, storm water discharge and drainage on the property are directly linked to existing infrastructure currently in-place. A 5 ft ×3 ft box drain on the mauka side of Ala Moana Boulevard, which originates at the Kālia Road intersection, conveys storm water in the 'ewa direction and provides the main conduit for drainage around the Village. The drainage system along Kālia Road consists of an 18-inch line from Paoa Place extending to the 'ewa side of the Rainbow Drive intersection, where the drain system increases to two 18-inch lines and extends to the Ala Moana Boulevard intersection. At this intersection, this drainage system increases to a 24-inch drain line which connects to the 5 ft ×3 ft box drain in Ala Moana Boulevard. Catch basins along Ala Moana Boulevard and Kālia Road capture the roadway storm water runoff for conveyance through the pipes and box drain (*Figure 4-7*).

Storm water runoff from the mauka half of Paoa Place is captured in a catch basin near the intersection of Kālia Road that drains to the 18-inch line along Kālia Road to Ala Moana Boulevard. Storm water runoff from the makai half of Paoa Place is captured in inlets and conveyed through a 6-inch line to the makai end of Paoa Place, where the runoff flows through a 3 ft × 1 ft concrete box drain to a 15-inch drain line, and discharges to the ocean at Port Hilton. A catch basin on Kālia Road, 'ewa of Paoa Place, conveys storm water through an 18-inch drain line that extends across Paoa Place to a 36-inch drain line that runs along the Diamond Head side of Paoa Place.

A 5 ft ×3 ft concrete box drain along the 'ewa side of Kahanamoku Street extends from the mauka side of Ala Moana Boulevard and discharges to the Ala Wai Yacht Harbor.

The majority of the storm water runoff from approximately two-thirds of the makai side of the Village (Basin 1) is captured by inlets and catch basins and flows through pipes to three storm water quality chambers in the Great Lawn. Storm water runoff from a portion of the area around the Tapa Tower retail shops is captured and pumped through a 14-inch force main to the storm water quality chambers in the Great Lawn. From the Great Lawn, storm water is discharged through a 30-inch force main to the Ala Wai Yacht Harbor. Storm water runoff from the areas around Ali'i Tower, Diamond Head Tower and the Diamond Head side half of the Super Pool (Basin 2) is captured in inlets and gravity flows in pipes to a 15-inch drain line that discharges to the ocean at Port Hilton. Storm water runoff from the mauka side of the Village (Basin 3) is either disposed directly into seepage wells/dry wells or captured in inlets and gravity flows through pipes to seepage wells/dry wells. Storm water runoff from a portion of the Tapa Tower roof is pumped to a series of seepage wells/dry wells located in the Tapa Bus loading area.

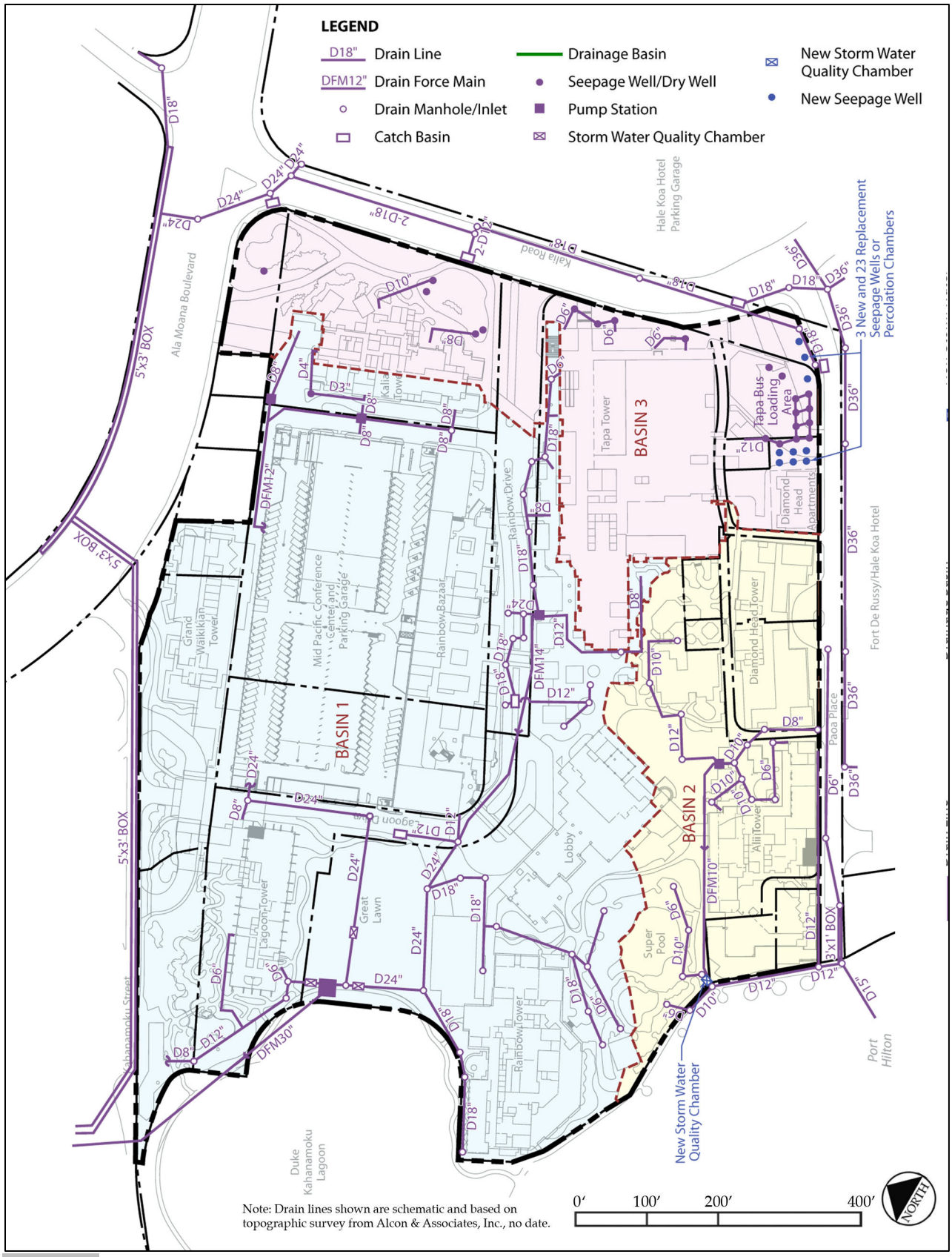


Figure 4-7
Existing Storm Water and Surface Runoff Drainage System

Drainage problems have been historically reported along Kālia Road and Paoa Place. A recent survey of the drainage system along Kālia Road and Paoa Place noted that the catch basins are filled with dirt. Several of the storm drain manholes near the Ala Moana Boulevard, at the end of the drain line(s) are also filled with dirt and water. The drainage system, filled with dirt and debris, would cause flooding along Kālia Road and Paoa Place. Therefore, to mitigate the flooding problems along Kālia Road from impacting the Village, Rainbow Drive was raised at the pedestrian crossing between Kālia and Tapa Towers. The raised pedestrian crossing created a berm which mitigated storm water from flowing into the Village and flooding Rainbow Drive.

Probable Impacts and Mitigation Measures

The types of proposed resort-related land uses within the Village are essentially the same as existing. Accordingly, the project is not expected to significantly impact groundwater quantity or quality within, or down-gradient from, the site. Significant impacts on the coastal environment due to groundwater inputs are not expected from the project.

Drainage problems have been historically reported along Kālia Road due to off-site flow. As part of the Master Plan, drainage improvements will be made along Kālia Road to alleviate the flooding conditions at the entrance of the Village during high rainfall events. Storm water runoff and drainage are detailed further in *Section 4.10*.

For short-term construction related activities, impacts to surface water runoff resulting from soil erosion will be minimized by compliance with Chapter 11-54, HAR and Chapter 11-55, HAR. Additionally, standard best management practices will be employed to further minimize impacts.

The project will have some long-term but mitigated impacts on drainage and storm water runoff within the Village. Storm water runoff is anticipated to decrease slightly in Basin 1 due to a decrease in pavement areas. Storm water runoff is anticipated to increase slightly in Basins 2 and 3, due to an increase in building and pavement areas. *Table 4-4* summaries the storm water runoff flows ("Q") for the existing and developed conditions. Unit measurements are in cubic feet per second ("cfs").

Table 4-4 STORM WATER RUNOFF SUMMARY

Drainage Basin	Drainage Direction/Outlet	Existing Q	Developed Q	Net Q Change [1]
1	Ala Wai Yacht Harbor	64.07 cfs	63.96 cfs	-0.11 cfs
2	Port Hilton	15.94 cfs	16.08 cfs	0.14 cfs
3	On-site Seepage/Dry Wells	21.83 cfs	22.27 cfs	0.44 cfs
Total		**101.84 cfs**	**102.31 cfs**	**0.47 cfs**

Net = Developed – Existing. Assumes that drainage patterns for proposed improvements are the same as existing.

No mitigation measures are required for Basin 1 due to an estimated decrease of approximately 0.11 cfs of runoff from the basin.

Storm water runoff from Basin 2 into Port Hilton is estimated to increase by approximately 0.14 cfs. No flood control mitigation measures are required because the Port Hilton outfall is open coastal water. However, water quality treatment is required to mitigate the effects of the storm water runoff, which is detailed in *Section 4.4.5*.

Storm water runoff from Basin 3 is estimated to increase by approximately 0.44 cfs due to the increase in hardscape and building areas for the new Timeshare Tower 1 development. The existing runoff in the bus loading area flows into seepage wells/dry wells and percolates into the ground. There are three 8 ft diameter by 7.5 ft deep seepage wells, with no computed percolation capacity, can be installed to mitigate the additional runoff. Onsite percolation testing would be required to determine the actual number of seepage wells. Runoff into the seepage wells do not discharge into the ocean or other receiving waters, therefore water quality treatment is not required.

The existing seepage wells/dry wells in the bus loading area would be displaced by the new timeshare tower improvements. Approximately 23 new 8 ft diameter by 7.5 ft deep seepage wells would be required to replace the twelve seepage wells/dry wells. Alternatively, percolation chambers with 6,800 cubic feet of storage volume could also be used to replace the 12 seepage/dry wells. Onsite percolation testing would be required to determine the actual number and volume of seepage wells or percolation chambers.

The new seepage wells and/or percolation chambers in the bus loading area will help mitigate the flooding problems along Kālia Road and Paoa Place by containing storm water runoff on site. However, to mitigate area flooding, the catch basins and drain lines in Kālia Road and Paoa Place should be cleaned of dirt and debris and the drainage system maintained by the City and County of Honolulu and the State.

4.4.3 Botanical Resources

A landscaping inventory and description was conducted by McCelvey Associates and is included as *Appendix C*. An arborist assessment was completed by Steve Nimz & Associates, which provides recommendations regarding tree preservation, relocation, removal, and replacement. This report is included as *Appendix D*.

The majority of the campus property consists of tropical species with the inclusion of native species. The existing tree and palm inventory calculated 251 species of trees and 597 species of palms on the Campus property. An overview of species type inventoried is provided in *Table 4-5*.

Probable Impacts and Mitigation Measures

The visual inventory for the project identified 115 trees and 249 palms growing in areas identified for renovation and improvements. Further observations for the arborist assessment were then conducted within these three master planned improvement areas MPA-1, MPA-2, MPA-3 (see *Section 3.0* for reference) (*Figure 4-8*). The assessment identified 1) significant trees recommended to remain in place or be relocated on site; and 2) trees and palms that are candidates for relocation on or off the project site.

Significant trees located in MPA-1 included the Sausage tree, Kiawe tree, numerous healthy Areca Palm clusters, Singapore Plumeria trees, Coconut Palms, and Manila Palms. The Sausage tree is a mature specimen that is recommended for preservation or relocation on site. The Kiawe tree is a large mature specimen that has leaned over and re-anchored itself. Therefore, it is recommended that care be taken to preserve the tree during re-development of the area. Areca Palm clusters, Singapore Plumeria trees, Coconut Palms, and Manila Palms are good candidates for relocation on or off the project site.

MPA-2 consists of large mature Monkeypod trees, a large Fiscus benghalensis tree, several mature Prichardia palms, and Manila and Coconut Palms. Nine of the 18 Monkeypod trees identified in MPA-2 could be relocated if required by the project design. The Fiscus benghalensis tree is a significant specimen that will require tree protection to minimize impacts to the root structure and crown during construction. The majority of the Manila and Coconut Palms in the area are over mature and recommended for removal. The Prichardia palms can be relocated within the site.

Table 4-5 VILLAGE TREE AND PALM SPECIES	
Tree Species	
Autograph Tree	Hulu Tree
Beach Heliotrope	Kiawe
Breadfruit (Ulu)	Kukui
Coral Tree	Madagascar Olive
Dracaena	Milo
Dwarf Hau	Monkeypod
False Kamani	Norfolk Island Pine
Fern Tern	Plumeria Tree
Ficus	Plumeria Stump
Ficus-Banyan	Sausage Tree
Ficus celebensis	Schefflera
Ficus Species Stump	Shower Tree
Fiddle Leaf Fig	Travelers Palm Cluster
Hala	Travelers Tree
Hala Tree	Unknown Stump
Hau Tree	Yellow Plumeria
Hong Kong Orchid Tree	
Palm Species	
Areca Palm Cluster	Licuala Palm
Blue Latan Palm	Macarthur Palm
Bottle Palm	Manila Palm
Coconut	*Pritchardia spp.*
Coconut Palm	Pygmy Date Palm
Double Trunk Manila Palm	

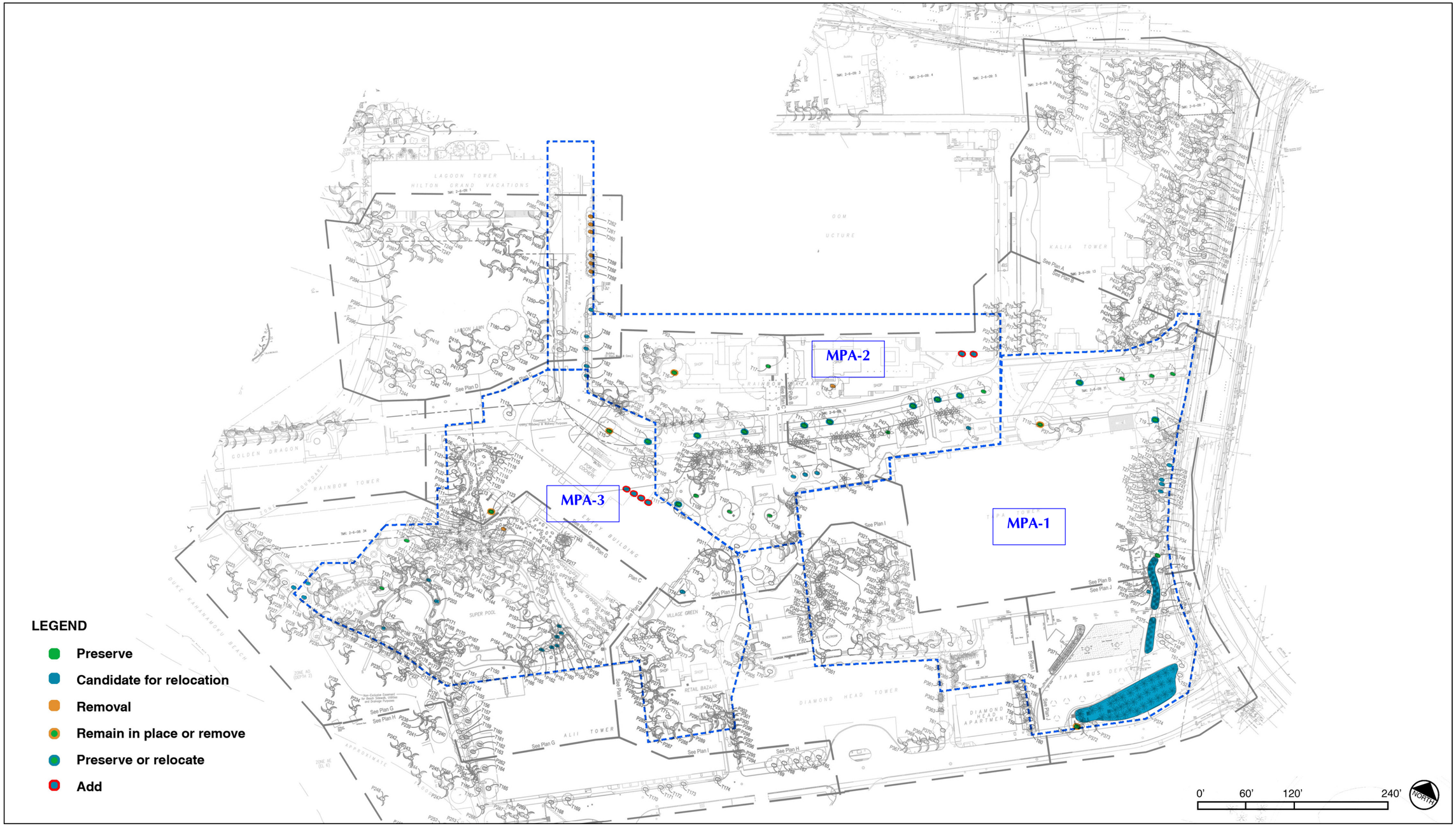


Figure 4-8
Tree Inventory & Arborist Assessment for Master Planned Improvements Areas

Source: McCelvey Associates; Steve Nimz and Associates

Significant trees located in MPA-3 consist of the Ficus tree, Fish Poison Tree (Hulu), Ficus elastica, Coconut Palms, Prichardia, Pygmy Dates, and Blue Latan Palms, Hau tree and Autograph and Plumeria trees. The Ficus tree and Fish Poison Tree (Hulu) are considered significant mature trees that will require a tree preservation plan to reduce impacts during construction. The Ficus elastica is a large mature specimen, approximately 70 ft tall. The tree is in fair condition and could be a significant asset to the project if the tree root structure can be preserved during design and construction. The majority of the Coconut Palms located in MPA-3 are over mature and recommended for removal. The Prichardia, Pygmy Dates, and Blue Latan Palms are considered good candidates for relocation as is the smaller Autograph and Plumeria trees. The Hau tree located over the bar area could also be relocated if the theme is to be preserved.

It is vitally important for the grounds of the Village to retain and enhance its lush tropical garden-like setting, which is one of the recognized features of the resort. New landscaping plants will include appropriate replacements of existing species being removed. Additionally, a palette of native and tropical trees, ferns, hedge, and grass cover will be selected during the detailed design phase but will complement existing species represented within the Village. There are currently significant beds, small groves and individual specimens of Hawaiian native plants throughout the property. In addition, the existing landscape includes native groundcovers and shrubs such as ʻĀkia (*Wikstroemia uva-ursi*), Naupaka (*Scaevola taccada*), Pohinahina (*Vitex rotundifolia*), Pohuehue (*Ipomoea pes-caprae subsp. Brasiliensis*). Future landscape improvements will include additional native shrubs and groundcovers such as ʻIlima (*Sida fallax*), Paʻu o hiʻiaka (*Jaquemontia ovalifolia subsp. sandwicensis*), ʻAkoko (*Chamaesyce celastroides var. celastroides*), Aʻaliʻi (*Dodonaea viscosa*) and Maʻo (*Gossypium tomentosum*).

The current landscape within the Village also includes valuable cultural and Polynesian-introduced plant material, including Coconut (*Cocos nucifera*), Ti/Kī (*Cordyline fruticosa*), Taro/Kalo (*Colocasia esculenta*), Kukui (*Aleurites moluccana*), Hau (*Hibiscus tiliaceus*), Milo (*Thespesia populnea*), Breadfruit/ʻUlu (*Artocarpus altilis*) and Banana (*Musa spp.).* These and other related plant materials that help tell of the rich, cultural importance of the original Polynesian plant introduction are important components of the landscape and would be enhanced, where appropriate in future landscape improvement areas.

Aside from appropriate native plants noted above, plants that will be considered for use in future projects include drought tolerant plants that require less irrigation than traditional tropical landscape plantings. Plants that may be used include the Oyster Plant (*Tradescantia spathacea*), Natal Plum (*Carissa macrocarpa and cultivars*), Autograph Tree (*Clusia rosea*), Tilandsias, Stephanotis (*Marsdenia floribunda*) and Lignum Vitae (*Guaiacum officinale*). As appropriate, a garden of selective native species that are representative of the area's native coastal habitat will be considered as part of the final landscaping design.

4.4.4 Terrestrial, Marine Fauna and Avifauna

Existing Conditions

Below is a discussion of known animals, birds, and marine life that either reside within the Village area or within the near-shore coastal waters fronting the Village. Information was gathered from interviews with Hilton Worldwide's ("Hilton") on-site Wildlife Coordinator for the Village. Additionally, as part of an ongoing monitoring program, a Review of Water Quality and Biotic Composition in the restored Duke Kahanamoku Lagoon was conducted by Marine Research Consultants as a part of this Environmental Impact Statement ("EIS") and is included as *Appendix E*.

Marine Biotic Community in the Duke Kahanamoku Lagoon
Ongoing monitoring of biota within the Duke Kahanamoku Lagoon indicates a complete lack of noxious marine organisms (e.g., stinging jellyfish) that previously compromised the lagoon for safe swimming. Major biotic components of the lagoon now consist of three species of fish (guppies, tilapia, and tabai) which appear able to complete their life cycles within the lagoon. Periodic netting of fish has kept the numbers relatively small, and these species may feed on algal or cyanobacterial mats, thus serving as a mechanism to control growth on the lagoon floor. Screens placed over the discharge pipes in the Ala Wai Boat Harbor and one-way valves in discharge pipes have been effective in preventing invasion of the lagoon by marine species.

Common Terrestrial Animals and Birds
Existing terrestrial fauna on the site and within the near vicinity is limited to primarily introduced pests species common to urban environments. These include rats, mice, and feral cats. Birds that flock or reside within the project area include many common introduced species such mynah, cardinals, pigeons, doves, house finches, and rice birds. These common birds are found throughout the urban areas of Honolulu.

Observations of Indigenous Manuokū within the Village Area
In addition to the common species of birds found in the Village, the manuokū (White Fairy Tern, *Gygis alba*) has been observed nesting in the Village for several seasons. The manuokū is indigenous to Hawai'i and is on the State threatened list. It is also the official bird of the City and County of Honolulu. The manuokū is found mainly in the Northwest Hawaiian Islands as well as the island of O'ahu. Their flight is buoyant and characterized by erratic changes in direction and speed. Manuokū typically feed by surface diving over the ocean, preying on mostly juvenile goatfish and flying fish.

Estimates are that there are approximately 15,000 breed pairs throughout the Hawaiian Archipelago with over 250 pairs on O'ahu, mainly observed between Kapi'olani Park and 'Iolani Palace. Most of the O'ahu manuokū population will breed and roost exclusively in large trees, such as banyans, monkeypods, mahogany, or kukui trees. Breeding adults remain close their brooding sites year round, which in the Village include both buildings and the banyan tree located in the Rainbow Bazaar area.

The manuokū typically remain paired for several seasons and will often return to the same site. Primary threats to the manuokū include introduced predators like rats and feral cats, introduced insects such as big-headed ants (*Pheidole megacephala*) and issues related to areas being overfished, thereby limiting the ability of the manuokū to feed.

Wildlife Inventory within the Village
The Village has a well established wildlife program that is managed by a full-time and qualified Wildlife Coordinator. This program includes several exotic birds, fish, and reptiles, which are cared and sheltered on-site. These species are managed under an approved management program that meets or exceeds established by Federal and State regulations and guidelines. *Table 4-6* provides an inventory listing of existing wildlife on the property.

Probable Impacts and Mitigation Measures

There will be limited short term-related impacts to the manuokū habitat and to the existing wildlife habitats for Hilton's private inventory. Coordination with the State Department of Land and Natural Resources (DLNR), Division of Forestry and Wildlife (DOFAW) will be ongoing through project design to protect the manuokū. As necessary, measures will be place during to construction to ensure the birds are protected and allowed to raise their young amidst the surrounding construction activity. As necessary, a management plan that establishes goals to maintain, protect, and enhance existing habitat will be employed. Additionally, ongoing eradication and control measures for pest species such as rats and feral cats will continue to be utilized. Similar conscientious measures have proven successful within other nearby Waikīkī development projects.

Additionally, during the expansion of the wildlife pool, best management practices will be implemented to protect the water quality of the wildlife pool and where necessary, a temporary relocation plan for the various species of fish, reptiles, and birds will be implemented while construction activity is on-going. Baseline parameters relative to space requirements to house certain species will be identified and integrated into the detailed design phase of the improved wildlife pool areas. Coordination with the Hilton Wildlife Coordinator and with DOFAW will be ongoing through the design, construction, and operational phases of the project.

Continual monitoring of the Duke Kahanamoku Lagoon to evaluate the marine biotic community has been effective strategy to date since the restoration and will continue. Where necessary, taking appropriate measures to eliminate introduced species will help to maintain a balanced and non-intrusive biotic community.

Table 4-6 VILLAGE WILDLIFE INVENTORY

Species	Common Name
Cynus melancoryphus	Black-neck Swan
Aix galericulata	Mandarin Duck
Aix sponsa	Wood Duck
Anas platyrhynchos	Mallard
Calonetta leucophrys	Ring Teal
Dendrocygna eytoni-viduata	Whistling Tree Duck
Dendrocygna viduata	Whistling Tree Duck
Garrulux leucolophus	White Crested Laughing Thrush
Phoeniconias minor	Lesser Flamingo
Spheniscus demersus	African Black-Footed Penguin
Threskiornis aethiopica	Sacred Ibis
Amazona ochrocephela auropalliata	Yellow Nape Amazon
Amazona ochrocephela ortix	Double Yellow Headed Amazon
Ara araruana	Blue and Gold Macaw
Ara chloroptera	Green Wing Macaw
Ara macao	Scarlet Macaw
Eclectus roratus polychlorus	Eclectus Parrot

Table 4-6 VILLAGE WILDLIFE INVENTORY	
Species	**Common Name**
Psittacula krameri	Ring Neck Parakeet
Ara chloroptera-araruana	Harlequin Macaw
Pelodiscus sinensis	Chinese Softshell Turtle
Graptemys	Map Turtle
Pseudemys concinna	River Cooter
Trachemys scripta	Red-Eared Slider
Aulonocara jacobfreibergi	African Cichlid
Aulonocara nyassae	African Peacock Cichlid
Cichilsoma labiatus	Red Devil Cichlid
Cichla ocellaris	Tucanari Bass
Ctenophryngodon idellus	White Amur (Grass Carp)
Cyprinus carpio	Japanese Carp (Koi)
Haplochromis ahli	Electric Blue Cichlid
Leporinus fasciatus	Banded Leporinus
Lobochilotes labiatus	Zebra Cichlid
Micropterus salmoides	Largemouth Bass
Pseudottophis lombardoi	Kenyii Cichlid
Gymnarchus nicloticus	knifefish

4.4.5 Near-shore and Lagoon Water Quality

Existing Conditions

The near-shore areas surrounding the Village include Waikīkī Beach, the Ala Wai Harbor, and Duke Kahanamoku Lagoon. As part of an ongoing monitoring program, a Review of Water Quality and Biotic Composition in the restored Duke Kahanamoku Lagoon was conducted by Marine Research Consultants as a part of this EIS and is included as *Appendix E*.

Waikīkī Beach

The biotic community structure of the Waikīkī area is divided into two major zones. The inner zone, consisting of the region from the shoreline over the reef platform to the reef crest is primarily a sand and rubble-covered flat inhabited primarily by various species of algae. Reef corals, and most other epibenthic organisms, are sparse in the inner zone, primarily as a result of the continuous shifting of sand that is kept in motion by wave surge. The inner zone is the area that would be subjected to changes in water quality resulting from inputs from land.

The second major zone, which originates just seaward of the reef crest and extends seaward, is composed of a relatively flat "hardpan" limestone bottom. Because this zone is at depths below most of the destructive force of waves, and beyond the limits of sand scour, reef corals occur abundantly. As is typical on most coral reefs in Hawai'i, the most dominant corals are *Porites lobata* and *Pocillopora meandrina*.

Ala Wai Harbor
The Ala Wai Harbor is classified as a Class A marine embayment. The State DOH has established water quality standards for concentration parameters for total nitrogen, ammonia nitrogen, nitrate and nitrite nitrogen, total phosphorus, chlorophyll, and turbidity per Chapter 11-54 (Water Quality Standards), HAR.

The harbor exchanges water with near-shore waters through its entrance channel. These waters are listed as "Honolulu Harbor and Shore Areas" under the Clean Water Act Sec. 303(d) List of Impaired Waters. The applicable water standard criteria for the harbor is under definitions of "basic" (11-54-4, HAR) and "open coastal waters" (Chapter 11-54-6(b), HAR).

The Ala Wai Harbor also exchanges water with the Ala Wai Canal, a two mile long artificial water body that begins at the Kalākaua Avenue Bridge and drains a 16 square mile watershed. Water quality in the canal is relative poor primarily as a result of erosion in the upper end of the watershed, and urban runoff containing pollutants that drain into the canal. Poor water circulation resulting from blockage of the diamond-head end of the canal results in long residence times of pollutant materials within the Ala Wai system. Total Maximum Daily Loads have been assigned to the canal to limit inputs of nitrogen and phosphorus.

As part of the restoration of the Kahanamoku Lagoon (to be discussed in detail below) and per an agreement with the State DLNR, Division of Boating and Ocean Recreation, a portion of the lagoon's discharge water is diverted in the inner and mauka basin of the Ala Wai Harbor. A newly constructed pipeline carries outflow from the lagoon to the makai-Diamond Head corner of the inner harbor basin. The improved bio-chemical cycling system of water exchange between the lagoon and the harbor has resulted with the geometric mean of lagoon water discharge falling between wet and dry water quality standards.

Duke Kahanamoku Lagoon
In 2002, Hilton obtained a Special Management Area Use Permit ("SMP") and Planned Development-Resort ("PD-R") approval for construction of the new Grand Waikikian Tower and associated facilities and landscaping on its property. The SMP required Hilton to attain and maintain the water quality of the adjacent Duke Kahanamoku Lagoon at acceptable levels as specified by the State DOH. The lagoon and the immediate surrounding area is State Conservation land but through an agreement with the State, Hilton has the responsibility to maintain the lagoon, including its water quality.

The original construction of the lagoon feature utilized near-shore ocean water to fill the lagoon through gravity flow. This resulted in unacceptable water quality conditions, primarily as a result of slow circulation of lagoon water resulting in dense plankton growth in the water column, introduction of marine silt that became trapped in the lagoon, and introduction of noxious marine species. To restore the lagoon with acceptable levels of water quality standards, a complete re-design of the lagoon configuration, water source, and circulation/discharge system was necessary. These changes were completed in 2007 and have transformed the lagoon into an extremely valuable recreational resource, with high aesthetic appearance, and acceptable water quality.

The key factor of the re-design of the lagoon was isolating the lagoon intake from the offshore ocean. This was accomplished by drilling seven wells along the mauka perimeter to supply saline groundwater to the lagoon. The thick layer of anaerobic silt mud was sealed with geotextile cloth, and volume of water in the lagoon was decreased by filling in the lagoon to a maximum depth of 5 ft. A new circulation system pumps intake water into the lagoon from sumps containing saline groundwater, and water cycled through the lagoon is discharged via pumps into the middle and mauka basins of the Ala Wai Boat Harbor. Design of the circulation system promotes uniform and complete turnover of water within the lagoon up to five times per day. While the source saline groundwater is substantially (and naturally) elevated in dissolved inorganic plant nutrients, the rapid turnover rate prevents substantial uptake of nutrients by plankton, resulting in a consistently clear water column. These improvements, along with elimination of storm water discharge have resulted in water quality within the lagoon to reach safe recreational standards.

To ensure compliance with State Water Quality Standards, monitoring has been ongoing from 2007 to present day. Results of this monitoring activity over time show that levels of dissolved nutrients decrease slightly between supply water and discharge water, while concentrations of Chlorophyll and turbidity are slightly elevated in discharge water relative to supply water. These patterns indicate that there is some uptake of dissolved nutrients by plankton and benthic plants during residence time of water in the lagoon. While uptake and growth are analytically detectable, there is no visible indication of effect to water clarity, which remains consistently high throughout the lagoon. Dissolved oxygen is relatively low in saline groundwater intake, but rapidly increases during the circulation cycle. Additionally, monthly measurements of three indicator bacteria (Enterococcus, Fecal Coliform, and *Clostridium perfringens*) reveal that there are no consistent elevated readings in either supply water, lagoon stations, or discharge water.

Probable Impacts and Mitigation Measures

Impacts to the marine and near-shore environment can only be considered from storm water runoff that may result in delivery of materials to the ocean.

Duke Kahanamoku Lagoon Outflow

The project will not direct any storm water or surface runoff to the lagoon. The re-design of the lagoon currently meets the requirements of the State Water Quality Standards. Mitigation will continue in the form of water quality monitoring and through best management practices for daily operations and maintenance of the lagoon and to ensure outflow to the harbor basin is within acceptable standards.

Port Hilton Basin/Waikīkī Beach Outflow

The project will increase the amount of treated storm water runoff by 0.14 cfs into the area of Waikiki Beach known as the Port Hilton Basin. Water quality treatment mitigation measures which can be implemented at the outflow include bioretention basins, permeable pavements, or storm water quality chambers (e.g. Vortechs, Aquaswirl, or CDS system) sized to accommodate approximately 1.26 cfs of flow-through runoff. Bioretention basins and permeable pavements are low impact development ("LID") strategies which are used to retain storm water runoff on site. Bioretention areas are depressed landscaped areas for storm water runoff storage, infiltration, and evapotranspiration. Permeable pavements allow storm water runoff to infiltrate into the ground and prevent concentrated runoff flow. Storm water quality chambers are proprietary units, which vary in size based on the manufacturer. The size of a storm water quality chamber to handle up to 1.26 cfs of flow-through runoff is typically about the size of a standard manhole. The requirements for basin and/or chamber sizing are presented in this section, and in *Appendix L*.

Bioretention areas and storm water quality chambers are will depend on the design of the super pool area. A storm water quality chamber can be located Diamond Head-makai of the Super Pool, to treat storm water runoff prior to flowing off the property. This would ensure that all storm water runoff that is discharged to this basin has been adequately treated prior to release. Such treatment should result in no significant or long-term effects to water quality or marine biota in the Port Hilton Basin area.

Ala Wai Yacht Harbor Basin Outflow
No mitigation measures are required for the Ala Wai Yacht Harbor Basin owing to an anticipated decrease of approximately 0.11 cfs of storm water runoff into this area upon project implementation. As a result of the decreased discharge, there will be no significant or long-term changes to water quality from present conditions of the Yacht Harbor Basin resulting from the proposed project.

4.5 NATURAL HAZARDS

4.5.1 Hurricanes and Tropical Storms

Hurricanes and tropical storms are giant whirlwinds in which air moves around a center of low pressure, reaching maximum velocity in a circular band. Tropical storms are categorized as an organized system of strong thunderstorms with defined circulation and maximum sustained winds of 39-73 mph. Hurricanes are intense tropical weather systems with well defined circulation and maximum sustained winds of 74 mph.

In the Northern Hemisphere, a hurricane's circulation includes low pressure and counter-clockwise inflow at the surface, and high pressure and clockwise outflow at upper levels. The overall diameter of the hurricane circulation is typically between 300 and 600 miles. A hurricane or tropical storm may create hazardous conditions from high winds, torrential rainfall, coastal and inland flooding and erosion, high surf, and storm surge, which may damage or destroy property and/or threaten lives. The general season for these storms is between the months of June to December.

Hurricanes are considered to be relatively rare events in the Hawaiian Islands. Records show that strong wind storms have struck all major Hawaiian Islands. The first officially recognized hurricane in Hawaiian waters was Hurricane Hiki in August 1950. Since that time, five hurricanes have caused serious damage in Hawaiʻi: Nina (1957), Dot (1959), Iwa (1982), Estelle (1986), and Iniki (1992).

Probable Impacts and Mitigation Measures
Since 1955, five major hurricanes or tropical storms have caused major damage to Hawaiʻi. The effects of these past storm events have caused minimal to no damage in the project area. The future threat of hurricanes in the project area cannot be estimated beyond the fact that hurricanes will probably hit Hawaiʻi as frequently as they have in the past.

When a hurricane is approaching a coastal location, early evacuation to higher ground or vertical movement to higher floors in case of a hotel is usually standard mitigation to address the possibility of accompanying storm surge with high winds. The National Weather Service provides guidance and when necessary during an event, issues a hurricane watch when a storm is expected to make landfall within 36 hours. A hurricane warning is issued when landfall is likely within 12 to 24 hours. In the event of a hurricane or tropical storm, the Village has an emergency response plan that outlines procedures for natural disaster events. Each operational department within the resort has assigned responsibilities under this plan. Resort management, staff, and security are also trained in these special operational procedures. Guests would be directed by assigned resort staff to take the

appropriate action, which may include vertical relocation to higher floors or move to assigned shelter space on the property, depending on the established conditions under which evacuation would be necessary. The resort is also equipped with backup generators to maintain critical functions of operation in the event of a power failure.

It is the resort's policy to take care of its own guests in the event of an emergency. However, in the event that the Village requires a complete evacuation of guests and personnel to an off-site shelter, the closest assigned emergency public shelter is the Hawai'i Convention Center (although this areas lies within the proposed tsunami evacuation zone). Public shelters are typically opened selectively depending on the severity of the storm and the land area most affected by the storm.

4.5.2 Earthquake

The majority of earthquakes in Hawai'i are directly related to volcanic activity, particularly to the movement of magma beneath Kīlauea and Mauna Loa, on the island of Hawai'i. Other earthquakes are the result of exerted pressures released by magma that never reaches the surface. The United State Geological Survey conducted a probabilistic seismic-hazards assessment for the State of Hawai'i, in 1997. From this assessment, seismic zones were re-assigned for each county.

The entire City and County of Honolulu lies in a seismic zone designated as Zone 2A. Under the United Building Code ("UBC") seismic provisions, a Zone 2A area could experience seismic activity between .075 and .10 of the earth's gravitational acceleration ("g-force"). In comparison, the County of Hawai'i, with its ongoing volcanic activity, is designated as Zone 4, the highest seismic zonation, demonstrating that the island of Hawai'i could experience severe seismic activity between .30 and .40 g-forces.

Probable Impacts and Mitigation Measures

Seismic hazards are usually associated with causing damage including landslides, ground cracks, rock falls, and tsunamis. With a rating of Zone 2A per the United States Geological Survey ("USGS"), an earthquake is expected to cause only minor damage in the project area. New development will be in compliance with the UBC and City ~~&~~ and County of Honolulu standards, including earthquake design provisions. Further mitigative measures will include expanding and continuing resort staff and security training in emergency response and evacuation procedures.

4.5.3 Flooding

The project site makai of Kālia Road lies within the 100-year flood zone designated as AO on the National Flood Insurance Rate Maps (#15003 C0370F, 0365F), with a base flood elevation of 2 ft above the geographic elevation (*Figure 4-10)*. Flooding in these areas is typically shallow and consists of sheet flow on sloping terrain. The remaining portion of the Village property also lies within the AE designated flood zone. This zone represents a special flood area which has the potential to be inundated with a 100-year flood. For AE designations, base flood elevations are determined for each specific geographical area. Within the project site, areas designated as part of the AE zone have a base flood elevation identification of 5 ft above the geographic elevation.

Probable Impacts and Mitigation Measures

The ground elevation associated with the master plan project varies between 0 and 4 ft mean sea level ("msl"). The Village Master Plan will comply with flood hazard requirements in accordance with current Federal, State and City ~~&~~ and County of Honolulu standards, including rules and regulations of the NFIP presented in Title 44 of the Code of Federal Regulations (44CFR) and the flood proofing of permitted uses below the designated flood elevation. In the event of an emergency situation resulting from flood inundation that requires evacuation from the Village area, typically the County designates evacuation shelters to be selectively opened depending upon the severity of the damage. Shelter designations and schedules are broadcast on local radio and television stations. Information during an emergency event would also be disseminated by resort staff, security, and other employees to timeshare owners, hotel guests, and visitors on-site.

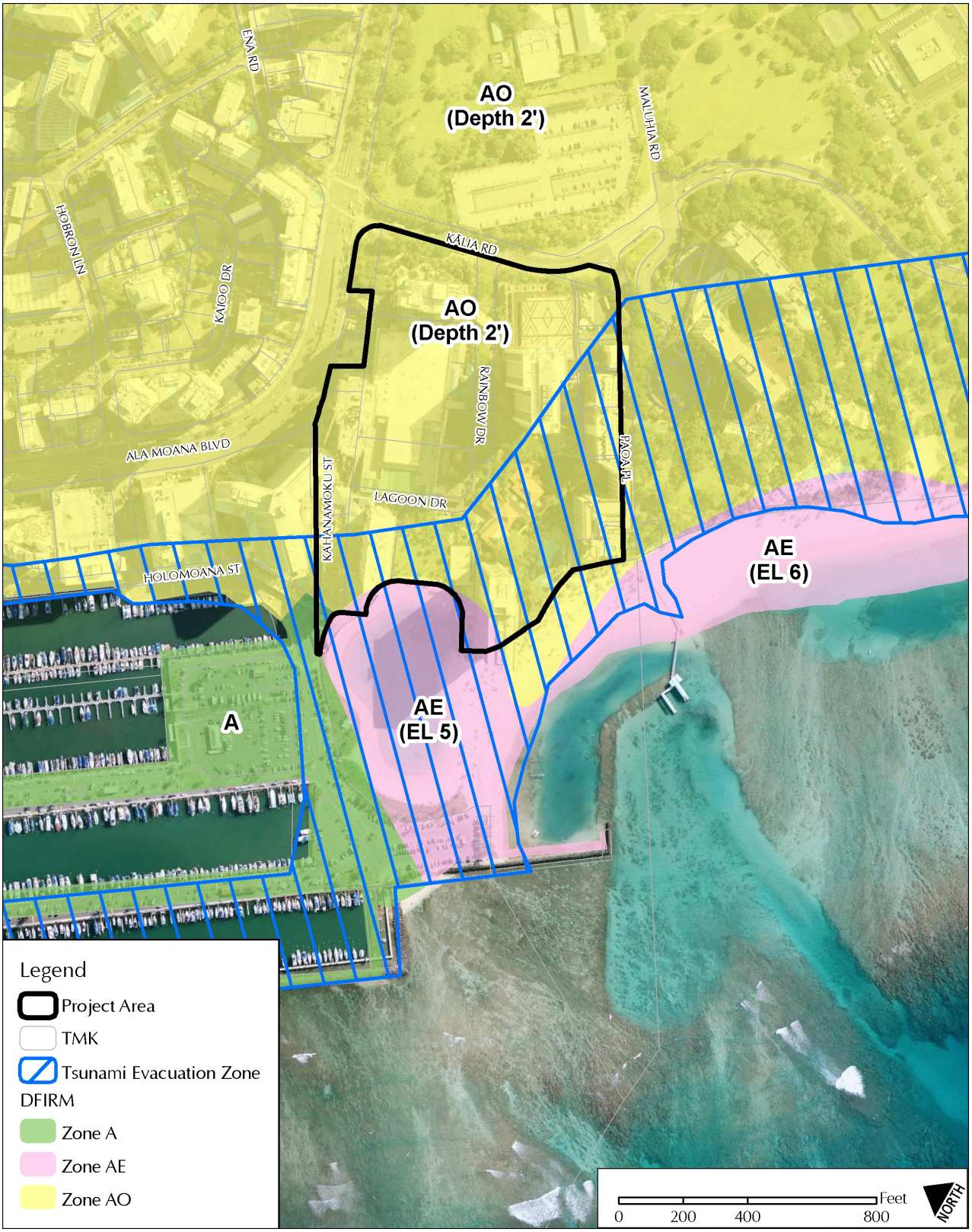
4.5.4 Tsunami Inundation

Tsunamis are caused by a sudden and typically violent movement of the sea floor that generates a wave or a series of great waves which travel across the ocean until they reach a coast. Sea floor movements may include earthquake faulting, submarine land sliding, or submarine volcanic eruptions. Submarine faulting, often consisting of the vertical movement of a block of oceanic crust, may cause earthquakes.

Tsunamis are characterized by great speeds (up to 590 mph), long wave length (up to 120 miles), long periods between successive crests (ranging from minutes to a few hours), and low height in the open sea. Upon reaching a coastline, a tsunami can become a wall of water reaching heights of 30 ft or more and capable of moving inland several hundred ft.

In Hawai'i, tsunamis have accounted for more lost lives than the total of all other local natural disasters. In the 20th century, an estimated 221 people have been killed in Hawai'i by tsunami events. Historically, the south shore of O'ahu, including Waikīkī, has been affected only minimally by tsunamis. Known major tsunami events in Hawai'i per the Pacific Disaster Center include the areas of Hilo (1946), North Shore O'ahu (1952), Laie Point (1957), Hilo (1960), Halape Beach Park, Hawai'i Island (1975).

According to previous ~~existing~~ County tsunami evacuation maps, nearly half of the Village along with the majority of coastal areas are Waikīkī was ~~is~~ located in the Tsunami Evacuation Zone (*Figure 4-9*). However, in 2004, the City and County of Honolulu, Department of Emergency Management, initiated the Tsunami Inundation Mapping Project ("TIMP") with the University of Hawai'i to revise existing tsunami evacuation maps. Science advisors analyzed inundation data, elevation, terrain, and historical tsunami run-ups and made recommendations to public safety officials on high risk areas.



Source: GIS Data, State of Hawai'i

Figure 4-9
Previous Flood Insurance Rate Map & Current County Tsunami Evacuation Zone

New County tsunami evacuation zones have been developed by taking tsunami inundation data from the TIMP and applying a public safety buffer utilizing existing streets and roads as landmarks~~. These maps are currently under review and will include public information outreach workshops before they are finalized. A proposed revised Waikīkī evacuation map was presented to the public on July 26, 2010 (*Figure 4-10*).~~ Under the recently approved ~~proposed~~ map, the entire Village area is within the tsunami evacuation zone, along with most of the Waikīkī area makai of Kūhiō Avenue (*Figure 4-10*).

Probable Impacts and Mitigation Measures

In general, all coastal areas of O'ahu are vulnerable to impacts resulting from a tsunami. The actual impacts of tsunamis upon a particular area cannot be estimated beyond the possibility of the area sustaining heavy damage. The capacity of a structure to withstand the effects of a tsunami is dependent upon several factors including: the size and speed of the wave as it is transformed while approaching the shore, the type of structure, the site design and orientation of the structure and its surroundings, and the amount of debris that is swept in the movement of the wave.

Similar to other natural hazard events, the County has an emergency operations plan for evacuating potentially affected areas. Inland shelters have been identified. Tsunami Warning signals from the State Civil Defense sirens will be audible during a tsunami alert event, which will serve to alert guests to safety instructions at the Village. In the event of a Tsunami Warning, guests at the Village are notified through the in-room television network, along with special flyer notices posted at high visibility locations across the village. Specific information is provided to guests and employees to take action to avoid the beach area, and move to elevated locations at the third floor and above in the Village buildings. Loudspeaker broadcast across the Village public address system is also available, as necessary, to provide additional warnings and instructions to guests and employees. Potential mitigative measures are limited to ensuring that resort staff continues to be properly trained in assisting other employees and guests with appropriate response and evacuation procedures at the issuance of a tsunami warning or any other emergency event.

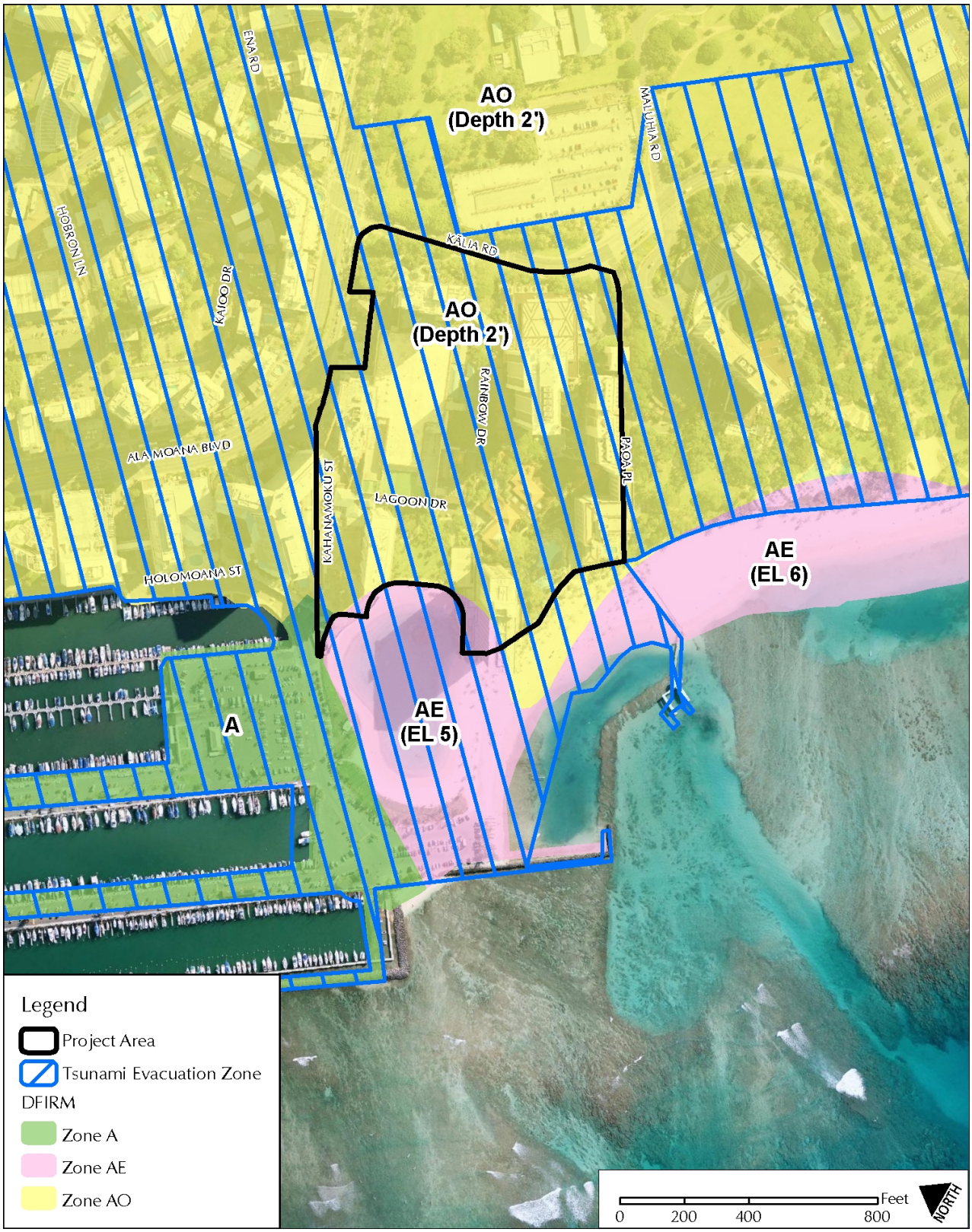


Figure 4-10
Flood Insurance Rate Map & Approved ~~Proposed~~ Expansion and Revision of County Tsunami Evacuation Zone in Waikīkī

Source: City and County of Honolulu, Department of Emergency Management

4.6 ARCHAEOLOGICAL, HISTORIC AND CULTURAL RESOURCES

The Village Master Plan is subject to a historic preservation review by the State Department of Land and Natural Resources, State Historic Preservation Division ("SHPD") under Hawai'i Revised Statutes ("HRS") Chapter 6E and Chapter 13-284, HAR. Cultural Surveys Hawai'i prepared an Archaeological Inventory Survey ~~Plan~~ ("AIS~~P~~") and a Cultural Impact Assessment ("CIA"), which are included as *Appendices F* and *G*, respectively.

4.6.1 Archaeological and Historical Resources

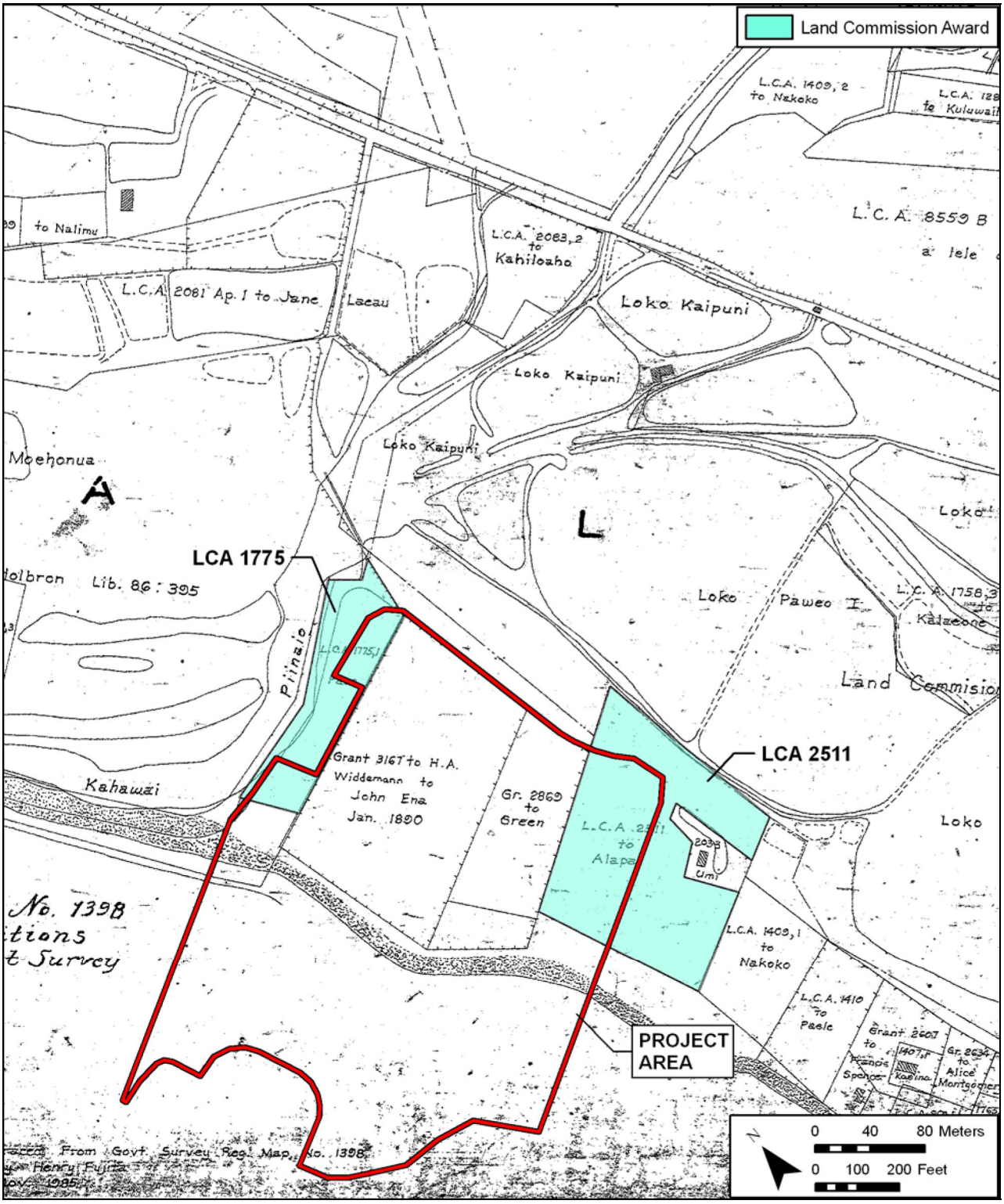
~~The~~ An Archaeological Inventory Survey Plan ("AISP") was prepared in advance of a ~~planned~~ archaeological inventory survey of the Village and in accordance with the requirements in 13-284-5, HAR. The AISP detailed the proposed methodology and scope of the inventory survey per the requirements of Chapter13-276, HAR, and was approved by SHPD on November 15, 2010.

Historical maps identify two Land Commission Awards ("LCAs") within the project area (*Figure 4-11*). LCA 1775, awarded to the claimant Paoa, was recorded as bounded by a government road to the east, a stream to the north and west, and a government lot to the south. Testimony provided at the time of the award indicates that the traditional landscape included the presence of a house lot, hala (*Pandanus odoratissimus*), hau (*Hibiscus tiliaceus*), an irrigation ditch, and taro (*Colocasia esculenta*). Similarly, LCA 2511, awarded to the claimant Alapai, was bounded by a pond and house to the east, a government road to the north, a government wall to the west and unused land to the south and consisted of a coconut grove and a house lot. Two grants, 3167 and 2869 are also identified. Grant 3167 was given to H.A. Widdemann by John 'Ena. Grant 2869 was given to Green. Pi'inaio stream was one of three main tributaries that flowed through Waikīkī and its outlet was just north of the project area.

Historic maps also indicate that several inland fishponds comprised most of the landscape in the immediate and surrounding area and that the shoreline during the 1800s was well inland of today's coastline. Approximately half of the project area was formerly situated within tidal flats that were completely submerged by the ocean. Natural shoreline accretion was believed to be occurring between the 1860s and 1880s. However, by 1910, large scale fill events associated with beach front expansion for residential, resort, and military use expedited the accretion process.

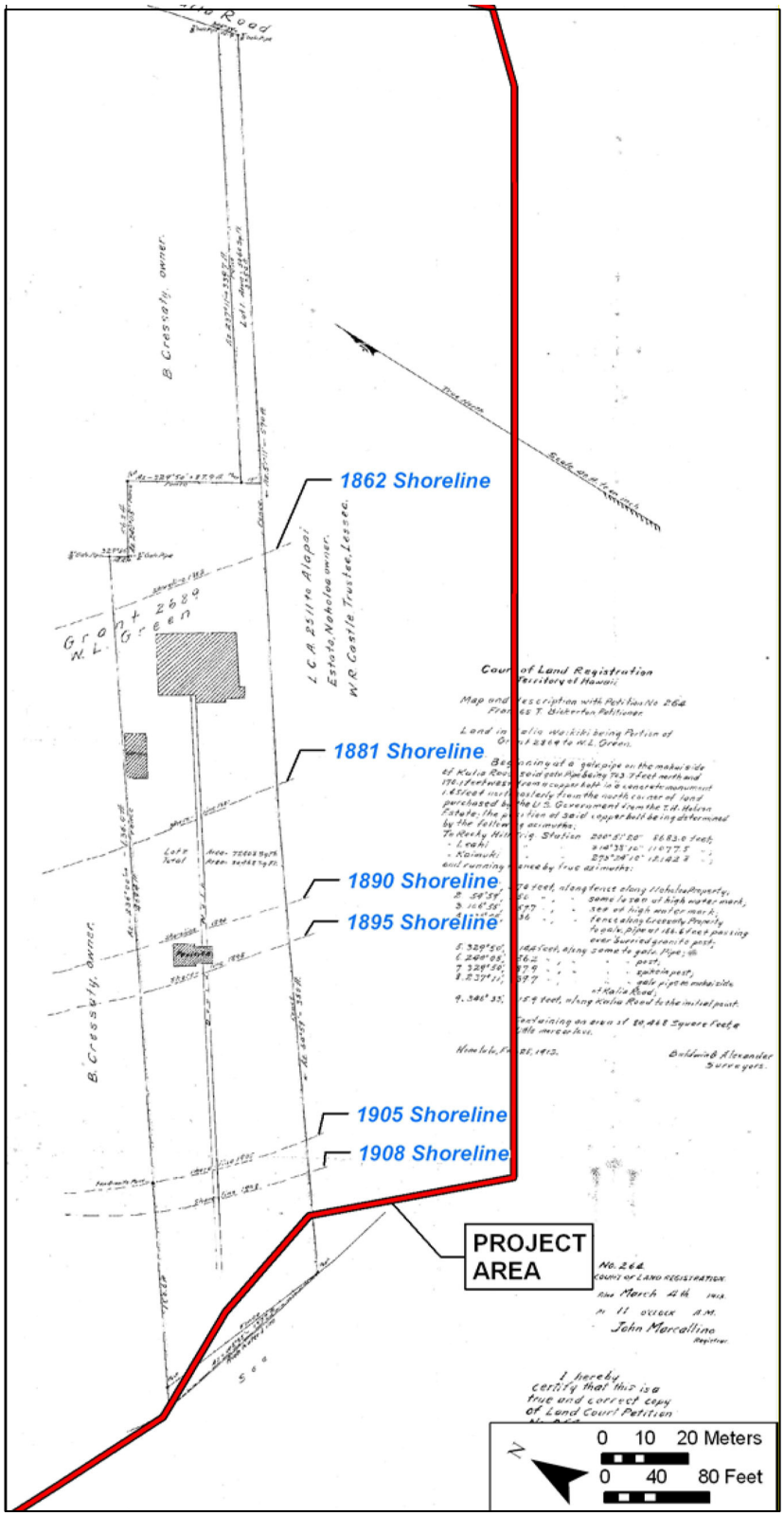
Records indicate that much of the Kālia area was in-filled by material pumped from the ocean by the U.S. military in establishing Fort DeRussy as a military reservation in the early 1900s. This in-fill likely consisted of coralline sands that were deposited on limestone bedrock. Additionally, the construction of the Ala Wai Canal in the 1920s resulted in the draining and infilling of the remaining ponds and irrigated fields of Waikīkī. A historic 1913 Map of Land Court Application 264 (*Figure 4-12*) illustrates shoreline accretion within a portion of the project area from 1862 to 1908.

Historic maps further illustrate extensive residential and resort development occurring within the project area as early as 1910. Sanborn Fire Insurance maps from 1914 to 1955 document numerous small dwellings throughout the entire project area, which are noted as apartments, boarding houses, cottages, and the emerging transition of hotel operations with the Niumalu Hotel in 1927 to present day. A series of these maps is contained within *Appendix F*.



Source: HHV Archaeological Inventory Survey Plan, CSH (2010)

Figure 4-11
Portion of Registered Map 1398, 1881 S.E. Bishop Highlighting LCAs within the Project Area



Source: HHV Archaeological Inventory Survey Plan, CSH (2010)

Figure 4-12
1913 Map of Land Court Application 264, Shoreline Accretion (1862-1908)

In Waikīkī, previous archaeological research has documented numerous finds preserved under the modern built landscape. Numerous archaeological studies have been conducted within proximity of the immediate project area. Burials, pre- and post-contact cultural layers, buried fishpond remnants, and the remains of extensive wetland agriculture have been identified and documented beneath the extensive fill layers related to land reclamation activities related to urban development and expansion via the construction of the Ala Wai Canal.

Previous archaeological investigations within the immediate Village project area have identified two properties registered in the State Inventory of Historic Places ("SIHP"); SIHP-2780 and SIHP-6399, within the immediate project area. SIHP-2780 consists of two separate finds that were combined under one historical designation; the first is a series of 15 subsurface pit features associated with post-contact historic refuse. The second find was the remains of iwi kūpuna (ancestral remains) representing three individuals discovered during construction activity in 1980. These iwi kūpuna were reinterred on-site on August 22, 1991. A reburial agreement between Hilton and the SHPD has been in place since that time. Part of the agreement includes a condition that this reinternment site will not be willfully disturbed in any manner.

SIHP-6399 consists of five post-contact pit features containing historic refuse. Both historic properties are located within the eastern portion of the project area, which, based on historic maps, is the only likely area where naturally deposited sediments are present.

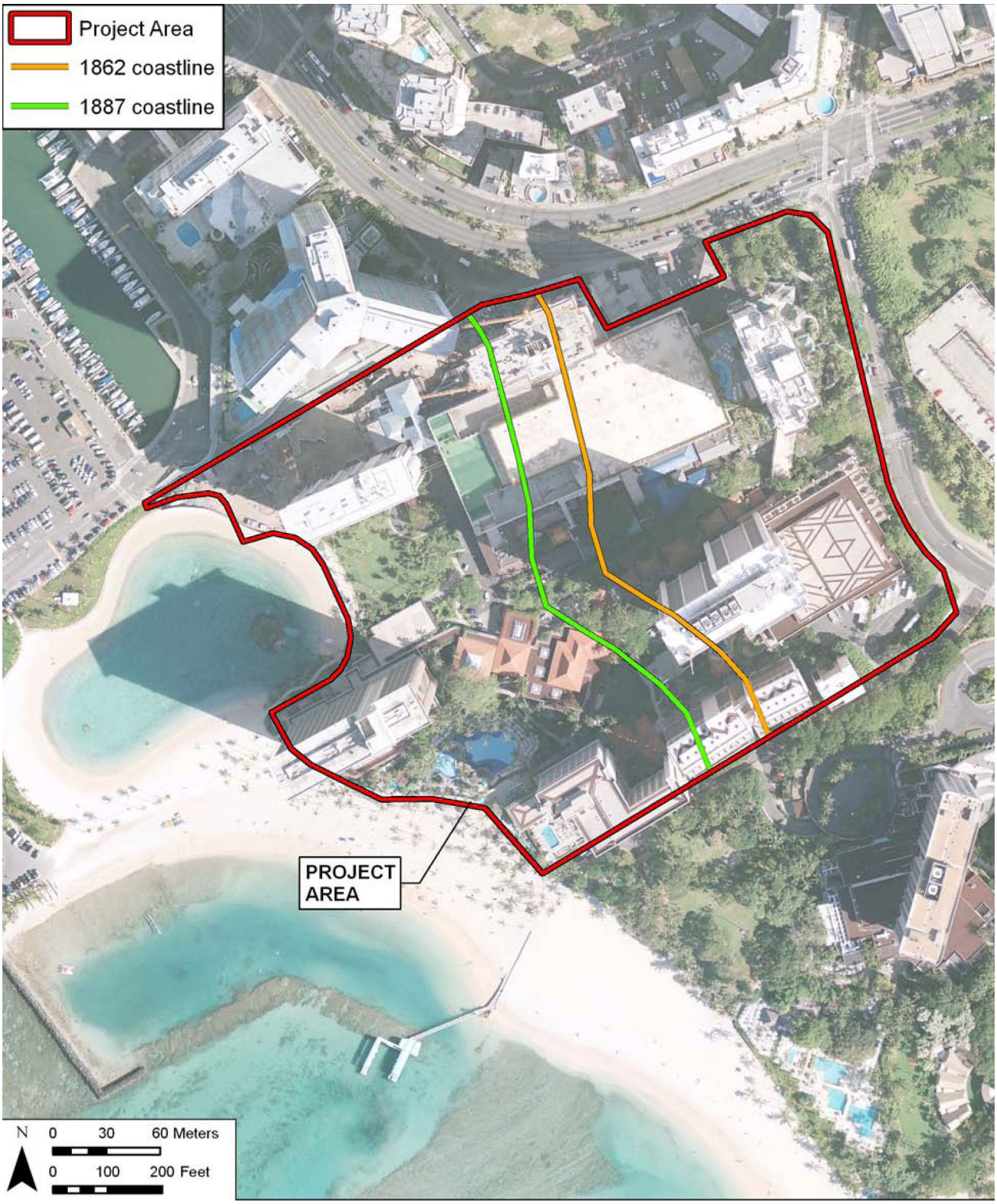
Extensive archaeological monitoring has occurred over the years within the project area with the most recent being in 2006. Most significant finds have been artifacts that include bottle fragments, ceramics, glassware, metal, clay tiles, and animal bone.

Archaeological Inventory Survey Plan

Following a review of historic government survey maps, and previous archaeological research conducted in the project area and surrounding properties, it is evident that the project area has undergone extensive urbanization and development over the years. However, although the study area has been extensively modified by land reclamation and resort development through the 20th century, background research suggests that intact pre-contact and early post-contact cultural deposits associated with traditional Hawaiian habitation, agriculture, and burials may be present within the study area in the form of cultural layers, and structural remnants buried by modern and historic fill layers.

The AISP includes an assessment of archeological sensitivity within the study area, which was defined by a range of a "low" to "high" rating determined by the: proximity to the pre-1860s coastline; proximity and inclusion of lands identified within the LCAs; proximity to previously identified historic properties within and adjacent to the project area; and an analysis of previous archeological work completed within the study area. Ocean shoreline accretion and archeological sensitivity zones associated with the Master Plan are reflected in *Figure 4-13*.

Low archeological sensitivity has been assigned to the makai portion of the project area. This area was formerly situated within tidal flats submerged by the ocean. Artificial shoreline accretion through infill has taken place since 1862 into the mid 20th century. Past archeological monitoring within this area during various construction activities has confirmed the presence of fill layers (consisting predominantly of disturbed sand with smaller portions of Ala Wai dredge material, crushed coral, and clay loam) overlying a culturally sterile sand layer, which was determined to be associated with the historic filling of the coral reef for the artificial expansion of the shoreline.



Source: HHV Archaeological Inventory Survey Plan, CSH (2010)

Figure 4-13
Historic Ocean Shoreline Accretion and Identified Archeological Sensitivity Zones

Moderate archaeological sensitivity has been assigned to a narrow strip of land situated within the central portion of the project area. This area represents a transitional zone separating areas believed to consist entirely of fill (makai portions of project area), from areas believed to contain naturally deposited sediments and historic fill layers (mauka portion of project area). As no naturally occurring sediments or historic properties have been identified within this portion of the project area, the probability of encountering pre-contact cultural deposits is low. However, historic maps indicate extensive past residential and resort development within this portion of the project area. Cultural deposits associated with both historical uses of the area may be present in moderate archeological sensitive areas.

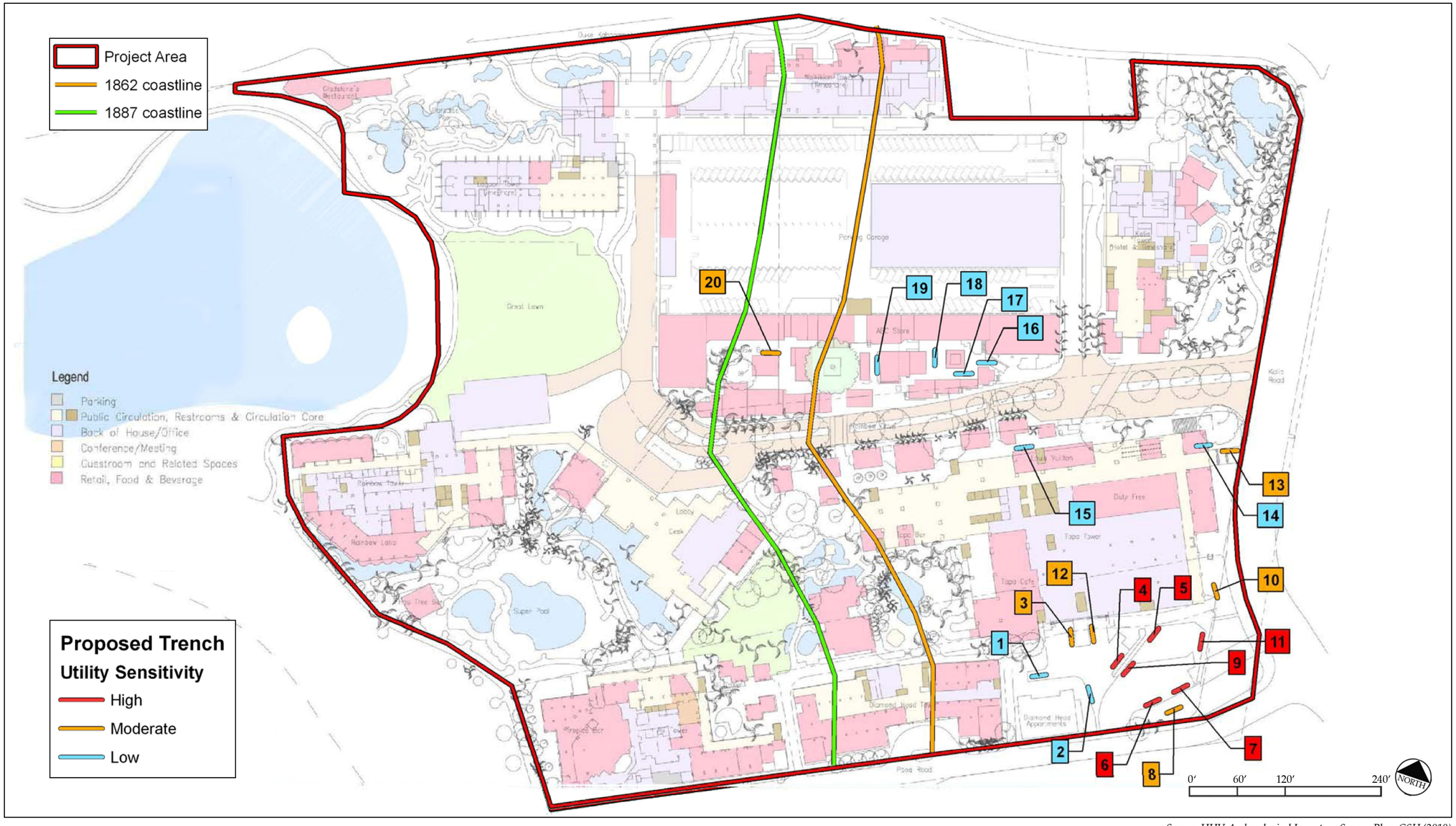
A high archeological sensitivity has been assigned to the mauka portion of the study area. This area is mauka of tidal flats that were filled in for beach expansion. The LCAs in the area confirm traditional Hawaiian habitation and agriculture activity within this portion of the study area during the mid- nineteenth century. Previous archaeological research reflects the discovery of three post-contact burials (SIHP -2780) and numerous subsurface pit features containing historic refuse (SIHP-2780 & -6399) within the high sensitivity area of the Village.

Due to the location of Timeshare Tower 1 and some of the other retail and front entry improvements within high archeological sensitivity area, an AISP was prepared to efficiently assess the project site and prepare for the archeological inventory survey in order to best assess and monitor the property for cultural deposits. The plan details the proposed methods of the inventory survey, per the requirements of Chapter 13-276, HAR. Further, consultation with the SHPD, the Office of Hawaiian Affairs ("OHA"), the O'ahu Island Burial Council ("OIBC"), and other Native Hawaiian interests, including 'ohana with lineal and cultural ties with the immediate Kālia and broader Waikīkī-kai area has been ongoing since the beginning of the entitlements process. Expressed concerns by these representing interests have been integrated in the preparation of the AISP and have helped to define its scope.

~~Based on the findings in the AISP,~~ The research design for the ~~planned~~ AIS ~~will~~ included a 100% pedestrian inspection of the project area and a program of subsurface testing. The subsurface testing program ~~will~~ consisted of the excavation of 20 (approximately 19.7 ft long ×2.6 ft wide) backhoe assisted trench excavations for a total surface excavation of approximately 1,127 square feet ("SF"). As both previous archaeological research and historic maps indicate that sediments within the western portion of the project area consist entirely of imported fill, the proposed subsurface testing program will focus on the eastern half of the project area, within areas anticipated to be impacted by subsurface disturbances associated with the proposed Master Plan (*Figure 4-14*).

Trench excavation methodology associated with subsurface testing ~~will~~ consisted of the removal of overlying fill deposits with a backhoe. When undisturbed, in situ sand deposits were ~~are~~ encountered, excavation will be conducted by hand. This hand excavation in sand deposits was ~~will be~~ was specifically undertaken to identify potential burial deposits prior to sand excavation with the backhoe. The sand was ~~will be~~ carefully scraped off in thin layers in order to minimize any possible burial disturbance. Only after the sand deposits were ~~are~~ confirmed to be culturally sterile, was ~~will~~ a backhoe ~~be~~ utilized to resume excavation to the coral shelf or water table.

Archaeologists ~~will~~ closely observed all backhoe excavation activity, particularly through sand deposits. In sand deposits, at least two archaeologists will monitor backhoe excavation, one positioned at either end of the trench to observe both the removal of sediment from the trench and the emptying of the backhoe bucket on the adjacent back dirt pile.



Source: HHV Archaeological Inventory Survey Plan, CSH (2010)

Figure 4-14
Proposed Archaeological Trenching Locations for Proposed Village Master Plan

Archaeological Inventory Survey

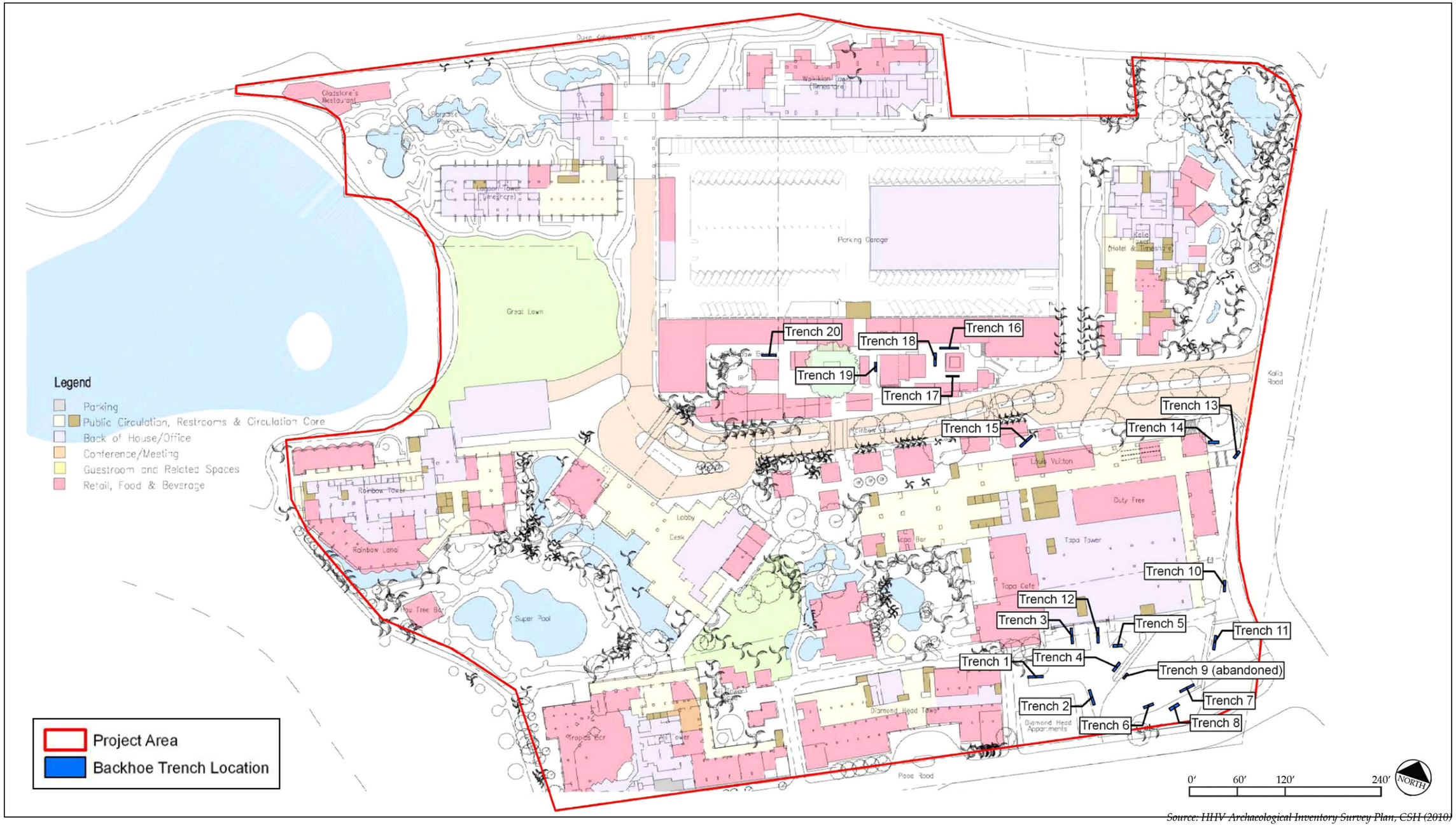
Cultural Survey's Hawai'i ("CSH") published an Archaeological Inventory Survey in April 2011, which was accepted by SHPD on May 2, 2011. The AIS Plan was previously approved by the SHPD in November 15, 2010, and field work was completed by December 2010. The following are excerpts from the CSH report, which is provided in its entirety in *Appendix F*, including the SHPD approval letter.

CSH completed a ground penetrating radar ("GPR") survey and subsurface trench testing at 20 locations (*Figure 4-14a*). A GPR survey was conducted within the project area in November 2010, prior to subsurface testing, in an attempt to define the local stratigraphy and to prospect for buried cultural deposits. GPR survey corresponded with backhoe trench locations previously selected for subsurface testing. Thirteen of the twenty proposed test trench locations were surveyed (GPR Survey Area 1-13), with the remaining seven trench locations being inaccessible for GPR survey due to access limitation.

Identified subsurface anomalies within the project area were of varying size, distribution, and prominence. Due to the project area's location within urban Waikīkī, observed anomalies could correspond to subsurface features associated with modern urbanization, such as: backfilled machine excavations, abandoned or in-use utility lines, buried building foundations, and miscellaneous construction debris. However, background research has indicated that the project area was also intensively utilized by both pre- and post-contact populations, thus indicating that the observed anomalies may also correspond to buried archaeological deposits including: fire pits, refuse pits, midden and artifact concentrations, and human burials. The interpretation of these anomalies prior to ground truthing via excavation is not an exact science, but rather an educated guess based on an analysis of the size, distribution, and prominence of observed anomalies and incorporating that data with background research of the project area's prior land use history.

Overall, the analysis of GPR data suggests that project area stratigraphy consists of thin imported fill sediments associated with asphalt and concrete surfaces that overly a single, uniform sediment, which is likely Jaucas sand, based on soil survey data (*Appendix F*) and previous archaeological research (*Appendix F*). While the presence of extensive Jaucas sand deposits indicate a high probability of encountering subsurface cultural deposits associated with pre-contact traditional Hawaiian habitation, GPR survey has identified extensive subsurface disturbances throughout the project area. These disturbances consist of previously excavated and backfilled machine excavations, utility lines, and buried concrete slabs, all likely associated with numerous waves of residential and resort development dating back to the late 1800's. Thus any pre-contact cultural deposits that may have been present within the project area have likely been disturbed or have been completely removed. If cultural deposits are encountered during subsurface testing, they will likely be post-contact in age, associated with historic habitation and resort development.

Subsurface testing anticipated the proposed excavation of 20 test trenches within the project area. A total of 19 of the 20 test trenches were successfully excavated to beneath the water table. Trench 9 could not be excavated due to the presence of multiple buried utility lines that extended through the trench as documented in the adjacent Trench 4.



Source: HHV Archaeological Inventory Survey Plan, CSH (2010)

Figure 4-14a
Archaeological Trenching Locations for Proposed Village Master Plan

In general, stratigraphy within the project area consisted of the present resort infrastructure-related ground surface overlying a variable series of relatively thick, often compacted fill layers, a discontinuous, previously disturbed possible A-horizon (a prior stable land surface), and a previously disturbed or in-situ sand and sandy loam to the water table. The water table was notably closer to the present ground surface in the eastern corner of the Village property (Timeshare Tower 1 location) in the location of Trenches 1 to 8 and Trenches 11 to 12) than had been anticipated. These 10 test trenches encountered the water table at depths ranging from 90 to 133 centimeters below surface with a mean depth to the water table of 116 centimeters (cm) (3 ft 10 in). The natural ground surface in this eastern corner of the Village property had been sheared off, resulting in a relatively high water table. The relatively high water table at this location results in a thin or absent natural sediment layer above water. The thickness of naturally-deposited sediments above the water table showed an average thickness of 25 cm (less than 10 in). It is no surprise that the in-situ cultural finds in this area are minimal.

The possible buried A-horizon was observed within Trenches 3, 4, 10, 11, 12, 15, 19, and 20 immediately beneath fill sediment. The analysis of bulk sediment samples that were collected from the possible A-horizon documented the presence of fragmentary historic and modern debris including plastic sheet material, red clay brick pieces, and bottle glass fragments. The possible buried A-horizon has been determined to be a previously disturbed late historic or modern accumulation with minimal cultural content. The possible A-horizon lacks site integrity and therefore does not meet the criteria of a historic property.

Concrete blocks, asphalt surfaces, utility lines, and modern (less than 50 year old) construction debris were observed at or near the water table throughout the project area. Historic artifacts and faunal remains were also identified in several excavations throughout the project area at or near the water table. The artifact assemblage consisted of 50 glass bottle or bottle fragments, 27 ceramic fragments, 11 stone fragments, one soapstone fragment, and one plastic fragment. The faunal assemblage consisted of non-human skeletal remains, the majority of which possessed butchering marks, a characteristic of food remains. Several glass and ceramic artifacts in the artifact assemblage date to the first two decades of the twentieth century, and one artifact dates to 1962. There is no definite material that dates any earlier than ca. 1890. The assemblage seems to be composed of general residential trash, rather than commercial or industrial refuse. There is also some evidence for a widespread scatter of the trash, rather than a concentration.

Probable Impacts and Mitigation Measures

The findings of the current AIS indicate that while it seems likely that portions of the project area were used or inhabited by pre-contact and traditional Hawaiian populations, evidence of this land use appears to have been destroyed or displaced during historic or modern development. No traditional Hawaiian or pre-contact skeletal remains or cultural material were identified during the current fieldwork. A series of historic maps from the late 19th to mid 20th century illustrate the dramatic changes that occurred within the project area, as Western commercial interests supplanted the traditional Hawaiian way of life. The dispersion of historic artifacts within the project area suggests that the majority of in-situ historic-era deposits have been destroyed or displaced by modern development. The possible buried A-horizon throughout portions of the project area may be the evidence of a stable historic-era land surface. It appears to be significantly disturbed and discontinuous, and is largely devoid of cultural material.

The present AIS study has characterized the nature of the sediments above the water table within the areas of proposed construction, and examined the likely nature, density and distribution of finds in

these areas. In consultation with SHPD, mitigation in the form of a data recovery and archaeological monitoring is warranted (SHPD, May 2, 2011).

In consultation with the SHPD, a data recovery plan will be submitted for approval by SHPD. When approved, the plan will become a Data Recovery Plan, to be undertaken within Improvement Area 2, and in the immediate vicinity of the proposed Timeshare Tower 2. This is an area proposed for substantial subsurface impact. Historic maps, in particular a map of LCA 264, illustrate relatively rapid shoreline accretion in this immediate area in the late 1800s (*Appendix F*).

The archaeological data recovery plan will present research goals and hypotheses related to additional analysis of the buried, culturally-enriched A-horizon (SIHP# 50-80-14-2870) that was documented within Improvement Area 2 (Trench 20). Additional subsurface testing within Improvement Area 2, in the vicinity of Trench 20, will be performed in order to further document, sample, and analyze SIHP# 50-80-14-2870 and other buried cultural deposits that may be encountered. One research foci will be evaluating finds in relationship to the indicated shoreline accretion in this immediate area in the late 1800s. A program of subsurface testing (2 to 4 test trenches) is envisioned with the locations of these data recovery test excavations taking into consideration specific areas of proposed ground disturbance. Any Native Hawaiian burials as may be encountered during this data recovery would be previously identified burials. This data recovery report would need to be approved by SHPD prior to construction in the immediate vicinity.

An on-site archaeological monitoring program will be implemented for construction activities related to the current project. A qualified archaeological monitor will remain on-site during new ground disturbance activities. Archaeological monitoring will facilitate the identification and proper treatment of any historic properties that might be encountered during project construction activities. Based on the archaeological inventory survey results it is unlikely that there would be much in the way of in-situ cultural finds in the eastern corner of the Village property (due to the high water table and relatively thin natural soil layer). It is certainly possible that previously disturbed cultural deposits exist in the area, possibly including previously disturbed human remains.

If any significant cultural deposits are discovered, SHPD will be informed immediately. These deposits will be treated in accordance with a program approved by the SHPD. If iwi kūpuna are identified, SHPD will be notified immediately and the remains shall not be disturbed further. No further work will take place in the immediate area, including no screening of back dirt, no cleaning or excavation of the burial area, and no exploratory work of any kind unless specifically requested by SHPD. Skeletal element inventory forms, plan view and profile drawings, and written descriptions will be prepared to document any burials if so directed by SHPD. Discovered burials or any other significant feature locations will be recorded with a Global Positioning System ("GPS") device. As appropriate, plan views will be prepared to record horizontal provenience of finds, such as burials or pit features associated with a cultural layer.

If burials are encountered during construction, the SHPD will be promptly consulted in order to delineate an appropriate expansion of scope to investigate the nature and extent of burial finds. An Archaeological Monitoring Report will be prepared in conformance with Section 13-279-5, HAR and submitted within three months following the end of fieldwork. Additionally, if burials are encountered, ongoing dialogue with SHPD, the OIBC, the OHA, and recognized lineal and cultural descendants will continue to ensure adequate opportunity for discussions to occur as a precursor to the preparation of appropriate plans, in conformance with Section 13-300-40, HAR. ~~Findings from the AIS will be included in the Final EIS.~~

4.6.2 Cultural Resources and Traditional Practices

A CIA was prepared in accordance with the regulatory requirements of HRS Chapter 343 as amended by H.B. No. 2895, H.D. 1 of the State of Hawai'i Twentieth Legislature and approved as Act 50. Act 50 requires consideration of a proposed project's effects on cultural practices and resources as part of a State environmental review.

In the Native Hawaiian worldview, there exists an innate respect for all things in the universe, recognition that all elements, both animate and inanimate, possess a spiritual 'ea (essence). From this essence, the actualization of mana (inherent power and energy), is manifested. From this understanding, there arises a respect of the relationship that exists between man and the natural environment that is a governing value in the Native Hawaiian belief system. It is these kinds of values, then imparted through various sources of traditional and customary knowledge, that provide the guiding principles for effective management practices of both natural and cultural resources. As such, the CIA helps to identify sources of traditional knowledge, identify the existing and current cultural practices within the area, and derives mitigation solutions to minimize or eliminate the impact to either the resources necessary to sustain the practice or assures continued accessibility for the cultural practice to be sustained.

The Village is situated in an area where traditional Hawaiian habitation and agricultural (both wetland and dry land) and aquacultural practices were common and occurring through the mid-nineteenth century. Dramatic land alterations since that time have occurred in the project area as extensive shoreline accretion and successive waves of resort development took place. The entire project area has been modified as a result of urbanization and resort development. Thus, the usual traditional and cultural practices that may occur in less developed areas (i.e., gathering rights for cultural and religious purposes, plant resources, water rights, access issues related to gathering) are found to be extremely limited to almost virtually non-existent. However, it important to document past Hawaiian cultural practices within the study area and the surrounding vicinity through oral history and, where possible, to identify cultural practices which continue to be perpetuated even within an urbanized landscape.

The Village is located in the Kālia portion of the Waikīkī ahupua'a. Kālia, meaning "waited for", is a name used for the central portion of Manoa Stream and the name of the coastal area where the Piinaio Stream once flowed out to the Pacific Ocean adjacent to the project area. As stated earlier, the name Waikīkī (spouting water) likely refers to the wetland system of pre-Contact Waikīkī, where water from the upland valleys flowed and also gushed forth from underground springs. Historic maps show numerous inland fishponds immediately northeast of the project area which is located in the 'ili (land section, next in importance to ahupua'a and usually a subdivision of an ahupua'a) of Kālia. Fishponds are one of the most important traditional resources associated with the Project area. Many named and unnamed fishponds were once located immediately inland of the project area, including Ka'ihikapu, Kūwili, Kaipuni (1 and 2), Pāweo (1 and 2) and Kapu'u'iki.

Prior to the formalization of these fishponds it is likely that the area immediately inland of the current project area was part of a vast natural wetland habitat for shorebirds, fish, and other estuary resources. Nearly half of the project area was under water prior to historic times when land reclamation projects and filling episodes extended the coastline to its current configuration. In pre-Contact times the project area may have been used for short-term habitation sites, including family burials.

Community Consultation, Ethnographic Interviews
Kamaʻāina (common folk) and kūpuna (elders) with knowledge of Kālia and the Village area participated in talk-story interviews. CSH attempted to contact 123 community members (government agencies, community organization representatives, and individual interests such as residents, family members with ties to the area, cultural and lineal descendents, and cultural practitioners). During the interim submittal in August 2010, ten individuals responded, and five agreed to participate in formal interviews. The interim study identified the following salient themes associated with the project site.

Wahi Pana (Storied Place) and Moʻolelo (Storied History)
There is a large body of oral-historical information about royal residences and other residential compounds belong to various aliʻi. According to one interviewee related to the Paoa ʻohana who was awarded lands in the project area, these lands were passed down to the family from Kaʻahumanu, wife of Kamehameha I. Many of the moʻolelo reference the coastal areas of Waikīkī, of which the project area is included.

One specific moʻolelo to the area is a story about the Kālia fishponds, as recounted by John Papa ʻĪʻī (1800-1870), a noted Hawaiian historical scholar. Papa ʻĪʻī was a member of the Luluku family, who possessed considerable prominence during the unification effort of Kamehameha I. The Waikīkī land was the family residence during the time of Kamehameha's attempt to launch a peleleu, an extended war fleet to Kauaʻi, around 1795. The following recounts a story of Moehonua fishpond in Kālia:

Once, Kinopu gave a tribute of fish to Kamehameha's son Kinau at Moehonua's fishpond in Kālia. While Kinau and his wife Kahukuhaakoi (Wahinepio) were going to Waikīkī from Honolulu, the sea came into the pond and fishes of every kind entered the sluice gate. Kinopu ordered the keepers of the pond to lower their fish nets and the result was a catch so large that a great heap of fish lay spoiling upon the bank of the pone. The news of the huge catch reached Kamehameha, who was then with Kalanimoku, war leader and officer of the king's guard. The king said nothing at the time, but sat bowed head and downcast eyes, apparently disapproving of such reckless waste.

Plant Gathering and Cultivation
As discussed previously, the project area and immediate surrounding area were part of a vast and extensive field system, an ingenious agricultural/aquacultural engineering design traditionally attributed to Kalamakua. This system took advantage of gravity flow of the ample supply of freshwater emanating from streams and springs. Early foreign accounts from 1792 also document the abundance of field crops in Waikīkī and the high level of cultivation that was ongoing by the native populace.

Marine and Freshwater Gathering and Cultivation
Fishponds are perhaps the most important traditional resources once associated with the project area, with at least ten major ponds still in existence in 1901. Vast ocean and freshwater resources of Waikīkī's past were expressed by kūpuna recollecting gathering various ocean resources including: wana (general term for sea urchin), limu (general term for seaweed), līpeʻepeʻe (native species of edible red seaweed), hāʻukeʻuke (edible variety of sea urchin (*Colobocentrotus atratus*) and ʻupāpalu (sea cucumber) along the shores of Waikīkī. An interviewee stated the existence of fishponds located in Waikīkī during her youth. Today, the fishponds of Waikīkī have been filled-in and limu and other ocean resources are somewhat limited in their supply.

Burials
The practice of hoʻokanu, which translates as "to plant" and refers to act of burying the deceased, was first recorded in the Papahānaumoku (Earth Mother) and Wākea (Sky Father) tradition. The stillborn child, Hāloa, born to Wākea and Hoʻohokukalani, was hoʻokanu in the ʻāina (defined as "land" but in its literal translation means "that which feeds, nourishes, consumes, and devours"). Out of the wahi kanu of Hāloa emerged the first kalo plant, the staple food source that in this context is defined as the kuaʻana, the older sibling of ʻŌiwi. In the planting and tenure of kalo, the kalo is extracted from the loʻi (irrigated field system) whereupon the upper stalk is separated from the corm by cutting the plant at the kōhina (dividing line). It is the huli (stalks) that are kanu, whereby over time and tended care grows the ʻohā (corm), which provides sustenance and nourishment. It is from this process the word ʻohana (family) is derived and demonstrates the associated relationship exercised in the practice and process of hoʻokanu, which engages a metamorphic cycle, an interaction and exchange of mana that is infused back into the ʻāina to become a source of new growth for subsequent generations to follow.

A spiritual ʻea (essence) lies within all living things. It is through the genealogical lineages and cosmogonic chants that the association of ʻŌiwi to all living things is clearly defined. The remains of the ancestors are the cultural piko, centers of life-giving energy that connects man to the environment via the spiritual ʻea. Iwi kūpuna (ancestral remains) and their burial sites are considered sacred because of the mana that is imbued within them. Thus, it is the responsibility of those living to continuously nurture and protect this sacredness of space and place wherein these iwi kūpuna have been planted (McKeague 2005).

In 1980, three burials were discovered during construction activities in the southeastern corner of the Village property where the Tapa Tower was subsequently built. State archaeologists determined at that time the remains were of Hawaiian ethnicity and post-Contact origin. These remains were reinterred in 1990 within the project area with a reburial agreement in-place with SHPD. Additional burial finds within near vicinity of this area of Kālia have been recorded since 1961 with the most notable being a discovery of 27-34 individuals in 1994. These iwi kūpuna were found in a common pit feature located southeast of the intersection of Paoa Place and Kālia Road, approximately 25 meters east of the Village campus boundary and presumed to represent the remains of fallen warrior during the reign of Kamehameha.

Cultural and Historic Features
There are no known heiau or other tangible religious or cultural features in the current project area. The closest known heiau was the famous Helumoa Heiau, located near the spot of the Royal Hawaiian Hotel. The Village area is also part of a noted traditional trail system, identified by John Papa ʻĪʻī. In his written accounts, ʻĪʻī describes the "Honolulu trails of 1810"as follows:

The trail of Kawaiahao which led to lower Waikīkī went along Kaananiau, into the coconut grove at Pawaa, the coconut grove of Kuakuaka, then down to Piinaio; along the upper side of Kahanaumaikai's coconut grove, along the border of Kaihikapu pond, into Kawehewehe.

Potential Impacts and Mitigation Measures
Relative to defining cultural landscapes, a key understanding is that what once existed on the ʻāina still exists. For any given environment, either natural or built, the Native Hawaiian perspective embraces the notion that their ancestors continuously dwell in areas once resided, leaving an imprint that forever exists. The basic underlying thought rooted in Native Hawaiian epistemology is that the land possesses an ancestral essence and presence. Therefore, when discussing issues like the

creation of a "Hawaiian sense of place", the starting point to assess that sense of place is developing an understanding of the cultural landscape through a Native Hawaiian worldview. Therefore, the Village project design process, that is inclusive of integrating cultural knowledge relative to the Kālia area. The process will outline recommendations for final design motifs and expressions, recommended programming and curriculum development for management and staff operations, as well as expanding educational enrichment opportunities in the form of exhibits, demonstrations, and programmed events.

Based on information gathered from the community consultation efforts as well as archaeological and archival research, the evidence indicates that the possibility of burial encounters is a genuine concern. Conducting the AISP and subsequent AIS is a proactive mitigation step to assess this concern during early phases of project planning and design. As discussed, based upon the findings of the AIS, additional measures to address and mitigate any substantive cultural finds will be developed in consultation with SHPD, the OIBC, Native Hawaiian organizations, and ʻohana with lineal and cultural ties to the area. As constructions proceeds, cultural sensitivity and awareness training will be conducted with construction operators, vendors, and Hilton operations staff prior to conducting work on-site. The purpose of this training is to ensure all involved personnel are aware of the cultural sensitivity. Appropriate procedures will be implemented if cultural resources are found during construction whereupon additional measures of best management practices that comply with historic preservation requirements will be met.

4.7 ACOUSTIC ASSESSMENT

A study of current and projected noise conditions was conducted by Y. Ebisu & Associates and is included in *Appendix H*.

Existing Conditions

Noise is defined as unwanted sound. Sound may be classified as noise when it damages hearing ability, causes other bodily effects detrimental to health and safety, disturbs sleep and rest, interferes with conversation or other forms of communication, or is simply annoying or irritating.

The Day-Night Average Sound Level ("DNL") method, developed by the Environmental Protection Agency, is the most widely used to describe environmental noise. The measurement is weighted so that late night noises are penalized, on the assumption that these noises are more objectionable because they can disturb sleep.

In Hawaiʻi, the State DOH regulates noise from fixed mechanical equipment and construction activities. State DOH noise regulations are expressed in maximum allowable noise limits rather than DNL. Although they are not directly comparable to noise criteria expressed in DNL, State DOH noise limits for single family residential lands equate to approximately 55 DNL. For multifamily residential, commercial, and resort lands, the State DOH noise limits equate to approximately 60 DNL. For light and heavy industrial lands, the State DOH noise limits equate to approximately 76 DNL. Construction activities, which are typically noisier than the State DOH noise limits, are regulated through the issuance of permits for allowing excessive construction noise during limited time periods.

Major contributors to the existing background ambient noise levels within the project area are: traffic along Ala Moana Boulevard and Kālia Road, the evening luau and dinner show on the roof of the hotel Parking Garage; and tour buses, vans, and delivery trucks operating at the hotel receiving

dock and the group and tour drop off areas. Other noise sources include fixed machinery and equipment on the grounds of the ʻIlikai and the Village. Periodic offshore aircraft noise can be heard but do not exceed 60 DNL, which is within acceptable limits by the State Department of Transportation, Airports Division.

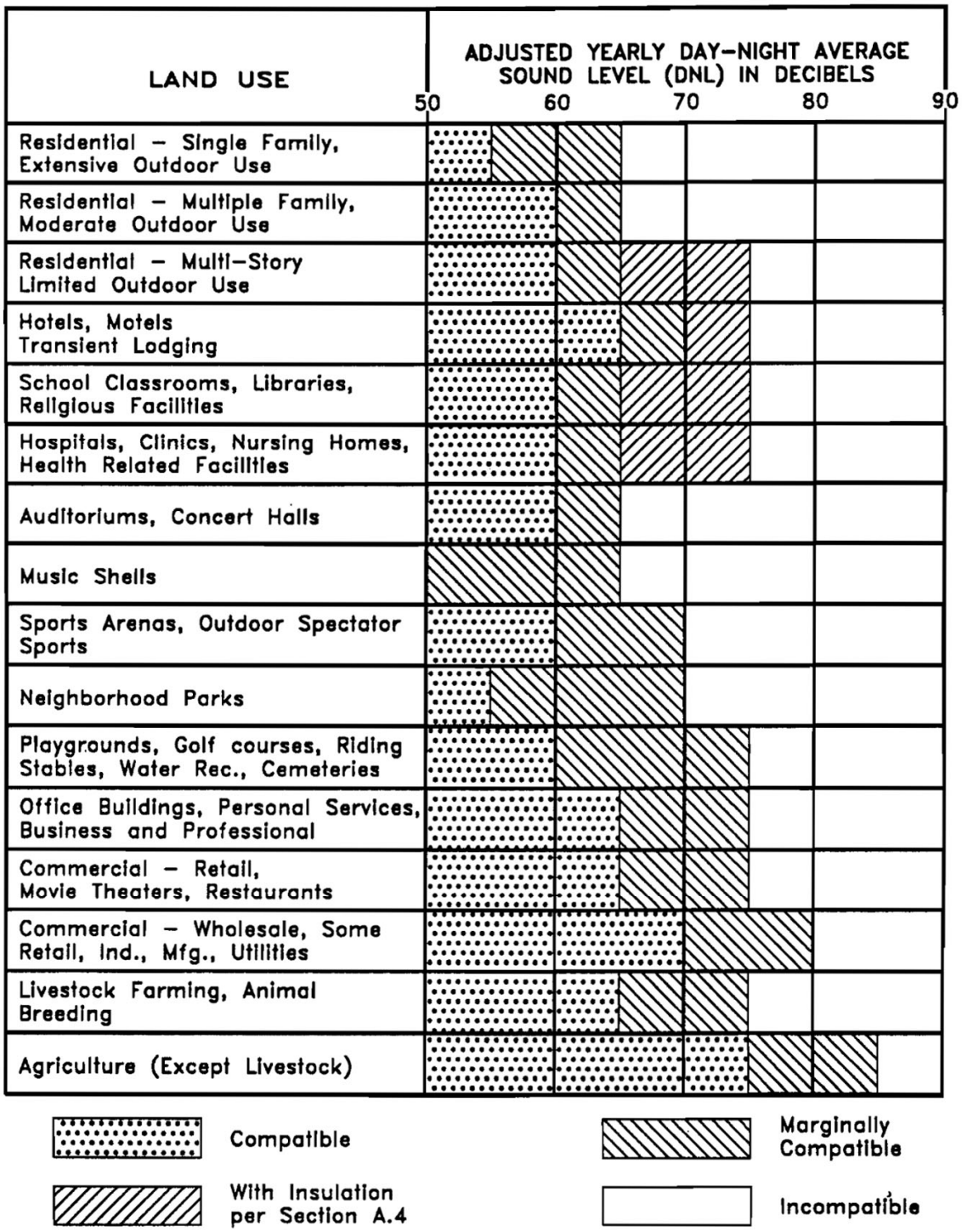
Land use compatibility guidelines for various levels of environmental noise as measured by the DNL descriptor system are shown in *Figure 4-15*. In urbanized areas which are shielded from high volume streets, DNL levels generally range from 55 to 65 DNL, and are usually controlled by motor vehicle traffic noise. Residences and resort units which front major roadways are generally exposed to levels of 65 DNL, and as high as 75 DNL when the roadway is a high speed freeway. In the project area, traffic noise levels associated with Ala Moana Boulevard and Kālia Road are greater than 70 and 65 DNL, respectively, along their Rights-of-Way due to the large volume of traffic on those major thoroughfares.

Ala Moana Boulevard
Existing traffic noise levels of 70 DNL occur at approximately 291 ft slant distance from the centerline of Ala Moana Boulevard. It was also concluded that 70 DNL could be exceeded at all buildings within 209 ft setback distance from Ala Moana Boulevard under unobstructed line-of-sight conditions.

Kālia Road
Existing traffic noise levels of 63 DNL occur at approximately 351 ft slant distance from the centerline of Kālia Road. It was also concluded that 65 DNL could be exceeded at all buildings within 192 ft setback distance from Kālia Road under unobstructed line-of-sight conditions. Existing noise levels in the project environs are highest along Ala Moana Boulevard, and lowest along Rainbow Drive and ʻEna Road. Existing traffic noise levels exceed 65 DNL at 100 ft setback distance from Ala Moana Boulevard and Kālia Road. Traffic noise levels along Kālia Road are less than those along Ala Moana Boulevard, but are relatively high due to the large number of tour buses which use that roadway. Tour buses, vans, and delivery trucks use Kālia Road and Paoa Place to enter the resort's existing receiving dock and group and tour drop areas.

Probable Impacts and Mitigation Measures

General Construction Noise
Audible construction noise will be unavoidable during the entire project construction period. It is anticipated that the actual construction work will be occurring in phases during the total build out period. Actual length or exposure to construction noise at any receptor location will probably be less than the total construction period for the entire project. Closure of all doors and windows of units facing the active construction site would generally reduce interior noise levels by an additional 5 to 10 dB. Temporary but unavoidable noise impacts may occur during the demolition and construction activities within the area. The use of properly muffled construction equipment will help ameliorate these impacts. The preference is to utilize a pre-drilled poured caisson foundation system, which creates less noise impacts than pile driving and associated ground vibrations. The incorporation of State DOH construction noise limits and curfew times, which are applicable throughout the State of Hawaiʻi, is another noise mitigation measure which is normally applied to construction activities. Noisy construction activities are not allowed on Sundays and holidays, during the early morning, and during the late evening and nighttime periods under the DOH permit procedures. Additionally, the use of properly muffled construction equipment will be required on the job site.



LAND USE COMPATIBILITY WITH YEARLY AVERAGE DAY - NIGHT AVERAGE SOUND LEVEL (DNL) AT A SITE FOR BUILDINGS AS COMMONLY CONSTRUCTED.
(Source: American National Standards Institute S12.9-1998/Part 5)

Figure 4-15
Land Use Compatibility Day-Night Average Sound Level (DNL) Guideline Chart

Traffic Noise
Future traffic noise levels at the proposed Timeshare Tower 1 fronting Kālia Road are expected to exceed 65 DNL. For the guest units in Timeshare Tower 1, noise mitigation measures are recommended. Closure and air conditioning of the units in the building is an effective noise mitigation measure for this project. A minimum of 30 to 35 dB of exterior-to-interior noise reduction is recommended for those units which have unobstructed line-of-sights to Kālia Road. Due to the noise contributions expected from the resort's Receiving Dock and Group and Tour Drop Off Area near Timeshare Tower 1, additional exterior-to-interior noise reduction measures may be required if noise leakage from the receiving dock via any ventilation openings is excessive.

Timeshare Tower 2 should not require special noise mitigation measures for traffic noise since future traffic noise levels at this building should be less than 65 DNL. However, closure and air conditioning of the units in this tower building will probably be required due to the proximity of the building to the evening luau and dinner show.

Project related traffic noise increases are expected to be largest in the redeveloped Receiving Dock and Group and Tour area. Additionally, future noise impacts are possible at the Diamond Head Apartments due to their proximity to the loading dock area, with lower floors facing the dock being exposed to noise between 65 to 70 DNL. Noise mitigation measures in the form of closure and air conditioning is recommended for these units.

Future Operations at Receiving Dock and Group and Tour Drop Area Noise
Timeshare Tower 1 is located above the planned Group and Tour Drop Off Area, and special acoustical treatments will be required to minimize reverberant sound buildup in the loading and drop off area. Further, special acoustical treatments to the exterior windows of Timeshare Tower 1 suites may also be required to attenuate Group and Tour Drop Area noise levels to acceptable levels within the units. Closure and air conditioning of the units will be mandatory because of high traffic noise levels. The following noise mitigation measures are recommended to minimize potential noise impacts from the ground floor Receiving Dock and Group and Tour Drop Areas:

- Initiate a long range program to encourage tourist transportation and delivery truck operators at the hotel to switch over from the use of high pitched, backup alarms to the use of broadband noise backup alarms. The audible noise from the broadband noise backup alarms are less intrusive (particularly at the longer distances) because their energy is not concentrated at a single high frequency where other background noise levels tend to be low. These backup alarms are also available with features to utilize lower alarm emission levels during the quieter periods.
- The exterior glass windows of the Timeshare Tower 1 units as well as at the adjacent Diamond Head Apartments will be the acoustical weak links in attenuating the noise from the loading areas. The use of double panes of glazing, with as much as 4" airspace between the panes, may be required at units if exterior noise levels exceed 85 dB. Therefore, special acoustical design considerations will be included in the detailed construction plans for this tower.
- Assistance with noise mitigation measures at the Diamond Head Apartments will be considered in order to reduce the potential noise impacts associated with the increase in activities at the Receiving Dock and Group and Tour Drop Areas.

Luau and Dinner Show Music/Pool Amenities
The use of the roof of the resort parking garage for the evening luau and dinner show will be a continuing existing function. Amplified music and announcements during the show will continue to

be audible at the adjacent buildings. While the music and other amplified sounds during the evening luau and dinner show are not expected to cause total background noise levels to exceed 65 DNL at Timeshare Tower 2, the sound levels from the show will exceed the Honolulu Liquor Commission limit of 60 dB at the 'ewa face of the proposed tower building. The potential sound levels fronting this face may be enough to generate complaints from tower guests. Additionally, the makai wing of units which face the Great Lawn will be subject to shorter distances to the stage and musicians' shack. Risks of complaints and conflicts between the show and the occupants of these are considered to be high. Special sound attenuation measures, in addition to closure and air conditioning, will also be required for these units.

Finally, there will be minor additional noise impacts resulting from some of the proposed new on-site activities, such as the expanded pools area in the center of the Village. Mitigation will include limiting the hours of pool use and the use of landscaping and waterfall features to blend the noise generated in the pool area.

4.8 HAZARDOUS MATERIALS

ENPRO Environmental was obtained to survey and inventory hazardous materials at Hilton Hawaiian Village®. Materials surveyed included suspect asbestos containing material ("ACM"), suspect lead-containing and lead-based paint ("LBP") and two underground storage tanks ("USTs"). Other hazardous materials that were not included as part of the survey include mercury, Polychlorinated Biphenyls ("PCBs"), and hazardous chemicals and petroleum products. Suspect materials identified for the project were inventoried for future assessment. The Hazardous Materials Pre-Assessment Survey is provided in *Appendix I*.

Underground Storage Tanks

Two 12,000-gallon USTs were identified at the Village during the inspection and documented in a Phase I Environmental Site Assessment (October 2007). The USTs are located in the tour bus parking area on the eastern corner of the property. The USTs were once used for the storage of diesel fuel to provide back up for the Village boilers. They are currently planned for future removal.

Probable Impacts and Mitigation Measures Associated with the USTs

The UST program established by the EPA does not regulate tanks which are used solely for heating fuel. The USTs at the Village are used solely for heating boilers, so they are also exempt and are not regulated under the federal UST program. Prior to removal of the USTs, the City and County of Honolulu, Fire Department ("HFD") will be notified. If evidence of a release is observed during removal, it will be reported to the DOH, Hazard Evaluation and Emergency Response office. Soil and groundwater sampling will also be conducted to delineate the extent of the release and to determine measures for remediation. To analyze impacts associated with the USTs, two soil samples will be collected from underneath each of the USTs. These samples will be analyzed for total petroleum hydrocarbons as diesel and associated metal contaminants regardless of whether a release is observed.

Suspect Asbestos Containing Material

Suspect ACM was identified in all areas observed for the project. Suspect ACM materials identified include: grout and cement, plaster, skim coat, paint, drywall and joint compound, ceiling panels, duct insulation and tape, cove base and mastic, vinyl floor tiles and mastic, carpet and mastic, wood flooring mastic, vinyl flooring and mastic, vinyl wainscot and mastic, mirror mastic, sink coating, spray-on fire-proofing, spray-on ceiling insulation, window sealant, toilet sealant, sink mastic/sealant, pool tile grout, pool caulking, gaskets, pipe insulation, roofing material and roofing patch.

Probable Impacts and Mitigation Measures Associated with Suspect ACM Materials
Regulatory requirements for ACM occur when cumulative threshold limit of 160 ~~square feet ("SF")~~, 260 linear feet of pipe insulation and/or 35 cubic feet of ACM is exceeded. Prior to disturbance of suspect ACM, materials will be sampled by a State of Hawai'i certified asbestos inspector and analyzed by a National Voluntary Laboratory Accreditation Program ("NVLAP") accredited laboratory. Bulk samples of homogenous materials will be collected in accordance with DOH and EPA requirements.

Regulated asbestos containing building material ("RACM") will be removed prior to demolition. Removal of identified RACM will be carried out by a specialty licensed contractor (C-19) adhering to contract specifications developed from the results of the inspection and assessment, and EPA, Occupational Safety and Health Administration ("OSHA"), and State of Hawai'i DOH regulations. Notification to the State of Hawai'i DOH will be carried out regarding the project's demolition.

Suspect Lead Based and Lead Containing Paint
Suspect LBP and lead containing paint were identified in all areas inspected for the project. Suspect LBP and lead containing paint included both interior and exterior paints.

Probable Impacts and Mitigation Measures Associated with Suspect LBP and Lead Containing Paint
Suspect LBP is defined as paint with lead content of 1.0mg/cm^2 or 0.5% lead content by weight. Paint containing lead at less than 0.5% by weight is considered "lead-containing paint" and is not regulated by regulatory requirements associated with LBP.

Prior to the disturbance of suspect LBP containing materials identified for the project, the materials will be tested by a State of Hawai'i certified LBP inspector using an approved EPA method. Paint chip samples collected will be analyzed by a National Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory. Bulk samples of homogenous materials will be collected in accordance with DOH and EPA requirements. Demolition debris will be sampled and tested using to meet municipal disposal site acceptance criteria.

Other Hazardous Materials not Surveyed
Hazardous materials not evaluated as part of the Hazardous Materials Survey include mercury, PCBs, and hazardous chemicals and petroleum products. Although these materials were not assessed, they are likely to be found on the site. Mercury can be found in fluorescent light tubes. Unless recently replaced, all fluorescent light tubes are considered to be mercury containing. PCBs are typically found in fluorescent light ballasts, electrical transformers, and hydraulic lift mechanisms.

Probable Impacts and Mitigation Measures Associated with Other Materials not Surveyed
Hazardous materials of all types should be handled appropriately, including those not evaluated as part of this assessment. Lamps containing mercury in fluorescent light tubes which are no longer used will be removed and transported to a permitted facility prior to demolition. During removal, PCB vs. non-PCB ballasts will be identified per label identification. In the event that leaking ballasts are encountered, special handling and disposal will be implemented. Other hazardous chemicals and petroleum products used on site will be handled property and stored in appropriate locations within the site.

4.9 ROADWAYS AND CIRCULATION

The existing Village is located in a densely developed area with a high volume of pedestrian and vehicular traffic. Kahanamoku Street, Ala Moana Boulevard, Kālia Road and Paoa Place bound the Village property. Paoa Place is ~~are~~ under the authority of the City and County of Honolulu. Kahanamoku Street is under the administration of the State DLNR, Department of Boating and Ocean Recreation. Ala Moana Boulevard is under the authority of the State DOT. Kālia Road from Ala Moana Boulevard to the 173.71 ft mark in the Diamond Head direction is State DOT owned, and from 173.71 ft to Paoa Place is City and County of Honolulu owned.

The Village has two internal roads that are interconnected. Rainbow Drive is considered to be the "main entry" and extends makai off of Kālia Road into the central core of the Village and its main lobby and port cochere area. From the exit lane of the port cochere and continuing in the 'ewa direction is Lagoon Drive. Lagoon Drive leads to the Lagoon Tower and the Grand Waikikian port cochere area and connects to Kahanamoku Street. See *Figure 4-16*.

4.9.1 Traffic

A Traffic Impact Assessment Report (September 2010) and Parking and Loading Management Plan (September 2010) were prepared for the Village Master Plan by Wilson Okamoto Corporation to identify and assess potential impacts of the project on existing roadways and traffic conditions and internally on parking and loading requirements. These reports are included as *Appendix J* and *Appendix K,* respectively.

Existing Traffic Volumes and Levels of Service

Morning and afternoon peak hour traffic counts were conducted at each of the nine analyzed intersections in October 2009, February-March 2010, and June 2010. In addition, surveys were conducted at the porte cochere for the Waikikian Hotel and the driveway for the Hilton bus loading area to evaluate operations at these locations. *Figure 4-17* and *Figure 4-18* illustrate the existing traffic study area for each of the following intersections:

- Ala Moana Boulevard and Hobron Lane
- Ala Moana Boulevard and Kahanamoku Street
- Ala Moana Boulevard, Kālia Road, and 'Ena Road
- Ala Moana Boulevard, Kalākaua Avenue, and Niu Street
- Ala Moana Boulevard, Kalākaua Avenue, and Pau Street
- Kālia Road and Rainbow Drive
- Kālia Road and Paoa Place
- Kālia Road and Maluhia Road
- Kālia Road and Saratoga Road

The AM peak hour of traffic generally occurs between the hours of 7:00 AM and 8:00 AM. During the afternoon, the PM peak hour of traffic generally occurs between the hours of 4:00 PM and 5:00 PM. Although the peak hours of traffic generally occur around the same time periods, the absolute commuter peak hour time periods for each intersection may vary as shown in *Table 4-7*. This analysis is based on the absolute commuter peak hour time period for each intersection to identify the traffic impacts resulting from the Village Master Plan.

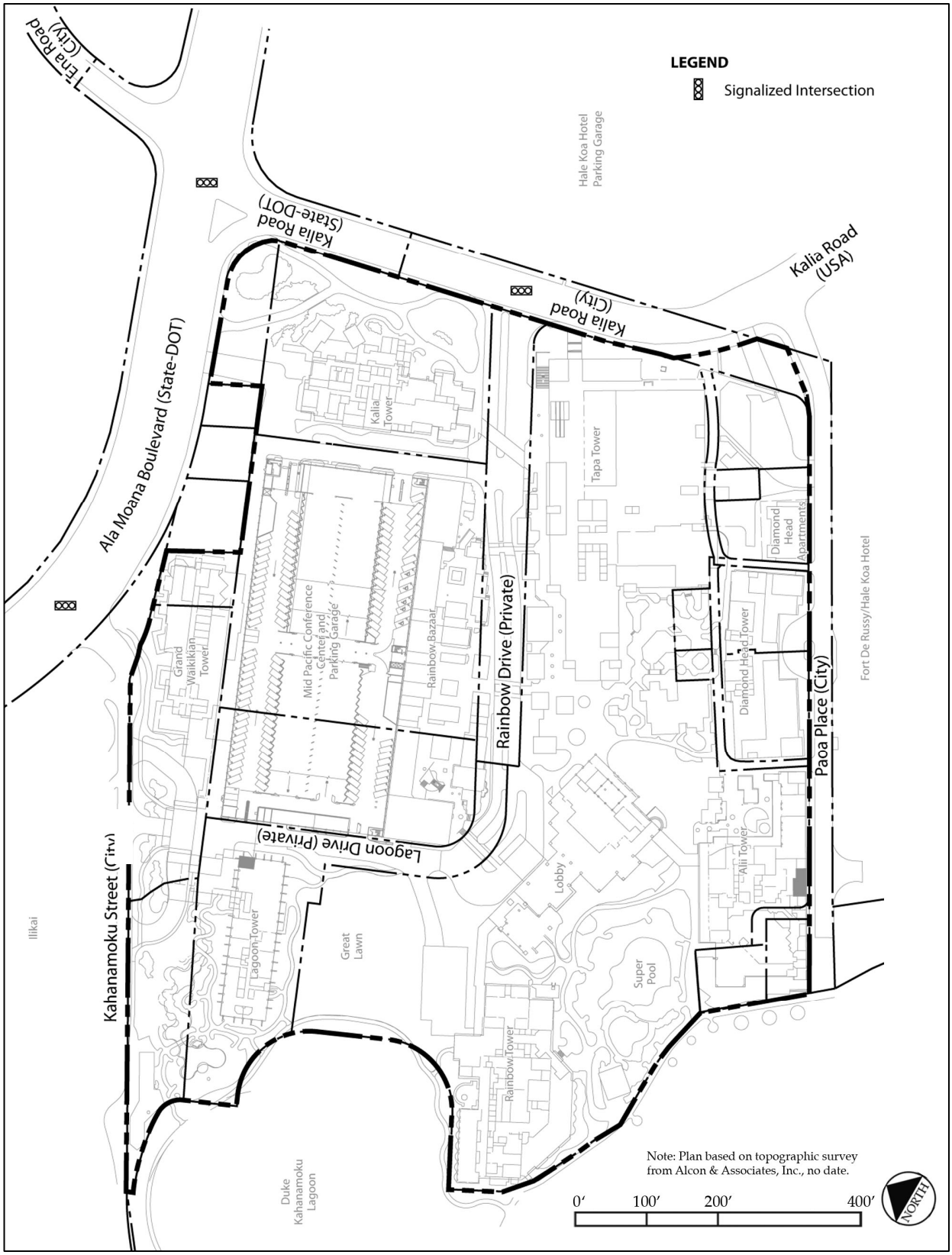


Figure 4-16
Existing Roads Around and Within the Village

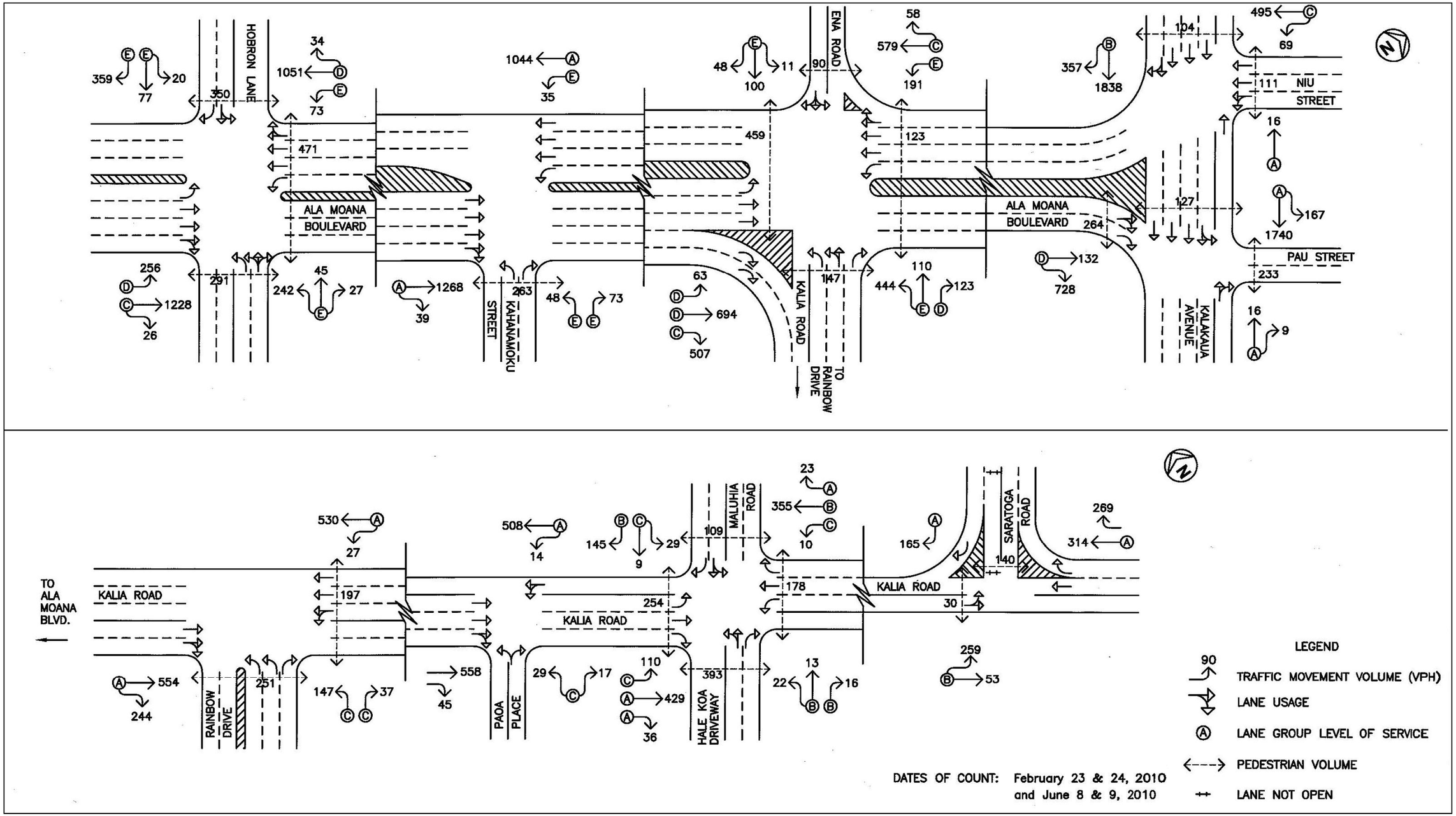


Figure 4-17
Existing AM Peak Hour of Traffic

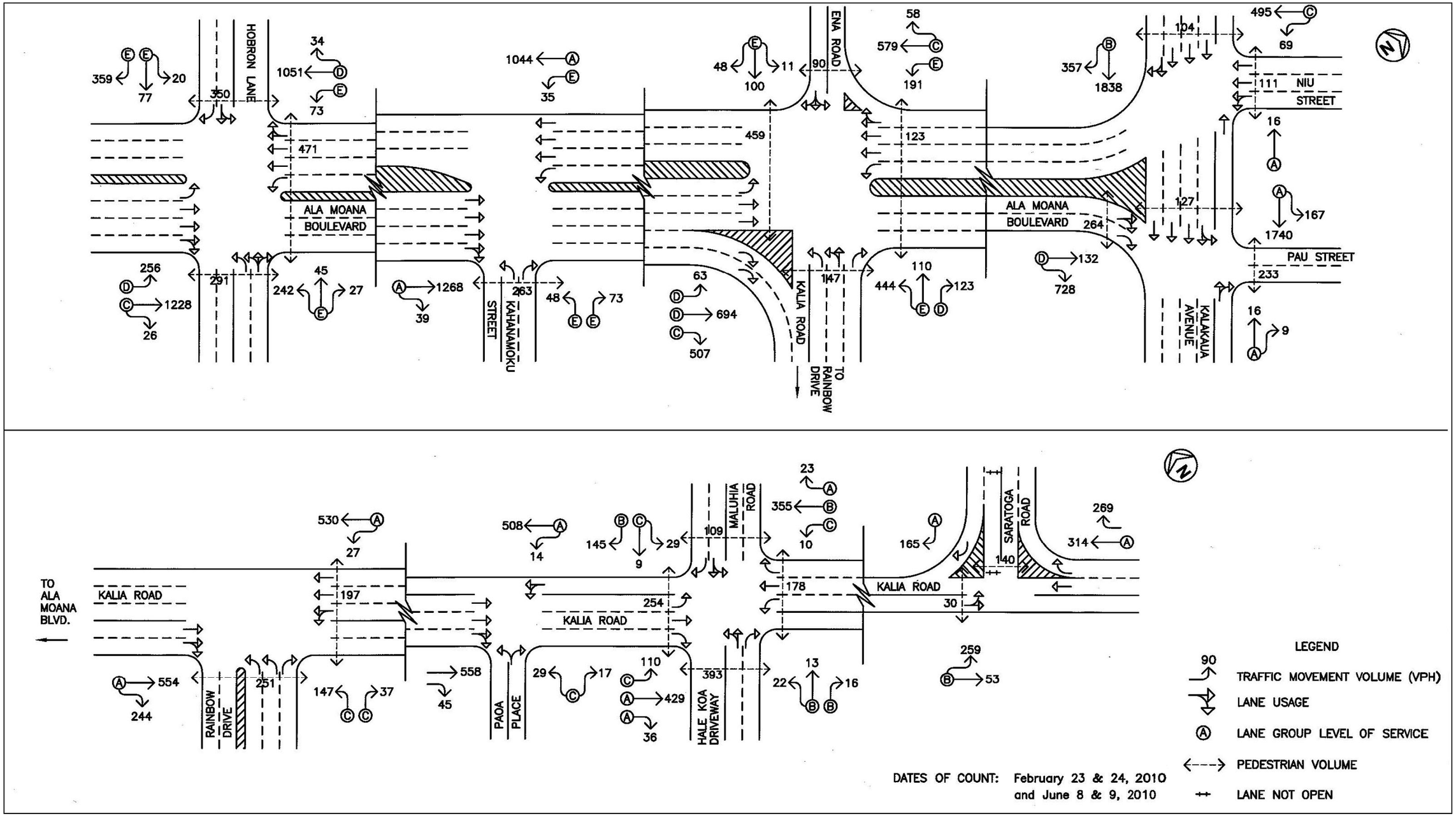


Figure 4-18
Existing PM Peak Hour of Traffic

Table 4-7 PEAK HOURS OF TRAFFIC		
Intersection	**AM Peak**	**PM Peak**
Ala Moana Boulevard/ Hobron Lane	7:15 - 8:15 AM	3:30 - 4:30 PM
Ala Moana Boulevard/ Kahanamoku Street	7:15 - 8:15 AM	4:00 - 5:00 PM
Ala Moana Boulevard/ Kālia Road/ ʻEna Road	7:15 - 8:15 AM	5:00 - 6:00 PM
Ala Moana Boulevard/ Kalākaua Ave/ Niu Street	7:45 - 8:45 AM	5:00 - 6:00 PM
Ala Moana Boulevard/ Kalākaua Avenue/ Pau Street	8:00 - 9:00 AM	5:00 - 6:00 PM
Kālia Road/ Rainbow Drive	6:45 - 7:45 AM	4:00 - 5:00 PM
Kālia Road/ Paoa Place	6:45 - 7:45 AM	4:00 - 5:00 PM
Kālia Road/ Maluhia Road	7:00 - 8:00 AM	4:00 - 5:00 PM
Kālia Road/ Saratoga Road	7:00 - 8:00 AM	3:45 - 4:45 PM

Level of service ("LOS") is a qualitative measure describing the condition of traffic flow, ranging from ideal or free-flow traffic operating conditions at LOS "A" to unacceptable or potentially congested traffic operating conditions at LOS "F". The City and County of Honolulu has established LOS "D", which is typically recognized as the minimum satisfactory level of service in most urban areas, as the minimum acceptable level of service for its intersections. *Table 4-9* below summarizes the results of the level of service analysis for each of the nine study intersections.

Since the November 2010, Hilton has made substantial progress on traffic-related studies that will improve traffic flow on Ala Moana Boulevard. Hilton is fulfilling a condition from the 2008 completion of the Grand Waikikian, in association with the installation of new signalized intersection at Kahanamoku Lane. Hilton has studied traffic flow along this section of Ala Moana Boulevard to assess the flow of through-traffic following activation of this traffic signal. The Phase II study (post-signalization) has been reviewed by DOT-Highways and the City and County of Honolulu, Department of Transportation Services ("DTS"). The study shows that modification of the signal timing and synchronization will result in improved traffic flow. The signal retiming plans have been authorized by the City and County of Honolulu, and the signals were adjusted by the City and County of Honolulu in May 2011.

Probable Impacts and Mitigation Measures

Potential traffic impacts during the construction period have been assessed. Ala Moana Boulevard will be affected during construction periods by traffic from worker vehicles, heavy equipment mobilization/demobilization, and material deliveries. The first major construction period is planned to occur during 2013-2014, with construction of the first new timeshare tower. This project will cause periodic affects to traffic flow at the Ala Moana Boulevard/Kālia Road intersection during equipment movement and major materials deliveries. Off-site infrastructure improvements (wastewater collection system) will also occur during this period. Several smaller Master Plan projects will occur during 2015-2018. The second new timeshare tower is planned to start construction in 2019. Plans to mitigate the construction period traffic impacts include off-peak movement of equipment and materials to minimize the disruption to traffic flow, and inconvenience to the motoring public, bicyclists and pedestrians. Dust and noise pollution will be contained through job-site construction management and adherence to State and County laws, which pertain to construction dust management and noise control. A Construction Traffic Management Plan will also be prepared to minimize conflicts with traffic along surrounding roadways during construction activities.

The new trips generated by the Village Master Plan are expected to be associated with the new timeshare units. For the purposes of this study, the proposed timeshare units were assumed to be hotel rooms since they will be placed into a rental pool when not occupied by the owners. *Table 4-8* summarizes the project site trip generation characteristics applied to the AM and PM peak periods of traffic.

Table 4-8 PEAK HOUR TRIP GENERATION CHARACTERISTICS		
HOTEL (TIMESHARE TOWER 1) Independent Variable: Rooms=300		
		Projected Trip Ends
AM Peak	Enter	98
	Exit	62
	Total	160
PM Peak	Enter	94
	Exit	83
	Total	177
AM Peak	Enter	77
	Exit	50
	Total	127
PM Peak	Enter	78
	Exit	70
	Total	148

Future traffic scenarios developed for the project considered potential impacts of other new developments and their traffic mitigation in the vicinity of the project in recent years, including the Waikīkī Beach Walk and Watermark. Additionally, two of the developments in the vicinity are recent completions, including the Waikīkī Allure project located adjacent to Kalākaua Avenue north of ʻEna Road, and the Trump International Hotel and Tower.

Future Traffic Volumes without the Project

Projected traffic operations in year 2022 without the project are expected to remain similar to existing conditions (*Table 4-9*) (*Figure 4-19 and Figure 4-20*). The eastbound left-turn traffic movement at the intersection of Ala Moana Boulevard with Kālia Road and ʻEna Road is expected to deteriorate from LOS "D" to LOS "E" during the PM peak period. The remaining traffic movements at this intersection as well as the other study intersections are expected to operate at levels of service similar to existing conditions during both peak periods with the exception of the intersection of Kālia Road with Saratoga Road. After the installation of a traffic signal system and addition of a left-turn lane on the westbound approach of Saratoga Road, the Kālia Road approaches are expected to operate at LOS "A" during both peak periods while the traffic movements westbound approach are expected to operate at LOS "A" during the AM peak period and LOS "B" during the PM peak period.

Future Traffic Volumes with the Project

The Year 2022 cumulative AM and PM peak hour traffic conditions with the Village Master Plan are summarized in *Table 4-9*. The segment of Kālia Road between Rainbow Drive and Maluhia Road is assumed to be modified to provide two lanes in each direction (*Figures 4-21* and *4-22*). These modifications are expected to alleviate the existing queuing resulting from northbound buses entering and exiting the bus pullout along Kālia Road, as well as minimize the impact of vehicles turning into Paoa Place on the through traffic along Kālia Road.

Projected traffic operations in Year 2022 with the project are expected to remain similar to Year 2022 without the project during both peak periods (*Table 4-9*). The traffic movements at the study intersections along Ala Moana Boulevard are expected to continue to operate at LOS "E" or better during both peak periods with the exception of the intersections along Kalākaua Avenue. The traffic movements at the intersections of Kalākaua Avenue and Ala Moana Boulevard with Niu Street and Pau Street are expected to continue operating at LOS "C" or better during the AM peak period and LOS "C" and LOS "D" or better, respectively, during the PM peak period. Along Kālia Road, the traffic movements at the intersections with Rainbow Drive and Maluhia Road are expected to continue operating at LOS "C" or better during both peak periods while those at the intersection with Saratoga Road are expected to continue to operating at LOS "A" during the AM peak period and LOS "B" or better during the PM peak period. At the intersection of Kālia Road with Paoa Place, the traffic movements are expected to continue to operating at LOS "C" or better during the AM peak period and LOS "D" or better during the PM peak period despite the addition of site-generated traffic to the intersection primarily due to the recommended improvements along Kālia Road to provide two lanes in each direction and the elimination of the exit driveway. *Figure 4-23* and *Figure 4-24* illustrates the projected traffic volumes with the project and other development projects in the vicinity proposed for completion in the Year 2022.

Table 4-9 EXISTING AND PROJECTED LOS TRAFFIC OPERATING CONDITIONS (Without and With Project in Year 2022)

Intersection	Critical Traffic Movement		AM			PM		
			Existing	2022 w/o Project	2022 with Project	Existing	2022 w/o Project	2022 with Project
Ala Moana Boulevard/ Hobron Lane	Eastbound	LT	E	E	E	D	D	E
		TH-RT	B	B	B	C	C	B
	Westbound	LT	E	E	E	E	E	E
		TH-RT	B	B	B	D	D	D
	Northbound	LT-TH-RT	D	D	D	E	E	E
	Southbound	LT-TH	D	D	D	E	E	E
		RT	E	E	E	E	E	E
Ala Moana Boulevard/ Kahanamoku Drive	Eastbound	TH-RT	A	A	A	A	A	A
	Westbound	LT	E	E	E	E	E	E
		TH	A	A	A	A	A	A
	Northbound	LT	E	E	E	E	E	E
		RT	D	D	D	E	E	E

Ala Moana Boulevard/ Kālia Road/ ʻEna Road	Eastbound	LT	E	E	E	D	E	E
		TH	B	B	C	D	D	D
		RT	A	A	B	C	C	D
	Westbound	LT	E	E	E	E	E	E
		TH-RT	C	C	C	C	C	C
	Northbound	LT-TH	D	D	D	E	E	E
		RT	C	C	C	D	D	D
	Southbound	LT-TH-RT	E	E	E	E	E	E
Ala Moana Boulevard/ Kalākaua Avenue/ Niu Street	Westbound	LT-TH	C	C	C	C	C	C
	Northbound	TH	A	A	A	A	A	A
	Southbound	TH-RT	B	B	B	B	B	B
Ala Moana Boulevard/ Kalākaua Avenue/ Pau Street	Eastbound	TH-RT	C	C	C	D	D	D
	Northbound	TH-RT	A	A	A	A	A	A
	Southbound	LT-TH	A	A	A	A	A	A
Kālia Road/ Rainbow Drive	Eastbound	LT	C	C	C	C	C	C
		RT	C	C	C	C	C	C
	Northbound	LT-TH	A	A	A	A	A	A
	Southbound	TH-RT	A	A	A	A	A	A
Kālia Road/ Paoa Place*	Eastbound	LT-RT	B	B	C	C	C	D
	Northbound	LT-TH	A	A	A	A	A	A
Kālia Road/ Maluhia Road*	Eastbound	LT-TH	B	B	B	B	B	C
		RT	B	B	B	B	B	B
	Westbound	LT-TH	B	B	B	C	C	C
		RT	B	B	B	B	B	B
	Northbound	LT	C	C	C	C	C	C
		TH	B	B	B	B	B	B
		RT	A	A	A	A	A	A
	Southbound	LT	B	B	B	C	C	C
		TH	A	A	A	A	A	A
Kālia Road/ Saratoga Road	Westbound	LT	-	A	A	-	B	B
		RT	A	A	A	A	B	B
	Northbound	TH	A	A	A	A	A	A
	Southbound	LT-TH	A	A	A	B	A	A

**Intersection modification implemented*

The development of the Village Master Plan is not expected to have a significant impact on traffic operations in the project vicinity. This is primarily due to the implementation of the recommended improvements along Kālia Road to provide two lanes in each direction near Paoa Place and public bus and trolley loading areas on both sides of the roadway. A Traffic Management Plan will be prepared for the project to minimize conflicts with traffic associated with the Village. ~~A Construction Traffic Management Plan will also be prepared to minimize conflicts with traffic along surrounding roadways during construction activities.~~ Other mitigation measures considered for the project include:

- Maintain sufficient sight distances for motorists to safely enter and exit all driveways and roadways.
- Maintain adequate on-site loading and off-loading services areas and prohibiting off-site loading operations.
- Maintain adequate turn-around area for service, delivery, and refuse collection vehicles; to maneuver on the project site to avoid vehicle-reversing maneuvers onto public roadways.
- Maintain sufficient turning radii at all driveways and roadways to avoid or minimize vehicle encroachments to oncoming traffic lanes.
- Buses and delivery traffic should utilize only utilize the entry to the bus loading area on Paoa Place. Guest traffic associated with Timeshare Tower 1 should utilize the ramp entry that will extend from Kālia Road up to the second floor lobby and passenger drop-off area. Adequate signage may be provided to direct visitors and residents to Paoa Place.
- Modify the segment of Kālia Road between Rainbow Drive and Maluhia Road to provide two through lanes in each direction near Paoa Place and bus loading zones on both sides of the roadway (*Figure 4-21 and Figure 4-22*). Ensure that the southbound curbside lane at the intersection with Maluhia Road has sufficient width to allow through vehicles to bypass right-turning vehicles stopped at the intersection. The actual dimensions and layout of these modifications would be determined during the design phase of the project.
- Hilton will increase its efforts to encourage the use of TheBus, bicycles and walking to reduce the number of personal vehicles associated with the resort. Hilton will subsidize the cost of bus passes for 100 employees per month in order to encourage its workers to use transit and carpooling options to help reduce the volume of traffic on the local roadways. Guests will also be informed of TheBus transit and tour group travel options available for Waikīkī and island-wide destinations, and encourage the use of local shuttles, bicycles and walking.

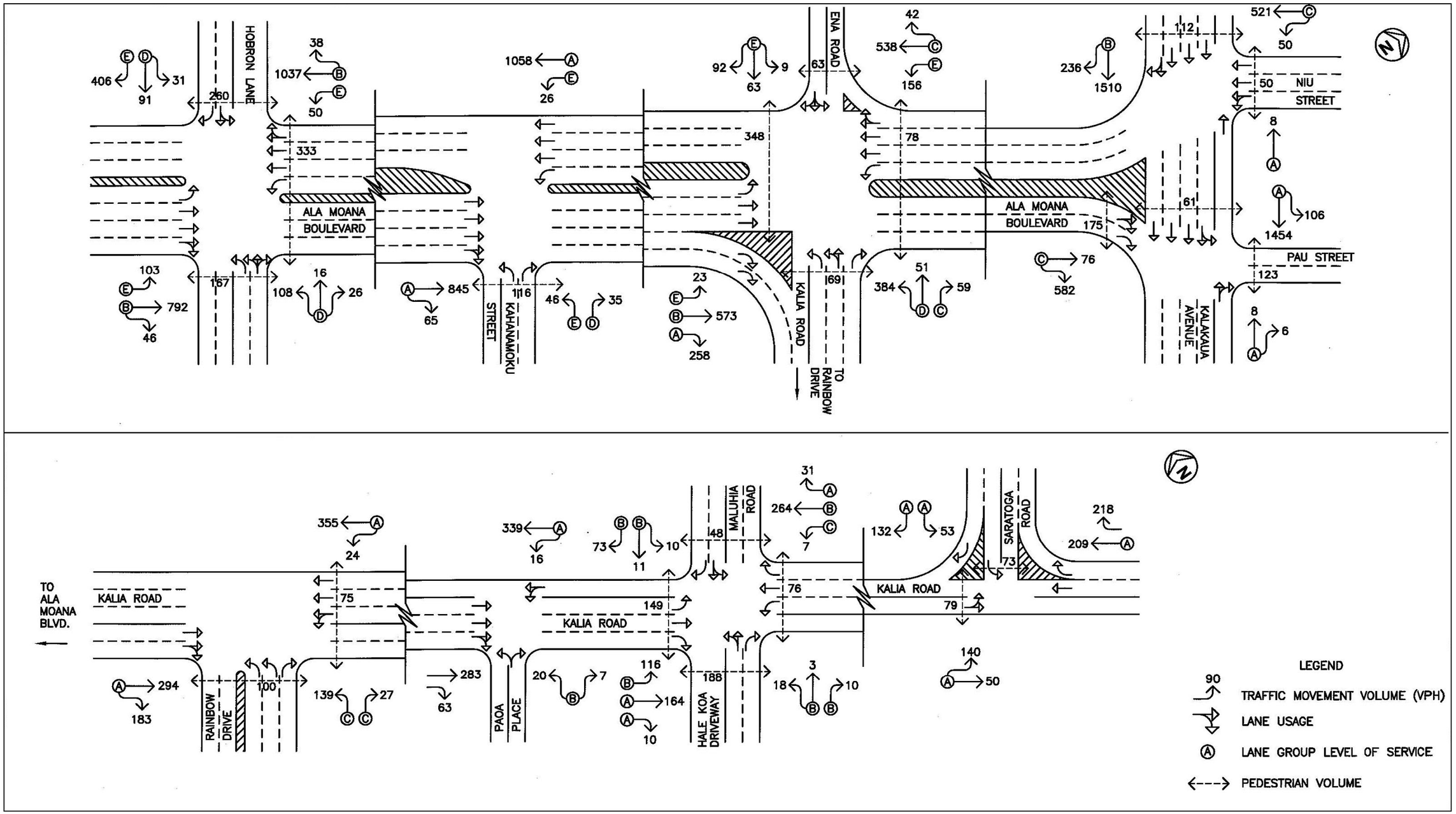


Figure 4-19
Year 2022 AM Peak Hour of Traffic without Project

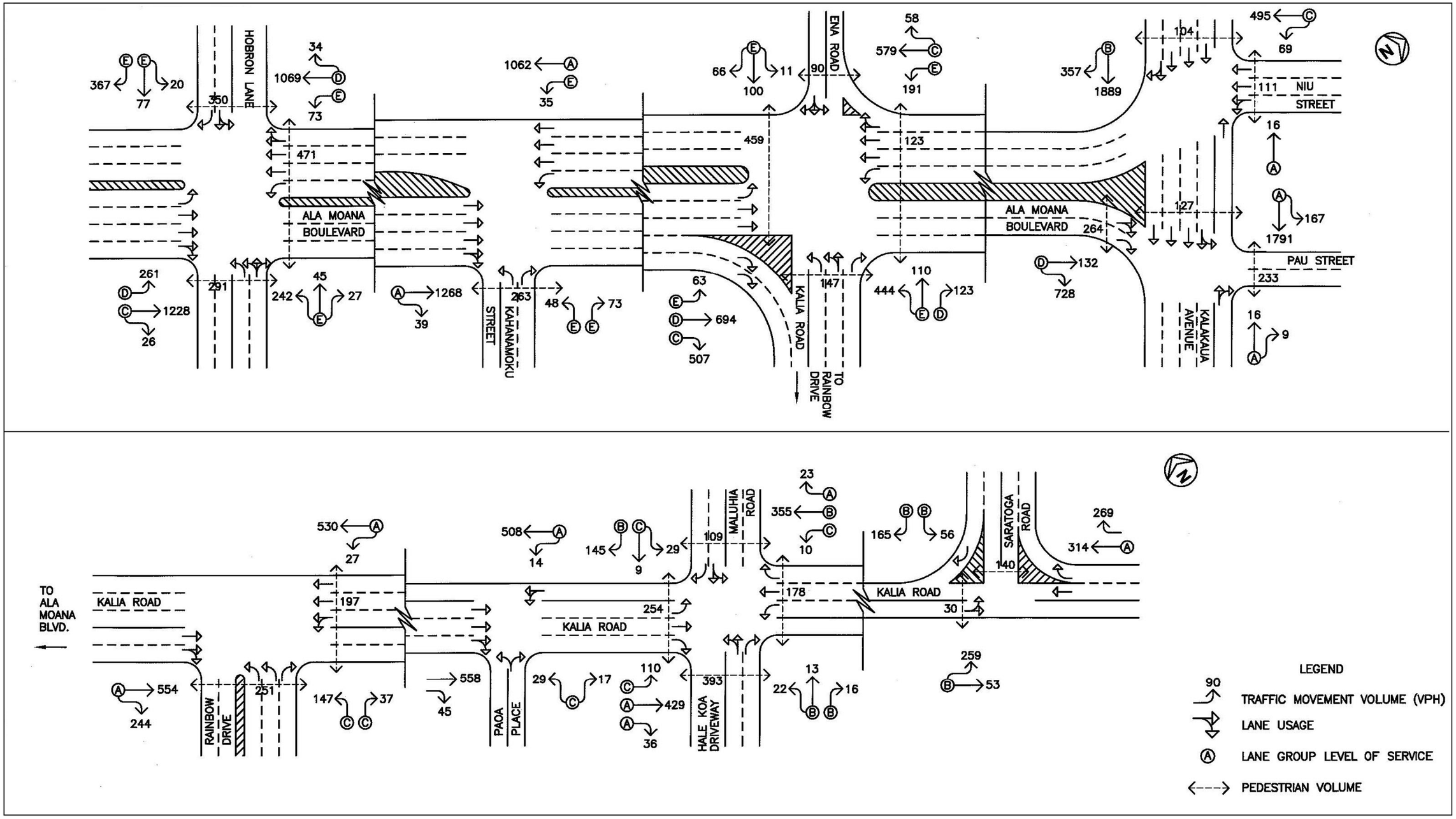


Figure 4-20
Year 2022 PM Peak Hour of Traffic without Project

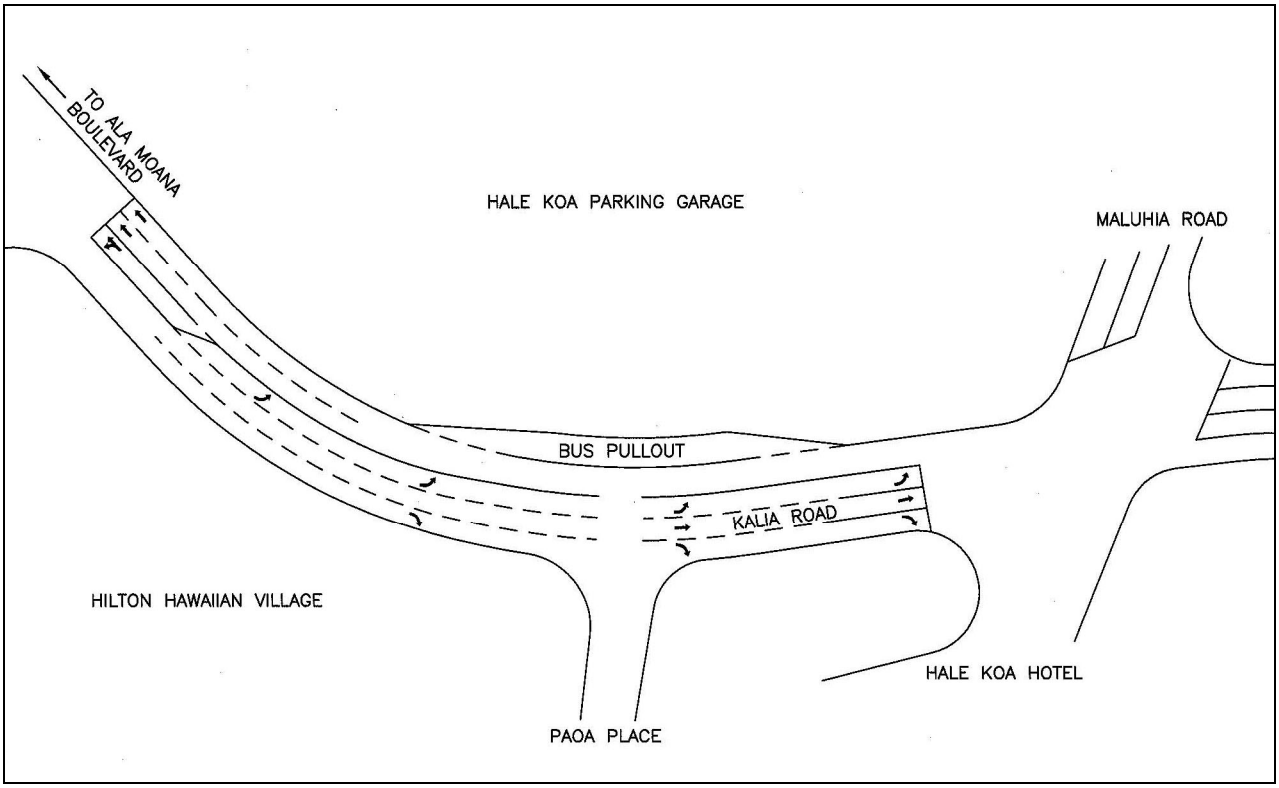


Figure 4-21
Existing Roadway Configuration along Kālia Road

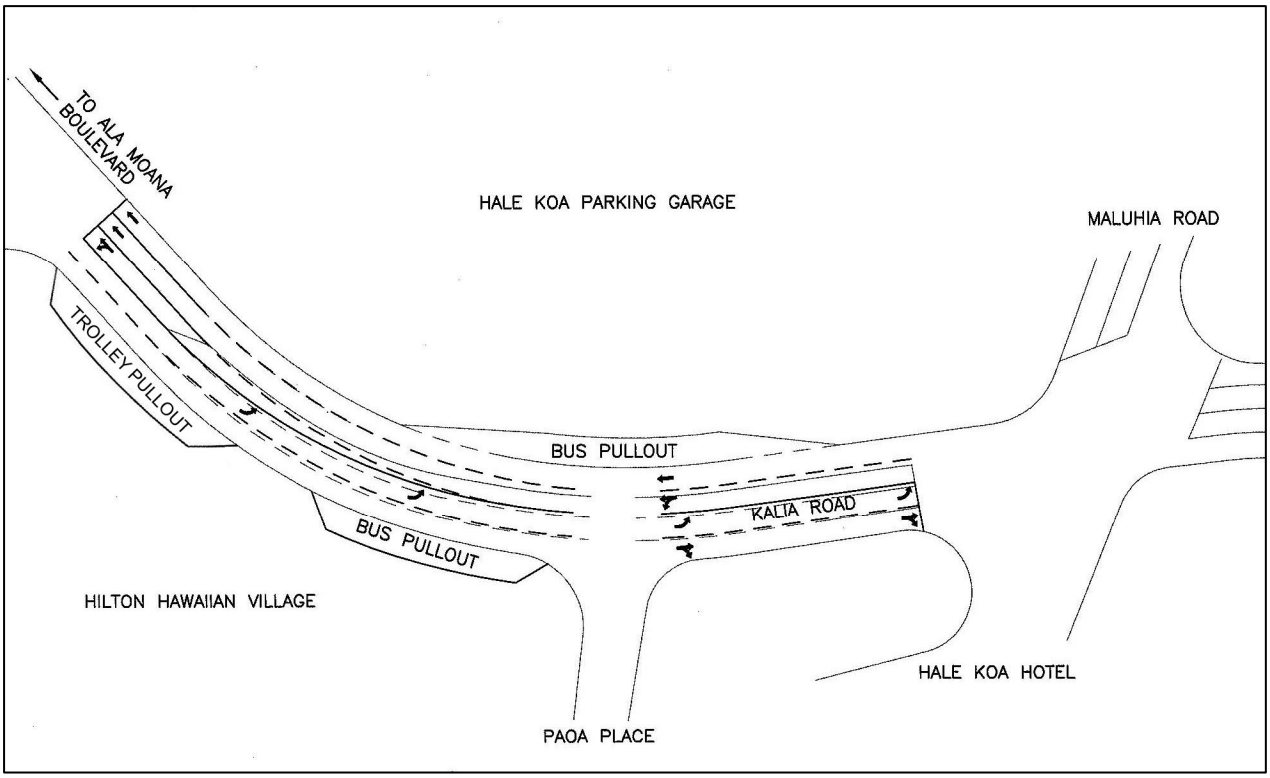


Figure 4-22
Proposed Roadway Configuration (Conceptual) along Kālia Road

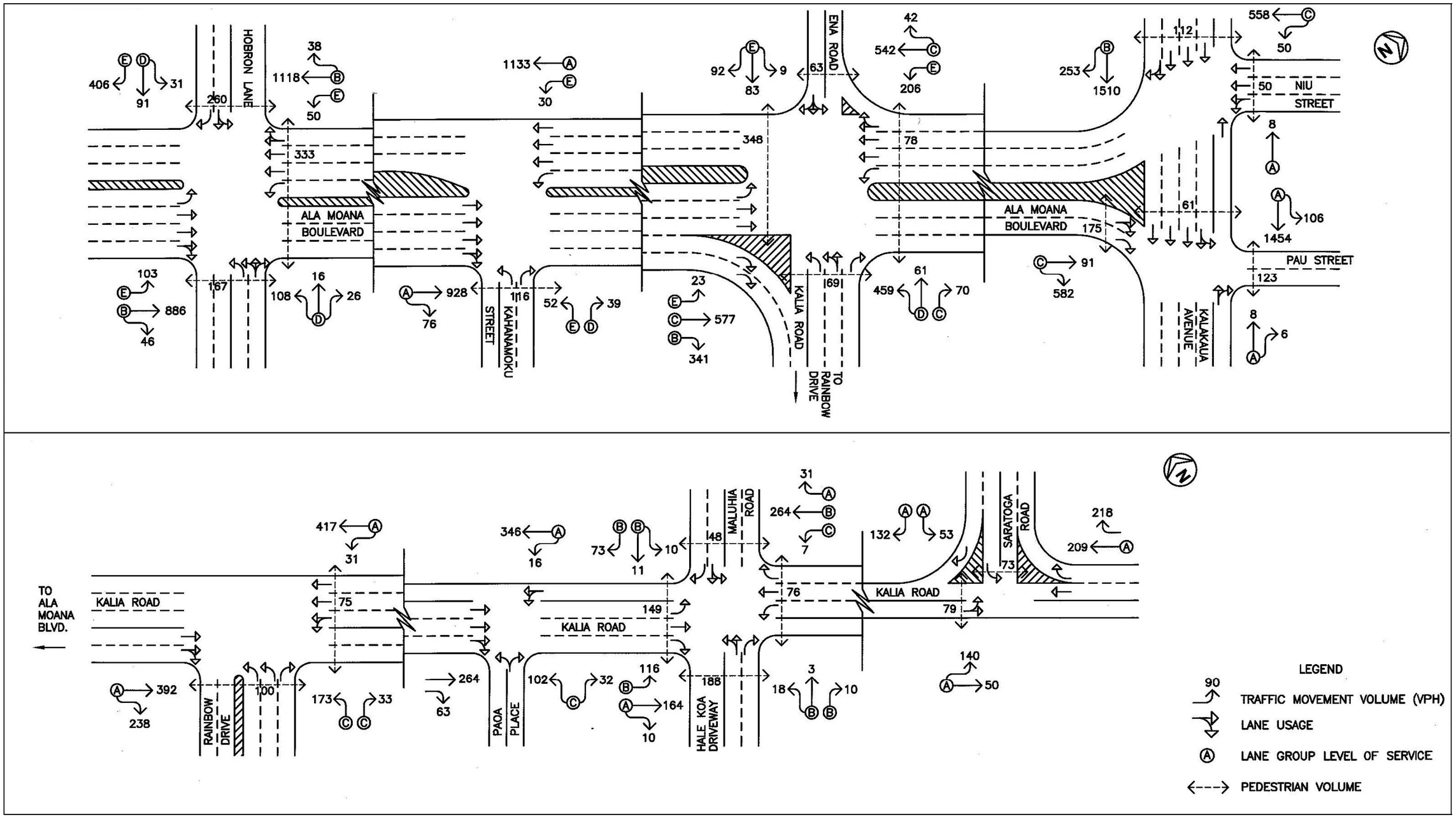


Figure 4-23
Year 2022 AM Peak Hour of Traffic with Project

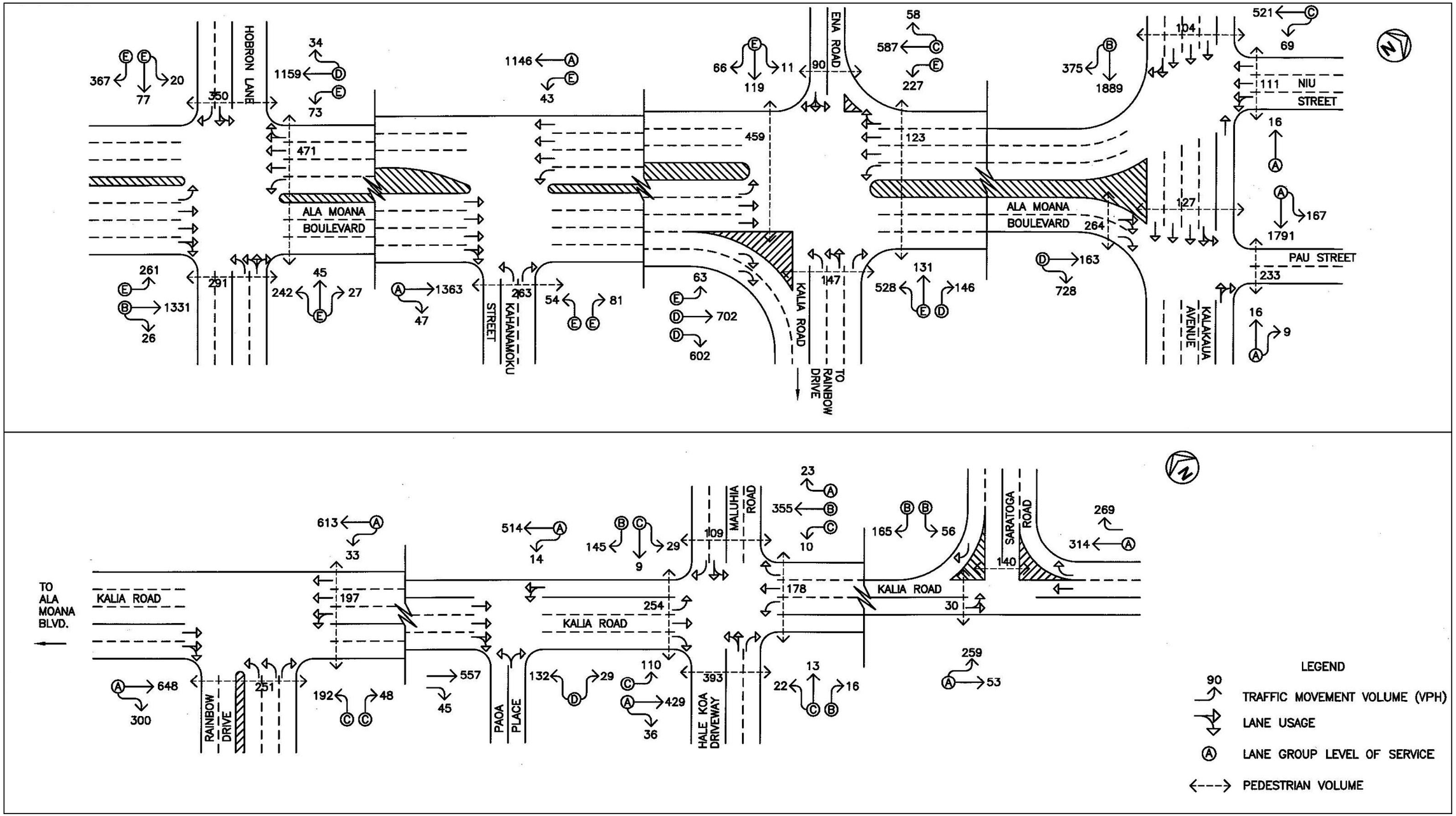


Figure 4-24
Year 2022 PM Peak Hour of Traffic with Project

4.9.2 Parking

LUO Table 21-6.3 establishes the following off-street parking requirements for developments in the WSD, Resort Mixed Use Precinct: 1) one space for every four hotel rooms; 2) one space per ten seats or 200 SF for meeting facilities; and 3) one space per 800 SF for all other permitted uses. However, there is an exception that ground floor uses in the WSD, other than dwelling uses, are exempt from off-street parking requirements. The existing number of parking stalls (1,844 ~~1,819~~) in the existing parking structure exceeds City and County of Honolulu LUO requirements for on-site operations. Existing demand during normal operations is currently managed on-site. Existing self-parking is managed by parking attendant operations for guests and visitors to the Village. Valet service is also an option provided at the Kālia, Grand Waikikian, and main lobby area. Employees with monthly parking privileges utilize a card reader system to gain access to and from the parking garage.

Probable Impacts and Mitigation Measures

The construction of two new timeshares will require new on-site parking. Existing on-site parking at the main parking garage will undergo renovation and reconfiguration and yields 1,844 ~~1,819~~ stalls. The new Timeshare Tower 1 will have a two-story parking podium at its base that provides an additional 125 stalls. Upon completion, there will be a total of 1,969 ~~1,944~~ stalls, which meets LUO requirements. *Table 3-6* provides a parking summary. A parking management plan will ensure parking operations will continue to be efficiently managed as a mix of self-parking and valet operations with the use of a parking attendant and card reader system to manage entry and exit.

During special events, banquets, and other major events, the use of valet service is fundamental to meet peak demands. Additionally, managing time duration of passenger drop-offs and staging in the porte cochere areas as well as the provision of adequate valet staff will help manage congestive periods of queuing and ensure adequate valet circulation. The proposed Timeshare Tower 1 will have its own valet service. Existing and proposed circulation are illustrated in *Figure 4-25* and *4-26*.

With self-parking, ensuring an adequate number of parking attendants are provided at key areas to minimize conflict between vehicles circulating in/out of the garage will be utilized. Finally, employee parking strategies could include a bus pass or ride-share program as well as providing additional bicycle parking areas to promote alternative transportation options.

4.9.3 Loading & Delivery

LUO Sections 21-6.100 through 21-6.140 establish the off-street loading space requirements for retail and hotel (or similar uses) developments. When more than one loading area is required, there are specific dimension provisions that must be met. At least half of these spaces must be built to meet the dimension requirements of 12 ft ×35 ft, with a minimum vertical clearance of 14 ft. The other half may have horizontal dimensions of 8.5 ft ×19 ft and vertical clearance of at least ten ft. Under the LUO, the required number of existing off-street loading stalls is 39 (*Table 3-6)*.

Currently, there are a total of 42 off-street loading spaces provided within the Village. Large delivery vehicles park and unload at various points within the Village, including an area adjacent to the on-site bus and passenger operations area off of Paoa Place; another next to Rainbow Tower near the main lobby entrance and Great Lawn; one on the Diamond Head side of the Grand Waikikian; and one next to Kālia Tower near Ala Moana Boulevard (*Figure 4-27*).

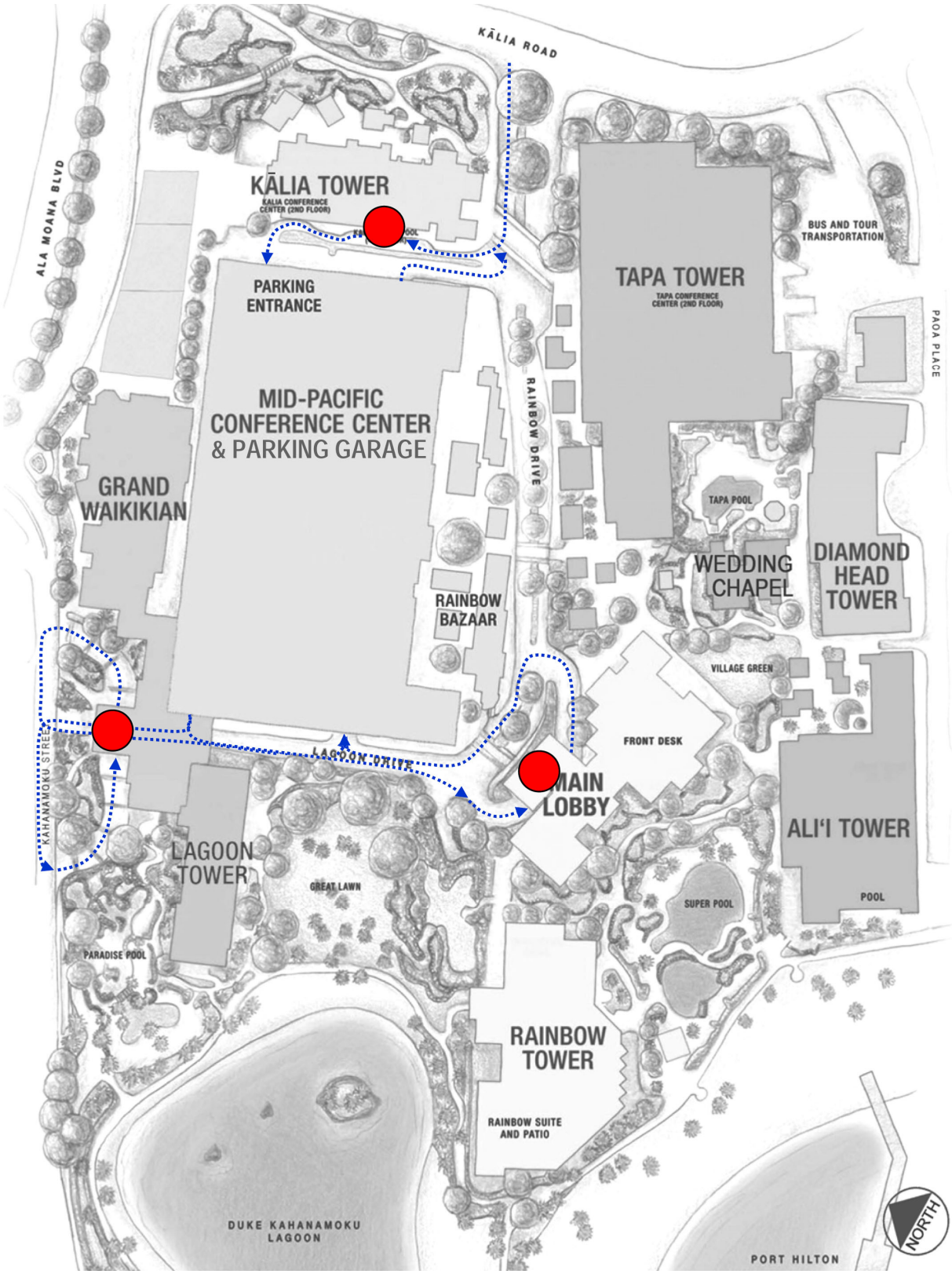


Figure 4-25
Existing Valet Circulation within the Hilton Hawaiian Village®

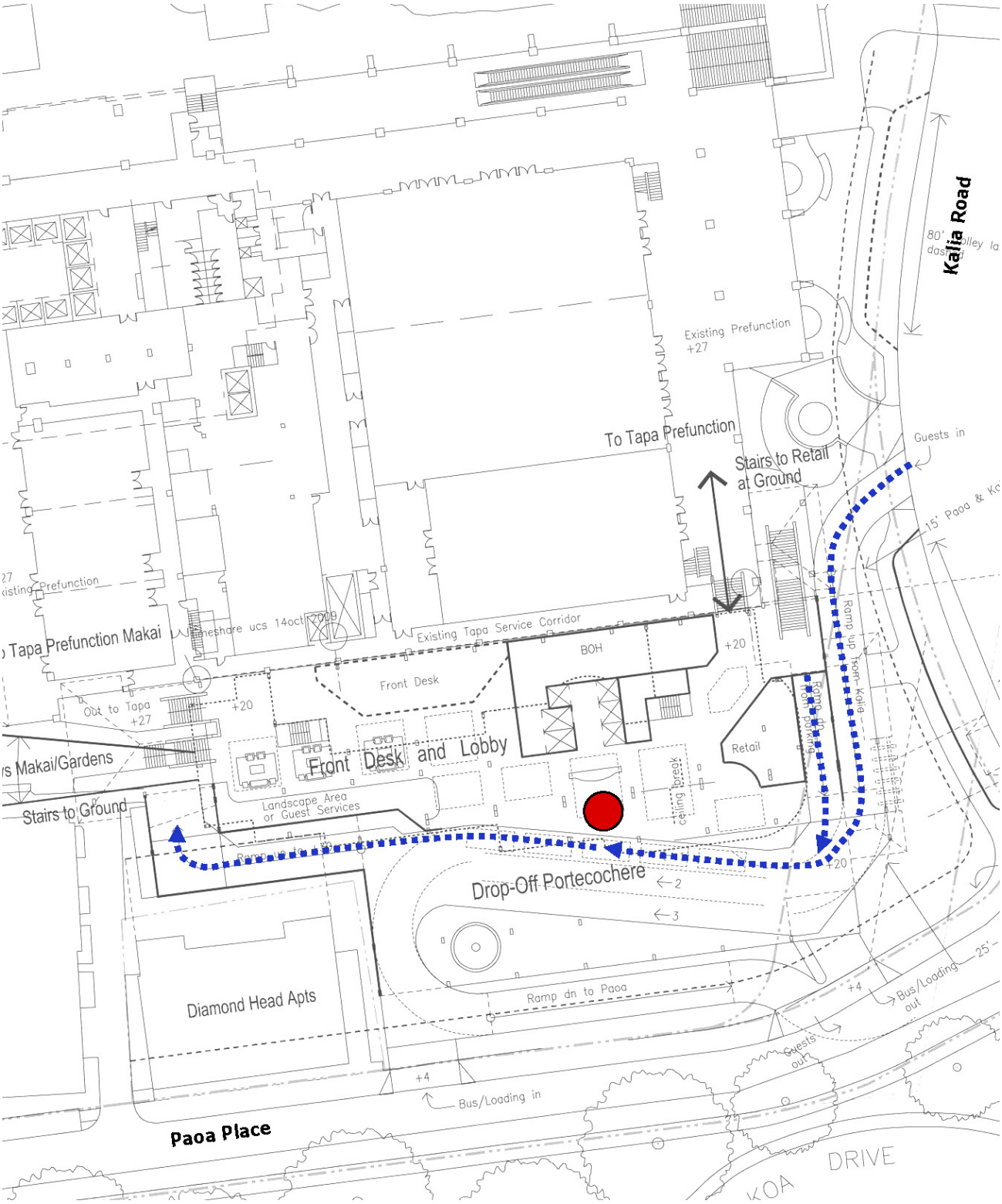


Figure 4-26
Proposed Valet Circulation for Timeshare Tower 1

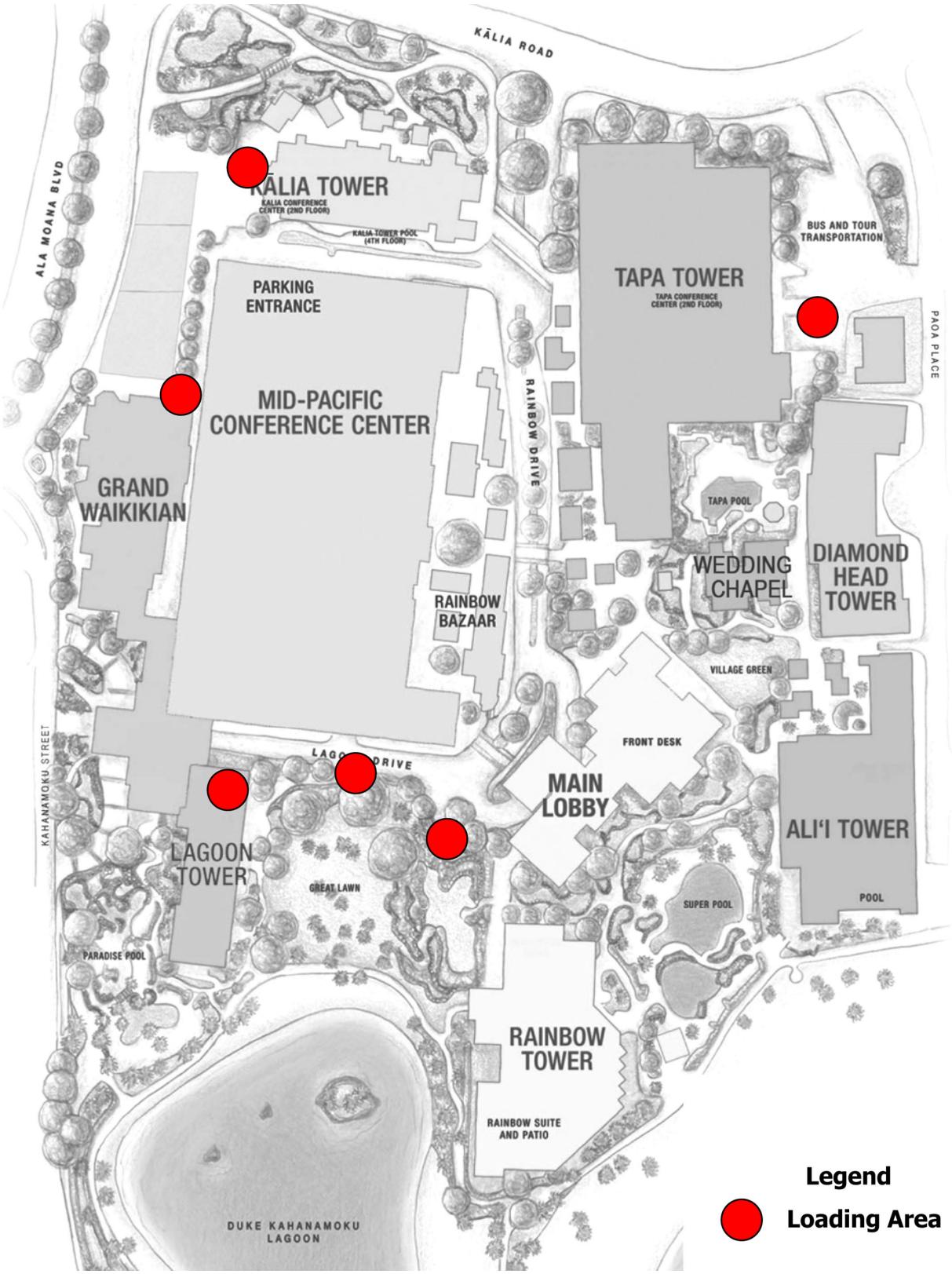


Figure 4-27
Existing Loading Areas within Hilton Hawaiian Village®

Probable Impacts and Mitigation Measures

Construction of Timeshare Tower 1 will require slight reconfiguration of the existing loading area next to the bus and passenger operations area. The redevelopment of the Rainbow Bazaar and Timeshare Tower 2 will require additional stalls. In total, there will be approximately 15 additional off-street loading stalls, resulting in a total of 57 loading spaces within the Village. Approximately 28 of these stalls will be larger 12 ft ×35 ft x 14 ft, and the remaining 29 will be 8.5 ft ×19 ft x 10 ft. The total loading spaces provided with the Village Master Plan exceeds LUO requirements.

Delivery management strategies, including enforcement of parking restrictions and management of loading/unloading times, use of additional attendants or security, and the development of a delivery schedule program will be employed to alleviate congestion in specific loading areas.

4.10 INFRASTRUCTURE AND UTILITIES

Belt Collins Hawai'i, Ltd. prepared a Preliminary Engineering Report ("PER") for the Village Master Plan in March 2011 ~~September 2010~~. The PER is included as *Appendix L*.

4.10.1 Water Supply

The City and County of Honolulu, Board of Water Supply ("BWS") provides potable water for most of O'ahu, including the Village. The BWS water system that connects to the Village consists of a 12-inch main along the mauka side of Ala Moana Boulevard; a 4-inch service line along the makai side of Ala Moana Boulevard; an 8-inch main in Kālia Road; a 12-inch water main along Kahanamoku Street; and an 8-inch main that reduces to a 4-inch service line within Paoa Place. Fire hydrants are located along the mauka side of Ala Moana Boulevard and Kālia Road, spaced approximately 300-ft apart. Fire hydrants are located along Kahanamoku Street, spaced approximately 250-ft apart (*Figure 4-28*). Multiple meters provide potable water and fire water services to the Village. The primary potable water service connection is from the 12-inch main in Ala Moana Boulevard through two 4-inch turbine meters with a secondary connection to the 8-inch main in Kālia Road fronting Kālia Tower through two 6-inch compound meters. Currently, only two of the four meters are in operation. One meter at each connection area was previously shut at the valve by BWS. An 8-inch potable water line traverses around the Village between the two service connections, from the 'ewa side of Kālia Tower and the parking garage, along Lagoon Drive, to the 'ewa side of the Diamond Head Tower and along Kālia Road within the Village. A separate water line is connected to the 12-inch diameter water main in Kahanamoku Street that services the Grand Waikikian. Water for fire protection is serviced from the 12-inch main in Ala Moana Boulevard with a secondary connection to the 8-inch main in Kālia Road fronting Tapa Tower. A 6-inch fire water line is looped completely around the Village, adjacent to the potable water line. Within the Village, fire hydrants are connected to the 8-inch potable water line along Lagoon Drive, at the lobby and at the makai corner of Diamond Head Tower next to Paoa Place. The water consumption for the Village during 2009 was 356,816,000 gallons per day ("gpd") (approximately 0.978 ~~million gallons per day ("~~MGD~~")~~).

Probable Impacts and Mitigation Measures

Implementation of the project will increases the Village's water demand. As detailed in *Table 4-10*, water use is anticipated to increase by approximately 0.194 MGD, or approximately 20% above the current total Village water use rate (0.978 MGD). The BWS has indicated that the existing water system is presently adequate to accommodate the proposed development (Letter dated May 5, 2010).

Table 4-10 ADDITIONAL WATER USEAGE			
Type of Use	**No. of Units**	**Use Rate**	**Expected Usage**
Timeshare Rooms	550 Rooms	350 gal/unit-day	192,500 gpd
Retail & Offices	14,790 SF	120 gal/1,000 SF-day	1,775 gpd
Total			**194,275 gpd**
Note: Per code/design standards timeshare uses same as hotel water generation.			
Source: Board of Water Supply, Water System Standards, 2002			

The pipeline infrastructure around and within the Village is adequate to support the Village Master Plan. For Timeshare Tower 1, a new potable water line with a compound meter and fire water line connection with a detector check meter can either be connected to the 12-inch water line in Kālia Road or to the 8-inch water line in Paoa Place. For Timeshare Tower 2, water service can be submetered and connected to the 12-inch water line in Lagoon Drive. An alternate connection and submetering for this tower could also be to the 8-inch water line and 6-inch fire line in Lagoon Drive.

4.10.2 Wastewater Treatment and Disposal

The City and County of Honolulu wastewater system around the Village consists of 18-inch and 12-inch sewer lines along Ala Moana Boulevard, which connect to a 24-inch sewer line (1960) at the Kālia Road intersection, a 12-inch sewer line in Kālia Road, 8-inch and 12-inch sewer lines in Kahanamoku Street, and a sewer line in Paoa Place that varies in size from 8-inch to 10-inch (*Figure 4-29*).

Wastewater from the Village flows in the mauka direction, toward the Ala Moana Boulevard and Kālia Road intersection. The 24-inch sewer line (1960), a second 24-inch sewer line (2004) in Ala Moana Boulevard and a 16-inch sewer line that traverses through the Fort DeRussy property conveys wastewater by gravity flow to a sewage pump station located on Kalākaua Avenue adjacent to Fort DeRussy. The station pumps the effluent to the City and County of Honolulu's sewage pump station at Ala Moana Beach Park which is conveyed to the Sand Island Treatment Plant, where it is treated and discharged through a deep ocean outfall.

A majority of the wastewater from the Village flows in a 15-inch sewer line to a manhole along the 24-inch sewer line at the intersection of Ala Moana Boulevard and Kālia Road. The 15-inch sewer line also conveys wastewater from a portion of Ali'i Tower, the Lobby, Rainbow Tower, Lagoon Tower, the Grand Waikikian Tower, Rainbow Bazaar, the Mid-Pacific Conference Center, a portion of the parking garage and Kālia Tower.

Wastewater from the majority of Tapa Tower and a portion of the parking garage flows in a 12-inch sewer line in Rainbow Drive which connects to the 12-inch sewer line in Kālia Road. At the Ala Moana Boulevard end of Kālia Road, the 12-inch sewer line connects to the 16-inch sewer line through the Fort DeRussy property. The remainder of wastewater from Tapa Tower flows in a 6-inch sewer lateral and connects into a manhole along the 12-inch sewer line in Kālia Road. Wastewater from a portion of Ali'i Tower, Diamond Head Tower and the Diamond Head Apartments also flows into the 8-inch/10-inch sewer line in Paoa Place and into the 12-inch sewer line in Kālia Road.

There are no sewer line connections from the Village to the sewer line in Kahanamoku Street.

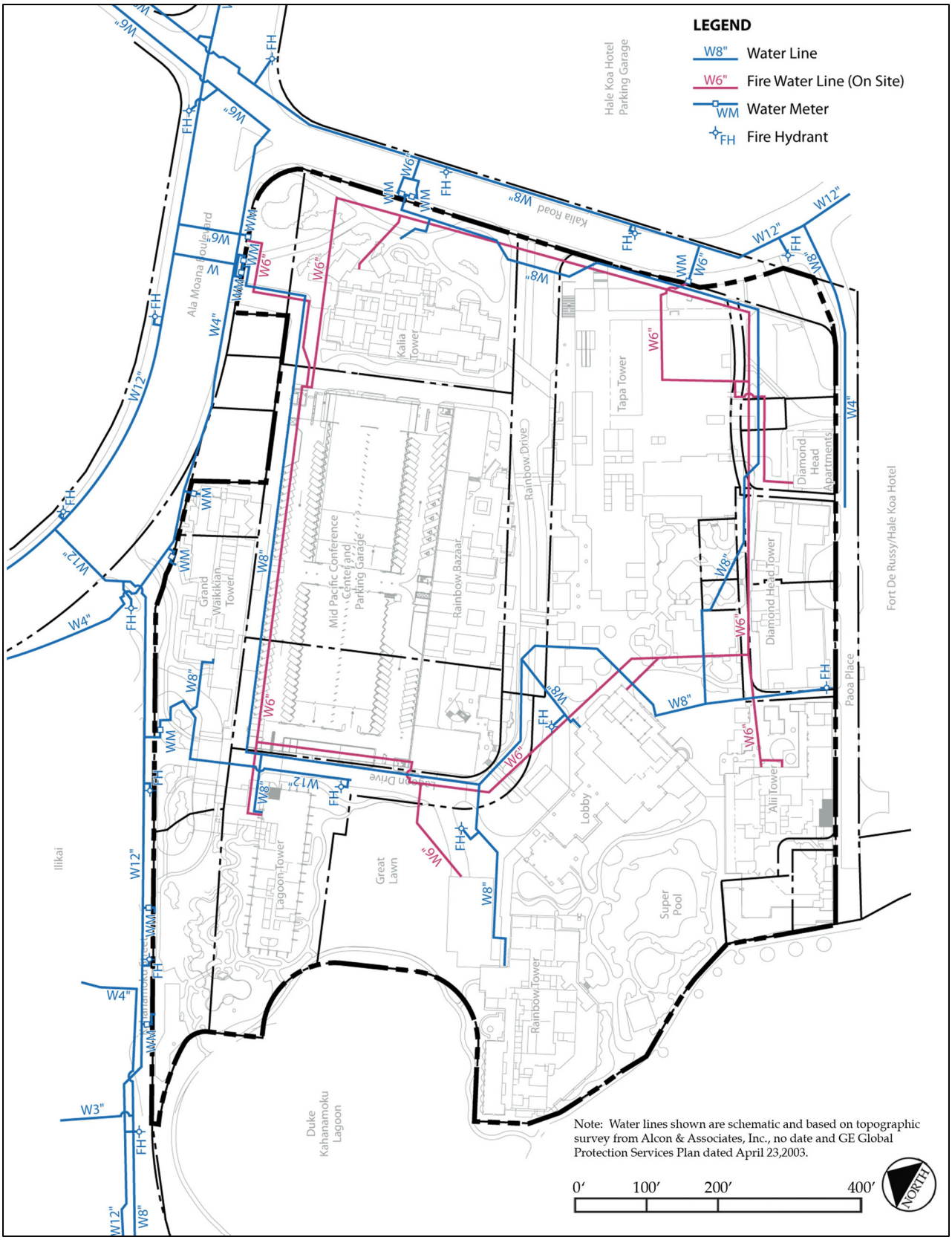


Figure 4-28
Existing and Proposed Water System, Hilton Hawaiian Village®

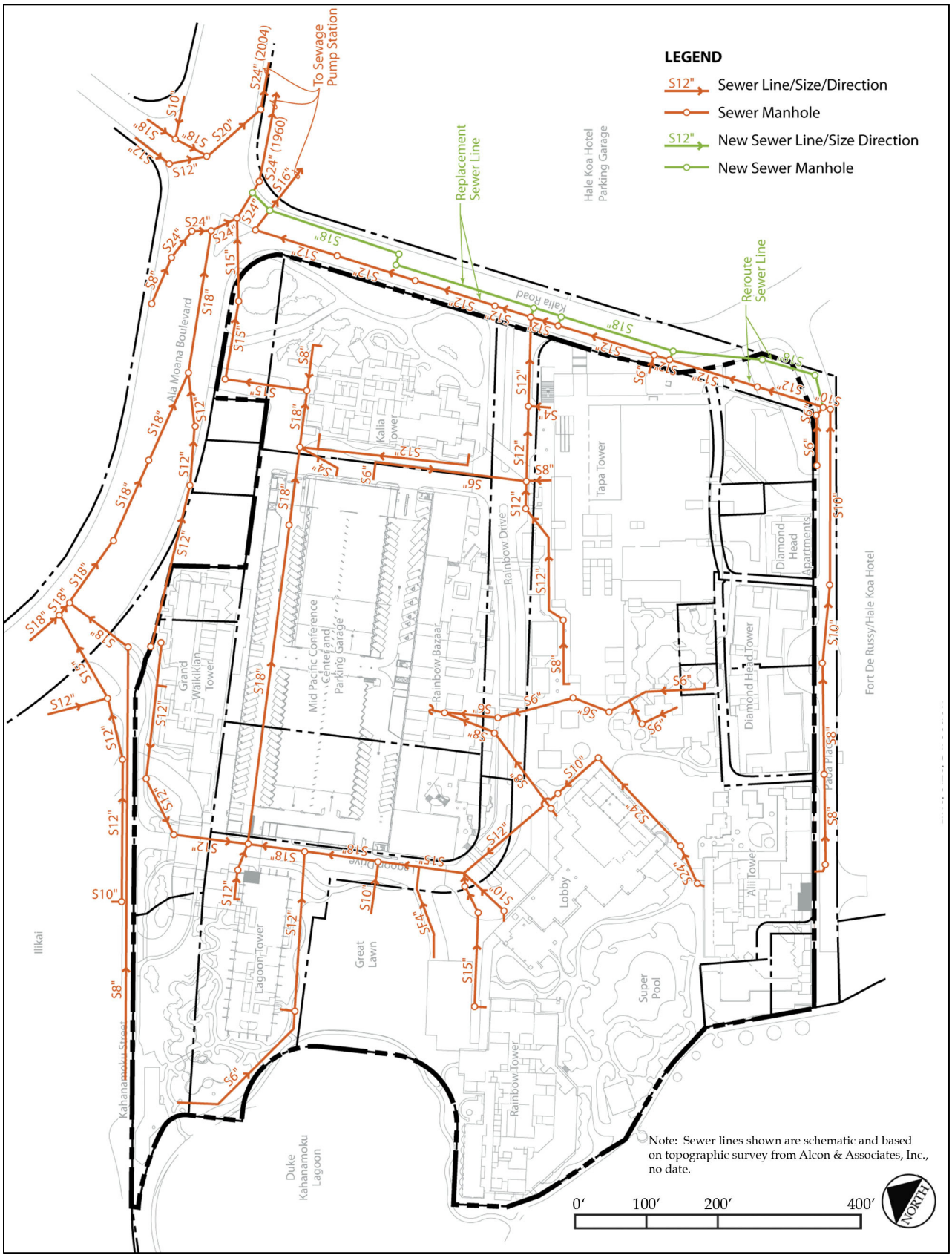


Figure 4-29
Existing & Proposed Wastewater System, Hilton Hawaiian Village®

The City and County of Honolulu is currently updating the East Mamala Bay Wastewater Facility Plan. The Facility Plan will incorporate the future Hilton Hawaiian Village wastewater flows that were provided to the City and County of Honolulu through the Sewer Connection Application and acknowledged by the Department of Environmental Services in December 2010. The City and County of Honolulu is evaluating plans to comply with a Global Consent Decree with U.S. EPA to upgrade the wastewater system by 2020 to accommodate projected year 2040 peak wet weather flows. Currently, improvements are underway to reduce groundwater infiltration or storm water inflow, and provide collection system capacity per wastewater facility plan requirements. As part of the improvements, the City and County of Honolulu must address requirements for new wastewater flows in Waikīkī during peak periods.

Probable Impacts and Mitigation Measures

The project will yield an increase in wastewater generated on-site. As shown in *Table 4-11,* wastewater generation is anticipated to increase by approximately 0.124 MGD.

Table 4-11: ADDITIONAL WASTEWATER GENERATION

Type of Use	No. of Units	Generation Rate1	Expected Generation
Timeshare Units	550 Rooms	224 gal/unit-day	123,200 gpd
Retail & Offices	14,790 SF	0.074 gal/SF-day	1,087 gpd
Total			**124,287 gpd**

Source: City and County of Honolulu, Design Standards of the Department of Wastewater Management, Volume I, July, 1993, Chapter 20, Design of Sewers

Wastewater from Timeshare Tower 1 would discharge to the sewer line in Kālia Road. Wastewater from Timeshare Tower 2 would discharge to either the 15-inch sewer line in Lagoon Drive or to the sewer line through the parking garage, which eventually discharges to the 15-inch sewer line at the Ala Moana Boulevard and Kālia Road intersection. Sewer connection for the project will be provided through a connection of the Kālia Road 12-inch sewer line to the 24-inch sewer line (1960) to relieve approximately 615 linear feet of the Kālia Road 12-inch sewer line and 1,600 linear feet of the 24-inch sewer line (1960).

In response to a submitted Site Development Division Master Application Form for sewer connection, the City and County of Honolulu, Department of Planning and Permitting Wastewater Branch ("DPP-WB"), provided three (3) options for consideration: 1) Connect the Kālia Road 12-inch diameter sewer line to the 24-inch diameter sewer line (1960) and relieve approximately 615 linear feet of the Kālia Road 12-inch diameter sewer line and 1,600 linear feet of the 24-inch diameter sewer line (1960), 2) Connect the Kālia Road 12-inch diameter sewer line to the 24-inch diameter sewer line (2004) and relieve approximately 615 linear feet of the Kālia Road 12-inch diameter sewer line, or 3) Add wastewater flows from both towers to the 15-inch diameter sewer line at the Ala Moana Boulevard and Kālia Road intersection. DPP-WB indicated their preference to discontinue use of the 16-inch diameter sewer line through the Fort DeRussy property.

Option 1: Discussions with DPP-WB on behalf of Hilton have been on-going regarding installation of a new 18-inch diameter sewer line in Kālia Road connecting to the 24-inch diameter sewer line (1960) to replace the existing 12-inch diameter sewer line in Kālia Road. The new 18-inch diameter sewer line would be rerouted in a proposed easement at the corner of Kālia Road and Paoa Place,

which is currently a remnant City and County of Honolulu parcel. The new 18-inch diameter sewer line would be located along the east side of the parcel to avoid the footing of the proposed new tower. Approximate order of magnitude cost for approximately 915 linear feet of new 18-inch diameter sewer line in Kālia Road from Paoa Place to the 24-inch diameter sewer line (1960) is $2.8 million ("M"). This new 18-inch diameter sewer line will allow the DPP-WB to discontinue the use of the 16-inch diameter sewer line through the Fort DeRussy property. This option may require an upgrade to the existing 24-inch diameter line (1960). This is being analyzed in an ongoing discussion with DPP-WB.

~~As a possible modification of Option 1 relief of the 24-inch diameter sewer line (1960), an alternate relief sewer line option at the Ala Moana Boulevard and Kālia Road intersection has been proposed to the DPP-WB for their consideration. The proposed option is to transfer flow to the 24-inch diameter sewer line (1960) upstream from the 15-inch diameter Village sewer line connection via approximately 200 linear feet of new 24-inch diameter sewer line connecting to the 24-inch diameter sewer line (2004). Approximate order of magnitude cost for the 200 linear feet of 24-inch diameter sewer diversion line is $800,000.~~

~~Discussions with the DPP-WB are continuing it evaluates the alternate relief sewer line option with consideration for future area growth.~~

Option 2: Option 2 is infeasible, since the 24-inch diameter sewer line (1960) and the 24-inch diameter sewer line (2004) are at approximately the same depth. As such, the Kālia Road sewer line cannot cross the 1960 line to connect to the 2004 sewer line.

Option 3: Option 3 would require a sewage pump station at the tower over the bus depot area and a force main to convey wastewater to the 15-inch diameter sewer line at the Ala Moana Boulevard and Kālia Road intersection. From an operational standpoint, a sewer pump station is undesirable due to maintenance requirements and potential system failures.

Until a firm plan of implementation of Consent Decree improvements is developed by the City and County of Honolulu, Hilton will complete a system improvement by replacing the 12-inch diameter sewer line in Kālia Road with an 18-inch diameter sewer line. In addition, one option being evaluated is the installation of a temporary wastewater surge tank at Hilton Hawaiian Village Timeshare Tower 1, which is projected for occupancy in 2015. The surge tank would remain in use until the permanent City and County of Honolulu sewer improvements are completed by the mandated 2020 completion date. A surge tank would store wastewater and discharge to the existing City and County of Honolulu wastewater collection system during low flow diurnal periods, estimated between 1:00 to 4:00 am daily. The surge tank, located within the Hilton Hawaiian Village property, would be approximately 70,000 gallons for daily storage. Implementing this measure would, to a large extent, mitigate the potential impact of additional flows added to the City and County of Honolulu system by the new tower. The off-site wastewater improvement solution is considered an unresolved issue at the time of this Final EIS. Discussions with the City and County of Honolulu will formulate the scope of a viable economically-feasible solution that will accommodate the modest additional demand from the Village Master Plan improvements.

4.10.3 Solid Waste

Solid waste at the Village is compacted onsite, and then collected by O'ahu Waste Services, a private contractor. The waste is hauled to the City and County of Honolulu's H-Power waste-to-energy plant and its Waimanalo Gulch landfill, as well as the privately owned PVT Landfill in Nānākuli and various recycling facilities. Eco-Feed Incorporated, a private food waste recycling contractor, also collects and hauls food waste from the Village. In 2009, approximately 5,442 tons of waste was collected from the Village, including 1,700 tons of recyclables ~~(*Table 4-12*)~~. Recyclables collected included cardboard, glass, newspapers, aluminum, paper, metals, greenwaste and food. Approximately 99.6% of all material generated from the Village is either recycled or converted to energy at the H-Power Plant.

Probable Impacts and Mitigation Measures

The increase in solid waste generation from the Village Master Plan improvements is shown in *Table 4-12*. Solid waste generation is anticipated to increase by approximately 1.15 tons per day, or approximately 8 percent above the current total Village solid waste generation rate of approximately 14.9 tons per day. The projected increase in solid waste of 421 tons per year constitutes less than 0.05 percent of the 783,013 tons per year of solid waste produced on O'ahu that is either sent to the City and County of Honolulu's H-Power Plant or to the Waimanalo Gulch Landfill.

Table 4-12: ADDITIONAL SOLID WASTE GENERATION

Type of Use	No. of Units	Use Rate	Expected Generation
Timeshare Units	550 Rooms	3.5 lbs/room-day	1,925 lbs/day
Retail & Offices	14,790 SF	0.026 lbs/SF-day	385 lbs/day
Restaurant	---	5 lbs/meal	0 lbs/day
Total			**2,310 lbs/day** **1.15 tons/day** **421 tons/year**

Source: Wimberly, Allison, Tong and Goo. November 2001. Waikikian Development Plan Final EIS. Based on historical records from the HHV

The City and County of Honolulu has ~~applied for~~ a permit to expand the Waimanalo Gulch Landfill with the State of Hawai'i, ~~Department of Health~~ DOH and has started construction of the expansion of the H-Power Plant, with projected completion in May 2012. The H-Power Plant expansion will increase the processing capacity by 50%. The increase in waste generated from the project will not have a significant impact on the City and County of Honolulu's waste stream and disposal with the expansion of the its landfill and the expansion of the its H-Power Plant.

4.10.4 Power and Telecommunications

4.10.4.1 Power

The Village is presently served from Hawaiian Electric Company's ("HECO") 'Ena Substation located on 'Ena Road across from the Hobron Lane intersection. HECO has indicated that although their existing 'Ena Substation is loaded to 30MVA, there are no plans to upgrade the substation. HECO has three service connection points to the Village located at the intersection of Kahanamoku Street and Ala Moana Boulevard; at the service alley connection to Ala Moana Boulevard near the Kālia Tower; and along Kālia Road fronting the Tapa Tower. The Kahanamoku Street service connection serves the Grand Waikikian Tower and the Lagoon Pump Station. The HECO duct line in the service

alley serves the switchgear room constructed in the parking structure below the Coral Ballroom and the Diamond Head and Kālia Towers. A separate duct line in the service alley behind the parking structure serves the Lagoon Tower. The Kālia Road service connection serves the Tapa Tower. There are also two existing Village-owned 12.47 kV tie-circuits between the Coral Ballroom switchgear room and a switchgear room in the Tapa Tower.

Probable Impacts and Mitigation Measures

HECO has indicated that the project will be served from the circuits originating in the 'Ena Substation and that the existing infrastructure in Ala Moana Boulevard and Kālia Road will not require upgrading. Ducts and circuits from the HECO duct line in Kālia Road will wither be extended to provide service to the Timeshare Tower 1 or the existing switchgear in the Tapa Tower will be modified to accommodate the additional circuit breakers. The latter may be infeasible due to the space constraints of the existing electrical room.

For Timeshare Tower 2, HECO indicated that ducts and circuits would be extended either to the manhole on Ala Moana Boulevard across from Kahanamoku Street or to the stub-outs in the service alley behind the Coral Ballroom parking structure that were constructed under the recent (2003) Village Infrastructure Improvements project. While it may also be possible to tie into the switchgear provided under the aforementioned improvement project, the capacity of the circuits would need to be confirmed by HECO. Since the timeshare towers will be under the jurisdiction of Hilton Grand Vacations® Club, separate electrical service connections may be warranted.

At the intersection of Kālia Road and Paoa Place, the existing HECO infrastructure that serves the Hale Koa Hotel and the Diamond Head Apartments remains in a remnant City and County of Honolulu-owned parcel that was created when the Federal Government re-aligned Kālia Road into its present location. The HECO infrastructure is located parallel to the existing Kālia Road right-of-way and is within the proposed footprint of Timeshare Tower 1. A bypass duct and manhole system must be constructed to allow HECO to relocate the circuits in the existing infrastructure away from the tower foundation. The proposed alignment for the relocated duct line would lie within a utility and access easement in favor of the City and County of Honolulu that will abut the Federal right-of-way in Kālia Road.

Other than construction of the duct lines mentioned in the previous paragraphs, no major impacts or infrastructure improvements are anticipated to the electrical infrastructure system with the Village Master Plan.

4.10.4.2 Telecommunications

The Village is presently serviced from Hawaiian Telcom's ("HTCO") Punahou Central Office located on Young Street, near McCully Street. HTCO's main duct lines and cables are located along Ala Moana Boulevard. Oceanic Time Warner Cable ("OTWC") facilities, in many cases, are collocated with HTCO's duct system. Since the completion of the Kālia Road Re-alignment project by the Federal Government, there have been on-going discussions regarding the jurisdiction and ownership of the duct system on Kālia Road. The Kālia Road Re-alignment Site Improvements and Utilities Package #1 drawings indicate that the communications duct lines were constructed on the north-east side of Kālia Road within Federal property. HTCO and OTWC have three service connection points to the Village located at the intersection of Kahanamoku Street and Ala Moana Boulevard; at the service alley connection to Ala Moana Boulevard near the Kālia Tower; and along Kālia Road fronting the Tapa Tower. The latter service connection, as well as the communications lines along

Paoa Place, is served from the cables within the communications duct line on Federal property outside the Kālia Road right-of-way. The Kahanamoku Street service connection serves the Grand Waikikian Tower. The communications duct line in the service alley serves the Kālia Towers. The separate duct line in the service alley serves the Coral Ballroom and then the Lagoon Tower. The Kālia Road service connection serves the Tapa and the Diamond Head Towers.

Probable Impacts and Mitigation Measures

New communications infrastructure will be constructed from Kahanamoku Street along Lagoon Drive to the Timeshare Tower 2. For Timeshare Tower 1, new communications infrastructure will be constructed from the existing HTCO and OTWC infrastructure on Ala Moana Boulevard within the Kālia Road right-of-way. This construction will avoid connecting to the disputed communications duct line on the north-east side of Kālia Road fronting the Hale Koa Hotel parking structure. The existing communication infrastructure in Ala Moana Boulevard does not require upgrades. Other than construction of the duct lines mentioned previously, no major impacts or infrastructure improvements are anticipated to the communications infrastructure system with the Village Master Plan.

4.10.5 Gas

Natural gas is used for cooking, hot-water heating, and outdoor illumination within the Village. The total gas used to support the Village in 2009 was 1,116,052 therms (a therm is approximately the energy equivalent of burning 100 cubic feet of natural gas).

The Gas Company has existing gas lines around the Village within Ala Moana Boulevard, Kālia Road, Paoa Place, Kahanamoku Street and within the site. A 4-inch gas line extends along the mauka sides of Ala Moana Boulevard and Kālia Road. A 2-inch gas line extends along Paoa Place and Kahanamoku Street. The Gas Company gas lines within the Village are interconnected with gas lines along Kālia Road, Paoa Place and Kahanamoku Street. Primary gas service to the Village is provided via a 4-inch gas line connection from Kālia Road, on the ʻewa end of Kālia Tower. This 4-inch gas line extends around Kālia Tower and reduces to a 2-inch gas line through the Rainbow Bazaar and a 1-1/4-inch gas line along the ʻewa end of the Parking Structure. A 2-inch gas line along Lagoon Drive from Kahanamoku Street connects to the 1-1/4-inch gas line along the Parking Structure extending around the lobby area and traversing between the Diamond Head and Aliʻi Towers to connect to the 2-inch gas line in Paoa Place. A separate 4-inch gas line services the Tapa Tower from Kālia Road at the Tapa Tower bus loading area. Gas Company meters are located at the towers, restaurants and various locations throughout the Village for the tiki torches (*Figure 4-30*).

Probable Impacts and Mitigation Measures

The Gas Company has adequate pipeline infrastructure around and within the Village to support the project. The 4-inch gas line in the bus loading area at the Tapa Tower will be relocated when Timeshare Tower 1 is constructed. Timeshare Tower 2 will connect to either the 2-inch gas line within the Rainbow Bazaar or to the 2-inch gas line in Lagoon Drive. The Gas Company will install gas meters at both timeshare towers. During the design phase of the Super Pool expansion, coordination with the Gas Company will be carried out to allow for the relocation of the 2-inch gas line in areas of conflict with the Super Pool. No significant impacts or infrastructure improvements relating to the gas infrastructure system of the project are anticipated.

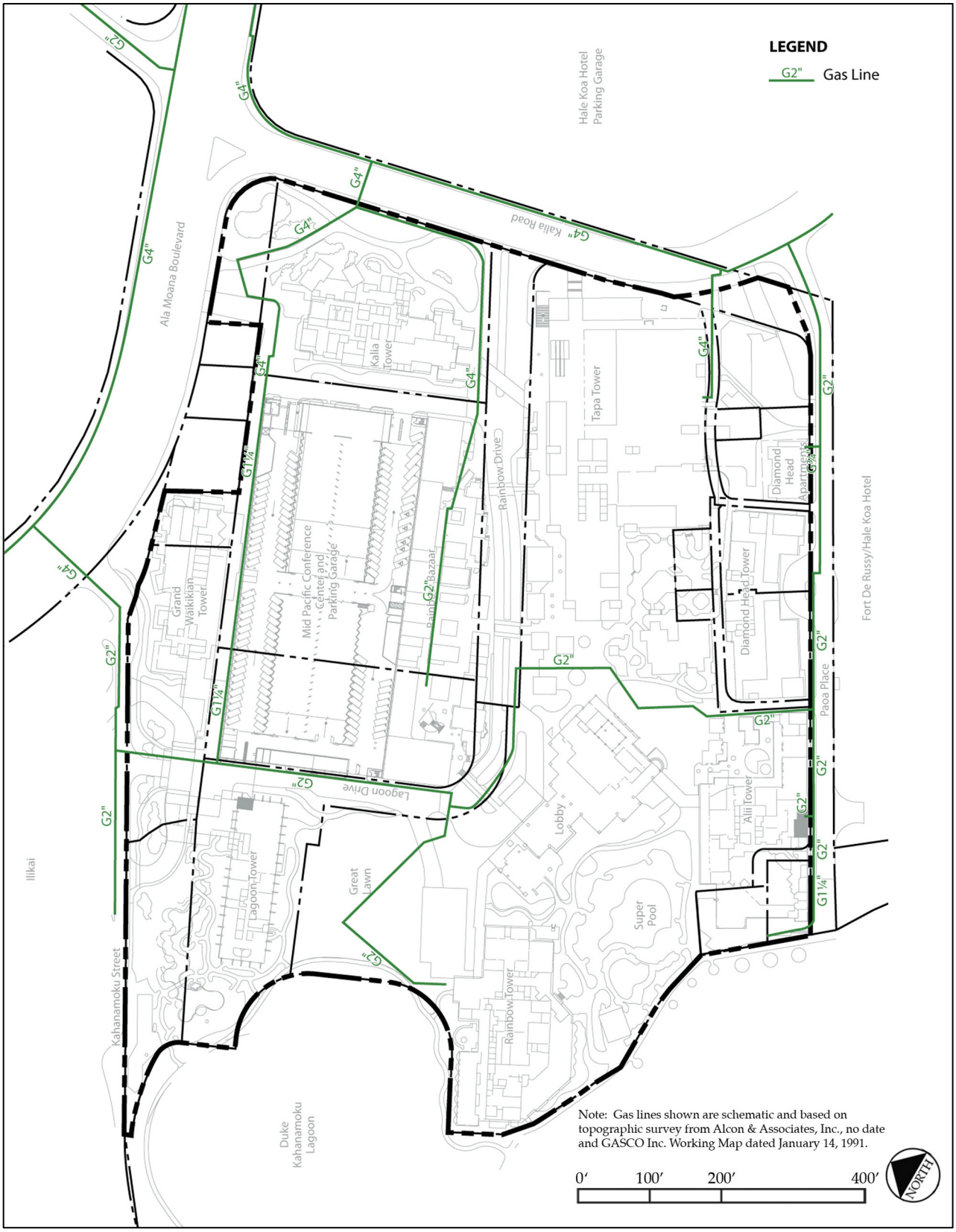


Figure 4-30
Existing Gas System, Hilton Hawaiian Village®

4.11 SUSTAINABLE PRACTICES

Hilton has developed and initiated a sustainability platform to guide their business practices through a lens of sustainability to benefit the generation of today and those to in the future. Hilton recognizes their environmental responsibility and is committed to improving their performance towards a sustainable future, while enhancing the guest and team member experience. Hilton through their environmental commitment commits to the following five year reductions beginning in 2009 through 2014. By 2014, Hilton aims to achieve the following:

- Reduce Hilton energy consumption by 20%,
- Reduce Hilton carbon dioxide emissions by 20%,
- Reduce Hilton waste output by 20%, and
- Reduce Hilton water consumption by 20%

In addition to these measurable targets, Hilton is also committing to focus on sustainable buildings and operations, including the advancement of sustainable design & construction, hotel operations, chemical management, & purchasing. The Village is an example of a Hilton property participating in the Hilton sustainability initiative. The following are current sustainable practices and features that are presently associated with the Village:

- Separation and recycling of recyclable materials including: beverage containers, plastic, aluminum, glass, and cardboard, and paper.
- Deep fryer fat is recycled and converted into diesel fuel.
- Food waste is collected and recycled into animal food.
- Mulching and re-use of plant materials takes place in the Village. The landscaping department also recycles irrigation water via re-use at numerous ponds and waterfalls throughout the 22-acre Village.
- Low flow plumbing fixtures have been incorporated into the hotel guest rooms and maintenance facilities to reduce water usage.
- Motion sensors on public restroom fixtures.
- A central air-conditioning chilled water loop providing higher energy efficiency with back-up redundancy.
- Provision of bus passes to employees.
- Priority parking is provided for those driving fuel-efficient vehicles, and
- Bicycle storage is provided for those who choose bicycling as their mode of transportation.

With its rich history in Hawai‘i, social responsibility and environmental stewardship are cornerstones at the Village. So much so, that the hotel was one of the first hotels in Waikīkī to launch a Green Business Program in 2000 as a proactive effort to preserve Hawai‘i’s precious environment. Today, Hilton’s Green Business Program is an integral part of daily operations with both Team Members and guests helping to contribute to a “greener” future.

In 2007, the Village won its second "Green Business Award" from the State of Hawai'i. The award is part of the statewide Green Business Program, a program sponsored by the Hawai'i State DOH, Department of Business, Economic Development and Tourism, along with the Chamber of Commerce of Hawai'i. The award is given to companies that employ innovative "green" practices and do their part to ensure that residents and visitors continue to enjoy a healthy environment.

Probable Impacts and Mitigation Measures

Through the project, Hilton plans to incorporate additional sustainable features while continuing to improve upon the current sustainable features that have been initiated, and currently in operation on the Village. The proposed sustainability features associated with the Village Master Plan are expected to have a positive impact in regards to sustainable practices at the destination resort property. The following sustainable features will be incorporated into the Village Master Plan development:

- The project will utilize existing developed land. The overall net development footprint will remain similar to the existing conditions.
- The heat island effect will be reduced in the existing bus loading area through development of the Timeshare Tower 1 over the existing bus loading area.
- The project will maintain 50% open space requirement which will also control the overall heat island effect.
- Where feasible, construction materials resulting from demolition activity such as asphalt, concrete, and steel, will be re-used or recycled as possible.
- The project will incorporate low-flow plumbing fixtures for water efficiency.
- The project will use low-emittance window glazing, air-conditioning controls, and use of compact fluorescent lamps and light-emitting diodes light fixtures will help with energy efficiency of the project.
- The project will use low-emitting materials for applications of adhesives, sealants, paints, carpets and flooring systems to promote a healthy indoor environment.
- The project will use Energy Star appliances in the timeshare units.
- Rejected heat from the air conditioning systems will be used to heat pools throughout the Village and provide help to heat potable water.
- The design will include the use of natural daylight for proposed timeshare units.
- An educational and outreach program will be developed and implemented regarding the sustainable initiatives within the Village.
- The project will utilize LEED accredited design professionals.
- Hilton will increase its efforts to encourage the use of TheBus, bicycles and walking to reduce the number of personal vehicles associated with the resort by subsidizing the cost of bus passes for 100 employees per month and informing guests of transit options.

4.12 PUBLIC SERVICES

Police Protection

The Waikīkī region is under the protection of the City and County of Honolulu, Police Department ("HPD"). The area is part of HPD District 6, which extends across the Waikīkī peninsula from the Ala Wai Canal to Diamond Head and consists of twelve beats (650 to 662). The Village is within District 6, Sector 1, Beat 653, which includes the area makai of Ala Moana Boulevard and Kalākaua Avenue to Saratoga Avenue. In 2008, there were 3,322 reported offenses in District 6. The majority of the offenses were related to larceny (2,360 offenses) and burglary (446 offenses).

The HPD Waikīkī substation is located on Kalākaua Avenue at Prince Kūhiō Beach. The district's Burglary-Theft Detail and Crime Reduction Unit ("CRU") occupy office space on the fourth floor of the Royal Hawaiian Center. The CRU concentrates on drugs, prostitution, violent crimes, and other quality-of-life cases. In addition, the District's Bicycle All-Terrain Vehicle Detail is a detail that provides high visibility and mobility on beaches and in parks. The Beach Detail continues patrols on the beach from the Duke Kahanamoku Lagoon to the Natatorium.

Waikīkī is host to over a hundred events including numerous parades, surfing contests, marathons, Sunset on the Beach, Waikīkī Hoʻolauleʻa, and other cultural and community events. District officers work with community partners including the Visitor Aloha Society of Hawaiʻi, Business Watch, Hawaiʻi Hotel Security Association, Waikīkī Business Improvement District, etc. to create a safe environment for Waikīkī residents and guests. The District's CRU offers classes to hotel personnel (management, security, and housekeeping) regarding crime trends that could affect their guests.

Fire Protection

The Waikīkī region is in the 2nd Battalion area designated by the HFD. The region is served by three fire stations, which include:

- Station 2: The Pāwaʻa Fire Station is located at Makaloa Street near Don Quijote. It has a ladder company, an engine company, and a rescue company.
- Station 7: The Waikīkī Fire Station is located at the corner of Kapahulu Avenue and Paki Street. It has a ladder and engine company.
- Station 29: The Mōʻiliʻili Fire Station is located on Date Street, between University Avenue and Kapiʻolani Boulevard. It has a ladder and engine company.

First response for medical and fire emergencies at the project site and the surrounding area is provided by HFD Station 2. The other stations would respond in case of a need for additional support for first response or alarm fire.

HFD works with the City and County of Honolulu Emergency Medical Services ("EMS") and the City and County of Honolulu Emergency Medical Dispatch ("EMD") in providing first response to emergencies.

Emergency Medical Services, Lifeguard, & Hospital Services

EMS provides pre-hospital emergency medical care and emergency ambulance service on Oʻahu. In 2009, EMD accepted 79,101 calls through the 911 system. This led to 66,047 EMS responses, from which 48,573 patients were transported to hospitals, with the major cause of injury being falls and vehicle accidents. EMS has 19 Advanced Life Support Ambulance units and 2 Rapid Response Paramedic units on the island, which are assigned to two districts. Waikīkī is under District 2 and is covered by an EMS unit at the Waikīkī Fire Station.

The City and County of Honolulu, Ocean Safety and Lifeguard Services Division ("OS") are the primary responders to emergencies arising on the beach and in the near shore waters. The OS has four operational districts. Waikīkī is in the South Shore district. However, the portion of Waikīkī Beach fronting the Village is not currently monitored OS lifeguards. The Village works with Waikīkī Beach Activities, a private vendor, who provides lifeguards and watermen on-site around the pool areas.

A Straub Doctors on Call ("SDOC") clinic is located on the second floor of the Rainbow Bazaar. SDOC offers a broad range of non-emergency medical care services, including 24-hour physician services, laboratory, and x-ray for visitors and employees. Additionally, the Waikīkī Health Clinic ("WHC") is a private non-profit community health center that provides non-emergency comprehensive services. Kapiʻolani Medical Center for Women and Children ("KMC"), and the Queen's Medical Center ("QMC") are the two primary main healthcare and emergency facilities that would service guests or visitors at the Village. WHC is located approximately one mile from the Village in Waikīkī on Oʻahu Avenue; KMC is located approximately 1.2 miles on Punahou Street, while QMC is approximately 3 miles on Punchbowl Avenue near the State Capitol building.

Schools

The Waikīkī community is part of the State Department of Education's Honolulu school district. The Honolulu School District is comprised of fifty-five elementary, middle, and high schools; two special schools and the Hawaiʻi Center for Deaf and Blind. The public schools closest to the Village include: Ala Wai Elementary; Jefferson Elementary; Washington Middle School; Kaimuki High School; and McKinley High School.

Libraries

The state public libraries closest to the Village include the Main State Library; the McCully- Mōʻiliʻili Library; and the Waikīkī-Kapahulu Library.

Public Parks

Public parks provide open space and a natural outdoor environment for both residents of Hawaiʻi and tourists to enjoy. The following State and City and County of Honolulu public parks are within Waikīkī and walking distance to the project area: Duke Kahanamoku Beach Park; Fort DeRussy Beach Park; Ala Moana Regional Park; Ala Wai Community Park; Ala Wai Neighborhood Park; Ala Wai Promenade, Don Ho Memorial Park (formerly known as Beach Walk Triangle); King Kalākaua Park; Kūhiō Avenue Mini Park; Kūhiō Beach Park; Honolulu Zoo, Kapiʻolani Park, and Princess Kaʻiulani Triangle.

Public Transit Service: TheBus

The Village is serviced by several transit lines operated by the City and County of Honolulu, ~~Department of Transportation Services ("DTS")~~. TheBus has an average weekday ridership of 236,000 persons. The following 11 bus routes serve the study area:

- Route E (Country Express). The route extends from ʻEwa Beach to the Honolulu Zoo in Waikīkī.
- Route 8. The route extends from Ala Moana Shopping Center to Kapiʻolani Park/Honolulu Zoo in Waikīkī.
- Route 19. This route extends from Hickam Air Force Base to Kapiʻolani Park/Honolulu Zoo in Waikīkī.

- Route 20- This route extends from Pearlridge Shopping Center to Kapiʻolani Park/Honolulu Zoo in Waikīkī.
- Route 23- This route extends from Ala Moana Shopping Center to Sea Life Park.
- Route 24- This route extends from Ala Moana Shopping Center to Aina Haina.
- Route 42- The route extends from the Kapahulu area to the ʻewa area.
- Route 98A- This route extends from Kunia Drive to Kapiʻolani Park/Honolulu Zoo in Waikīkī.
- Route 201 & 202 (Express) - The route extends from the ʻEwa area to the Waikīkī area.
- Route 203 (Express) - The route extends from the Kalihi area to the Waikīkī area.

Public Transit Service: TheHandi-Van

TheHandi-Van is a public transit service provided by DTS for persons with disabilities who are unable to use the City and County of Honolulu's bus service. TheHandi-Van provides comfortable, safe, and reliable curb to curb service. Coordination of its operations is handled by trained Mobility Coordinators who help identify public transit options. Individuals interested in using the TheHandi-Van service must participate in an in-person interview. Service is generally available island-wide from approximately 4 a.m. to 1 a.m. daily. 24-hour service is available in areas located within three-quarters of a mile of TheBus Routes 2 and 40. TheHandi-Van has an average weekday ridership of 2,800 persons.

Probable Impacts and Mitigation Measures

As the proposed development is in association with improvements and renovations to a present resort destination property located in the dense urban area of Waikīkī whose majority population consists of tourists and employees of Hilton, impacts are anticipated to be minimal.

Police Protection

Continued coordination between Village security and HPD will be ongoing to ensure adequate police coverage is provided during construction activities that require police-assisted traffic guidance. For operational impacts, the Village Master Plan will increase the on-site population by adding more visitor units to the region, and adding retail and entertainment gathering opportunities for residents and visitors. Completion of the project will require additional private resort security for future operations. The project will also ensure guests continue to be informed of proper safety recommendations to secure their room and their valuables during their stay to minimize opportunities for theft on-property.

Fire Protection

The master plan will impact fire protection services by increasing the de facto service population. By adding more timeshare units, the project will increase the structural occupancy capacity. This impact is unavoidable and can be mitigated by meeting fire flow requirements. Coordination with the Board of Water Supply and the HFD will be ongoing to ensure the provision of a water supply that is capable of supply required fire flow for fire protection needs.

Another potential impact is related to circulation and the accommodation of fire vehicles. To ensure the provision of fire apparatus access per the requirements of the 1997 Uniform Fire Code ("UFC"), Section 902.2.1. Civil drawings will be submitted and HFD officials will be consulted during the preparation of the project's detailed design phase and final traffic and circulation plan. Further, on-site fire hydrants and mains capable of supply the required fire flow will be provided for portions of a building beyond 150 ft from a water supply on a fire apparatus access road per the requirements of UFC, Section 903.2, as amended.

Emergency Medical Services and Health Care

The master plan will have an impact on local medical emergency services by increasing the de facto service population through the addition of timeshare units and the provision of public gathering spaces. Resort staff and security will continue to be trained in first aid and CPR response as a first response and procedures for implementing 911 emergencies. Resort guests will also be advised, as necessary, to available on-site non-emergency health care services.

Public Transit Services

During construction of Timeshare Tower 1 and improvements to the Tapa Tower fronting Kālia Road, there may be a need to temporarily relocate TheBus and trolley stop. Ongoing coordination with DTS will also address requirements to relocate, if necessary. For operations, the projected increased use of existing public transit service by Village guests is nominal as this population represents a relatively small fraction of the overall Waikīkī and island-wide weekday and weekend ridership. Hilton will increase its efforts to encourage the use of TheBus to reduce the number of personal vehicles associated with the resort by subsidizing the cost of bus passes for 100 employees per month and informing guests of TheBus transit options. As part of the Village Master Plan, a new bus pull-out lane, ~~and~~ trolley pull-out lane and bus shelter will be provided on the makai side of Kālia Road as a public benefit.

4.13 VIEW PLANES, CORRIDORS AND RESOURCES

Within the objectives of the City and County of Honolulu's LUO, there is an emphasis placed upon maintaining and improving the mauka views from public viewing areas in Waikīkī, especially from public streets. Additional emphasis is placed upon preserving a visual relationship with the ocean from Kalākaua Avenue, Kālia Road, and Ala Moana Boulevard. Further, views of Diamond Head are to also be protected and maintained from the Punchbowl Lookout. The LUO also identifies significant public views of Waikīkī landmarks, the ocean, and the mountains from public vantage points. The following list of streets and locations identify these prominent view corridors:

- Intermittent ocean views from Kālia Road across Fort DeRussy Park from the Ala Wai Bridge on Ala Moana Boulevard.
- Continuous ocean views along Kalākaua Avenue, from Kūhiō Beach to Kapahulu Avenue.
- Ocean views from Ala Wai Yacht Harbor.
- Ocean views from Kūhiō Beach Park.
- Views of the Ala Wai Yacht Harbor from Ala Moana Park (Magic Island Park).
- Mauka views from the portions of the following streets ma uka of Kūhiō Avenue: Nohonani Street, Nāhua Street, Kānekapōlei Street, Kai'olu Street, Lewers Street, Walina Street, and Seaside Avenue.
- View of Diamond Head from Ala Wai Boulevard between McCully Street and Kapahulu Avenue.

The visual landscape within the Village is defined as a balanced mix of buildings, ranging in heights from single-story to 350 ft (*Table 4-13*). This built landscape is complemented by pockets of open space throughout the property that avail various views corridors.

Views toward the ocean along Ala Moana Boulevard are restrictive due to the presence of existing structures within and outside the project area and along the shoreline. A limiting ocean view is accessible along Kālia Road primarily from Paoa Place. Views of the ocean along Kālia Road open up beyond the Hale Koa hotel near Fort DeRussy Park.

Within the Village, views of the ocean are accessible in primarily the makai area of the property. Similarly, views of the Koʻolau Range are accessible in primarily the mauka end of the property. Within the central core of the Village, partial views in the mauka-makai direction are accessible in primarily open space areas. Views of Diamond Head are only accessible along the shoreline portion of the project and surrounding area. Diamond Head is not visible from any major pedestrian level road view within the existing project area or near adjacent public areas such as Fort DeRussy Park and Kālia Road. Views of Diamond Head and the ocean within the project area and immediate surrounding area are accessible in adjacent private buildings at higher floor levels.

Table 4-13 HEIGHTS OF EXISTING MAIN BUILDINGS

Main Building	Height (feet)
Rainbow Bazaar	75
Diamond Head Apartments	85
Diamond Head Tower	150
Aliʻi Tower	150
Lagoon Tower	230
Rainbow Tower	280
Kālia Tower	280
Tapa Tower	350
Grand Waikikian	350

Probable Impacts and Mitigation Measures

With the proposed redevelopment, selected structures will be removed, relocated, or redeveloped. Certain areas such as the main entry to the Village along Rainbow Drive, the main lobby area, and the Super Pool area will have increased open views and overall an improvement to the visual quality at a pedestrian scale.

A visual impact analysis was conducted with a series of visual simulations conducted from major public views identified in the LUO WSD and significant pedestrian views around the Village. *Figure 4-31* through *Figure 4-40* provide the following view analysis:

1. View of Timeshare Tower 1 on the corner of Kālia Road and Paoa Place from Fort DeRussy Park
2. View of Village area from the corner of Kalākaua Avenue and Ala Moana Boulevard
3. View from Magic Island and Ala Moana Beach Park
4. View from Ala Wai Yacht Harbor
5. View from Punchbowl lookout
6. View from Waikīkī Beach fronting Kahanamoku Lagoon
7. View from the Ala Moana Boulevard, Kālia Road, and ʻEna Road intersection
8. View from Waikīkī Aquarium
9. View of Kahanamoku Lagoon and parking lot at Holomoana

Public views will be minimally affected. Changes to the urban landscape with the two new towers are primarily discernable from selective angles from Waikīkī Beach, Magic Island, and Ala Moana Beach Park. Most of these views already consist of buildings that define the urban form of Waikīkī. The two towers will blend with the surrounding urban-scape and be designed appropriately in their orientation, scale, height, form, and design. The towers would be faintly discernable from Punchbowl lookout. Makai views from Fort DeRussy Park at Kālia Road and also from Kalākaua Avenue are already partially blocked by existing buildings. Timeshare Tower 1 will be located on the corner of Kālia Road and Paoa Place; however, this corner intersection already has limited views to the ocean primarily along Paoa Place and from Fort DeRussy Park. The addition of this tower will be ~~a visual~~ perceived as an in-fill of a built environment with both the Village's buildings and the nearby Hale Koa Hotel. There will be some effects to views from private residential condominium units along Ala Moana Boulevard between Kālia Road and Kalākaua Avenue.

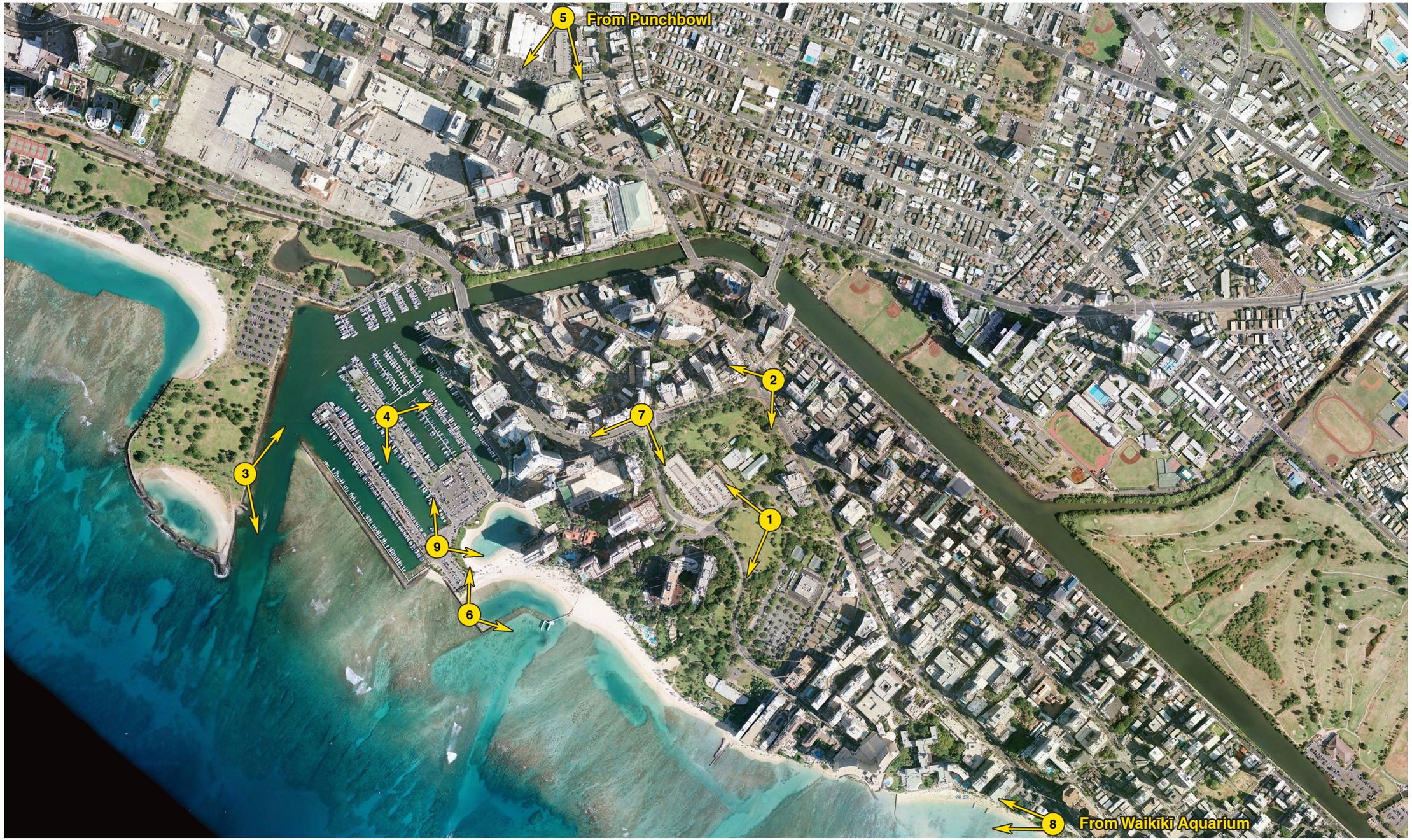


Figure 4-31
Photo Key Map of Visual Analysis Completed for Village Master Plan

Figure 4-32
(1) View of Timeshare Tower 1 on corner of Kālia Road and Paoa Place from Fort DeRussy

Figure 4-33
(2) View of Village area from the corner of Kalākaua Avenue and Ala Moana Boulevard

Figure 4-34
(3) View from Magic Island and Ala Moana Beach Park

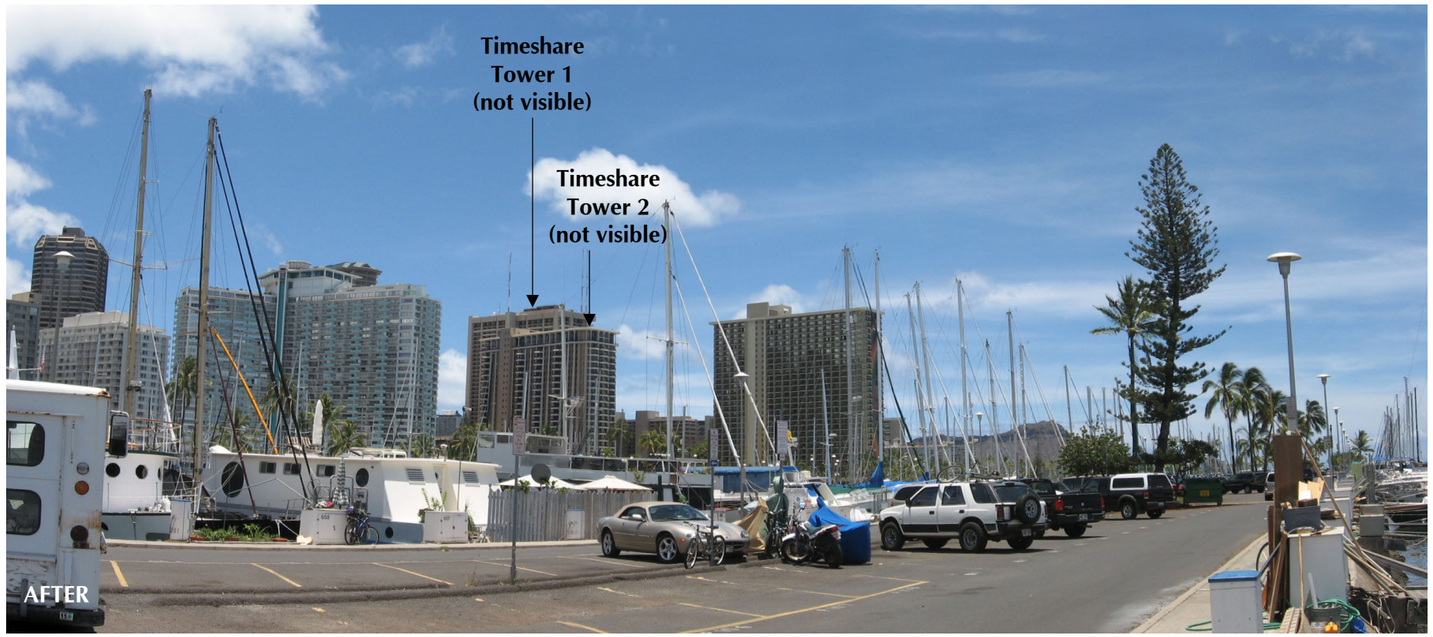


Figure 4-35
(4) View from Ala Wai Yacht Harbor

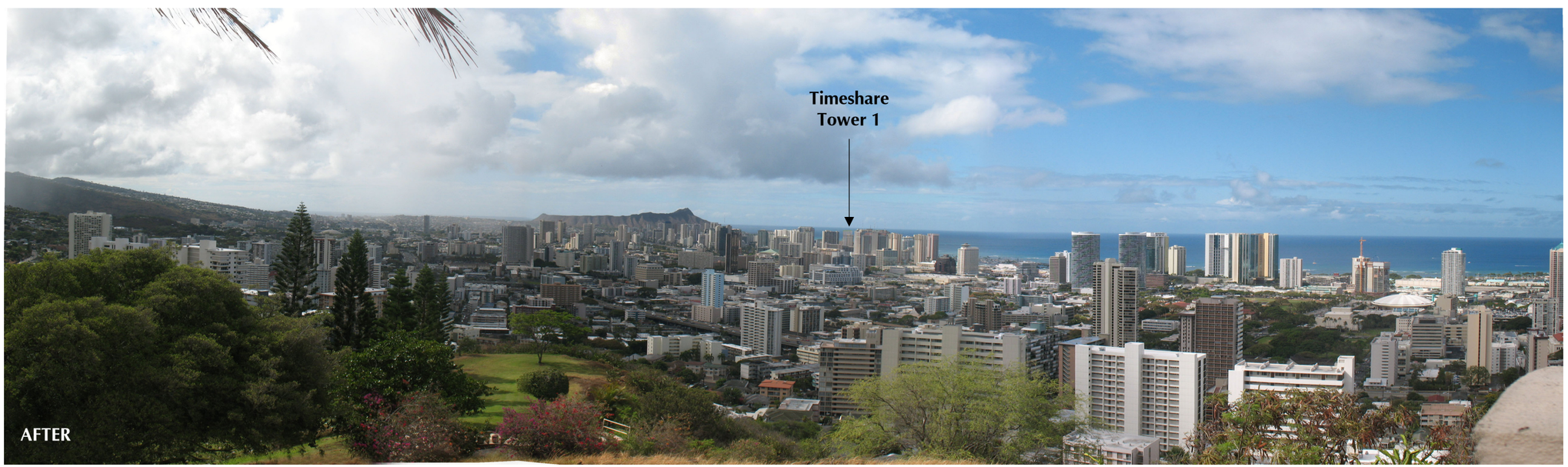


Figure 4-36
(5) View from Punchbowl Lookout

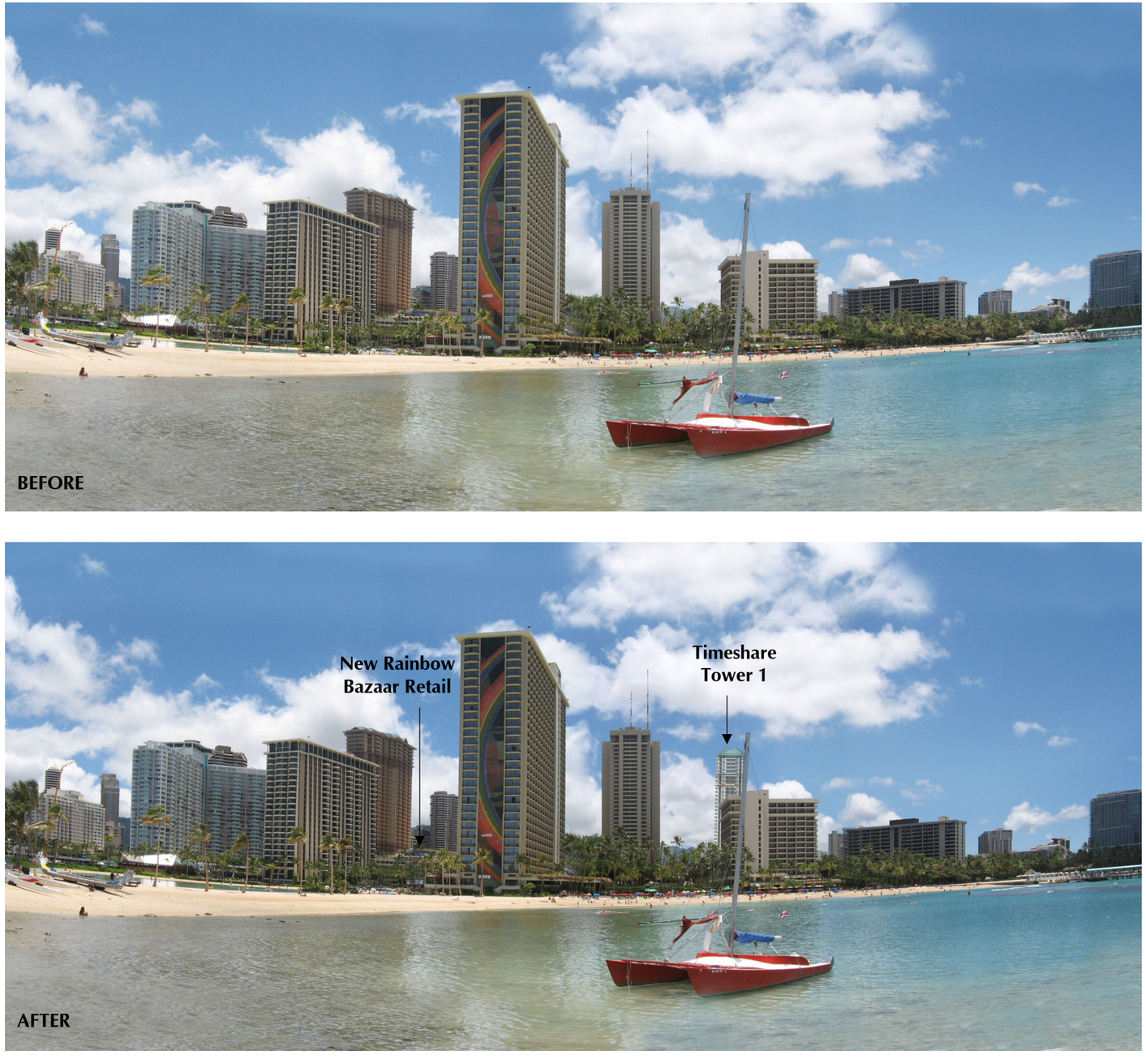


Figure 4-37
(6) View from Waikīkī Beach fronting Kahanamoku Lagoon

Figure 4-38
(7) View from Ala Moana Boulevard, Kālia Road, and ʻEna Road Intersection

Figure 4-39
(8) View from Waikīkī Aquarium

Figure 4-40
(9) View of Kahanamoku Lagoon and Parking Lot at Holomoana

4.14 SOCIOECONOMIC CONDITIONS

The social environment of a community can be affected through implementation of a development project. Therefore, three separate assessments were preformed to evaluate the overall socio-economic conditions related to the project. John M. Knox & Associates, Inc. prepared a Socio-Economic Context report and Community Interview Summary. An Economic and Fiscal Impact Assessment was also prepared by Mikiko Corporation. The reports are included as *Appendix M, N,* and *O* respectively.

Socio-Economic Context

The project site is located in the Waikīkī community of urban Honolulu. Waikīkī is a densely populated square mile of land on the south shore of the island of O'ahu. The study area for the Village Master Plan resides in Waikīkī Neighborhood Board No. 9, comprised of six census tracts: 18.01, 18.02, 19.01, 19.02, 20.1, and 20.2. Waikīkī is considered to be both a residential and resort community where visitors and residents interact as they carry out their respective activities.

Population and Demographic Characteristics

In 2000, Waikīkī had a residential population of approximately 19,723, which was approximately 2.3% of O'ahu's total population. The average daily visitor population of Waikīkī consists of approximately 72,000 visitors and 56,000 visitor industry jobs. As shown in *Table 4-14*, Waikīkī's population is generally older; has a racial mix with proportionately more Caucasians and fewer Asians, Native Hawaiian or Pacific Islanders. Proportionately homeownership rates were lower and vacancy rates greater, with many of the vacant units held for occasional use as timeshares or second homes. Waikīkī residents are almost all apartment dwellers, half of which are single occupants. The median household income ranged from $25,865 to $37,018.

Table 4-14 WAIKĪKĪ VS. O'AHU POPULATION AND DEMOGRAPHICS, 2000

	Waikīkī	O'ahu
Total Population	**19,723**	**875,670**
Age (% of Total Population)		
Under 5 Years	3.5%	6.5%
5-17 Years	6.0%	17.3%
18-64 Years	72.1%	62.7%
65 Years and Older	18.4%	13.4%
Median Age	**42.2 yr**	**35.7 yr**
Race (% of Total Population)		
White (alone)	44.0%	21.1%
Asian (Alone)	39.0%	46.2%
Native Hawaiian and other Pacific Islander (alone)	5.0%	8.8%
Other Races (alone)	4.0%	3.7%
Two or More Races	8.0%	20.1%
Housing Occupancy and Tenure		
Total Housing Units	**18,370**	**315,988**
Occupied Units	62.0%	90.7%
By Owner (% of all occupied units)	33.5%	49.5%

Table 4-14 WAIKĪKĪ VS. O'AHU POPULATION AND DEMOGRAPHICS, 2000 (Cont.)		
	Waikīkī	**O'ahu**
By Renter	66.5%	41.2%
Single Occupancy	51.2%	21.6%
Multi-person Occupancy	48.8%	78.4%
Vacant Units	38.0%	9.3%
For Rent	47.3%	41.3%
For Sale Only	1.7%	8.7%
For Seasonal, Recreational, or Occasional Use	42.9	23.2%
Other Vacant	8.1%	26.8%
Household Type		
Total Occupied Households	11,397	286,450
Family Households	35.9%	71.8%
Married Couple Family (% of All Family Households)	76.6%	75.9%
With Own Children Under 18 (% of All Married)	24.8%	45.1%
No Own Children Under 18	75.2%	54.9%
Other Family (% of All Family Households)	23.4%	24.1%
Male householder, no Wife Present (% of All Other Family)	32.9%	29%
Female Householder, No Husband Present	67.1%	71.0%
Non-family Households	64.1%	28.2%
Living in Buildings with 2+ Units	**97.9%**	**42.6%**
Average Persons per Household	**1.72**	**2.95**
Source: US Census Bureau. 2000 Decennial Census. (SF1 100 Percent Data for most; SF3 sample data for units in structure)		

Over the last 40 years, Waikīkī's residential population showed sharp growth rate increases in the 1960's through the 1980's, then leveling off in the 1990's (*Table 4-15*). Following the 1990's, the residential population growth rate in Waikīkī essentially stopped and decreased by -0.23%.

Table 4-15 POPULATION TRENDS, 1960-2000					
Total Population	**1960**	**1970**	**1980**	**1990**	**2000**
Waikīkī	11,075	13,124	17,384	19,768	19,723
Percent Growth	*N/A*	*18.5%*	*32.45%*	*13.71%*	*-0.23%*
O'ahu	500,409	629,176	762,565	836,231	875,670
Percent Growth	*N/A*	*25.73%*	*21.2%*	*9.66%*	*4.72%*
Source: John M. Knox & Associates Inc.					

Housing Characteristics

The total occupied housing units in Waikīkī experienced a steady rise between 1960 and 1990 as indicated in *Table 4-16*. Housing units generally grew faster then the overall population in Waikīkī which reflects a decline in average household size. This is trend is particularly noticeable in the 1960s and 1970s, when much of the earlier single-family housing stock was cleared and replaced by condo and apartment units. Rates of ownership and higher single-person occupancy held a steady rise over time, however, these rates reached almost their present levels by 1980 and grew only slightly thereafter till 2000.

Table 4-16 OCCUPIED HOUSING UNITS, 1960-2000					
Total Occupied Housing Units	**1960**	**1970**	**1980**	**1990**	**2000**
Waikīkī	5,200	6,830	9,852	11,408	11,397
Percent Growth	*N/A*	*31.35%*	*44.25%*	*15.79%*	*-0.1%*
O'ahu	117,856	164,763	230,214	265,304	286,450
Percent Growth	*N/A*	*39.80%*	*39.72%*	*15.24%*	*7.97%*
Source: John M. Knox & Associates Inc.					

Economic Characteristics
Waikīkī is a significant asset to the State, as it supports around 11% of all State civilian jobs, as well as 12% of Hawai'i's State and local taxes. Approximately $3.6 billion (or 46%) of tourism's statewide economic contribution comes from Waikīkī-based visitor activity. Tourism related activities in Waikīkī account for an estimated 8% or Hawai'i's Gross State Product. Waikīkī is the most important tourist destination in the State, with around 72,000 visitors per day, accounting for 45% of the state's total yearly visitors.

In 2002, visitor industry firms accounted for more than 122,000 jobs statewide, with nearly half (an estimated 56,000) in Waikīkī. Jobs related either directly or indirectly to the visitor industry accounted for nearly 161,000 jobs statewide, with an estimated 73,000 jobs around the State due to activities in Waikīkī alone. It is estimated that more than $432 million in tax revenue (a substantial portion from property taxes) are generated by the Waikīkī-based visitor industry.

Community Issue Interviews
In May and June 2010, 35 interview sessions were held with 42 participants consisting of elected officials, Neighborhood Board members, community organizations, visitor and industry groups, and interest groups associated with building and construction. Participants interviewed spoke as individuals.

The interview contained four broad types of questions:

1. Positive and negative facts about life in Waikīkī;
2. Overall issues specific to the project (including current perceptions of the project components and of Hilton management);
3. Specific issues related to specific project elements (it was found that questions about timeshare generated the vast majority of responses); and
4. Additional questions for final thoughts.

Summary of Project Specific Issues

1. Prior to the interviews, most participants were only aware of the proposed timeshare towers and not the wide range of other proposed improvements.
2. Trust level is a critical factor in community response. Questions were asked about the Village management reputation. Interviewees overwhelmingly praised the quality of the past development, but had mixed replies in regards to Hilton's community outreach practices. Neighbors with existing issues or complaints about existing Hilton operations were more negative while business representative were more positive.

3. Overall, it was found that participants had a more analytic and dispassionate tone than is often the case with development proposals. While certain issues may have had strong visceral impacts, most participants were able to find both pros and cons.

Summary of Comments about Vacation Ownership
Attitudes towards timeshares suggests residents are much more familiar, but not yet always more comfortable, with timeshare units in comparison to traditional hotel units. While participants in the visitor industry accept that economics rules out new hotel construction and believe that timeshare can complement existing hotel operations, some residents do not yet fully understand or trust those arguments.

Economic and Market Conditions
The economic and fiscal assessment assessed the Village Master Plan within the State of Hawai'i and within the City and County of Honolulu. For this report, tax collection and services for the State are reflect fiscal year ("FY") 2008, while County numbers are for FY2009. All dollar amounts are stated in 2010 dollars. The base study period for this report extended from 2011 to 2028, an 18-year time frame that spans from preconstruction planning through project building out (by 2022). The remaining six years to 2028 reflect the period of sell-out for the timeshare units. The study also provides a fiscal projection beyond 2028, which reflects what is anticipated to be the stabilization period upon project completion. The assessment evaluated economic impacts, population, and fiscal impacts, which included:

Economics

- Expenditures by visitors attracted to O'ahu.
- Development-related employment.
- Operations-related employment.
- Personal income deriving from development and operations.

Population

- Timeshare utilization patterns.
- Average daily new visitor population.
- In-migrant resident population.

Fiscal

- Property tax and other County government revenues.
- General excise tax, income tax, transient accommodations tax, and other State government revenues.
- County and State government operating expenditures.
- County and State net fiscal operating impacts.

Probable Impacts and Mitigation Measures

The project would generate significant on-going economic and fiscal benefits. For purposes of this study, impacts were classified as direct, indirect, or induced impacts. Direct impacts are economic, population, or other impacts attributable to person or activities that are a direct result of the project. Indirect impacts occur when businesses or persons who are directed affected make expenditures for additional supplies or services. Induced impacts occur throughout the community when those persons that have benefited from direct or indirect impacts from the project spend their associated earnings on consumer goods or services.

Development of facilities would generate employment and consequent income and taxes. Additionally, by attracting new visitors to O'ahu, the project is expected to support long-term impacts, including additional consumer expenditures, employment opportunities, personal income, and government revenue enhancement (*Table 4-17)*.

Table 4-17 SUMMARY OF PROJECT ECONOMIC AND FISCAL IMPACTS
2010 DOLLARS, IN MILLIONS (Except where Noted)

	Total 2011-2028	Average Annual 2011-2028	Stabilization 2028+	Notes
Development Costs (through 2022)	$427.5	$23.7	$0.0	Based on contingencies. Average annual costs for construction end in 2022
FTE Employment:				Direct, indirect, & induced
Construction (ends 2022)	6,100	340	0	Person-Years
Operations	n/a	910	530	On-going
Personal Earnings:				
Construction	$363.9	$20.2	$0.0	
Operations	$990.3	$55.0	$20.2	Direct, indirect, & induced
Average Earnings per FTE Job:				Direct, indirect, & induced
Construction	n/a	$59,000	$0.0	
Operations	n/a	$61,000	$38,000	$ are in not in millions.
Visitor impacts:				
Construction	n/a	750	1,460	By out-of-state visitors
Operations	$1,855.0	$108.6	$212.9	Direct, indirect, & induced
In-migrant resident population:				
To the County	n/a	100	50	Direct, indirect, & induced
To the State	n/a	40	20	employees plus their dependents
Net additional government operating revenues:				
For the County	$33.7	$1.9	$3.0	Operating revenues less operating
For the State	$161.4	$9.0	$7.7	expenditures
Revenue/ Expenditure Ratio:				
For the County	3.2	3.2	3.1	
For the State	8.6	8.8	5.0	For government operations

Summary of Development Costs
The total estimated cost for the project is approximately $770M. However, for the fiscal analysis, only $427.5M is considered due to the exclusion of contingencies, escalation, pre-development costs, and potential out-of-State expenses. On this basis, over the period of construction, which is projected to be completed in 2022, the average annual development cost for construction is $36M.

Summary of Development Employment
The project is estimated to generate 6,100 total person-years of full-time equivalent ("FTE") development-related jobs, inclusive of direct, indirect, and induced sources. This would represent 340 FTE positions per year through project completion in 2022. Estimated earnings are $59,000 per FTE position, representing a total of $364M of total annual personal earnings.

Summary of Operational Employment
Currently, there are approximately 4,065 total operational jobs that are supported by the Village. Of this amount, approximately 1,975 are direct jobs that are comprised of Hilton employees, HGVC sales and marketing, as well as an estimate of retail employees not part of Hilton staff. The remaining 2,090 is an approximation of indirect or induced jobs.

During its development and sales period, the project is estimated to generate 910 FTE total jobs in an average year. Of the 910 FTE position, approximately 420 are direct jobs associated with the Village with the remaining 490 comprised of indirect and induced jobs. Many of these jobs would be related to sales and marketing of timeshare intervals. After the complete sell-out of intervals, some of these positions would cease. After the project stabilizes around 2028, the project is estimated to support 530 permanent FTE positions, of which 270 are direct jobs. Estimated annual earnings for each FTE position through study period would be on average $61,000, representing a total of $55M per year. After project stabilization, the average salary would be $38,000 per FTE position, representing a total of $20M in total payroll per year.

In addition, Hilton will subsidize the cost of bus passes for 100 employees per month in order to encourage its workers to use transit to help reduce the volume of traffic associated with the resort.

Summary of Visitor Impacts
Until 2016, there would no new pool of units to house new visitors. However, between 2016 and 2028, new timeshare units would be available. During the sales period, unsold intervals may be used for hotel or marketing purposes. The majority of future timeshare owners and guests are expected to be out-of-State visitors new to the islands.

During the study period, the project is anticipated to average 750 new visitors daily. Total visitor expenditures during this period is $109M per year, yielding a total of $1.95 billion over the study period. After 2028, all 550 units would be operational and sold out; therefore the average daily count would be 1,460 guests. After 2028, with the timeshare intervals full absorbed, the project is expected to support annual visitor expenditures of approximately $213M a year.

Summary of Residential Population Movements
Related to resident in-migration movement as a result of the new jobs that are created, it is possible that some neighbor island or U.S. continent residents may move to O'ahu. The anticipated result is that during construction and sales, approximately 100 people might in-migrate as a result of the new jobs to O'ahu and an additional 50 people to the State. After the project is stabilized in 2028, approximately 20 to 40 people would in-migrate who had previously lived out-of-State.

Summary of Net County Fiscal Revenue
The project is expected to contribute $34M in additional net revenue to the County during the development and sales period, or an average of $1.9M per year. After 2028, the contributions to the County are expected to stabilize on average of $3.0M per year.

Net State Fiscal Revenue
The project is expected to generate $161M in net operating revenue during the development and sales period, or about $9M per year. After 2028, the net State revenue is anticipated to represent about $8M per year.

4.15 SUMMARY OF PROBABLE IMPACTS

4.15.1 Interrelationships and Cumulative Environmental Impacts

The Village Master Plan is part of Hilton's own continuing cumulative reinvestment into one of Waikīkī's main resort destinations. The Village Master Plan also represents a continuing trend of reinvestment into Waikīkī with the recent completion, near completion, and soon-to-be-under redevelopment for several projects. Some notable and completed redevelopment projects within the last decade that have transformed the Waikīkī corridor include the Village's own Grand Waikikian and Duke Kahanamoku Lagoon restoration, the Waikīkī Beach Walk, Outrigger Reef on the Beach, Waikīkī Beach Hotel, Waikīkī Trade Center, Royal Hawaiian Hotel, Sheraton Waikīkī, Royal Hawaiian Center, Trump Hotel and Tower, and Allure Waikīkī. Currently, there are several ongoing public and private redevelopment efforts in Waikīkī, which include:

- The Waikīkī Shopping Plaza along Kalākaua Avenue is expanding its existing area with a new, 4-story, 29,655 SF retail addition.
- Kyo-ya is proposing the renovation and redevelopment of the Sheraton Princess Kaʻiulani site and the development of a new Diamond Head Tower that will replace the existing tower located adjacent to the Banyan Wing of the Westin Moana Surfrider Hotel.
- Kyo-ya is planning to restore and stabilize Gray's Beach fronting the Sheraton Waikīkī hotel. The project will add 38,000 SF of dry beach and merge with the beach in front of the Royal Hawaiian hotel.
- The 280 Beach Walk retail development is near completion and will add over 34,000 SF of high-end lifestyle space along Kalākaua Avenue and will be the new home of Hard Rock Cafe.
- OHANA Waikīkī Malia recently completed $6.6M renovation of its lobby and guest rooms.
- The Marriott Waikīkī EDITION is scheduled to open in October 2010, which will be a 353-room hotel near the ʻewa end of the ʻIlikai hotel.
- The U.S. Army Museum of Hawaiʻi at Battery Randolph in Fort DeRussy is currently undergoing major renovations to double its existing gallery space.
- A development agreement is in place between the Queen Emma Land Company and Taubman Centers to explore development of a new shopping experience at the current International Market Place along Kalākaua Avenue.
- In February 2010, DLNR proposed to restore and maintain the 1,700-foot-long segment of Waikīkī Beach between the Kūhiō Beach crib wall and the Royal Hawaiian groin. Approximately 24,000 cubic yards of sand would be recovered from offshore deposits, and pumped to the shoreline where it would be dewatered and placed along the beach.

Effects of cumulative impacts were either qualitatively or quantitatively assessed for acoustic quality, air quality, traffic, utility and infrastructure, and fiscal resources.

Acoustic Quality
Project related traffic noise increases are expected to be largest in the redeveloped Receiving Dock and Group and Tour area. Additionally, future noise impacts are possible within the immediate Village Area with the most concern at the Diamond Head Apartments due to their proximity to the loading dock area, with lower floors facing the dock being exposed to noise between 65 to 70 DNL. Noise mitigation measures in the form of closure and air conditioning is recommended for the proposed timeshare units and Diamond Head Apartments. No additional measures are necessary for areas beyond the project area.

Air Quality
For this project, three scenarios were selected for the carbon monoxide modeling study: (1) year 2010 with present conditions, (2) year 2019 without the project, and (3) year 2019 with the project. Modeling included identifying critical receptor areas in the vicinity of the project for analysis. Generally speaking, roadway intersections are the primary concern because of traffic congestion and because of the increase in vehicular emissions associated with traffic queuing. For this study, five of the key intersections identified in the traffic study were also selected for air quality analysis. These included the following intersections:

- Ala Moana Boulevard at Hobron Lane
- Ala Moana Boulevard at Kahanamoku Street
- Ala Moana Boulevard at ʻEna Road/Kālia Road
- Kālia Road at Rainbow Drive
- Kālia Road at Saratoga Road

Results from the model indicate that any long-term impacts on air quality in the project area due to emissions from project-related motor vehicle traffic should be negligible. Worst-case concentrations of carbon monoxide should remain within both the State and the National ambient air quality standards.

Traffic
Projected traffic operations in Year 2022 with the project are expected to remain similar to Year 2022 without the project during both peak periods (*Table 4-9*). The traffic movements at the study intersections along Ala Moana Boulevard are expected to continue to operate at LOS "E" or better during both peak periods with the exception of the intersections along Kalākaua Avenue. The traffic movements at the intersections of Kalākaua Avenue and Ala Moana Boulevard with Niu Street and Pau Street are expected to continue operating at LOS "C" or better during the AM peak period and LOS "C" and LOS "D" or better, respectively, during the PM peak period. Along Kālia Road, the traffic movements at the intersections with Rainbow Drive and Maluhia Road are expected to continue operating at LOS "C" or better during both peak periods while those at the intersection with Saratoga Road are expected to continue to operating at LOS "A" during the AM peak period and LOS "B" or better during the PM peak period. At the intersection of Kālia Road with Paoa Place, the traffic movements are expected to continue to operating at LOS "C" or better during the AM peak period and LOS "D" or better during the PM peak period despite the addition of site-generated

traffic to the intersection primarily due to the recommended improvements along Kālia Road to provide two lanes in each direction and the elimination of the exit driveway. *Figure 4-23 and Figure 4-24* illustrates the projected traffic volumes with the project and other development projects in the vicinity proposed for completion in the Year 2022.

The development of the Village Master Plan is not expected to have a significant impact on traffic operations in the project vicinity. This is primarily due to the implementation of the recommended improvements along Kālia Road to provide two lanes in each direction near Paoa Place and bus loading areas on both sides of the roadway. A Traffic Management Plan will be prepared for the project to minimize conflicts with traffic associated with the Village. A Construction Management Plan will also be prepared to minimize conflicts with traffic along surrounding roadways during construction activities. Other mitigation measures considered for the project include:

- Maintain sufficient sight distances for motorists to safely enter and exit all driveways and roadways.
- Maintain adequate on-site loading and off-loading services areas and prohibiting off-site loading operations.
- Maintain adequate turn-around area for service, delivery, and refuse collection vehicles; to maneuver on the project site to avoid vehicle-reversing maneuvers onto public roadways.
- Maintain sufficient turning radii at all driveways and roadways to avoid or minimize vehicle encroachments to oncoming traffic lanes.
- Buses and delivery traffic should utilize only utilize the entry to the bus loading area on Paoa Place. Guest traffic associated with Timeshare Tower 1 should utilize the ramp entry that will extend from Kālia Road up to the second floor lobby and passenger drop-off area. Adequate signage may be provided to direct visitors and residents to Paoa Place.
- Modify the segment of Kālia Road between Rainbow Drive and Maluhia Road to provide two through lanes in each direction near Paoa Place and bus loading zones on both sides of the roadway (Figure 4-21 and Figure 4-22). Ensure that the southbound curbside land at the intersection with Maluhia Road has sufficient width to allow through vehicles to bypass right-turning vehicles stopped at the intersection. The actual dimensions and layout of these modifications would be determined during the design phase of the project.

Utility and Infrastructure

Water - The demand on potable water is anticipated to increase by approximately 0.194 MGD, or approximately 20% above the current total Village water use rate (0.978 MGD). The BWS has indicated that the existing water system is presently adequate to accommodate the proposed development.

Wastewater - The project will yield an increase in wastewater generated on-site. As shown in *Table 4-11,* wastewater generation is anticipated to increase by approximately 0.124 MGD. The proposed option is to transfer flow to the 24-inch diameter sewer line (1960) upstream from the 15-inch diameter HHV sewer line connection via approximately 200 linear feet of new 24-inch diameter sewer line connecting to the 24-inch diameter sewer line (2004).

Solid Waste - In 2009, approximately 5,442 tons of waste was collected from the Village, including 1,700 tons of recyclables. Solid waste generation is anticipated to increase by approximately 1.15 tons per day, or approximately 8% above the current total Village solid waste generation rate of approximately 14.9 tons per day. The projected increase in solid waste of 421 tons per year constitutes less than 0.05% of the 783,013 tons per year of solid waste produced on O'ahu that is either sent to the City and County of Honolulu's H-Power Plant or to the Waimanalo Gulch Landfill. The City and County of Honolulu has a permit to operate and expand the Waimanalo Gulch Landfill with the State of Hawai'i DOH. The City and County of Honolulu has started construction of the expansion of the H-Power Plant, with projected completion in approximately 3 years. The H-Power Plant expansion will increase the processing capacity by 50%. The increase in waste generated from the Village improvements will not have a significant impact on the City and County of Honolulu's waste stream and disposal with the expansion of the City and County of Honolulu's landfill and the expansion of the City and County of Honolulu's H-Power Plant

Power and Communications - Other than construction of the power duct lines discussed in *Section 4.10.4.1*, no major impacts or infrastructure improvements are anticipated to the electrical or communications infrastructure system with the Village Master Plan in place.

Gas- During the design phase of the Super Pool expansion, coordination with the Gas Company will be carried out to allow for the relocation of the 2-inch gas line in areas of conflict with the Super Pool. No significant impacts or infrastructure improvements relating to the gas infrastructure system of the project are anticipated.

Fiscal Resources

Implementation will result in a net increase of approximately 550 timeshare units in the Village. The economic impacts of the Master Plan are summarized in *Section 4.14*, and the complete study is provided in *Appendix N*. The increase in timeshare operations and revitalized retail areas at the Village will add to renewed economic activity. The Village Master Plan is expected to generate an average of 480 full time equivalent (FTE) development-related positions during the construction period (2012 to 2022). An average of 910 FTE operational positions would be generated through 2028 (420 FTE direct jobs and 490 FTE indirect and induced jobs). There will be 530 FTE positions at stabilization after 2028. These are inclusive of timeshare sales and marketing positions. There is also expected to be significant indirect contributions to the economy through associated visitor spending and off-site servicing and support operations to the Village. Upon completion, the various elements of the Village Master Plan are anticipated to support over $200 million ("M") in total visitor expenditures annually, representing expenditures that would not otherwise have been realized in the State. The Master Plan is also projected to generate $10 to $11M in net additional government operating revenue per year to State and County governments. In summary, the planned improvements are focused to balance the inventory of the Village's timeshare and hotel accommodations which will attract global interest, help to stabilize Hawaii's economy, and expand its influence in the hospitality industry.

Near-shore Water Quality

The project will not direct any storm water or surface runoff to Duke Kahanmoku Lagoon. The re-design of the lagoon currently meets the requirements of the State Water Quality Standards. Additionally, there are no mitigation measures are required for the Ala Wai Yacht Harbor basin outflow due to an anticipated decrease of approximately 0.11 cfs of storm water runoff into this area upon project implementation. However, the project will increase the amount of storm water runoff by .14 cfs into the Port Hilton basin outflow. Water quality treatment mitigation measures which can

be implemented at the outflow include bioretention basins or storm water quality chambers (e.g. Vortechs or CDS system) sized to accommodate approximately 1.26 cfs of flow-through runoff. A storm water quality chamber can be located Diamond Head-makai of the Super Pool, to treat the storm water runoff prior to flowing off the property. This would ensure that all storm water runoff that is discharged to this basin has been adequately treated prior to release.

Visual Resources
With the proposed redevelopment, selected structures will be removed, relocated, or redeveloped. Certain areas such as the main entry to the Village along Rainbow Drive, the main lobby area, and the Super Pool area will have increased open views and overall an improvement to the visual quality at a pedestrian scale.

A visual impact analysis was conducted with a series of visual simulations conducted from major public views identified in the LUO WSD and significant pedestrian views around the Village. Although there are minor visual impacts that will result, the overall emphasis of design from pedestrian level through the entire height of each tower will be focused on complementing the existing urban form and ensure where appropriate, adequate visual screening is provided at the pedestrian scale.

4.15.2 Potential Secondary Effects

Improvement of the Village will help improve the image of Waikīkī as a whole for visitors and residents. The revitalization of the pedestrian and retail experience along and within the Village may encourage nearby businesses along Ala Moana Boulevard to take similar measures to restore some of the uniqueness to Waikīkī.

Construction activity during both phases will generate direct employment as well as indirect and induced employment in construction-related industries. In the long term, additional retail and timeshare space will require additional employees as well as additional goods and services from visitor industry businesses.

4.15.3 Relationship between Local Short-term Uses of the Environment and the Maintenance and Enhancement of Long-term Productivity

- Narrowing of the range of beneficial uses of the environment;

The project area has been developed as a tourist destination since its inception. The Village Master Plan does not propose a change in land use or a narrowing of the range of beneficial uses of the environment. Instead, it proposes a revitalization of existing retail and dining areas, the main entry, main lobby, and pool amenities and the planned construction of two new timeshare towers.

- Long-term risks to health and safety;

The Village Master Plan will not create long term risk to health and safety. Older buildings and facilities are planned to be removed or renovated. Accordingly, hazardous materials will be disposed of properly prior to demolition.

- Foreclosure of future options;

The Village Master Plan maintains the existing and reasonable uses of the property and does not foreclose future options.

- Trade-offs among short-term and long-term gains and losses.

The short-term inconveniences caused by construction activity include the possible closure of businesses and amenity areas, increased noise and dust, and increased traffic due to construction vehicles. Once construction is completed, the Village will have a new accommodations, upgraded retail and dining venues, and overall upgraded recreational amenities with increased open views throughout the property. These long-term benefits outweigh the relatively short-term losses anticipated during construction.

4.15.4 Irreversible and Irretrievable Commitments of Resources

The construction and operation of the planned new improvements will involve the irretrievable commitment of fiscal resources, labor, construction materials and energy. There will be a permanent commitment of funds and resources to plan, design, construct and operate the facilities.

4.15.5 Adverse Environmental Effects that Cannot Be Avoided

Implementation of the project will produce unavoidable affects in the short and long term. Short-term effects are generally associated with construction, and prevail only for the duration of the construction period. Long-term effects generally follow completion of the improvements and relate to net changes to either programs or operations, and are permanent. Effects that can be considered both adverse and unavoidable are discussed below.

Unavoidable Adverse Short-Term Effects

- Temporary increases in soil erosion will result from construction operations, and small amounts of soil and dust may be carried beyond construction sites in surface runoff water.
- Existing retail vendors within the construction limits will be closed during demolition and construction activities.
- Unavoidable, but temporary, noise impacts may occur during the demolition and construction activities within the project area, and particularly during the demolition and excavation activities on the project site.
- Construction activities are expected to generate short-term impacts to air quality primarily from fugitive dust emissions.
- Traffic impacts from construction activities would be expected to occur as the result of the three following types of activities:
  - Increases in truck traffic associated with removal and redistribution of excavation spoil or with imported fill materials and delivery of construction materials;
  - Increases in automobile traffic associated with construction workers travelling to and from the site;
  - Reductions in existing street capacity from temporary lane closures necessary for the construction of project facilities, roadway improvements, utility relocation and drainage facilities.

These traffic impacts may be offset by the decline in private and service vehicles associated with the closure of retail operations.

Unavoidable Adverse Long-Term Effects

- Existing landscaping will be displaced for new construction. Where practical, mature trees will be transplanted on site.
- Some existing businesses may not re-open in the new retail areas.
- An increase in timeshare accommodations and landscaped areas will result in an increase in water consumption, wastewater disposal, and solid waste generation.
- There will increased demand on existing utilities and infrastructure. Where practical and feasible, sustainable design practices and technology will be utilized to reduce demand requirements.
- With the added number of persons at the Village, there will be positive long-term effects of increased spending on-site and at nearby neighboring shops and restaurants. There will also be some increase in noise as more people will frequent the area.
- There will some increase in traffic in the immediate project area.

4.16 UNRESOLVED ISSUES

Below are identified issues that are actively being addressed, which are currently unresolved.

- Completion of the final steps for Hilton to acquire the remnant City and County of Honolulu parcel near Paoa Place and Kālia Road intersection.

As presented in *Section 3.3.9*, The Village Master Plan includes the planned acquisition of approximately 8,200 SF (portion of Kālia Road), which is currently State-owned and controlled by the City and County of Honolulu. In the 1990s, Kālia Road was realigned to a more mauka position. The ʻewa makai corner of Kālia Road and Paoa Place overlies a remnant portion of the former roadway and right-of-way. This subject land remnant is currently improved with sidewalk and landscaping that Hilton maintains on behalf of the County. The parcel would be acquired to complete and anchor the landscape and pedestrian walkway scheme in this corner of the Hilton property area. New signage, landscaping, and possibly a water feature would be built in this area. The remnant parcel acquisition is considered an unresolved issue at the time of this Final EIS. The process for acquisition is currently ongoing with the appropriate City and County of Honolulu agencies and presumed to be completed in 2011.

- Selection of off-site improvements to the City and County of Honolulu wastewater system, pending the evaluation of several system upgrade options.

Off-site wastewater system improvements involved with the Village Master Plan, as presented in *Section 4.10.2*. The project will yield an increase in wastewater generated on-site. Wastewater generation is anticipated to increase by approximately 0.124 MGD. The City and County of Honolulu is currently evaluating plans to comply with a Global Consent Decree with U.S. EPA to upgrade the wastewater system by 2020 to accommodate projected year 2040 peak wet weather flows. As part of the improvements, the City and County of Honolulu must address requirements for new wastewater flows in Waikiki during peak periods. Until a firm plan of implementation is developed by the City and County of Honolulu, Hilton will complete a system improvement by replacing the 12-inch diameter sewer line in Kālia Road with an 18-inch diameter sewer line. In addition, one option being evaluated is the installation of a temporary wastewater surge tank at Hilton Hawaiian Village Timeshare Tower 1, which is projected for occupancy in 2015. The surge tank would remain in use until the permanent City and County of Honolulu sewer improvements are

completed by the mandated 2020 completion date. A surge tank would store wastewater and discharge to the existing City and County of Honolulu wastewater collection system during low flow diurnal periods, estimated between 1:00 to 4:00 am daily. The surge tank, located within the Hilton Hawaiian Village property, would be approximately 70,000 gallons for average daily storage. Implementing this measure would, to a large extent, mitigate the potential impact of additional flows added to the City and County of Honolulu system by the new tower. The off-site wastewater improvement solution is considered an unresolved issue at the time of this Final EIS. Discussions with the City and County of Honolulu will formulate the scope of a viable economically-feasible solution that will accommodate the modest additional demand from the Village Master Plan improvements.

Section 5.0

RELATIONSHIP OF PROPOSED ACTION TO LAND USE PLANS, POLICIES AND CONTROLS FOR THE AFFECTED AREA

5.0 RELATIONSHIP OF PROPOSED ACTION TO LAND USE PLANS, POLICIES AND CONTROLS FOR THE AFFECTED AREA

An important consideration in evaluating the potential impacts of a proposed action on the environment is how it may conform or conflict with approved or proposed Federal, State, and County land use plans, policies and controls for the affected area. The relationship of the Village Master Plan to the following land use plans, policies and regulatory controls is assessed below:

Federal:
- Coastal Zone Management Act ("CZMA")
- Title III of the Americans with Disability Act ("ADA")

State of Hawai'i
- Environmental Impact Statements (Hawai'i Revised Statutes ("HRS") Chapter 343)
- State Land Use Law (HRS Chapter 205)
- Hawai'i State Plan (HRS Chapter 226)
- 2050 Sustainability Plan
- State Functional Plans
- Hawai'i Tourism Authority Strategic Plan
- Coastal Zone Management ("CZM") (HRS Chapter 205A)
- Bike Plan Hawai'i

City and County of Honolulu
- General Plan
- Primary Urban Center Development Plan ("PUC")
- Land Use Ordinance ("LUO")
- Waikīkī Special District ("WSD") Design Guidelines
- Waikīkī Livable Community Project ("WLCP")
- Planned Development – Resort ("PD-R")
- Special Management Area ("SMA")
- Honolulu Bicycle Master Plan ("HBMP") and O'ahu Bike Plan ("OBP")

5.1 FEDERAL CONTROLS

This section assesses the relationship of the project with primary and applicable Federal regulatory controls, which include the Coastal Zone Management Act and Title III of the Americans with Disability Act.

5.1.1 Coastal Zone Management Act (CZMA)

In 1972, the Federal government enacted the CZMA to effectively manage, use, protect, and develop coastal areas in the U.S. The CZMA was a government response to increasing and competing demands upon habitats and resources of coastal lands and waters. Such demands often resulted in a loss of living marine resources and wildlife; depleted nutrient-rich areas; shoreline erosion; diminished open space for public use; and permanent and adverse changes to ecological systems. Under the CZMA, States are authorized to work in a unified manner with Federal and local governments to develop programs, policies, evaluation criteria, development standards that lend to the effective protection and prudent use of coastal lands and waters. The enforcement authority for

the Federal Coastal Management Program (Public Law 104-150, as amended in 1996) has been delegated to the State of Hawai'i under HRS Chapter 205A, CZM Program.

Discussion: *The Village is located within the coastal zone as defined by the State of Hawai'i. The Village Master Plan improvements are designed to conform to the goals, policies, and objectives of Hawai'i's CZM Program. A full discussion of the plan's compatibility with HRS 205A is provided in* Section 5.2.7. *Additionally, the approval of a SMA permit (major use) application by the City and County of Honolulu Department of Planning and Permitting ("DPP") will be required as part of the entitlements necessary for the project to proceed.*

5.1.2 Title III of the American Disabilities Act

In 1991, the Federal government enacted the ADA to provide equal accessibility for persons with disabilities. The ADA Title III covers businesses and nonprofit service providers that are public accommodations, privately operated entities offering certain types of courses and examinations, privately operated transportation, and commercial facilities. Public accommodations include private entities that own, lease, lease to, or operate facilities such as restaurants, retail stores, and hotels. Public accommodations must comply with basic nondiscrimination requirements that prohibit exclusion, segregation, and unequal treatment. They also must comply with specific requirements related to architectural standards for new and altered buildings; reasonable modifications to policies, practices, and procedures; effective communication with people with hearing, vision, or speech disabilities; and other access requirements. Additionally, public accommodations must remove barriers in existing buildings where it is easy to do so without much difficulty or expense, given the public accommodation's resources.

Discussion: *The Village improvements that qualify under Title III as public accommodations will adhere to architectural standards for new and altered buildings to be ADA-accessible. There are no ADA barriers within existing buildings.*

5.2 STATE OF HAWAI'I PLANS AND CONTROLS

This section assesses the relationship of the Village Master Plan to the State's environmental review process; State Land Use District designations; the Hawai'i State Plan; the Hawai'i 2050 Sustainability Plan; the CZMA, HRS Chapter 205A; State Functional Plans; Hawai'i Energy Model Code; State of Hawai'i Water Code; and the State Historic Preservation review.

5.2.1 Environmental Impact Statements, Hawai'i Revised Statutes, Chapter 343

Under HRS Chapter 343 (Environmental Impact Statements), the State legislature found that the quality of humanity's environment is critical to humanity's well being, that humanity's activities have broad and profound effects upon the interrelations of all components of the environment, and that an environmental review process is necessary to integrate the review of environmental concerns with existing planning processes of the State and counties. This process is to alert decision makers to significant environmental effects which may result from the implementation of certain actions. HRS Chapter 343 states that a process of reviewing environmental effects is desirable because environmental consciousness is enhanced, cooperation and coordination are encouraged, and public participation during the review process benefits all parties involved and society as a whole. As such, the State has established a system of environmental review to ensure that environmental concerns are given appropriate consideration in decision making along with economic and technical considerations.

Discussion: *This Environmental Impact Statement ("EIS") has been prepared in compliance with environmental requirements outlined in HRS Chapter 343 and Chapter 11-200, HAR. An EIS is required for this project since the project lies within the WSD and includes acquiring a remnant County parcel, which is defined as the "use of County lands". An Environmental Impact Statement Preparation Notice ("EISPN") was published in the Office of Environmental Quality Control's ("OEQC") The Environmental Notice on April 23, 2010. Comment letters received during the EISPN review period and corresponding response letters are included at the end of* Section 7.0.

5.2.2 Land Use Commission, Hawai'i Revised Statutes, Chapter 205

HRS Chapter 205 establishes the State Land Use Commission as well as defines the four major land use districts in which all lands in the State of Hawai'i are classified. These districts include the following: Urban, Rural, Agricultural, or Conservation. Standards for determining the boundaries for each district and the allowable uses and activities are defined in statute.

Discussion: *The Village is within the State Land Use Urban District. Existing resort uses and activities as well as the proposed uses are allowable within the Urban district.*

5.2.3 Hawai'i State Plan, Hawai'i Revised Statutes, Chapter 226

In 1978, the Hawai'i State Legislature found a need to improve the planning process in the State, to increase the effectiveness of government and private actions, to improve the coordination among different agencies and levels of government, and to provide for the wise use of Hawai'i's resources to guide the future development of the State. Under HRS Chapter 226 (Hawai'i State Planning Act), the Hawai'i State Plan serves as a guide for the future long-range development of the State. The Hawai'i State Plan identifies the goals, objectives, policies, and priorities for the State; provides a basis for determining priorities and allocating limited resources, such as public funds, services, human resources, land, energy, water, and other resources; improves coordination of Federal, State, and County plans, policies, programs, projects, and regulatory activities; and establishes a system for plan formulation and program coordination to provide for an integration of all major State and County activities.

Table 5-1 assesses and evaluates how the Village Master Plan supports the Hawai'i State Plan, as promulgated under HRS Chapter 226. Where appropriate, if the State Plan goals are not applicable, it is so noted.

Table 5-1 HAWAI'I STATE PLAN, HAWAI'I REVISED STATUTES, CHAPTER 226 **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**	**S**	**N/S**	**N/A**
Section 226-4: State Goals. In order to guarantee, for the present and future generations, those elements of choice and mobility that insure that individuals and groups may approach their desired levels of self-reliance and self-determination, it shall be the goal of the State to achieve:			
(1) A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawai'i's present and future generations	X		
(2) A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.	X		
(3) Physical, social and economic well-being, for individuals and families in Hawai'i, that nourishes a sense of community responsibility, of caring, and of participation in community life.	X		

Table 5-1 HAWAIʻI STATE PLAN, HAWAIʻI REVISED STATUTES, CHAPTER 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Discussion: *Hilton supports the goals of the State of Hawaiʻi to achieve a strong, viable economy. The Village Master Plan includes improvements to Village's main entry and guest arrival area, the expansion of retail, upgrades to recreational amenities, enhanced walkways and landscaping, and the construction of two new timeshare towers to be completed within a 10-year period. The Village Master Plan will enable Hilton to fortify its own position in the hospitality industry; thereby strengthening's Waikīkī's position in the global resort market.*			
Section 226-5: Objective and Policies for Population. (A) It shall be the objective in planning for the State's population to guide population growth to be consistent with the achievement of physical, economic, and social objectives contained in this chapter; (B) To achieve the population objective, it shall be the policy of this State to:			
(1) Manage population growth statewide in a manner that provides increased opportunities for Hawaiʻi's people to pursue their physical, social and economic aspirations while recognizing the unique needs of each county.			X
(2) Encourage an increase in economic activities and employment opportunities on the neighbor islands consistent with community needs-and desires.			X
(3) Promote increased opportunities for Hawaiʻi's people to pursue their socioeconomic aspirations throughout the islands.	X		
(4) Encourage research activities and public awareness programs to foster and understanding of Hawaiʻi's limited capacity to accommodate population needs and to address concerns resulting from an increase in Hawaiʻi's population.			X
(5) Encourage federal actions and coordination among major governmental agencies to promote a more balanced distribution of immigrants among states, provided that such actions do not prevent the reunion of immediate family members.			X
(6) Pursue an increase in federal assistance for states with a greater proportion of foreign immigrants relative to their state's population.			X
(7) Plan the development and availability of land and water resources in a coordinated manner so as to provide for the desired levels of growth in each geographic area.	X		
Discussion: *The Village Master Plan will not significantly add to Hawaiʻi's residential population growth. However, the project reaffirms Hilton's 60 years of committed reinvestment in Waikīkī and Hawaiʻi and will expand Hawaiʻi's visitor base. Implementation of the project will add vibrancy to the Kālia entry of Waikīkī, positively stimulate Hawaiʻi's tax base, and create new jobs both in the short-term construction phase and long-term visitor service operations. The project's planned redevelopment is a coordinated effort to utilize available developed land and infrastructure, and implements technology and sustainable practices to ensure valuable resources are utilized in a prudent and efficient manner.*			
Section 226-6: Objectives and Policies for the Economy in General. (A) Planning for the State's economy in general shall be directed toward achievement of the following objectives:			
(1) Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawaiʻi's people.	X		
(2) A steadily growing and diversified economic base that is not overly dependent on a few industries, and includes the development and expansion of industries on the neighbor islands.	X		
(B) To achieve the general economic objectives, it shall be the policy of this State to:			
(1) Expand Hawaiʻi's national and international marketing, communication, and organizational ties, to increase the State's capacity to adjust to and capitalize upon economic changes and opportunities occurring outside the State.	X		
(2) Promote Hawai'i as an attractive market for environmentally and socially sound investment activities that benefit Hawaiʻi's people.	X		
(3) Seek broader outlets for new or expanded Hawai'i business investments.	X		
(4) Expand existing markets and penetrate new markets for Hawaiʻi's products and services.	X		
(5) Assure that the basic economic needs of Hawaiʻi's people are maintained in the event of disruptions in overseas transportation.			X
(6) Strive to achieve a level of construction activity responsive to, and consistent with, state growth objectives.	X		
(7) Encourage the formation of cooperatives and other favorable marketing arrangements at the local or regional level to assist Hawaiʻi's small scale producers, manufacturers, and distributors.	X		

Table 5-1 HAWAIʻI STATE PLAN, HAWAIʻI REVISED STATUTES, CHAPTER 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
(8) Encourage labor-intensive activities that are economically satisfying and which offer opportunities for upward mobility.	X		
(9) Foster greater cooperation and coordination between the government and private sectors in developing Hawaiʻi's employment and economic growth opportunities.	X		
(10) Stimulate the development and expansion of economic activities which will benefit areas with substantial or expected employment problems.	X		
(11) Maintain acceptable working conditions and standards for Hawaiʻi's workers.	X		
(12) Provide equal employment opportunities for all segments of Hawaiʻi's population through affirmative action and nondiscrimination measures.	X		
(13) Encourage businesses that have favorable financial multiplier effects within Hawaiʻi's economy.	X		
(14) Promote and protect intangible resources in Hawaiʻi, such as scenic beauty and the Aloha spirit, which are vital to a healthy economy.	X		
(15) Increase effective communication between the educational community and the private sector to develop relevant curricula and training programs to meet future employment needs in general, and requirements of new, potential growth industries in particular.	X		
(16) Foster a business climate in Hawaiʻi - including attitudes, tax and regulatory policies, and financial and technical assistance programs--that is conducive to the expansion of existing enterprises and the creation and attraction of new business and industry.	X		
Discussion: *Implementation will result in a net increase of approximately 550 timeshare units in the Village. The increase in timeshare operations and revitalized retail areas at the Village will add to renewed economic activity. The Village Master Plan is expected to generate an average of 480 full time equivalent (FTE) development-related positions during the construction period (2012 to 2022). An average of 910 FTE operational positions would be generated through 2028 (420 FTE direct jobs and 490 FTE indirect and induced jobs). There will be 530 FTE positions at stabilization after 2028. These are inclusive of timeshare sales and marketing positions. There is also expected to be significant indirect contributions to the economy through associated visitor spending and off-site servicing and support operations to the Village. Upon completion, the various elements of the Village Master Plan are anticipated to support over $200 million ("M") in total visitor expenditures annually, representing expenditures that would not otherwise have been realized in the State. The Master Plan is also projected to generate $10-11M in net government operating revenue per year to State and County governments. In summary, the planned improvements are focused to balance the inventory of the Village's timeshare and hotel accommodations which will attract global interest, help to stabilize Hawaii's economy, and expand its influence in the hospitality industry.*			
Section 226-7 Objectives and Policies for the Economy – Agriculture. (A) Planning for the State's economy with regard to agriculture shall be directed towards achievement of the following objectives:			
(1) Viability of Hawaiʻi's sugar and pineapple industries.			X
(2) Growth and development of diversified agriculture throughout the State.			X
(3) An agriculture industry that continues to constitute a dynamic and essential component of Hawaiʻi's strategic, economic, and social well-being.			X
(B) To achieve the agriculture objectives, it shall be the policy of this State to:			
(1) Establish a clear direction for Hawaiʻi's agriculture through stakeholder commitment and advocacy.			X
(2) Encourage agriculture by making best use of natural resources.			X
(3) Provide the governor and the legislature with information and options needed for prudent decision making for the development of agriculture.			X
(4) Establish strong relationships between the agricultural and visitor industries for mutual marketing benefits.	X		
(5) Foster increased public awareness and understanding of the contributions and benefits of agriculture as a major sector of Hawaiʻi's economy.			X
(6) Seek the enactment and retention of federal and state legislation that benefits Hawaiʻi's agricultural industries.			X
(7) Strengthen diversified agriculture by developing an effective promotion, marketing, and distribution system between Hawaiʻi's producers and consumer markets locally, on the continental United States, and internationally.			X
(8) Support research and development activities that provide greater efficiency and economic productivity in agriculture.			X

Table 5-1 HAWAIʻI STATE PLAN, HAWAIʻI REVISED STATUTES, CHAPTER 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
(9) Enhance agricultural growth by providing public incentives and encouraging private initiatives.			X
(10) Assure the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.			X
(11) Increase the attractiveness and opportunities for an agricultural education and livelihood.			X
(12) Expand Hawaiʻi's agricultural base by promoting growth and development of flowers, tropical fruits and plants, livestock, feed grains, forestry, food crops, aquaculture, and other potential enterprises.	X		
(13) Promote economically competitive activities that increase Hawaiʻi's agricultural self-sufficiency.			X
(14) Promote and assist in the establishment of sound financial programs for diversified agriculture.			X
(15) Institute and support programs and activities to assist the entry of displaced agricultural workers into alternative agricultural or other employment.			X
(16) Facilitate the transition of agricultural lands in economically non-feasible agricultural production to economically viable agricultural uses.			X
Discussion: *While Hilton supports the State's policies related to policies for the economy in regard to agriculture, they are not directly applicable to the Village Master Plan. However, Hilton does support the growth and development of Hawaiʻi's agricultural base and continues to establish strong working relationships with local farmers and growers by using locally grown flowers throughout the Village as well as tropical fruits and local produce at its restaurants and bars, whenever available.*			
Section 226-8 Objective and Policies for the Economy - Visitor Industry. (A) Planning for the State's economy with regard to the visitor industry shall be directed towards the achievement of the objective of a visitor industry that constitutes a major component of steady growth for Hawaiʻi's economy. (B) To achieve the visitor industry objective, it shall be the policy of this State to:			
(1) Support and assist in the promotion of Hawaiʻi's visitor attractions and facilities.	X		
(2) Ensure that visitor industry activities are in keeping with the social, economic, and physical needs and aspirations of Hawaiʻi's people.	X		
(3) Improve the quality of existing visitor destination areas.	X		
(4) Encourage cooperation and coordination between the government and private sectors in developing and maintaining well-designed, adequately serviced visitor industry and related developments which are sensitive to neighboring communities and activities.	X		
(5) Develop the industry in a manner that will continue to provide new job opportunities and steady employment for Hawaiʻi's people.	X		
(6) Provide opportunities for Hawaiʻi's people to obtain job training and education that will allow for upward mobility within the visitor industry.	X		
(7) Foster a recognition of the contribution of the visitor industry to Hawaiʻi's economy and the need to perpetuate the aloha spirit.	X		
(8) Foster an understanding by visitors of the aloha spirit and of the unique and sensitive character of Hawaiʻi's cultures and values.	X		
Discussion: *The project will improve upon and expand the State's visitor unit inventory. The project will support and promote the ongoing improvement and transformation of Waikīkī for a global audience seeking a variety of vacation experiences. Project improvements will benefit neighboring shops, markets, and restaurants with increased spending by its timeshare visitors. The vision and objectives of the Village Master Plan underscores Hilton's established dedication, investment, and long-time commitment to Hawaiʻi.*			
Section 226-9 Objective and Policies for the Economy - Federal Expenditures. (A) Planning for the State's economy with regard to federal expenditures shall be directed towards achievement of the objective of a stable federal investment base as an integral component of Hawaiʻi's economy. (B) To achieve the federal expenditures objective, it shall be the policy of this State to:			
(1) Encourage the sustained flow of federal expenditures in Hawaiʻi that generates long-term government civilian employment.			X
(2) Promote Hawaiʻi's supportive role in national defense.			X
(3) Promote the development of federally supported activities in Hawaiʻi that respect state-wide economic concerns, are sensitive to community needs, and minimize adverse impacts on Hawaiʻi's environment.			X
(4) Increase opportunities for entry and advancement of Hawaiʻi's people into federal government service.			X
(5) Promote federal use of local commodities, services, and facilities available in Hawaiʻi.			X

Table 5-1 HAWAIʻI STATE PLAN, HAWAIʻI REVISED STATUTES, CHAPTER 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
(6) Strengthen federal-state-county communication and coordination in all federal activities that affect Hawai'i.			X
(7) Pursue the return of federally controlled lands in Hawai'i that are not required for either the defense of the nation or for other purposes of national importance, and promote the mutually beneficial exchanges of land between federal agencies, the State, and the counties.			X
Discussion: *While Hilton supports the State's policies related to economy and federal expenditures, they are not directly applicable to the Village Master Plan.*			
Section 226-10 Objective and Policies for the Economy - Potential Growth Activities. (A) Planning for the State's economy with regard to potential growth activities shall be directed towards achievement of the objective of development and expansion of potential growth activities that serve to increase and diversify Hawaiʻi's economic base. (B) To achieve the potential growth activity objective, it shall be the policy of this State to:			
(1) Facilitate investment and employment in economic activities that have the potential for growth such as diversified agriculture, aquaculture, apparel and textile manufacturing, film and television production, and energy and marine-related industries.			X
(2) Expand Hawaiʻi's capacity to attract and service international programs and activities that generate employment for Hawaiʻi's people.	X		
(3) Enhance and promote Hawaiʻi's role as a center for international relations, trade, finance, services, technology, education, culture, and the arts.	X		
(4) Accelerate research and development of new energy-related industries based on wind, solar, ocean, and underground resources and solid waste.			X
(5) Promote Hawaiʻi's geographic, environmental, social, and technological advantages to attract new economic activities into the State.	X		
(6) Provide public incentives and encourage private initiative to attract new industries that best support Hawaiʻi's social, economic, physical, and environmental objectives.			X
(7) Increase research and the development of ocean-related economic activities such as mining, food production, and scientific research.			X
(8) Develop, promote, and support research and educational and training programs that will enhance Hawaiʻi's ability to attract and develop economic activities of benefit to Hawaiʻi.			X
(9) Foster a broader public recognition and understanding of the potential benefits of new, growth-oriented industry in Hawaiʻi.			X
(10) Encourage the development and implementation of joint federal and state initiatives to attract federal programs and projects that will support Hawaiʻi's social, economic, physical, and environmental objectives.			X
(11) Increase research and development of businesses and services in the telecommunications and information industries.			X
Discussion: *The project will help to maintain Waikīkī as one of the world's most sought-after travel destinations for vacationers and corporations by continuing to provide a meeting and convention venue for local, national, and international programs. The Village has garnered a respected reputation within the industry as a productive resort with the capacity and capability to host such events. The improvements of the Village Master Plan will enable the resort to continue its service orientation to host existing events as well as plan to welcome future industry groups to the State.*			
Section 226-10.5 Objectives and Policies for the Economy - Information Industry. (A) Planning for the State's economy with regard to the information industry shall be directed toward the achievement of the objective of positioning Hawaiʻi as the leading dealer in information businesses and services in the Pacific Rim. (B) To achieve the information industry objective, it shall be the policy of this State to:			
(1) Encourage the continued development and expansion of the telecommunications infrastructure serving Hawaiʻi to accommodate future growth in the information industry;			X
(2) Facilitate the development of new business and service ventures in the information industry which will provide employment opportunities for the people of Hawaiʻi;			X
(3) Encourage greater cooperation between the public and private sectors in developing and maintaining a well- designed information industry;			X
(4) Ensure that the development of new businesses and services in the industry are in keeping with the social, economic, and physical needs and aspirations of Hawaiʻi's people;			X

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(5) Provide opportunities for Hawaiʻi's people to obtain job training and education that will allow for upward mobility within the information industry;			X
(6) Foster a recognition of the contribution of the information industry to Hawaiʻi's economy; and			X
(7) Assist in the promotion of Hawaiʻi as a broker, creator, and processor of information in the Pacific.			X
Discussion: *Hilton supports the policies related to economy and the information industry, although these not directly applicable to the Village Master Plan. However, the project will strengthen Hilton's appeal to serve as a hosting center for meetings and conferences venue for companies in this sector; further supporting Hawaiʻi's overall marketing position as a favorable conference location and supporting business climate. Further, Hilton continues to invest in innovative technology for its own support and operations.*			
Section 226-11 Objectives and Policies for the Physical Environment - Land-based, Shoreline, and Marine Resources. (A) Planning for the State's physical environment with regard to land-based, shoreline and marine resources shall be directed towards achievement of the following objectives:			
(1) Prudent use of Hawaiʻi's land-based, shoreline, and marine resources.	X		
(2) Effective protection of Hawaiʻi's unique and fragile environmental resources.	X		
(B) To achieve the land-based, shoreline, and marine resources objectives, it shall be the policy of this State to:			
(1) Exercise an overall conservation ethic in the use of Hawaiʻi's natural resources.	X		
(2) Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.	X		
(3) Take into account the physical attributes of areas when planning and designing activities and facilities.	X		
(4) Manage natural resources and environs to encourage their beneficial and multiple uses without generating costly or irreparable environmental damage.	X		
(5) Consider multiple uses in watershed areas, provided such uses do not detrimentally affect water quality and recharge functions.			X
(6) Encourage the protection of rare or endangered plant and animal species and habitats native to Hawaiʻi.	X		
(7) Provide public incentives that encourage private actions to protect significant natural resources from degradation or unnecessary depletion.			X
(8) Pursue compatible relationships among activities, facilities and natural resources.	X		
(9) Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational and scientific purposes.	X		
Discussion: *The project is a balanced development proposal that is compatible to existing uses and relationships between the urban and nearby shoreline environment. The proposed improvements are inland from Kahanamoku Lagoon, which is a man-made coastal feature that was improved through a $15 million restoration project, and continues to be monitored and maintained at acceptable water quality levels. The project demonstrates a prudent use of an urban landscape that has undergone major transformation over the past 80 years. Ongoing best management practices will ensure that marine and nearshore habitats fronting the Village will be protected during project construction and operations.*			
Section 226-12 Objective and Policies for the Physical Environment - Scenic, Natural Beauty, and Historic Resources. (A) Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawaiʻi's scenic assets, natural beauty, and multi-cultural/historical resources. (B) To achieve the scenic, natural beauty, and historic resources objective, it shall be the policy of this State to:			
(1) Promote the preservation and restoration of significant natural and historic resources.	X		
(2) Provide incentives to maintain and enhance historic, cultural, and scenic amenities.	X		
(3) Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.	X		
(4) Protect those special areas, structures, and elements that are an integral and functional part of Hawaiʻi's ethnic and cultural heritage.	X		
(5) Encourage the design of developments and activities that complement the natural beauty of the islands.	X		

Table 5-1 HAWAIʻI STATE PLAN, HAWAIʻI REVISED STATUTES, CHAPTER 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Discussion: *Planned improvements within the Village, as an oceanfront resort, are designed to complement the natural beauty of Hawaiʻi. The selective removal and/or redevelopment of buildings and structures in the Village will open up mauka-makai view corridors. If feasible, selective elements of the existing Rainbow Bazaar that celebrate Hawaiʻi's diverse heritage may be preserved and/or emulated in the details of the new design. The expansion of the Super Pool area and renovation of main lobby entry will further expand and enhance views to/from the beach area fronting the Village.*			
Section 226-13 Objectives and Policies for the Physical Environment - Land, Air, and Water Quality. (A) Planning for the State's physical environment with regard to land, air, and water quality shall be directed towards achievement of the following objectives:			
(1) Maintenance and pursuit of improved quality in Hawaiʻi's land, air, and water resources.	X		
(2) Greater public awareness and appreciation of Hawaiʻi's environmental resources.	X		
(B) To achieve the land, air, and water quality objectives, it shall be the policy of this State to:			
(1) Foster educational activities that promote a better understanding of Hawaiʻi's limited environmental resources.	X		
(2) Promote the proper management of Hawaiʻi's land and water resources.	X		
(3) Promote effective measures to achieve desired quality in Hawaiʻi's surface, ground and coastal waters.	X		
(4) Encourage actions to maintain or improve aural and air quality levels to enhance the health and well-being of Hawaiʻi's people.	X		
(5) Reduce the threat to life and property from erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, and other natural or man-induced hazards and disasters.	X		
(6) Encourage design and construction practices that enhance the physical qualities of Hawaiʻi's communities.	X		
(7) Encourage urban developments in close proximity to existing services and facilities.	X		
(8) Foster recognition of the importance and value of the land, air, and water resources to Hawaiʻi's people, their cultures and visitors.	X		
Discussion: *This urban development project is in close proximity to many available services and facilities within Waikīkī's core. The Village Master Plan encourages a design that enhances the pedestrian experience through its neighboring community. The rich landscaped grounds of the Village foster the education and passive recreational enjoyment of a Hawaiian resort. Although the acoustic environment and surrounding air quality may be experience small impacts during construction, best management practices and regulatory controls will ensure aural and air quality levels are within acceptable regulatory limits on-site and within the immediate area. Most of Waikīkī is within the tsunami evacuation zone and the project is within a defined flood zoned area. Design controls will ensure the planned development meets regulatory requirements.*			
Section 226-14 Objective and Policies for Facility Systems - In General. (A) Planning for the State's facility systems in general shall be directed towards achievement of the objective of water, transportation, waste disposal, and energy and telecommunication systems that support statewide social, economic, and physical objectives. (B) To achieve the general facility systems objective, it shall be the policy of this State to:			
(1) Accommodate the needs of Hawaiʻi's people through coordination of facility systems and capital improvement priorities in consonance with state and county plans.	X		
(2) Encourage flexibility in the design and development of facility systems to promote prudent use of resources and accommodate changing public demands and priorities.			X
(3) Ensure that required facility systems can be supported within resource capacities and at reasonable cost to the user.			X
(4) Pursue alternative methods of financing programs and projects and cost-saving techniques in the planning, construction, and maintenance of facility systems.	X		
Discussion: *Off-site and on-site improvements to surrounding facility systems (water, wastewater, roadways, solid waste, power, and telecommunications) will be coordinated with the appropriate State and County agencies or private utility companies.*			
226-15 Objectives and Policies for Facility Systems - Solid and Liquid Wastes. (A) Planning for the State's facility systems with regard to solid and liquid wastes shall be directed towards the achievement of the following objectives:			
(1) Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes.	X		

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(2) Provision of adequate sewerage facilities for physical and economic activities that alleviate problems in housing, employment, mobility, and other areas.	X		
(B) To achieve solid and liquid waste objectives, it shall be the policy of this State to:			
(1) Encourage the adequate development of sewerage facilities that complement planned growth.	X		
(2) Promote re-use and recycling to reduce solid and liquid wastes and employ a conservation ethic.	X		
(3) Promote research to develop more efficient and economical treatment and disposal of solid and liquid wastes.			X
Discussion: *Solid waste and wastewater disposal systems will be efficiently designed to minimize impacts on existing solid and liquid waste facilities. Hilton has materials recycling program to minimize solid waste and employs water conservation principles in its facility operations.*			
226-16 Objective and Policies for Facility Systems - Water. (A) Planning for the State's facility systems with regard to water shall be directed towards achievement of the objective of the provision of water to adequately accommodate domestic, agricultural, commercial, industrial, recreational, and other needs within resource capacities. (B) To achieve the facility systems water objective, it shall be the policy of this State to:			
(1) Coordinate development of land use activities with existing and potential water supply.	X		
(2) Support research and development of alternative methods to meet future water requirements well in advance of anticipated needs.			X
(3) Reclaim and encourage the productive use of runoff water and wastewater discharges.	X		
(4) Assist in improving the quality, efficiency, service, and storage capabilities of water systems for domestic and agricultural use.			X
(5) Support water supply services to areas experiencing critical water problems.			X
(6) Promote water conservation programs and practices in government, private industry, and the general public to help ensure adequate water to meet long-term needs.	X		
Discussion: *The City has determined that its existing water system is adequate to accommodate and supply project demand. Presently low-flow plumbing fixtures are currently utilized in existing hotel and timeshare units as well as back of house services and maintenance facilities. Irrigation water is presently recycled and re-used for water at ponds and waterfalls throughout the Village. Continued conservation measures and best management practices for water use will be implemented for future improvements.*			
226-17 Objectives and Policies for Facility Systems - Transportation. (A) Planning for the State's facility systems with regard to transportation shall be directed towards the achievement of the following objectives:			
(1) An integrated multi-modal transportation system that services statewide needs and promotes the efficient, economical, safe, and convenient movement of people and goods.	X		
(2) A statewide transportation system that is consistent with and will accommodate planned growth objectives throughout the State.	X		
(B) To achieve the transportation objectives, it shall be the policy of this State to:			
(1) Design, program, and develop a multi-modal system in conformance with desired growth and physical development as stated in this chapter;			X
(2) Coordinate state, county, federal, and private transportation activities and programs toward the achievement of statewide objectives;	X		
(3) Encourage a reasonable distribution of financial responsibilities for transportation among participating governmental and private parties;	X		
(4) Provide for improved accessibility to shipping, docking, and storage facilities;	X		
(5) Promote a reasonable level and variety of mass transportation services that adequately meet statewide and community needs;	X		
(6) Encourage transportation systems that serve to accommodate present and future development needs of communities;	X		
(7) Encourage a variety of carriers to offer increased opportunities and advantages to inter-island movement of people and goods;			X
(8) Increase the capacities of airport and harbor systems and support facilities to effectively accommodate transshipment and storage needs;			X
(9) Encourage the development of transportation systems and programs which would assist statewide economic growth and diversification;	X		

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(10) Encourage the design and development of transportation systems sensitive to the needs of affected communities and the quality of Hawaiʻi's natural environment;	X		
(11) Encourage safe and convenient use of low-cost, energy-efficient, non-polluting means of transportation;	X		
(12) Coordinate intergovernmental land use and transportation planning activities to ensure the timely delivery of supporting transportation infrastructure in order to accommodate planned growth objectives; and	X		
(13) Encourage diversification of transportation modes and infrastructure to promote alternate fuels and energy efficiency.	X		
Discussion: *The projected traffic demand with the project implemented is a nominal increase from existing conditions. However, these slight increases in traffic within and around the project area will be addressed through the implementation of a Traffic Management Plan. Hilton also recognizes its environmental responsibility and is committed to improving their performance towards a sustainable future by continuing to evaluate incentives for its team members to utilize alternative means of transportation.*			
226-18 Objectives and Policies for Facility Systems - Energy. (A) Planning for the State's facility systems with regard to energy shall be directed toward the achievement of the following objectives, giving due consideration to all:			
(1) Dependable, efficient, and economical statewide energy systems capable of supporting the needs of the people;			X
(2) Increased energy self-sufficiency where the ratio of indigenous to imported energy use is increased;			X
(3) Greater energy security in the face of threats to Hawaiʻi's energy supplies and systems; and			X
(4) Reduction, avoidance, or sequestration of greenhouse gas emissions from energy supply and use.	X		
(B) To achieve the energy objectives, it shall be the policy of this State to ensure the provision of adequate, reasonably priced, and dependable energy services to accommodate demand. (C) To further achieve the energy objectives, it shall be the policy of this State to:			
(1) Support research and development as well as promote the use of renewable energy sources;			X
(2) Ensure that the combination of energy supplies and energy-saving systems is sufficient to support the demands of growth;			X
(3) Base decisions of least-cost supply-side and demand-side energy resource options on a comparison of their total costs and benefits when a least-cost is determined by a reasonably comprehensive, quantitative, and qualitative accounting of their long-term, direct and indirect economic, environmental, social, cultural, and public health costs and benefits;			X
(4) Promote all cost-effective conservation of power and fuel supplies through measures including: (A) Development of cost-effective demand-side management programs; (B) Education; and (C) Adoption of energy-efficient practices and technologies;	X		
(5) Ensure to the extent that new supply-side resources are needed, the development or expansion of energy systems utilizes the least-cost energy supply option and maximizes efficient technologies;			X
(6) Support research, development, and demonstration of energy efficiency, load management, and other demand-side management programs, practices, and technologies;	X		
(7) Promote alternate fuels and energy efficiency by encouraging diversification of transportation modes and infrastructure;	X		
(8) Support actions that reduce, avoid, or sequester greenhouse gases in utility, transportation, and industrial sector applications; and	X		
(9) Support actions that reduce, avoid, or sequester Hawaiʻi's greenhouse gas emissions through agriculture and forestry initiatives.			X
Discussion: *Hilton Worldwide has developed a sustainability platform to guide their business practices. To ensure sustainable business practices, Hilton focuses on key environmental commitments such as energy efficiency, carbon dioxide reduction, renewable energy use, and sustainable building operations. Hilton Worldwide has committed to reducing their energy consumption and carbon dioxide emissions by 20% from the years 2009 through 2014. The Village itself has been a past multiple recipient of the Green Business Award by the State of Hawaiʻi, for its innovative green practices that ensure residents and guests continue to enjoy a healthy environment. The use of energy efficient technologies is continuing part of planned designs for the Village Master Plan.*			

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226-18.5 Objectives and Policies for Facility Systems - Telecommunications. (A) Planning for the State's telecommunications facility systems shall be directed towards the achievement of dependable, efficient, and economical statewide telecommunications systems capable of supporting the needs of the people. (B) To achieve the telecommunications objective, it shall be the policy of this State to ensure the provision of adequate, reasonably priced, and dependable telecommunications services to accommodate demand. (C) To further achieve the telecommunications objective, it shall be the policy of this State to:			
(1) Facilitate research and development of telecommunications systems and resources;			X
(2) Encourage public and private sector efforts to develop means for adequate, ongoing telecommunications planning;			X
(3) Promote efficient management and use of existing telecommunications systems and services; and	X		
(4) Facilitate the development of education and training of telecommunications personnel.			X
Discussion: *While these policies apply more directly to government, Hilton will continue to incorporate current and efficient telecommunication technologies in its existing and future operations.*			
226-19 Objectives and Policies for Socio-Cultural Advancement - Housing. (A) Planning for the State's socio-cultural advancement with regard to housing shall be directed toward the achievement of the following objectives:			
(1) Greater opportunities for Hawaiʻi's people to secure reasonably priced, safe, sanitary, and livable homes, located in suitable environments that satisfactorily accommodate the needs and desires of families and individuals, through collaboration and cooperation between government and nonprofit and for-profit developers to ensure that more affordable housing is made available to very low-, low- and moderate-income segments of Hawaiʻi's population.			X
(2) The orderly development of residential areas sensitive to community needs and other land uses.			X
(3) The development and provision of affordable rental housing by the State to meet the housing needs of Hawaiʻi's people.			X
(B) To achieve the housing objectives, it shall be the policy of this State to:			
(1) Effectively accommodate the housing needs of Hawaiʻi's people.			X
(2) Stimulate and promote feasible approaches that increase housing choices for low-income, moderate-income, and gap-group households.			X
(3) Increase homeownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing.			X
(4) Promote appropriate improvement, rehabilitation, and maintenance of existing housing units and residential areas.			X
(5) Promote design and location of housing developments taking into account the physical setting, accessibility to public facilities and services, and other concerns of existing communities and surrounding areas.			X
(6) Facilitate the use of available vacant, developable, and underutilized urban lands for housing.			X
(7) Foster a variety of lifestyles traditional to Hawaiʻi through the design and maintenance of neighborhoods that reflect the culture and values of the community.			X
(8) Promote research and development of methods to reduce the cost of housing construction in Hawaiʻi.			X
Discussion: *Residential development, such as new condominiums or conversion, is not proposed in the Village Master Plan. This alternative and reasonable use was evaluated and eliminated from further consideration.*			
226-20 Objectives and Policies for Socio-Cultural Advancement - Health. (A) Planning for the State's socio-cultural advancement with regard to health shall be directed towards achievement of the following objectives:			
(1) Fulfillment of basic individual health needs of the general public.	X		
(2) Maintenance of sanitary and environmentally healthful conditions in Hawaiʻi's communities.	X		
(B) To achieve the health objectives, it shall be the policy of this State to:			
(1) Provide adequate and accessible services and facilities for prevention and treatment of physical and mental health problems, including substance abuse.			X
(2) Encourage improved cooperation among public and private sectors in the provision of health care to accommodate the total health needs of individuals throughout the State.			X
(3) Encourage public and private efforts to develop and promote statewide and local strategies to reduce health care and related insurance costs.	X		

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(4) Foster an awareness of the need for personal health maintenance and preventive health care through education and other measures.	X		
(5) Provide programs, services, and activities that ensure environmentally healthful and sanitary conditions.	X		
(6) Improve the State's capabilities in preventing contamination by pesticides and other potentially hazardous substances through increased coordination, education, monitoring, and enforcement.			X
Discussion: *The project will have no effect to public health. Solid waste services and wastewater disposal will meet regulatory requirements to maintain public health standards. Hilton supports the health and well-being of its team members and guests through trainings that promote a safe and healthy work environment. Additionally, Straub Clinic and Hospital also provides immediate non-emergency services with a "Doctors on Call" program located in the Village.*			
226-21 Objective and Policies for Socio-Cultural Advancement - Education. (A) Planning for the State's socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations. (B) To achieve the education objective, it shall be the policy of this State to:			
(1) Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.			X
(2) Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.			X
(3) Provide appropriate educational opportunities for groups with special needs.			X
(4) Promote educational programs which enhance understanding of Hawaiʻi's cultural heritage.	X		
(5) Provide higher educational opportunities that enable Hawaiʻi's people to adapt to changing employment demands.	X		
(6) Assist individuals, especially those experiencing critical employment problems or barriers, or undergoing employment transitions, by providing appropriate employment training programs and other related educational opportunities.	X		
(7) Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.	X		
(8) Emphasize quality educational programs in Hawaiʻi's institutions to promote academic excellence.	X		
(9) Support research programs and activities that enhance the education programs of the State.			X
Discussion: *Hilton supports opportunities for individuals seeking to network with skilled professionals in the hospitality industry through its Hilton Worldwide College internship program. In Hawaiʻi, Hilton partners with local universities and colleges that offer a hospitality training program, providing opportunities for program training and possible career placement.*			
226-22 Objective and Policies for Socio-Cultural Advancement - Social Services. (A) Planning for the State's socio-cultural advancement with regard to social services shall be directed towards the achievement of the objective of improved public and private social services and activities that enable individuals, families, and groups to become more self-reliant and confident to improve their well-being. (B) To achieve the social service objective, it shall be the policy of the State to:			
(1) Assist individuals, especially those in need of attaining a minimally adequate standard of living and those confronted by social and economic hardship conditions, through social services and activities within the State's fiscal capacities.			X
(2) Promote coordination and integrative approaches among public and private agencies and programs to jointly address social problems that will enable individuals, families, and groups to deal effectively with social problems and to enhance their participation in society.			X
(3) Facilitate the adjustment of new residents, especially recently arrived immigrants, into Hawaiʻi's communities.			X
(4) Promote alternatives to institutional care in the provision of long-term care for elder and disabled populations.			X
(5) Support public and private efforts to prevent domestic abuse and child molestation, and assist victims of abuse and neglect.			X
(6) Promote programs which assist people in need of family planning services to enable them to meet their needs.			X

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Discussion: *Hilton supports the policies for government actions for socio-cultural advancement, social services. However, it is not applicable to the Village Master Plan.*			
226-23 Objective and Policies for Socio-Cultural Advancement - Leisure. (A) Planning for the State's socio-cultural advancement with regard to leisure shall be directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations. (B) To achieve the leisure objective, it shall be the policy of this State to:			
(1) Foster and preserve Hawai'i's multi-cultural heritage through supportive cultural, artistic, recreational, and humanities-oriented programs and activities.	X		
(2) Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.	X		
(3) Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.	X		
(4) Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved.	X		
(5) Ensure opportunities for everyone to use and enjoy Hawai'i's recreational resources.	X		
(6) Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.	X		
(7) Provide adequate and accessible physical fitness programs to promote the physical and mental well-being of Hawai'i's people.	X		
(8) Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk, and traditional art forms.	X		
(9) Encourage the development of creative expression in the artistic disciplines to enable all segments of Hawai'i's population to participate in the creative arts.	X		
(10) Assure adequate access to significant natural and cultural resources in public ownership.			X
Discussion: *Visitors staying at the Village are able to participate in cultural and artistic educational programs. The Village will also continue to serve as a premier venue for multi-ethnic cultural events, artistic demonstrations, and performances. The Village has been recognized by the Hawai'i Tourism Authority and other organizations for its commitment to supporting local artisans with over 200 pieces of art on display by some of Hawai'i's most renowned artists and sculptors.*			
226-24 Objective and Policies for Socio-Cultural Advancement - Individual Rights and Personal Well-Being. (A) Planning for the State's socio-cultural advancement with regard to individual rights and personal well-being shall be directed towards achievement of the objective of increased opportunities and protection of individual rights to enable individuals to fulfill their socio-economic needs and aspirations. (B) To achieve the individual rights and personal well- being objective, it shall be the policy of this State to:			
(1) Provide effective services and activities that protect individuals from criminal acts and unfair practices and that alleviate the consequences of criminal acts in order to foster a safe and secure environment.			X
(2) Uphold and protect the national and state constitutional rights of every individual.	X		
(3) Assure access to, and availability of, legal assistance, consumer protection, and other public services which strive to attain social justice.			X
(4) Ensure equal opportunities for individual participation in society.	X		
Discussion: *Hilton supports the individual rights and personal well-being of Hilton team members, guests, and local residents who visit the Village by having trained staff and security provide a safe and accommodating environment.*			
226-25 Objective and Policies for Socio-Cultural Advancement - Culture. (A) Planning for the State's socio- cultural advancement with regard to culture shall be directed toward the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawai'i's people. (B) To achieve the culture objective, it shall be the policy of this State to:			
(1) Foster increased knowledge and understanding of Hawai'i's ethnic and cultural heritages and the history of Hawai'i.	X		
(2) Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawai'i's people and which are sensitive and responsive to family and community needs.	X		

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(3) Encourage increased awareness of the effects of proposed public and private actions on the integrity and quality of cultural and community lifestyles in Hawaiʻi.	X		
(4) Encourage the essence of the aloha spirit in people's daily activities to promote harmonious relationships among Hawaiʻi's people and visitors.	X		
Discussion: *The Village, in design and programs offered, provides glimpses in the diverse cultural array that is celebrated in the islands. Future plans include developing programs and creating design opportunities that honor and respect the ancestral heritage of Kālia; that create authentic cultural experiences for its guests; and that promote the spirit of aloha as a fundamental core value in hospitality service.*			
226-26 Objectives and Policies for Socio-Cultural Advancement - Public Safety. (A) Planning for the State's socio- cultural advancement with regard to public safety shall be directed towards the achievement of the following objectives:			
(1) Assurance of public safety and adequate protection of life and property for all people.	X		
(2) Optimum organizational readiness and capability in all phases of emergency management to maintain the strength, resources, and social and economic well-being of the community in the event of civil disruptions, wars, natural disasters, and other major disturbances.	X		
(3) Promotion of a sense of community responsibility for the welfare and safety of Hawaiʻi's people.	X		
(B) To achieve the public safety objectives, it shall be the policy of this State to:			
(1) Ensure that public safety programs are effective and responsive to community needs.			X
(2) Encourage increased community awareness and participation in public safety programs.			X
(C) To further achieve public safety objectives related to criminal justice, it shall be the policy of this State to:			
(1) Support criminal justice programs aimed at preventing and curtailing criminal activities.			X
(2) Develop a coordinated, systematic approach to criminal justice administration among all criminal justice agencies.			X
(3) Provide a range of correctional resources which may include facilities and alternatives to traditional incarceration in order to address the varied security needs of the community and successfully reintegrate offenders into the community.			X
(D) To further achieve public safety objectives related to emergency management, it shall be the policy of this State to:			
(1) Ensure that responsible organizations are in a proper state of readiness to respond to major war-related, natural, or technological disasters and civil disturbances at all times.			X
(2) Enhance the coordination between emergency management programs throughout the State.			X
Discussion: *Hilton takes the responsibility of the wellness and safety of its guests very seriously. Hotel security and staff are trained to address a range of situations that require immediate response to emergencies or unlawful activity on-site. Response plans are also in place in the event of natural disaster events.*			
226-27 Objectives and Policies for Socio-Cultural Advancement - Government. (A) Planning the State's socio-cultural advancement with regard to government shall be directed towards the achievement of the following objectives:			
(1) Efficient, effective, and responsive government services at all levels in the State.			X
(2) Fiscal integrity, responsibility, and efficiency in the state government and county governments.			X
(B) To achieve the government objectives, it shall be the policy of this State to:			
(1) Provide for necessary public goods and services not assumed by the private sector.			X
(2) Pursue an openness and responsiveness in government that permits the flow of public information, interaction, and response.			X
(3) Minimize the size of government to that necessary to be effective.			X
(4) Stimulate the responsibility in citizens to productively participate in government for a better Hawaiʻi.			X
(5) Assure that government attitudes, actions, and services are sensitive to community needs and concerns.			X
(6) Provide for a balanced fiscal budget.			X
(7) Improve the fiscal budgeting and management system of the State.			X
(8) Promote the consolidation of state and county governmental functions to increase the effective and efficient delivery of government programs and services and to eliminate duplicative services wherever feasible.			X
Discussion: *Policies related to the operation of government are the responsibility of the State of Hawaiʻi and are not directly applicable to the Village Master Plan.*			

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Hawai'i State Plan - HRS Ch. 226 - Part III. Priority Guideline			
226-101 Purpose. The purpose of this part is to establish overall priority guidelines to address areas of statewide concern.			
226-102 Overall Direction. The State shall strive to improve the quality of life for Hawai'i's present and future population through the pursuit of desirable courses of action in five major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, and quality education.			
226-103 Economic Priority Guidelines. (A) Priority guidelines to stimulate economic growth and encourage business expansion and development to provide needed jobs for Hawai'i's people and achieve a stable and diversified economy:			
(1) Seek a variety of means to increase the availability of investment capital for new and expanding enterprises. (a) Encourage investments which:			
(i) Reflect long term commitments to the State;	X		
(ii) Rely on economic linkages within the local economy;	X		
(iii) Diversify the economy;	X		
(iv) Reinvest in the local economy;	X		
(v) Are sensitive to community needs and priorities; and	X		
(vi) Demonstrate a commitment to provide management opportunities to Hawai'i residents.	X		
(2) Encourage the expansion of technological research to assist industry development and support the development and commercialization of technological advancements.			X
(3) Improve the quality, accessibility, and range of services provided by government to business, including data and reference services and assistance in complying with governmental regulations.			X
(4) Seek to ensure that state business tax, labor laws, and administrative policies are equitable, rational, and predictable.			X
(5) Streamline the building and development permit and review process, and eliminate or consolidate other burdensome or duplicative governmental requirements imposed on business, where public health, safety and welfare would not be adversely affected.			X
(6) Encourage the formation of cooperatives and other favorable marketing or distribution arrangements at the regional or local level to assist Hawai'i's small-scale producers, manufacturers, and distributors.			X
(7) Continue to seek legislation to protect Hawai'i from transportation interruptions between Hawai'i and the continental United States.			X
(8) Provide public incentives and encourage private initiative to develop and attract industries which promise long-term growth potentials and which have the following characteristics:			
(a) An industry that can take advantage of Hawai'i's unique location and available physical and human resources.	X		
(b) A clean industry that would have minimal adverse effects on Hawai'i's environment.	X		
(c) An industry that is willing to hire and train Hawai'i's people to meet the industry's labor needs at all levels of employment.	X		
(d) An industry that would provide reasonable income and steady employment.	X		
(9) Support and encourage, through educational and technical assistance programs and other means, expanded opportunities for employee ownership and participation in Hawai'i business.			X
(10) Enhance the quality of Hawai'i's labor force and develop and maintain career opportunities for Hawai'i's people through the following actions:			
(A) Expand vocational training in diversified agriculture, aquaculture, information industry, and other areas where growth is desired and feasible.			X
(B) Encourage more effective career counseling and guidance in high schools and post-secondary institutions to inform students of present and future career opportunities.	X		
(C) Allocate educational resources to career areas where high employment is expected and where growth of new industries is desired.			X
(D) Promote career opportunities in all industries for Hawai'i's people by encouraging firms doing business in the State to hire residents.	X		
(E) Promote greater public and private sector cooperation in determining industrial training needs and in developing relevant curricula and on- the-job training opportunities.			X
(F) Provide retraining programs and other support services to assist entry of displaced workers into alternative employment.			X

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(B) Priority guidelines to promote the economic health and quality of the visitor industry:			
(1) Promote visitor satisfaction by fostering an environment which enhances the Aloha Spirit and minimizes inconveniences to Hawaiʻi's residents and visitors.	X		
(2) Encourage the development and maintenance of well- designed, adequately serviced hotels and resort destination areas which are sensitive to neighboring communities and activities and which provide for adequate shoreline setbacks and beach access.	X		
(3) Support appropriate capital improvements to enhance the quality of existing resort destination areas and provide incentives to encourage investment in upgrading, repair, and maintenance of visitor facilities.	X		
(4) Encourage visitor industry practices and activities which respect, preserve, and enhance Hawaiʻiʻs significant natural, scenic, historic, and cultural resources.	X		
(5) Develop and maintain career opportunities in the visitor industry for Hawaiʻiʻs people, with emphasis on managerial positions.	X		
(6) Support and coordinate tourism promotion abroad to enhance Hawaiʻi's share of existing and potential visitor markets.	X		
(7) Maintain and encourage a more favorable resort investment climate consistent with the objectives of this chapter.	X		
(8) Support law enforcement activities that provide a safer environment for both visitors and residents alike.	X		
(9) Coordinate visitor industry activities and promotions to business visitors through the state network of advanced data communication techniques.	X		
(C) Priority guidelines to promote the continued viability of the sugar and pineapple industries:			
(1) Provide adequate agricultural lands to support the economic viability of the sugar and pineapple industries.			X
(2) Continue efforts to maintain federal support to provide stable sugar prices high enough to allow profitable operations in Hawaiʻi.			X
(3) Support research and development, as appropriate, to improve the quality and production of sugar and pineapple crops.			X
(D) Priority guidelines to promote the growth and development of diversified agriculture and aquaculture:			
(1) Identify, conserve, and protect agricultural and aquacultural lands of importance and initiate affirmative and comprehensive programs to promote economically productive agricultural and aquacultural uses of such lands.			X
(2) Assist in providing adequate, reasonably priced water for agricultural activities.			X
(3) Encourage public and private investment to increase water supply and to improve transmission, storage, and irrigation facilities in support of diversified agriculture and aquaculture.			X
(4) Assist in the formation and operation of production and marketing associations and cooperatives to reduce production and marketing costs.			X
(5) Encourage and assist with the development of a waterborne and airborne freight and cargo system capable of meeting the needs of Hawaiʻi's agricultural community.			X
(6) Seek favorable freight rates for Hawaiʻi's agricultural products from inter-island and overseas transportation operators.	X		
(7) Encourage the development and expansion of agricultural and aquacultural activities which offer long-term economic growth potential and employment opportunities.			X
(8) Continue the development of agricultural parks and other programs to assist small independent farmers in securing agricultural lands and loans.			X
(9) Require agricultural uses in agricultural subdivisions and closely monitor the uses in these subdivisions.			X
(10) Support the continuation of land currently in use for diversified agriculture.			X
(E) Priority guidelines for water use and development:			
(1) Maintain and improve water conservation programs to reduce the overall water consumption rate.	X		
(2) Encourage the improvement of irrigation technology and promote the use of non-potable water for agricultural and landscaping purposes.	X		
(3) Increase the support for research and development of economically feasible alternative water sources.			X
(4) Explore alternative funding sources and approaches to support future water development programs and water system improvements.			X
(F) Priority guidelines for energy use and development:			

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(1) Encourage the development, demonstration, and commercialization of renewable energy sources.	X		
(2) Initiate, maintain, and improve energy conservation programs aimed at reducing energy waste and increasing public awareness of the need to conserve energy.	X		
(3) Provide incentives to encourage the use of energy conserving technology in residential, industrial, and other buildings.			X
(4) Encourage the development and use of energy conserving and cost-efficient transportation systems.	X		
(G) Priority guidelines to promote the development of the information industry:			
(1) Establish an information network that will serve as the catalyst for establishing a viable information industry in Hawai'i.			X
(2) Encourage the development of services such as financial data processing, products and services exchange, foreign language translations, telemarketing, teleconferencing, a twenty-four-hour international stock exchange, international banking, and a Pacific Rim management center.			X
(3) Encourage the development of small businesses in the information field such as software development, the development of new information systems and peripherals, data conversion and data entry services, and home or cottage services such as computer programming, secretarial, and accounting services.			X
(4) Encourage the development or expansion of educational and training opportunities for residents in the information and telecommunications fields.			X
(5) Encourage research activities, including legal research in the information and telecommunications fields.			X
(6) Support promotional activities to market Hawai'i's information industry services.			X
Discussion: *Project improvements will enhance the quality of the visitor experience at the Village and will have a positive effect on the State's economy. Economic benefits will result from increased employment, the net State and County tax revenue derived from the addition of 550 timeshare units and increased spending by new timeshare visitors in Hawai'i. Further, the use of water and energy efficient fixtures and systems will net a cost savings and promote water and energy resource conservation.*			
226-104 Population Growth and Land Resources Priority Guidelines. (A) Priority guidelines to effect desired statewide growth and distribution:			
(1) Encourage planning and resource management to insure that population growth rates throughout the State are consistent with available and planned resource capacities and reflect the needs and desires of Hawai'i's people.			X
(2) Manage a growth rate for Hawai'i's economy that will parallel future employment needs for Hawai'i's people.			X
(3) Ensure that adequate support services and facilities are provided to accommodate the desired distribution of future growth throughout the State.			X
(4) Encourage major state and federal investments and services to promote economic development and private investment to the neighbor islands, as appropriate.			X
(5) Explore the possibility of making available urban land, low-interest loans, and housing subsidies to encourage the provision of housing to support selective economic and population growth on the neighbor islands.			X
(6) Seek federal funds and other funding sources outside the State for research, program development, and training to provide future employment opportunities on the neighbor islands.			X
(7) Support the development of high technology parks on the neighbor islands.			X
(B) Priority guidelines for regional growth distribution and land resource utilization:			
(1) Encourage urban growth primarily to existing urban areas where adequate public facilities are already available or can be provided with reasonable public expenditures, and away from areas where other important benefits are present, such as protection of important agricultural land or preservation of lifestyles.	X		
(2) Make available marginal or nonessential agricultural lands for appropriate urban uses while maintaining agricultural lands of importance in the agricultural district.			X
(3) Restrict development when drafting of water would result in exceeding the sustainable yield or in significantly diminishing the recharge capacity of any groundwater area.			X
(4) Encourage restriction of new urban development in areas where water is insufficient from any source for both agricultural and domestic use.			X

Table 5-1 HAWAIʻI STATE PLAN, HAWAIʻI REVISED STATUTES, CHAPTER 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
(5) In order to preserve green belts, give priority to state capital-improvement funds which encourage location of urban development within existing urban areas except where compelling public interest dictates development of a noncontiguous new urban core.			X
(6) Seek participation from the private sector for the cost of building infrastructure and utilities, and maintaining open spaces.	X		
(7) Pursue rehabilitation of appropriate urban areas.	X		
(8) Support the redevelopment of Kakaʻako into a viable residential, industrial, and commercial community.			X
(9) Direct future urban development away from critical environmental areas or impose mitigating measures so that negative impacts on the environment would be minimized.	X		
(10) Identify critical environmental areas in Hawaiʻi to include but not be limited to the following: watershed and recharge areas; wildlife habitats (on land and in the ocean); areas with endangered species of plants and wildlife; natural streams and water bodies; scenic and recreational shoreline resources; open space and natural areas; historic and cultural sites; areas particularly sensitive to reduction in water and air quality; and scenic resources.			X
(11) Identify all areas where priority should be given to preserving rural character and lifestyle.			X
(12) Utilize Hawaiʻi's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline, conservation lands, and other limited resources for future generations.	X		
(13) Protect and enhance Hawaiʻi's shoreline, open spaces, and scenic resources.	X		
Discussion: *The planned improvements within the Village Master Plan are defined as an urban revitalization project. Hilton will finance the cost for building infrastructure and utilities, as well as maintain its park-like setting. Hilton recognizes their environmental responsibility and follows a sustainability platform. Sustainable business practices and goals of Hilton document their commitment to the protection of the environment. Hilton is committed to shaping the Village's physical design and operations to be in harmony with the natural environment by promoting the use of established environmental best practices.*			
226-105 Crime and Criminal Justice Priority Guidelines. (A) Priority Guidelines in the Area of Crime and Criminal Justice:			
(1) Support law enforcement activities and other criminal justice efforts that are directed to provide a safer environment.	X		
(2) Target state and local resources on efforts to reduce the incidence of violent crime and on programs relating to the apprehension and prosecution of repeat offenders.			X
(3) Support community and neighborhood program initiatives that enable residents to assist law enforcement agencies in preventing criminal activities.			X
(4) Reduce overcrowding or substandard conditions in correctional facilities through a comprehensive approach among all criminal justice agencies which may include sentencing law revisions and use of alternative sanctions other than incarceration for persons who pose no danger to their community.			X
(5) Provide a range of appropriate sanctions for juvenile offenders, including community-based programs and other alternative sanctions.			X
(6) Increase public and private efforts to assist witnesses and victims of crimes and to minimize the costs of victimization.			X
Discussion: *Policies related to public safety are primarily the responsibility of government agencies and are not directly applicable to the Village Master Plan. However, the Village does ensure the safety of its guests with the provision of hotel security and emergency response plans, procedures, and training in-place.*			
226-106 Affordable Housing Priority Guidelines. (A) Priority guidelines for the provision of affordable housing:			
(1) Seek to use marginal or nonessential agricultural land and public land to meet housing needs of low- and moderate-income and gap-group households.			X
(2) Encourage the use of alternative construction and development methods as a means of reducing production costs.			X
(3) Improve information and analysis relative to land availability and suitability for housing.			X
(4) Create incentives for development which would increase home ownership and rental opportunities for Hawaiʻi's low- and moderate-income households, gap-group households, and residents with special needs.			X

Table 5-1 HAWAIʻI STATE PLAN, HAWAIʻI REVISED STATUTES, CHAPTER 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
(5) Encourage continued support for government or private housing programs that provide low interest mortgages to Hawaiʻi's people for the purchase of initial owner- occupied housing.			X
(6) Encourage public and private sector cooperation in the development of rental housing alternatives.			X
(7) Encourage improved coordination between various agencies and levels of government to deal with housing policies and regulations.			X
(8) Give higher priority to the provision of quality housing that is affordable for Hawaiʻi's residents and less priority to development of housing intended primarily for individuals outside of Hawaiʻi.			X
Discussion: *Hilton supports the Hawaiʻi State Plan Priority Guideline Policy of affordable housing; however, this policy is directed toward government, and does not apply to the Village Master Plan.*			
226-107 Quality Education Priority Guidelines. (A) Priority guidelines to promote quality education:			
(1) Pursue effective programs which reflect the varied district, school, and student needs to strengthen basic skills achievement.			X
(2) Continue emphasis on general education "core" requirements to provide common background to students and essential support to other university programs.			X
(3) Initiate efforts to improve the quality of education by improving the capabilities of the education work force.			X
(4) Promote increased opportunities for greater autonomy and flexibility of educational institutions in their decision-making responsibilities.			X
(5) Increase and improve the use of information technology in education by the availability of telecommunications equipment for.			X
(a) The electronic exchange of information.			X
(b) Statewide electronic mail.			X
(c) Access to the Internet.			X
Discussion: *Hilton supports the Hawaiʻi State Plan Priority Guideline Policy regarding quality education; however, this policy is directed toward government, and does not apply to the proposed resort revitalization project beyond the opportunities Hilton provides through it career development and placement program.*			
226-108 Encourage Programs that Increase the Public's Awareness and Understanding of the Impact of Information Technologies on Our Lives.			
(1) Pursue the establishment of Hawaiʻi's public and private universities and colleges as research and training centers of the Pacific.			X
(2) Develop resources and programs for early childhood education.			X
(3) Explore alternatives for funding and delivery of educational services to improve the overall quality of education.			X
(4) Strengthen and expand educational programs and services for students with special needs.			X
Discussion: *Hilton supports the Hawaiʻi State Plan Priority Guideline Policy regarding encouraging programs that increase the public's awareness and understanding of the impact of information technologies on our lives; however, this policy does not apply to the project.*			

5.2.4 Hawaiʻi 2050 Sustainability Plan

In 2005, the Hawaiʻi State Legislature determined that the State of Hawaiʻi should be responsible not only for resolving current public needs, but provide guidance to assure that the preferred vision and goals for our future are met. Recognizing that the present generation must address sustainability issues essential to maintaining Hawaiʻi's quality of life for future generations, the State Legislature enacted Act 8 (SSLH 2005), which provided for the development of a Sustainability Plan to address the vital needs of Hawaiʻi through the year 2050. Act 8 then established the Hawaiʻi 2050 Sustainability Task Force to review the Hawaiʻi State Plan and the State's comprehensive planning system and promulgated the creation of the Hawaiʻi 2050 Sustainability Plan (Hawaiʻi 2050). Hawaiʻi 2050 has as its main tenants a respect for culture, character, beauty, and history of the state's island communities; balance among economic, community, and environmental priorities; and an effort to meet the needs of the present without compromising the ability of future generations

to meet their own needs. Hawai'i 2050 defines five goals intended to lead toward a sustainable future for Hawai'i. These goals are accompanied by specific strategic actions for implementation and indicators to measure the success or failure of these actions over time. *Table 5-2* provides and evaluation and summary of the project's compatibility with Hawai'i 2050.

Table 5-2 HAWAI'I 2050 SUSTAINABILITY PLAN (SB2532 HD1, 2010 Legislative Session) S = Supportive, N/S = Not Supportive, N/A = Not Applicable	**S**	**N/S**	**N/A**
The State's first definition of sustainability: A. Hawai'i that achieves the following: ▪ Respects the culture, character, beauty and history of our state's island communities ▪ Strikes a balance among economic, social and community, and environmental priorities ▪ Meets the needs of the present without compromising the ability of future generations to meet their own needs			
GOAL 1: Living sustainably is part of our daily practice in Hawai'i.			
Develop a sustainability ethic.	X		
Integrate sustainability principles and practices into public and private school curricula.			X
Develop a statewide marketing and public awareness campaign on sustainability principles and practices.	X		
Conduct ongoing forums and cross-sector dialogue to promote collaboration and progress on achieving Hawai'i's sustainability goals.	X		
Continually monitor trends and conditions in Hawai'i's economy, society and natural systems.	X		
Discussion: *Hilton Worldwide has made a commitment to sustainability in regard to the communities they serve, their team members, guests, and the daily operations of its corporate properties. Hilton has developed a Sustainable Environmental Policy that identifies specific environmental commitments to achieve by 2014. These commitments include the: 1) reduction of energy consumption company wide by 20%; 2) reduction of carbon dioxide emissions by 20%; 3) reduction of waste output by 20%; and 4) reduction of water consumption by 10%. Locally, the Village is a recognized member of the State of Hawai'i's Green Business Program, which assists and recognizes businesses that operate in an environmentally friendly way. The State of Hawai'i has established Green Business Standards for Hotels and Motels, which include standards for solid waste reduction and recycling, energy conservation standards, water conservation standards, and pollution prevention standards. Over the past eight years, Hilton's Green Business Program has made significant advances in the areas of conservation, energy efficiency and recycling. Hilton is a two-time recipient of the State of Hawai'i's Green Business Award and is dedicated to furthering its contributions to sustainable practices.*			
GOAL 2: Our diversified and globally competitive economy enables us to meaningfully live, work and play in Hawai'i.			
Develop a more diverse and resilient economy.	X		
Provide incentives that foster sustainability-related industries, which include, but aren't limited to renewable energy, innovation and science-based industries, and environmental technologies.			X
Increase production and consumption of local foods and products, particularly agricultural products.	X		
Increase commercialization and technology transfer between post-secondary institutions and the business sector.			X
Support the building blocks for economic stability and sustainability.	X		
Recognize and support established industries such as the visitor industry, military, construction and agriculture as strong components of the Hawai'i economy.	X		
Provide incentives for industries to operate in more sustainable ways.			X
Attract local and outside capital and investments in Hawai'i's economic activities.	X		
Reduce regulations and lower the cost of running a business.			X
Increase the competitiveness of Hawai'i's workforce.	X		
Invest in and improve our public education system to provide for a skilled workforce.	X		
Create incentives and opportunities for workforce skills upgrade training programs, including the availability of remedial education programs.	X		
Increase student enrollment in post-secondary educational programs.			X
Adopt living wage guidelines and measurements.			X
Identify, prioritize and fund infrastructure "crisis points" that need fixing.			X

Table 5-2 HAWAIʻI 2050 SUSTAINABILITY PLAN (SB2532 HD1, 2010 Legislative Session) S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Discussion: *The Village is a critical piece of Waikīkī's economy. Implementation will result in a net increase of approximately 550 timeshare units in the Village. The increase in timeshare operations and revitalized retail areas at the Village will add to renewed economic activity. The Village Master Plan is expected to generate an average of 480 FTE development-related positions during the construction period (2012 to 2022). An average of 910 FTE operational positions would be generated through 2028 (420 FTE direct jobs and 490 FTE indirect and induced jobs). There will be 530 FTE positions at stabilization after 2028. These are inclusive of timeshare sales and marketing positions. There is also expected to be significant indirect contributions to the economy through associated visitor spending and off-site servicing and support operations to the Village. Upon completion, the various elements of the Village Master Plan are anticipated to support over $200M in total visitor expenditures annually, representing expenditures that would not otherwise have been realized in the State. The Master Plan is also projected to generate $10 to $11M in net additional government operating revenue per year to State and County governments. In summary, the planned improvements are focused to balance the inventory of the Village's timeshare and hotel accommodations which will attract global interest, help to stabilize Hawaii's economy, and expand its influence in the hospitality industry.In summary, the planned improvements are focused to balance the inventory of the Village's timeshare and hotel accommodations which will attract global interest, help to stabilize Hawaiʻi's economy, and expand its influence in the hospitality industry. Finally, Hilton provides opportunities for training & career development in the hospitality industry through its Hilton Worldwide College internship program.*			
GOAL 3: Our natural resources are responsibly and respectfully used, replenished and preserved for future generations.			
Reduce reliance on fossil (carbon-based) fuels.	X		
Expand renewable energy opportunities.	X		
Increase energy efficiency in private and public buildings, including retrofitting existing buildings.	X		
Improve energy efficiencies and options in transportation.			X
Encourage the production and use of locally produced bio-fuels.			X
Adopt building codes that encourage "green building" technology.			X
Encourage all government agencies to adopt sustainable practices, including purchasing hybrid cars, buying biodegradable products, and mandating recycling.			X
Conserve water and ensure adequate water supply.	X		
Reduce water consumption by means of education and incentives.	X		
Encourage greater production and use of recycled water.	X		
Continually review water-conserving technologies for possible incorporation in county building codes.			X
Encourage price structures for water use that furthers conservation.			X
Require water conservation plans from large private users.			X
Increase recycling, reuse and waste reduction strategies.	X		
Provide greater protection for air, and land-, fresh water- and ocean-based habitats.	X		
Strengthen enforcement of habitat management.			X
Fund public and private conservation education.	X		
Improve management of protected watershed areas.			X
Incorporate the values and philosophy of the ahupuaʻa resource management system as appropriate.			X
Establish funding for invasive species control and native ecosystems protection.			X
Conserve agricultural, open space and conservation lands and resources.	X		
Create compact patterns of urban development.	X		
Encourage "smart growth" concepts in land use and community planning.	X		
Research and strengthen management initiatives to respond to rising sea levels, coastal hazards, erosion and other natural hazards.			X
Develop a comprehensive environmental mapping and measurement system to evaluate the overall health and status of Hawaiʻi's natural ecosystems.			X
Discussion: *Hilton supports the reduction of reliance on fossil fuels and expansion of renewable energy opportunities. Hilton through all of its properties is committed to the use of renewable energy sources that are proven, viable, cost effective, and environmentally responsible. At the Village, moderns systems in new and renovated facilities will replace less efficient systems in older buildings, improving the overall efficiency*			

Table 5-2 HAWAI'I 2050 SUSTAINABILITY PLAN (SB2532 HD1, 2010 Legislative Session) S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
of energy consumption. Project improvements will also include water conservation measures. The renovations and development of the existing Village support compact urban development and smart land use and community planning concepts. Renovating and improving previously developed properties allows for the conservation of open space and undeveloped land. Additionally, Hilton provides a special conservation and cultural educational program targeted at its younger guests (ages 5 to 12) through its Camp Penguin program. Finally, within the Village, there are several ongoing initiatives relative to sustainable practices. Rainbow Tower has a pilot recycling program for guest beverage containers. Deep fryer fat is recycled for diesel fuel. Food waste is utilized to produce animal food. Approximately 220,000 lbs of cardboard, 160,000 lbs of HI-5 recyclables, and 176,000 lbs of paper are recycled annually. Also, the landscaping department within the Village has developed an irrigation recycle and reuse water program for its ponds and waterfalls.			
GOAL 4: Our community is strong, healthy, vibrant and nurturing, providing safety nets for those in need.			
Strengthen social safety nets.	X		
Increase affordable housing opportunities for households up to 140% of median income.			X
Ensure access to affordable health care for all residents.			X
Reduce crime and violence.			X
Provide access to elderly housing, care-giving and other long-term care services.			X
Invest in greater prevention and treatment of those suffering from substance abuse and mental illness.			X
Increase awareness of and competency in financial literacy and asset building.			X
Strengthen the nonprofit sector, philanthropy and volunteerism.			X
Ensure that persons with disabilities are afforded equal opportunity to participate & excel in all aspects of community life.	X		
Provide after-school and extra-curricular programs to enable Hawai'i's youth to broaden their life experiences.			X
Improve public transportation infrastructure and alternatives.	X		
Reduce traffic congestion.			X
Encourage and provide incentives for telecommuting.			X
Increase and improve bicycle and pedestrian facilities, including multi-use pathways.	X		
Strengthen public education.			X
Support parenting, educational and financial literacy initiatives that span early childhood through lifelong learning.			X
Increase high school graduation rates.			X
Strengthen career pathways for technical and trade schools that enhance Hawai'i's workforce.			X
Support post-secondary and distance learning programs that broaden personal and professional learning opportunities.			X
Provide access to diverse recreational facilities and opportunities.			X
Discussion: *The Village affords all of its guests an equal opportunity to participate and enjoy its experiences. Planned improvements look to possibly reduce traffic congestion in the immediate vicinity. Improvements along Kālia Road will provide expanded and safer pedestrian walkways and possible inclusion of bike lanes.*			
GOAL 5: Our Kanaka Maoli and island cultures and values are thriving and perpetuated.			
Honor Kanaka Maoli culture and heritage.	X		
Ensure the existence of and support for public and private entities that further the betterment of Kanaka Maoli.	X		
Increase fluency in Kanaka Maoli language. It is one of the official languages of Hawai'i.	X		
Sponsor cross-sector dialogue on Kanaka Maoli culture and island values.	X		
Protect Kanaka Maoli intellectual property and related traditional knowledge.			X
Provide Kanaka Maoli cultural education for residents, visitors and the general public.	X		
Celebrate our cultural diversity and island way of life.			
Identify and protect the places, features and sacred spaces that give Hawai'i its unique character and cultural significance.	X		
Increase the number of educators who teach cultural and historic education.			X
Enable Kanaka Maoli and others to pursue traditional Kanaka Maoli lifestyles and practices.			X

Table 5-2 HAWAI'I 2050 SUSTAINABILITY PLAN (SB2532 HD1, 2010 Legislative Session) S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Provide Kanaka Maoli mentors with opportunities to pass on Hawaiian culture and knowledge to the next generation of Kanaka Maoli and others. The power of wisdom comes from communication.			X
Perpetuate Kanaka Maoli food production associated with land and ocean traditions and practices.			X
Provide support for subsistence-based businesses and economies.			X
Discussion: *The Village honors Kanaka Maoli culture and heritage while celebrating the diverse richness of Hawai'i's other cultural groups. Hawaiian influence and history have historically been incorporated into the architecture, paintings, sculptures and artwork as well as hosting special cultural events and programs, and expanding on-site guest experiences to perpetuate a Hawaiian sense of place. Hilton is exploring additional options to expand its current level of commitment, which may include further incorporation of language, place names, history, and on-site place-based learning opportunities to be developed during implementation of the master plan.*			

5.2.5 Hawai'i State Functional Plans

Developed in the late 1980s and early 1990s as part of the Statewide Planning System, the State Functional Plans are the primary guidance tools for implementing the Hawai'i State Plan. While the Hawai'i State Plan establishes long-term objectives for Hawai'i, the purposes of the Functional Plans are to identify major statewide concerns; define current strategies for the functional area; identify major relationships among functional areas; and to provide strategies for departmental policies, programs, and priorities. The Functional Plans provide guidance as to State and County roles and the allocation of resources to fulfill identified activities in the areas of agriculture, conservation lands, education, employment, energy, health, higher education, historic preservation, housing, human services, recreation, tourism, transportation, and water resources. The applicable Functional Plan for the project is the Tourism Functional Plan. The Tourism Functional Plan focuses on issues that are critical in maintaining a competitive edge in the global market. The overview of the plan includes objectives and potential implementing actions regarding issues of growth, physical development, environmental and cultural resources, community and visitor relations, career development, and marketing strategies. The applicable objectives, the associative policies, and recommended implementing actions that are applicable to the project are discussed in *Table 5-3*.

Table 5-3 HAWAI'I STATE TOURISM FUNCTIONAL PLAN S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
OBJECTIVE I.A: Development, implementation, and maintenance of polices and actions which support the steady and balanced growth of the visitor industry.	X		
Policy I.A.1. Identify and ensure a rate of industry growth that is consistent with the social, physical and economic needs of the residents and the preservation of Hawai'i's natural environment.	X		
Policy I.A.2. Ensure that visitor industry growth maximizes benefits to the residents of the State in general and revenues to State and County governments specifically.	X		
Policy I.A.3. Provide opportunities for the visitor industry to grow keeping in mind the effects of the importation of labor.	X		
Policy I.A.4. Ensure that the growth of the visitor industry assists in the overall State goal of expansion and diversification of the economy.	X		
Policy I.A.5. Ensure that the benefits of tourism development are spread evenly throughout the state, to the extent desired by the counties, by making special efforts to distribute growth to the Neighbor Islands.			X
Policy I.A.6. Identify, support, and coordinate priority statistical and research activities in tourism needed to support optimum tourism growth.			X
Discussion: *The project will lend to the growth of the visitor industry in Waikīkī. The new 550 new timeshare units, amenity upgrades will positively contribute to the State's economic welfare. Economic expansion will result from increased employment, increased tax revenues to the State and County governments, and overall increased visitor spending.*			

Table 5-3 HAWAI'I STATE TOURISM FUNCTIONAL PLAN S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
OBJECTIVE II.A: Development and maintenance of well-designed visitor facilities and related developments which are sensitive to the environment, sensitive to neighboring communities and activities, and adequately serviced by infrastructure and support services.	X		
Policy II.A.1. Maintain high standards of overall quality of existing visitor destination and attraction areas.	X		
Policy II.A.2. Enhance tourism product and encourage continued development of a diverse range of tourism products.	X		
PolicyII.A.3. Facilitate the reasonable distribution of financial responsibilities between government and private parties to fund tourism-related capital improvements and related infrastructure requirements.	X		
Policy II.A.4. Coordinate tourism development planning with human resource planning.			X
Policy II.A. 5. Improve the availability of affordable housing for those employed in the visitor industry			X
Policy II.A.6. Improve accessibility and arrival conditions at ports of entry.			X
Policy II.A. 7. Improve the quality of existing parks and recreational areas, and ensure that sufficient recreational areas--including scenic byways and corridors--are available for the future.	X		
Policy II.A.8. Encourage the development of hotels and related facilities within designated visitor destination areas with adequate infrastructure and support services before development of other possible visitor destinations.	X		
Discussion: *The project reflects Hilton's dedication to maintaining Waikīkī as one of the world's leading travel destinations. The planned development will enhance the quality of accommodations and amenities within the existing Village, which is located in the designated Resort-Mixed Use area within the WSD. The expansion of retail landscape and purposeful design of amenity space and overall pedestrian flow and movement through the Village will reinvigorate the visitor experience to the Village's vision of a tropical oasis and resort destination. Improvements within the Village fronting Kālia Road will be an added benefit to the surrounding and neighboring community, creating a new pedestrian corridor that will complement the surrounding park atmosphere. Additionally, Hilton has made significant commitments in the form of capital improvements with prior projects.*			
OBJECTIVE III.A: Enhancement of respect and regard for the fragile environment which comprise Hawai'i's natural and cultural environment. Increased preservation and maintenance efforts.	X		
Policy III.A.I. Assist in preserving and maintaining recreational resources.	X		
Policy II I.A.2. Assist in preserving, perpetuating, and interpreting cultural, historic and archaeological resources. Preserve cultural authenticity as much as possible in commercialized and tourist-oriented presentations.	X		
Policy III.A.3. Assist in keeping Hawai'i clean, beautiful and safe.	X		
Discussion: *In an indirect way, Hilton's emphasis on redeveloping the Village and its amenities helps to preserve recreational resources outside the urban core. Hilton has invested in the restoration of the historic five-acre Duke Kahanamoku Lagoon, which is a major beach attraction and public recreational amenity. The improvements completed in 2006 transformed the area into a park-like setting with a lagoon accented with an islet and two-tier waterfall, a boardwalk with benches, and native coastal landscaping. Hilton has historically perpetuated a Hawaiian sense of place as well as promotes a celebration through design of the richness and diversity of other cultures in Hawai'i. Hilton has also remained committed to being stewards to iwi kūpuna that reside within the Village, and will continue to maintain that commitment. Finally, to assist with keeping Hawai'i clean, beautiful and safe, Hilton also offers a "Green Tip of the Month" to remind visitors of ways to save energy and improve sustainability. Hilton is involved with community outreach projects that include planting trees, cleaning beaches, and other activities that help restore and preserve the island's natural resources.*			
OBJECTIVE IV.A: Support of Hawai'i's diverse range of lifestyles and natural environment.	X		
Policy IV.A.1. Maintain a Visitor Impact Management System which monitors and disseminates information about visitor industry activities that affect the social, physical, and economic needs and aspirations of Hawai'i's people.			X
Policy IV.A.2. Make recommendations and disseminate information as needed to address impacts including, but not limited to, those identified through the Visitor Impact Management System.			X
Discussion: *The Village supports Hawai'i's diverse range of lifestyles and natural environment offering outdoor ocean recreation, fine dining restaurants, conference facilities, spa and hotel accommodations. The Village does not have a direct relationship with the Visitor Impact Management System.*			
OBJECTIVE IV.B: Achievement of mutual appreciation among residents, visitors, and the visitor industry	X		

Table 5-3 HAWAI'I STATE TOURISM FUNCTIONAL PLAN S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Policy IV.B.1. Expand and improve programs designed to inform residents about the contributions of the visitor industry (including job and small business opportunities, and community support), and the roles residents play in making the industry successful.	X		
Policy IV.B.2. Expand and improve programs designed to inform visitors about: what to expect when visiting Hawai'i, what is expected of them, water safety practices, and safety procedures in the event of emergencies.	X		
Policy IV.B.3. Develop, maintain, and encourage corporate citizenship programs which monitor and disseminate information about the type and degree of community support provided by tourism-related businesses, and which coordinate community needs and visitor industry contributions.	X		
Discussion: *Hilton's public relation's office, human resource office, and support offices work effectively to disseminate information to local residents as to the ongoing activities and business opportunities within the Village. Hilton recognizes the importance of island residents, both as a source of its workforce and source of its visitor pool. Hilton seeks to create an environment that is fun and safe for all of its guests and team members, with resort security and staff training in safety procedures in response to emergencies. Hilton also partners with Waikīkī Beach Activities Ltd, a beach and pool concessionaire that provides watermen and lifeguards to ensure a safe beach and pool environment. Hilton also has a history of supporting various causes and community-based organizations. Hilton is a corporate supporter of many local community initiatives. Additionally, in 2009, the Village was a nominee for two awards given by the Aloha United Way, which is intended to recognize and thank Hawai'i's corporate donors, illustrating Hilton's commitment to respecting the local needs of the diverse community in which it lives, works, and services around the world.*			
Objective V.A: Development of a productive workforce to maintain a high quality visitor industry.	X		
Policy V.A.1. Expand the available workforce taking into consideration seasonal unemployment and importation of labor.	X		
Policy V.A.2. Encourage development of training programs which improve the quality of services provided at tourism-related facilities.	X		
Discussion: *The project will expand employment at the Village by providing hundreds of new operation-related jobs. Development of an expanding workforce will assist in maintaining a high quality visitor industry in Hawai'i. The high quality of service provided at all Hilton properties reflects Hilton's commitment to their existing staff and commitment to the value of team building and staff training. Hilton takes special pride that over half of its Family of Hotels' workforce is diverse in cultural and ethnic representation and equitable leverage of gender representation in both service and management positions.*			
OBJECTIVE V.B. Enhancement of career and employment opportunities in the visitor industry.	X		
Policy V.B.1. Provide opportunities for Hawai'i's people to obtain job training and education that will allow for upward mobility within the visitor industry.	X		
Policy V.B.2. Encourage the visitor industry to consider Hawai'i residents first when hiring and to provide opportunities for upward mobility.	X		
Discussion: *Hilton's core philosophy of true hospitality is found specifically in Hawai'i within the value of aloha, as applied in day-to-day operations. Hilton and its staff have aloha for their guests as well as the lands of Kālia that provide the home that Hilton is host. Training and educational opportunities are extended to Hilton's team members to foster a positive working environment that is challenging and fun.*			
OBJECTIVE VI.A: Maintenance of a high customer awareness of Hawai'i as a visitor destination in specific desired market segments.	X		
Policy VI.A.1. Diversify pleasure markets geographically and by market segment through opening new source markets which exhibit desired characteristics and strong potential for growth, while allowing for a modest increase in established markets.	X		
Policy VI.A.2. Ensure that the business segment increases as a percentage of overall visitors.	X		
Policy VI.A.3. Provide adequate backup and support to maintain marketing campaigns. The following actions will be completed during the preparation and implementation of the marketing campaigns; however they are of such high priority that they merit specific mention.	X		

Table 5-3 HAWAI'I STATE TOURISM FUNCTIONAL PLAN S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Discussion: *The purchase of timeshare units and the trade of timeshare interests is a desired market segment that continues to grow within the visitor industry in Hawai'i. In Hawai'i, there are approximately 8,600 timeshare units, representing 13% of the total inventory of visitor units. The development of two new additional timeshare towers and the addition of 550 new timeshare units will help Hawai'i meet the increasing global market demand.*			

5.2.6 Hawai'i Tourism Authority- Hawai'i Tourism Strategic Plan: 2005-2015

The Hawai'i Tourism Authority (HTA) was created in 1998 through a legislative act to strategically manage Hawai'i tourism, one of the leading sources of economic revenue for the State. The mission of the HTA is to manage Hawai'i tourism in a sustainable manner consistent with the state's economic goals, cultural values, preservation of natural resources, community desires, and visitor industry needs. In 2004, the HTA developed the *Hawai'i Tourism Strategic Plan: 2005-2015* (State TSP). The State TSP identifies a shared vision for Hawai'i tourism and stakeholders in creating a sustainable future for Hawai'i's visitor industry. The value created in the HTA nourishes a successful and sustainable visitor industry for Hawai'i tourism, residents, and stakeholders. The applicable strategies, programs, and plans within the State TSP are discussed below (*Table 5-4*).

Table 5-4 HAWAI'I TOURISM AUTHORITY - HAWAI'I TOURISM STRATEGIC PLAN: 2005-2015
The goal of the Hawai'i Tourism Strategic Plan (TSP): 2005-2015 is by the year 2015, tourism in Hawai'i will: 1) Honor Hawai'i's people and heritage; 2) value and perpetuate Hawai'i's natural and cultural resources; 3) engender mutual respect among all stakeholders; 4) support a vital and sustainable economy; and 5) provide a unique, memorable and enriching visitor experience.
Hawai'i Tourism Authority Strategic Initiatives, and Programs & Plans
1. Access
▪ The goal of the access initiative is to maintain and improve transportation access, infrastructure, and services; to facilitate travel to, from, and within Hawai'i.
▪ The HTA plays a supporting role for the access initiative. The primary programs include airlift efforts and statewide airport greeting programs.
▪ HTA's airlift development program is a cooperative program with airlines and wholesalers, to bring visitors to Hawai'i. HTA provides funding for cooperative programs in conjunction with airlines and travel wholesalers which were required to provide at least a 3:1 match in funds to support travel to the state during spring and fall periods. The HTA addresses changes in the airline industry through its work with airline consulting firms together with the Hawai'i Visitors and Convention Bureau, to monitor air access, conduct ongoing air service reviews, providing recommendations on maintaining and growing domestic and international lift to Hawai'i, and assisting with the state in discussion with airline carriers. Airline meetings also take place to facilitate relationships with current and potential airlines serving Hawai'i.
▪ The HTA Statewide Airport Greeting Program seeks to provide a positive arrival and departure experience that ensures a "Hawaiian sense of place" for Hawai'i's visitors at the Honolulu, Hilo, Kona, Kahului, and Līhu'e airports. Through entertainment, hula, lei greetings, hospitality services, visitor information, airport displays, and other services the spirit of Aloha and the uniqueness of the islands are showcased and shared with visitors.
Discussion: *Hilton supports the Hawai'i Tourism Authority (HTA) initiatives regarding transportation access to the State of Hawai'i; however, the initiative is directly applicable to government and not the Village Master Plan. The project is not a transportation-related infrastructure development project.*
2. Communications and Outreach
▪ The goal of the communications and outreach initiative is to facilitate interaction among all stakeholders, improve the lines of communication and enhance greater understanding of roles, values and concerns.
▪ Through communications and community outreach activities information is provided to local stakeholder groups about agency initiatives, programs and plans as well as educating the public about tourism issues. The following ongoing communication efforts take place: news releases, monthly electronic newsletters distributed to government officials, industry leaders, and community members; speeches and presentations given by HTA board members, management and staff in Hawai'i and abroad; face-to-face meetings with government, industry, business, and community leaders statewide; and HTA supported web sites providing agency information, RFP's, marketing

Table 5-4 HAWAIʻI TOURISM AUTHORITY - HAWAIʻI TOURISM STRATEGIC PLAN: 2005-2015
information, statistics, trip planning, safety, and information on annual events and seminars.
▪ Public relation efforts through media relations activities focused on educating and informing the local residents about HTA programs, and initiatives. Tourism 101 initiative launched in 2009 provides policy-makers with first-hand look at Hawaiʻi's visitor industry and the HTA through briefings with industry leaders, and site visits to visitor industry- related businesses. As a result of Act 5, Special Session of 2009, HTA began overseeing tourism research and data responsibilities previously conducted by State Department of Business, Economic Development, and Tourism ("DBEDT"). Hawaiʻi visitor statistics and other visitor related information is provided on the HTA Hawaiʻi Visitor Statistics News Releases available on HTA's website.
Discussion: *The Village offers conference and meeting room facilities to support the gathering of stakeholders and related industry leaders. Hilton supports HTA efforts for communication and outreach and benefits directly from their marking and tourism research data and statistics. The Village positively benefits from the communications and outreach provided by HTA as well as tourism research data and statistics.*
3. Hawaiian Culture
▪ The goal of the Hawaiian Culture initiative is to honor and perpetuate the Hawaiian culture & community.
▪ Recognizing that the Hawaiian culture and community is what makes Hawaiʻi unique and therefore critical to the sustainability of Hawaiʻi's visitor industry.
▪ Kūkulu Ola: Living Hawaiian Culture Community Program. HTA provides funding to organizations for various projects that help to strengthen and perpetuate Hawaiian culture. Review and evaluation of organizations submitting for funding is conducted by the HTA's Hawaiian Culture Program Advisory Council (HCPAC).
▪ HTA provides support to the Native Hawaiian Hospitality Association who focused their efforts in 2009 on developing a status report on the progress of Hawaiian Culture initiative for the industry and the community to accomplish the priorities of the Hawaiian Culture initiative in the State TSP.
▪ Additional funds are set aside to support a variety of Hawaiian culture programs. Some of these programs include the Council for Native Hawaiian Advancements Annual Conference, which seeks to empower and educate Native Hawaiians, and the Nā Hōkū Hanohano Awards which support Hawaiian music and artists.
Discussion: *Hilton supports HTA's initiatives regarding honoring and perpetuating the Hawaiian culture and community. The Village Master Plan will be executed with a close eye on the perpetuation of a Hawaiian sense of place. This philosophy and commitment is currently evident throughout the resort, where Native Hawaiian influence and history has been incorporated into the architecture, art, landscaping, and programs offered. The Village offers various educational opportunities for guests and the general public to learn about Hawaiian history, music, dance, art, and craft. Hilton has spent in excess of $1.5M in providing live Hawaiian music within its resort setting. Additionally, Hilton supports other important cultural events to the community such the Hula Oni E, an annual hula camp held by Hula Hālau o Hokulani and the annual Molokaʻi Hoe and Nā Wahine o Ke Kai canoe races.*
4. Marketing
▪ The goal of the marketing initiative is to develop marketing programs that contribute to sustainable economic growth.
▪ The HTA board of directors allocates money to marketing-related initiatives to help stimulate travel to Hawaiʻi. Marketing opportunity fund created by the HTA provides the HTA flexibility to immediately respond and fund activities that will boost short-term travel to Hawaiʻi through putting funds into the marketplace to fund activities in North America, Japan, and Oceania.
▪ HTA aggressively pursues opportunities to market Hawaiʻi through: Leisure marketing, Business Marketing and Sports Marketing. Marketing categories include leisure marketing, Hawaiʻi arts program, corporate meetings & incentives, Hawaiʻi Convention Center, marketing flexibility fund, other marketing funds, reallocated marketing funds, marketing opportunity fund, sports, and HTA marketing projects. Focus is placed on source markets for visitors to Hawaiʻi including: North America, Japan, other Asia (South Korea and China), Oceania (Australia & New Zealand), and the German and United Kingdom marketplace.
▪ The HTA conducts Leisure Marketing through contracts with five marketing organizations: Hawaiʻi Visitors & Convention Bureau, Hawaiʻi Tourism Japan, Hawaiʻi Tourism Oceania, Hawaiʻi Tourism Asia, and Hawaiʻi Tourism Europe; to promote Hawaiʻi in major market areas which include U.S. East, U.S. West, Japan, Canada, and other developing international markets.
▪ Other marketing projects include industry stakeholder marketing meetings, Japan Hawaiʻi Tourism Council, and the Mahalo Month program designed as a destination educational program to increase visits to Hawaiʻi in spring by travel professionals. Additionally new images to the Knowledge Bank photo library for media usage, marketing of Hawaiʻi's arts & Culture to showcase the diversity of culture and arts Hawaiʻi has to offer throughout the year, and online marketing initiatives.

Table 5-4 HAWAIʻI TOURISM AUTHORITY - HAWAIʻI TOURISM STRATEGIC PLAN: 2005-2015
▪ Business marketing is strategized to promote Hawaiʻi as a preferred destination for business tourism (to attend corporate meetings, conventions or incentive conferences) by increasing promotional presence and brand identity of the destination on a global basis. Hawaiʻi Convention Center sales and marketing, and corporate meetings & incentives.
▪ Sporting event offer several benefits for Hawaiʻi: economic impact, media coverage, and enhancing residents' quality of life. Recognizing these benefits, HTA developed a sports marketing program designed to increase Hawaiʻi's sports presence to a globally competitive level and to facilitate sports business development in Hawaiʻi.
Discussion: *Hilton supports HTA's initiatives regarding marketing programs to contribute to sustainable economic growth in regards to Hawaiʻi's visitor industry; however, the initiative is directly applicable to government and not the Village Master Plan. Hilton benefits from the marketing provided by HTA in regard to leisure marketing and business marketing. Hilton is the owner of one of the leading resort destination properties in the State of Hawaiʻi offering 150,000 square feet of conference and meeting space for corporate meetings, conventions and conferences.*
5. Natural Resources
▪ The goal is to respect, enhance and perpetuate Hawaiʻi's natural resources to ensure a high level of satisfaction for residents and visitors.
▪ HTA's Natural Resources Program began fiscal year 2003 following a provision by the Hawaiʻi State Legislature in the 2002 Session that directed HTA to provide at least $1M annually from its budget to support efforts to manage, improve, and protect Hawaiʻi's natural environment and areas frequented by visitors. An additional $1M from HTA's Tourism Special Fund is also provided annually to the Hawaiʻi State Department of Land and Natural Resources (DLNR) to support the Nā Ala Hele Trails and Access Program and its State Parks Division. Funding also supports 26 community-based projects through the state.
▪ The HTA established the Natural Resources Advisory Group (NRAG), a group of individuals from the public and private sectors, whose expertise relative to Hawaiʻi's natural environment have helped to shape the HTA's Natural Resources Program in line with the State TSP by identifying priorities, establishing objectives and setting criteria.
Discussion: *Hilton supports the HTA initiatives regarding respecting, enhancing, and perpetuating Hawaiʻi's natural resources for residents and visitors; however, the initiative is directly applicable to government and not the Village Master Plan. Hilton has made a significant investment with the restoration of the Duke Kahanamoku Lagoon, which is state land managed by the DLNR that has been provisioned to Hilton to steward. Hilton benefits from the HTA Natural Resources Program, the Tourism Special Fund, and the NRAG, as these initiatives are perpetuating the natural beauty in Hawaiʻi that many of its timeshare guests, given their frequency to the islands seek as part of their visitor experience.*
6. Research and Planning
▪ The goal is to perform collaborative research and planning for use in the development of programs, policies and plans that will positively contribute to the state's economy, benefit the community and sustain Hawaiʻi's resources.
▪ The HTA continues its accountability measurement system to track the impact and effectiveness of its marketing programs in the three major marketing areas – U.S. West, U.S. East and Japan through the Marketing Effectiveness Study.
▪ HTA also conducts market share analysis of Hawaiʻi's major markets to further evaluate its performance against competitors.
▪ HTA conducts resident sentiments on tourism surveys to gauge resident's feelings about tourism and to understand stress triggers and benefits generated by Hawaiʻi's leading industry.
▪ HTA Strategic Plan: 2010-2012 is currently in its development stage. Inherent in the plan is the recognition that a successful, sustainable tourism industry honors Hawaiʻi's host culture, its customs and its history.
▪ HTA began overseeing tourism research functions and responsibilities previously conducted by DBEDT due to Act 5, Special Session of 2009.
Discussion: *Hilton supports the HTA initiatives regarding research and planning in regards to Hawaiʻi's visitor industry; however, the initiative is directly applicable to government and not the Village Master Plan. HTA benefits from the research and planning conducted by HTA in regard to the visitor industry.*
7. Safety & Security
▪ To achieve a safe Hawaiʻi visitor experience.
▪ HTA is committed to assisting other lead agencies and organizations that are responsible for ensuring that Hawaiʻi continues to be a safe and secure visitor destination. Safety and security actions through HTA include: crisis planning with the state, county, and visitor industry businesses, and federal emergency agencies; development of security camera surveillance systems - a state and county partnership, and visitor assistance programs.

Table 5-4 HAWAIʻI TOURISM AUTHORITY - HAWAIʻI TOURISM STRATEGIC PLAN: 2005-2015
Discussion: *Hilton supports the HTA initiative regarding safety and security in regard to Hawaiʻi's visitor experience. Hilton benefits from the safety and security initiative conducted by HTA in regards to the visitor industry. The safety and security of guests at the Village is extremely important to Hilton operations and Hilton actively participates in overall community efforts to create a safe environment in Waikīkī for visitors and residents.*
8. Tourism Product Development
▪ To provide a diverse and quality tourism product unique to Hawaiʻi that enhances the Hawaiʻi visitor experience and enriches resident's quality of life.
▪ The County Product Enrichment Program (CPEP) is a partnership between HTA and the four counties to diversify and enrich Hawaiʻi's tourism product in line with Chapter 201B of the Hawaiʻi Revised Statutes, which provides for HTA to coordinate the development of new products with the counties and other persons in the public and private sectors, including the development of sports, culture, health and wellness, education, technology, agriculture, and nature tourism. As HTA already has a program dedicated to sports tourism, the CPEP focuses on developing new and enhancing existing community –based events, experiences and projects related to activities in the other six niche areas.
▪ HTA supports Major Festivals that portray the diversity and culture of Hawaiʻi while drawing significant attendance to the state. Technical assistance and capacity building support is provided to festival and event organizers for capacity building and improving the quality of festivals and events offered in the state. Two efforts under this include the Annual Festivals and Events Seminar and the Certified Festival and Event Executive Program.
Discussion: *Hilton supports the HTA initiative regarding tourism product development; however, the initiative is directly applicable to government and not the Village Master Plan. Hilton does benefit from the programs associated with tourism product development initiative, which are aimed to improve Hawaiʻi's tourism product line. Hilton supports major festivals, such as the annual Aloha Festival as well as the Molokaʻi to Oʻahu long-distance men's canoe race and Nā Wahine o Ke Kai women's race as Duke Kahanamoku Beach serves as the finish line for these annual races. For many years, the Village has supported these races by providing resources to access its pier, beach, and other resort facilities during the race period.*
9. Workforce Development
▪ To ensure a sufficient and highly- qualified workforce that is provided with meaningful careers and advancement opportunities.
▪ Hiring of a Tourism Workforce Coordinator, establishment of a Tourism Workforce Advisory Council, and establishment of a tourism workforce web site were implemented through partnership with the State Department of Labor and Industrial Relations as recommended in the Tourism Workforce Development Strategic Plan 2007-2015, as workforce development initiatives.
▪ Hospitality education program is an expansion of the Academy of Hospitality of Tourism program (AOHT). The program focuses on encouraging Hawaiʻi students to consider a career in Hawaiʻi's visitor industry in an effort to sustain and support current and future industry workforce.
▪ Chinese, Korean, and Japanese Language and Culture Training programs to prepare visitor industry workforce with the tools they need through HTA partnership with Kapiʻolani Community College (KCC).
▪ Hoʻokipa Me Ke Aloha Program is an initiative through KCC's interpreted Hawaiʻi Program, to work with selected trainers statewide and certify them to deliver hospitality training to their respective islands. Industry personnel learn practical methods to enhance customer service practices with traditional Hawaiian values that can be uniformly applied to co-worker, community and customer interactions.
Discussion: *Hilton supports the Hawaiʻi Tourism Authority initiative regarding workforce development in regard to Hawaiʻi's visitor experience, as Hilton benefits from the workforce development initiative conducted by HTA. Obtaining a highly qualified workforce and providing meaningful careers to team members specializing in the hospitality industry results in an improved guests experience and success of a resort.*

5.2.7 Coastal Zone Management, Hawaiʻi Revised Statutes, Chapter 205A

Under HRS Chapter 205A, the Coastal Zone Management Program (CZM) ~~(CMP)~~ is a comprehensive nationwide program that establishes and enforces standards and policies to guide the development of public and private lands within the coastal areas. In the State of Hawaiʻi, the CZM ~~CMP~~ is articulated in ~~the State CZM Law in~~ Chapter 205A of the HRS. The State CZM objectives and

policies address the following 10 subject areas: (1) recreational resources, (2) historic resources, (3) scenic and open space resources, (4) coastal ecosystems, (5) economic uses, (6) coastal hazards, (7) managing development, (8) public participation, (9) beach protection, and (10) marine resources. Virtually all relate to potential development impacts on the shoreline, near shore, and ocean area environments. The Hawai'i CZM Law charges the counties with designating and administering SMA within the State's coastal areas. A "development", as defined by the CZM Law, that is located within the SMA requires an Special Management Area Use Permit ("SMP"). *Table 5-5* outlines the objectives and policies of HRS Chapter 205A and discusses the applicability to the project.

Discussion: *The Village is located within the SMA, and subject to the Hawai'i Coastal Zone Management and City and County of Honolulu's SMA policies and controls. Table 5-8 provides further discussion on the project's compatibility with HRS, 205A.*

Table 5-5 COASTAL ZONE MANAGMENT PROGRAM HRS SECTION 205 A- OBJECTIVE AND POLICIES S = Supportive, N/S = Not Supportive, N/A = Not Applicable	**S**	**N/S**	**N/A**
OBJECTIVES & POLICIES			
Objective (1) Recreational resources;			
Provide coastal recreational opportunities accessible to the public.			
Policy (A) Improve coordination and funding of coastal recreational planning and management; and			x
Policy (B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:			
(i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;	~~X~~		X
(ii) Requiring replacement of coastal resources having significant recreational value including, but not limited to, surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;	X		
(iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;	X		
(iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;	X		
(v) Ensuring public recreational uses of county, state and federally-owned or controlled shoreline lands having recreational value consistent with public safety standards and conservation of natural resources.			X
(vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect	X		
(vii) Developing new shoreline recreational opportunities	~~X~~		X
(viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of section 46-6.	X		
Discussion: *The Village has a unique ocean recreational theme that fully supports CZM objectives for recreational opportunities. The Village is a beach resort ensuring access to coastal recreational opportunities to guests and the public. Amenities include parking, shopping and ocean recreation gear. Improvements to the entrance of the Village will enhance both the pedestrian and vehicular experience to the shoreline. Improvements to the sidewalk and landscaping along Paoa Place will enhance public access to the shoreline. The project will not diminish or adversely affect coastal recreational opportunities accessible to the public. The Village provides educational programs to encourage responsible stewardship of the ocean resources. In March 2010, the Village was named as one of the ten best family beach resorts by Parents Magazine. Criteria for this selection included the range of family activities provided by the resort; the uniqueness of the supervised children's program; and the quality, safety, fun features, and overall value of the program. The Village's Camp Penguin is a kid's program (age 5 to 12) located in the Diamond Head Tower, that provides on-site activities including wildlife tours, Hawaiian arts and crafts, fishing in the lagoon, and swims at the keiki pool. Additionally, off-site excursions take place with partnering businesses*			

Table 5-5 COASTAL ZONE MANAGMENT PROGRAM HRS SECTION 205 A- OBJECTIVE AND POLICIES S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
such as the Hawai'i Children's Discovery Center, Waikīkī Aquarium, The Hawai'i Army Museum, the Honolulu Zoo, and the Bernice Pauahi Bishop Museum.			
Objective (2) Historic resources;			
Protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.			
Policy (A) Identify and analyze significant archaeological resources;	X		
Policy (B) Maximize information retention through preservation of remains and artifacts or salvage operations; and	X		
Policy (C) Support state goals for protection, restoration, interpretation, and display of historic resources.	X		
Discussion: *The Village supports the CZM historic resources objective and policies to protect, preserve, and where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture. An Archaeological Inventory Survey Plan (AISP), Archaeological Inventory Survey (AIS), and a Cultural Impact Assessment (CIA) were prepared for this EIS. The subsurface testing of 20 locations in December 2010 found no evidence of human remains. The AIS was accepted by SHPD on May 2, 2011. Previous archaeological investigations within the immediate project area have identified two historic properties within the immediate project area. The first is a series of 15 subsurface pit features associated with post-contact historic refuse. The second find were iwi kūpuna representing two individuals discovered during construction activity in 1980. These iwi kūpuna were reinterred on-site on August 22 1991. A reburial agreement between Hilton and the State Historic Preservation Division has been in place since that time. Part of the agreement includes a condition that the reinternment site will not be willfully disturbed in any manner. Extensive archaeological monitoring has also occurred over the years within the project area. Most significant finds have been artifacts that include bottle fragments, ceramics, glassware, metal, clay tiles, and animal bone. Interpretation and display of cultural and historical resources and values are part of the Village experience. Guests and the public are made aware of the area's rich history through educational programs, interpretive displays, special events, and visitor materials.*			
Objective (3) Scenic and open space resources;			
Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.			
Policy (A) Identify valued scenic resources in the coastal zone management area;	X		
Policy (B) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;	X		
Policy (C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and	~~X~~		X
Policy (D) Encourage those developments that are not coastal dependent to locate in inland areas.			X
Discussion: *The Village is an existing resort area along the Waikīkī shoreline. The buildings are set back and have been designed to maintain open space along the shoreline. No improvements are planned within the shoreline area. Depending on the view location, future views from the shoreline in the mauka direction will experience views of the improvements at Village, including the two new timeshare buildings and enhanced landscape plantings. At the pedestrian level, improvements are being proposed to improve the visual experience from Kālia Road and Ala Moana Boulevard towards the shoreline. In general, improvements will be made to the street side appearance and appeal to enhance the visitor arrival experience. Improvements to the entry will include modifications to existing signage and a transformation of Kālia Road/Rainbow Drive corner, to emulate the surroundings at Kālia Road/Ala Moana Boulevard fronting the Kālia Tower. New resort signage and a lush pedestrian pathway would welcome Village guests along this corner~~-extending to a new series of ponds along Kāli~~a. The existing sausage tree (Kigelia sp.) at the entry would remain in-place. Landscaping and pedestrian walkways fronting the Tapa Tower along Kālia Road will be opened up, invoking a more appealing welcoming experience. A newly defined pedestrian path accented with a ribbon of landscape will avail visitors and guests a strolling experience along Kālia Road and fronting Tapa Tower. A canopy of coconut palms and other selected trees arching over fragrant and colorfully-hued array of native and introduced shrubs and groundcover will provide an elegant streetscape transition to Tapa Tower.*			

Table 5-5 COASTAL ZONE MANAGMENT PROGRAM HRS SECTION 205 A- OBJECTIVE AND POLICIES S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Objective (4) Coastal ecosystems;			
Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.			
Policy (A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;	X		
Policy (B) Improve the technical basis for natural resource management;			X
Policy (C) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;	X		
Policy (D) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and	~~X~~		X
Policy (E) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and non-point source water pollution control measures.	X		
Discussion: *The Village Master Plan minimizes the disruption or degradation of coastal water ecosystems and exercises an overall conservation ethic in the use of marine and coastal resources. Planned improvements do not involve modification of structures or redevelopment near the shoreline. There will be additional water quality protection improvements made as a result of the Master Plan, including low-impact development measures to route runoff through bioswales and stormwater detention basins. In order to minimize impacts to the coastal ecosystems, runoff will generally be contained on-site and disposed of by percolation in landscaped areas. Design of the storm drainage system will be integrated with the landscape design to provide areas for storm water infiltration. Provisions for drainage overflow will be made to accommodate extreme storm events. Water quality studies conducted as part of this EIS have verified that existing methods of stormwater storage, treatment, and disposal do not affect nearshore water quality. As part of Hilton's stewardship practice, monitoring of water quality and biotic composition in the restored Duke Kahanamoku Lagoon will continue.*			
Objective (5) Economic uses;			
Provide public or private facilities and improvements important to the State's economy in suitable locations.			
Policy (A) Concentrate coastal dependent development in appropriate areas;	X		
Policy (B) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor industry facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and	X		
Policy (C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:	X		
(i) Use of presently designated locations is not feasible;	X		
(ii) Adverse environmental effects are minimized; and	X		
(iii) The development is important to the State's economy.	X		
Discussion: *The Village is located in Waikīkī Special District (WSD) Resort Mixed-Use Precinct. Situated along the beach of Waikīkī and within the SMA, the Village Master Plan complies with County, State and Federal regulations regarding development along the coastal and shoreline environment. The Village features expanded retail and restaurant space to serve more than 2 million guests, visitors and local residents annually. Improvements in suitable locations are being made to the guest arrival experience, including upgraded pool amenities and the development of timeshare towers. The project is a significant financial investment into the economy of Hawai'i. This project will continue Hilton's efforts to position the state of Hawai'i in the global resort destination market.*			
Objective (6) Coastal hazards;			
Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.			
Policy (A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and non-point source pollution hazards;	X		

Table 5-5 COASTAL ZONE MANAGMENT PROGRAM HRS SECTION 205 A- OBJECTIVE AND POLICIES S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Policy (B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and non-point source pollution hazards;	X		
Policy (C) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and	X		
Policy (D) Prevent coastal flooding from inland projects.	X		
Discussion: *Most of Waikīkī, including the project site, is located within the State's tsunami evacuation zone. The immediate Village area is primarily contained within the Federal Emergency Management Agency AO (depth 2 ft) flood zone and a small portion in the AE (elevation 5 ft). Coordination with both State and City & County of Honolulu Civil Defense will be ongoing to ensure the project will be designed in accordance to standards for tsunami preparedness and flood proofing of permitted uses. Hotel security and staff are trained to address a range of situations that require immediate response to emergencies or unlawful activity on-site. Response plans are also in place in the event of natural disasters. On-site and off-site drainage improvements along Kālia Road will help improve poor drainage conditions.*			
Objective (7) Managing development;			
Improve the development review process, communication, and public participation in the management of coastal resources and hazards.			
Policy (A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;	X		
Policy (B) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and	X		
Policy (C) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.	X		
Discussion: *Since the late 1980's, Hilton has implemented an ongoing master planning process to continually improve upon and assist with facilitating the development of this coastal zone. Hilton is communicating potential short term and long term impacts of the Village Master Plan on coastal developments early in the planning process through this EIS document. The Village Master Plan will require an application and approval of development permits in which public review and comment are essential components of the process. Additionally, in the early stages of planning and design, Hilton has held a series of informal and formal presentations with interested public members and organizations to discuss potential impacts of the Village Master Plan. Hilton plans to continue to hold these types of meetings and presentations to keep the public informed throughout the various processes.*			
Objective (8) Public participation;			
Stimulate public awareness, education, and participation in coastal management.			
Policy (A) Promote public involvement in coastal zone management processes;	X		
Policy (B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and	X		
Policy (C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.	X		
Discussion: *Hilton supports public participation in its CZM processes through assurances that information regarding planned improvements and possible coastal management issues and mitigation strategies are detailed in its documentation and presentations. Additionally, Hilton is an active leader and participant in addressing coastal issues relative to Waikīkī, as demonstrated by the Duke Kahanamoku Lagoon renovation. The Village has also served as a hosting venue for conferences on sustainability.*			
Objective (9) Beach protection;			
Protect beaches for public use and recreation.			
Policy (A) Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;	X		
Policy (B) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and	X		
Policy (C) Minimize the construction of public erosion-protection structures seaward of the shoreline.	X		

Table 5-5 COASTAL ZONE MANAGMENT PROGRAM HRS SECTION 205 A- OBJECTIVE AND POLICIES S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Discussion: *Hilton supports the protection of Waikīkī beach, recognizing it as its greatest natural asset. Water quality treatment measures are in place relative to the Duke Kahanamoku Lagoon's water use and exchange system. Additionally, existing stormwater collection, storage, treatment, and disposal systems will be improved to further ensure nearshore water quality of outfall areas are well within regulatory standards.*			
Objective (10) Marine resources;			
Promote the protection, use, and development of marine and coastal resources to assure their sustainability.			
Policy (A) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;	X		
Policy (B) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;	X		
Policy (C) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;			X
Policy (D) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and	X		
Policy (E) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.	X		
Discussion: *None of the planned improvements involve the modification of structures or redevelopment near the shoreline. To protect marine water quality and coastal resources, there will be additional water quality protection improvements made as a result of the Master Plan, including low-impact development measures to route runoff through bioswales and stormwater detention basins. Furthermore, there is ongoing monitoring program of water quality and biotic composition of the Duke Kahanamoku Lagoon, which is supported under the Master Plan.*			

5.3 CITY AND COUNTY OF HONOLULU PLANS, POLICIES AND CONTROLS

5.3.1 City and County of Honolulu General Plan

The General Plan of the City and County of Honolulu is a statement of long-range socio-economic, environmental, and design objectives and policies to be achieved for the general prosperity and welfare for the people of the city. It is intended to serve as a guide for all levels of government, private enterprise, neighborhood and citizen groups, organizations, and individual citizens (City and County of Honolulu Revised Charter 2000, Sec. 6-1508). The General Plan consists of eleven subject areas and provides the framework for the City's expression of public policy concerning the needs of the people and the functions of government. The subject areas address all aspects of health, safety, and welfare for O'ahu's communities, and include: population trends and growth, economic activity, the natural environment, housing, transportation and utilities, energy, physical development and urban design, public safety, health and education, culture and recreation, and government operations and fiscal management. *Table 5-6* discusses how the project addresses the applicable objectives and policies of the City and County of Honolulu General Plan.

Table 5-6 CITY & COUNTY OF HONOLULU GENERAL PLAN - OBJECTIVE AND POLICIES S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
PART I: POPULATION			
OBJECTIVE A: To control the growth of O'ahu's resident and visitor populations in order to avoid social, economic, and environmental disruptions.			
Policy 1: Participate in State and Federal programs which seek to develop social, economic, legal, and environmental controls over population growth.			X
Policy 2: Seek a balance between the rate of in-migration and the rate of out-migration by reducing in-migration.			X

Table 5-6 CITY & COUNTY OF HONOLULU GENERAL PLAN - OBJECTIVE AND POLICIES S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Policy 3: Support Federal policies providing for a more even distribution of immigrants throughout the country.			X
Policy 4: Seek to maintain a desirable pace of physical development through City and County regulations.	X		
Policy 5: Encourage family planning.			X
Policy 6: Publicize the desire of the City and County to limit population growth.			X
OBJECTIVE B: To plan for future population growth.			
Policy 1: Allocate efficiently the money and re- sources of the City and County in order to meet the needs of Oʻahu's anticipated future population.			X
Policy 2: Provide adequate support facilities to accommodate future growth in the number of visitors to Oʻahu.	X		
OBJECTIVE C: To establish a pattern of population distribution that will allow the people of Oʻahu to live and work in harmony.			
Policy 1: Facilitate the full development of the primary urban center.	X		
Policy 2: Encourage development within the secondary urban center at Kapolei and the ʻEwa and Central Oʻahu urban-fringe areas to relieve developmental pressures in the remaining urban-fringe and rural areas and to meet housing needs not readily provided in the primary urban center.			X
Policy 3: Manage physical growth and development in the urban-fringe and rural areas so that: (a) An undesirable spreading of development is prevented; and (b) Their population densities are consistent with the character of development and environmental qualities desired for such areas.			X
Policy 4: (Amended, Resolution 02-205, CD1): Direct growth according to Policies 1, 2, and 3 above by providing land development capacity and needed infrastructure to seek a 2025 distribution of Oʻahu's residential population as follows: **Location** / **% Share of 2025 Island-wide Population** Primary Urban Center: 46.0% ʻEwa: 13.0% Central Oʻahu: 17.0% East Honolulu: 5.3% Koʻolaupoko: 11.6% Koʻolauloa: 1.4% North Shore: 1.7% Waiʻanae: 4.0%	X		
Discussion: *The Village Master Plan is an opportunity to direct population and employment center growth in a manner consistent with planned development in the PUC.*			
PART II: ECONOMIC ACTIVITY			
OBJECTIVE A: To promote employment opportunities that will enable all the people of Oʻahu to attain a decent standard of living.			
Policy 1: Encourage the growth and diversification of Oʻahu's economic base.	X		
Policy 2: Encourage the development of small businesses and larger industries, which will contribute to the economic and social well-being of Oʻahu residents.	X		
Policy 3: Encourage the development in appropriate locations on Oʻahu of trade, communications, and other industries of a nonpolluting nature.			X
Policy 4: Encourage the development of local, national, and world markets for the products of Oʻahu-based industries.			X
Policy 5: Encourage the wider distribution of available employment opportunities through such methods as shortening the work-week and reducing the use of overtime.			X
Policy 6: Encourage the continuation of a significant level of Federal employment on Oʻahu.			X
OBJECTIVE B: To maintain the viability of Oʻahu's visitor industry.			
Policy 1: Provide for the long-term viability of Waikīkī as Oʻahu's primary resort area by giving the area priority in visitor industry related public expenditures.	X		
Policy 2: Provide for a high quality and safe environment for visitors and residents in Waikīkī.	X		
Policy 3: Encourage private participation in improvements to facilities in Waikīkī.	X		
Policy 4: Prohibit major increases in permitted development densities in Waikīkī.	X		
Policy 5: Prohibit further growth in the permitted number of hotel and resort condominium units in Waikīkī.	X		

Table 5-6 CITY & COUNTY OF HONOLULU GENERAL PLAN - OBJECTIVE AND POLICIES S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Policy 6: Permit the development of secondary resort areas in West Beach, Kahuku, Makaha, and Lāʻie.			X
Policy 7: Manage the development of secondary resort areas in a manner which respects existing lifestyles and the natural environment, and avoids substantial increases in the cost of providing public services in the area.			X
Policy 8: Preserve the well-known and widely publicized beauty of Oʻahu for visitors as well as residents.	X		
Policy 9: Encourage the visitor industry to provide a high level of service to visitors.	X		
OBJECTIVE C: To maintain the viability of agriculture on Oʻahu.			
Policy 1: Assist the agricultural industry to ensure the continuation of agriculture as an important source of income and employment.			X
Policy 2: Support agricultural diversification in all agricultural areas on Oʻahu.	X		
Policy 3: Support the development of markets for local products, particularly those with the potential for economic growth.	X		
Policy 4: Provide sufficient agricultural land in ʻEwa, Central Oʻahu, and the North Shore to encourage the continuation of sugar and pineapple as viable industries.			X
Policy 5: Maintain agricultural land along the Windward, North Shore, and Waiʻanae coasts for truck fanning, flower growing, aquaculture, livestock production, and other types of diversified agriculture.			X
Policy 6: Encourage the more intensive use of productive agricultural land.			X
Policy 7: Encourage the use of more efficient production practices by agriculture, including the efficient use of water.			X
Policy 8: Encourage the more efficient use of non- potable water for agricultural use.			X
OBJECTIVE D: To make full use of the economic resources of the sea.			
Policy 1: Assist the fishing industry to maintain its viability.			X
Policy 2: Encourage the development of aquaculture, ocean research, and other ocean- related industries.			X
Policy 3: Focus the development of ocean related economic activities in the Northwestern Hawaiian Islands on those, which are compatible with preserving the area's unique environmental, marine, and wildlife assets.			X
OBJECTIVE E: To prevent the occurrence of large-scale unemployment.			
Policy 1: Encourage the training and employment of present residents for currently available and future jobs.	X		
Policy 2: Make full use of State and Federal employment and training programs.			X
Policy 3: Encourage the provision of retraining programs for workers in industries with planned reductions in their labor force.			X
OBJECTIVE F: To increase the amount of Federal spending on Oʻahu.			
Policy 1: Take full advantage of Federal programs and grants which will contribute to the economic and social well-being of Oʻahu's residents.			X
Policy 2: Encourage the Federal government to pay for the cost of public services used by Federal agencies.			X
Policy 3: Encourage the Federal government to lease new facilities rather than construct them on tax exempt public land.			X
Policy 4: Encourage the military to purchase locally all needed services and supplies which are available on Oʻahu.			X
OBJECTIVE G: To bring about orderly economic growth on Oʻahu.			
Policy 1: Direct major economic activity and government services to the primary urban center and the secondary urban center at Kapolei.			X
Policy 2: Permit the moderate growth of business centers in the urban-fringe areas.			X
Policy 3: Maintain sufficient land in appropriately located commercial and industrial areas to help ensure a favorable business climate on Oʻahu.	X		
Policy 4: Encourage the continuation of a high level of military-related employment in the Hickam-Pearl Harbor, Wahiawā, Kailua-Kāneʻohe, and ʻEwa areas.			X

Table 5-6 CITY & COUNTY OF HONOLULU GENERAL PLAN - OBJECTIVE AND POLICIES S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Discussion: *The proposed improvements of the Village Master Plan are part of Hilton's continued commitment to ensuring the economic viability of Waikīkī as the State's most prominent economic asset, and strengthen its competitive position in the global tourism market. The project promotes the ongoing improvement and transformation of Waikīkī for a global audience seeking quality vacation experiences. The Village will continue to be a critical piece of the economic equation in Waikīkī. "The Economic Contribution of Waikīkī" (DBEDT 2003) documented that tourism activity in Waikīkī accounted for approximately $3.6 billion of Hawai'i's Gross State Product. Implementation will result in a net increase of approximately 550 timeshare units in the Village. The increase in timeshare operations and revitalized retail areas at the Village will add to renewed economic activity. The Village Master Plan is expected to generate an average of 480 full time equivalent (FTE) development-related positions during the construction period (2012 to 2022). An average of 910 FTE operational positions would be generated through 2028 (420 FTE direct jobs and 490 FTE indirect and induced jobs). There will be 530 FTE positions at stabilization after 2028. These are inclusive of timeshare sales and marketing positions. There is also expected to be significant indirect contributions to the economy through associated visitor spending and off-site servicing and support operations to the Village. Upon completion, the various elements of the Village Master Plan are anticipated to support over $200M in total visitor expenditures annually, representing expenditures that would not otherwise have been realized in the State. The Master Plan is also projected to generate $10 to $11M in net additional government operating revenue per year to State and County governments. In summary, the planned improvements are focused to balance the inventory of the Village's timeshare and hotel accommodations which will attract global interest, help to stabilize Hawai'i's economy, and expand its influence in the hospitality industry. The proposed improvements will also create positive direct, indirect, and induced fiscal benefits for neighboring shops, markets, and restaurants through increased spending by its timeshare visitors. Outside businesses and vendors will also be supported by the Village such as the local agricultural industry by utilizing the production of locally grown produce for dining services; plants for landscaping; and cut flowers for interior décor.*			
PART III: NATURAL ENVIRONMENT			
OBJECTIVE A: To protect and preserve the natural environment.			
Policy 1: Protect O'ahu's natural environment, especially the shoreline, valleys, and ridges, from incompatible development.	X		
Policy 2: Seek the restoration of environmentally damaged areas and natural resources.	X		
Policy 3: Retain the Island's streams as scenic, aquatic, and recreation resources.	X		
Policy 4: Require development projects to give due consideration to natural features such as slope, flood and erosion hazards, water- recharge areas, distinctive land forms, and existing vegetation.	X		
Policy 5: Require sufficient setbacks of improvements in unstable shoreline areas to avoid the future need for protective structures.	X		
Policy 6: Design surface drainage and flood-control systems in a manner, which will help preserve their natural settings.	X		
Policy 7: Protect the natural environment from damaging levels of air, water, and noise pollution.	X		
Policy 8: Protect plants, birds, and other animals that are unique to the State of Hawai'i and the Island of O'ahu.	X		
Policy 9: Protect mature trees on public and private lands and encourage their integration into new developments.	X		
Policy 10: Increase public awareness and appreciation of O'ahu's land, air, and water resources.	X		
Policy 11: Encourage the State and Federal governments to protect the unique environmental, marine, and wildlife assets of the Northwestern Hawaiian Islands.	X		
OBJECTIVE B: To preserve and enhance the natural monuments and scenic views of O'ahu for the benefit of both residents and visitors.			
Policy 1: Protect the Island's well-known resources: its mountains and craters; forests and watershed areas; marshes, rivers, and streams; shoreline, fishponds, and bays; and reefs and offshore islands.	X		
Policy 2: Protect O'ahu's scenic views, especially those seen from highly developed and heavily traveled areas.	X		
Policy 3: Locate roads, highways, and other public facilities and utilities in areas where they will least obstruct important views of the mountains and the sea.	X		

Table 5-6 CITY & COUNTY OF HONOLULU GENERAL PLAN - OBJECTIVE AND POLICIES S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Policy 4: Provide opportunities for recreational and educational use and physical contact with O'ahu's natural environmental.	X		
Policy 5: Identify all areas where priority should be given to preserving rural character and lifestyle.			X
Policy 6: Utilize Hawai'i's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline, conservation lands, and other limited resources for future generations.	X		
Policy 7: Protect and enhance Hawai'i's shoreline, open spaces, and scenic resources.	X		
Discussion: *Hilton supports the protection and preservation of the natural environment including plants, trees, open spaces and shoreline resources. The manuokū is a State-designated threatened bird which nests and broods within trees and buildings in the Village. During construction and operation, monitoring of known manuokū habitats prior to any work will be conducted and as necessary, consultation with DOFAW will be ongoing. New educational incentives, in the possible form of on-site program or materials could be provided to guests, to inform them as to sensitive areas and sharing the unique natural features of the Village site. Recreational use of the public beach fronting the Village will continue to be promoted in an environmental responsible manner. Public access to the Duke Kahanamoku Lagoon will continue to be maintained. Short-term air quality, noise quality, and drainage issues related to construction activities will be mitigated. None of the planned improvements involve the modification of structures or redevelopment near the shoreline, and therefore will not have a long-term effect on coastal resources.*			
PART IV: HOUSING			
OBJECTIVE A: To provide decent housing for all the people of O'ahu at prices they can afford.			
Policy 1: Develop programs and controls, which will provide decent homes at the least possible cost.			X
Policy 2: Streamline approval and permit procedures for housing and other development projects.			X
Policy 3: Encourage innovative residential development, which will result in lower costs, added convenience and privacy, and the more efficient use of streets and utilities.			X
Policy 4: Establish public, and encourage private, programs to maintain and improve the condition of existing housing.			X
Policy 5: Make full use of State and Federal programs that provide financial assistance for low- and moderate-income homebuyers.			X
Policy 6: Expand local funding mechanisms available to pay for government housing programs.			X
Policy 7: Provide financial and other incentives to encourage the private sector to build homes for low and moderate-income residents.			X
Policy 8: Encourage and participate in joint public- private development of low- and moderate- income housing.			X
Policy 9: Encourage the preservation of existing housing which is affordable to low- and moderate-income persons.			X
Policy 10: Promote the construction of affordable dwellings, which take advantage of O'ahu's year-round moderate climate.			X
Policy 11: Encourage the construction of affordable homes within established low-density communities by such means as "'ohana" units, duplex dwellings, and cluster development.			X
Policy 12: Encourage the production and maintenance of affordable rental housing.			X
Policy 13: Encourage the provision of affordable housing designed for the elderly and the handicapped.			X
Policy 14: Encourage equitable relationships between landowners and leaseholders, between landlords and tenants, and between condominium developers and owners.			X
OBJECTIVE B: To reduce speculation in land and housing.			
Policy 1: Encourage the State government to coordinate its urban-area designations with the developmental policies of the City and County.			X
Policy 2: Discourage private developers from acquiring and assembling land outside of areas planned for urban use.			X
Policy 3: Seek public benefits from increases in the value of land owing to City and State developmental policies and decisions.			X
Policy 4: Require government-subsidized housing to be delivered to appropriate purchasers and renters.			X
Policy 5: Prohibit the selling or renting of government-subsidized housing for large profits.			X

Table 5-6 CITY & COUNTY OF HONOLULU GENERAL PLAN - OBJECTIVE AND POLICIES S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
OBJECTIVE C: To provide the people of O'ahu with a choice of living environments which are reasonably close to employment, recreation, and commercial centers and which are adequately served by public utilities.			
Policy 1: Encourage residential developments that offer a variety of homes to people of different income levels and to families of various sizes.			X
Policy 2: Encourage the fair distribution of low- and moderate-income housing throughout the Island.			X
Policy 3: Encourage residential development near employment centers.			X
Policy 4: Encourage residential development in areas where existing roads, utilities, and other community facilities are not being used to capacity.			X
Policy 5: Discourage residential development where roads, utilities, and community facilities cannot be provided at a reasonable cost.			X
Policy 6: Preserve older communities through self-help, housing-rehabilitation, improvement districts, and other governmental programs.			X
Discussion: *Hilton supports the City and County of Honolulu General Plan in regard to housing; however, the policy relates to government and is not directly applicable to the Village Master Plan. The project is not a residential development project.*			
PART V: TRANSPORTATION AND UTILITIES			
OBJECTIVE A: To create a transportation system which will enable people and goods to move safely, efficiently, and at a reasonable cost; serve all people, including the poor, the elderly, and the physically handicapped; and offer a variety of attractive and convenient modes of travel.			
Policy 1: Develop and maintain an integrated ground-transportation system consisting of the following elements and their primary purposes:			X
Public transportation-for travel to and from work, and travel within Central Honolulu;			X
Roads and highways-for commercial traffic and travel in non-urban areas			X
Bikeways-for recreational activities and trips to work, schools, shopping centers, and community facilities; and			X
Pedestrian walkways-for getting around Downtown and Waikīkī, and for trips to schools, parks, and shopping centers.	X		
Policy 2: Provide transportation services to people living within the 'Ewa, Central O'ahu, and Pearl City-Hawai'i Kai corridors primarily through a mass transit system including exclusive right-of-way rapid transit and feeder-bus components as well as through the existing highway system with limited improvements as may be appropriate.			X
Policy 3: Provide transportation services outside the 'Ewa, Central O'ahu, and Pearl City-Hawai'i Kai corridors primarily through a system of express- and feeder-buses as well as through the highway system with limited to moderate improvements sufficient to meet the needs of the communities being served.			X
Policy 4: Improve transportation facilities and services in the 'Ewa corridor and in the trans-Ko'olau corridors to meet the needs of 'Ewa and Windward communities.			X
Policy 5: Improve roads in existing communities to reduce congestion and eliminate unsafe conditions.	X		
Policy 6: Consider both environmental impact as well as construction and operating costs as important factors in planning alternative modes of transportation.			X
Policy 7: Promote the use of public transportation as a means of moving people quickly and efficiently, of conserving energy, and of guiding urban development.	X		
Policy 8: Make available transportation services to people with limited mobility: the young, the elderly, the handicapped, and the poor.			X
Policy 9: Promote programs to reduce dependence on the use of automobiles.	X		
Policy 10: Discourage the inefficient use of the private automobile, especially in congested corridors and during peak-hours.	X		
Policy 11: Make public, and encourage private, improvements to major walkway systems.	X		
Policy 12: Encourage the provision of separate aviation facilities for small civilian aircraft.			X
Policy 13: Facilitate the development of a second deep-water harbor to relieve congestion in Honolulu Harbor.			X
OBJECTIVE B: To meet the needs of the people of O'ahu for an adequate supply of water and for environmentally sound systems of waste disposal.			

Table 5-6 CITY & COUNTY OF HONOLULU GENERAL PLAN - OBJECTIVE AND POLICIES S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Policy 1: Develop and maintain an adequate supply of water for both residents and visitors.			X
Policy 2: Develop and maintain an adequate supply of water for agricultural and industrial needs.			X
Policy 3: Encourage the development of new technology, which will reduce the cost of providing water and the cost of waste disposal.			X
Policy 4: Encourage a lowering of the per-capita consumption of water and the per-capita production of waste.	X		
Policy 5: Provide safe, efficient, and environmentally sensitive waste-collection and waste- disposal services.	X		
Policy 6: Support programs to recover resources from solid-waste and recycle wastewater.	X		
Policy 7: Require the safe disposal of hazardous waste.	X		
OBJECTIVE C: To maintain a high level of service for all utilities.			
Policy 1: Maintain existing utility systems in order to avoid major breakdowns.	X		
Policy 2: Provide improvements to utilities in existing neighborhoods to reduce substandard conditions.	X		
Policy 3: Plan for the timely and orderly expansion of utility systems.	X		
Policy 4: Increase the efficiency of public utilities by encouraging a mixture of uses with peak periods of demand occurring at different times of the day.			X
OBJECTIVE D: To maintain transportation and utility systems which will help O'ahu continue to be a desirable place to live and visit.			
Policy 1: Give primary emphasis in the capital- improvement program to the maintenance and improvement of existing roads and utilities.			X
Policy 2: Use the transportation and utility systems as a means of guiding growth and the pattern of land use on O'ahu.			X
Policy 3: Encourage the study and use of telecommunications as an alternative to conventional transportation facilities.			X
Policy 4: Evaluate the social, economic, and environmental impact of additions to the transportation and utility systems before they are constructed.	X		
Policy 5: Require the installation of underground utility lines wherever feasible.	X		
Policy 6: Seek improved taxing powers for the City and County in order to provide a more equitable means of financing transportation and utility services.			X
Discussion: *Hilton supports the County's policy to create and maintain quality transportation and utility systems. The Village Master Plan will improve vehicular, bicycle, and pedestrian traffic flow along Kālia Road. The proposed relocation of the existing crosswalk within the Village, between Kālia Tower and Tapa Tower will alleviate the pedestrian and vehicle conflict that presently exists due to a convergence of pedestrian and vehicles at the entry/exit of the main parking garage from Rainbow Drive. Alternative transportation, including The Bus and The Trolley, are accessible to the project site. Furthermore, Hilton encourages its team members to consider alternative modes of transportation to work. Additionally, the Village Master Plan will incorporate the latest technology in building design. Modern systems in new and renovated facilities will replace, where applicable, less efficient systems in older buildings improving the existing utility systems. The utility connections and infrastructure improvements required to support the proposed actions will be privately funded.*			
PART VI: ENERGY			
OBJECTIVE A: To maintain an adequate, dependable, and economical supply of energy for O'ahu residents.			
Policy 1: Develop and maintain a comprehensive plan to guide and coordinate energy conservation and alternative energy development and utilization programs on O'ahu.			X
Policy 2: Establish economic incentives and regulatory measures which will reduce O'ahu's dependence on petroleum as its primary source of energy.			X
Policy 3: Support programs and projects which contribute to the attainment of energy self- sufficiency on O'ahu.	X		
Policy 4: Promote and assist efforts to establish adequate petroleum reserves within Hawai'i's boundaries.			X
Policy 5: Give adequate consideration to environmental, public health, and safety concerns, to resource limitations, and to relative costs when making decisions concerning alternatives for conserving energy and developing natural energy resources.	X		

Table 5-6 CITY & COUNTY OF HONOLULU GENERAL PLAN - OBJECTIVE AND POLICIES S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Policy 6: Work closely with the State and Federal governments in the formulation and implementation of all City and County energy-related programs.			X
OBJECTIVE B: To conserve energy through the more efficient management of its use.			
Policy 1: Ensure that the efficient use of energy is a primary factor in the preparation and administration of land use plans and regulations.	X		
Policy 2: Provide incentives and, where appropriate, mandatory controls to achieve energy- efficient siting and design of new developments.			X
Policy 3: Carry out public, and promote private, programs to more efficiently use energy in existing buildings and outdoor facilities.	X		
Policy 4: Promote the development of an energy- efficient transportation system.	X		
OBJECTIVE C: To fully utilize proven alternative sources of energy.			
Policy 1: Encourage the use of commercially available solar energy systems in public facilities, institutions, residences, and business developments.	X		
Policy 2: Support the increased use of operational solid waste energy recovery and other biomass energy conversion systems.	X		
OBJECTIVE D: To develop and apply new, locally available energy resources.			
Policy 1: Support and participate in research, development, demonstration, and commercialization programs aimed at producing new, economical, and environmentally sound energy supplies from:			X
a. solar insulation;			X
b. biomass energy conversion;			X
c. wind energy conversion;			X
d. geothermal energy; and			X
e. ocean thermal energy conversion.			X
Policy 2: Secure State and Federal support of City and County efforts to develop new sources of energy.			X
OBJECTIVE E: To establish a continuing energy information program.			
Policy 1: Supply citizens with the information they need to fully understand the potential supply, cost, and other problems associated with O'ahu's dependence on imported petroleum.			X
Policy 2: Foster the development of an energy conservation ethic among O'ahu residents.	X		
Policy 3: Keep consumers informed about available alternative energy sources and their costs and benefits.			X
Policy 4: Provide information concerning the impact of public and private decisions on future energy use.			X
Discussion: *The Village is a recognized member of the State of Hawai'i's Green Business Program, which assists and recognizes businesses that operate in an environmentally friendly way. The Green Business Standards for Hotels and Motels includes topic areas such as solid waste reduction and recycling standards, energy conservation standards, water conservation standards, and pollution prevention standards. The Village is part of Hilton's commitment to 20% reduction in energy consumption company-wide by 2014. Commercial development at the project is subject to Hawai'i Model Energy Code to ensure application of cost-effective design practices and technologies that minimize energy consumption without sacrificing the comfort or productivity of the occupants. Some efficient energy measures that may be included in the guidelines include innovative architectural design of buildings, solar heating systems, high-efficiency air conditioners and appliances, and occupant-sensing environmental controls.*			
PART VII: PHYSICAL DEVELOPMENT AND URBAN DESIGN			
OBJECTIVE A: To coordinate changes in the physical environment of O'ahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located.			
Policy 1: Plan for the construction of new public facilities and utilities in the various parts of the Island according to the following order of priority: first, in the primary urban center; second, in the secondary urban center at Kapolei; and third, in the urban- fringe and rural areas.	X		
Policy 2: Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and public safety facilities.	X		
Policy 3: Phase the construction of new developments so that they do not require more regional supporting services than are available.	X		
Policy 4: Require new developments to provide or pay the cost of all essential community services, including roads, utilities, schools, parks, and emergency facilities that are intended to directly serve the development.	X		

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Policy 5: Provide for more compact development and intensive use of urban lands where compatible with the physical and social character of existing communities.	X		
Policy 6: Encourage the clustering of developments to reduce the cost of providing utilities and other public services.	X		
Policy 7: Locate new industries and new commercial areas so that they will be well related to their markets and suppliers, and to residential areas and transportation facilities.			X
Policy 8: Locate community facilities on sites that will be convenient to the people they are intended to serve.			X
Policy 9: Exclude from residential areas, uses which are major sources of noise and air pollution.			X
Policy 10: Establish danger zones to exclude incompatible uses from hazardous areas surrounding airfields, electromagnetic- radiation sources, and storage places for fuel and explosives.			X
Policy 11: Prohibit new airfields, electromagnetic-radiation sources, and storage places for fuel and explosives from locating on sites where they will endanger or disrupt nearby communities.			X
OBJECTIVE B: To develop Honolulu (Waiʻalae-Kāhala to Halawā), ʻAiea, and Pearl City as the Island's primary urban center.			
Policy 1: Stimulate development in the primary urban center by means of the City and County's capital improvement program and State and Federal grant and loan programs.			X
Policy 2: Provide for the expanded development of low-rise multi-unit housing.			X
Policy 3: Encourage the establishment of mixed-use districts with appropriate design and development controls to insure an attractive living environment and compatibility with surrounding land uses.	X		
Policy 4: Provide downtown Honolulu and other major business centers with a well-balanced mixture of uses.	X		
Policy 5: Encourage the development of attractive residential communities in downtown and other business centers.			X
Policy 6: Maintain and improve downtown as the financial and office center of the Island, and as a major retail center.			X
Policy 7: Provide for the continued viability of the Hawai'i Capital District as a center of government activities and as an attractive park-like setting in the heart of the City.			X
Policy 8: Foster the development of Honolulu's waterfront as the State's major port and maritime center, as a people-oriented mixed-use area, and as a major recreation area.			X
Policy 9: Facilitate the redevelopment of Kakaʻako as a major residential, as well as commercial and light industrial area.			X
OBJECTIVE C: To develop a secondary urban center in ʻEwa with its nucleus in the Kapolei area.			
Policy 1: Allocate funds from the City and County's capital-improvement program for public projects that are needed to facilitate development of the secondary urban center at Kapolei.			X
Policy 2: Encourage the development of a major residential, commercial, and employment center within the secondary urban center at Kapolei.			X
Policy 3: Encourage the continuing development of Barbers Point as a major industrial center.			X
Policy 4: Coordinate plans for the development of the secondary urban center at Kapolei with the State and Federal governments and with the sugar industry.			X
Policy 5: Cooperate with the State and Federal governments in the development of a deep water harbor at Barbers Point.			X
Policy 6: Encourage the development of the ʻEwa Marina Community as a major residential and recreation area emphasizing recreational boating activities through the provision of a major marina and a related maritime commercial center containing light-industrial, commercial, and visitor accommodation uses.			X
OBJECTIVE D: To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live.			
Policy 1: Develop and maintain urban-fringe areas as predominantly residential areas characterized by generally low rise, low density development which may include significant levels of retail and service commercial uses as well as satellite institutional and public uses geared to serving the needs of households.			X
Policy 2: Coordinate plans for developments within the ʻEwa and Central Oʻahu urban-fringe areas with the State and Federal governments and with the sugar, pineapple, and other emerging agricultural industries.			X
Policy 3: Establish a green belt in the ʻEwa and Central Oʻahu areas of Oʻahu in the Development Plans.			X

Table 5-6 CITY & COUNTY OF HONOLULU GENERAL PLAN - OBJECTIVE AND POLICIES S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Policy 4: Maintain rural areas as areas which are intended to provide environments supportive of lifestyle choices which are dependent on the availability of land suitable for small to moderate size agricultural pursuits, a relatively open and scenic setting, and/or a small town, country atmosphere consisting of communities which are small in size, very low density and low rise in character, and may contain a mixture of uses.			X
OBJECTIVE E: To create and maintain attractive, meaningful, and stimulating environments throughout O'ahu.			
Policy 1: Prepare and maintain a comprehensive urban-design plan for the Island of O'ahu.			X
Policy 2: Integrate the City and County's urban-design plan into all levels of physical planning and developmental controls.	X		
Policy 3: Encourage distinctive community identities for both new and existing districts and neighborhoods.	X		
Policy 4: Require the consideration of urban-design principles in all development projects.	X		
Policy 5: Require new developments in stable, established communities and rural areas to be compatible with the existing communities and areas.	X		
Policy 6: Provide special design standards and controls that will allow more compact development and intensive use of lands in the primary urban center.	X		
Policy 7: Promote public and private programs to beautify the urban and rural environments.	X		
Policy 8: Preserve and maintain beneficial open space in urbanized areas.	X		
Policy 9: Design public structures to meet high aesthetic and functional standards and to complement the physical character of the communities they will serve.			X
Policy 10: Establish a review process to evaluate the design of major development projects.			X
OBJECTIVE F: To promote and enhance the social and physical character of O'ahu's older towns and neighborhoods.			
Policy 1: Encourage new construction to complement the ethnic qualities of the older communities of O'ahu.			X
Policy 2: Encourage, wherever desirable, the rehabilitation of existing substandard structures.			X
Policy 3: Provide and maintain roads, public facilities, and utilities without damaging the character of older communities.	X		
Policy 4: Seek the satisfactory relocation of residents before permitting their displacement by new development, redevelopment, or neighborhood rehabilitation.			X
Discussion: *The Village Master Plan will promote development in a previously developed, compact property located in the PUC, WSD. The development is compatible with neighboring properties and community of high-rise resort and residential towers. The characteristics of design associated with project renovations and development will complement and align with the existing Village physical and social setting, in regard to landscape and architecture, as well as that of the surrounding community of Waikīkī. The project supports compact development by utilizing available vertical space while staying in alignment with building codes and standards.*			
PART VIII: PUBLIC SAFETY			
OBJECTIVE A: To prevent and control crime and maintain public order.			
Policy 1: Provide a safe environment for residents and visitors on O'ahu.	X		
Policy 2: Provide adequate criminal justice facilities and staffing for City and County law- enforcement agencies.			X
Policy 3: Emphasize improvements to police and prosecution operations which will result in a higher proportion of wrongdoers who are arrested, convicted, and punished for their crimes.			X
Policy 4: Keep the public informed of the nature and extent of criminal activity on O'ahu.			X
Policy 5: Establish and maintain programs to encourage public cooperation in the prevention and solution of crimes.			X
Policy 6: Seek the help of State and Federal law- enforcement agencies to curtail the activities of organized crime syndicates on O'ahu.			X
Policy 7: Conduct periodic reviews of criminal laws to ensure their relevance to the community's needs and values.			X
Policy 8: Cooperate with other law-enforcement agencies to develop new methods of fighting crime.			X

Table 5-6 CITY & COUNTY OF HONOLULU GENERAL PLAN - OBJECTIVE AND POLICIES S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Policy 9: Encourage the improvement of rehabilitation programs and facilities for criminals and juvenile offenders.			X
OBJECTIVE B: To protect the people of O'ahu and their property against natural disasters and other emergencies, traffic and fire hazards, and unsafe conditions.			
Policy 1: Keep up-to-date and enforce all City and County safety regulations.	X		
Policy 2: Require all developments in areas subject to floods and tsunamis to be located and constructed in a manner that will not create any health or safety hazard.	X		
Policy 3: Participate with State and Federal agencies in the funding and construction of flood- control projects.			X
Policy 4: Cooperate with State and Federal agencies to provide tsunami warning and protection for O'ahu.			X
Policy 5: Cooperate with State and Federal agencies to provide protection from war, civil disruptions, and other major disturbances.			X
Policy 6: Reduce hazardous traffic conditions.	X		
Policy 7: Provide adequate fire protection and effective fire prevention programs.	X		
Policy 8: Provide adequate search and rescue and disaster response services.			X
Policy 9: Design safe and secure public buildings.	X		
Policy 10: Provide adequate staff to supervise activities at public facilities.			X
Policy 11: Develop civil defense plans and programs to protect and promote public health, safety and welfare of the people.			X
Policy 12: Provide educational materials on civil defense preparedness, fire protection, traffic hazards and other unsafe conditions.	X		
Discussion: *Hilton strongly supports the City and County of Honolulu General Plan policy regarding public safety. The Village Master Plan is consistent with existing land uses and is not anticipated to affect public health. The project will be conducted following all building codes and OSHA/HIOSH standards to ensure the security of public health and safety are protected during construction and through day-to-day operations. The Village provides Safety & Security Officers who are uniformed and available 24 hours a day to help ensure the safety of visitors and guests to the Village. In the event of a natural disaster or emergency, Hilton has programs in place and educational materials for guests to inform all as to proper actions to be taken.*			
PART IX: HEALTH AND EDUCATION			
OBJECTIVE A: To protect the health of the people of O'ahu.			
Policy 1: Encourage the provision of health-care facilities that are accessible to both employment and residential centers.	X		
Policy 2: Encourage prompt and adequate ambulance and first-aid services in all areas of O'ahu.	X		
Policy 3: Coordinate City and County health codes and other regulations with State and Federal health codes to facilitate the enforcement of air-, water-, and noise-pollution controls.			X
OBJECTIVE B: To provide a wide range of educational opportunities for the people of O'ahu.			
Policy 1: Support education programs that encourage the development of employable skills.	X		
Policy 2: Encourage the provision of informal educational programs for people of all age groups.			X
Policy 3: Encourage the after-hours use of school buildings, grounds, and facilities.			X
Policy 4: Encourage the construction of school facilities that are designed for flexibility and high levels of use.			X
Policy 5: Facilitate the appropriate location of learning institutions from the preschool through the university levels.			X
OBJECTIVE C: To make Honolulu the center of higher education in the Pacific.			
Policy 1: Encourage continuing improvement in the quality of higher education in Hawai'i.	X		
Policy 2: Encourage the development of diverse opportunities in higher education.			X
Policy 3: Encourage research institutions to establish branches on O'ahu.			X
Discussion: *Hilton supports the General Plan Policy regarding health and education. While this project is not directly applicable, Hilton does provide on-site medical services by its trained staff as well as a partnership program with Straub Clinic and Hospital via its onsite "Doctors On Call" service.*			

Table 5-6 CITY & COUNTY OF HONOLULU GENERAL PLAN - OBJECTIVE AND POLICIES S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
PART X: CULTURE AND RECREATION			
OBJECTIVE A: To foster the multiethnic culture of Hawai'i.			
Policy 1: Encourage the preservation and enhancement of Hawai'i's diverse cultures.	X		
Policy 2: Encourage greater public awareness, understanding, and appreciation of cultural heritage and contributions to Hawai'i made by the City's various ethnic groups.	X		
Policy 3: Encourage opportunities for better interaction among people with different ethnic, social, and cultural backgrounds.	X		
Policy 4: Encourage the protection of the ethnic identities of the older communities of O'ahu.			X
OBJECTIVE B: To protect O'ahu's cultural, historic, architectural, and archaeological resources.			
Policy 1: Encourage the restoration and preservation of early Hawaiian structures, artifacts, and landmarks.	X		
Policy 2: Identify, and to the extent possible, pre serve and restore buildings, sites, and areas of social, cultural, historic, architectural, and archaeological significance.	X		
Policy 3: Cooperate with the State and Federal governments in developing and implementing a comprehensive preservation program for social, cultural, historic, architectural, and archaeological resources.	X		
Policy 4: Promote the interpretive and educational use of cultural, historic, architectural, and archaeological sites, buildings, and artifacts.	X		
Policy 5: Seek public and private funds, and public participation and support, to protect social, cultural, historic, architectural, and archaeological resources.	X		
Policy 6: Provide incentives for the restoration, preservation, and maintenance of social, cultural, historic, architectural, and archaeological resources.			X
OBJECTIVE C: To foster the visual and performing arts.			
Policy 1: Encourage and support programs and activities for the visual and performing arts.	X		
Policy 2: Encourage creative expression and access to the arts by all segments of the population.	X		
Policy 3: Provide permanent art in appropriate City public buildings and places.			X
OBJECTIVE D: To provide a wide range of recreational facilities and services that are readily available to all residents of O'ahu.			
Policy 1: Develop and maintain community-based parks to meet the needs of the different communities on O'ahu.			X
Policy 2: Develop and maintain a system of regional parks and specialized recreation facilities.			X
Policy 3: Develop and maintain urban parks, squares, and beautification areas in high-density urban places.	X		
Policy 4: Encourage public and private botanic and zoological parks on O'ahu to foster an awareness and appreciation of the natural environment.	X		
Policy 5: Encourage the State to develop and maintain a system of natural resource-based parks, such as beach, shoreline, and mountain parks.	X		
Policy 6: Provide convenient access to all beaches and inland recreation areas.	X		
Policy 7: Provide for recreation programs which serve a broad spectrum of the population.			X
Policy 8: Encourage ocean and water-oriented recreation activities that do not adversely impact on the natural environment.	X		
Policy 9: Require all new developments to provide their residents with adequate recreation space.			X
Policy 10: Encourage the private provision of recreation and leisure-time facilities and services.	X		
Policy 11: Encourage the after-hours, weekend, and summertime use of public schools facilities for recreation.			X
Policy 12: Provide for safe and secure use of public parks, beaches, and recreation facilities.	X		
Policy 13: Encourage the safe use of O'ahu's ocean environments.	X		
Policy 14: Encourage the State and Federal governments to transfer excess and underutilized land to the City and County for public recreation use.	X		
Discussion: *Hilton respects the multi-ethnic cultures found throughout the community and supports the protection of Hawai'i's cultural, archeological and historic resources. Hilton supports the Aloha Festivals encouraging greater public awareness, understanding and appreciation of cultural heritage and contributions to Hawai'i made by the City's various ethnic groups. Hilton fosters the visual and performing arts and the multicultural of Hawai'i. Hilton features some of the best collection of art in Waikīkī, including sculptures and artwork of Hawaiian legends Alfred Apaka and 'Iolani Luahine. The hotel also features live*			

Table 5-6 CITY & COUNTY OF HONOLULU GENERAL PLAN - OBJECTIVE AND POLICIES S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Hawaiian music each day and a nightly torch ceremony each evening. Hilton offers guest educational opportunities, programs, and activities to share in Native Hawaiian cultural activities as well as other cultures of Hawai'i's diverse ethnic population. Lei making and hula lessons are offered as well as surfing lessons. Further, Hilton has incorporated the history and culture of Hawai'i into the architecture, landscaping, and artwork and will continue to perpetuate a Hawaiian sense of place into the Village Master Plan. Additionally, the Village Master Plan will provide and expand upon the Village's recreational amenities. Aside from public access to Waikīkī Beach and the management of the Duke Kahanamoku Lagoon, Hilton will provide resort guests with a new Super Pool which includes two keiki pools (one including a series of water slides), an adult pool, and improvements to the present Tapa Pool.			
PART XI: GOVERNMENT OPERATIONS AND FISCAL MANAGEMENT			
OBJECTIVE A: To promote increased efficiency, effectiveness, and responsiveness in the provision of government services by the City and County of Honolulu.			
Policy 1: Maintain City and County government services at the level necessary to be effective.			X
Policy 2: Promote consolidation of State and City and County functions whenever more efficient and effective delivery of government programs and services can be achieved.			X
Policy 3: Ensure that government attitudes, actions, and services are sensitive to community needs and concerns.			X
Policy 4: Prepare, maintain, and publicize policies and plans which are adequate to guide and coordinate City programs and regulatory responsibilities.			X
OBJECTIVE B: To ensure fiscal integrity, responsibility, and efficiency by the City and County government in carrying out its responsibilities.			
Policy 1: Provide for a balanced budget.			X
Policy 2: Allocate fiscal resources of the City and County to efficiently implement the policies of the General Plan and Development Plans.			X
Discussion: *Hilton supports the City and County of Honolulu General Plan in regards to Government Operations and Fiscal Management; however, the policy is not directly applicable to the proposed actions associated with the project.*			

5.3.2 City and County of Honolulu Primary Urban Center Development Plan

The City and County of Honolulu PUC stretches from Kāhala to Pearl City. It is the capital of the State of Hawai'i, the state's commercial and financial center, and the home of its premier educational and cultural institutions. It is the heart of Hawai'i's economic, political and cultural life. The value created in the PUC nourishes the entire state. It is the intent of the PUC Development Plan to provide a guide for orderly and coordinated public and private sector development that is consistent with applicable general plan provisions, including the designation of the PUC as the principal region for future growth in residential population and jobs. The proposed project is located within the Resort Area on the Primary Urban Center Development Plan Land Use Map *(Figure 1-5)*. Below are the objectives and policies of the PUC Development Plan (*Table 5-7*).

Table 5-7 PRIMARY URBAN CENTER DEVELOPMENT PLAN - OBJECTIVES AND POLICIES - CITY AND COUNTY OF HONOLULU	S	N/S	N/A
The **Key Elements** of the vision for the PUC reflect the size and importance of Honolulu and its lead role in the state's business:			
Honolulu's natural, cultural and scenic resources are protected and enhanced.	X		
Livable neighborhoods have business districts, parks and plazas, and walk-able streets.	X		
The PUC offers in-town housing choices for people of all ages and incomes.			X
Honolulu is the Pacific's leading city and travel destination.	X		
A balanced transportation system provides excellent mobility for residents and visitors.			X
Discussion: *This vision of this Master Plan aims to improve Waikīkī's destination resort. The project will add new vibrancy to the entrance of Waikīkī, and assist in strengthening Waikīkī's long standing reputation as*			

Table 5-7 PRIMARY URBAN CENTER DEVELOPMENT PLAN - OBJECTIVES AND POLICIES - CITY AND COUNTY OF HONOLULU	S	N/S	N/A
one of the world's most sought after travel destinations in the Pacific. The 22-acre destination resort will feature expanded retail landscape, and improved guest arrival experience, and numerous upgraded amenities to redevelop and make additions to the existing Village. The improvements will enhance the beauty of the Village; provide improved vehicle and pedestrian circulation; and retain over 50% open space, maintaining and enhancing the park-like setting.			
PROTECTING AND ENHANCING NATURAL, CULTURAL AND SCENIC RESOURCES			
Policies			
Preserve historic and cultural sites: Special emphasis should be placed on sites and associated settings that are unique, of special significance, or are in good condition.	X		
Preserve and protect natural resource and constraint areas: Establish an urban community boundary to define urban development and protect areas outside the boundary for their open space, scenic, and resource values.	X		
Preserve panoramic views of natural landmarks and the urban skyline: This includes important vistas and focused views of significant natural and urban features and skyline profiles that make up or frame the PUC from publicly accessible places.	X		
Improve access to shoreline and mountain areas: This includes continuous public access along O'ahu's southern shoreline as well as access to its mauka natural environments and features.	X		
Develop stream greenbelts: Keep or create mauka-makai connections and views up and down important streams and create public walkways where possible and appropriate.			X
Provide parks and active recreation areas: Create or strengthen parks, plazas and other conveniences throughout the PUC, especially in more populated areas as a balance to the built environment, for recreation, social interaction and leisure interludes.	X		
Guidelines			
Historic and Cultural Sites ▪ Preserve the architectural character, landscape setting and visual context of historic landmarks through appropriate zoning standards and development controls, as necessary, and public outreach programs such as design guidelines for the maintenance, renovation or expansion of older dwellings. ▪ Preserve and enhance the significant historic and aesthetic features of institutional campuses and campus clusters through zoning permit reviews for campus expansions or modifications.	X		
Mauka Conservation Areas ▪ Prevent development on properties with average slopes of 40 percent or more, and on lands with slopes of 20 percent or more where development of the site would have a significant adverse visual impact when viewed from parks, major public streets, and other public places. ▪ Maintain public access points and hiking trails on the slopes of the Ko'olau Range in the areas beyond the Urban Community Boundary, and improve amenities for hiking, camping and nature study. ▪ In Preservation areas, avoid disturbance to native species and prevent the visual intrusion of structures, including utility and telecommunications installations, when seen from below and from hiking trails. ▪ Ensure access for traditional and customary practices and gathering rights, consistent with the provisions of the Constitution of the State of Hawai'i.	X		

Urban Skyline and Mauka-Makai Views
▪ Maintain the visual prominence of important districts by allowing a greater height and massing of buildings, such as in the Downtown area.
▪ Apart from Downtown and other central Honolulu locations, promote mid-rise or low-rise scale for new buildings.
▪ Preserve the following panoramic views indicated schematically in *Figure 3.1* by establishing building height limits and setbacks that are based on viewplane analyses to determine the sight lines and desired view dimensions and characteristics:
  ▪ From Ala Wai Canal Promenade toward the Ko'olau Range
  ▪ From Ala Moana Beach Park toward the Ko'olau Range
  ▪ From Kewalo Basin toward the Ko'olau Range and Punchbowl
  ▪ From Kaka'ako Waterfront Park toward Punchbowl and the Ko'olau Range
  ▪ From Punchbowl Lookout toward Diamond Head
▪ Preserve and enhance significant mauka or makai view corridors along major collector streets indicated in *Figure 3.1* through a combination of zoning controls and streetscape improvements.
	X		

Table 5-7 PRIMARY URBAN CENTER DEVELOPMENT PLAN - OBJECTIVES AND POLICIES - CITY AND COUNTY OF HONOLULU	S	N/S	N/A
▪ Increase line-of-sight opportunities towards Pearl Harbor – particularly the U.S.S. Missouri and the U.S.S. Arizona memorials.			

Makai Access
▪ Provide continuous lateral shoreline access for pedestrians extending from Diamond Head to Nuʻuanu Stream, around Keʻehi Lagoon, and from Neal S. Blaisdell Park through ʻAiea Bay State Recreation Area.
  ▪ Construct walkways along the Waikīkī and Kakaʻako-Honolulu waterfronts.
  ▪ Along the Pearl Harbor shoreline in ʻAiea and Pearl City, acquire privately owned properties and the Navy-owned McGrew Point makai of the Pearl Harbor bikeway for recreational use, and/or encourage complementary redevelopment with incentives for higher zoning in return for view corridors, extra open space, public amenities, and public access to the shoreline.
	X		

Stream Greenways and Drainage
▪ Establish riparian zones for all streams to prevent the encroachment of buildings and structures – other than those for drainage, flood control or recreational purposes – and to establish and enforce policies for the protection and enhancement of stream habitats and water quality.
▪ Develop streamside pathways to improve access to recreation sites and natural areas and provide safe, convenient pedestrian routes between neighborhoods. Stream segments to be considered for priority action include, but are not limited to, the following:
  ▪ ʻAiea Stream: segment through former ʻAiea Sugar Mill site
  ▪ Ala Wai Canal: both banks, entire length
  ▪ Hālawa Stream: segment near Aloha Stadium
  ▪ Kalauao Stream: from Kamehameha Highway to Pearl Harbor's East Loch
  ▪ Kalihi Stream: segment makai of H-1 Freeway
  ▪ Kapālama Stream: segment makai of Kuakini Street
  ▪ Makīkī Stream: segment makai of Nehoa Street
  ▪ Mānoa/Pālolo Streams: from Mānoa Marketplace to Ala Wai Canal
  ▪ Moanalua Stream: segment near Moanalua Gardens
  ▪ Nuʻuanu Stream: from Kuakini Street to Honolulu Harbor
  ▪ Nuʻuanu Stream: from Kuakini Street mauka to Kapena Falls
▪ In developing drainage and flood control, seek to limit storm water velocity and reduce the transport of sediment and pollutants to coastal waters.
			X

Parks and Recreational Open Spaces
▪ Recognizing that it is difficult to acquire additional park land in the PUC, develop innovative approaches to make optimum use of existing parks and recreation resources, such as:
  ▪ Building partnerships between City, State and private, nonprofit organizations for joint use of facilities and complementary recreation programs.
  ▪ Optimizing private sector contributions to open space through park dedication as properties are redeveloped.
  ▪ Reassessing and reassigning, as appropriate, the use of existing park land.
▪ Promote linear connections in the recreational open space network by using existing public lands and rights-of-way, where possible.
	X		

Other Urban Open Spaces ▪ Maintain significant trees and landscaped open space within institutional campuses, cemeteries and other open-space uses that are visible from public right-of-ways. ▪ Enhance the entries and street frontages of cemeteries and campuses with trees and landscaping. ▪ Promote the development of plazas to fulfill park and open space requirements; provide floor area bonuses to encourage plazas in dense areas such as Downtown.	X		
Discussion: *Hilton supports the preservation of historic and cultural sites and agrees that special emphasis should be placed on sites and associated settings that are unique, of special significance, or are in good condition, and ensures access for traditional and customary practices and gathering rights, consistent with the provisions of the Constitution of the State of Hawaiʻi. Educational materials of the history and cultural significance of the area is available to guests and employees. Archaeological sites and iwi are handled with respect and in accordance with state and local regulations. Finally, the Village will enhance the entrance and street frontage along Kālia Road with trees and landscaping. The pedestrian walkways connect recreational open spaces along Kālia Road to Waikīkī's waterfront shoreline.*			

Table 5-7 PRIMARY URBAN CENTER DEVELOPMENT PLAN - OBJECTIVES AND POLICIES - CITY AND COUNTY OF HONOLULU	S	N/S	N/A
CULTIVATING LIVABLE NEIGHBORHOODS			
Develop a system for collaborative neighborhood planning: Refine and further develop a stakeholder-based process for continuing community-based neighborhood planning for areas requiring this attention.			X
Cultivate existing and new "neighborhood centers": Develop neighborhood centers as the principal places for people in a neighborhood to gather, shop, dine or play, and to provide a source of community identity.	X		
Promote mixed land uses: Encourage compatible mixtures of land uses for in town PUC neighborhoods and districts to support a variety of urban lifestyle choices and to create vibrant and convenient neighborhoods.	X		
Create parks that draw people and activity: Develop parks that invite people and promote positive social interaction and activity.			X
Make streets "pedestrian-friendly": Create inviting and attractive streetside environments that support and enhance convenient and safe pedestrian use.	X		
Resort: Intended as a mixed-use designation, Resort districts consist primarily of resort hotels, timeshares and other apartments used as transient visitor units (TVUs); and supporting commercial uses, such as shops, restaurants and entertainment. This designation only applies to the Waikīkī, Marina, Hobron and Fort DeRussy neighborhoods that are colored pink on the Land Use Maps (see *Figure 1-5*)	X		
Discussion: *The Village is a resort destination that hosts 2 million guests, visitors, and residents. The goal is to cultivate and transform the built landscape to a more focused, unified, and cohesive pedestrian experience for resort guests, visitors, and the neighborhood of Waikīkī.*			
IN-TOWN HOUSING CHOICES			
Promote people-scaled apartment and townhouse dwellings in low- or mid-rise buildings oriented to the street: This policy encourages residential buildings that are modest in height and have ground-floor shopping and dining opportunities to create pedestrian-oriented neighborhoods that satisfy a range of lifestyle needs conveniently.			X
Improve the feasibility of redeveloping small lots: Encourage housing variety and affordability by removing barriers for small-scale townhouse and low-rise apartment development on smaller apartment-zoned lots.			X
Reduce costs for apartment homes: Promote affordable housing choices consistent with creating livable communities by reducing certain construction and development-related costs.			X
Provide adequate schools and parks for in-town neighborhoods: Conveniently located schools and parks that can be reached safely are needed to meet the needs of young, active families.			X
Expand the capacity of infrastructure, including water supply, sewers, and storm drains: This policy calls for government action and leadership in creating adequate infrastructure to meet present and future demands in order to support the strengthening or creation of livable in-town communities.	X		
Preserve and expand the current inventory of affordable rental housing units: The City should assure that the current inventory of affordable rental units, whether owned by the City or not, is preserved and retained as affordable, and that the inventory of affordable rental units is expanded as needed by the community.			X
Support the retention, rehabilitation and improvement of older, low-rent apartment buildings: Maintain, rehabilitate and improve older apartment buildings to retain existing housing stock as viable in-town housing choices.			X
Provide for special needs housing: Allow housing for people with special needs and promote their integration into the larger PUC community.			X
Provide incentives and cost savings for affordable housing: This policy promotes exemptions from regulations, on a case-by-case basis, to make "affordable" housing available to those needing it.			X
Provide for high-density housing options in mixed-use developments around transit stations: This type of "transit-oriented development" facilitates transit use and allows for increased densities without generating increased vehicular congestion.			X
Discussion: *The Village Master Plan will provide additional timeshare hotel accommodations in the PUC. Hilton supports the PUC Development Plan policy and view regarding town residential housing choices; however it is not applicable to the proposed resort improvement project. However, the project will include capital improvements to on-site systems and off-site connectors to sewer, drainage, and other utilities.*			

Table 5-7 PRIMARY URBAN CENTER DEVELOPMENT PLAN - OBJECTIVES AND POLICIES - CITY AND COUNTY OF HONOLULU	S	N/S	N/A
THE PACIFIC'S LEADING CITY			
Create public open space along the Pearl Harbor waterfront and strengthen the physical and visual connections between the urban center and the water: This recognizes the waterfront as a principal element in the PUC's setting and as an organizing reference point for the city, and supports development of an economic and social asset for the surrounding community.			X
Improve mauka-makai pedestrian and bicycle circulation across Kamehameha Highway: Developing physical access to the Pearl Harbor waterfront demands substantial improvements to pedestrian and bicycle access across Kamehameha Highway.			X
Redevelop the Downtown/Iwilei waterfront: This policy proposes to increase visual and physical access to the waterfront by re-routing traffic away from Nimitz Highway and introducing commercial activities such as restaurants, shops, offices, and entertainment, low to medium-rise residences, and areas capable of hosting recreational activities.			X
Adopt and implement a plan for a vibrant and livable Waikīkī: This plan needs to address the quality of the resident experience as well as the quality of the visitor experience. Based on development parameters set by the Waikīkī Special District, the plan should encompass mobility, the quality of the street environment for pedestrians, public spaces, the scale and design of new buildings, and Waikīkī's relationship to the Convention Center and neighboring districts.	X		
Support attractions that are of interest to both residents and visitors in the Ala Moana/Kakaʻako/Downtown corridor: Opportunities include State sponsored waterfront commercial and cultural attractions around the Kewalo Basin area; retail/entertainment facilities around Ala Moana Center, Victoria Ward Centers and Kamehameha Schools properties; and improvements to serve visitors in the Capitol District, Aloha Tower, and Chinatown.			X
Provide opportunities for the development of visitor units in the Ala Moana/Kakaʻako/Downtown corridor: Hotels serving the Convention Center should be within a 5-minute walk (one-quarter mile) and located on commercially zoned parcels along major thoroughfares. Those in the Downtown area should be in the area zoned BMX-4 or the Aloha Tower complex.			X
Provide a transit link along the Ala Moana/Kakaʻako/Downtown corridor: The City should assure that there is convenient transit service between visitor accommodations and the visitor attractions along the corridor. Visitor oriented transit should utilize at-grade trolley types of vehicles and could be publicly or privately operated.			X
Provide opportunities for the development of smaller-scale visitor accommodations (i.e., inns and lodges) in existing commercial centers: These could serve resident and business needs (visiting family, friends and business associates) as well as visitors looking for an alternative to the resort enclave. Potential areas include Kapahulu, Kaimukī, and the King/Beretania corridor, Kapālama, Pearlridge, and Pearl City. Development of such facilities should consider the community's preferences and be integrated with the surrounding neighborhood.			X
Allow Bed & Breakfast establishments (but not transient vacation units or TVU's) in residential neighborhoods: With adequate parking, community involvement, and other regulatory controls, B&Bs provide a highly integrated, well-supervised, low-impact form of visitor accommodation. For residents, operating a B&B is a viable home occupation and a means to retain and reuse homes in older neighborhoods.			X
Stimulate the development of high technology and knowledge-based industries: Attract high-technology businesses to Hawaiʻi and provide in-town locations for them. Encourage investment in infrastructure within commercial buildings that will accommodate and attract high-technology and biotechnology businesses.			X
Encourage street-front retail: Office buildings should have retail stores, entrances, and windows fronting the principal street.	X		
Provide usable open space: Zoning requirements and bonus provisions for open space associated with larger office buildings should specify design guidelines for usable plazas, parks, and arcades. Key elements of usable open space are enclosure, shade, seating, and location at street level.	X		
Support continuation of military uses: National defense objectives and budget priorities determine the military bases and functions located in the Primary Urban Center and the state as a whole. The City should support long-range land use planning by the military services and coordinate with them to achieve common goals of employment, housing, and recreation.	X		

Table 5-7 PRIMARY URBAN CENTER DEVELOPMENT PLAN - OBJECTIVES AND POLICIES - CITY AND COUNTY OF HONOLULU	S	N/S	N/A
Integrate civilian and military residential communities: The City should work with the military services to link adjacent residential communities through the use of connecting roadways, bikeways, walkways, landscape features, and/or architectural scale and character.			X
Allow a mix of industrial and commercial uses: Allow a broader mix of commercial uses in the Airport and Bougainville industrial districts. The Airport district should include office, hotel, and retail uses that are compatible with airport operations, as well as existing light industrial uses. The Bougainville district should include uses that support surrounding residential neighborhoods.			X
Enhance Honolulu Harbor and harbor-related uses: Reserve areas around Honolulu Harbor, particularly around Kapālama Basin and the Sand Island container yards, for harbor-related uses.			X
Support industrial uses in Kalihi-Palama industrial districts: Support existing mixed-usages in the industrial districts of Kalihi-Kai and Kapālama, as well as existing commercial uses along the Nimitz, Dillingham, King, Kalihi, and Waiakamilo corridors.			X
Promote compatibility with the surrounding urban and natural environment: Where industrial uses are mixed with or adjacent to residential communities or natural areas, mitigate visual, noise, and other environmental impacts by adopting performance standards.	X		
Support development of adequate warehousing facilities to support increased economic activity: Encourage development and maintenance of warehouse space of sufficient quality to prevent shortages and support growing businesses.			X
Define the role of town centers: Establish the "Pearlridge" area as the Pearl Harbor Regional Town Center, and strengthen the physical and visual connection between this urban activity center and the Pearl Harbor waterfront. Other town centers at Pearl City, Waimalu, 'Aiea, and Hālawa should serve as more localized or specialized activity and service areas.			X
Promote mixed land use: Town centers should support some form of mixed land use to respond more flexibly to market needs and to reduce dependency on the private automobile for local travel. The Pearl Harbor Regional Town Center should be designated for a greater diversity of uses than the other town centers, emphasizing an integration of medium- or higher-density residential and commercial development. Land use designations and design standards should be oriented toward assuring compatibility of building forms and uses, creating street connections, and providing a smooth transition between town centers and adjacent residential neighborhoods.			X
Facilitate pedestrian, transit, and bicycle improvements: There should be major improvements to transportation facilities and services, with particular emphasis on pedestrian, bicycle, and public transit modes along Kamehameha Highway, and commuter travel on the H-1 Freeway and in the Aloha Stadium vicinity. Design standards for new development in the town centers – especially the Pearl Harbor Regional Town Center – should encourage pedestrian and transit travel.	X		

Discussion: *Hilton supports the PUC Development Plan policy regarding Honolulu being the Pacific's leading city. The Village Master Plan will provide a mix of compatible uses for the surrounding area and promotes a plan that lends to the vibrancy and livability of Waikīkī. This plan seeks to achieve significant physical and subsequent operational improvements that will improve the quality and character of the visitor experience by both island guests and local residents. Upon completion, the Village Master Plan will transform the 22-acre resort by providing additional timeshare units, enhancement of retail and dining alternatives, an improved guest arrival experience, and numerous upgrades to its recreational amenities. The implementation of the Village Master Plan improvements will serve to strengthen Waikīkī as a destination and major economic driver for O'ahu and the State of Hawai'i.*

The Village Master Plan supports the development parameters set by the Waikīkī Special District. Mixed uses of retail and resort facilities within the Village are nestled in a park-like setting. Open space requirements will be maintained within the Village area while improvements along the Kālia Road streetfront will enhance the quality of the street environment and facilitate an improved experience for pedestrians, bicyclists, and public transit users. In addition, the design of new buildings and improvement areas will incorporate architectural and landscaped elements that enhance the aesthetics of Waikīkī and a greater sense of Hawaiiana in the built environment.

Table 5-7 PRIMARY URBAN CENTER DEVELOPMENT PLAN - OBJECTIVES AND POLICIES - CITY AND COUNTY OF HONOLULU	S	N/S	N/A
DEVELOP A BALANCED TRANSPORTATION SYSTEM			
Implement land use strategies to achieve a balanced transportation system: To achieve community livability and enable transportation choices, land use strategies that support alternative travel modes such as walking, bicycling, and transit should be adopted and implemented.	X		~~X~~
Improve the public transit system, including development of a rapid transit component: A convenient and efficient public transit system aids in maintaining traffic flows at an acceptable level for an attractive and successful urban setting. An effective public transit system for the PUC could be created with an east-west rapid transit route supplemented by effective links to the PUC's valley communities.			X
Implement Transportation Demand Management (TDM) strategies: Employ management strategies that encourage alternative travel models.			X
Review existing plans and establish priorities for roads and road improvements: Conduct a comprehensive classification of roadways to identify prospective improvements (e.g., automobile, transit, bikeways, pedestrian routes), and prioritize the implementation of such improvements.			X
Implement the Honolulu Bicycle Master Plan: Institutionalize a policy that all streets designated for bicycle travel should be maintained to accommodate shared bicycle and automobile use.			X
Enhance and improve pedestrian mobility: Create pedestrian districts, routes and a regional pedestrian network, and address pedestrian safety concerns.	X		
Encourage the full use of existing private and public parking garages: Encourage private parking garage owners to rent underused parking stalls within commercial buildings and large-scale residential projects.			X
Guidelines			
Identify and stimulate transit-oriented development on potential infill and redevelopment properties within the rapid transit corridor. Examples of development stimulators include tax incentives, development code amendments, and public infrastructure investments.			X
Undertake a comprehensive review of the City's street widening plans and reevaluate the use of Revised Ordinances for the City and County of Honolulu (ROH) Chapter 14, Article 21, on streets that the City does not intend to commit funds for street widening. Eliminate travel-way widenings that are not necessary, degrade neighborhood character, or are unlikely to be achieved. In older, built-out neighborhoods, consider alternatives for improving safety or pedestrian comfort, but do not involve substantial widening and acquisition of land.			x
Implement the Honolulu Bicycle Master Plan's three priority projects: (1) "Lei of Parks," a shared-use path connecting the City's major parks and open spaces; (2) Bike Friendly Route No. 1, a continuous, cross town bicycle lane, connecting to the Kalaniana'ole Highway Bikeway in the east and the Pearl Harbor Bike Path in the west; and (3) a series of bicycle access improvements around the various colleges and universities.			X
Establish pedestrian districts where walking is intended to be a primary mode of travel, such as within Downtown and Waikīkī. Develop specific facility standards for these districts; encourage midblock pathways or arcades; and implement sidewalk improvements, such as widening, paving, and landscaping.	X		
Work with residents and school organizations to improve pedestrian safety through planning and education efforts, including the development of traffic management plans, construction of traffic calming devices, and the improvement of neighborhood sidewalks and crosswalks.			X
Discussion: *Hilton supports policies to develop a balanced transportation system. The project will transform the entry and pedestrian/street fronts into a more unified and cohesive resort experience within the Village itself and with adjoining land uses. Improvements along Kālia will look to provide an inviting pedestrian environment, expanded and safer pedestrian walkways, and support services for TheBus and the Waikiki Trolley. Entryway and landscape improvements to Rainbow Drive and the construction of two new timeshares will further enliven the gateway experience from Kālia to Fort DeRussy. The existing incentives for Hilton team members to utilize alternative transportation options, including public transportation and bicycles will continue to be supported.*			
INFRASTRUCTURE AND PUBLIC FACILITIES			
WATER ALLOCATION AND SYSTEM DEVELOPMENT			
Policies ▪ Integrate resource management of all potable and non-potable water sources, including groundwater, stream water, storm water, and wastewater effluent. ▪ Adapt water conservation practices in the design of new developments and modification of existing uses, including landscaped areas.	X		

Table 5-7 PRIMARY URBAN CENTER DEVELOPMENT PLAN - OBJECTIVES AND POLICIES - CITY AND COUNTY OF HONOLULU	S	N/S	N/A
▪ Implement upgrades and capacity improvements to serve projected population increases. ▪ Protect and maintain watersheds to ensure an adequate supply of high quality water with sufficient infiltration recharge into groundwater aquifers.			
Conserve the use of potable water by implementing the following measures, as feasible and appropriate: ▪ Install low-flush toilets, flow restrictors rain catchment barrels, plumbing fixture meters, and other water conserving devices in commercial and residential developments. ▪ Promote xeriscaping techniques to reduce water use in landscaping by using various ground cover, drought-tolerant plant material and efficient irrigation systems in landscaped areas. ▪ Conduct extensive leak detection and repair for all public and private water infrastructure systems and residential, commercial and industrial plumbing. Conduct public education programs on awareness of water conservation. ▪ Reuse tertiary treated wastewater effluent, brackish water sources, storm runoff and surface reservoirs for the irrigation of golf courses, parks, other open landscaped areas, and industrial use.	X		
Develop additional potable groundwater sources in the Pearl Harbor and Honolulu Basin, redirect existing groundwater sources from Central O'ahu to the Primary Urban Center, and develop a desalination plant in Honolulu to meet future demands, maintain sustainability of aquifers, and provide relief from drought periods.			X
Create public watershed management partnerships to restore and manage watershed areas and conduct water conservation programs in conjunction with the BWS watershed management and water conservation programs.			X
Discussion: *Hilton supports the policies to conserve water resources and has developed a sustainability platform to guide their business practices including a commitment to reduce water consumption by 10% by the year 2014. Where feasible, the project will utilize sustainable design practices to reduce the amount of potable water utilized on the project site. For example, the landscaping department within the Village has developed an irrigation recycle and reuse water program for its ponds and waterfalls. Where feasible, xeriscaping techniques and use of plants tolerant and adaptable to the dry coastal conditions in Waikīkī will be utilized.*			
WASTEWATER SYSTEM			
Policies ▪ Implement wastewater collection system improvements to provide adequate service and sound facilities to existing neighborhoods and timely increases in system capacity to areas planned to undergo improvement or change in use. ▪ Implement adequate and timely upgrades/expansion of wastewater treatment facilities to meet the growth demands of the PUC.	x		
Complete current projects needed to correct currently identified service or facility inadequacies for neighborhoods where change in service demand is not anticipated.			X
In consultation with adjacent communities, implement the recommendations of the East and West Māmala Bay Wastewater Facilities Plans to upgrade treatment and collection systems to serve projected increases in service demands on a timely basis, as such demand increases become identified.			x
Discussion: *The project utilizes existing City and County wastewater system along Ala Moana Boulevard which leads sewer outflow via gravity flow to a pump station located on Kalākaua Avenue adjacent to Fort DeRussy. Effluent is eventually pumped to the Sand Island Treatment Plan where it is treated and discharged through a deep ocean outfall. Wastewater generated from the Village Master Plan is anticipated to increase by approximately 0.124 mgd.*			
ELECTRICAL POWER			
Policies ▪ Support retention and upgrade of the Waiau and Honolulu Power Plants as part of a strategic plan to improve the reliability of the Primary Urban Center's electrical power system. ▪ Promote and implement energy conservation measures and integrated resource planning. ▪ Planning and building of new or relocated transmission lines should take into consideration system and cost concerns, and the impacts on the environment. Options to place utility lines underground should be considered, and priorities should be established.	X		
In planning new or relocated substations or transmission lines, the selection of the site or route of such facilities should avoid or mitigate adverse impacts on scenic and natural resources.			X

Table 5-7 PRIMARY URBAN CENTER DEVELOPMENT PLAN - OBJECTIVES AND POLICIES - CITY AND COUNTY OF HONOLULU	S	N/S	N/A
Discussion: *Hilton supports the policy to promote and implement energy conservation measures. The Village renovations will replace less efficient mechanical, electrical, and cooling systems in older buildings, where practical, improving the efficiency of energy consumption on the Village. Energy efficient fixtures and conservation measures will be integrated into the design of the improvements and new development.*			
TELECOMMUNICATIONS FACILITIES			
Policies Minimize the visual impacts and potential health hazard of new facilities.	X		
In general, antennas and other facilities should be required to "blend in" with the surrounding environment. Visually obtrusive installations, such as locating in the middle of an open area or silhouetting antennas on top of ridges, should be avoided.			X
In granting land use permits for antennas, observe the following general principles: ▪ Wherever possible, antennas should be sited on existing structures, such as tall buildings, athletic field light standards, water reservoirs, or existing towers. Antennas should be flush-mounted when possible. ▪ Minimize the number of new towers (towers include lattice structures, as well as monopoles). New towers should be capable of accommodating more than one provider, with clear rules for sharing of costs. ▪ Where more than one tower is required, they should be clustered rather than dispersed.			X
Discussion: *While these policies are not directly applicable, Hilton supports the policies set forth regarding telecommunications facilities.*			
SOLID WASTE			
Policies ▪ Reduce the solid waste stream by encouraging recycling and reuse. ▪ Reduce dependence on landfills by encouraging alternative waste disposal technologies.	X		
Promote waste recycling by expanding collection facilities and services, and public outreach and education programs.	X		
Expand the use of automated refuse collection in residential areas.			X
Implement new technologies that more efficiently convert solid waste to green energy, thereby reducing the need for landfills.			X
In planning new public facilities, include neighborhood recycling convenience centers where feasible.			X
Discussion: *To divert a portion of the waste generated at the Village from being disposed of in the local landfill, sustainability programs have been incorporated into the Village to reduce the solid waste stream being generated on site. Food waste is recycled to local pig farmers who utilize the food waste for animal food. Kitchen cooking fat is recycled and converted into diesel fuel. Separation and recycling of recyclable materials take place on site including plastics, cans, glass, and cardboard. Also to assist with waste reduction, the Village mulches and re-uses landscape plant materials for use on the Village. During the Village Master Plan, re-use or recycling of demolished construction materials such as asphalt, concrete, and steel, will take place. Information was sourced from the Green Hawai'i Hotel document, and their current and proposed sustainable practices.*			
STORM WATER SYSTEMS			
Policies ▪ Require methods of retaining or detaining storm water for gradual release into the ground as the preferred strategy for the management of storm water. Where feasible, utilize open spaces including parking lots, landscaped areas, parks, and golf courses to detain or infiltrate storm water flows to reduce their volume and runoff rates. (*City Council Resolution No. 94-296*). ▪ Manage storm water flows through best management practices to minimize storm water runoff and peak discharge rates. ▪ Preserve stream and estuarine habitats.	X		
Revise flood control design criteria to recognize important aesthetic and ecological factors in the design process. Streams should not be channelized except when absolutely necessary to protect existing urban development from flooding.			X
Integrate planned improvements to the drainage system into the open space network by emphasizing the use of retention basins, the creation of passive recreational areas, and recreational access for pedestrians and bicycles without jeopardizing public safety. Support development of shared-use paths and parks along Mānoa and Pālolo Streams, Nu'uanu Stream and Kapālama Canal.	X		

Table 5-7 PRIMARY URBAN CENTER DEVELOPMENT PLAN - OBJECTIVES AND POLICIES - CITY AND COUNTY OF HONOLULU	S	N/S	N/A
Establish best management practices to guide stormwater management within the Primary Urban Center.	X		
Encourage community-based watershed planning, recognizing the array of stakeholders in the Primary Urban Center's urban watersheds and the important role of education and community involvement in urban watershed management.	X		
Support the establishment of short- and long-term ecological monitoring programs, particularly those that measure pollutant loading and are directed at improving water quality and quantity in order to conserve, protect, and restore the natural resources of the Primary Urban Center.	X		
Maintain and increase permeable surfaces within public right-of-ways to facilitate bio-filtration and groundwater recharge.	X		
Design and construct stormwater infrastructure in areas that contribute to high inflow and infiltration into the wastewater collection system.	X		
Discussion: *The Village will utilize existing box drainage systems which capture roadway storm water runoff and three basins at the Village which capture storm water runoff. Two drainage systems discharge into the ocean, and one discharges into a seepage well/dry well. The proposed improvements will include examination of new seepage wells and percolation chambers to minimize discharge into the ocean or other receiving waters. In addition, where feasible, Hilton will utilize sustainable design practices that improve the inter relationship between the natural and built environment in regards to storm water discharge and runoff, water quality, and the terrestrial and marine environments.*			
SCHOOL AND LIBRARY FACILITIES			
Policies ▪ Support the development of a high quality educational system of schools and post-secondary institutions that increase the attractiveness of the Primary Urban Center as a place to live and work. ▪ Work with the Department of Education to develop innovative shared-use facilities, particularly on City-owned school properties.	X		
Identify ways for the City and the general community to improve conditions within and near school and college campuses. For example, the City could take a lead role in enhancing street appearance, security, and traffic and pedestrian safety near campuses.			X
The City Department of Parks and Recreation should coordinate with the DOE regarding the development and use of athletic facilities such as playgrounds, playfields and courts, swimming pools, and gymnasiums, where joint use of such facilities would maximize use and reduce duplication of function without compromising the schools' athletic programs.			X
Discussion: *Hilton supports these policies associated with school and library facilities of the PUC; however, these policies are not directly applicable to the Village project.*			
CIVIC AND PUBLIC SAFETY FACILITIES			
Policies ▪ Provide adequate staffing and facilities to ensure effective and efficient delivery of basic governmental service and protection of public safety.	X		
As population increases, provide support for civil defense building shelters and improved technology, equipment and training for fire fighting, police protection and paramedical services.			X
Establish new Satellite City Halls within neighborhood commercial complexes or community centers if there is an opportunity to do so with little or no capital expense or modest rent.			X
Discussion: *Hilton support policies associated with civic and public safety facilities within the PUC. Building codes and OSHA/HIOSH standards will be followed to ensure the security of public health and safety are protected; during construction and through day to day operations. The Village provides Safety & Security Officers who are uniformed and available 24 hours a day to help ensure the safety of visitors and guests to the Village. In the event of a natural disaster or emergency, Hilton has programs in place and educational materials for guests which protect and promote public health, safety, and welfare of those at the Village.*			
Development Priorities Projects to receive priority in the approval process are those that: ▪ Involve land acquisition and improvements for public projects which are consistent with the Development Plan vision, policies and guidelines; and ▪ Involve applications for zoning and other land use permits that are consistent with the Development Plan vision, policies, and guidelines.	X		
Discussion: *The Village project is consistent with the PUC's Development Plan vision, policies, and guidelines.*			

5.3.3 City and County of Honolulu Waikīkī Special District

The purpose of the LUO is to regulate land use in a manner that will encourage orderly development in accordance with adopted land use policies, including the City and County of Honolulu General Plan and the PUC Development Plans. The LUO also promotes and protects public health, safety, and welfare by:

- Minimizing adverse effects resulting from the inappropriate location, use or design of sites and structures;
- Conserving the city's natural, historic and scenic resources and encouraging design which enhances the physical form of the city; and
- Assisting the public in identifying and understanding regulations affecting the development and use of land.

The LUO also provides reasonable development and design standards that are applicable to the location, height, bulk and size of structures, yard areas, off-street parking facilities, and open spaces, and the use of structures and land for agriculture, industry, business, residences or other purposes (Revised Ordinance for the City and County of Honolulu, Chapter 21).

As a recognized resort destination, Waikīkī continues to attract visitors from all parts of the world, serving as the foundation for the state's tourist industry, identified as a major and vital employment sector, and home for thousands of full-time residents. As such, in the City's commitment to maintain the socio-economic vitality of Waikīkī, the area is designated as a Special District, with specific design standards and guidelines established to direct its future growth (LUO, Sec. 21-9.80). The Village is located in the WSD, Resort Mixed Use Precinct (*Figure 1-6*).

The establishment of the WSD was largely a response to the rapid development of the 1960s and 1970s, and the physical and social changes attributed to that development. As a sophisticated urban resort, diversity and contrast characterize Waikīkī. The LUO's WSD Guidelines are a planning tool aimed at restoring the basic appeal of Waikīkī as a pedestrian-friendly environment. To complement the strong urban image that Waikīkī possesses, emphasis is placed on developing creative and functional uses of the ground-level open space. The focus of open space helps to define a "Hawaiian sense of place" as stated in the objectives of the WSD Guidelines that are enumerated in Section 7.80-1 of the LUO. The applicable objectives of the WSD addressed by the project are discussed below in *Table 5-8*.

Table 5-8 WAIKĪKĪ SPECIAL DISTRICT – OBJECTIVES AND POLICIES – CITY AND COUNTY OF HONOLULU	**S**	**N/S**	**N/A**
Sec. 21-9.80 Waikīkī Special District--Findings. (A) To the world, Waikīkī is a recognized symbol of Hawai'i; and the allure of Waikīkī continues, serving as the anchor for the state's tourist industry. In addition to its function as a major world tourist destination, Waikīkī serves as a vital employment center and as a home for thousands of full-time residents. (B) The creation of the Waikīkī Special District was largely a response to the rapid development of the 1960s and 1970s, and the changes produced by that development. Now, Waikīkī can be described as a mature resort plant and residential locale. Waikīkī needs to maintain its place as one of the world's premier resorts in an international market; yet, the sense of place that makes Waikīkī unique needs to be retained and enhanced. (C) Because of the city's commitment to the economic, social and physical well-being of Waikīkī, it is necessary to guide carefully Waikīkī's future and protect its unique Hawaiian identity. (Added by Ord. 99-12)			
The objectives of the Waikīkī Special District are to:			
Promote a Hawaiian sense of place at every opportunity.	X		

Table 5-8 WAIKĪKĪ SPECIAL DISTRICT – OBJECTIVES AND POLICIES – CITY AND COUNTY OF HONOLULU	S	N/S	N/A
Guide development and redevelopment in Waikīkī with due consideration to optimum community benefits. These shall include the preservation, restoration, maintenance, enhancement and creation of natural, recreational, educational, historic, cultural, community and scenic resources.	X		
Support the retention of a residential sector in order to provide stability to the neighborhoods of Waikīkī.	X		
Provide for a variety of compatible land uses which promote the unique character of Waikīkī, emphasizing mixed uses.	X		
Support efficient use of multimodal transportation in Waikīkī, reflecting the needs of Waikīkī workers, businesses, residents, and tourists. Encourage the use of public transit rather than the private automobile, and assist in the efficient flow of traffic.	X		
Provide for the ability to renovate and redevelop existing structures which otherwise might experience deterioration. Waikīkī is a mature, concentrated urban area with a large number of nonconforming uses and structures. The zoning requirements of this special district should not, therefore, function as barriers to desirable restoration and redevelopment lest the physical decline of structures in Waikīkī jeopardize the desire to have a healthy, vibrant, attractive and well-designed visitor destination.	X		
Enable the city to address concerns that development maintain Waikīkī's capacity to support adequately, accommodate comfortably, and enhance the variety of worker, resident and visitor needs.	X		
Provide opportunities for creative development capable of substantially contributing to rejuvenation and revitalization in the special district, and able to facilitate the desired character of Waikīkī for areas susceptible to change.	X		
Encourage architectural features in building design which complement Hawai'i's tropical climate and ambience, while respecting Waikīkī's urbanized setting. The provision of building elements such as open lobbies, lanais, and sunshade devices is encouraged.	X		
Maintain, and improve where possible: mauka views from public viewing areas in Waikīkī, especially from public streets; and a visual relationship with the ocean, as experienced from Kalākaua Avenue, Kālia Road and Ala Moana Boulevard. In addition, improve pedestrian access, both perpendicular and lateral, to the beach and the Ala Wai Canal.	X		
Maintain a substantial view of Diamond Head from the Punchbowl lookouts by controlling building heights in Waikīkī that would impinge on this view corridor	X		
Emphasize a pedestrian-orientation in Waikīkī. Acknowledge, enhance and promote the pedestrian experience to benefit both commercial establishments and the community as a whole. Walkway systems shall be complemented by adjacent landscaping, open spaces, entryways, inviting uses at the ground level, street furniture, and human-scaled architectural details. Where appropriate, open spaces should be actively utilized to promote the pedestrian experience.	X		
Provide people-oriented, interactive, landscaped open spaces to offset the high-density urban ambience. Open spaces are intended to serve a variety of objectives including visual relief, pedestrian orientation, social interaction, and fundamentally to promote a sense of "Hawaiianness" within the district. Open spaces, pedestrian pathways and other ground level features should be generously supplemented with landscaping and water features to enhance their value, contribute to a lush, tropical setting and promote a Hawaiian sense of place.	X		
Support a complementary relationship between Waikīkī and the convention center.	X		
Discussion: *The Village Master Plan will guide new development and redevelopment with due consideration given to the existing ambiance and character at the gateway to Waikīkī. The Village Master Plan promotes a variety of compatible uses, and offers a balanced mixed to the overall Village composition of accommodations with additional timeshares. The plan is an opportunity for creative development that will significant revitalize the largest resort property in Waikīkī. The plan encourages a design them that is complementary to the tropical climate and is oriented in a fashion to preserve mauka-makai viewsheds and will not have an impact of significant public views, like those from Punchbowl. The Kālia street front will promote a positive pedestrian experience and will maintain and expand landscaped areas. Areas currently blocked or limited for public access will be opened up, becoming inviting new spaces of retail and leisure at the ground level.*			

Table 5-8 WAIKĪKĪ SPECIAL DISTRICT – OBJECTIVES AND POLICIES – CITY AND COUNTY OF HONOLULU	S	N/S	N/A
Sec. 21-9.80-3 Prominent view corridors and historic properties. The following streets and locations identify significant public views of Waikīkī landmarks, the ocean, and the mountains from public vantage points:			
(1) Intermittent ocean views from Kālia Road across Fort DeRussy Park and from the Ala Wai Bridge on Ala Moana Boulevard; (2) Continuous ocean views along Kalākaua Avenue, from Kūhiō Beach to Kapahulu Avenue; (3) Ocean views from Ala Wai Yacht Harbor; (4) Ocean views from Kūhiō Beach Park; (5) Views of Ala Wai Yacht Harbor from Ala Moana Park (Magic Island Park); (6) Mauka views from the portions of the following streets mauka of Kūhiō Avenue: (a) Nohonani Street; (b) Nāhua Street; (c) Kānekapōlei Street; (d) Kai'olu Street; (e) Lewers Street; (f) Walina Street; and (g) Seaside Avenue (7) View of Diamond Head from Ala Wai Boulevard between McCully Street and Kapahulu Avenue.	X		
Development should preserve, maintain and enhance these views whenever possible. Additional yard area and spacing between buildings may be required by the director, in connection with the issuance of special district permits, and the council and/or the director, in connection with planned development-resort and planned development-commercial approvals pursuant to Section 21-2.110-2, to protect these significant views.	X		
Development should preserve, maintain and enhance historic properties whenever possible. Special district permit applications involving buildings over 50 years old shall be submitted to the state department of land and natural resources for review and comments. (Added by Ord. 99-12)			X
Discussion: *The project will have a less than significant effect on ocean views from Kālia Road. The present views from mauka side of Kālia Road entail the Village Kālia Tower, Mid-Pacific Conference Center, Rainbow Bazaar, Rainbow Drive, Tapa Tower, the bus and tour transportation area followed by Diamond Head and Ali'i Tower. Views are presently limited due to previously developed footprint. View corridors are limited due to the present structures and heights of buildings developed throughout the WSD. The Village will have minimal impacts to ocean views at locations north of the Village across Ala Moana Boulevard, who may have an ocean view facing South or South east towards Diamond Head.*			
Sec. 21-9.80-4 General requirements and design controls. The design of buildings and structures in the Waikīkī Special District should always reflect a Hawaiian sense of place, as outlined in the design controls of this section. These design controls shall be supplemented by a design guidebook prepared and made available to the public by the director. The design guidebook shall be used as a principal tool by the director to express those various planning and architectural design elements which demonstrate consistency with the intent, objectives, guidelines, and standards of the Waikīkī Special District. The director shall submit the design guidebook and any revisions thereof to the council for review and comment prior to making the guidebook and any revisions available to the public. The following requirements shall be applied in all precincts within the district. Where the following requirements are silent, the applicable provisions of this chapter shall apply.			
(A) Uses and Structures Allowed in Required Yards and Setbacks. The provisions of Section 21-4.30 shall apply except as provided by this subsection. No business activity of any kind, including advertising, promotion, solicitation, merchandising or distribution of commercial handbills, or structures or any other use or activity, except as provided by this subsection, shall be located or carried out within any required yard, street or building setback area, except those areas occupied by enclosed nonconforming buildings.	X		
(B) Curb Cuts. Curb cuts for driveway openings and sight distances at all intersections shall comply with the design standards of the department of transportation services unless modified by the city council. The number of curb cuts should be kept to a minimum in order to enhance pedestrian movement along sidewalks.	X		
(C) Design Guidelines.			

Table 5-8 WAIKĪKĪ SPECIAL DISTRICT – OBJECTIVES AND POLICIES – CITY AND COUNTY OF HONOLULU	S	N/S	N/A
(1) General Guidelines. All structures, open spaces, landscape elements and other improvements within the district shall conform to the guidelines specified on the urban design controls marked Exhibit 21-9.15, set out at the end of this article, the design standards contained in this section and other design guidelines promulgated by the director to further define and implement these standards.	X		
(2) Yards. Yard requirements shall be as enumerated under development standards for the appropriate zoning precinct under Table 21-9.6(B).	X		
(3) Automobile Service Stations and Car Rental Establishments			X
(4) Utility Installations. Utility installations shall be designed and installed in an aesthetic manner so as to hide or screen wires and equipment completely from view, including views from above (except for antennas).	X		
(5) Building Materials. Selection and use of building materials should contribute to a Hawaiian sense of place through the use of subdued and natural materials, such as plaster finishes, textured concrete, stone, wood and limited use of color-coated metal. Freestanding walls and fences should be composed of moss rock, stucco-finished masonry or architectural concrete whenever possible. Colors and finishes shall be characterized as being absorptive rather than reflective. The use of shiny metal or reflective surfaces, including paints and smooth or plastic-like surfaces should be avoided.	X		
(6) Building Scale, Features and Articulation. Project designs should provide a human scale at ground level. Buildings composed of stepped forms are preferred. Articulated facades are encouraged to break up building bulk. Use of the following building features is encouraged: sunshades; canopies; eaves; lanais; hip-form roofs for low-rise, freestanding buildings; recessed windows; projecting eyebrows; and architectural elements that promote a Hawaiian sense of place.	X		
(7) Exterior Building Colors. Project colors should contribute to a tropical resort destination. They should complement or blend with surrounding colors, rather than call attention to the structure. Principal colors, particularly for high-rise towers, should be of neutral tones with more vibrant colors relegated to accent work. Highly reflective colors shall not be permitted.	X		
(8) Ground Level Features. (A) Within a development, attention should be given to pedestrian-oriented ground level features. A close indoor-outdoor relationship should be promoted. Design priority should include the visual links through a development connecting the sidewalk and other public areas with on-site open spaces, mountains and the ocean. (B) Building facades at the ground level along open spaces and major streets (including Kalākaua Avenue, Kūhiō Avenue, Kapahulu Avenue, Ala Wai Boulevard and Ala Moana Boulevard) shall be devoted to open lobbies, arcade entrances, and display windows, and to outdoor dining where it is permitted. (C) Where commercial uses are located at ground level, other than as required by paragraph (B), at least one-half of the total length of the building facade along streets shall be devoted to open lobbies, arcade entrances, display windows and outdoor dining where permitted. (D) The street facades of ground level hotel lobbies should include wide, open entryways. Ventilation in these lobbies should primarily depend on natural air circulation. (E) Where buildings are situated between a street and the shoreline or between a street and open spaces, ground level lobbies, arcades and pedestrian ways should be provided to create visual links between the street and the shoreline or open space. (F) Where blank walls must front a street or open space, they shall be screened with heavy landscaping or appropriately articulated exterior surfaces. (G) Ground level parking facilities should not be located along any street, park, beachfront, public sidewalk or pedestrian way. Where the site plan precludes any other location, the garage may front these areas provided landscaping is provided for screening. Principal landscaping shall include trees, and secondary landscape elements may include tall hedges and earth berms. (H) For purposes of the Waikīkī Special District, an "open lobby" shall mean a ground-floor lobby which shall not be enclosed along the entire length of at least two of its sides or 50 percent of its perimeter, whichever is greater, and which shall provide adequate breezeways and views to interior and/or prominent open spaces, intersecting streets, gateways or significant pedestrian ways.	X		
(9) Outdoor Lighting. Outdoor lighting shall be subdued or shielded so as to prevent glare and light spillage onto surrounding properties and public rights-of-way. It shall not be used to attract attention to structures, uses or activities; provided, however, that indirect illumination which shall be integrated with the architectural design of a building may be allowed when it is utilized to highlight and accentuate exterior building facades, and architectural and/or ground level features. Rotating,	X		

Table 5-8 WAIKĪKĪ SPECIAL DISTRICT – OBJECTIVES AND POLICIES – CITY AND COUNTY OF HONOLULU	S	N/S	N/A
revolving, moving, flashing and flickering lights shall not be visible to the public, except lighting installed by a public agency for traffic safety purposes or temporary lighting related to holiday displays.			
Discussion: *The project design reflects a Hawaiian sense of place in building scale, materials and ground level features. Timeshare towers are capped with hipped roof and subdued color tiles that blend in with the surrounding resort facilities. Facades are articulated to break up the building bulk and sunshades, canopies, eaves and lanais are incorporated into the design to promote a Hawaiian sense of place. Entrance improvements along Kālia Road and Rainbow Drive include new resort signage and a lush pedestrian pathway ~~with a new series of ponds.~~ A newly defined pedestrian path accented with a ribbon of landscape will avail visitors and guests to a strolling experience along Kālia Road fronting Tapa Tower. A canopy of coconut palms along with fragrant and colorfully hued array of shrubs and groundcover will provide an elegant streetscape transition to Tapa Tower.*			
Landscaping. (1) Any tree six inches or greater in trunk diameter shall not be removed or destroyed except as follows: (A) The tree is not visible from any street, park or other public viewing area. (B) Appropriate development of the site cannot be achieved without removal of the tree. (C) The tree is a hazard to the public safety or welfare. (D) The tree is dead, diseased or otherwise irretrievably damaged. (E) The applicant can demonstrate the tree is unnecessary due to overcrowding of vegetation. (2) Any tree removed which is visible from any street, park or other public viewing area shall be replaced by an approved tree of a minimum two-inch caliper, except palms which shall have a minimum trunk height of 15 feet, or by alternative approved landscaping material, unless the replacement results in overcrowded vegetation. Larger replacement trees may be required depending on the size of the trees removed. (3) Where possible, trees proposed for removal shall be relocated to another area of the project site. (4) Parking structures shall be landscaped. Rooftop parking areas shall also be landscaped wherever they are visible to the public. (5) Landscaped screening shall be required to prevent undesirable vistas and sight lines, and to reduce the visual impact of blank walls and parked vehicles. Spacing and other design elements shall be determined by species, plant size and mix of plant material. (6) Whenever landscaping is required, the use of fragrant, lush, tropical vegetation and native plant species is encouraged. (7) All fences and walls exceeding 36 inches in height, except for moss rock walls, shall be landscaped with vine or hedge planting, or other approved vegetation on the street side. (8) All landscaped areas shall include an adequate irrigation system.	X		
Discussion: *A palette of small, medium, and large native, Polynesian-introduced, and tropical canopy trees that provide shade and screening will be selected as frame of the Village's landscape to be accented by understory foliage and groundcover that are consistent with the WSD guidelines. As appropriate, the selection and use of native plants will be encouraged with specificity to express identified culturally appropriate themes and experiences throughout the Village.*			
Height Regulations.			
Rooftop Height Exemption: The director may exempt necessary mechanical appurtenances, and utilitarian and architectural features from the height regulations of the special district, provided they are erected only to such height as is necessary to accomplish the purpose they serve, but in no case exceeding 18 feet above the maximum height limit for roof forms and 12 feet above the maximum height limit for all other appurtenances and features. These building elements may be exempted only if the director finds they do not obstruct any significant views which are to be preserved, protected and enhanced and are consistent with the intent and objectives of the Waikīkī Special District. The design of roof treatment shall be attractive, contextual and an integral part of the building's design scheme. Except for flagpoles and smokestacks, all items listed in Section 21-4.60(c) shall also be exempt from the height provision of this subsection.	x		
Coastal Height Setbacks: In addition to the above limits, there is a need to step back tall buildings from the shoreline to maximize public safety and the sense of open space and public enjoyment associated with coastal resources. Accordingly, the following minimum setbacks shall apply to all zoning lots along the shoreline:	X		

Table 5-8 WAIKĪKĪ SPECIAL DISTRICT – OBJECTIVES AND POLICIES – CITY AND COUNTY OF HONOLULU	S	N/S	N/A
There shall be a building height setback of 100 feet in which no structure shall be permitted. This setback shall be measured from the certified shoreline; and Beyond the 100-foot line there shall be a building height setback of 1:1 (45 degrees) measured from the certified shoreline.			
Discussion: *The proposed timeshare towers are not located within the shoreline setback area. The towers are situated within the existing developed area. All existing buildings within the project area comply with the WSD height standard of 350 ft. The master plan proposes that the DeRussy Tower will be 350 ft and the Rainbow Bazaar Tower will be 260 ft.*			
Parking.			
Off-street parking shall be provided in accordance with Article 6 and Table 21-6.3. Notwithstanding the foregoing, ground floor and basement uses, other than dwelling uses, in the Waikīkī Special District shall be exempt from off-street parking requirements.	X		
Discussion: *Presently, the Village contains 1,844 ~~1,819~~ existing parking stalls. The construction of two new timeshares will require new on-site parking. Existing on-site parking at the main parking garage will undergo renovation and reconfiguration to recapture additional spaces. The new DeRussy Tower will have a two-story parking podium at its base that yields an additional 125 stalls. Upon completion, there will be a net total of at least 1,969 ~~1,944~~ stalls, meeting LUO parking requirements. Additional off-site parking is available to the public in the parking structure located mauka of Kālia Road and Fort DeRussy*			

5.3.4 City and County of Honolulu Waikīkī Livable Community Project

The WLCP is a federally-funded planning study that was conducted under a grant obtained from Federal Highway Administration's Transportation and Community and System Preservation Pilot Program (TCSP) and federal funding from the O'ahu Metropolitan Planning Organization. The TCSP is a nationwide program providing cities and communities with grants to investigate the relationship between transportation and community. The transportation system in Waikīkī consists of a street network and sidewalk network. The WLCP examines how Waikīkī's system of public streets, sidewalks, and rights-of-way are used and how the system might improve. The WLCP was designed, with assistance from the Waikīkī community and stakeholders, to improve transportation, circulation and pedestrian activity to assist in the improvement and support of the revitalization of Waikīkī as a pedestrian first community.

Table 5-9 CITY AND COUNTY OF HONOLULU WAIKĪKĪ LIVABLE COMMUNITY PROJECT	S	N/S	N/A
WLCP Mission Statement: Waikīkī is a distinct, premier resort, residential and urban district. It must maintain its Hawaiian sense of place and economic vitality. Seeking solutions and compromises in physical planning, landscaping, and various modes of transportation, shall meet the needs of visitors, residents, and team members alike in the spirit of Aloha.			
"Pedestrian First" Policy			
In Waikīkī the pedestrian, visitor and resident alike, will come first. Waikīkī will be a pedestrian-oriented resort and a pedestrian-oriented residential area. Walking will be the primary mode of getting around within Waikīkī and it will be a pleasurable way to enjoy Waikīkī.	X		
The pedestrian walking experience on public sidewalks in Waikīkī needs to be improved and enhanced.	X		
Discussion: *The project design will add to Waikīkī's livability and pedestrian level streetscape. Through the project, improvements will be made to retail and streetscape experience along Kālia Road. In general, improvements will be made to the street side appearance and appeal of retail units fronting the Rainbow Drive entry. Landscaping and pedestrian access fronting Tapa Tower along Kālia Road will be opened up, invoking a more appealing welcoming experience. A newly defined pedestrian path will direct visitors and guests along the major walkway under the Tapa Tower. Improvements will also be undertaken at the main entry, Rainbow Drive, and the center of resort retail. To address the pedestrian-vehicle conflict that exists at the crosswalk between Kālia Tower and Tapa Tower, proposed improvements include relocating the*			

Table 5-9 CITY AND COUNTY OF HONOLULU WAIKĪKĪ LIVABLE COMMUNITY PROJECT	S	N/S	N/A
existing crosswalk approximately 60 to 80 ft makai from its current location. Currently, pedestrian flow converges at the crosswalk while vehicles maneuver to enter/exit the main parking garage from Rainbow Drive. The proposed improvements will direct pedestrian circulation away from the area, alleviating the current congestion. Retail storefronts will be reoriented to the crosswalk, absorbing pedestrian flow and creating new retail activity hubs in the central area of the Village. Circulation throughout the resort will be improved, making it more pedestrian friendly.			
Transportation in Waikīkī – Vision Statements			
Kūhiō Avenue Vision Statement: Celebrating Living in Waikīkī			X
Ala Wai Boulevard Vision Statement: A Stage for Recreation and Culture			X
Kalākaua Avenue Vision Statement: One of the World's Greatest Streets			X
Ala Moana Boulevard Vision Statement: A Green Gateway	X		
Mauka - Makai Streets: Creating Neighborhoods with Unique Character			X
Discussion: *Hilton supports the vision statements of Kūhiō Avenue, Ala Wai Boulevard, Kalākaua Avenue, and the Mauka - Makai Streets; however, the most applicable vision statement to the Village Master Plan is that of the Ala Moana Boulevard Vision Statement, as Ala Moana Boulevard borders the Village to the northwest and connects to Kālia Road which borders the Village to the northeast.*			
Ala Moana Boulevard "A Green Gateway"			
Ala Moana Boulevard will continue to be a major gateway in Waikīkī, conveying a sense of arrival and welcome to visitors and residents.	X		
As the primary entry route for arriving visitors, Ala Moana Boulevard offers an opportunity to create a positive first impression of Waikīkī that welcomes and establishes a sense of arrival to a very special place. Recent City projects have greatly enhanced the sidewalk fronting Hiltons Kālia Tower and Fort DeRussy.	X		
The vision for Ala Moana boulevard will be accomplished by continued partnering of the City with private sector to improve the public sidewalk space for pedestrians as properties are redeveloped.	X		
Ala Moana Boulevard will be transformed into Waikīkī's primary gateway that will welcome visitors to a very special place. It will do so by visually and functionally enhancing the pedestrian experience to attract more pedestrians, whose presence will reinforce the gateway impression. Visually, the pedestrian experience will build upon recent improvements, providing landscaping for shading along sidewalks and in street medians, historic-style lighting fixtures, textured sidewalk surfaces, and furnishings such as benches. Signage for motorists and pedestrians will be distinct, less cluttered and easier to understand. Decorative crosswalks will direct pedestrians to safe street crossings and alert motorists.	X		
Entry features at key locations will include lush landscaping and elements of fire, water and lava rock. The primary entry feature will be on the Ala Moana Park side of the Ala Moana Bridge so that the water crossing experience over the Ala Wai Canal becomes part of the sense of arrival to Waikīkī. Another entry feature at the intersection of Ala Moana Boulevard and Kalākaua Avenue will mark its connection to Kalākaua Avenue, Waikīkī's primary resort corridor. The entry features will communicate that Waikīkī is a pedestrian friendly place.	X		
Discussion: *The Village is located on the primary entry route for arriving visitors to Waikīkī. The project will add new vibrancy to the entrance of Waikīkī and continue to convey the sense of arrival and welcome to visitors and residents. Specifically, entrance improvements along Kālia Road and Rainbow Drive include new resort signage and a lush pedestrian pathway ~~with a new series of ponds~~. A newly-defined pedestrian path accented with a ribbon of landscape will avail visitors and guests to a strolling experience along Kālia Road fronting Tapa Tower. A canopy of coconut palms along with fragrant and colorfully hued array of shrubs and groundcover will provide an elegant streetscape transition to Tapa Tower.*			
Secondary Pedestrian Routes			
Secondary pedestrian routes are sidewalk space along streets connecting primary pedestrian routes to recreational pedestrian routes and to pedestrian routes and attractions beyond Waikīkī. They are intended to accommodate lower volumes of pedestrian activity than the primary pedestrian routes. Roadways identified as secondary pedestrian routes include: Kūhiō Avenue (between Kaiulani Avenue and Kapahulu Avenue), Ala Moana Boulevard (between Atkinson Boulevard and Kālia Road), Hobron Lane, Kālia Road, Saratoga Road, Kalaimoku Street (between Kalākaua Avenue and Kūhiō Avenue), Lewers Street (between Kalākaua Avenue and Kūhiō Avenue), McCully Street, and Ohua Avenue (between Kalākaua Avenue and Kūhiō Avenue).	X		

Table 5-9 CITY AND COUNTY OF HONOLULU WAIKĪKĪ LIVABLE COMMUNITY PROJECT	S	N/S	N/A
Through public-private partnering in conjunction with the Outrigger Beach Walk project, the sidewalk between Lewers Street and Saratoga Road on the mauka side of Kālia Road will be widened and textured sidewalk paving will be provided on both sides of the street. The streetscape along Kālia Road will also be improved by providing street trees and replacing street lights with historic-style lighting fixtures.	X		
Discussion: *Hilton supports the WLCP goals for improvements to secondary pedestrian routes. The project site is along Ala Moana Boulevard and Kālia Road and improvements to the pedestrian experience are being proposed. Landscaping and pedestrian access fronting Tapa Tower along Kālia Road will be opened up, invoking a more appealing welcoming experience. Retail storefronts will be reoriented to the crosswalk on Kālia Road, absorbing pedestrian flow and alleviating current congestion. The improvements along this section of Kālia Road will be an extension of the secondary pedestrian route from Ala Moana Boulevard.*			
Traffic Circulation			
For fifty years or more since the modern grid street pattern system went into effect, addressing the diverse transportation needs of residents, businesses and visitors is an essential part of making Waikīkī livable. Ala Moana Boulevard will continue to be a primary entry and exit route for Waikīkī, accommodating all types of vehicles. It will also become the entry and exit route for the planned high capacity BRT line serving Waikīkī via Kālia Road.	X		
Discussion: *Hilton supports the WLCP goals for improvements to traffic circulation. Ala Moana Boulevard and Kālia Road provide direct access to the Village. Currently, TheBus and The Trolley provide alternative transportation service along Ala Moana Boulevard and Kālia Road. Coordination efforts will be provided to support the planned high capacity BRT line serving Waikīkī via Kālia Road.*			

5.3.5 City and County of Honolulu Planned Development-Resort Permit

The provisions of the LUO specify that certain zoning standards and minimum requirements may be modified for planned development projects in the WSD, subject to their review and approval in concept by the City Council, and in detail by the Director of Planning and Permitting.

Review and approval of planned developments in the WSD is a two-step process, as spelled out in Sections 21-2.110-2 and 21-9.80-4(d)(4) of the LUO. First, a conceptual plan must be approved by the Honolulu City Council. Applications for conceptual plan approval are submitted to the DPP for review. The results of the review are forwarded along with a recommendation to the Honolulu City Council for action. The second step is approval of a detailed plan by the DPP. Application and processing requirements are the same as for obtaining a Major Permit in the WSD.

Discussion: *The Village is located within the WSD. The Village Master Plan has been conceived as a PD-R project. PD-R projects are only permitted in the Resort Mixed Used Precinct. The proposed improvements are subject to the review and approval by the City Council and the Director of Planning and Permitting. An application for a PD-R Permit from the City and County of Honolulu will be processed. Chapter 3 describes the details of the compliance with the PD-R. The PD-R accommodates for special allowances and development standards to the following areas: 1) Building density / floor area; 2) Ground level open space; 3) Front yards; 4) Building heights; 5) Transitional height setbacks; and 6) Parking and Loading, and 7) Landscaping. The maximum Floor Area Ratio ("FAR") for the planned approval under a new PD-R for the Village Master Plan could be 4.0 but current plans are projected to create an FAR of 3.656. All existing buildings within the project area comply with the WSD height standard of 350 ft. The Village Master Plan proposes that the Timeshare Tower 1 (Fort DeRussy side) will be 350 ft and the Timeshare Tower 2 (Rainbow Bazaar side) will be about 260 ft.*

5.3.6 City and County of Honolulu Special Management Area

Within the City and County of Honolulu, the SMA Use Permit application review is administered by the DPP, and the decision on its issuance is rendered by the City Council, pursuant to Ordinance No. 84-4. It is the policy of the City and County of Honolulu to preserve, protect, and to restore the natural resources of the coastal zone of Hawai'i. The SMA designation places special controls on development within an area along the shoreline. These controls are necessary to avoid permanent loss of valuable resources and to insure that adequate public access is provided to public owned or used beaches, recreation areas, and natural reserves. Further, the project is a development that is "valued at over $125,000" and is included in the SMA Boundary area for Waikīkī; thus a SMA Use Permit is required (ROH,Sec. 25-1.2; HRS Chapter 205A-21).

Issuance of the SMA Use Permit is based on the consistency of the proposed development project with the policies and review guidelines specified in the CZM Law. The applicable objectives, policies and guidelines to the project are discussed in *Table 5-10*.

Table 5-10 SPECIAL MANAGEMENT AREA – OBJECTIVES AND POLICIES – CITY AND COUNTY OF HONOLULU
(1) All development in the special management area are subject to reasonable terms and conditions set by the authority in order to ensure:
▪ Adequate access, by dedication or other means, to publicly owned or used beaches, recreation areas, and natural reserves is provided to the extent consistent with sound conservation principles;
Discussion: *Access to Waikīkī Beach as well as the adjacent recreational facilities of Fort DeRussy Park will be maintained. The Village Master Plan improves the existing sidewalk area along Kālia Road, thereby improving internal flow within the Village and overall access to the beach. Hilton maintains management responsibility for the Duke Kahanamoku Lagoon which is a publicly accessible ocean recreational area along the shoreline. The proposed improvements will not restrict access to these resources.*
▪ Adequate and properly located public recreation areas and wildlife preserves are reserved.
Discussion: *The Village Master Plan will complement the adjacent public recreational areas of Fort DeRussy Park and Waikīkī Beach. The Duke Kahanamoku Lagoon will continue to be open to the public for ocean recreation. This Lagoon is managed by Hilton. Further, Hilton will continue to offer management of a wildlife preserve within their development.*
▪ Provisions are made for solid and liquid waste treatment, disposition, and management that will minimize adverse effects upon special management area resources.
Discussion: *Sustainability programs have been incorporated to reduce the solid waste stream being generated on site. The intention is to minimize waste generated at the Village from being disposed of in the local landfill. Food waste is recycled to local pig farmers who utilize the food waste for animal food. Kitchen cooking fat is recycled and converted into diesel fuel. Separation and recycling or recyclable materials take place on site including plastics, cans, glass and cardboard. Irrigation water is recycled and re-used for water at ponds and waterfalls. Other solid and liquid waste water will connect to the existing City and County of Honolulu wastewater system.*
▪ Alterations to existing land forms and vegetation; except crops, and construction of structures shall cause minimum adverse effect to water resources and scenic and recreational amenities and minimum danger of floods, landslides, erosion, siltation or failure in the event of earthquake.
Discussion: *The project will redevelop an already urbanized segment of Waikīkī. The project will not have an adverse effect on water, scenic, or recreational resources. The project will serve to enhance the overall quantity and quality of recreational amenities in the area. All design controls will be in compliance with maintaining safety standards to minimize the any potential danger of natural hazards.*
(2) No development shall be approved unless the authority has first found:
▪ That the development will not have any substantial adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interests. Such adverse effects shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect, and the

Table 5-10 SPECIAL MANAGEMENT AREA – OBJECTIVES AND POLICIES – CITY AND COUNTY OF HONOLULU
elimination of planning options;
Discussion: *The Village Master Plan will not create substantial adverse environmental or ecological effects. Identified potential long-term impacts and recommended mitigation measures are discussed in* Section 4.0.
▪ That the development is consistent with the objectives, policies, and special management area guidelines of this chapter and any guidelines enacted by the legislature;
Discussion: *The project remains consistent with the policies and objectives of the HRS Chapter 205A CZM and its review guidelines, as well as the ROH, Chapter 25 SMA guidelines. Consistency with CZM is discussed earlier in this chapter.*
▪ That the development is consistent with the county general plan and zoning. Such a finding of consistency does not preclude concurrent processing where a general plan or zoning amendment may also be required.
Discussion: *The project is consistent with the City and County of Honolulu's General Plan PUC Development Plan, and WSD Guidelines. Consistency is discussed earlier in this chapter.*
(3) The authority shall seek to minimize, where reasonable:
▪ Dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough or lagoon;
Discussion: *The Village Master Plan involves no dredging, filling, or altering to any bay, estuary, salt marsh, river mouth, slough or lagoon. Improvements to the Duke Kahanamoku Lagoon were completed in 2006. The proposed improvements do not impact the lagoon.*
▪ Any development which would reduce the size of any beach or other area usable for public recreation;
Discussion: *The Village Master Plan will not reduce the size of the beach or any other public recreational area.*
▪ Any development which would reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the special management areas and the mean high tide line where there is no beach;
Discussion: *The project does not reduce or impose restrictions upon public access to tidal and submerged lands, beach areas, or to the mean high tide line. The existing historic five-acre Duke Kahanamoku Lagoon will remain a beach attraction and recreational amenity open to the public.*
▪ Any development which would substantially interfere with or detract from the line of sight toward the sea from the state highway nearest the coast;
Discussion: *The proposed development does not interfere with or detract from the line of sight toward the sea from the H-1 freeway. The WSD identifies the ocean view from Kālia Road across Fort DeRussy as a significant public view of Waikīkī. This significant view corridor will not be affected by the Village Master Plan.*
▪ Any development which would adversely affect water quality, existing areas of open water free of visible structures, existing and potential fisheries and fishing grounds, wildlife habitats, or potential or existing agricultural uses of land.
Discussion: *The proposed redevelopment project is located in an existing urban space. None of the planned improvements involve modification of structures or redevelopment near the shoreline. The project will not affect water quality, existing areas of open water free of visible structures, fisheries or fishing grounds, or diminish potential land bases for preserving pristine wildlife habitats or agricultural development. Monitoring of water quality is ongoing. Furthermore, in 2002, the Hilton obtained a SMP and PD-R approval for construction of the new Grand Waikikian Tower and associated facilities and landscaping at The Village. Among other things, the SMP required Hilton to attain and maintain the water quality of the adjacent Duke Kahanamoku Lagoon at acceptable levels as specified by the State Department of Health.*

5.4 STATE AND COUNTY BICYCLE MASTER PLANS AND POLICIES

Applicable State and County plans and policies which address bicycle infrastructure and support facilities improvements include the following: the State of Hawai'i Department of Transportation Bike Plan Hawai'i (2003), HBMP (April 1999), and the OBP (2009). The City and County of Honolulu Development & Sustainable Communities Plans for the PUC also addresses a need for a "balanced transportation system that reduces reliance on cars and improves alternate modes connecting neighborhoods and activity centers."

Section 3.5.2 and 3.5.3 in the PUC Sustainable Community Plan emphasizes the implementation of the HBMP and the enhancement and improvement of pedestrian mobility. According to the HBMP, the enhancement and improvement of pedestrian mobility could be achieved by "creating special pedestrian districts (such as within Downtown and Waikīkī) and corridors and a regional network of pedestrian facilities, to comprehensively address pedestrian safety concerns related to vehicle speeding and excessive volumes on local streets and neighborhood collector streets, and implement sidewalk improvements, such as widening, paving, and landscaping." Currently there are a total of 24.8 miles of bikeways within the PUC. The existing bike route closest to the Village creates a link between Diamond Head to Ala Moana Park along the Ala Wai Canal.

Bike Plan Hawai'i (2003) outlines several implementation guidelines for the State to accommodate and promote bicycling in its transportation plan. This document updates a previous 1994 Bike Plan. The 2003 plan proposes an addition 1,722 miles of bicycle facilities. However, the scope of the plan excludes bicycle facilities on City and County roads in the PUC which have been identified in the HBMP April 1999.

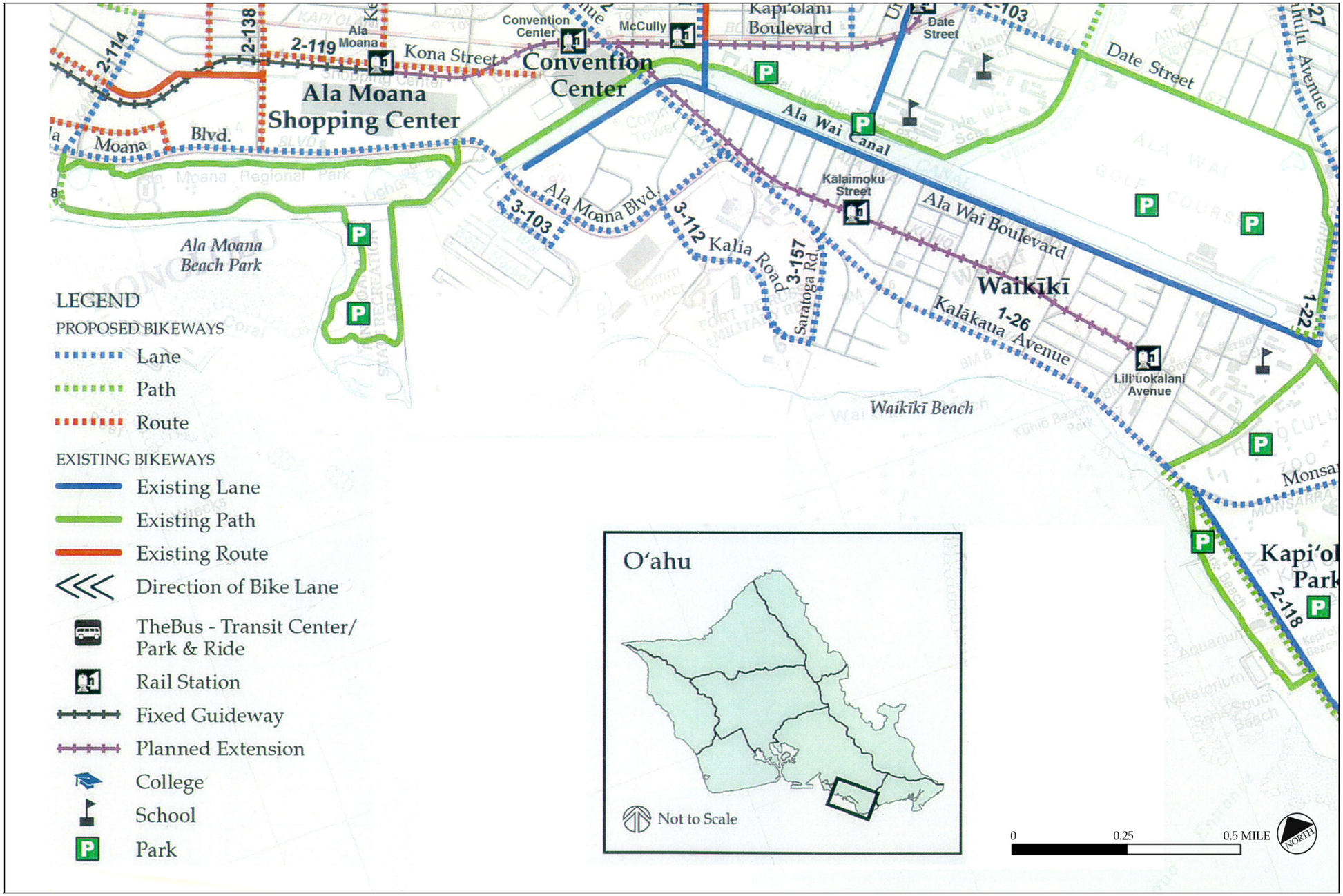
The HMBP (April1999) outlines a set of projects, policies, and programs to incorporate bicycles into Honolulu's transportation system. The ultimate goal of this plan is to promote alternative modes of travel within the City and County of Honolulu so that society as a whole becomes less auto-dependent. The HMPB identifies an integrated network of on-road bike lanes and off-road shared-use paths that will link residents and visitors with their favorite destinations. The HBMP proposes the development of almost 100 miles of new regional bicycle regional network routes. High-priority projects include the construction of a "Lei of Parks", which is a network of primarily off-road paths linking the City's regional parks and attractions from Diamond Head to Aloha Tower. Waikīkī would be the center of the lei.

Projects that define the Lei of Parks are divided into three priority levels. Two bike lane projects are proposed that will connect Ala Moana Boulevard, Kālia Road, and Saratoga Road to the existing Diamond Head-Ala Moana Park route are classified as secondary priorities. Bicycle lanes are on-street facilities delineated by a wide white line. Separated from vehicular lanes, they are typically five to six feet in width (four foot minimum) and contain pavement stencils that indicate they are for bicycle use only.

The OBP (2009), *Figure 5-1*, updates the HBMP, broadening the scope to include the entire island. Besides the difference in geographical scope, two other major differences between the 1999 and the 2009 Master Plan are that the 2009 plan integrates bicycling with the proposed rail transit system and reevaluates the priorities identified in the HBMP. The aforementioned proposed bike lanes in the HBMP that will connect Ala Moana Boulevard, Kālia Road, and Saratoga Road to the existing Diamond Head-Ala Moana Park route are downgraded to a Priority 3 under the OBP. The OBP also

The OBP (2009), *Figure 5-1*, updates the HBMP, broadening the scope to include the entire island. Besides the difference in geographical scope, two other major differences between the 1999 and the 2009 Master Plan are that the 2009 plan integrates bicycling with the proposed rail transit system and reevaluates the priorities identified in the HBMP. The aforementioned proposed bike lanes in the HBMP that will connect Ala Moana Boulevard, Kālia Road, and Saratoga Road to the existing Diamond Head-Ala Moana Park route are downgraded to a Priority 3 under the OBP. The OBP also calls for facilities for bicycles at popular destinations including major transit centers, government buildings, community centers, parks, schools, and shopping centers.

Discussion: *The Village is located along the "Lei of Parks" bicycle network, specifically the section that links Ala Moana Boulevard with Kālia Road. The Village Master Plan supports the goals and visions of the PUC Sustainable Communities Plans, the HBMP, and the OBP. The planned improvements along Kālia Road will provide an attractive and safe pedestrian corridor that will be seamlessly integrated into the proposed pedestrian district and bike network within the OBP. The existing bicycle parking provided within the Village could also be expanded to support the future potential increase of bike users in the area, should there be a demand.*



Source: City and County of Honolulu , Oʻahu Bike Plan 2009

Figure 5-1
Oʻahu Bikeway Network, Downtown Honolulu to UH - Waikīkī

5.5 EIS SIGNIFICANCE CRITERIA

Overall, the project will have a beneficial impact on the environment. The following is a conclusion assessment based on criteria established in 11-200-12 HAR.

1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;

Discussion: *The project does not involve a significant loss of natural or cultural resources. An archaeological inventory survey plan and cultural impact assessment were conducted during the preparation of the EIS to assess the sensitivity and potential occurrence of historic resources, including subsurface resource such as burials. Subsurface testing will be ongoing and the findings from the initial excavation activity will be documented and where appropriate, be included into future plans and design. As needed, identified mitigative measures that are in accordance with State Historic Preservation laws will be administered, should such resources be discovered. Additionally, cultural community consultation will be ongoing through the entitlement process and any significant finds will be reported to State Historic Preservation Division, Office of Hawaiian Affairs, O'ahu Island Burial Council, and the participating members of the cultural community consultation process.*

2. Curtails the range of beneficial uses of the environment;

Discussion: *The Village Master Plan improves and expands on an existing developed area. The range of beneficial uses of the environment is not significantly curtailed by proposed improvements. The Village Master Plan is consistent with existing zoning and current land uses. The Village is located in the Resort Mixed Use Precinct of the WSD. The Village will include improvements to the overall traffic circulation in the area and substantially improve the character and setting of the Village and this section of Waikīkī in general.*

3. Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders;

Discussion: *The Village Master Plan is consistent and supportive of Chapter 344 policies, goals, and guidelines. The purpose of Chapter 344, HRS, is "to establish a state policy which encourages productive and enjoyable harmony between man and his environment, promote efforts which will prevent or eliminate damage to the environment and biosphere, stimulate the health and welfare of man, and enrich the understanding of the economical systems and natural resources important to the people of Hawai'i." The Village is currently a developed resort destination with existing landscaping of lush native and tropical blends of vegetation. The project will maintain 50% open space requirement which will also control the overall heat island effect. Sustainable design practices and best management practices will help minimize potential impacts of the Village Master Plan on the surrounding environment and residents.*

4. Substantially affects the economic or social welfare of the community or State;

Discussion: *The proposed improvements within the Village will positively affect the State's economic welfare by providing new timeshare options and improving existing hotel facilities, and overall enhance the visitor experience of one of Waikīkī's flagship resort destinations. Economic and social benefits will result from increased employment and tax revenues. The improvements will continue to provide access to ocean recreational opportunities along with access to retail, lodging and conference meeting facilities. This project reflects Hilton's dedication to maintaining Waikīkī as one of the world's leading travel destinations.*

5. Substantially affects public health;

Discussion: *The Village Master Plan is consistent with existing land uses and will not substantially affect public health. Hilton supports the health and well being of its team members and guests. Solid waste and wastewater collection and disposal services will meet regulatory requirements to maintain public health standards. Hilton provides on-site emergency medical services by its trained staff as well as a partnership program with Straub Clinic and Hospital and its "Doctors On Call" service. Adverse air, noise, and runoff pollutions are not anticipated as a result of the Village Master Plan.*

6. Involves substantial secondary impacts, such as population changes or effects on public facilities;

Discussion: *The Village improvements will not have substantial secondary impacts, such as population changes or effects on public facilities. The timeshare units attract visitor population rather than residential population. The net addition of approximately 550 timeshare units will primarily affect the daily visitor population in Waikīkī. According to the 2008 State DBEDT Visitor Inventory Plant, there were 28,733 visitor units in the Waikīkī/Honolulu area, of which 23,007 were hotel units, 3,681 were condominium hotel units, and 1,281 were timeshares. The net increase of 550 units represents less than two percent of the total number of visitor units currently developed in Waikīkī. Hence, the impact of the increase in population is expected to be very minor. Existing water, power, and wastewater systems are available to accommodate the Village Master Plan with necessary improvements to be made to further support capacity and future demand. Modification of Kālia Road between Rainbow Drive and Maluhia Road to provide two through lanes in each direction and providing wide enough southbound curbside land at Kālia Road and Maluhia Road intersection to allow through vehicles to bypass right-turning vehicles stopped at the intersection will ensure acceptable level of service on these streets.*

7. Involves a substantial degradation of environmental quality;

Discussion: *The Village Master Plan will not degrade the environmental quality within this urban setting. Rather, the proposed improvements incorporate the latest technology in building design. The project will utilize sustainable design practices and best management practices (e.g. energy and water conservation, sustainable materials) that improve the inter-relationship between the natural and built environment, including air quality, storm water runoff/quality, and the terrestrial environment. The overall net development footprint will remain similar to the existing conditions and the heat island effect will be reduced in the existing bus loading area through development of the Timeshare Tower 1 over the existing bus loading area.*

8. Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;

Discussion: *The proposed Village improvements are intended to offer positive benefits to the economic tourism market in Waikīkī. Improvements to the front of Kālia Road will add benefit to the surrounding and neighborhood community, creating a new pedestrian corridor to compliment the adjacent park atmosphere and respond to the State and the County's pedestrian-oriented, transit-ready, and regional bike plans. The expansion of retail space and new timeshare towers is intended to reinvigorate the visitor experience and local economy. The proposed improvements are within the existing developed area which is connected to existing infrastructure.*

This EIS is a full disclosure of anticipated implementing actions that require approvals and permits to improve the Village have been identified. Additionally, Village Master Plans elements that do not require future entitlements or agency approval have also been identified to ensure that the overall cumulative effect of the Village Master Plan have been disclosed in the EIS.

9. Substantially affects a rare, threatened, or endangered species, or its habitat;

Discussion: *The Village does include a wildlife exhibit which is managed by the hotel. The Village also is home to the manuokū (Gygis Alba, white fairy tern,) which is the official bird of the City and County of Honolulu. These birds are known to frequent the Village. No long-term impact is expected for the manuokū habitat on site. As necessary, coordination with the DLNR-Division of Forestry and Wildlife as well as the Hawai'i Audubon Society will be ongoing and necessary measures will be in place during to construction to ensure minimize disturbance during nesting periods. The Village's ongoing wildlife management program will also help ensure that other wildlife habitats on-site are protected during and after construction. Otherwise, the project is not expected to affect rare, threatened, or endangered species or habitats.*

10. Detrimentally affects air or water quality or ambient noise levels;

Discussion: *Air quality, noise, ground water quality, and ocean water quality studies were conducted for this EIS. There will be short-term air and noise impacts during construction of the proposed improvements. Best management practices will be employed during construction to minimize and mitigate air and noise impacts. Ocean water quality monitoring is ongoing and will continue. None of the planned improvements involve modification of structures or redevelopment near the shoreline and therefore are not anticipated to have any effect to coastal resources. Long-term impacts to air, noise, and water quality are not expected to be significant. Details of the long-term mitigation strategies are described in Section 4.0.*

11. Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;

Discussion: *Most of Waikīkī, including the project site, is located within the State Civil Defense tsunami evacuation zone. The project area is primarily contained within the Federal Emergency Management Agency AO (depth 2 ft) flood zone and a small portion in the AE (elevation 5 ft). Coordination with State and City and County of Honolulu Civil Defense is ongoing to ensure the project is designed in accordance to standards for tsunami preparedness and flood proofing of permitted uses. Hilton security and staff are trained to address a range of situations that require immediate response to emergencies on site. Response plans are also in place in the event of natural disasters.*

12. Substantially affects scenic vistas and viewplanes identified in county or state plans;

Discussion: *The WSD identifies the makai view from Kālia Road across Fort DeRussy as a significant public view of Waikīkī. However, much of the views are already blocked by existing development throughout the road alignment. The addition of new towers will not affect present makai views in the immediate Paoa Place/Kālia Road intersection. The present views from mauka side of Kālia Road towards the ocean along the project site entail the Village Kālia Tower, Mid-Pacific Conference Center, Rainbow Bazaar, Rainbow Drive, Tapa Tower, the bus and tour transportation area followed by Diamond Head and Ali'i Towers. Views from Kālia Road toward the ocean are currently limited and the proposed improvements will not change this status. Other significant view corridors will not be impacted by the Village Master Plan. The Village Master Plan will not affect views of the ocean from other State or City roadways, including Ala Moana Boulevard (State) or Kalākaua Avenue (City).*

13. Requires substantial energy consumption;

Discussion: *Existing energy conservation efforts at the Village includes converting deep fryer fat into diesel fuel for various uses on-site, utilizing high energy efficiency central air-conditioning system, using rejected heat from the air conditioning systems to heat pools and potable water, and allowing for optimal use of natural daylight. While there will be energy consumption in the construction and operation of the two new timeshare towers, Hilton Worldwide has developed a sustainability platform to guide their business practice which includes commitments such as energy efficiency, CO2 reduction, renewable energy use, and sustainable building operations. Hilton Worldwide commits to reducing their energy consumption and CO2 emissions by 20% from the years 2009 through 2014. The Village renovations and improvements include energy efficient and water conservation measures.*

5.5.1 Reason for EIS Preparation

Project proposed within the WSD and include the use of County lands (including acquisition) must be evaluated through the State environmental review process. The magnitude of demolition and construction proposed in this redevelopment project warrants the preparation of an EIS in accordance with Chapter 343, HAR.

Section 6.0

ALTERNATIVES TO THE PROPOSED PROJECT

6.0 ALTERNATIVES TO THE PROPOSED PROJECT

The proposed Hilton Hawaiian Village® Master Plan ("Village Master Plan" or "Proposed Project") reflects Hilton's current vision and intent to transform the entire property through a well-defined and coordinated planning process. Over the decades, Hilton Worldwide ("Hilton") has continuously reinvested in its commitment to providing a world-class visitor experience in Waikīkī through these types of planned redevelopment and improvement projects. The overall purpose of the Village Master Plan is to complete a number of improvement projects for existing guest amenities and retail spaces at the Village, and to meet market demand for new timeshare units at the Hilton Hawaiian Village® ("Village") by developing two new timeshare towers on the property. The description of the Village Master Plan is presented in *Section 3.0*.

Master Plan Objectives

The Village Master Plan has ten set objectives, including:

1. Help fortify Waikīkī as a resort destination and add new vibrancy to the entrance of Waikīkī.
2. Introduce an increasingly stable product at the Village, in terms of the resort's consistent overall occupancy and profitable operations.
3. Provide the local construction industry with hundreds of quality jobs phased over a ten-year period, to stimulate local construction spending, and increase revenues to the State's tax base.
4. Create long-term hospitality career opportunities for all levels within service and management.
5. Indirectly support other local businesses within the Waikīkī visitor industry.
6. Establish a long-standing commitment to the use of sustainable practices to minimize demand on local infrastructure and resources.
7. Maintain and enhance the quality of the near-shore coastal environment and its resources by prudent management actions.
8. Ensure the quality of the existing park-like setting of the Village and its connectivity to the surrounding open spaces areas is maintained.
9. Help maintain a Hawaiian sense of place relative to the Village's celebration of history and the cultural vibrancy of Waikīkī and Kālia.
10. Enable Hilton to continue and expand its community leadership role and dedicate social investment within Hawai'i.

Evaluation Criteria

Within the context of the ten Master Plan Objectives, there are six primary Evaluation Criteria (I-VI) which must be satisfied for the project to be economically viable and socially and environmentally responsible. The six criteria were developed by the Hilton planning team to establish standards upon which planning judgments or decisions can be made in examining alternative actions to be included in the Village Master Plan. The six Evaluation Criteria used to gauge the Village Master Plan's proposed uses or activities, include:

I. Meet present market demand and expectations of Hilton's guests and clientele.

II. Create a positive economic return on investment.

III. Revitalize the overall resort experience by providing a balanced mix of accommodations and a diverse selection of retail, dining, amenities and recreational activities.

IV. Generate new long-term employment while sustaining existing jobs on-property.

V. Create incentives for broad-based visitor expenditures beyond direct accommodations.

VI. Seek to minimize and mitigate adverse impacts of development on the area's natural, cultural, social and economic environment through sound development planning, improvements to existing utilities and infrastructure, preserving and enhancing open space, and creating offsetting natural, cultural, social and economic benefits for Village guests and the surrounding community.

With achievement of the specifically defined Village Master Plan objectives in perspective, a range of potential alternative actions could be contemplated for the Village. For this Environmental Impact Statement ("EIS") alternatives analysis, several categories of alternatives to the Proposed Action are evaluated in this section. Alternatives to the Proposed Action include the following: 1) No-Action Alternative, 2) Alternative Locations for the Proposed Project, 3) Alternative Development Scenarios, and 4) Alternative Design Configurations. The following analysis provides an evaluation of the wide range of alternatives considered.

In this Section of the Environmental Impact Statement, several alternatives to the Proposed Project are evaluated and assessed for their ability to (1) achieve the Village Master Plan objectives and (2) satisfy the Evaluation Criteria. The alternatives analyzed include: : 1) No-Action Alternative, 2) Alternative Locations for the Proposed Project, 3) Alternative Development Scenarios, and 4) Alternative Design Configurations. The following analysis provides an evaluation of the alternatives considered.

6.1 NO-ACTION ALTERNATIVE

The No-Action Alternative is the baseline against which all other alternatives are measured. Under this scenario, none of the planned improvements in the Village Master Plan would be realized. The No-Action Alternative examines the scenario whereby the existing Village facilities and infrastructure would largely remain in the same scale and condition as today.

The No-Action Alternative would only support activities to maintain the Village property in its existing as-is condition. Ongoing operations coupled with regularly scheduled maintenance and repair activities are assumed to continue. Interior and exterior renovation improvements that are exempt from environmental review and entitlements could possibly be implemented over time, pending the economic support and justification for such improvements, but none of the actions contemplated by the Proposed Project would be carried out. There are several critical areas within the resort that are underutilized, older in programmed use, and in obvious need of redevelopment. Without comprehensive improvements, these areas of the Village can be expected to deteriorate further, requiring major repair, replacement, or renovation work. The lack of expanded product sales and refreshed retail and amenities at the Village would limit the range of improvements Hilton could afford to make. Without continuous refreshing and reinvesting in this property, the Village would likely become a more aged resort experience over time, thereby limiting it success and viability going forward.

There are multiple drawbacks that would result from the No-Action Alternative. Deterioration of the current facilities can be expected to have an increasingly adverse impact on the economic, social and natural environment, but none of the positive net benefits associated with the Proposed Project

would be realized. Overall, the planned street front pedestrian improvements along Kālia Road would not be implemented and the enhanced landscape improvements and increased connectivity with the neighboring properties and public areas would not occur. There would be no positive benefit of new employment opportunities for the construction industry, or for the long-term operational employment in support of the timeshare units. Further, the new employment and business associated with ancillary resort operations of retail, dining, and entertainment would not occur. Off-site businesses in Waikīkī that would have provided additional goods and services to the expanded number of Village timeshare visitors would also not benefit. The failure to update and improve the Village would ultimately have a negative impact on the Waikīkī economy and community.

The No-Action alternative does not meet the specifically defined Master Plan Objectives. This option fails to produce the substantial improvements needed to maintain the Village as Waikīkī's flagship resort property. Failing to take action impairs Waikīkī's ability to maintain its position as a premier world travel destination. Although negative environmental impacts might be lower in the no-action alternative than any of the others, a deteriorating resort property will produce negative impacts, and the no-action alternative would produce none of the environmental, social, cultural or economic benefits anticipated by the Village Master Plan. Therefore, the no-action alternative is not considered a reasonable solution to an economy that is dependent on the continued strength and vitality of the Waikīkī visitor industry. An assessment of the No-Action alternative under the six Evaluation Criteria (I-VI) shows the following:

- The No-Action Alternative would not meet the present market demand and other expectations of Hilton's guests (Criterion I). There is a demonstrated demand at the Village for new timeshare units and improved retail space and guest amenities, none of which would be provided in this scenario.
- There would be no new economic returns anticipated to result from the No-Action Alternative (Criterion II).
- The lack of economic returns means far less opportunity to revitalize the overall resort or provide new amenities (Criterion III). No new public benefits at the Village would result from this scenario.
- No new long-term employment benefits would result form the No-Action scenario, and the lack of redevelopment could affect the long-term quality and success of the Village, eventually affecting the ability to sustain existing jobs on-property and negatively impacting the wider Waikīkī community (Criterion IV).
- The No-Action Alternative also would not satisfy Criterion V, which calls for creating incentives for broad-based visitor expenditures beyond direct accommodations.
- Lastly, the No-Action Alternative would produce negative environmental impact in the long run and would not produce any of the new environmental, natural, cultural, social benefits offered by the Proposed Project (Criterion VI).

The No-Action Alternative would not achieve the stated Master Plan Objectives, and fails under most or all of the six Evaluation Criteria. Although the near time environmental impact would be lower in this case than under any of the other alternatives considered, the lack of any significant redevelopment at the Village during the next decade would eventually have an overall negative effect on the future of this resort, and diminish Waikīkī's position as a world-class visitor destination. The No-Action Alternative is not a practical strategy for Hilton's investment at the Village and is dismissed from further consideration.

6.2 ALTERNATE LOCATIONS FOR PROPOSED PROJECT

It is Hilton's desire to revitalize and augment its already considerable investment in the Village in order to maintain it as Waikīkī's flagship resort property. The primary purposes of the Village Master Plan are the upgrade and renewal of the existing Village, and the addition of new improvements to the resort complex to meet the demand of its guests for new services and lodging alternatives, to create new jobs, and to enhance the broader Waikīkī economy. Expansion of guest amenities, retail offerings and two new timeshare towers is intended to strengthen the Village as a destination, rather than spreading its operations to an alternative site. The Alternate Location option does not meet the specifically defined Master Plan Objectives. The option to develop an alternative site to include the elements of the Village Master Plan, specifically the proposed two new timeshare towers, is not considered to be a reasonable or practical alternative.

Locating the proposed timeshare towers elsewhere does not satisfy the need for reinvestment at the Village property. The need to acquire a new building site, instead of building on land that Hilton already owns, would substantially increase the cost of constructing the new timeshare project, leaving far less capital available to make the improvements needed on the Village property. There are no available large (five acres or greater) oceanfront properties in Waikīkī, so this scenario would require acquisition of a smaller developed oceanfront property that could be redeveloped for the two timeshare towers and supporting amenities and infrastructure. Development of two separate parcels is likely to have greater negative impacts on the community than the Proposed Project. The enhancement of social, cultural and environmental resources at the Village would be far less than contemplated by the Master Plan, and they are unlikely to be replaced at an alternative location that is not part of a mixed-use resort community like the Village. Demolition, infrastructure improvements and other steps necessary to develop an alternative site could have significantly greater environmental impact than the Proposed Project.

The objectives of the Village Master Plan for the Village would not be met by the Alternate Location option. An assessment under the six Evaluation Criteria (I-VI) shows the following:

- The Alternate Location Alternative would not meet the present market demand for additional timeshare availability at the Village and for the enhancement of other on-site amenities. (Criterion I). While additional timeshare product would be made available elsewhere, it would come at a substantially higher cost and would result in fewer improvements at the Village than contemplated by the Master Plan.
- Higher costs of the Alternative Location scenario would result in substantially lower economic returns to Hilton (Criterion II).
- The significant negative impact on economic returns would substantially reduce the capital available for investing in new amenities and other improvements at the Village, meaning Hilton's vision for the revitalization of the Village could not be fully realized (Criterion III). This scenario would divide operations among several sites. The efficiency of having a number of compatible resort amenities at a single location would be lost, resulting in fewer added public benefits at the Village.
- While the Alternative Site option would produce construction and other jobs, the inability to provide all of the new amenities contemplated by the Master Plan is likely to result in fewer long-term jobs under this scenario than under the Proposed Project. If all of the improvements to the Village necessary to maintain its competitiveness are not made, the Village will suffer and it is likely that jobs would be lost. (Criterion IV).

- The increased cost of the Alternative Location scenario would make it more difficult for Hilton to introduce the full range of new amenities and services at the Village contemplated by the Proposed Project and the separation of time share residents from the businesses a the Village would deprive the businesses of many new customers, each resulting in fewer incentives for broad-based visitor expenditures at the Village beyond direct accommodations (Criterion V).
- Environmental impacts of developing an alternative site are likely to be greater than building on vacant land inside the Village, and the increased cost of that alternative means a substantially reduced ability to invest in creating new environmental, cultural, social and infrastructure benefits at the Village (Criterion VI).

The Alternative Location Alternative would fail to achieve the full range of stated Master Plan Objectives and also fails to satisfy several of the six Evaluation Criteria. For these reasons, this Alternative has been dismissed from further consideration.

6.3 ALTERNATIVE REDEVELOPMENT PROGRAMS

In developing the Village Master Plan, several on-site alternative land uses were initially considered under a broad filter as "reasonable land uses" from the perspective of allowed uses in the Resort Mixed-Use zoning district and compatibility with existing land uses in the surrounding community. These uses include a variation of four types of resort development scenarios, in contrast to the Proposed Project of timeshare development (discussed in detail in *Section 2.3*). The four alternative development scenarios considered in this EIS include:

- Development of the new towers as expansions of the Village's hotel room inventory.
- Conversion of existing hotel units to exclusive timeshare or condominium use, or a hybrid of hotel-condo or hotel-timeshare uses (e.g. 'Ilikai, Trump International).
- Development of the new towers as residential apartment/condominium units (e.g. Wailana, Canterbury).
- Redirecting investment from development of new lodging alternatives in favor of expanding the Village's retail/commercial attractions and convention uses (e.g. Waikīkī Beach Walk).

A summary evaluation of each of these alternative redevelopment programs is presented below.

Expanded Development of Hotel Units

This alternative examines the option to theoretically develop the two new towers at the Village as new hotels instead of timeshare projects. Several facts must be considered to evaluate this alternative scenario. The Village currently has 2,971 rooms, making it the largest non-casino hotel in the United States, and the largest hotel in Hawai'i. The second largest hotel in Hawai'i is the Sheraton Waikīkī, which has only 1,636 rooms. Hotel room occupancy in Waikīkī averaged approximately 85.9% five years ago but has fallen to approximately 75.2% in the past two years (Smith Travel Research, 2010). Hotel room occupancy in the Village averaged approximately 86.0% five years ago and approximately 83.4% in the past two years. As average occupancy rates have fallen, hotels have lowered their room rates to attract guests. The combination of lower occupancy rates and lower room rates has resulted in a significant reduction in profits per room. Average room occupancy and average room rate are not expected to return to their -2005- levels until at least 2013, and even the 86% average occupancy of 5 years ago would leave hundreds of rooms at the Village unsold on most days.

As explained in *Section 2*, while hotel room occupancy decreased significantly in 2009, the number of visitors staying in timeshare units in Hawai'i increased by 4.6%. While Hilton's timeshare company, HGVC, experienced a 96% timeshare occupancy at the Grand Waikikian and Lagoon Tower in 2009, the Village's hotel inventory was fully occupied (defined as 96% or higher) only 100 nights in the year.

The addition of many hundreds of new hotel rooms to the Village's hotel inventory would place new pressures on overall hotel occupancy and would further depress room rates. In a competitive market, these pressures would ultimately negatively affect occupancy and room rates at hotels throughout Waikīkī. With this likely outcome, and the inability to generate incremental business to fill new rooms, the development of new hotel rooms at the Village is not economically supportable.

In 2010, no new hotels are being built in Hawai'i because so many properties have gone bankrupt and are now available for purchase for a fraction of their development cost. While more cost-effective than developing new hotels, purchasing distressed hotels presents its own economic challenges and would not meet the objective of revitalizing the Village. These economic and other reasons preclude serious consideration of the alternative new hotel construction at the Village.

Assuming for the moment that additional hotel rooms could be sustained, developing one or more new hotel towers would fail to meet the objectives of the Master Plan to provide an appropriate mix of uses at the Village to meet the demands and expectations of Hilton's guests. A new hotel project would do nothing to meet the demand for additional timeshare units, which grew 5.1% in 2008 and 4.6% in 2009 (ARDA, 2010).

Hotel units are smaller than timeshare units, since they lack kitchens, dining areas, and individual bedrooms. Therefore, nearly twice as many hotel units can be squeezed into the same sized structure. Building new hotel units would either mean fewer construction jobs to build a smaller building or the construction of new buildings that would provide more hotel rooms than can be filled. Building rooms that cannot be filled as readily as new timeshare units would mean fewer customers to support the existing and proposed retail, restaurant and other businesses on the Village property. If the hotel rooms could be filled, the higher unit count and higher on-site hotel visitor population would be likely to result in a greater impact on infrastructure, traffic and the environment than a timeshare development. It has been Hilton's experience that their hotel guests have a higher use of rental cars on a per unit basis than timeshare guests, meaning increased hotel guests would place greater demands on traffic and on-site parking than an equal number of timeshare guests.

From a fiscal impact perspective, new hotel rooms might result in a greater level of long-term employment than the Proposed Project, but only if the rooms can be filled. Employment levels associated with hotel use tends to fluctuate significantly with seasonal hotel occupancy levels and economic cycles. In comparison, timeshare occupancy is much more stable and consistent, which provides more employment stability.

Several key objectives of the Master Plan would not be met by the Expanded Hotel Use option. This alternative would not produce a proper mix of uses at the Village and would fail to address market demand for new timeshare product. Increasing the existing supply of hotel rooms in Waikīkī would be likely to depress profitability in the overall Waikīkī market.

An assessment of the Expanded Hotel Use option under the six Evaluation Criteria (I-VI) shows the following:

- The Expanded Hotel Use Alternative would not meet the present market demand for new timeshare units at the Village, and the lower occupancy of hotel rooms compared to timeshare units is likely to provide less support for retail, restaurant and other businesses in the Village and surrounding community (Criterion I).
- This alternative would produce substantially lower economic returns on investment (Criterion II). Without adequate demand, the introduction of new hotel rooms would force room rates lower and affect overall occupancy at the Village, which in recent years has operated well below normal occupancy levels, and would be likely to depress the larger Waikīkī hotel market.
- Lower economic returns would make it difficult or impossible for Hilton to make the other substantial improvements to the Village envisioned by the Master Plan (Criterion III). There would be less added public benefits at the Village resulting from this scenario.
- While there could be significant growth in long-term employment at the Village under this scenario (Criterion IV), the ability to maintain jobs depends on the ability to fill the new hotel rooms. Hotel service jobs typically generate lower average annual wages than jobs associated with a timeshare unit project, and hotel jobs tend to be more seasonal, and less stable, than timeshare positions. There would be significant employment for construction workers in developing the new hotel towers, but they are unlikely to be greater than the jobs generated by developing the new timeshare towers (and could be fewer if the change in use from timeshare to hotel results in smaller buildings).
- The Expanded Hotel Use Alternative can be expected to generate additional incentives at the Village for broad-based visitor expenditures beyond direct accommodations (Criterion V). However, by creating an inefficient mix of lodging units, with too many hotel rooms and not enough timeshare units to meet demand, this alternative is likely to result in much larger fluctuations in the on-site population at the resort from season to season. On average, the timeshare alternative is expected to result in a greater average daily population at the village and smaller fluctuations, providing more customers for local businesses, fewer staffing and inventory challenges, and a greater number of full-time versus part-time job opportunities.
- In terms of potential impacts, the Expanded Hotel Use Alternative would create significant environmental, natural, cultural, social and infrastructure impacts in the area (Criterion VI), with greater traffic impacts, resort population and wastewater. With a potentially higher on-site visitor population, these impacts could be greater than with the Proposed Project. During periods of higher occupancy, the change to add many more hotel rooms at the Village would add congestion, and conflict with the overall visitor experience.

For these reasons, the Expanded Hotel Use Alternative is dismissed from further consideration.

Conversion of Existing Hotel Units to Timeshare and/or Condominium Use

The conversion of existing hotel units to timeshare or condominium use would significantly reduce the number of rooms available for use by visitors to Waikīkī. As noted above, the typical timeshare or condominium unit is significantly larger than the typical hotel room. Creating the 550 timeshare units Hilton believes is necessary to satisfy demand for new timeshare product would mean the elimination of a far greater number of hotel rooms, resulting in a net reduction in lodging availability at the Village. While the existing supply of hotel rooms at the Village is not fully utilized in the current market, a conversion of hotel units to timeshare units on this scale would leave the Village with a critical undersupply of hotel rooms. Converting hotel units to condominiums would further

reduce the availability of visitor lodging and would fundamentally alter the nature of the Village. In addition, the development of condominium or residential communities is not one of Hilton's core businesses, and is therefore not considered a viable option.

Both alternatives would require substantial alterations to the Village Master Plan and would result in fewer benefits than those offered by the Proposed Project. Although jobs would be created to convert existing units to a different use, there would be no need to construct new towers. As a result, employment opportunities would be substantially reduced. The loss of many hundreds of hotel units would mean the loss of many full time jobs. The number of jobs necessary to serve the new timeshare or condominium units would be far less than the amount necessary to replace the jobs that are lost. The loss of hotel units would negatively impact the viability of the Mid-Pacific Convention Center ("MPCC") located on the Village property. Fewer hotel rooms at the Village would make it more difficult for the MPCC to attract large meetings (and this would have a further downward effect on employment and on support for other businesses at the Village).

Instead of adding timeshare units to the current supply of hotel units, this alternative would result in the elimination of many hundreds of hotel rooms and would fail to create a proper balance between the two uses. The conversion of existing hotel rooms to timeshare would require a much different approach to the future of the resort, and not achieve the objectives of the Village Master Plan. Such a redevelopment would require a new master plan with different proposals, and a new entitlement process. The alternative would provide less beneficial impacts in terms of employment, support for local retail businesses, and the addition of cultural, social and environmental amenities envisioned by the Master Plan.

The proposed changes to the Village under this alternative would need to be reviewed and evaluated relative to their allowable use within the Resort-Mixed Use district and the impacts that would be generated. Converting existing hotel units to condominium units instead would be inconsistent with the resort nature of the Village and would be incompatible with the conference functions regularly held at the MPCC and would have an even greater negative impact than the timeshare conversion option on the MPCC's ability to attract large meetings. Condominium development is not one of Hilton's core businesses. Successful condo development requires knowledge of local market forces that Hilton may not have, and there is considerable doubt about the potential market viability for residential condominium sales in the already saturated Waikīkī condominium market. The conversion to condominium use would further reduce the lodging opportunities available at the Village, would create challenges in balancing the needs of transient visitors with those of full-time residents, and would harm those on-site businesses that rely on the tourist trade.

Few of the stated objectives for the Village Master Plan would be met by the Hotel Unit Conversion Alternative. An assessment of the Hotel Unit Conversion alternative under the six Evaluation Criteria (I-VI) shows the following:

- The Hotel Unit Conversion Alternative may meet the present market demand for new timeshare units at the Village, but only by greatly reducing the supply of hotel rooms and fundamentally altering the nature of the Village in a way that Hilton believes would be contrary to the expectations of its guests (Criterion I).
- The economic returns to Hilton from this alternative are less certain than the returns associated with the Proposed Project. While returns from timeshare sales may equal or even exceed those that would result from the Proposed Project (e.g., if conversion costs are less than new

construction costs), the loss of hotel units would result in a considerable decrease in revenues, as compared to the Proposed Project, and the resulting changes to the nature of the Village (including inevitable changes in the mix of amenities) could make timeshare sales more difficult (Criterion II). The ability to realize a return on converting hotel units to condominium units is particularly uncertain in the current environment.

- With overall reduced revenues, Hilton would be less able to make the full range of improvements to amenities and public areas envisioned by the Master Plan. A greater emphasis on timeshare or residential uses and a lesser emphasis on hotel rooms could reduce the demand for new businesses and cultural attractions, making it more difficult to introduce and sustain the full range of public benefits envisioned by the Master Plan (Criterion III).
- There would be a significant loss of long-term employment at the Village under this scenario, and the conversion of hotel units could affect the long-term quality and success of the Village, eventually affecting the ability of other businesses on the property to sustain existing jobs (Criterion IV). This alternative would reduce the base of permanent jobs with a lower requirement for service employment. In a conversion to timeshare units or a residential condominium, there would also be a smaller requirement for construction workers.
- The Hotel Unit Conversion Alternative also would not satisfy Criterion V, which calls for creating incentives at the Village for broad-based visitor expenditures beyond direct accommodations. This alternative would not expand the number of visitors on the property. Instead it would replace one kind of visitor (the hotel guest) with what is likely to be a lesser number of visitors of another kind (time share guests). While time share guests generally spend more per stay than hotel guests, the shear number of hotel units that would be eliminated to create the time share units is likely to mean overall less business for both on-site and off-site restaurants, retail operations and other local businesses. Demand for these services by condominium residence would likely be even lower.
- The conversion to residential condominium use would establish a residential component to the Village with significantly more traffic impact than a timeshare use. The change to a more residential character at the Village would conflict with the overall visitor experience and would provide fewer opportunities to expand on-site social, cultural and natural offerings. It would also adversely affect the ability of the MPCC to attract large groups to its site.

The Hotel Unit Conversion Alternative would fail to achieve several of the stated Master Plan objectives and would fail under a number of the six Evaluation Criteria. This Alternative is dismissed from further consideration.

Development of New Residential Tower Apartment or Residential Condominium Units

An alternative redevelopment could include the construction of two new residential towers for apartments or condominiums instead of timeshare units. This alternative would presumably create a comparable number of construction jobs, when compared to the Proposed Project, but it would support far fewer service jobs. Such a use would require a much different design approach, with a new master plan, different proposals, and a new entitlement process. The proposed changes to the Village would need to be reviewed and evaluated relative to their allowable use within the Resort-Mixed Use district and the impacts that would be generated. It would require an entirely different approach for the Village to shift away from a visitor destination to create a residential village setting, and it would fall outside Hilton's core business. Due to a reduction in demand for visitor goods and services, it would likely eliminate many of the retail and entertainment components at the Village. A major functional issue would be the viability of the MPCC in the center of a residential community. The conversion of the Village into a residential setting would also be incompatible with the

conference functions regularly held at the MPCC. There would also be a question about the potential market viability for condominium sales in the current saturated Waikīkī condominium marketplace. An affordable housing exaction may also be mandated for the new residential development, which would erode returns on investment and dampen demand for goods and services in and near the Village. Residential use would be expected to generate more traffic and greater demand on infrastructure than the existing or proposed uses and would not attract out-of-town visitors spending leisure dollars

As stated previously, residential development is not one of Hilton's core businesses. Few objectives of the Village Master Plan would be met by the Residential Development Alternative. An assessment of the Residential Development alternative under the six Evaluation Criteria (I-IV) shows the following:

- The Residential Development Alternative would not meet the present market demand at the Village and other expectations of Hilton's guests (Criterion I). There is a demonstrated demand at the Village for new timeshare units and improved retail space and guest amenities, which would not be provided in this scenario.
- Hilton's ability to revitalize the overall Village resort would be significantly impaired under the Residential Development Alternative (Criterion II). Changing the focus of the resort away from leisure travel and towards residential would mean less support for the kinds of businesses that currently operate at the Village, and does not create new demand for the types of new businesses and amenities envisioned by the Master Plan. As a result, there would be fewer added public benefits at the Village resulting from this scenario.
- The Residential Development Alternative might generate economic returns (Criterion III), but the development falls outside Hilton's core business, and the demand for new condominium units in Waikīkī is far less certain than the demonstrated demand for new timeshare units. Hilton believes that uncertainty in the condo market, and an anticipated reduction in demand for on-site retail and recreational services under this alternative, make this a considerably less attractive investment than the Proposed Project.
- Although the Residential Development Alternative would create a significant number of temporary construction jobs, it would not create a base of permanent jobs. Condominium uses generate far fewer service and other jobs than timeshare or hotel uses. The focus towards a residential community could affect the long-term quality and success of the Village in general, eventually affecting the ability of existing businesses to sustain existing jobs on-property (Criterion IV).
- The Residential Development Alternative also would not satisfy Criterion V, which calls for creating incentives at the Village for broad-based visitor expenditures beyond direct accommodations. This alternative would generate less ancillary revenue at the restaurants and retail outlets at the Village.
- In terms of potential impacts, the Residential Development Alternative would create significant environmental, natural, cultural, social and infrastructure impacts in the area (Criterion VI), with greater traffic and parking impacts, generation of more wastewater, and a significant change to the social character of the Village. The change to a more residential character at the Village would conflict with the overall visitor experience. There would be few added public benefits resulting from this scenario.

The Residential Development Alternative would not achieve all of the stated Master Plan Objectives and fails under several of the six Evaluation Criteria. This Alternative is dismissed from further consideration.

Expansion of Retail/Commercial and Convention Space

An alternative approach to the Village Master Plan could entail a more significant commercial-retail complex and expanded convention space at the Village location. The Village is one Waikīkī's leading destinations, which is actively utilized by retail patrons including both Village guests and its many off-site visitors. This alternative explores the possibility to greatly expand retail use by approximately 200,000 to 300,000 square feet ("SF"), to become a major retail attraction similar to the Waikīkī Beach Walk or Royal Hawaiian Center. The redevelopment of the Village for this specific purpose could, in theory, draw substantial new attention to the Village as a retail center.

Figure 6-1 shows a conceptual plan of a Retail and Convention Expansion Alternative, which would involve closing the existing thoroughfare between Rainbow Drive and Lagoon Drive.

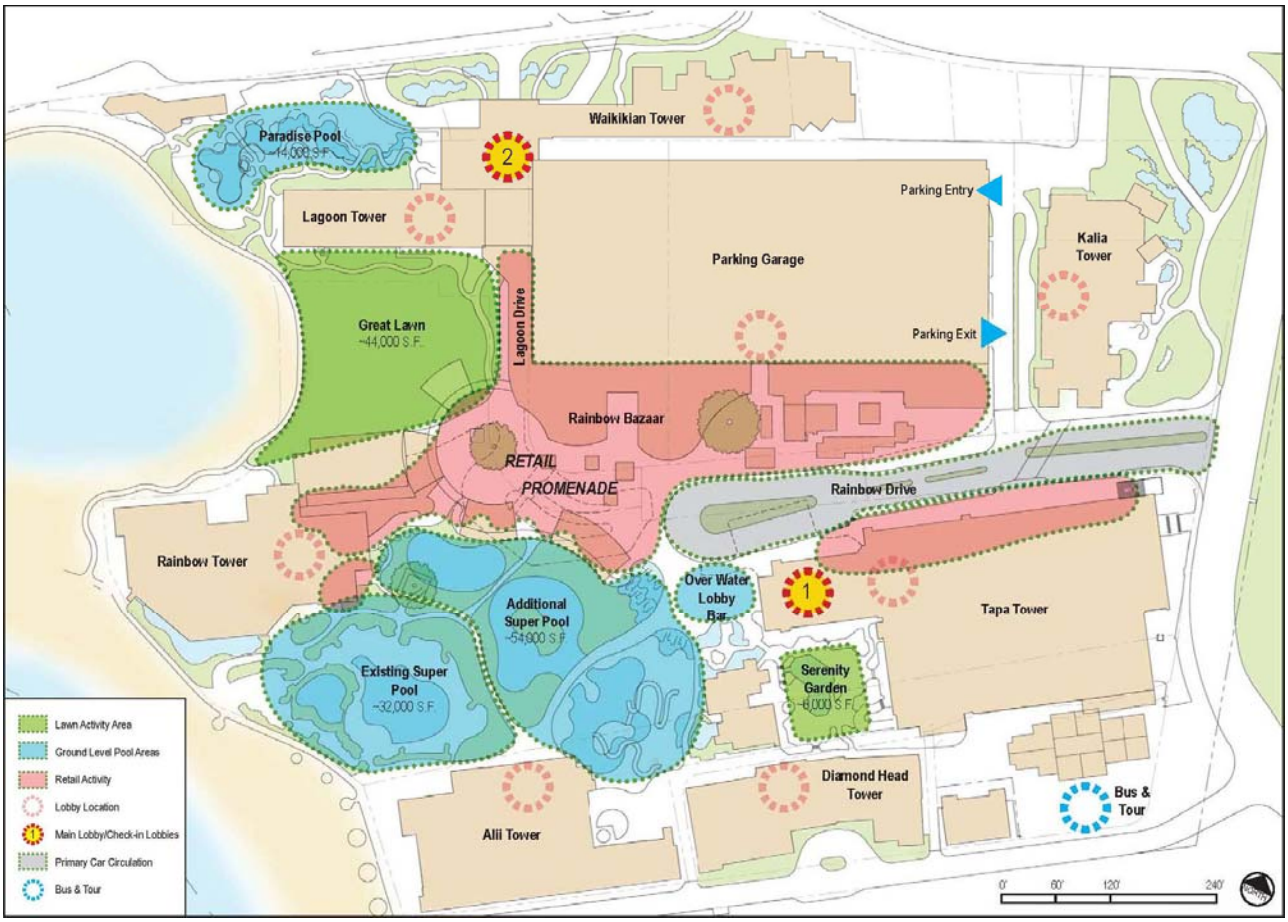


Figure 6-1
Alternative Redevelopment Strategy: Expansion of Retail and Convention Space

In this alternative scenario, the makai end of Rainbow Drive would be transformed into a new porte cochere arrival area, with a significant expansion of a centrally-consolidated Front Desk area. Additionally, a significant portion of the "fill-in" area between the existing lobby and Rainbow Bazaar would provide for a large-scale expansion retail promenade. The retail uses would utilize the first two or three floors of this new retail complex, with the anticipated requirement for an additional two to three floors of new parking garage above. This alternative would greatly modify the resort with a significant elimination of open space and pedestrian corridors in this central area of the Village. This alternative would also expand convention and meeting space within the proposed expansion area, but would not add new room supply to accommodate the expanded capacity nor would it meet the increased demand for new timeshare product. The addition of new retail space would be far more costly than other alternatives for improving retail offerings, including those envisioned by the Village Master Plan. Currently, marketing and management of Hilton's convention operations has focused on the renovation, absorption, and transformation of existing space that is underutilized. Future immediate plans include the possibility of reabsorbing currently vacant office space, or possible future vacated space for conversion to other uses at a cost that is far less than the cost of new construction. As such, consideration of new expansion of convention space was dismissed as an option for further consideration.

From a design perspective, there is a strong desire to retain the existing open space character of the Village, and the visual and pedestrian connections upon arrival. This includes the substantial open space at the front desk/arrival area and the adjoining Great Lawn, ponds, pools and landscape across the makai portion of the property. This important design/character consideration would be a significant disadvantage with pursuing a Retail and Convention Expansion Alternative. Although this option would provide more restaurants, shops and entertainment venues, analysis showed that a large retail expansion would exceed projected demand. The other major retail commercial centers and attractions in the area (e.g. Waikīkī Beach Walk, Ala Moana Center) are designed and marketed specifically for these purposes. This option would be very expensive to develop, provide limited economic returns, and preclude the future development of other uses at the Village, such as visitor accommodations.

There would be potential for substantial additional impacts from traffic and parking resulting from the increased retail attractions. The Expanded Retail option is not a practical strategy for Hilton's investment, and could result in greater adverse impacts, and potentially change the overall character of the Village. Few objectives of the Master Plan would be met by the Expanded Retail Alternative. An assessment of the Expanded Retail alternative under the six Evaluation Criteria (I-IV) shows the following:

- The Expanded Retail Alternative would not meet the present market demand at the Village and other expectations of Hilton's guests (Criterion I). There is a demonstrated demand at the Village for new timeshare units and improved retail space and guest amenities. Only the retail expansion would be provided in this scenario, with no new accommodations or amenities.
- Economic returns from this alternative are considerably more speculative than those expected from the Proposed Project (Criterion II). There would be substantial costs to Hilton with this alternative, and there would be a question about the ability to attract significant retail traffic to the Village with other large and successful centers nearby.
- Hilton's ability to revitalize the overall Village resort would be impaired under the Expanded Retail Alternative (Criterion III). This scenario would result in a significant loss of open space and would change the overall nature of the property away from resort uses and more towards retail uses, representing a significant departure from Hilton's core business

- The Expanded Retail Alternative would create some long-term employment, but it is expected that this option would create less employment in the near term and long term than the Proposed Project. A change in focus away from resort services and towards a greater retail presence at the Village could affect the long-term quality and success of the resort, eventually affecting the ability to sustain existing jobs at the property (Criterion IV).
- The Expanded Retail Alternative would satisfy Criteria V, which calls for creating incentives at the Village for broad-based visitor expenditures beyond direct accommodations. However, with fewer hotel or timeshare guests on the property, expenditures are likely to be shifted away from other parts of the Waikiki economy and less likely to be newly generated expenditures by visitors to the market.
- In terms of potential impacts, the Expanded Retail Alternative would create significant environmental, natural, cultural, social and infrastructure impacts in the area (Criterion VI), with greater traffic and parking impacts, a loss of open space, and a fundamental change to the character of the Village that would detract from the overall visitor experience.

The Expanded Retail Alternative falls outside Hilton's core business, entails greater uncertainly in Hilton's ability to realize a return on its investment, and fundamentally alters the character of the Village. This alternative does nothing to address demand for new timeshare units, and would not add to the number of visitors spending leisure dollars in Waikiki. This alternative would not achieve the full range of stated Master Plan Objectives, and it fails under several of the six Evaluation Criteria. This Alternative is dismissed from further consideration.

Summary Evaluation of Four Alternative Redevelopment Options

As alternatives to the Proposed Project, Hilton considered four alternative development scenarios that would be permitted under existing zoning and land use rules and generally consistent with nature of the surrounding community: (1) the construction of new hotel towers instead of new timeshare towers, (2) the conversion of existing hotel units to timeshare or condominium units, (3) the construction of new condominium buildings in lieu of the timeshare development, and (4) the construction of an expanded retail development in lieu of the timeshare expansion. These alternatives were assessed for their ability to meet the objectives Hilton set for the development of the Master Plan, and they were evaluated against the six primary Evaluation Criteria (I-VI), all of which Hilton believes the project must meet in order to be acceptable from an economic, social and environmental perspective. The Evaluation Criteria address the ability of the Village Master Plan's proposed uses or activities to:

I. Meet present market demand and expectations of Hilton's guests and clientele.

II. Create a positive effective return on Hilton's economic investment.

III. Revitalize the overall resort experience by providing a balanced mix of accommodations and a diverse selection of retail, dining, and recreational activities.

IV. Generate new long-term employment while sustaining and retaining existing jobs at the property.

V. Create incentives for broad-based visitor expenditures beyond direct accommodation expenses.

VI. Seek to minimize and mitigate adverse impacts of development on the area's natural, cultural, social and economic environment through sound development planning, improvements to existing utilities and infrastructure, preserving and enhancing open space, and creating offsetting natural, cultural, social and economic benefits for Village guests and the surrounding community.

Although the four alternative development scenarios would be compatible with existing zoning and neighboring uses, they each fail to comprehensively meet the objectives of the Master Plan and satisfy the Evaluation Criteria. They are therefore less desirable uses of the property from the perspective of the proposed Master Plan. In comparison to the Proposed Project, the alternatives to convert existing hotel units to timeshare or residential condominiums, develop additional hotel towers, develop residential condominium towers, or develop expanded retail/convention uses each would fail to meet several important objectives of the Village Master Plan and, when examined under the six Evaluation Criteria, would have potentially greater environmental impact and produce fewer benefits to the community and the local economy.

In contrast, the Proposed Project was determined to be the most viable option and preferred action for Hilton, as this approach will achieve the objectives of the Village Master Plan and meet all six Evaluation Criteria.

6.4 MAXIMUM REDEVELOPMENT UNDER EXISTING PERMIT PROVISIONS AND UNDER LUO ALLOWANCES

Two alternative redevelopment programs for the Village were considered, to explore the maximum allowed development under the Land Use Ordinance ("LUO") Waikīkī Special District ("WSD") Development Standards, without and with the Planned Development-Resort ("PD-R"). These two potential maximum use scenarios are considered to examine the potential for satisfaction of the objectives of the Village Master Plan.

Redevelopment under LUO Waikīkī Special District Development Standards and Existing Permits

A redevelopment scenario was considered for the Village under LUO WSD development standards and provisions under an existing PD-R permit. General development standards provide a maximum allowable 2.8 Floor Area Ratio (FAR) within the Village project area. However, a PD-R permit was granted to Hilton Hawaiian Village in 2002 for the development of the Grand Waikikian project that allowed a expanded 3.01 FAR, or a maximum floor area of 3,205,349 SF. The existing floor area within the Village is 3,192,224 SF, with a remaining available floor area balance of 13,125 SF under the existing PD-R.

Without the PD-R overlay, only limited additional floor area would be allowed for future development. This relatively minor amount of additional floor area would only accommodate some added retail use and would not satisfy the objectives of the Master Plan. Weighed against the six Evaluation Criteria, this scenario would fail to satisfy market demand for new timeshare units, would limit Hilton's ability to revitalize the Village, and would be less desirable than the Proposed Project in terms of allowing for an acceptable economic return on investment, creating new employment and generating new expenditures. This alternative would generate fewer adverse impacts on the natural environment, but would also not produce the economic, cultural, natural and other benefits contemplated by the Master Plan. Further analysis of this alternative development scenario is not warranted.

Master Plan Development to Maximum Floor Area with PD-R

The current plan for Village Master Plan improvements does not maximize potential density of the Village property as allowed under the City and County of Honolulu LUO, WSD PD-R Option. Under the LUO, the Village property could potentially be allowed to be developed up to a 4.0 FAR, which would significantly increase the floor area of future development in comparison what is currently proposed in the Village Master Plan. This alternative scenario would be inclusive of redeveloping other areas within the Village and implementing a strategy that maximizes allowable density.

The existing floor area within the Village is 3,192,224 SF, which yields a 2.959 FAR. The proposed Master Plan floor area would increase floor area to 3,944,213 SF, yielding a 3.656 FAR. Under the LUO, the Village could potentially have a maximum floor area (FAR 4.0) of 4,315,432 SF. This results in a net excess of 371,219 SF in addition to what is currently proposed. In light of projected ten-year demand for timeshare units and associated resort services and amenities, the full build-out allowed for under the LUO is not considered at this time. The development of additional resort facilities may be considered at some point in the future beyond this time period. Future redevelopment and expansion build-out beyond the scope of the current Village Master Plan would require a new entitlements process, including an updated EIS and County permits.

Under the Maximum Development Alternative, several of the Village Master Plan objectives would be met. Both construction and long-term employment could potentially be higher in this scenario, but added traffic and demands on infrastructure would create additional adverse impacts on the environment in comparison to the Proposed Project.

The objectives of the Village Master Plan would generally be met by the Maximum Development Alternative. An assessment under the six Evaluation Criteria (I-IV) shows the following:

- The Maximum Development Alternative would meet and exceed the present market demand at the Village and other expectations of Hilton's guests (Criterion I). New timeshare unit product could be developed in another tower with the full use of the allowed FAR. However, the supply of timeshare product would potentially exceed projected demand through 2022.
- The Maximum Development Alternative would produce new economic returns at the Village(Criterion II), but the added costs to develop the additional floor area would place pressures on the overall revenue outcome, requiring greater demand for timeshare and other services than is currently anticipated during the Master Plan time horizon (2014-2028).
- The ability for Hilton to revitalize the overall Village resort could occur under the Maximum Development Alternative (Criterion III), but higher investment costs in buildings could hamper Hilton's ability to make improvements to common area amenities and public areas. The addition of public benefits at the Village under this scenario is expected to be comparable to the Proposed Project.
- The Maximum Development Alternative would result in hundreds of long-term employment positions. There would be substantial construction employment over a longer period due to project phasing. This alternative would help to sustain existing jobs on-property (Criterion IV).
- The Maximum Development Alternative also would satisfy Criterion V, which calls for creating incentives at the Village for broad-based visitor expenditures beyond direct accommodations. This alternative would generate ancillary revenue at the restaurants and retail outlets at the Village.
- In terms of potential impacts, the Maximum Development Alternative would create significant environmental, natural, cultural, social and infrastructure impacts in the area (Criterion VI). There would be greater traffic, construction and parking impacts under this scenario and greater demands on infrastructure, but it is unlikely that the scenario would produce substantially greater public benefits than the Proposed Project.

The Maximum Development Alternative would achieve the stated Master Plan Objectives, and generally meet the six Evaluation Criteria. However, the scale of development would exceed the anticipated demand for timeshare units over the Master Plan period, and would have a greater negative impact on the environment that may be difficult to offset through increases in public

benefits. Overall, while potentially beneficial, this alternative is deemed to be less efficient from an economic and environmental perspective than the Proposed Project and is dismissed from further consideration.

6.5 ALTERNATIVE DESIGN CONFIGURATIONS

Development of Timeshare Towers No. 1 and No. 2 to Maximum Allowable Height

The new Timeshare Tower 1 (above Bus Depot and Loading Area) and Timeshare Tower 2 (above Rainbow Bazaar) could both be designed to the maximum allowed height of 350 feet ("ft") as allowed by the WSD (*Figure 6-2*). This assumes that the property-wide floor area ratio would not exceed FAR 4.0. Both towers would be developed as 37-story structures, and each would allow for up to 300 new timeshare units. This would result in an increase of approximately 50 units to a total of 600 units. If a 350-ft tall 37-story structure were developed at the Timeshare Tower 2 site, this would create a much greater sense of building mass within the core Village resort retail and pedestrian area. This larger structure would produce greater daytime shadowing and wind effects in the core area of the Village, thereby changing the essential ambience of the Village as a tropical Hawaiian pedestrian setting. At its central Village location, Timeshare Tower 2 at a 350 ft height would also create significant impacts to views from timeshare units at the Grand Waikikian and Kālia Tower.

Development of Timeshare Tower No. 1 at Lower Height and Tower No.2 at Maximum Height

The new Timeshare Tower 2 (above Rainbow Bazaar) could be designed to the maximum allowed height of 350 ft, with Timeshare Tower 1 (above Bus Depot and Loading Area) constructed to only 250 ft. This would retain the total number of 550 new timeshare units. However, the build-out plan in the Village Master Plan calls for 300 units becoming available by 2016 to satisfy the ongoing demand for timeshare product at the Village, and this would not be possible under this configuration. A taller structure would have greater impact on views from units at the existing Grand Waikikian and Kālia Tower. The added height of this structure would create a much greater sense of mass within the core resort retail and pedestrian area. This larger structure would produce daytime shadowing and wind effects in the core area of the Village, thereby changing the essential ambience of the Village as a tropical Hawaiian pedestrian setting. Off-site private property views of Timeshare Tower 1 would be reduced due to the lower structure height.

Under these alternate design development scenarios, several of the Master Plan objectives would be met. There could be additional new timeshare unit product developed with the full development of the Timeshare Tower 2. However, the first alternative would exceed the projected demand for timeshare units through 2022 and the second alternative would fail to meet projected demand through 2016. Construction employment and long-term employment could potentially be higher in the first scenario, but the addition of 50 additional timeshare units would have greater environmental impacts, including more traffic and greater demands on infrastructure, without generating substantially more public benefits than the Proposed Project. The second scenario would create fewer units in the near term, meaning a delay in the projected employment benefits as compared to the Proposed Project.

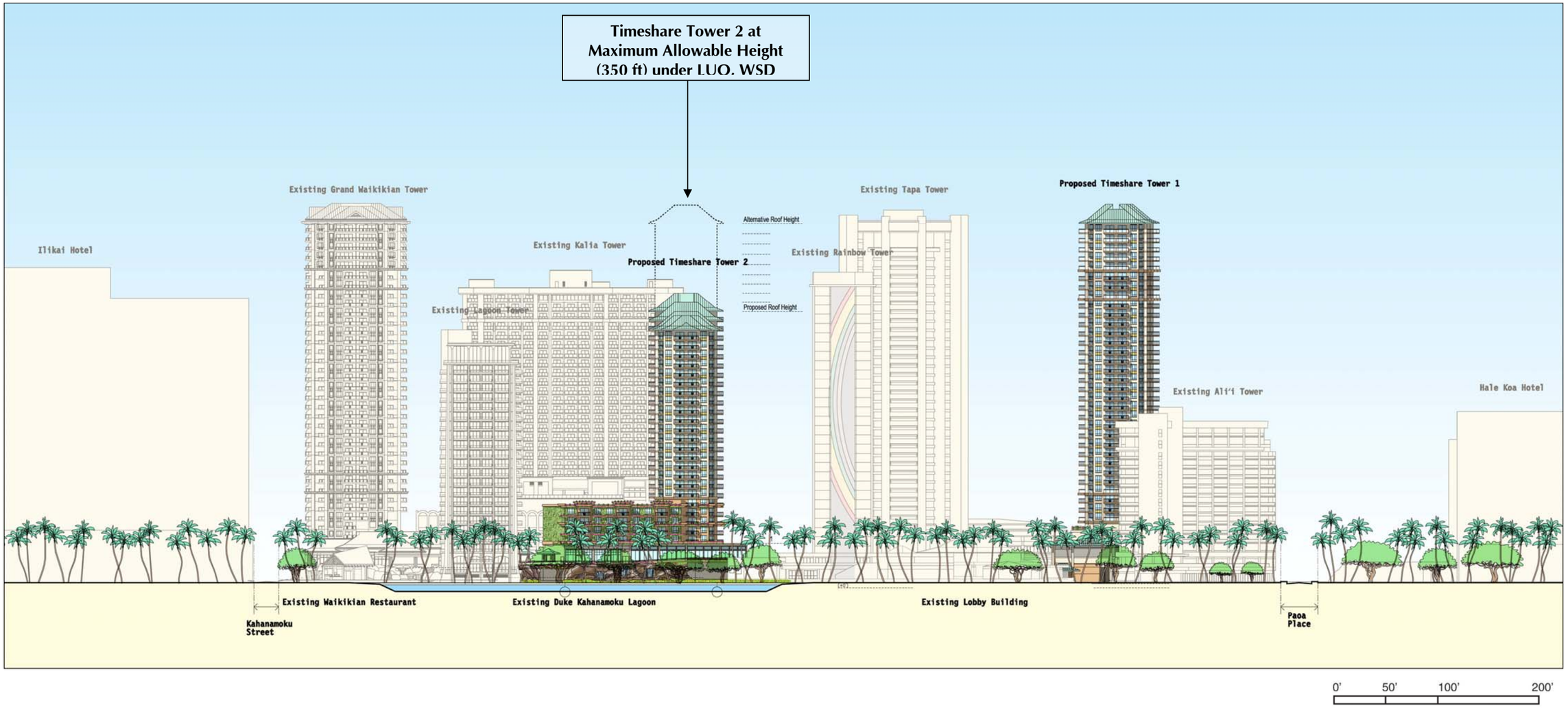


Figure 6-2
Comparison of Preferred Development Scheme Height (260′) and Allowable Maximum Height 350′ under LUO for Timeshare Tower 2

Section 7.0

AGENCIES AND PARTIES CONSULTED

7.0 AGENCIES AND PARTIES CONSULTED

Table 7-1 lists the agencies, organizations, and individuals who were: 1) either formally consulted, provided a presentation, or notified early in the process of project design or are part of an ongoing consultation effort throughout the environmental review process; 2) officially received a copy of the Environmental Impact Statement Preparation Notice ("EISPN"); 3) responded to the EISPN with a comment letter; ~~and~~ 4) officially ~~will have~~ received a copy of the Draft Environmental Impact Statement ("DEIS") upon publication; 5) responded to the DEIS with a comment letter; and 6) will have received a copy of the Final EIS ("FEIS").

Copies of formal comment letters received during the EISPN and DEIS comment period and the applicant's responses are included at the end of this section. ~~Space is reserved for future comments to be received during the 45-day DEIS review period that commences upon formal notice issued in the Office of Environmental Quality Control's The Environmental Notice.~~

Table 7-1 CONSULTED PARTIES

Respondents and Distribution	Early or Ongoing Consultation, Presentation, or Notification	Received EISPN	Comments Received EISPN	Received DEIS	Comments Received DEIS	Received FEIS
A. Federal Agencies or Affiliates						
Armed Forces Recreation Center, The Hale Koa Hotel at Fort DeRussy	X	X		X	--	X
U.S. Army Corps of Engineers, Honolulu District		X		X	X	X
U.S. Army Family & Morale, Welfare & Recreation Army Community Service		X		X	--	X
U.S. Army Museum of Hawai'i	X			X	--	X
U.S. Department of Defense, Asia Pacific Center for Security Studies	X			X	--	X
U.S. Department of the Interior, Fish and Wildlife Service		X		X (1HC)	--	X (1HC)
U.S. Federal Aviation Administration, Honolulu Airports District Office		X		X	--	X
B. State Agencies						
Department of Accounting and General Services		X		X	X	X
Department of Agriculture				X	--	X

Table 7-1 CONSULTED PARTIES						
Respondents and Distribution	**Early or Ongoing Consultation, Presentation, or Notification**	**Received EISPN**	**Comments Received EISPN**	**Received DEIS**	**Comments Received DEIS**	**Received FEIS**
Department of Business, Economic Development & Tourism (DBEDT)		X		X (1HC)	--	X (1HC)
DBEDT, Office of Planning		X		X (1HC)	--	X (1HC)
DBEDT, Strategic Industries Division		X		X	--	X
DBEDT, Hawai'i State Energy Office		X	X	X	--	X
DBEDT, Tourism Liaison	X			X	--	X
Department of Defense				X	X	X
Department of Hawaiian Home Lands		X		X	X	X
Department of Human Services				X	X	X
Department of Labor and Industrial Relations				X	--	X
Department of Land and Natural Resources (DLNR)	X	X		X (5CD)	X	X (5CD)
DLNR, Aquatic Resources Division		X	X	X	--	X
DLNR, Boating and Ocean Recreation Division (DOBOR)		X	X	X	X	X
DLNR, DOBOR, Ala Wai Harbormaster	X			X	--	X
DLNR, Engineering Division		X	X	X	X	X
DLNR, Historic Preservation Division		X	X	X (1HC)	--	X (1HC)
DLNR, Land Division, O'ahu District		X	X	X	X	X
DLNR, Office of Conservation and Coastal Lands		X		X	--	X
Department of Education (DOE)		X	X	X	X	X
Department of Health (DOH)		X		X (3CD)	--	X (3CD)
DOH, Clean Air Branch					X	X
DOH, Clean Water Branch		X	X	X	X	X
DOH, Environmental Planning Office		X	X	X	--	X

Table 7-1 CONSULTED PARTIES						
Respondents and Distribution	**Early or Ongoing Consultation, Presentation, or Notification**	**Received EISPN**	**Comments Received EISPN**	**Received DEIS**	**Comments Received DEIS**	**Received FEIS**
DOH, Indoor and Radiological Health Branch					X	X
DOH, Wastewater Branch					X	X
Department of Transportation (DOT) Harbors, Highways, & Airport Division	X	X	X	X	X	X
Hawai'i Housing Finance and Development Corporation				X	--	X
Hawai'i Tourism Authority	X	X		X	--	X
Hawai'i Visitors and Convention Bureau	X	X		X	--	X
Office of Environmental Quality Control		X		X	--	X
Office of Hawaiian Affairs		X		X	--	X
O'ahu Island Burial Council	X			X	--	X
O'ahu Visitors Bureau	X			X	--	X
University of Hawai'i, Environmental Center		X		X (2HC + 2CD)	--	X (2HC + 2CD)
University of Hawai'i, Water Resources Research Center		X		X	--	X
C. City and County of Honolulu						
Ala Moana Satellite City Hall		X		X	--	X
Board of Water Supply		X	X	X	X	X
Corporation Counsel				X	--	X
Department of Design and Construction		X	X	X	--	X
Department of Environmental Services		X		X	X	X
Department of Facility Maintenance		X	X	X	X	X
Department of Planning and Permitting	X	X	X	X	X	X
Department of Parks and Recreation		X	X	X	X	X
Department of Transportation Services		X	X	X	X	X

Table 7-1 CONSULTED PARTIES						
Respondents and Distribution	**Early or Ongoing Consultation, Presentation, or Notification**	**Received EISPN**	**Comments Received EISPN**	**Received DEIS**	**Comments Received DEIS**	**Received FEIS**
Department of Wastewater Management				X	--	X
Honolulu Fire Department		X	X	X	X	X
Honolulu Police Department		X		X	X	X
Office of Economic Development		X		X	--	X
Managing Director's Office				X	--	X
Waikīkī Neighborhood Board, District 9	X	X	X	X	X	X
D. Elected Officials						
Office of the Governor, The Honorable Neil Abercrombie (elect) Former Gov. Linda Lingle (EISPN)	X	X		X	--	X
United States Senator, The Honorable Daniel K. Inouye				X	--	X
United States Senator, The Honorable Daniel K. Akaka				X	--	X
United States Representative, 1st Congressional District Congresswoman Colleen Hanabusa (elect) Former Congressman Charles K. Djou (EISPN)				X	--	X
United State Representative, 2nd Congressional District Congresswoman Mazie K. Hirono				X	--	X
State Senator Maile Shimabukuro State Senator Shan Tsutsui Former State Senator Colleen Hanabusa (EISPN) 21st Senatorial District & Hawai'i State Legislature President				X	--	X
State Senator Brickwood Galuteria, 12th Senatorial District	X	X		X	--	X

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Respondents and Distribution	**Early or Ongoing Consultation, Presentation, or Notification**	**Received EISPN**	**Comments Received EISPN**	**Received DEIS**	**Comments Received DEIS**	**Received FEIS**
State Senator Clarence Nishihara, 18th Senatorial District				X	--	X
State House Representative Scott Y. Nishimoto, 21st Rep. District		X		X	--	X
State House Representative Calvin K. Y. Say, District 20 & Speaker of the House of Representatives	X			X	--	X
State House Representative Tom Brower, 23rd Representative District	X	X		X	--	X
State House Representative Joey Manahan, 29th Rep. District	X	X		X	--	X
Office of the Mayor, Former Mayor Mufi Hannemann (EISPN)	X	X			--	--
Office of the Mayor, Peter Carlisle				X	--	X
Council District Representative, Dist. 1 Tom Berg Todd K. Apo (Council Chair) (EISPN)	X	X		X	--	X
Council District Representative, Dist. 2 Ernie Y. Martin, (Former Rep.) Donavan Dela Cruz (EISPN)	X	X		X	--	X
Council District Representative, Dist. 3 Ikaika Anderson, District 3	X	X		X	--	X
Council District Representative, Dist 4 Stanley Chang, (Former Rep.) Lee Donahue (EISPN) (Former Rep.) Charles K. Djou (EISPN),	X	X			--	X
Council District Representative, Dist. 5 Ann Kobayashi	X	X		X	--	X

Table 7-1 CONSULTED PARTIES						
Respondents and Distribution	**Early or Ongoing Consultation, Presentation, or Notification**	**Received EISPN**	**Comments Received EISPN**	**Received DEIS**	**Comments Received DEIS**	**Received FEIS**
Council District Representative, Dist. 6 Tulsi Gabbard Tamayo, (Former Rep.) Rod Tam (EISPN)	X	X		X	--	X
Council District Representative, Dist. 7 Romy M. Cachola	X	X		X	--	X
Council District Representative, Dist. 8 Breene Harimoto, (Former Rep.) Gary H. Okino,(EISPN)	X	X		X	--	X
Council District Representative, Dist. 9 Nestor R. Garcia	X	X		X	--	X
E. Media						
Honolulu Advertiser (EISPN)	X	X			--	--
Honolulu Star Bulletin (EISPN)	X	X			--	--
Honolulu Star-Advertiser	X			X	--	X
Pacific Business News	X	X		X	--	X
F. Utilities						
Hawaiian Electric Company (HECO)	X	X	X	X	--	X
G. Libraries						
Hawai'i Kai Regional Library				X (1HC)	--	X (1HC)
Hawai'i Main State Library				X (1HC)	--	X (1HC)
Hilo Regional Library				X (1HC)	--	X (1HC)
Kahului Regional Library				X (1HC)	--	X (1HC)
Kaimuki Regional Library				X (1HC)	--	X (1HC)
Kane'ohe Regional Library				X (1HC)	--	X (1HC)
Legislative Reference Bureau				X (1HC)	--	X (1HC)
Library of the Department of Business, Economic Development, and Tourism				X (1HC)	--	X (1HC)
Lihu'e Regional Library				X (1HC)	--	X (1HC)

Table 7-1 CONSULTED PARTIES						
Respondents and Distribution	**Early or Ongoing Consultation, Presentation, or Notification**	**Received EISPN**	**Comments Received EISPN**	**Received DEIS**	**Comments Received DEIS**	**Received FEIS**
Municipal Reference Library, Honolulu				X (1HC)	--	X (1HC)
Pearl City Regional Library				X (1HC)	--	X (1HC)
University of Hawai'i Hamilton Library				X (1HC)	--	X (1HC)
Waikīkī-Kapahulu Public Library				X (1HC)	--	X (1HC)
H. Community Interest Groups and Individuals						
Building and Construction Trades Council	X			X	--	X
George D. Taran Trust	X			X	--	X
Hawai'i Army Museum Society	X	X		X	--	X
Hawai'i Chamber of Commerce		X		X	--	X
Hawai'i Developer's Council	X			X	--	X
Hawai'i Hotel and Lodging Association	X	X		X	--	X
Hawai'i Thousand Friends		X		X	--	X
Historic Hawai'i Foundation		X		X	--	X
Local 5 Hawai'i	X		X	X	X	X
Outdoor Circle	X	X		X	X	X
The Pacific Resource Partnership		X			X	X
Public Access Shoreline Hawaii (PASH)						
Sierra Club, Hawai'i Chapter		X		X	--	X
Waikīkī Business Improvement District Association		X		X	--	X
Waikīkī Improvement Association	X	X		X	X	X
Waikīkī Residents Association	X	X		X	--	X
I. Neighboring Businesses						
ABC Store No. 83	X				--	--
Atlantis Adventures					X	X
Hawaii Yacht Club ~~Ala Wai Yacht Harbor~~		X		X	--	X

Table 7-1 CONSULTED PARTIES						
Respondents and Distribution	**Early or Ongoing Consultation, Presentation, or Notification**	**Received EISPN**	**Comments Received EISPN**	**Received DEIS**	**Comments Received DEIS**	**Received FEIS**
Ayaka Bubble (Family Market 2.0)	X				--	--
Chart House	X				--	--
Chiba Ken Restaurant	X				--	--
China Buffet	X				--	--
Crazy Shirts	X				--	--
Due Divino Pastaria	X				--	--
Ena Motoi	X				--	--
Ena Road Laundry	X				--	--
Fanny's Chinese Food	X				--	--
Food Pantry LTD	X	X		X	--	X
Green Dolphin	X				--	--
Hair	X				--	--
Harbor Pub & Pizza Inc.	X				--	--
Hawaii Yacht Club	X				--	--
International House of Pancakes	X				--	--
Island Hula	X				--	--
Jenny's Sewing & Alterations	X				--	--
Kobe Steakhouse	X				--	--
Outback Steakhouse	X				--	--
Paradise Rent-a-Car	X				--	--
Pho Minh Thu	X				--	--
Red Lobster	X				--	--
Tattoo	X				--	--
Tattooing	X				--	--
Waikīkī Yacht Club	X				--	--
Yo Scooter	X				--	--
J. Hotels and Condominium Associations						
1717 Ala Wai Condominium Association	X				--	--
1850 Ala Moana Condominium Association	X				--	--

Table 7-1 CONSULTED PARTIES						
Respondents and Distribution	**Early or Ongoing Consultation, Presentation, or Notification**	**Received EISPN**	**Comments Received EISPN**	**Received DEIS**	**Comments Received DEIS**	**Received FEIS**
Ala Wai Terrace	X				--	--
Allure Waikīkī	X				--	--
Aqua Palms & Spa	X				--	--
Big Surf Hotel	X				--	--
Canterbury Place	X	X		X	--	X
Chateau Waikiki	X				--	--
Diamond Head Apartments	X				--	--
Discovery Bay Center	X	X		X	--	X
Doubletree Alana Hotel Waikīkī	X	X		X	--	X
Aqua Palms & Spa	X	X		X	--	X
The Equus	X				--	--
Hawai'i Prince Hotel Waikīkī	X				--	--
Hilton Grand Vacations		X		X	--	X
Hilton Grand Vacations Company Asia/Pacific Executive Offices	X	X		X	--	X
Hobron/'Ena Road Condos	X				--	--
'Ilikai Association of Apartment Owners (AOAO)	X	X		X	--	X
'Ilikai Marina AOAO	X	X		X	--	X
Inn on the Park Condo	X				--	--
Island Hostel Waikīkī Beach	X				--	--
The Kālia	X				--	--
Marina Towers	X				--	--
Mariposa Property LTD		X		X	--	X
Paoa Kālia Corporation	X	X		X	--	X
Pomaikai	X				--	--
Ramada Plaza Waikīkī Hotel	X				--	--
Tradewinds Hotel	X				--	--

Table 7-1 CONSULTED PARTIES						
Respondents and Distribution	**Early or Ongoing Consultation, Presentation, or Notification**	**Received EISPN**	**Comments Received EISPN**	**Received DEIS**	**Comments Received DEIS**	**Received FEIS**
Villa on Eaton Square	X				--	--
Waikīkī Edition	X				--	--
Waikīkī Prince Hotel	X	X		X	--	X
Wailana at Waikīkī	X	X		X	--	X
Waipuna	X				--	--
The Watermark Waikīkī	X				--	--
Windsor	X				--	--
Yacht Harbor Tower Condominium	X				--	--
K. Cultural Community Consultation Process						
Ahlo, Charles	X				--	--
Arcalas, Cara	X				--	--
Bates ʻOhana	X				--	--
Battle, Cherie Kahealani Keohokālole	X				--	--
Becket, Jan	X				--	--
Blaisdell, Dr. Kekuni	X				--	--
Bernice Pauahi Bishop Museum	X				--	--
Cazimero, Anna Kaʻolelo Machado	X				--	--
Cullen, Betsy Paoa	X				--	--
Del Toro ʻOhana	X				--	--
Diamond, Van Horn	X				--	--
E Noa Tours	X				--	--
Gomes ʻOhana	X				--	--
Gora, Amelia K.	X				--	--
Grace, Nadine	X				--	--
Hālau Lōkahi Hawaiian Immersion School	X				--	--
Harris, Cy K.	X				--	--
Hatchie, Andrew	X				--	--
Hui Mālama I Nā Kūpuna o Hawaiʻi Nei	X				--	--

Table 7-1 CONSULTED PARTIES						
Respondents and Distribution	**Early or Ongoing Consultation, Presentation, or Notification**	**Received EISPN**	**Comments Received EISPN**	**Received DEIS**	**Comments Received DEIS**	**Received FEIS**
Hukiku, Clarence Moses	X				--	--
Ka'awakauo, Emma	X				--	--
Kahanamoku, Samuel A.	X				--	--
KAHEA- The Hawaiian Environmental Alliance	X				--	--
Kaleikini 'Ohana	X				--	--
Keana'āina 'Ohana	X				--	--
Kekaula 'Ohana	X				--	--
Keli'inoi 'Ohana	X				--	--
Keli'ipa'akaua 'Ohana	X				--	--
Keohokālole 'Ohana	X				--	--
Kini 'Ohana	X				--	--
Koko, Kanaloa	X				--	--
Krewson-Reck, Sylvia	X				--	--
Kuhea, Kealoha	X				--	--
Kuloloio, Manuel	X				--	--
Lew, Haumea	X				--	--
Lopes 'Ohana	X				--	--
Luka, Alika	X				--	--
Mamac, Violet L. Medeiros	X				--	--
McDonald, Ruby Keana'āina	X				--	--
Medeiros 'Ohana	X				--	--
Moana Surfrider Hotel	X				--	--
Napoleon, Nanette	X				--	--
Native Hawaiian Hospitality Association	X			X	--	X
Norman 'Ohana	X				--	--
Olds, Nalani	X				--	--
Paoa, Clarke	X				--	--
Papa, Jr., Richard Likeke	X				--	--
Pascua, Bruce H.	X				--	--

Table 7-1 CONSULTED PARTIES						
Respondents and Distribution	**Early or Ongoing Consultation, Presentation, or Notification**	**Received EISPN**	**Comments Received EISPN**	**Received DEIS**	**Comments Received DEIS**	**Received FEIS**
Queen Emma Land Trust	X				--	--
Queen Liliʻuokalani Children's Center	X				--	--
Rash, Regina	X				--	--
Rochlen, Lillian Kenuenue Kaeo	X				--	--
Roy, Corbett	X				--	--
Royal Order of Kamehameha, Kūhiō Chapter	X				--	--
Royal Hawaiian Center	X				--	--
Save our Surf Organization	X				--	--
Sheraton Moana Surfrider	X				--	--
Sheraton Waikiki Cultural Director	X				--	--
Shirai ʻOhana	X				--	--
Spinney, Charles	X				--	--
Sterling, Joanne Kahanamoku	X				--	--
Suzuki ʻOhana	X				--	--
Takaki ʻOhana	X				--	--
Takizawa, Lorna Medeiros	X				--	--
Theone, Nicole Gulia	X				--	--
Wagner, Pat (Low)	X				--	--
Waikīkī Community Center, Executive Director	X				--	--
Waikīkī Hawaiian Civic Club, President	X			X	--	X
Williams, Evern	X				--	--
Yokooji, Dayleen	X				--	--

Draft EIS Comments and Responses

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, HONOLULU DISTRICT
FORT SHAFTER, HAWAII 96858-5440

REPLY TO ATTENTION OF:

December 16, 2010

Regulatory Branch

File No. POH-2010-00100

RECEIVED
DEC 20 2010
GROUP 70 INT'L

George Atta
Director of Planning
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, HI 96813

Dear Mr. Atta:

This provides final written comments for the draft Final Environmental Impact Statement (dFEIS) which addressed activities and impacts of the proposed Village Master Plan Improvements (located at TMKs 126008001, 126008003, 126008005, 126008007, 126008012, 126008019-021, 126008023-024, 126008027, 126008031, 126008034, 126008037-38, 126009001-002, 126009003, 126009007, 126009009, 126009010-013), Hilton Hawaiian Village, Waikiki, Oahu Island.

The dFEIS was reviewed pursuant to Section 10 of the Rivers and Harbors Act of 1899 (Section 10) and Section 404 of the Clean Water Act (Section 404). Section 10 requires that a Department of Army (DA) permit be obtained for certain structures or work in or affecting navigable waters of the United States (U.S.), prior to conducting the work (33 U.S.C. 403). Navigable waters of the U.S. are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified as navigable by the Honolulu District. In addition, a Section 10 permit is required for structures or work outside this limit if they affect the course, location, or condition of the waterbody as to its navigable capacity.

Section 404 requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including wetlands, prior to conducting the work (33 U.S.C. 1344). For regulatory purposes, the U.S. Army Corps of Engineers (Corps) defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The area of Corps jurisdiction under Section 404 extends to the Ordinary High Water Mark (OHWM) for navigable waters other than the Pacific Ocean, and to the upland boundary of any adjacent wetlands.

The dFEIS acknowledges that the Duke Kahanamoku Lagoon is a water of the United States. Further, six other artificial waterbodies, as represented by the Paradise Pool, Super Pool, Keiki Pool, Tapa Pool, Ali`i Pool and Kali`a Pool are adjacent to, not connected to the Duke Kahanamoku Lagoon and are not subject to Department of Army permit regulation. The dFEIS sufficiently describes in appropriate sections that there is no potential for waters of the U.S., as

represented by the Duke Kahanamoku Lagoon, to be impacted by the construction and maintenance of project structures and associated ground disturbing activities. Finally, temporary access, egress, or discharges across or within the Duke Kahanamoku Lagoon are not proposed. This additional information has enabled the Corps to determine that the scope of Master Plan activities will neither require a discharge of fill material into Duke Kahanamoku Lagoon nor require DA permit authorization. Should the Master Plan require work in, under, or above Duke Kahanamoku Lagoon in the future, consultation with the Corps' Regulatory Branch should take place prior to the construction of any structures that could be construed as fill material into waters of the U.S..

A CD copy of the Final Environmental Impact Statement and FONSI is requested for our administrative records. Thank you for giving us the opportunity to review this proposal and for your cooperation with our regulatory program. You are encouraged to provide comments on your experience with the Honolulu District Regulatory Branch by accessing our web-based customer survey form at http://per2.nwp.usace.army.mil/survey.html.

Should you have any questions, please contact Mr. Farley Watanabe of this office at the above address, by telephone 438-7701 or by e-mail at Farley.K.Watanabe@usace.army.mil . Please refer to **File No. POH-2010-00100** in all future communications with this office regarding this or other projects at this location.

Sincerely,

George P. Young, P.E.
Chief, Regulatory Branch

GROUP 70
INTERNATIONAL

PRINCIPALS

Francis S. Oda, Arch.D., FAIA, AICP, LEED AP
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Tom Young, MBA AIA

May 19, 2011

Mr. George P. Young, P.E.
Chief, Regulatory Branch
Department of the Army
U.S. Army Corps of Engineers, Honolulu District
Fort Shafter, Hawaii 96858-5440

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Mr. Young:

Thank you for your comment letter dated December 16, 2010 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project (File No. POH-2010-00100). The following responses are offered to your comments.

We appreciate your determination that scope of the Master Plan activities will neither require a discharge of fill material into the Duke Kananamoku Lagoon nor require Department of Army (DA) permit authorization. As you have stated in your letter, there is no potential for waters of the U.S., as represented by Duke Kananamoku Lagoon, to be impacted by the construction and maintenance of project structures and associated ground disturbing activities. In addition, temporary access, egress, or discharges across or within the Duke Kananamoku Lagoon are not proposed as part of the project.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

Group 70 International • 925 Bethel Street, 5th Floor • Honolulu, HI 96813-4307 • tel. 808.523.5866 • fax. 808.523.5874 • www.group70int.com

LINDA LINGLE
GOVERNOR

RUSS K. SAITO
COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

(P)1286.0

DEC 3 2010

DEC - 6 2010

Mr. Jeffery H. Overton, AICP, LEED AP
Chief Environmental Planner, Principal
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawai'i 96813

Dear Mr. Overton:

Subject: Draft Environmental Impact Statement for
Village Master Plan, Hilton Hawaiian Village Beach Resort and Spa
O'ahu, Kona, Waikiki, Kalia
TMK: 2-6-5: por. 1
2-6-8: 1, 3, 5, 7, 12, 19, 20, 21, 23, 24, 27, 31, 34, 37, 38
2-6-9: 1, 2, 3, 7, 9, 10, 11, 12, 13

Thank you for the opportunity to comment on the subject project. The proposed project does not impact any of the Department of Accounting and General Services' projects or existing facilities, and we have no comments to offer at this time.

If you have any questions, please have your staff call Ms. Gayle Takasaki of the Planning Branch at 586-0584.

Sincerely,

ERNEST Y. W. LAU
Public Works Administrator

GT:mo
c: Mr. Steve Tagawa, C&C Dept. of Planning & Permitting

GROUP 70
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Katherine M. MacNeil AIA, LEED AP
Tom Young, MBA AIA

May 19, 2011

Mr. Ernest Y. W. Lau
Public Works Administrator
State of Hawaii
Department of Accounting & General Services
P.O. Box 119
Honolulu, Hawaii 96810-0119

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Mr. Lau:

Thank you for your comment letter dated December 3, 2010 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project.

We acknowledge that the Department of Accounting and General Services has no comments to offer on the project at this time.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

NEIL ABERCROMBIE
GOVERNOR

MAJOR GENERAL ROBERT G. F. LEE
DIRECTOR OF CIVIL DEFENSE

EDWARD T. TEIXEIRA
VICE DIRECTOR OF CIVIL DEFENSE

STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE DIRECTOR OF CIVIL DEFENSE
3949 DIAMOND HEAD ROAD
HONOLULU, HAWAII 96816-4495

PHONE (808) 733-4300
FAX (808) 733-4287

December 28, 2010

DEC 29 2010

Mr. Jeffrey H. Overton
Chief Environmental Planner
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Overton:

Hilton Hawaiian Village Beach Resort & Spa
Village Master Plan
Draft Environmental Impact Statement (DEIS)

Thank you for the opportunity to comment on this proposed project. After review of the Draft Environmental Impact Statement, we have determined that the proposed project area falls within coverage arcs of existing warning sirens.

Mitigation measures should be considered in planning and the design phase of any new construction, as mitigation prevents loss of life, minimizes loss of property, and plans for continuity of essential services.

If you have any questions please call Ms. Havinne Okamura, Hazard Mitigation Planner, at (808) 733-4300, extension 556.

Sincerely,

EDWARD T. TEIXEIRA
Vice Director of Civil Defense

c: Mr. Steve Tagawa, Department of Planning and Permitting, City & County of Honolulu

GROUP 70
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Katherine M. MacNeil AIA, LEED AP
Tom Young, MBA AIA

May 19, 2011

Mr. Edward T. Teixeira
Vice Director of Civil Defense
State of Hawaii
Department of Defense
Office of the Director of Civil Defense
3949 Diamond Head Road
Honolulu, Hawaii 96816-4495

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Mr. Teixeira:

Thank you for your comment letter dated December 28, 2010 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project. The following responses are offered to your comments.

We understand that the proposed project area falls within coverage areas of existing warning sirens. Warning signals from the State Civil Defense sirens will be audible during an emergency alert event, which will serve to alert guests to safety instructions at the Village. In the event of a natural hazard emergency, guests at the Village are notified through the in-room television network, along with special flyer notices posted at high visibility locations across the Village. Specific information is provided to guests and employees and a loudspeaker broadcast across the Village public address system is also available, as necessary, to provide additional warnings and instructions to guests and employees. Mitigative measures will also ensure that resort staff continues to be properly trained in assisting other employees and guests with appropriate response and evacuation procedures at the issuance of a natural hazard emergency event.

Section 4.5 of the Final EIS provides a detailed description of natural hazards and proposed mitigation measures. These mitigation measures have and will continue to be considered throughout the planning and design phase of the project.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

LINDA LINGLE
GOVERNOR
STATE OF HAWAI'I

KAULANA H. R. PARK
CHAIRMAN
HAWAIIAN HOMES COMMISSION

ANITA S. WONG
DEPUTY TO THE CHAIRMAN

ROBERT J. HALL
EXECUTIVE ASSISTANT

STATE OF HAWAI'I
DEPARTMENT OF HAWAIIAN HOME LANDS
P.O. BOX 1879
HONOLULU, HAWAI'I 96805

December 6, 2010

GROUP 70 INTERNATIONAL, INC.
Mr. Jeffrey H. Overton, AICP,LEED AP
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Overton:

Subject: Hilton Hawaiian Village Beach Resort & Spa
Village Master Plan
Draft Environmental Impact Statement

Mahalo for the opportunity to provide comments regarding the subject proposal.

The Department of Hawaiian Home Lands has no comment to offer.

If you have any questions, please Darrell Yagodich at 620-9481 or by email at darrell.c.yagodich@hawaii.gov.

Aloha and mahalo,

Kaulana H.R. Park,Chairman
Department of Hawaiian Home Lands

GROUP 70
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Katherine M. MacNeil AIA, LEED AP
Tom Young, MBA AIA

May 19, 2011

Mr. Alapakī Nahale-ā, Chairman
Department of Hawaiian Home Lands
State of Hawaii
P.O. Box 1879
Honolulu, HI 96805

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Chair Nahale-ā:

Thank you for your comment letter dated December 6, 2010 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project.

We acknowledge that the Department of Hawaiian Home Lands has no comments to offer on the project at this time.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

NEIL ABERCROMBIE
GOVERNOR

PATRICIA McMANAMAN
INTERIM DIRECTOR

PANKAJ BHANOT
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
P. O. Box 339
Honolulu, Hawaii 96809-0339

January 20, 2011

Refer to: 10:0840

Mr. Steve Tagawa
City and County of Honolulu
Department of Planning and Permitting
Frank F. Fasi Municipal Building
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Tagawa:

On November 22, 2010 the Department of Human Services (DHS) received a letter from Jeffrey H. Overton, Chief Environmental Planner, Principal, of Group 70 International, Inc., requesting that DHS review the Draft Environmental Impact Statement for Hilton Hawaiian Village Beach Resort & Spa.

After a review of the overall proposed project, we do not have any comments or recommendations to the project. We also do not foresee any impact on any child care services in the community at this time.

If you have any questions or need further information, please contact Ms. Marja Leivo, Child Care Program Specialist, at (808) 586-7112.

Sincerely,

Luanne Murakami
Acting Division Administrator

c: Patricia McManaman, Interim Director, Department of Human Services
✓Jeffrey H. Overton, Chief Environmental Planner

AN EQUAL OPPORTUNITY AGENCY

GROUP 70
INTERNATIONAL

PRINCIPALS

Francis S. Oda, Arch.D., FAIA, AICP, LEED AP
Norman G.Y. Hong AIA
Sheryl B. Seaman AIA, ASID, LEED AP
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James L. Stone, Arch.D., AIA, LEED AP
Katherine M. MacNeil AIA, LEED AP
Tom Young, MBA AIA

May 19, 2011

Ms. Luanne Murakami
Acting Division Administrator
State of Hawaii
Department of Human Services
P.O. Box 339
Honolulu, HI 96809-0339

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Ms. Murakami:

Thank you for your comment letter dated January 20, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project.

We acknowledge that the Department of Human Services has no comments or recommendations to the project.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

Group 70 International • 925 Bethel Street, 5th Floor • Honolulu, HI 96813-4307 • tel. 808.523.5866 • fax. 808.523.5874 • www.group70int.com

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

WILLIAM J. AILA, JR.
INTERIM CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 10, 2011

RECEIVED
JAN 11 2011

City & County of Honolulu
Department of Planning & Permitting
650 South King Street 7th Floor
Honolulu, Hawaii 96813

Attention: Mr. Steve Tagawa

Ladies and Gentlemen:

Subject: Draft Environmental Impact Statement for Hilton Hawaiian Village Beach Resort & Spa Village Master Plan

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR), Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comment.

Other than the comments from Division of Boating & Ocean Recreation, Land Division-Oahu District, Engineering Division, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0414. Thank you.

Sincerely,

Russell Y. Tsuji
Administrator

Cc: Group 70 International, Inc.

LINDA LINGLE
GOVERNOR OF HAWAII

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 29, 2010

RECEIVED
LAND DIVISION
2010 DEC -7 P 2:55
DEPT OF LAND & NATURAL RESOURCES STATE OF HAWAII

MEMORANDUM

TO: **DLNR Agencies:**
x Div. of Aquatic Resources
x Div. of Boating & Ocean Recreation
x Engineering Division
__Div. of Forestry & Wildlife
__Div. of State Parks
__Commission on Water Resource Management
x Office of Conservation & Coastal Lands
x Land Division –Oahu District
x Historic Preservation

FROM: Charlene Unoki, Assistant Administrator Charlene
SUBJECT: Draft Environmental Impact Statement for Hilton Hawaiian Village Beach Resort & Spa Village Master Plan
LOCATION: Island of Oahu
APPLICANT: Group 70 International, Inc. on behalf of Hilton Hawaiian Village Beach Resort & Spa

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by January 7, 2011.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

( ) We have no objections.
(X) We have no comments.
( ) Comments are attached.

Signed:
Date: 12/6/10

DEC 6'10AM11:18BOR DIV

LINDA LINGLE
GOVERNOR OF HAWAII

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 29, 2010

MEMORANDUM

TO: **DLNR Agencies:**
x Div. of Aquatic Resources
x Div. of Boating & Ocean Recreation
x Engineering Division
__Div. of Forestry & Wildlife
__Div. of State Parks
__Commission on Water Resource Management
x Office of Conservation & Coastal Lands
x Land Division –Oahu District
x Historic Preservation

FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Draft Environmental Impact Statement for Hilton Hawaiian Village Beach Resort & Spa Village Master Plan
LOCATION: Island of Oahu
APPLICANT: Group 70 International, Inc. on behalf of Hilton Hawaiian Village Beach Resort & Spa

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by January 7, 2011.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

( ) We have no objections.
(✓) We have no comments.
( ) Comments are attached.

Signed: T Chee
Date: 12/7/2010

LINDA LINGLE
GOVERNOR OF HAWAII

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RECEIVED
LAND DIVISION
2011 JAN -6 P 2:18
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 29, 2010

MEMORANDUM

TO: **DLNR Agencies:**
x Div. of Aquatic Resources
x Div. of Boating & Ocean Recreation
x Engineering Division
__Div. of Forestry & Wildlife
__Div. of State Parks
__Commission on Water Resource Management
x Office of Conservation & Coastal Lands
x Land Division –Oahu District
x Historic Preservation

FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Draft Environmental Impact Statement for Hilton Hawaiian Village Beach Resort & Spa Village Master Plan
LOCATION: Island of Oahu
APPLICANT: Group 70 International, Inc. on behalf of Hilton Hawaiian Village Beach Resort & Spa

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by January 7, 2011.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

( ) We have no objections.
( ) We have no comments.
(X) Comments are attached.

Signed:
Date: 1/6/11

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/CharleneUnoki
Ref.: DEISHiltonHawaiianResort&SpaMasterPlan
Oahu.815

COMMENTS

( ) We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone ___.

( ) Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone.

( ) Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is ___.

( ) Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

( ) Mr. Robert Sumimoto at (808) 523-4254 or Mr. Mario Siu Li at (808) 523-4247 of the City and County of Honolulu, Department of Planning and Permitting.

( ) Mr. Carter Romero at (808) 961-8943 of the County of Hawaii, Department of Public Works.

.( ) Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.

( ) Ms. Wynne Ushigome at (808) 241-4890 of the County of Kauai, Department of Public Works.

( ) The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.

( ) The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

( ) Additional Comments: _____

(X) Other: Our previous comments dated May 10, 2010 which was attached to the Draft Environmental Impact Statement, still apply.

Should you have any questions, please call Ms. Suzie S. Agraan of the Planning Branch at 587-0258.

Signed: _____
CARTY S. CHANG, CHIEF ENGINEER

Date: 1/4/11

GROUP 70 INTERNATIONAL

PRINCIPALS

Francis S. Oda, Arch.D., FAIA, AICP, LEED AP
Norman G.Y. Hong AIA
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James L. Stone, Arch.D., AIA, LEED AP
Katherine M. MacNeil AIA, LEED AP
Tom Young, MBA AIA

May 19, 2011

Mr. Russell Y. Tsuji, Administrator
State of Hawai'i
Department of Land and Natural Resources
Land Division
Post Office Box 621
Honolulu, HI 96809

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Mr. Tsuji:

Thank you for your comment letter dated January 10, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project.

We acknowledge that the Department of Land and Natural Resources, Land Division, has no comments on the subject matter other than comments from the Division of Boating & Ocean Recreation, Land Division – Oahu District, and Engineering Division. We will respond to the comments of each division in separate correspondences.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

GROUP 70
INTERNATIONAL

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Katherine M. MacNeil AIA, LEED AP
Tom Young, MBA AIA

May 19, 2011

Ms. Edward Underwood, Administrator
State of Hawai'i
Department of Land and Natural Resources
Division of Boating & Ocean Recreation
P.O. Box 621
Honolulu HI 96809

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Mr. Underwood:

Thank you for your comment letter dated January 10, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project.

We acknowledge that the Department of Land and Natural Resources, Division of Boating & Ocean Recreation has no objections or comments to offer at this time.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

GROUP 70
INTERNATIONAL

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Christine Mendes Ruotola AICP, LEED AP
James L. Stone, Arch.D., AIA, LEED AP
Katherine M. MacNeil AIA, LEED AP
Tom Young, MBA AIA

May 19, 2011

Mr. Timothy Chee
State of Hawai'i
Department of Land and Natural Resources
Land Division – Oahu District
Post Office Box 621
Honolulu, HI 96809

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Mr. Tsuji:

Thank you for your comment letter dated January 10, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project.

We acknowledge that the Department of Land and Natural Resources, Division of Boating & Ocean Recreation has no objections or comments to offer at this time.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

Group 70 International • 925 Bethel Street, 5th Floor • Honolulu, HI 96813-4307 • tel. 808.523.5866 • fax. 808.523.5874 • www.group70int.com

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James L. Stone, Arch.D., AIA, LEED AP
Katherine M. MacNeil AIA, LEED AP
Tom Young, MBA AIA

May 19, 2011

Mr. Carty Chang, Chief Engineer
State of Hawai'i
Department of Land and Natural Resources
Engineering Division
Post Office Box 621
Honolulu, HI 96809

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Mr. Chang:

Thank you for your comment letter dated January 10, 2011 concerning the Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project. The following responses are offered to your comments.

We acknowledge that you comments provided on May 10, 2010 on the Environmental Impact Statement Preparation Notice are still applicable to the project. As stated in our response letter dated November 9, 2010, we are aware that according to the Flood Insurance Rate Map (FIRM), the project site is located in Zones A, AE and AO, area which are regulated by the National Flood Insurance Program. The project will comply with the rules and regulations of the NFIP presented in Title 44 of the Code of Federal Regulations (44CFR) as noted in Section 4.5.3 of the Final EIS.

The ground elevation associated with the master plan project varies between 0 and 4 ft mean sea level ("msl"). The Village Master Plan will comply with flood hazard requirements in accordance with current Federal, State and City & County of Honolulu standards, including rules and regulations of the NFIP presented in Title 44 of the Code of Federal Regulations (44CFR) and the flood proofing of permitted uses below the designated flood elevation. In the event of an emergency situation resulting from flood inundation that requires evacuation from the Village area, typically the County designates evacuation shelters to be selectively opened depending upon the severity of the damage. Shelter designations and schedules are broadcast on local radio and television stations. Information during an emergency event would also be disseminated by resort staff, security, and other employees to timeshare owners, hotel guests, and visitors on-site.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

NEIL ABERCROMBIE
GOVERNOR

KATHRYN S. MATAYOSHI
SUPERINTENDENT

STATE OF HAWAI'I
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAI'I 96804

OFFICE OF THE SUPERINTENDENT

December 10, 2010

Mr. Jeffrey H. Overton, AICP, Leed AP
Group 70 Internationa
925 Bethel Street, 5th Floor
Honolulu, Hawai`i 96813

Dear Mr. Overton:

Subject: Hilton Hawaiian Village Beach Resort & Spa Village Master Plan
TMKs (1) 2-6-5: por. 1, 2-6-8: 1, 3, 4, 5, 12, 19, 20, 21, 23, 24, 27, 31, 34, 37, 38, 2-6-9: 1-3, 7, 9-13, O`ahu, Kona, Waikiki, Kalia

The Department of Education (DOE) has reviewed the Draft Environmental Impact Statement for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan.

The DOE has no comment to offer.

Thank you for the opportunity to comment. If you have any questions, please call Jeremy Kwock of the Facilities Development Branch at 377-8301.

Very truly yours,

Kathryn S. Matayoshi
Superintendent

KSM:jmb

c: Randolph Moore, Assistant Superintendent, OSFSS
Stephen Schatz, CAS, Kaimuki/McKinley/Roosevelt Complex Areas
Steve Tagawa, City and County of Honolulu, DPP

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

GROUP 70
INTERNATIONAL

PRINCIPALS

Francis S. Oda, Arch.D., FAIA, AICP, LEED AP
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James L. Stone, Arch.D., AIA, LEED AP
Katherine M. MacNeil AIA, LEED AP
Tom Young, MBA AIA

May 19, 2011

Ms. Kathryn Matayoshi, Superintendent
State of Hawaii
Department of Education
P.O. Box 2360
Honolulu, Hawaii 96804

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Ms. Matayoshi:

Thank you for your comment letter dated December 10, 2010 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project.

We acknowledge that the Department of Education has no comments to offer on the project at this time.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. Box 3378
HONOLULU, HAWAII 96801-3378

KEITH R. RIDLEY
ACTING DIRECTOR OF HEALTH

In reply, please refer to:
File:

11-008A CAB

January 6, 2011

RECEIVED
JAN 12 2011
GROUP 70 INT'L

Mr. Jeffrey H. Overton
AICP, LEED AP, Principal
Group 70 International
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Overton:

SUBJECT: Hilton Hawaiian Village Beach Resort & Spa Village Master Plan, Draft Environmental Impact Statement

A significant potential for fugitive dust emissions exists during all phases of construction. The proposed activities will occur in proximity to public areas and thoroughfares, thereby exacerbating potential dust problems.

We encourage the contractor to implement a dust control program as stated in the subject document and to comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 on Fugitive Dust.

The dust control measures, some of which are mentioned in your document, include, but are not limited to, the following:

a) Planning the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;
b) Providing an adequate water source at the site prior to start-up of construction activities;
c) Landscaping and providing rapid covering of bare areas, including slopes, starting from the initial grading phase;
d) Minimizing dust from shoulders and access roads;
e) Providing adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
f) Controlling dust from debris being hauled away from the project site.

If you have any questions, please contact Mr. Barry Ching of the Clean Air Branch at 586-4200.

Sincerely,

WILFRED K. NAGAMINE
Manager, Clean Air Branch

BC:rg

c: Department of Planning and Permitting, City and County of Honolulu

GROUP 70
INTERNATIONAL

PRINCIPALS

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Christine Mendes Ruotola AICP, LEED AP
James L. Stone, Arch.D., AIA, LEED AP
Katherine M. MacNeil AIA, LEED AP
Tom Young, MBA AIA

May 19, 2011

Mr. Wilfred K. Nagamine, Manager
Clean Air Branch
State of Hawaii
Department of Health
P.O. Box 3378
Honolulu, HI 96801-3378

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Mr. Nagamine:

Thank you for your comment letter dated January 6, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project. The following responses are offered to your comments.

The proposed project improvements will comply with the provisions of Hawai'i Administrative Rules 11-60.1-33 (Fugitive Dust). A dust control program will be implemented which will include those dust control measures recommended in your letter. Section 4.3.3 of the Final EIS describes the dust control measures that will be implemented for the project.

Adequate fugitive dust control can usually be accomplished by the establishment of a frequent watering program to keep bare dirt surfaces in construction areas from generating dust. In dust-prone or dust-sensitive areas, other control measures such as limiting the area that can be disturbed at any given time, applying chemical soil stabilizers, mulching and/or using wind screens may be necessary. Control regulations further stipulate that open-bodied trucks be covered at all times when in motion if they are transporting materials that could be blown away. Haul trucks tracking dirt onto paved streets from unpaved areas is often a significant source of dust in construction areas. Some means to alleviate this problem, such as road cleaning or tire washing, may be appropriate. Paving of parking areas and/or establishment of landscaping as early in the construction schedule as possible can also lower the potential for fugitive dust emissions. Monitoring dust at the project boundaries could be considered to quantify and document the effectiveness of dust control measures.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

Group 70 International • 925 Bethel Street, 5th Floor • Honolulu, HI 96813-4307 • tel. 808.523.5866 • fax. 808.523.5874 • www.group70int.com

Neil Abercrombie
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

Keith R. Ridley
Acting Director of Health

In reply, please refer to
EMD/CWB

12062PDCL.10

December 22, 2010

Mr. Steve Tagawa
City and County of Honolulu
Department of Planning and Permitting
Frank F. Fasi Municipal Building
650 South King Street, 7th Floor
Honolulu, HI 96813

Dear Mr. Tagawa:

SUBJECT: Comments on Draft Environmental Impact Statement for the Hilton Hawaiian Village® Beach Resort & Spa Village Master Plan Waikiki, Island of Oahu, Hawaii

The Department of Health (DOH), Clean Water Branch (CWB), has reviewed the subject document and has no comments at this time. The DOH-CWB provided Environmental Impact Statement Preparation Notice comments for this project (Letter No. 05024PJF.10, dated May 12, 2010).

As a reminder, all discharges related to the project construction or operation activities, whether or not National Pollutant Discharge Elimination System permit coverage and/or Section 401 Water Quality Certification are required, must comply with the Water Quality Standards. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of $25,000 per day per violation.

If you have any questions, please visit our website at http://www.hawaii.gov/health/environmental/water/cleanwater/index.html, or contact the Engineering Section, CWB, at 586-4309.

Sincerely,

for ALEC WONG, P.E., CHIEF
Clean Water Branch

DCL:ml

c: DOH-EPO #I-3443 and #I-3466 [via e-mail only]
Mr. Jeffrey H. Overton, Group 70 International, Inc. [via email jho@group70int.com only]

GROUP 70
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May 19, 2011

Mr. Alec Wong, P.E., Chief
Clean Water Branch
State of Hawaii
Department of Health
P.O. Box 3378
Honolulu, HI 96801-3378

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Mr. Wong:

Thank you for your comment letter dated December 22, 2010 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project.

We acknowledge that the Department of Health, Clean Water Branch has no comments on the project at this time. The project will comply with the requirements of the Clean Water Act, including the rules under Hawai'i Administrative Rules, Sections 11-54 and 11-55. All applicable discharge requirements will be met as detailed throughout Section 4.4.1 of the Final EIS.

Section 4.4.1
Project construction will involve land disturbing activities that result in soil erosion, such as the removal of existing vegetation (clearing and grubbing), grading, excavation, and infilling of soil. During construction, soil erosion will be minimized through compliance with the County's grading ordinance, and the applicable provisions of the DOH's Water Quality Standards (Chapter 11-54, HAR) and Water Pollution Control requirements (Chapter 11-55, HAR). Standard Best Management Practices ("BMPs") will be employed to minimize impacts. These BMPs will be detailed in subsequent construction plans, and may include phasing of construction activities, limiting site grading, the use of temporary sprinklers in non-active construction areas if needed, stationing water trucks onsite during construction to provide immediate sprinkling in active construction zones if needed, use of temporary berms, use of temporary silt fencing and screens, and thorough watering of graded areas after construction activity has ceased for the day and on weekends. With implementation of BMPs, potentially significant impacts will be mitigated.

Grading
Moderate earth movement will be required to implement the proposed Village Master Plan. Surface grading is anticipated for entry roadway improvements and platform/column areas for the new timeshare towers. Grading operations, where applicable, will be in conformance with the applicable ordinances by the State DOH. The project will be required to conform to the applicable provisions of Chapter 11-54 (Water Quality Standards), HAR and Chapter 11-55 (Water Pollution Control), HAR. An application for a National Pollutant Discharge Elimination System ("NPDES") permit will be submitted to the State of Hawai'i DOH for review and approval.

The project will comply with City and County of Honolulu Revised Ordinances of Honolulu, Chapter 14, Articles 12 through 16 (Public Works Infrastructure Requirements). These articles set forth the rules and regulations for the control of grading, grubbing, stockpiling, soil erosion and sedimentation; establish the administrative procedure and minimum requirements for issuance of permits and provides for the enforcement of such rules and regulations. Grading will be conducted in compliance with Rules Relating to Soil Erosion Standards, April, 1999. Necessary grading, excavation and erosion control plans and best management practices will be developed and submitted to the City and County of Honolulu, Department of Planning and Permitting for their review and approval.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

LORETTA J. FUDDY, A.C.S.W., M.P.H.
ACTING DIRECTOR OF HEALTH

In reply, please refer to:
File:

February 15, 2011

TO: Jeffrey H. Overton
Group 70 International, Inc.

FROM: Jeffrey M. Eckerd, Acting Program Manager
Indoor and Radiological Health Branch

SUBJECT: Hilton Hawaiian Village Beach Resort & Spa
Village Master Plan
Draft Environmental Impact Statement

Our comments should be printed as follows:

"Project activities shall comply with the Administrative Rules of the Department of Health:

- Chapter 11-39 Air Conditioning & Ventilating
- Chapter 11-46 Community Noise Control
- Chapter 11-501 Asbestos Requirements
- Chapter 11-503 Fees for Asbestos Removal & Certification
- Chapter 110504 Asbestos Abatement Certification Program

Should there be any questions, please contact me at 586-4701.

cc: Steve Tagawa, City & County of Honolulu, Department of Planning & Permitting

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May 19, 2011

Mr. Jeffrey M. Eckerd
Acting Program Manager
Indoor and Radiological Health Branch
State of Hawaii
Department of Health
P.O. Box 3378
Honolulu, HI 96801-3378

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Mr. Eckerd:

Thank you for your comment letter dated February 15, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project.

As noted in Section 4.7 (Acoustic Assessment) and Section 4.8 (Hazardous Materials) of the Final EIS, the proposed project activities will comply with the Administrative Rules of the Department of Health, including, Chapter 11-39 (Air Conditioning and Ventilating), Chapter 11-46 (Community Noise Control), Chapter 11-501 (Asbestos Requirements), Chapter 11-503 (Fees for Asbestos Removal & Certification), and Chapter 11-504 (Asbestos Abatement Certification Program).

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

KEITH R. RIDLEY
ACTING DIRECTOR OF HEALTH

In reply, please refer to:
File:

LUD 1 2 6 005 001 etc-ID565
Village Master Plan

December 29, 2010

JAN - 4 2011

Mr. Jeffrey H. Overton, AICP, LEED AP
Chief Environmental Planner, Principal
Group 70 International Inc.
925 Bethel Street 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Overton,

Subject: Hilton Hawaii Village Beach Resort & Spa
Draft Environmental Impact Statement (DEIS) Village Master Plan
2005 Kalia Road, Honolulu, Hawaii 96815
TMK (1) 2-6-005: 001
TMK (1) 2-6-008: 1, 3, 5, 7, 12, 19, 20, 21, 23, 24, 27, 31, 34, 37, 38
TMK (1) 2-6-009: 1, 2, 3, 7, 9, 10, 11, 12, 13

Thank you for allowing us the opportunity to review the subject project which proposes planned retail expansion, improvements, new parking stalls, two (2) timeshare towers, and additional square footage for back of house and hotel use. We have the following comments and information on the above subject property:

We have no objections to the proposed development as domestic wastewater will be conveyed to the City & County of Honolulu's wastewater system for treatment and disposal.

Should you have any questions, please contact the Planning & Design Section of the Wastewater Branch at 586-4294.

Sincerely,

MARSHALL LUM, P.E., ACTING CHIEF
Wastewater Branch

LM:cle

c: DOH's Environmental Planning Office (EPO I-3443)
City & County of Honolulu, Dept. of Planning & Permitting

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May 19, 2011

Mr. Marshall Lum, P.E.
Acting Chief
Wastewater Branch
State of Hawaii
Department of Health
P.O. Box 3378
Honolulu, HI 96801-3378

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Mr. Lum:

Thank you for your comment letter dated December 29, 2010 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project.

We acknowledge that the Department of Health, Wastewater Branch has no objections to the proposed development since domestic wastewater will be conveyed to the City and County of Honolulu's wastewater system for treatment and disposal.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

Group 70 International • 925 Bethel Street, 5th Floor • Honolulu, HI 96813-4307 • tel. 808.523.5866 • fax. 808.523.5874 • www.group70int.com

NEIL ABERCROMBIE
GOVERNOR

GLENN M. OKIMOTO
INTERIM DIRECTOR

Deputy Directors
Ford N. Fuchigami
Jan S. Gouveia
Randy Grune
Jadine Urasaki

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:
STP 8.0320

January 11, 2011

Mr. David K. Tanoue
Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

RECEIVED
JAN 20 2011
GROUP 70 INT'L

Attention: Steve Tagawa

Dear Mr. Tanoue:

Subject: Hilton Hawaiian Village Beach Resort & Spa
Draft Environmental Impact Statement (DEIS)

Thank you for requesting the State Department of Transportation's (DOT) review of the subject project.

DOT previously commented on the subject case during the early consultation period in its letter STP 8.0110 dated May 25, 2010 (copy in Section 7 of the DEIS).

DOT Highways Division Planning Branch is still reviewing the subject project. Until this review is completed, DOT's prior comments remain valid.

DOT appreciates the opportunity to provide comments. If there are any other questions, including the need to meet with DOT staff, please contact Mr. David Shimokawa of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Very truly yours,

GLENN M. OKIMOTO, Ph.D.
Interim Director of Transportation

c: Jeffrey H. Overton, Group 70 International, Inc.

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Tom Young, MBA AIA

May 19, 2011

Glenn M. Okimoto, Ph.D.
Director of Transportation
State of Hawai'i
Department of Transportation
869 Punchbowl Street
Honolulu, HI 96813-5097

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Dr. Okimoto:

Thank you for your comment letter dated January 11, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project. We understand that the Department of Transportation, Highway Planning Division is still reviewing the project. DOT's May 25, 2010 comments on the Environmental Impact Statement Preparation Notice were addressed in the Draft EIS, with information available as of November 9, 2010. This letter provides additional information as an update to the current status of the project studies and review.

1. **Impacts on DOT Highway Facilities**. The Draft EIS includes a Traffic Impact Analysis Report (TIAR) completed by Wilson Okamoto Corporation (WOA) (September 2010). The TIAR provides a detailed discussion of existing traffic conditions, potential impacts and proposed mitigation, which is summarized in the Draft EIS. The project is not expected to reduce the operational Level of Service rating for these major intersections, as reported in Section 4.9 Traffic and Parking, and Appendix J. The project does impact traffic operations in the vicinity but is mitigated with recommended improvements.

Since the November 2010, Hilton has made substantial progress on traffic-related studies that will improve traffic flow on Ala Moana Boulevard. Hilton is fulfilling a condition from the 2008 completion of the Grand Waikikian, in association with the installation of new signalized intersection at Kahanamoku Lane. Hilton has studied traffic flow along this section of Ala Moana Boulevard to assess the flow of through-traffic following activation of this traffic signal. The Phase II study (post-signalization) has been reviewed by DOT-Highways and the City Department of Transportation Services (DTS). The study shows that there was no negative impact to traffic flow on Ala Moana Boulevard due to the new signalized intersection at Ala Moana Boulevard/Kahanamoku Street. However, DOT suggested that Hilton provide the

recommended changes in signal timing to DOT, who in turn will submit it to DTS for implementation. The signal retiming plans have been authorized by the City, and the signals were adjusted by the City during the first week of May 2011. WOA conducted follow-up traffic counts and through-traffic delay assessment, to verify the improvement to the traffic flow along Ala Moana Boulevard with the synchronized signals.

2. **Impacts during Construction**. To supplement our Draft EIS response in November 2010, the Section 4.9.1 of the Final EIS includes an updated assessment of the potential traffic impacts, including during the construction period.

Potential traffic impacts during the construction period have been assessed. Ala Moana Boulevard will be affected during construction periods by traffic from worker vehicles, heavy equipment mobilization/demobilization, and material deliveries. The first major construction period is planned to occur during 2013-2014, with construction of the first new timeshare tower. This project will cause periodic affects to traffic flow at the Ala Moana Boulevard/Kālia Road intersection during equipment movement and major materials deliveries. Off-site infrastructure improvements (wastewater collection system) will also occur during this period. Several smaller Master Plan projects will occur during 2015-2018. The second new timeshare tower is planned to start construction in 2019. Plans to mitigate the construction period traffic impacts include off-peak movement of equipment and materials to minimize the disruption to traffic flow, and inconvenience to the motoring public, bicyclists and pedestrians. Dust and noise pollution will be contained through job-site construction management and adherence to State and County laws, which pertain to construction dust management and noise control. A Construction Traffic Management Plan will also be prepared to minimize conflicts with traffic along surrounding roadways during construction activities.

3. **DOT Highways Division Permit**. As stated in our Draft EIS response in November 2010, the contractor for specific Master Plan projects will be required to obtain the proper permits required for the transport of oversized/overweight equipment and loads within State highway facilities. The contractor will be obligated to adhere to the individual permit conditions relating to State Highway operations, as specified in the construction phase traffic management plan.

4. **Construction Plans**. As stated in our Draft EIS response in November 2010, at the appropriate time, construction plans will be submitted to DOT Highways Division for work done within the State highway right-of-way. The contractor for specific Master Plan projects will be required to obtain the proper permits required for work to be completed within the State highway right-of-way. The contractor will be obligated to adhere to permit conditions relating to State Highway operations, and as specified in the construction phase traffic management plan.

5. **Cumulative Impacts – Planned Projects**. The assessment of cumulative impacts is has been updated in the Final EIS Section 4.15. The TIAR completed for the Final EIS evaluates cumulative traffic impacts from hotel, residential condominium and commercial projects that are completed, under development, or entitled within the study area.

6. **Use/Occupancy**. As stated in our Draft EIS response in November 2010, the Final EIS Section 4.9 addresses the potential trip generation of Hilton Hawaiian Village under completion of the planned Village Master Plan improvements. The seasonal increases in use and/or occupancy of the Village are typical of Waikiki's annual visitor patterns. The TIAR evaluates the fully developed condition, which represents the most conservative analysis following ITE standards for the hotel, timeshare, convention and retail/commercial uses. A Traffic Management Plan for the Village will be updated as part of the current permitting process.

We appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843

PETER B. CARLISLE, MAYOR

RANDALL Y. S. CHUNG, Chairman
ANTHONY R. GUERRERO, JR.
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MICHAEL D. FORMBY, Ex-Officio

WAYNE M. HASHIRO, P.E.
Manager and Chief Engineer

DEAN A. NAKANO
Deputy Manager

December 2, 2010

DEC - 9 2010

Mr. Jeffrey Overton, AICP, LEED AP
Group 70 International, Incorporated
925 Bethel Street, 5th floor
Honolulu, Hawaii 96813-4307

Dear Mr. Overton:

Subject: Your Letter Dated November 19, 2010 Requesting Comments on the Draft Environmental Assessment for the Proposed Hilton Hawaiian Village Master Plan Improvements, 2005 Kalia Road, TMK: 2-6-5: 1 (por) 2-6-8: 1, 3, 5, 7, 12, 19, 20, 21, 23, 24, 27, 31, 34, 37 & 38 and 2-6-9: 1, 2, 3, 7, 9, 10, 11, 12 & 13

Thank you for the opportunity to comment on the subject document.

The comments in our letter dated May 5, 2010, which is included in the document, are still applicable.

If you have any questions, please contact Robert Chun at 748-5443.

Very truly yours,

PAUL S. KIKUCHI
Chief Financial Officer
Customer Care Division

cc: Mr. Steve Tagawa, Department of Planning and Permitting

GROUP 70 INTERNATIONAL

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May 19, 2011

Mr. Paul S. Kikuchi, Chief Financial Officer
City and County of Honolulu
Board of Water Supply
Customer Care Division
630 South Beretania Street
Honolulu, HI 96843

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Mr. Kikuchi:

Thank you for your comment letter dated December 2, 2010 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project. The following responses are offered to your comments.

We acknowledge that your comments provided on May 5, 2010 on the Environmental Impact Statement Preparation Notice are still applicable to the project. As stated in our response letter dated November 9, 2010, we acknowledge your assessment that the existing water system is adequate to accommodate the proposed development. We further recognize that the Board of Water Supply reserves the right to change its position on water availability until the building permit application has been approved.

If deemed necessary, the applicant will pay the fees for water resource development, transmission, and daily storage. As stated in Section 4.12 of the Final EIS, fire protection requirements will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department as the project moves forward.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

DEPARTMENT OF ENVIRONMENTAL SERVICES
CITY AND COUNTY OF HONOLULU
1000 ULUOHIA STREET, SUITE 308, KAPOLEI, HAWAII 96707
TELEPHONE: (808) 768-3486 • FAX: (808) 768-3487 • WEBSITE: http://envhonolulu.org

PETER B. CARLISLE
MAYOR

TIMOTHY E. STEINBERGER, P.E.
DIRECTOR

MANUEL S. LANUEVO, P.E., LEED AP
DEPUTY DIRECTOR

ROSS S. TANIMOTO, P.E.
DEPUTY DIRECTOR

IN REPLY REFER TO:
PRO 11-002

January 5, 2011

RECEIVED JAN 10 2011

Mr. Jeffrey H. Overton, AICP, LEED AP
Chief Environmental Planner, Principal
Group 70 International Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Overton:

Subject: Hilton Hawaiian Village Beach Resort & Spa
Village Master Plan Draft Environmental Impact Statement

We have reviewed the subject report as transmitted to us by your letter dated November 19, 2010, and have the following comments:

1. Subsection 3.3.2 Drainage Probable Impacts, page 8, second paragraph: Runoff from Basin 2 is directed to Port Hilton. Consider feasibility of rerouting the drain line to the Ala Wai Yacht Harbor to avoid discharge to the beach. Expand narrative to address any low impact development (LID) measures incorporated into the plan.

2. Regarding wastewater issues, we anticipate that the resolution of which sewerline improvements are required will need to involve participants from both the Department of Planning & Permitting (DPP) and the Department of Environmental Services (ENV). ENV's goal is to have a system that is maintainable and maximizes efficiency for the benefit of all our wastewater customers.

Should you have any questions, please call Liz Ngo, Civil Engineer, at 768-3470.

Sincerely,

David I. Nagamine
Executive Assistant

GROUP 70
INTERNATIONAL

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May 19, 2011

Mr. Timothy E. Steinberger, P.E., Director
City and County of Honolulu
Department of Environmental Services
1000 Uluohia Street, Suite 308
Kapolei, HI 96707

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Mr. Steinberger:

Thank you for your comment letter dated January 5, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project. The following responses are offered to your comments.

1. Drainage – While storm water runoff from Basin 2 directed to Port Hilton will ultimately be discharged into open coastal water, storm water quality treatment will be implemented to mitigate the effects of storm water runoff. Water quality treatment mitigation measures that may be implemented include bioretention basins, permeable pavements, or hydrodynamic separator/filter units (e.g. Vortech, Aquaswirl, or CDS system).

Bioretention basins and permeable pavements are low impact development (LID) strategies which are used to retain storm water runoff on site. Bioretention areas are depressed landscaped areas for storm water runoff storage, infiltration, and evapotranspiration. Permeable pavements allow storm water runoff to infiltrate into the ground and prevent concentrated runoff flow. Use, location and sizing of bioretention basins and permeable pavements would be determined with the detailed design of the area. Hydrodynamic separator/filter units are proprietary storm water quality units which filter out trash, sediments, grease and oils. Storm water quality units vary in size based on the manufacturer. For Basin 2, a storm water quality unit sized to accommodate approximately 1.26 cubic feet per second (cfs) of flow-through runoff, would be about the size of a standard manhole. A storm water quality unit can be located south of the Super Pool, to treat the storm water runoff prior to flowing off the campus.

Section 4.4.5 of the Final EIS has been modified to provide these additional details on storm water management. The requirements for basin and/or chamber sizing are presented in this section, and in Appendix L.

2. Wastewater – The following discussion on the wastewater system is presented in Section 1.6 Summary, Section 4.10.2 Wastewater, and Section 4.16 Unresolved Issues. Additional text has been added as included below.

Off-site wastewater system improvements involved with the Village Master Plan, as presented in Section 4.10.2. The project will yield an increase in wastewater generated on-site. Wastewater generation is anticipated to increase by approximately 0.124 mgd. The City is currently evaluating plans to comply with a Global Consent Decree with U.S. EPA to upgrade the wastewater system by 2020 to accommodate projected year 2040 peak wet weather flows. As part of the improvements, the City must address requirements for new wastewater flows in Waikiki during peak periods. Until a firm plan of implementation is developed by the City, Hilton will complete a system improvement by replacing the 12-inch diameter sewer line in Kalia Road with an 18-inch diameter sewer line. In addition, one option being evaluated is the installation of a temporary wastewater surge tank at Hilton Hawaiian Village Timeshare Tower 1, which is projected for occupancy in 2015. The surge tank would remain in use until the permanent City sewer improvements are completed by the mandated 2020 completion date. A surge tank would store wastewater and discharge to the existing City wastewater collection system during low flow diurnal periods, estimated between 1:00 to 4:00 am daily. The surge tank, located within the Hilton Hawaiian Village property, would be approximately 70,000 gallons for average daily storage. Implementing this measure would, to a large extent, mitigate the potential impact of additional flows added to the City system by the new tower. The off-site wastewater improvement solution is considered an unresolved issue at the time of this Final EIS. Discussions with the City will formulate the scope of a viable economically-feasible solution that will accommodate the modest additional demand from the Village Master Plan improvements.

We will continue to coordinate with the Department of Planning and Permitting and the Department of Environmental Services on this issue. We appreciate your department's efforts to work towards achieving a system that is maintainable and maximizes efficiency for the benefit of all wastewater customers.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

DEPARTMENT OF FACILITY MAINTENANCE

CITY AND COUNTY OF HONOLULU

1000 Uluohia Street, Suite 215, Kapolei, Hawaii 96707
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PETER B. CARLISLE
MAYOR

GEORGE "KEOKI" MIYAMOTO
ACTING DIRECTOR

IN REPLY REFER TO:
DRM 10-934

December 14, 2010

GROUP 70 INT'L
DEC 15 2010
RECEIVED

Mr. Jeffrey H. Overton, AICP, LEED AP
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Overton:

Subject: Hilton Hawaiian Village Beach Resort & Spa
Draft Environmental Impact Statement (DEIS)

Thank you for the opportunity to review and comment on the DEIS dated November 2010 for the proposed improvements to the Hilton Hawaiian Village in Waikiki.

The majority of the proposed improvements will be in privately-owned property and will have negligible impact on our facilities and operations.

However, the proposed public bus and trolley pull-out lane will be located within City owned Kalia Road right-of-way. We request that the pull-out lane be constructed with portland cement concrete.

Should you have any questions, please call Charles Pignataro of the Division of Road Maintenance, at 768-3697.

Sincerely,

George "Keoki" Miyamoto
Acting Director

c: Department of Planning and Permitting – Attn. Steve Tagawa

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May 19, 2011

Mr. George "Keoki" Miyamoto, Acting Director
City and County of Honolulu
Department of Facility Maintenance
1000 Uluohia Street, Suite 215
Kapolei, HI 96707

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Mr. Chang:

Thank you for your comment letter dated December 14, 2010 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project.

We acknowledge that the project is located in privately-owned property and will have negligible impacts on your facilities and operations.

Your request that the public bus and trolley pull-out lane be constructed with portland cement concrete has been noted and will be coordinated at the appropriate time.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

DEPARTMENT OF PARKS AND RECREATION

CITY AND COUNTY OF HONOLULU

KAPOLEI HALE, 1000 ULUOHIA STREET, STE. 309 • KAPOLEI, HAWAII 96707
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PETER B. CARLISLE
MAYOR

LESTER K. C. CHANG
ACTING DIRECTOR

RICHARD HARU
DEPUTY DIRECTOR

DEC 16 2010

December 15, 2010

Mr. Jeffrey H. Overton, AICP, LEED AP
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Overton:

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort and Spa
Village Master Plan

Thank you for the opportunity to review and comment on the Draft Environmental Impact Statement for the Village Master Plan at Hilton Hawaiian Village Beach Resort and Spa.

The Department of Parks and Recreation has no comment at this time.

Should you have any questions, please contact Mr. John Reid, Planner, at 768-3017.

Sincerely,

For LESTER K. C. CHANG
Acting Director

LKCC:jr
(393062)

cc: Steve Tagawa, Department of Planning and Permitting
Norman Hong, Group 70 International, Inc.

GROUP 70 INTERNATIONAL

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May 19, 2011

Mr. Gary B. Cabato, Director
Department of Parks and Recreation
City and County of Honolulu
1000 Uluohia Street, Suite 309
Kapolei, HI 96707

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Mr. Cabato:

Thank you for your comment letter dated December 15, 2010 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project.

We acknowledge that the Department of Parks and Recreation has no comments to offer on the project at this time.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
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PETER B. CARLISLE
MAYOR

DAVID K. TANOUE
DIRECTOR

ROBERT M. SUMITOMO
DEPUTY DIRECTOR

2010/ED-6(st)

January 19, 2011

Mr. Jeffrey H. Overton, AICP
Group 70 International
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Overton:

Subject: Draft Environmental Impact Statement (DEIS)
Hilton Hawaiian Village Master Plan Improvements
2005 Kalia Road - Waikiki
Tax Map Key 2-6-5: Portion of 1
2-6-8: 1, 3, 5, 7, 12, 19, 20, 21, 23, 24, 27, 31, 34, 37, and 38;
2-6-9: 1, 2, 3, 7, 9, and 10-13

The Department of Planning and Permitting (DPP) has the following comments on the above EISPN:

1. Section 1.1 Project Summary: Our records indicate that southeast corner of the site along Kalia Road, Parcel 2-6-5: 1, is owned by the U.S. government and not the City and County of Honolulu. Please verify the fee owner of this parcel.

2. Section 1.2 Proposed Action: This section should be revised to succinctly describe the actual construction planned as part of the improvement (master plan) project and the time frame for its implementation. We note that the completion date of 2021 is not disclosed until page 106 (Section 3.3.5). Given the 10-year project time frame, we suggest that improvements be described in the phases in which they will be built (and not by the geographic groupings). A single Master Plan exhibit would be helpful (probably in plan view). It should highlight new structures and deemphasize existing features, either by use of color or gradation. This section should explain whether the addition of two more time-share towers is actually part of a long-range master plan for the Hilton Hawaiian Village (HHV), which began with development of the Kalia Tower, completed in 2001, and the Grand Waikikian in 2008.

   The list of "Village Master Plan Objectives" (also in Section 2.1) is broad and lacks sufficient detail to explain how the project will accomplish its objectives. We suggest the list be revised to provide specific examples of the project components that will help to accomplish the objectives. We note that the "big idea" list in Section 3.1 appears to be essentially the objective of the proposed improvement project.

3. Section 1.4 Significant Beneficial and Adverse Impacts and Proposed Mitigation Measures with the Proposed Project: This section must be revised to describe the specific project impacts anticipated, perhaps in "bulleted" categories (i.e., provide new time-share unit inventory, create new retail space, improve vehicular access , etc.). We note impacts must first be identified categorically before a categorical mitigation can be discussed in the following Section 1.4.3. Proposed Mitigation Measures. We also find that the mitigation discussion actually describes impacts.

4. Section 1.5 Unresolved Issues: The discussion regarding unresolved issues should be expanded to provide the details on the remnant lot, including its role in the proposed development. Also, discuss the extent of wastewater system upgrades, etc. (or refer to the section which explains this).

5. Section 1.9.1 Major Project Completed with Significant Public Benefits: We suggest that this discussion of past projects and programs be relocated or incorporated into another section of the Final EIS, possibly in Section 3.1 Site History and Project Vision.

6. Section 1.10 Listing of Required Government Permits and Approvals: This list should include Trenching Permits and Subdivision Application.

7. Section 1.7.1 No-Action Alternative: The "critical areas within the resort that are underutilized or in need of some planned intervention" were not identified in preceding sections of the Draft EIS. We suggest that this "problem statement" be clearly set forth in an earlier section, where an explanation of when and how these "critical areas" were identified. This section could also briefly state the "opportunity cost" which made this alternative unacceptable, and how this determination was made (i.e., whether a market analysis was done to determine the potential loss in market share that would result in the absence of the proposed project).

8. Section 3.0 Project Description: This section and at least up to Section 3.3 Proposed Project Details, should be relabeled as "Existing Site Description," since it contains no information regarding proposed improvements.

9. Section 3.3 Proposed Project Details: We suggest that this section, and its subsections, be revised to provide a quantitative description of the actual improvements proposed. For example, the description of the Village Main Entry should indicate the proposed width of the pedestrian area, the number or size (i.e., length, width) of ponds to be added, etc. Also, pre- and post-project exhibits (in plan view, elevation and oblique views) should be included to better illustrate proposed changes which cannot be discerned without a baseline of existing conditions. As suggested earlier, separate exhibits would allow the proposed changes for each phase of the project to be delineated. However, not all exhibits need to show all levels of detail and its associated color scheme. For example, the existing "back of house" area, time-share units, their wall separations, etc, do not need to shown for the first phase of the project which includes the Kalia Road, Tapa Tower retail and pool, super pool and main lobby improvements.

10. Section 3.3.4 Summary of Master Plan Program

a. There are discrepancies between DPP records and the information contained in the DEIS regarding density. The square footage listed in Table 3.3 excludes common areas (elevators, staircases, restrooms, utility areas, etc.) which must be included in the floor area calculations. Summary tabulations should be provided of existing and proposed floor area, as defined by the Land Use Ordinance (LUO), to verify existing and proposed density and to establish an updated baseline of the existing development from which proposed projects can be compared. These tabulations would include a breakdown of the proposed floor area, including how the proposed projects will add 751,989 square feet to the site, thereby increasing the floor area ratio (FAR) to 3.656, as noted on Page 3-47 of the DEIS. We note that the updated tabulation of the developed floor area should be based on recent building permits. Also, include calculations of the abutting street right-of-ways that were used to determine the permissible density.

b. Updated information on existing and proposed building area (lot coverage) and open space, again as defined by the LUO, should also be provided to verify that the existing 50.3 percent open space will remain relatively unchanged with the completion of the proposed improvements, as noted on Page 3-42 of the DEIS.

c. In addition to showing the transitional height setback from Paoa Place in Figure 3-35, the transitional height envelope should also be included in the site sections to show existing encroachments as permitted by Special District Permit No. 2002/SDD-33, and to confirm that the proposed time-share towers are within the building envelope.

d. Summary information on the height of high-rise structures on site should be disclosed in the DEIS for comparison purposes.

e. Not all of the proposed public benefits listed in the DEIS can be construed to benefit the general public. Most of them enhance the resort more than the general public, and some are existing programs and maintenance projects which the resort will likely continue, with or without the proposed project. In addition to the proposed pedestrian walkway along Paoa Place, the applicant should consider more benefits in the surrounding area that will benefit the public directly, such as public amenities on the beach, improved beach access, and more public parking at reduced rates for residents and beach patrons.

f. More detailed information to support your statement that the total number of off-street parking stalls meets LUO requirements should be included in the DEIS.

Time-share units are dwelling or lodging units and regulated under the provisions of Hawaii Revised Statues Chapter 514E, as amended. The proposed time-share towers with its mix of one- to three-bedroom suites are considered multi-family

dwellings for park dedication; therefore, the multi-family dwelling units are subject to compliance with park dedication. The DEIS should indicate how the project will comply with the park dedication ordinance.

11. Section 4.4.1 Topography, Geology, and Soil Conditions: The Final EIS should describe the type and depth of building foundations which will be necessary for the two new time-share towers. Given the necessary foundations, estimates of the amount of excavation (i.e., cubic yards) should be provided. This section should reference that grading shall be conducted in compliance with "Rules Relating to Soil Erosion Standards and Guidelines, April 1999."

12. Section 4.4.2 Surface Water, Groundwater, Storm Water and Drainage: The section should disclose the depth at which groundwater is located and describe the dewatering activities which will be necessary during construction in the short-term (i.e., how groundwater discharge during construction will be managed). Since the deeper aquifer under this site is considered fresh and irreplaceable (page 4-16), the Final EIS should also disclose the location(s) of the nearest potable water wells. This section should also clarify if the flooding fronting Kalia Road is the result of off-site flow. If so, please address how this off-site flow will be mitigated. We also request that the Runoff Summary, Table 4.4, include direction or outlet information for each drainage basin. We also request similar changes be made to Table 4 in Appendix L, the Preliminary Engineering Report. The delineation of drainage basins in Figure 4-7 is difficult to see and should be improved in the Final EIS.

13. Section 4.4.5 Nearshore and Lagoon Water Quality: The mitigation measures described in the section of the Final EIS should be expanded to more comprehensively explain the proposed use of a bioretention basin or storm water quality chambers to address water quality at the Waikiki beach outflow or "Port Hilton Basin." This section should explain how big of a basin or the size of chambers necessary to accommodate 1.26 cubic feet a second (cfs) of flow-through runoff.

14. Section 4.5.3 Flooding: The discussion of mitigation measures should state that the proposed development will comply with flood hazard requirements in accordance with current Federal, State and the City and County of Honolulu.

15. Section 4.5.4 Tsunami Inundation: This section should briefly discuss what is the actual response and evacuation measures, for which the HHV staff must be trained to respond to such events.

16. Section 4.9 Roadways and Circulation: The State Department of Transporation's jurisdiction over the intersection of Ala Moana Boulevard and Kalia Road should be verified. We will forward our Traffic Review Branch comments on the Traffic Impact Analysis Report Appendix J, as they become available.

17. Section 4.10.3 Solid Waste: This section should include estimates of the amount of additional solid waste which will be generated by the proposed improvement project (i.e., 550 time-share units, 14,800 square feet of retail space, 28,300 square feet of "back of house" and hotel use.), and how the increased waste stream will be accommodated.

18. Section 4.13, View Planes, Corridors and Resources: The view analysis should include another location near the Kahanamoku Lagoon and parking lot at the end of Holomoana to show the visual impacts of Timeshare Tower 2. Currently, View Location No. 6 does not show Timeshare Tower 2 because it is blocked by the Rainbow Tower. We also note that the Photo key numbering 1 through 8 is not duplicated on the Figures 4-32 through 4-39; the Figures should include the Photo key numbers.

19. Section 5.2.7 Coastal Zone Management, Hawaii Revised Statutes Chapter 205A: Special Management Area (SMA): The reference to Chapter 205A (page 5-30) should be correctly identified as the Coastal Zone Management Program (CZM).

    Although the chart listing *all* of the objectives and policies of the CZM program can be edifying, we find that the chart must be revised to differentiate Objectives from Policies. For example, the first item listed in bold print, "(1) Recreational Resources;" is an Objective, Section 205A-2(b)(1), HRS, whereas as the next item identified as (A) is actually a Policy, Section 205A-(c)(1)(A), "Improve coordination and funding of coastal recreation planning and management; and."

    Many of the assessments that conclude the project can be considered "Supportive (S)" are questionable. It appears that some assessments are based on the existing HHV facility, rather than on the new construction. For example, it is doubtful that the addition of 550 time-share units in two high-rise towers and the net addition of 14,800 square feet of retail space could be deemed "supportive" of Policy 205A-2(c)(1)(B)(i) "Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other area;" or of Policy (1)(B)(iii) "Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;" At best, the project would not further detract from existing recreational resources (i.e., use of the beach) and should be indicated as "Not Applicable (N/A)." A project specific discussion is required to explain how the added density and introduction of greater commercial activity protects the recreational use of Waikiki Beach or Kahanamoku Lagoon (i.e., how does entryway improvements to the 22-acre complex mitigate those negative effects).

    We also note that with respect to Policy 3(C) "Preserve, maintain, and where desirable, improve and restore shoreline open space and scenic resources;" it is doubtful that the addition of the two high rise towers preserves, maintains or improves scenic and open space resources.

    We suggest that this checklist be carefully reexamined explicitly for the proposed improvement project, and that a brief discussion be provided to explain each "Supportive" listing. An alternative might be to eliminate the entire chart addressing all CZM Objectives and Policies, and just discuss those which clearly are supported by the proposed project.

20. Section 5.3.1 City and County of Honolulu Plans, Policies and Controls: The proposal is generally consistent with the Primary Urban Center Development Plan (DP), satisfying the goal of upgrading Waikiki to remain the State's most popular visitor destination.

    The Final EIS should identify the DP Land Use Map Designation. It should further discuss how the proposal satisfies the DP polices for Visitor Facilities and a Balanced Transportation System, including enhancing the pedestrian network. The pedestrian and bus stop improvements should be designed to maximize pedestrian and transit rider convenience and safety, improve connectivity within the site and between neighboring properties by providing mid-block connections/accessways, and avoid super-block development. Street-level activity should be provided to activate the property's edge and Waikiki streetscape along the perimeter of the property.

21. The Preliminary Engineering Report, Appendix L, should provide an engineers stamp and signature is included.

Should you have any questions, please contact Steve Tagawa our staff at 768-8024.

Very truly yours,

for Robert A Bannister

David K. Tanoue, Director
Department of Planning and Permitting

DKT:nw

cc: Office of Environmental Quality Control
Hilton Hawaiian Village (Gerard Gibson)

G:SteveT\SMAs\2010\HHV-DEIScom.doc

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May 19, 2011

David K. Tanoue, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King St.
7th Floor
Honolulu, HI 96813

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Mr. Tanoue:

Thank you for your comment letter dated January 19, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project. The following responses are offered to your comments.

1. Corner Parcel and TMK Designation
We have revised the fee owner information in Final EIS Section 1.1 relating to the corner parcel at Kālia Road and Paoa Place. When Kālia Road was realigned, the ownership of approximately 8,200 SF remnant parcel was held by the State of Hawaii. There was no TMK for Kālia Road, so this remains as "portion of Kālia Road" and TMK: (1) 2-6-005:001. The State has agreed to transfer this property to the City and County of Honolulu. A small land area (~800 SF) on the corner is owned by the US government. Hilton will not be changing the use or ownership of this small land area.

The subject of the proposed acquisition is the larger remnant parcel under City control, as discussed in the response #4 below. The "remnant parcel" is included in the Master Plan project area. The terms of the remnant parcel acquisition are currently being discussed with the City and County of Honolulu. A survey was completed for the remnant parcel and documentation has been provided to the City Surveyor. Costs for the acquisition are not fully known at this time, and additional information is anticipated to be available later in 2011.

2. Proposed Action
The anticipated timetable for the completion of the proposed elements in the Master Plan has been added to the presentation in the Final EIS Section 1.2. Detailed information on project phasing and development schedule is provided in Section 3.7 of the Final EIS. A new exhibit illustrating the Master Plan Improvements Timetable is also provided as Figure 3-36 in the Final EIS and as Attachment 1.

The proposed improvements will be undertaken as part of the 2010 Village Master Plan, which is a new plan that carries forward from the existing improvements on the property. Timetable for the major improvements is estimated at roughly 10 years, as follows:

- Retail space renovations and improvement of public space amenities is ongoing for projects not requiring land use permitting actions
- The development of the first timeshare tower is planned for 2013-2015
- Expansion of retail and convention space is planned from 2012-2013
- Expansion of the Super Pool and Lobby area is planned from 2013-2014
- The development of the second timeshare tower is planned in 2019-2021

A Village Master Plan summary exhibit is provided in as Figure 3-4a in Section 3.3 of the Final EIS and as Attachment 2. This exhibit illustrates new structures and improvement areas against existing baseline conditions within the Village.

Section 2.1 provides Village Master Plan Objectives that are broad and applicable to the overall future direction of the property. Each of the actions planned in the Master Plan improvements help to support these objectives. The "big idea" concepts expressed in Section 3.1 captures the actions required to meet the objectives. We have updated the discussion in Section 2.1 to include the description of these improvement categories, which are intended to achieve the ten Master Plan Objectives and satisfy the six Evaluation Criteria. The following text will be added to this section in the Final EIS.

The Village Master Plan was designed specifically to meet the guiding objectives and criteria detailed above. The Village Master Plan represents a directed effort to reinvigorate the Village's iconic resort setting through a purposeful series of redevelopment activities that will ultimately lead to a contemporary transformation of critical areas of the Village. Overall, the Village Master Plan emphasizes the improvement of retail flow throughout the property, coupled with the addition of two new timeshare towers, and the expansion of recreational amenities to enrich the overall guest experience. New landscaping features and connectivity of open spaces throughout the Village will help to enhance the existing park-like setting of the surrounding area. In addition, improvements to the sidewalk along Paoa Place will enhance public access to the shoreline.

The strengthening of the Village through the implementation of the Village Mater Plan improvements will help to fortify Waikīkī as a resort destination and add new vibrancy to the entrance of Waikīkī. The improvements will celebrate the Village from its primary point of entry along Kālia, to visitor arrival and check-in, providing enhancements to key areas throughout the Village campus. The entry, arrival and check-in areas will be refreshed to maintain a Hawaiian sense of place relative to the Village's celebration of history and the cultural vibrancy of Kālia and Waikīkī.

The Village Master Plan includes the completion of two new timeshare towers, which are intended to increase the Village's ability to meet an increased demand for vacation ownership opportunities. The addition of these timeshare units will provide a stable product, in terms of the resort's success of maintaining consistent overall occupancy and profitability. Guest spending and support services associated with the timeshare units will also support other local businesses within the Waikīkī visitor industry. A significant number of jobs will be created in the local construction and long-term hospitality industry as a result of the project, thereby stimulating the local economy, and increasing revenues to the State's tax base.

With the implementation of the Village Master Plan, Hilton will be able to continue and expand its community leadership role and social investment within Hawai'i. The continuation of many of the existing projects and programs that generate significant public benefits at the Village are dependent on the continued success of the overall resort. The Village Master Plan is part of Hilton's continued commitment to ensure the viability of Waikīkī, while shaping the Village's physical design to be in harmony with the surrounding environment.

3. Summary Presentation of Impacts and Mitigation
The discussion presented in Section 1.4 is intended to concisely capture the highlights of the full impact and mitigation presentation in Section 4, which extends over 100 pages. To prepare a detailed description in the Section 1.0 Project Summary would eliminate the intended summary function of this section. Changes have been made in the Final EIS Sections 1.4.2 and 1.4.3 to address your concerns.

Final EIS Section 1.4.2 Adverse Impacts includes a summary highlight of potential impacts resulting from the major elements of the Master Plan under each impact category. The following text will replace this section in the Final EIS.

1.4.2 Adverse Impacts

Implementation of the Village Master Plan will produce potential short-term and long-term impacts. The general categories of redevelopment actions proposed by the Master Plan include:

- *Improvements to the guest arrival experience at the Village, including the entry drive, front lobby and services;*
- *Improvements and expansion to the center-of-village retail experience;*
- *Expansion of the pools, terraces and outdoor recreational amenities;*
- *Improvements to the current vehicular and pedestrian circulation; and*
- *Addition of timeshare units to meet demand for guest accommodations.*

To complete the Village Master Plan improvements, there will be demolition and renovation of portions of existing structures, and construction of two new timeshare towers and a retail promenade. These activities will create local short-term construction-related impacts on the environment. Potential short-term impacts evaluated in the EIS include soil disturbance, hazardous materials disposal, dust and

erosion due to demolition, excavation and grading, traffic in the project's vicinity due to construction equipment and trucks, and increased noise due to the construction-related operations. Potential drainage and runoff issues related to construction are also evaluated.

There will be short-term negative economic impacts related to construction including reduced revenue to shop vendors in existing areas scheduled for renovation, demolition and construction. These impacts may be somewhat offset by increased sales at other Waikīkī retail shops and timeshare or hotel properties. The economic impacts of the Village Master Plan projects are summarized in Section 4.14 and the complete study is provided in Appendix N.

Over the long-term impacts associated with the Village Master Plan are anticipated to be modest and consistent with the urban environment in which the Village is located. Section 4 addresses the potential long-term effects of the improvement projects, in categories such as air quality, acoustics, traffic circulation, wind circulation, archaeological resources, cultural resources, employment, visual resources and infrastructure. The Master Plan projects there will create both negative and beneficial long-term impacts in these categories, with mitigation measures to offset detrimental effects addressed in Section 1.4.3 and Section 4.

There will be additional traffic generated by the new timeshare units and retail space, during morning and afternoon peak hours at full build-out. The findings of a traffic impact assessment are summarized in Section 4.9, and the complete study is provided in Appendix K. With the increase in timeshare units and retail space, there will be an additional long-term demand on City infrastructure. It is estimated that the Village Master Plan improvements will require water usage of up to 0.194 million gallons per day ("MGD"), and generate up to 0.124 MGD of wastewater. Infrastructure requirements associated with the Village Master Plan projects are presented in Section 4.10, and the complete study is provided in Appendix L.

As shown in Section 4.13, the two timeshare towers will be sited and oriented in a way that is expected to minimize the impact on public views. Section 4.13 addresses impacts to public view planes, including before and after simulations of the completed Village Master Plan projects from public view locations in the surrounding area.

4. Unresolved Issues
The Final EIS presents a discussion of Unresolved Issues at Section 1.5 and Section 4.16. These sections have been expanded to provide additional information on the remnant parcel and its role in the redevelopment, and an expanded discussion of the off-site wastewater system improvements. Additional text has been added to describe these unresolved issues, as included below.

As presented in Section 3.3.9, The Village Master Plan includes the planned acquisition of approximately 8,200 SF (portion of Kālia Road), which is currently State-owned and controlled by the City and County of Honolulu. In the 1990s, Kālia Road was realigned to a more mauka position. The 'ewa makai corner of Kālia Road and Paoa Place

overlies a remnant portion of the former roadway and right-of-way. This subject land remnant is currently improved with sidewalk and landscaping that Hilton maintains on behalf of the County. The parcel would be acquired to complete and anchor the landscape and pedestrian walkway scheme in this corner of the Hilton property area. New signage, landscaping, and possibly a water feature would be built in this area. The remnant parcel acquisition is considered an unresolved issue at the time of this Final EIS. The process for acquisition is currently ongoing with the appropriate City agencies and presumed to be completed in 2011.

Off-site wastewater system improvements involved with the Village Master Plan, as presented in Section 4.10.2. The project will yield an increase in wastewater generated on-site. Wastewater generation is anticipated to increase by approximately 0.124 MGD. The City is currently evaluating plans to comply with a Global Consent Decree with U.S. EPA to upgrade the wastewater system by 2020 to accommodate projected year 2040 peak wet weather flows. As part of the improvements, the City must address requirements for new wastewater flows in Waikiki during peak periods. Until a firm plan of implementation is developed by the City, Hilton will complete a system improvement by replacing the 12-inch diameter sewer line in Kālia Road with an 18-inch diameter sewer line. In addition, one option being evaluated is the installation of a temporary wastewater surge tank at Hilton Hawaiian Village Timeshare Tower 1, which is projected for occupancy in 2015. The surge tank would remain in use until the permanent City sewer improvements are completed by the mandated 2020 completion date. A surge tank would store wastewater and discharge to the existing City wastewater collection system during low flow diurnal periods, estimated between 1:00 to 4:00 am daily. The surge tank, located within the Hilton Hawaiian Village property, would be approximately 70,000 gallons for average daily storage. Implementing this measure would, to a large extent, mitigate the potential impact of additional flows added to the City system by the new tower. The off-site wastewater improvement solution is considered an unresolved issue at the time of this Final EIS. Discussions with the City will formulate the scope of a viable economically-feasible solution that will accommodate the modest additional demand from the Village Master Plan improvements.

5. Major Projects Completed with Significant Public Benefits
We acknowledge your suggestion that the discussion of past projects and programs (Section 1.9.1) be relocated or incorporated into another section of the Final EIS. However, we believe it is critical to illustrate how the Hilton Hawaiian Village has provided, and continues to provide, substantial public benefits associated with its resort grounds, facilities and programs.

There have been many major projects and programs with significant public benefits that have been completed at Hilton Hawaiian Village. There are ongoing public benefits resulting from these undertakings, and very significant ongoing expenses associated with maintaining these projects and programs. These projects and programs are important from both a historical and vision perspective, but are also relevant in today's discussion of ongoing and future public benefits. The continuation of these public benefits is heavily dependent upon the continued economic success of the

overall Hilton Hawaiian Village. With the implementation of the Master Plan improvements, there is a much greater probability that there will be continued viability of the Village and these ongoing benefits.

6. List of Required Permits & Approvals
The list of required permits and approvals in Section 1.10 has been amended to include Trenching Permits and Subdivision Application.

Table 1-1 LISTING OF REQUIRED GOVERNMENT PERMITS AND APPROVALS

Permit or Approval	Approving Authorities
Final EIS Acceptance	City and County of Honolulu, Dept. of Planning and Permitting
Planned Development-Resort Permit	City and County of Honolulu, City Council and Office of the Mayor
Waikīkī Special District Permit, Major	City and County of Honolulu, Director, Dept. of Planning and Permitting
Special Management Area Use Permit	City and County of Honolulu, City Council and Office of the Mayor
National Pollutant Discharge Elimination System, Construction Storm Water Permit Industrial Wastewater Discharge Construction Noise Permit	State of Hawaii Department of Health Clean Water Branch Indoor and Radiological Health Branch
Archaeological Inventory Survey Plan Conclusion of Historic Preservation Review Process, as required under Hawaii Revised Statutes 6E-42	State of Hawaii, Dept. of Land and Natural Resources Historic Preservation Division
~~Authorization of Surface Encroachment Variance,~~ Building Permits, Grading Permit, Trenching Permit, Drain Connection, Sewer Connection, Flood Study, Street Usage, Subdivision and Construction Plan Approval	City and County of Honolulu, Dept. of Planning and Permitting Site Development Division, others

7. No-Action Alternative
To address the need for additional language to describe the need for Master Plan improvements, the Final EIS includes a statement about the critical areas within the resort that are underutilized or in need of planned intervention. Final EIS Section 1.2 will include the following additional language, preceding the statement of the four major improvement categories.

The Village is celebrating its 50-year anniversary, which is being marked with many exciting events commemorating Hilton's long history leading the growth of the visitor experience at Waikīkī. Hilton has constantly maintained the quality of the Village, to keep pace with the evolution of the industry for accommodations and amenities. The Master Plan improvements are essential to continue the success of this destination.

New timeshare units will meet market demand, as demonstrated at the Grand Waikikian. Retail space redevelopment will meet demand for a wide range of retail brands. Landscape and amenity improvements will raise guest satisfaction. Without ongoing improvements, visitor stays and revenues at the resort would undoubtedly decline over time, as the product would become less desirable in comparison to other competing destination properties in Waikikī.

8. Project Description
The headings for Sections 3.1 and 3.2 will be re-titled in the Final EIS to reflect the existing conditions descriptions. The titles will become Section 3.1 Existing Site Description: Site History and Project Vision, and Section 3.2 Existing Site Description: Existing Village Conditions and Uses.

9. Proposed Project Details
As noted in item #2 above, Section 3.3 of the Final EIS includes an additional exhibit to better illustrate proposed changes against baseline or existing conditions. Figure 3-4a provides a proposed view of the Village Master Plan. Refer to Attachment 2.

The Final EIS has also been revised to include a new table (Table 3-3) that provides a detailed quantative summary description of the proposed project elements. This table expands upon Table 3-4 of the Final EIS (previously referred to as Table 3-3 in the Draft EIS). Some of the specific project elements are at a schematic design level, and these specific dimensions and quantities will likely be modified as the design process advances. The subsequent Planned Development-Resort Permit and Waikiki Special Design District Permit applications will present more specific project information.

Table 3-3 SUMMARY OF MASTER PLAN IMPROVEMENT AREAS

Use	Improvement Area 1		Improvement Area 2		Improvement Area 3	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Retail/food & beverage space	25,018 sf	28,108 sf	57,856 sf	73,485 sf	8,329 sf	4,400 sf
Timeshare units/Floor Area	0/0	307/257,093 sf	0	255/192,648 sf	0	0
Pool & Deck Area	16,452 sf	16,452 sf	0	0	67,952 sf	91,729 sf
Back of House	24,670 sf	29,969 sf	0	22,985 sf	9,683 sf	9,683 sf
Parking Spaces	0	100	0	0	0	0
Conference/Meeting Space	76,115 sf	76,115 sf	0	0	0	0
Total floor area*	125,803 sf	391, 285 sf	57,856 sf	289,118 sf	18,012 sf	14,083 sf

10. Summary of Master Plan Program

10.a. Floor Areas and Density. The developed floor areas at Hilton Hawaiian Village presented in Table 3-3 of the Draft EIS (referred to as Table 3-4 in Final EIS) is based on DPP records for development at the Village. We acknowledge the summary tabulations in Table 3-3 presented in the Draft EIS had an incorrect footnote. Common areas were included in the floor area calculations shown in the Draft EIS, for existing and proposed floor area, as defined by the Land Use Ordinance (LUO). This has been revised in the Final EIS. It should also be noted that the net change column in Table 3-3 of the Draft EIS (referred to as Table 3-4 in Final EIS) identifies the incremental change in floor area under three use type categories, including: Retail/Food and Beverage; Back of House/Hotel Use; and Timeshare Guest Units. The Village Master Plan introduces a net increase in floor area of 492,815 SF, primarily contained in the two new timeshare unit buildings.

Section 3.3.10.1 of the Final EIS presents a description of building density and floor area. Abutting street right-of-ways areas are calculated for use in determining the permissible density. The details of the abutting street right-of-way calculations are included in the section. The Summary Tabulation – Floor Area and Density (Table 3-8) has been added to Section 3.3.10.1 of the Final EIS.

Table 3-8 SUMMARY TABULATION – FLOOR AREA AND DENSITY

Existing Land Area	Area (sf)	
Existing HHV Land Area	960,603	
Kalia Parcel Acquisition	8,376	
Total HHV Land	968,979	
Existing HHV Street Bonus	104,297	
Kalia Parcel Street Bonus	5,582	
Total Street Bonus	109,879	
Total Area for FAR Calculation	1,078,858	
Existing Floor Area	Area (sf)	FAR
HHV Pre-Grand Waikikian (2002)	2,648,602	
Grand Waikikian (2008)	532,385	
HHV Other New Projects (2002-2010)	11,237	
Total HHV Floor Area	3,192,224	2.959
Proposed Master Plan Summary	Area (sf)	
Timeshare Tower 1, Tapa Tower Area	378,700	
Timeshare Tower 2, Rainbow Bazar	332,989	
Alii Retail, Shell Bar, Hau Tree Bar	(7,700)	
Total new Floor Area Increase	703,989	
Total Existing & Master Plan Floor Area	3,896213	3.611
Proposed Floor Area Contingency (6.82%)	48,000	
Total Existing & Master Plan Floor Area	3,944213	3.656

**Note – Calculations are based on the current design which is subject to further refinement throughout the design process.*

10.b. Open Space. Existing and proposed building areas and open space areas, as defined by the LUO, are presented in the Final EIS Sections 3.3.5 and 3.3.10.2. The Master Plan projects will redevelop existing built areas within the Village. The overall percentage of open space will remain unchanged with the completion of the proposed improvements. The Open Space Summary (Table 3-5) has been added to Section 3.3.5 of the Final EIS.

Table 3-5 OPEN SPACE

Summary	Area (sf)	Percent (%) Open
HHV Total Land Area (2007)	960,603	
HHV Lot Coverage (2007)	476,561	
HHV Open Space	484,042	50.39

10.c. Transitional Height Setbacks. The transitional height envelope is included in Figure 3-19, 3-20, 3-21, 3-30, 3-31, and 3-35 which reflects Special District Permit No. 2002/SDD-33 for the Grand Waikikian tower fronting Kahanamoku Lane and Ala Moana Boulevard and neighboring properties. These are included as Attachments 3-8.

10.d. Summary of High-Rise Structures On-Site. Summary information on the heights of existing high-rise structures on the site, are listed in Table 4-13 of the Final EIS. References to Table 4-13 have been provided in Section 3.3.10.3 of the Final EIS.

Table 4-13 HEIGHTS OF EXISTING MAIN BUILDINGS

Main Building	Height (feet)
Rainbow Bazaar	75
Diamond Head Apartments	85
Diamond Head Tower	150
Alii Tower	150
Lagoon Tower	230
Rainbow Tower	280
Kalia Tower	280
Tapa Tower	350
Grand Waikikian	350

Adjoining property building heights include Ililkai Hotel (270/300 ft) and Hale Koa Hotel (175 ft). The Master Plan proposes that the Timeshare Tower 1 will be 350 ft and the Timeshare Tower 2 will be 260 ft. Any structures above these heights will be a maximum of 18 ft for screening devices for allowable rooftop equipment.

10.e. Public Benefits. The numerous public benefits resulting from the Village Master Plan can be divided into two categories, including: (1) Expansion of public benefits from existing projects and programs, and (2) Public benefits created by new projects and programs.

It is important to understand that the continuation of many of the existing projects and programs at Hilton Hawaiian Village that yield public benefits is dependent on the continued success of the overall resort. With the implementation of the Master Plan improvements, Hilton Hawaiian Village is able to continue providing these existing benefits, and expand these programs where appropriate. If the resort does not make the planned improvements in the Master Plan, its future as a Waikiki destination will decline, which will result in a reduction in the existing level of public benefits provided.

An existing project that continues to yield ongoing public benefits is Kahanamoku Lane. Hilton transformed the former Dewey Lane from a narrow cluttered lane with no sidewalks or street lights, by giving six feet of its own land to widen the road to provide travel lanes, and installed new sidewalks, landscaping and street lights. Hilton continues to maintain this public roadway, landscape, pedestrian walkway and new restrooms at considerable annual expense. The new walkway ties into a contiguous shoreline promenade around the Duke Kahanamoku Lagoon, and along the beach connecting to Fort DeRussy. Numerous projects completed by Hilton continue to provide significant public benefits, such as the beach cleaning, beach restroom maintenance, Duke Kahanamoku Lagoon water systems, each with significant ongoing costs totaling approximately $772,000 each year.

There are several new projects and programs proposed to provide public benefits, such as: new Kalia Road frontage walkway and landscape improvements; new Kalia Road bus pull-out and Waikiki trolley pull-out; new Kalia Road bus shelter; a new pedestrian walkway along Paoa Place; and expanded contributions to the local community. Infrastructure improvements including Kalia Road restriping and improvements to the City wastewater system will also benefit the community. Although directly related to the future expansion of Village projects, the generation of new construction and long-term employment will be a tremendous benefit to our community, which has been struggling during the economic downturn. Several concepts for new public benefit projects and programs in the surrounding area may be defined in future discussions, such as improved beach access and public amenities in conjunction with the US government lands at Ft. DeRussy.

f. Off-Street Parking. The total number of off-street parking spaces will meet LUO requirements, and is presented in greater detail within the Final EIS at Section 3.3.7 and Section 4.9.2. The parking analysis utilizes the required parking standards for the new timeshare units and expanded retail spaces. The current number of parking spaces (1,844) exceeds the LUO requirements for the existing operations. The existing on-site parking at the main garage will undergo renovation and reconfiguration to capture additional spaces. The Parking Summary (Table 3-6) has been added to Section 3.3.7 of the Final EIS.

Table 3-6 PARKING SUMMARY	
Off-site Parking Required by LUO	
Previous Projects	1,672
Timeshare Tower 1	77
Timeshare Tower 2	64
Retail	16
Total Required	1,828
Off Site Parking Provided	
Existing Parking	1,844
New Timeshare Tower 1	125
Total Provided	1,969
Loading Spaces Required by LUO	
Hotel Use	37
Retail Use	7
Total Required	44
Loading Spaces Provided	
Hotel Use	22
Retail Use	22
Total Provided	44

g. Park Dedication Provisions. The new timeshare units will be regulated under HRS Chapter 514E as multi-family residential units, and Hilton will comply with the park dedication requirements for these new units. Based on a total of 562 timeshare units (Timeshare Tower 1 and 2), 61,830 sf of land area is required to meet park dedication requirements for the project. These requirements will be met through land area and improvement costs for the super pool and terrace located within Hilton Hawaiian Village. Projected costs for improvements are approximately $13,650,000. See Section 3.4 of the Final EIS.

11. Topography, Geology and Soil
Final EIS Section 4.4.1 includes additional information on foundations and excavation required for the project. The following text will be added to this section in the Final EIS.

The two new timeshare towers will require excavation for building foundations. Excavation requirements for the foundations will be limited due to the use of drilled caissons for the column foundations. At present, only preliminary calculations of earthwork requirements for the foundations of these buildings can be completed. Plans for the first timeshare tower are at schematic design level which provides a preliminary approximation of foundation requirements at a range of 9,000 – 12,000 CY of excavation. The second timeshare tower has been studied at a more preliminary level

of design, and earthwork requirements are roughly estimated at a range of 4,800 – 6,000 CY.

The Final EIS at Section 4.4.1 will include the reference on grading, as follows: "Grading will be conducted in compliance with Rules Relating to Soil Erosion Standards, April, 1999."

12. Surface Water, Groundwater, Storm Water and Drainage.
Groundwater lies at approximately four feet below grade at most locations in the Village. The closest potable water wells operated by the Honolulu Board of Water Supply are located far inland of Waikiki. Potable water sources closest to Waikiki are within the Palolo aquifer unit (5 MGD, 30101 basal aquifer system) and Nuuanu aquifer unit (14 MGD, 30102 basal aquifer system)(CWRM, 2008).

Excavation during construction will require dewatering, which will be managed following the conditions of approval for an NPDES Construction Dewatering from the State Department of Health, Clean Water Branch. The NPDES permit conditions will be administered in association with City permits for Excavation and Grading.

Flooding of the area fronting Kalia Road is primarily due to off-site flows. As part of the Master Plan, drainage improvements will be made along Kalia Road to alleviate the flooding conditions at the entrance of Hilton Hawaiian Village during high rainfall events.

A recent survey of the drainage system along Kālia Road and Paoa Place noted that the catch basins are filled with dirt and several of the storm drain manholes near the Ala Moana Boulevard end of the drain line(s) are also filled with dirt and water. The drainage system, filled with dirt and debris, would cause flooding along Kalia Road and Paoa Place. To mitigate area flooding, the catch basins and drain lines in Kalia Road and Paoa Place should be cleaned of dirt and debris and the drainage system maintained by the City and the State. The Final EIS in Section 4.4.2 includes revised information at Table 4-4 Runoff Summary to indicate the drainage direction or outlet for each drainage area. Appendix L has been revised to make similar improvements. Figure 4-7 has been modified to better delineate the drainage basins.

13. Nearshore and Lagoon Water Quality
Section 4.4.5 of the Final EIS has been modified to provide additional detail on the bioretention basin or storm water quality chambers to manage storm water runoff water quality prior to discharge. Bioretention areas and storm water quality chambers are will depend on the design of the super pool area, which is currently at a schematic design level. A storm water quality chamber can be located Diamond Head-makai of the Super Pool. Storm water quality chambers are proprietary units, which vary in size based on the manufacturer. The size of a storm water quality chamber to handle up to 1.26 cubic feet per second (cfs) of flow-through runoff is typically about the size of a standard manhole. The requirements for basin and/or chamber sizing are presented in this section, and in Appendix L.

14. Flooding
Section 4.5.3 of the Final EIS has been revised to state that the proposed development will comply with flood hazard requirements in accordance with current Federal, State and the City and County of Honolulu.

15. Tsunami Inundation Response
Section 4.5.4 of the Final EIS includes a brief summary of the response and evacuation measures for which the Hilton Hawaiian Village staff must be trained to provide. Tsunami Warning signals from the State Civil Defense sirens will be audible during a tsunami alert event, which will serve to alert guests to safety instructions at the Village. In the event of a Tsunami Warning, guests at the Village are notified through the in-room television network, along with special flyer notices posted at high visibility locations across the village. Specific information is provided to guests and employees to take action to avoid the beach area, and move to elevated locations at the third floor and above in the Village buildings. Loudspeaker broadcast across the Village public address system is also available, as necessary, to provide additional warnings and instructions to guests and employees.

16. Roadways and Circulation
Section 4.9 of the Final EIS presents the findings of a traffic impact assessment and proposed mitigation measures. The intersection of Ala Moana Boulevard and Kalia Road is under the jurisdiction of the State of Hawai'i, Department of Transportation (DOT). Kalia Road from Ala Moana Boulevard to 173.71 feet in the south direction is DOT owned, and from 173.71 feet to Paoa Place is City owned (Appendix L). The City Department of Transportation Services is responsible for managing the traffic signal timing at the area roadway intersections of Ala Moana Boulevard, including Kalia Road. The project traffic consultant is consulting with the Traffic Review Branch to address comments on the Traffic Impact Assessment Report (Appendix J).

17. Solid Waste
Section 4.10.3 of the Final EIS has been revised to provide an estimate of the additional solid waste that will be generated by Hilton Hawaiian Village, as presented below. Appendix L of the Final EIS includes a discussion of probable solid waste impacts.

Probable Impacts and Mitigation Measures
The increase in solid waste generation from the master plan improvements is shown in Table 4-12. Solid waste generation is anticipated to increase by approximately 1.15 tons per day, or approximately 8 percent above the current total HHV solid waste generation rate of approximately 14.9 tons per day. The projected increase in solid waste of 421 tons per year constitutes less than 0.05 percent of the 783,013 tons per year of solid waste produced on O'ahu that is either sent to the City's H-Power Plant or to the Waimanalo Gulch Landfill.

Table 4-12: ADDITIONAL SOLID WASTE GENERATION

Type of Use	***No. of Units***	***Use Rate***	***Expected Generation***
Timeshare Units	*550 Rooms*	*3.5 lbs/room-day*	*1,925 lbs/day*
Retail & Offices	*14,790 SF*	*0.026 lbs/SF-day*	*385 lbs/day*
Restaurant	---	*5 lbs/meal*	*0 lbs/day*
Total			***2,310 lbs/day 1.15 tons/day 421 tons/year***

Source: Wimberly, Allison, Tong and Goo. November 2001. Waikikian Development Plan Final EIS. Based on historical records from the HHV

The City and County of Honolulu has a permit to expand the Waimanalo Gulch Landfill with the State of Hawai'i, Department of Health and has started construction of the expansion of the H-Power Plant, with projected completion in May 2012. The H-Power Plant expansion will increase the processing capacity by 50%. The increase in waste generated from the project will not have a significant impact on the City and County of Honolulu's waste stream and disposal with the expansion of the its landfill and the expansion of the its H-Power Plant.

18. View Planes, Corridors and Resources
Section 4.13 of the Final EIS includes analysis from another location near the Kahanamoku Lagoon and parking lot at the end of Holomoana, to show the visual impacts of Timeshare Tower 2 (Attachment 9). The depiction from this new location is presented as Figure 4-40 in the Final EIS. The view locations from the Photo Key Map (Figure 3-31) are included on each of the view analysis figures in the Final EIS, Figures 4-32 through 4-40.

19. Coastal Zone Management, Revised Statutes Chapter 205A: Special Management Area
The Final EIS Section 5.2.7 has been revised to differentiate Objectives from Policies, and to reassess the conclusions where applicable. Section 5.2.7 of the Final EIS is provided as Attachment 10. The added density and commercial activity at Hilton Hawaiian Village is linked to the overall resort, and its continued success in the future as a major Waikiki destination. The new and expanded public benefits resulting from the Village Master Plan projects include, for example, improved provisions for recreational access and enhanced storm water quality management. Although the Master Plan will result in an increase in development within the SMA, there are substantial resulting benefits consistent with SMA Objectives and Policies.

20. Development Plan Consistency
The Primary Urban Center Development Plan (DP) Land Use Map designation for Hilton Hawaiian Village is Resort (DPP, June 2004). The Final EIS Section 5.3.2 has been revised to state the DP Land Use Map designation. Additional discussion regarding consistency with the Visitor Facilities and Balanced Transportation System is

provided in Section 5.3.2. Section 5.3.2 of the Final EIS and is provided as Attachment 11.

21. Preliminary Engineering Report Certification.
Appendix L of the Final EIS will include an engineer's stamp and signature on the inside cover to certify that it was prepared under the direction of a civil engineer that is licensed by The State of Hawaii.

We appreciate the extensive efforts made by the Department of Planning and Permitting to conduct this in-depth review of the Draft EIS. We trust that we have responded appropriately to each of your comments, and look forward to the successful completion of the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

Attachments:
To conserve resources, reduced size copies of the revised exhibits are attached to this response letter.

1. Final EIS: Figure 3-36 – Master Plan Improvements Timetable
2. Final EIS: Figure 3-4a - Village Master Plan Summary
3. Final EIS: Figure 3-19 - Site Section Elevation from Kālia Road Facing Makai
4. Final EIS: Figure 3-20 - Site Section Elevation from Paoa Place Facing 'Ewa
5. Final EIS: Figure 3-21 - Site Section Elevation from Rainbow Drive Facing Diamond Head
6. Final EIS: Figure 3-30 - Site Section Elevation from Rainbow Drive Facing 'Ewa
7. Final EIS: Figure 3-31 - Site Section Elevation from Rainbow Drive Facing 'Ewa
8. Final EIS: Figure 3-35 - Site Section Elevation from Kālia Road with Front Yard and Transitional Height Setback for Proposed Timeshare Tower 1
9. Final EIS Figure 4-40 - View of Kahanamoku Lagoon and Parking Lot at Holomoana
10. Final EIS: Section 5.2.7 - Coastal Zone Management, Hawai'i Revised Statutes, Chapter 205A
11. Final EIS: Section 5.3.2 - City and County of Honolulu Primary Urban Center Development Plan

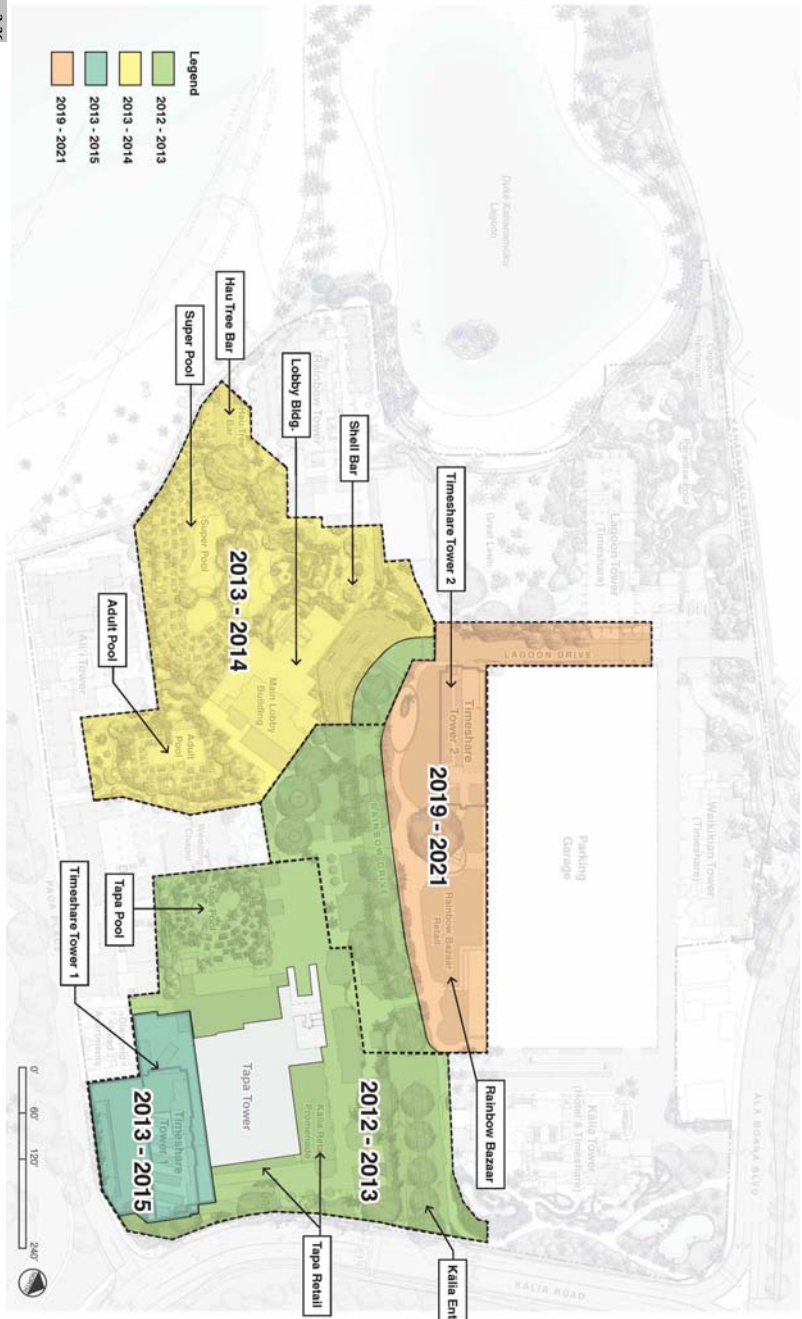

Figure 3-36
Master Plan Improvements Timetable

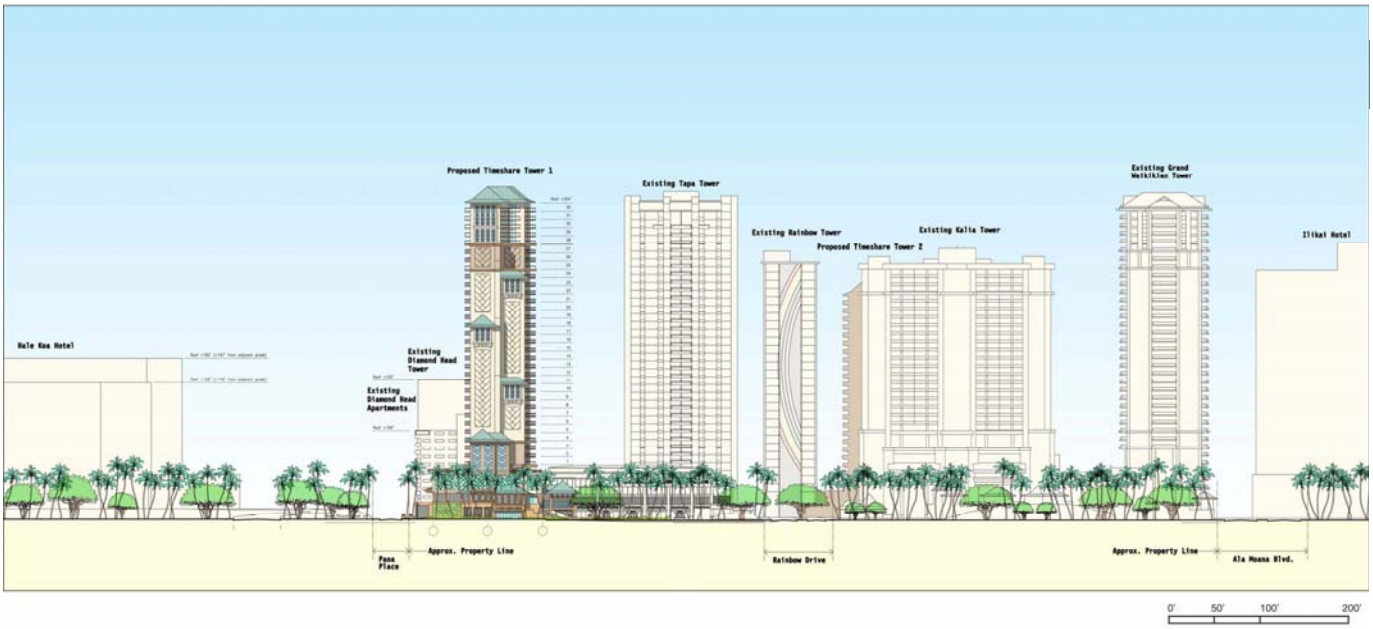

Figure 3-19
Site Section Elevation from Kālia Road Facing Makai

Figure 3-4a
Village Master Plan Summary

Figure 3-21
Site Section Elevation from Rainbow Drive Facing Diamond Head

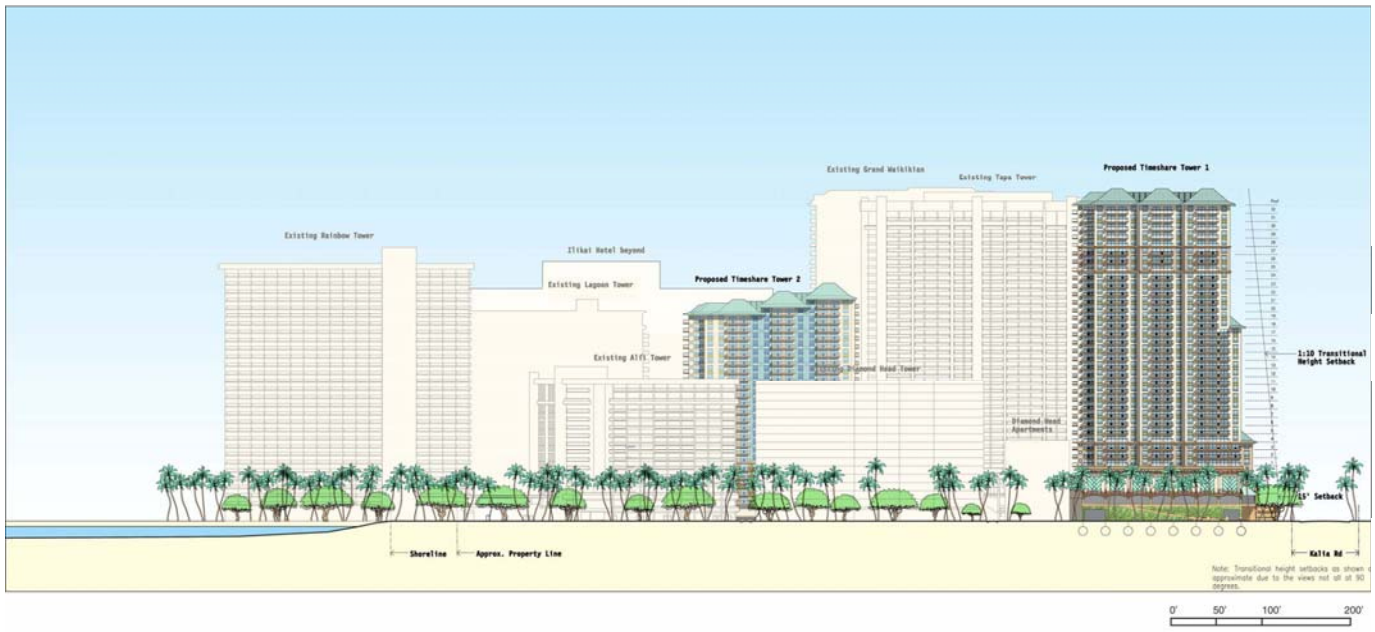

Figure 3-20
Site Section Elevation from Paoa Place Facing 'Ewa

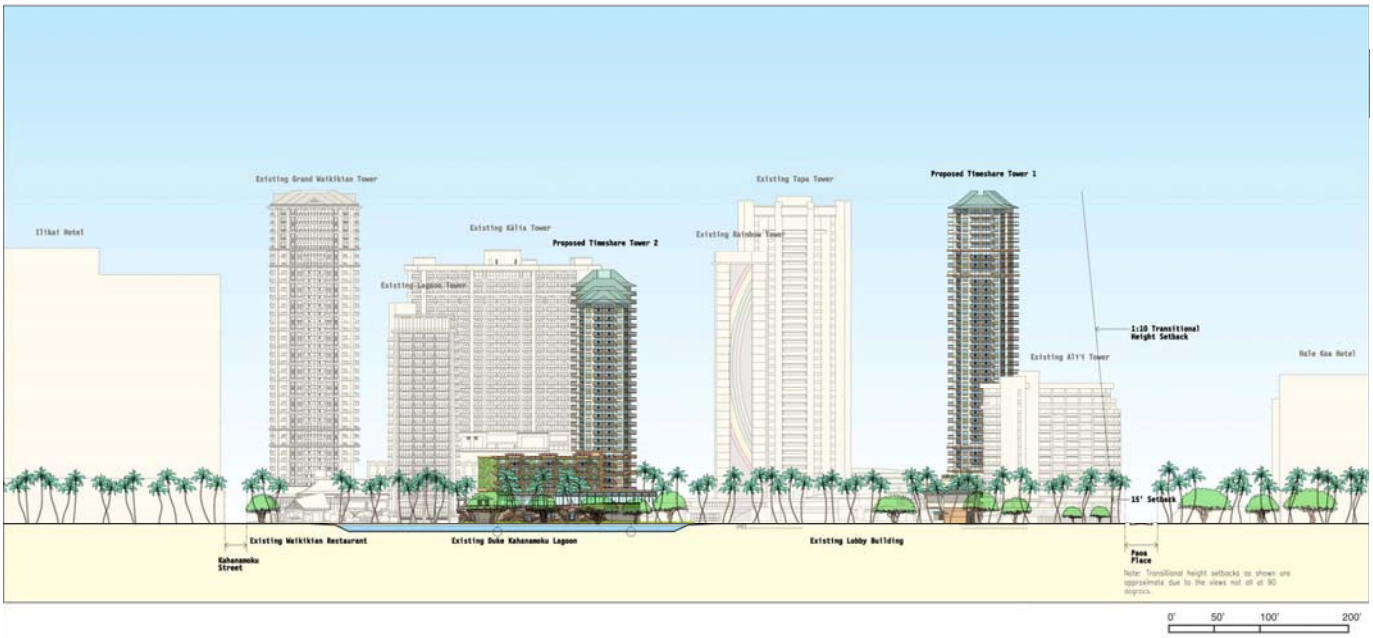

Figure 3-31
Site Section Elevation from Makai Facing Mauka

Figure 3-30
Site Section Elevation from Rainbow Drive Facing 'Ewa

Figure 4-40
(9) View of Kahanamoku Lagoon and Parking Lot at Holomoana

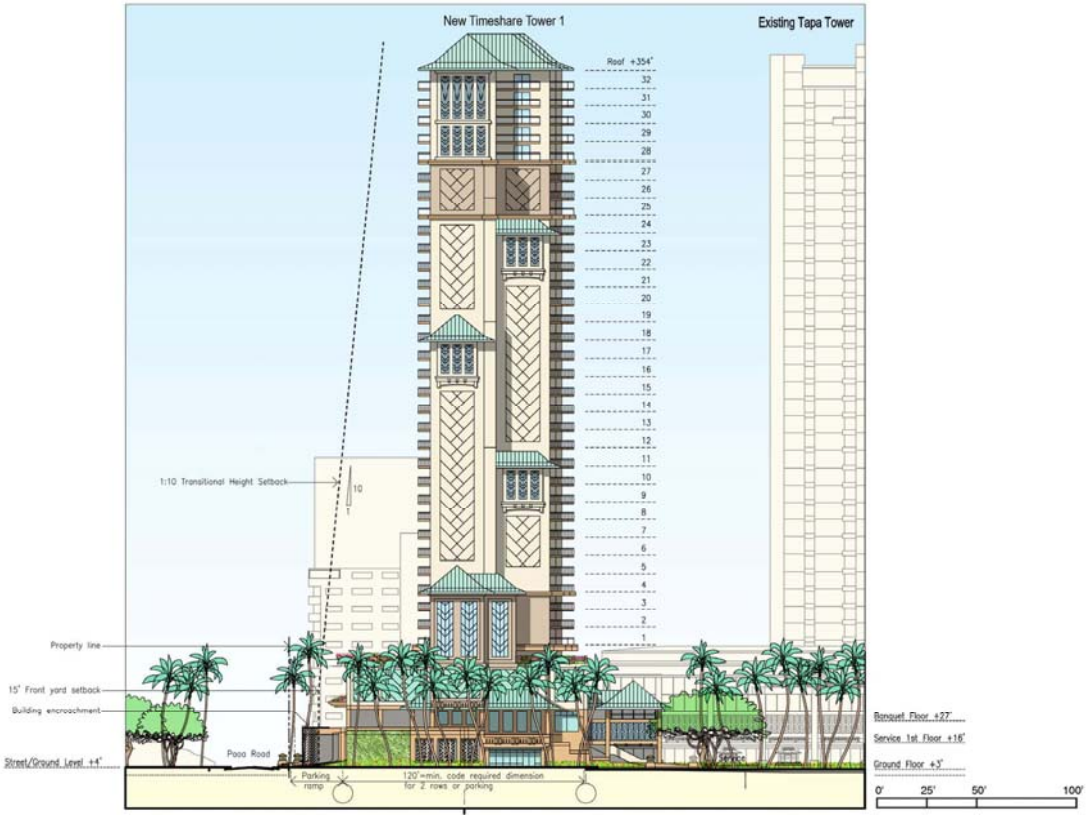

Figure 3-35
Site Section Elevation from Kālia Road with Front Yard and Transitional Height Setback for Proposed Timeshare Tower 1

5.2.7 Coastal Zone Management, Hawai'i Revised Statutes, Chapter 205A

Under HRS Chapter 205A, the Coastal Zone Management Program (CZM) ~~(CMP)~~ is a comprehensive nationwide program that establishes and enforces standards and policies to guide the development of public and private lands within the coastal areas. In the State of Hawai'i, the CZM ~~CMP~~ is articulated in ~~the State CZM Law in~~ Chapter 205A of the HRS. The State CZM objectives and policies address the following 10 subject areas: (1) recreational resources, (2) historic resources, (3) scenic and open space resources, (4) coastal ecosystems, (5) economic uses, (6) coastal hazards, (7) managing development, (8) public participation, (9) beach protection, and (10) marine resources. Virtually all relate to potential development impacts on the shoreline, near shore, and ocean area environments. The Hawai'i CZM Law charges the counties with designating and administering SMA within the State's coastal areas. A "development", as defined by the CZM Law, that is located within the SMA requires an Special Management Area Use Permit ("SMP"). *Table 5-5* outlines the objectives and policies of HRS Chapter 205A and discusses the applicability to the project.

Discussion: *The Village is located within the SMA, and subject to the Hawai'i Coastal Zone Management and City and County of Honolulu's SMA policies and controls. Table 5-8 provides further discussion on the project's compatibility with HRS, 205A.*

Table 5-5 COASTAL ZONE MANAGMENT PROGRAM HRS SECTION 205 A- OBJECTIVE AND POLICIES S = Supportive, N/S = Not Supportive, N/A = Not Applicable	**S**	**N/S**	**N/A**
OBJECTIVES & POLICIES			
Objective (1) Recreational resources;			
Provide coastal recreational opportunities accessible to the public.			
Policy (A) Improve coordination and funding of coastal recreational planning and management; and			x
Policy (B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:			
(i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;	~~X~~		X
(ii) Requiring replacement of coastal resources having significant recreational value including, but not limited to, surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;	X		
(iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;	X		
(iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;	X		
(v) Ensuring public recreational uses of county, state and federally-owned or controlled shoreline lands having recreational value consistent with public safety standards and conservation of natural resources.			X
(vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect	X		
(vii) Developing new shoreline recreational opportunities	~~X~~		X
(viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of section 46-6.	X		
Discussion: *The Village has a unique ocean recreational theme that fully supports CZM objectives for recreational opportunities. The Village is a beach resort ensuring access to coastal recreational opportunities to guests and the public. Amenities include parking, shopping and ocean recreation gear. Improvements to the entrance of the Village will enhance both the pedestrian and vehicular experience to the shoreline. Improvements to the sidewalk and landscaping along Paoa Place will enhance public access to the*			

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Table 5-5 COASTAL ZONE MANAGMENT PROGRAM HRS SECTION 205 A- OBJECTIVE AND POLICIES S = Supportive, N/S = Not Supportive, N/A = Not Applicable	**S**	**N/S**	**N/A**
shoreline. The project will not diminish or adversely affect coastal recreational opportunities accessible to the public. The Village provides educational programs to encourage responsible stewardship of the ocean resources. In March 2010, the Village was named as one of the ten best family beach resorts by Parents Magazine. Criteria for this selection included the range of family activities provided by the resort; the uniqueness of the supervised children's program; and the quality, safety, fun features, and overall value of the program. The Village's Camp Penguin is a kid's program (age 5 to 12) located in the Diamond Head Tower, that provides on-site activities including wildlife tours, Hawaiian arts and crafts, fishing in the lagoon, and swims at the keiki pool. Additionally, off-site excursions take place with partnering businesses such as the Hawai'i Children's Discovery Center, Waikīkī Aquarium, The Hawai'i Army Museum, the Honolulu Zoo, and the Bernice Pauahi Bishop Museum.			
Objective (2) Historic resources;			
Protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.			
Policy (A) Identify and analyze significant archaeological resources;	X		
Policy (B) Maximize information retention through preservation of remains and artifacts or salvage operations; and	X		
Policy (C) Support state goals for protection, restoration, interpretation, and display of historic resources.	X		
Discussion: *The Village supports the CZM historic resources objective and policies to protect, preserve, and where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture. An Archaeological Inventory Survey Plan (AISP), Archaeological Assessment (AA), and a Cultural Impact Assessment (CIA) were prepared for this EIS. The subsurface testing of 20 locations in December 2010 found no evidence of human remains. Previous archaeological investigations within the immediate project area have identified two historic properties within the immediate project area. The first is a series of 15 subsurface pit features associated with post-contact historic refuse. The second find were iwi kūpuna representing two individuals discovered during construction activity in 1980. These iwi kūpuna were reinterred on-site on August 22 1991. A reburial agreement between Hilton and the State Historic Preservation Division has been in place since that time. Part of the agreement includes a condition that the reinternment site will not be willfully disturbed in any manner. Extensive archaeological monitoring has also occurred over the years within the project area. Most significant finds have been artifacts that include bottle fragments, ceramics, glassware, metal, clay tiles, and animal bone. Interpretation and display of cultural and historical resources and values are part of the Village experience. Guests and the public are made aware of the area's rich history through educational programs, interpretive displays, special events, and visitor materials.*			
Objective (3) Scenic and open space resources;			
Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.			
Policy (A) Identify valued scenic resources in the coastal zone management area;	X		
Policy (B) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;	X		
Policy (C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and	~~X~~		X
Policy (D) Encourage those developments that are not coastal dependent to locate in inland areas.			X

Table 5-5 COASTAL ZONE MANAGMENT PROGRAM HRS SECTION 205 A- OBJECTIVE AND POLICIES S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Discussion: *The Village is an existing resort area along the Waikīkī shoreline. The buildings are set back and have been designed to maintain open space along the shoreline. No improvements are planned within the shoreline area. Depending on the view location, future views from the shoreline in the mauka direction will experience views of the improvements at Village, including the two new timeshare buildings and enhanced landscape plantings. At the pedestrian level, improvements are being proposed to improve the visual experience from Kālia Road and Ala Moana Boulevard towards the shoreline. In general, improvements will be made to the street side appearance and appeal to enhance the visitor arrival experience. Improvements to the entry will include modifications to existing signage and a transformation of Kālia Road/Rainbow Drive corner, to emulate the surroundings at Kālia Road/Ala Moana Boulevard fronting the Kālia Tower. New resort signage and a lush pedestrian pathway would welcome Village guests along this corner ~~extending to a new series of ponds along Kāli~~a. The existing sausage tree (Kigelia sp.) at the entry would remain in-place. Landscaping and pedestrian walkways fronting the Tapa Tower along Kālia Road will be opened up, invoking a more appealing welcoming experience. A newly defined pedestrian path accented with a ribbon of landscape will avail visitors and guests a strolling experience along Kālia Road and fronting Tapa Tower. A canopy of coconut palms and other selected trees arching over fragrant and colorfully-hued array of native and introduced shrubs and groundcover will provide an elegant streetscape transition to Tapa Tower.*			
Objective (4) Coastal ecosystems;			
Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.			
Policy (A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;	X		
Policy (B) Improve the technical basis for natural resource management;			X
Policy (C) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;	X		
Policy (D) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and	~~X~~		X
Policy (E) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and non-point source water pollution control measures.	X		
Discussion: *The Village Master Plan minimizes the disruption or degradation of coastal water ecosystems and exercises an overall conservation ethic in the use of marine and coastal resources. Planned improvements do not involve modification of structures or redevelopment near the shoreline. There will be additional water quality protection improvements made as a result of the Master Plan, including low-impact development measures to route runoff through bioswales and stormwater detention basins. In order to minimize impacts to the coastal ecosystems, runoff will generally be contained on-site and disposed of by percolation in landscaped areas. Design of the storm drainage system will be integrated with the landscape design to provide areas for storm water infiltration. Provisions for drainage overflow will be made to accommodate extreme storm events. Water quality studies conducted as part of this EIS have verified that existing methods of stormwater storage, treatment, and disposal do not affect nearshore water quality. As part of Hilton's stewardship practice, monitoring of water quality and biotic composition in the restored Duke Kahanamoku Lagoon will continue.*			
Objective (5) Economic uses;			
Provide public or private facilities and improvements important to the State's economy in suitable locations.			
Policy (A) Concentrate coastal dependent development in appropriate areas;	X		
Policy (B) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor industry facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and	X		
Policy (C) Direct the location and expansion of coastal dependent developments to areas presently	X		

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Table 5-5 COASTAL ZONE MANAGMENT PROGRAM HRS SECTION 205 A- OBJECTIVE AND POLICIES S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:			
(i) Use of presently designated locations is not feasible;	X		
(ii) Adverse environmental effects are minimized; and	X		
(iii) The development is important to the State's economy.	X		
Discussion: *The Village is located in Waikīkī Special District (WSD) Resort Mixed-Use Precinct. Situated along the beach of Waikīkī and within the SMA, the Village Master Plan complies with County, State and Federal regulations regarding development along the coastal and shoreline environment. The Village features expanded retail and restaurant space to serve more than 2 million guests, visitors and local residents annually. Improvements in suitable locations are being made to the guest arrival experience, including upgraded pool amenities and the development of timeshare towers. The project is a significant financial investment into the economy of Hawai'i. This project will continue Hilton's efforts to position the state of Hawai'i in the global resort destination market.*			
Objective (6) Coastal hazards;			
Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.			
Policy (A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and non-point source pollution hazards;	X		
Policy (B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and non-point source pollution hazards;	X		
Policy (C) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and	X		
Policy (D) Prevent coastal flooding from inland projects.	X		
Discussion: *Most of Waikīkī, including the project site, is located within the State's tsunami evacuation zone. The immediate Village area is primarily contained within the Federal Emergency Management Agency AO (depth 2 ft) flood zone and a small portion in the AE (elevation 5 ft). Coordination with both State and City & County of Honolulu Civil Defense will be ongoing to ensure the project will be designed in accordance to standards for tsunami preparedness and flood proofing of permitted uses. Hotel security and staff are trained to address a range of situations that require immediate response to emergencies or unlawful activity on-site. Response plans are also in place in the event of natural disasters. On-site and off-site drainage improvements along Kālia Road will help improve poor drainage conditions.*			
Objective (7) Managing development;			
Improve the development review process, communication, and public participation in the management of coastal resources and hazards.			
Policy (A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;	X		
Policy (B) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and	X		
Policy (C) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.	X		
Discussion: *Since the late 1980's, Hilton has implemented an ongoing master planning process to continually improve upon and assist with facilitating the development of this coastal zone. Hilton is communicating potential short term and long term impacts of the Village Master Plan on coastal developments early in the planning process through this EIS document. The Village Master Plan will require an application and approval of development permits in which public review and comment are essential components of the process. Additionally, in the early stages of planning and design, Hilton has held a series of informal and formal presentations with interested public members and organizations to discuss potential impacts of the Village Master Plan. Hilton plans to continue to hold these types of meetings and presentations to keep the public informed throughout the various processes.*			
Objective (8) Public participation;			
Stimulate public awareness, education, and participation in coastal management.			

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Table 5-5 COASTAL ZONE MANAGMENT PROGRAM HRS SECTION 205 A- OBJECTIVE AND POLICIES S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Policy (A) Promote public involvement in coastal zone management processes;	X		
Policy (B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and	X		
Policy (C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.	X		
Discussion: *Hilton supports public participation in its CZM processes through assurances that information regarding planned improvements and possible coastal management issues and mitigation strategies are detailed in its documentation and presentations. Additionally, Hilton is an active leader and participant in addressing coastal issues relative to Waikīkī, as demonstrated by the Duke Kahanamoku Lagoon renovation. The Village has also served as a hosting venue for conferences on sustainability.*			
Objective (9) Beach protection;			
Protect beaches for public use and recreation.			
Policy (A) Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;	X		
Policy (B) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and	X		
Policy (C) Minimize the construction of public erosion-protection structures seaward of the shoreline.	X		
Discussion: *Hilton supports the protection of Waikīkī beach, recognizing it as its greatest natural asset. Water quality treatment measures are in place relative to the Duke Kahanamoku Lagoon's water use and exchange system. Additionally, existing stormwater collection, storage, treatment, and disposal systems will be improved to further ensure nearshore water quality of outfall areas are well within regulatory standards.*			
Objective (10) Marine resources;			
Promote the protection, use, and development of marine and coastal resources to assure their sustainability.			
Policy (A) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;	X		
Policy (B) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;	X		
Policy (C) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;			X
Policy (D) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and	X		
Policy (E) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.	X		
Discussion: *None of the planned improvements involve the modification of structures or redevelopment near the shoreline. To protect marine water quality and coastal resources, there will be additional water quality protection improvements made as a result of the Master Plan, including low-impact development measures to route runoff through bioswales and stormwater detention basins. Furthermore, there is ongoing monitoring program of water quality and biotic composition of the Duke Kahanamoku Lagoon, which is supported under the Master Plan.*			

Attachment 11

5.3.2 City and County of Honolulu Primary Urban Center Development Plan

The City and County of Honolulu PUC stretches from Kāhala to Pearl City. It is the capital of the State of Hawai'i, the state's commercial and financial center, and the home of its premier educational and cultural institutions. It is the heart of Hawai'i's economic, political and cultural life. The value created in the PUC nourishes the entire state. It is the intent of the PUC Development Plan to provide a guide for orderly and coordinated public and private sector development that is consistent with applicable general plan provisions, including the designation of the PUC as the principal region for future growth in residential population and jobs. The proposed project is located within the Resort Area on the Primary Urban Center Development Plan Land Use Map *(Figure 1-5)*. Below are the objectives and policies of the PUC Development Plan (*Table 5-7*).

Table 5-7 PRIMARY URBAN CENTER DEVELOPMENT PLAN - OBJECTIVES AND POLICIES - CITY AND COUNTY OF HONOLULU	S	N/S	N/A
The **Key Elements** of the vision for the PUC reflect the size and importance of Honolulu and its lead role in the state's business:			
Honolulu's natural, cultural and scenic resources are protected and enhanced.	X		
Livable neighborhoods have business districts, parks and plazas, and walk-able streets.	X		
The PUC offers in-town housing choices for people of all ages and incomes.			X
Honolulu is the Pacific's leading city and travel destination.	X		
A balanced transportation system provides excellent mobility for residents and visitors.			X
Discussion: *This vision of this Master Plan aims to improve Waikīkī's destination resort. The project will add new vibrancy to the entrance of Waikīkī, and assist in strengthening Waikīkī's long standing reputation as one of the world's most sought after travel destinations in the Pacific. The 22-acre destination resort will feature expanded retail landscape, and improved guest arrival experience, and numerous upgraded amenities to redevelop and make additions to the existing Village. The improvements will enhance the beauty of the Village; provide improved vehicle and pedestrian circulation; and retain over 50% open space, maintaining and enhancing the park-like setting.*			
PROTECTING AND ENHANCING NATURAL, CULTURAL AND SCENIC RESOURCES			
Policies			
Preserve historic and cultural sites: Special emphasis should be placed on sites and associated settings that are unique, of special significance, or are in good condition.	X		
Preserve and protect natural resource and constraint areas: Establish an urban community boundary to define urban development and protect areas outside the boundary for their open space, scenic, and resource values.	X		
Preserve panoramic views of natural landmarks and the urban skyline: This includes important vistas and focused views of significant natural and urban features and skyline profiles that make up or frame the PUC from publicly accessible places.	X		
Improve access to shoreline and mountain areas: This includes continuous public access along O'ahu's southern shoreline as well as access to its mauka natural environments and features.	X		
Develop stream greenbelts: Keep or create mauka-makai connections and views up and down important streams and create public walkways where possible and appropriate.			X
Provide parks and active recreation areas: Create or strengthen parks, plazas and other conveniences throughout the PUC, especially in more populated areas as a balance to the built environment, for recreation, social interaction and leisure interludes.	X		
Guidelines			
Historic and Cultural Sites ▪ Preserve the architectural character, landscape setting and visual context of historic landmarks through appropriate zoning standards and development controls, as necessary, and public outreach programs such as design guidelines for the maintenance, renovation or expansion of older dwellings. ▪ Preserve and enhance the significant historic and aesthetic features of institutional campuses and campus clusters through zoning permit reviews for campus expansions or modifications.	X		
Mauka Conservation Areas ▪ Prevent development on properties with average slopes of 40 percent or more, and on lands with slopes of 20 percent or more where development of the site would have a significant adverse visual	X		

Table 5-7 PRIMARY URBAN CENTER DEVELOPMENT PLAN - OBJECTIVES AND POLICIES - CITY AND COUNTY OF HONOLULU	S	N/S	N/A
impact when viewed from parks, major public streets, and other public places. ▪ Maintain public access points and hiking trails on the slopes of the Koʻolau Range in the areas beyond the Urban Community Boundary, and improve amenities for hiking, camping and nature study. ▪ In Preservation areas, avoid disturbance to native species and prevent the visual intrusion of structures, including utility and telecommunications installations, when seen from below and from hiking trails. ▪ Ensure access for traditional and customary practices and gathering rights, consistent with the provisions of the Constitution of the State of Hawaiʻi.			
Urban Skyline and Mauka-Makai Views ▪ Maintain the visual prominence of important districts by allowing a greater height and massing of buildings, such as in the Downtown area. ▪ Apart from Downtown and other central Honolulu locations, promote mid-rise or low-rise scale for new buildings. ▪ Preserve the following panoramic views indicated schematically in *Figure 3.1* by establishing building height limits and setbacks that are based on viewplane analyses to determine the sight lines and desired view dimensions and characteristics: ▪ From Ala Wai Canal Promenade toward the Koʻolau Range ▪ From Ala Moana Beach Park toward the Koʻolau Range ▪ From Kewalo Basin toward the Koʻolau Range and Punchbowl ▪ From Kakaʻako Waterfront Park toward Punchbowl and the Koʻolau Range ▪ From Punchbowl Lookout toward Diamond Head ▪ Preserve and enhance significant mauka or makai view corridors along major collector streets indicated in *Figure 3.1* through a combination of zoning controls and streetscape improvements. ▪ Increase line-of-sight opportunities towards Pearl Harbor – particularly the U.S.S. Missouri and the U.S.S. Arizona memorials.	X		
Makai Access ▪ Provide continuous lateral shoreline access for pedestrians extending from Diamond Head to Nuʻuanu Stream, around Keʻehi Lagoon, and from Neal S. Blaisdell Park through ʻAiea Bay State Recreation Area. ▪ Construct walkways along the Waikīkī and Kakaʻako-Honolulu waterfronts. ▪ Along the Pearl Harbor shoreline in ʻAiea and Pearl City, acquire privately owned properties and the Navy-owned McGrew Point makai of the Pearl Harbor bikeway for recreational use, and/or encourage complementary redevelopment with incentives for higher zoning in return for view corridors, extra open space, public amenities, and public access to the shoreline.	X		
Stream Greenways and Drainage ▪ Establish riparian zones for all streams to prevent the encroachment of buildings and structures – other than those for drainage, flood control or recreational purposes – and to establish and enforce policies for the protection and enhancement of stream habitats and water quality. ▪ Develop streamside pathways to improve access to recreation sites and natural areas and provide safe, convenient pedestrian routes between neighborhoods. Stream segments to be considered for priority action include, but are not limited to, the following: ▪ ʻAiea Stream: segment through former ʻAiea Sugar Mill site ▪ Ala Wai Canal: both banks, entire length ▪ Hālawa Stream: segment near Aloha Stadium ▪ Kalauao Stream: from Kamehameha Highway to Pearl Harborʻs East Loch ▪ Kalihi Stream: segment makai of H-1 Freeway ▪ Kapālama Stream: segment makai of Kuakini Street ▪ Makīkī Stream: segment makai of Nehoa Street ▪ Mānoa/Pālolo Streams: from Mānoa Marketplace to Ala Wai Canal ▪ Moanalua Stream: segment near Moanalua Gardens ▪ Nuʻuanu Stream: from Kuakini Street to Honolulu Harbor ▪ Nuʻuanu Stream: from Kuakini Street mauka to Kapena Falls ▪ In developing drainage and flood control, seek to limit storm water velocity and reduce the transport of sediment and pollutants to coastal waters.			X
Parks and Recreational Open Spaces ▪ Recognizing that it is difficult to acquire additional park land in the PUC, develop innovative approaches to make optimum use of existing parks and recreation resources, such as:	X		

Attachment 11

Table 5-7 PRIMARY URBAN CENTER DEVELOPMENT PLAN - OBJECTIVES AND POLICIES - CITY AND COUNTY OF HONOLULU	S	N/S	N/A
▪ Building partnerships between City, State and private, nonprofit organizations for joint use of facilities and complementary recreation programs. ▪ Optimizing private sector contributions to open space through park dedication as properties are redeveloped. ▪ Reassessing and reassigning, as appropriate, the use of existing park land. ▪ Promote linear connections in the recreational open space network by using existing public lands and rights-of-way, where possible.			
Other Urban Open Spaces ▪ Maintain significant trees and landscaped open space within institutional campuses, cemeteries and other open-space uses that are visible from public right-of-ways. ▪ Enhance the entries and street frontages of cemeteries and campuses with trees and landscaping. ▪ Promote the development of plazas to fulfill park and open space requirements; provide floor area bonuses to encourage plazas in dense areas such as Downtown.	X		
Discussion: *Hilton supports the preservation of historic and cultural sites and agrees that special emphasis should be placed on sites and associated settings that are unique, of special significance, or are in good condition, and ensures access for traditional and customary practices and gathering rights, consistent with the provisions of the Constitution of the State of Hawaiʻi. Educational materials of the history and cultural significance of the area is available to guests and employees. Archaeological sites and iwi are handled with respect and in accordance with state and local regulations. Finally, the Village will enhance the entrance and street frontage along Kālia Road with trees and landscaping. The pedestrian walkways connect recreational open spaces along Kālia Road to Waikīkī's waterfront shoreline.*			
CULTIVATING LIVABLE NEIGHBORHOODS			
Develop a system for collaborative neighborhood planning: Refine and further develop a stakeholder-based process for continuing community-based neighborhood planning for areas requiring this attention.			X
Cultivate existing and new "neighborhood centers": Develop neighborhood centers as the principal places for people in a neighborhood to gather, shop, dine or play, and to provide a source of community identity.	X		
Promote mixed land uses: Encourage compatible mixtures of land uses for in town PUC neighborhoods and districts to support a variety of urban lifestyle choices and to create vibrant and convenient neighborhoods.	X		
Create parks that draw people and activity: Develop parks that invite people and promote positive social interaction and activity.			X
Make streets "pedestrian-friendly": Create inviting and attractive streetside environments that support and enhance convenient and safe pedestrian use.	X		
Resort: Intended as a mixed-use designation, Resort districts consist primarily of resort hotels, timeshares and other apartments used as transient visitor units (TVUs); and supporting commercial uses, such as shops, restaurants and entertainment. This designation only applies to the Waikīkī, Marina, Hobron and Fort DeRussy neighborhoods that are colored pink on the Land Use Maps (see *Figure 1-5*)	X		
Discussion: *The Village is a resort destination that hosts 2 million guests, visitors, and residents. The goal is to cultivate and transform the built landscape to a more focused, unified, and cohesive pedestrian experience for resort guests, visitors, and the neighborhood of Waikīkī.*			
IN-TOWN HOUSING CHOICES			
Promote people-scaled apartment and townhouse dwellings in low- or mid-rise buildings oriented to the street: This policy encourages residential buildings that are modest in height and have ground-floor shopping and dining opportunities to create pedestrian-oriented neighborhoods that satisfy a range of lifestyle needs conveniently.			X
Improve the feasibility of redeveloping small lots: Encourage housing variety and affordability by removing barriers for small-scale townhouse and low-rise apartment development on smaller apartment-zoned lots.			X
Reduce costs for apartment homes: Promote affordable housing choices consistent with creating livable communities by reducing certain construction and development-related costs.			X
Provide adequate schools and parks for in-town neighborhoods: Conveniently located schools and parks that can be reached safely are needed to meet the needs of young, active families.			X
Expand the capacity of infrastructure, including water supply, sewers, and storm drains: This policy calls	X		

Table 5-7 PRIMARY URBAN CENTER DEVELOPMENT PLAN - OBJECTIVES AND POLICIES - CITY AND COUNTY OF HONOLULU	S	N/S	N/A
for government action and leadership in creating adequate infrastructure to meet present and future demands in order to support the strengthening or creation of livable in-town communities.			
Preserve and expand the current inventory of affordable rental housing units: The City should assure that the current inventory of affordable rental units, whether owned by the City or not, is preserved and retained as affordable, and that the inventory of affordable rental units is expanded as needed by the community.			X
Support the retention, rehabilitation and improvement of older, low-rent apartment buildings: Maintain, rehabilitate and improve older apartment buildings to retain existing housing stock as viable in-town housing choices.			X
Provide for special needs housing: Allow housing for people with special needs and promote their integration into the larger PUC community.			X
Provide incentives and cost savings for affordable housing: This policy promotes exemptions from regulations, on a case-by-case basis, to make "affordable" housing available to those needing it.			X
Provide for high-density housing options in mixed-use developments around transit stations: This type of "transit-oriented development" facilitates transit use and allows for increased densities without generating increased vehicular congestion.			X
Discussion: *The Village Master Plan will provide additional timeshare hotel accommodations in the PUC. Hilton supports the PUC Development Plan policy and view regarding town residential housing choices; however it is not applicable to the proposed resort improvement project. However, the project will include capital improvements to on-site systems and off-site connectors to sewer, drainage, and other utilities.*			
THE PACIFIC'S LEADING CITY			
Create public open space along the Pearl Harbor waterfront and strengthen the physical and visual connections between the urban center and the water: This recognizes the waterfront as a principal element in the PUC's setting and as an organizing reference point for the city, and supports development of an economic and social asset for the surrounding community.			X
Improve mauka-makai pedestrian and bicycle circulation across Kamehameha Highway: Developing physical access to the Pearl Harbor waterfront demands substantial improvements to pedestrian and bicycle access across Kamehameha Highway.			X
Redevelop the Downtown/Iwilei waterfront: This policy proposes to increase visual and physical access to the waterfront by re-routing traffic away from Nimitz Highway and introducing commercial activities such as restaurants, shops, offices, and entertainment, low to medium-rise residences, and areas capable of hosting recreational activities.			X
Adopt and implement a plan for a vibrant and livable Waikīkī: This plan needs to address the quality of the resident experience as well as the quality of the visitor experience. Based on development parameters set by the Waikīkī Special District, the plan should encompass mobility, the quality of the street environment for pedestrians, public spaces, the scale and design of new buildings, and Waikīkī's relationship to the Convention Center and neighboring districts.	X		
Support attractions that are of interest to both residents and visitors in the Ala Moana/Kaka'ako/Downtown corridor: Opportunities include State sponsored waterfront commercial and cultural attractions around the Kewalo Basin area; retail/entertainment facilities around Ala Moana Center, Victoria Ward Centers and Kamehameha Schools properties; and improvements to serve visitors in the Capitol District, Aloha Tower, and Chinatown.			X
Provide opportunities for the development of visitor units in the Ala Moana/Kaka'ako/Downtown corridor: Hotels serving the Convention Center should be within a 5-minute walk (one-quarter mile) and located on commercially zoned parcels along major thoroughfares. Those in the Downtown area should be in the area zoned BMX-4 or the Aloha Tower complex.			X
Provide a transit link along the Ala Moana/Kaka'ako/Downtown corridor: The City should assure that there is convenient transit service between visitor accommodations and the visitor attractions along the corridor. Visitor oriented transit should utilize at-grade trolley types of vehicles and could be publicly or privately operated.			X
Provide opportunities for the development of smaller-scale visitor accommodations (i.e., inns and lodges) in existing commercial centers: These could serve resident and business needs (visiting family, friends and business associates) as well as visitors looking for an alternative to the resort enclave. Potential areas include Kapahulu, Kaimukī, and the King/Beretania corridor, Kapālama, Pearlridge, and Pearl City. Development of such facilities should consider the community's preferences and be integrated with the			X

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Table 5-7 PRIMARY URBAN CENTER DEVELOPMENT PLAN - OBJECTIVES AND POLICIES - CITY AND COUNTY OF HONOLULU	S	N/S	N/A
surrounding neighborhood.			
Allow Bed & Breakfast establishments (but not transient vacation units or TVU's) in residential neighborhoods: With adequate parking, community involvement, and other regulatory controls, B&Bs provide a highly integrated, well-supervised, low-impact form of visitor accommodation. For residents, operating a B&B is a viable home occupation and a means to retain and reuse homes in older neighborhoods.			X
Stimulate the development of high technology and knowledge-based industries: Attract high-technology businesses to Hawai'i and provide in-town locations for them. Encourage investment in infrastructure within commercial buildings that will accommodate and attract high-technology and biotechnology businesses.			X
Encourage street-front retail: Office buildings should have retail stores, entrances, and windows fronting the principal street.	X		
Provide usable open space: Zoning requirements and bonus provisions for open space associated with larger office buildings should specify design guidelines for usable plazas, parks, and arcades. Key elements of usable open space are enclosure, shade, seating, and location at street level.	X		
Support continuation of military uses: National defense objectives and budget priorities determine the military bases and functions located in the Primary Urban Center and the state as a whole. The City should support long-range land use planning by the military services and coordinate with them to achieve common goals of employment, housing, and recreation.	X		
Integrate civilian and military residential communities: The City should work with the military services to link adjacent residential communities through the use of connecting roadways, bikeways, walkways, landscape features, and/or architectural scale and character.			X
Allow a mix of industrial and commercial uses: Allow a broader mix of commercial uses in the Airport and Bougainville industrial districts. The Airport district should include office, hotel, and retail uses that are compatible with airport operations, as well as existing light industrial uses. The Bougainville district should include uses that support surrounding residential neighborhoods.			X
Enhance Honolulu Harbor and harbor-related uses: Reserve areas around Honolulu Harbor, particularly around Kapālama Basin and the Sand Island container yards, for harbor-related uses.			X
Support industrial uses in Kalihi-Palama industrial districts: Support existing mixed-usages in the industrial districts of Kalihi-Kai and Kapālama, as well as existing commercial uses along the Nimitz, Dillingham, King, Kalihi, and Waiakamilo corridors.			X
Promote compatibility with the surrounding urban and natural environment: Where industrial uses are mixed with or adjacent to residential communities or natural areas, mitigate visual, noise, and other environmental impacts by adopting performance standards.	X		
Support development of adequate warehousing facilities to support increased economic activity: Encourage development and maintenance of warehouse space of sufficient quality to prevent shortages and support growing businesses.			X
Define the role of town centers: Establish the "Pearlridge" area as the Pearl Harbor Regional Town Center, and strengthen the physical and visual connection between this urban activity center and the Pearl Harbor waterfront. Other town centers at Pearl City, Waimalu, 'Aiea, and Hālawa should serve as more localized or specialized activity and service areas.			X
Promote mixed land use: Town centers should support some form of mixed land use to respond more flexibly to market needs and to reduce dependency on the private automobile for local travel. The Pearl Harbor Regional Town Center should be designated for a greater diversity of uses than the other town centers, emphasizing an integration of medium- or higher-density residential and commercial development. Land use designations and design standards should be oriented toward assuring compatibility of building forms and uses, creating street connections, and providing a smooth transition between town centers and adjacent residential neighborhoods.			X
Facilitate pedestrian, transit, and bicycle improvements: There should be major improvements to transportation facilities and services, with particular emphasis on pedestrian, bicycle, and public transit modes along Kamehameha Highway, and commuter travel on the H-1 Freeway and in the Aloha Stadium vicinity. Design standards for new development in the town centers – especially the Pearl Harbor Regional Town Center – should encourage pedestrian and transit travel.	X		
Discussion: *Hilton supports the PUC Development Plan policy regarding Honolulu being the Pacific's leading city. The Village Master Plan will provide a mix of compatible uses for the surrounding area and promotes a plan that lends to the vibrancy and livability of Waikīkī. This plan seeks to achieve significant*			

Table 5-7 PRIMARY URBAN CENTER DEVELOPMENT PLAN - OBJECTIVES AND POLICIES - CITY AND COUNTY OF HONOLULU	S	N/S	N/A
physical and subsequent operational improvements that will improve the quality and character of the visitor experience by both island guests and local residents. Upon completion, the Village Master Plan will transform the 22-acre resort by providing additional timeshare units, enhancement of retail and dining alternatives, an improved guest arrival experience, and numerous upgrades to its recreational amenities. The implementation of the Village Master Plan improvements will serve to strengthen Waikīkī as a destination and major economic driver for O'ahu and the State of Hawai'i. *The Village Master Plan supports the development parameters set by the Waikīkī Special District. Mixed uses of retail and resort facilities within the Village are nestled in a park-like setting. Open space requirements will be maintained within the Village area while improvements along the Kālia Road streetfront will enhance the quality of the street environment and facilitate an improved experience for pedestrians, bicyclists, and public transit users. In addition, the design of new buildings and improvement areas will incorporate architectural and landscaped elements that enhance the aesthetics of Waikīkī and a greater sense of Hawaiiana in the built environment.*			
DEVELOP A BALANCED TRANSPORTATION SYSTEM			
Implement land use strategies to achieve a balanced transportation system: To achieve community livability and enable transportation choices, land use strategies that support alternative travel modes such as walking, bicycling, and transit should be adopted and implemented.	X		~~X~~
Improve the public transit system, including development of a rapid transit component: A convenient and efficient public transit system aids in maintaining traffic flows at an acceptable level for an attractive and successful urban setting. An effective public transit system for the PUC could be created with an east-west rapid transit route supplemented by effective links to the PUC's valley communities.			X
Implement Transportation Demand Management (TDM) strategies: Employ management strategies that encourage alternative travel models.			X
Review existing plans and establish priorities for roads and road improvements: Conduct a comprehensive classification of roadways to identify prospective improvements (e.g., automobile, transit, bikeways, pedestrian routes), and prioritize the implementation of such improvements.			X
Implement the Honolulu Bicycle Master Plan: Institutionalize a policy that all streets designated for bicycle travel should be maintained to accommodate shared bicycle and automobile use.			X
Enhance and improve pedestrian mobility: Create pedestrian districts, routes and a regional pedestrian network, and address pedestrian safety concerns.	X		
Encourage the full use of existing private and public parking garages: Encourage private parking garage owners to rent underused parking stalls within commercial buildings and large-scale residential projects.			X
Guidelines			
Identify and stimulate transit-oriented development on potential infill and redevelopment properties within the rapid transit corridor. Examples of development stimulators include tax incentives, development code amendments, and public infrastructure investments.			X
Undertake a comprehensive review of the City's street widening plans and reevaluate the use of Revised Ordinances for the City and County of Honolulu (ROH) Chapter 14, Article 21, on streets that the City does not intend to commit funds for street widening. Eliminate travel-way widenings that are not necessary, degrade neighborhood character, or are unlikely to be achieved. In older, built-out neighborhoods, consider alternatives for improving safety or pedestrian comfort, but do not involve substantial widening and acquisition of land.			x
Implement the Honolulu Bicycle Master Plan's three priority projects: (1) "Lei of Parks," a shared-use path connecting the City's major parks and open spaces; (2) Bike Friendly Route No. 1, a continuous, cross town bicycle lane, connecting to the Kalaniana'ole Highway Bikeway in the east and the Pearl Harbor Bike Path in the west; and (3) a series of bicycle access improvements around the various colleges and universities.			X
Establish pedestrian districts where walking is intended to be a primary mode of travel, such as within Downtown and Waikīkī. Develop specific facility standards for these districts; encourage midblock pathways or arcades; and implement sidewalk improvements, such as widening, paving, and landscaping.	X		
Work with residents and school organizations to improve pedestrian safety through planning and education efforts, including the development of traffic management plans, construction of traffic calming devices, and the improvement of neighborhood sidewalks and crosswalks.			X

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Table 5-7 PRIMARY URBAN CENTER DEVELOPMENT PLAN - OBJECTIVES AND POLICIES - CITY AND COUNTY OF HONOLULU	S	N/S	N/A
Discussion: *Hilton supports policies to develop a balanced transportation system. The project will transform the entry and pedestrian/street fronts into a more unified and cohesive resort experience within the Village itself and with adjoining land uses. Improvements along Kālia will look to provide an inviting pedestrian environment, expanded and safer pedestrian walkways, and support services for TheBus and the Waikiki Trolley. Entryway and landscape improvements to Rainbow Drive and the construction of two new timeshares will further enliven the gateway experience from Kālia to Fort DeRussy. The existing incentives for Hilton team members to utilize alternative transportation options, including public transportation and bicycles will continue to be supported.*			
INFRASTRUCTURE AND PUBLIC FACILITIES			
WATER ALLOCATION AND SYSTEM DEVELOPMENT			
Policies ▪ Integrate resource management of all potable and non-potable water sources, including groundwater, stream water, storm water, and wastewater effluent. ▪ Adapt water conservation practices in the design of new developments and modification of existing uses, including landscaped areas. ▪ Implement upgrades and capacity improvements to serve projected population increases. ▪ Protect and maintain watersheds to ensure an adequate supply of high quality water with sufficient infiltration recharge into groundwater aquifers.	X		
Conserve the use of potable water by implementing the following measures, as feasible and appropriate: ▪ Install low-flush toilets, flow restrictors rain catchment barrels, plumbing fixture meters, and other water conserving devices in commercial and residential developments. ▪ Promote xeriscaping techniques to reduce water use in landscaping by using various ground cover, drought-tolerant plant material and efficient irrigation systems in landscaped areas. ▪ Conduct extensive leak detection and repair for all public and private water infrastructure systems and residential, commercial and industrial plumbing. Conduct public education programs on awareness of water conservation. ▪ Reuse tertiary treated wastewater effluent, brackish water sources, storm runoff and surface reservoirs for the irrigation of golf courses, parks, other open landscaped areas, and industrial use.	X		
Develop additional potable groundwater sources in the Pearl Harbor and Honolulu Basin, redirect existing groundwater sources from Central O'ahu to the Primary Urban Center, and develop a desalination plant in Honolulu to meet future demands, maintain sustainability of aquifers, and provide relief from drought periods.			X
Create public watershed management partnerships to restore and manage watershed areas and conduct water conservation programs in conjunction with the BWS watershed management and water conservation programs.			X
Discussion: *Hilton supports the policies to conserve water resources and has developed a sustainability platform to guide their business practices including a commitment to reduce water consumption by 10% by the year 2014. Where feasible, the project will utilize sustainable design practices to reduce the amount of potable water utilized on the project site. For example, the landscaping department within the Village has developed an irrigation recycle and reuse water program for its ponds and waterfalls. Where feasible, xeriscaping techniques and use of plants tolerant and adaptable to the dry coastal conditions in Waikīkī will be utilized.*			
WASTEWATER SYSTEM			
Policies ▪ Implement wastewater collection system improvements to provide adequate service and sound facilities to existing neighborhoods and timely increases in system capacity to areas planned to undergo improvement or change in use. ▪ Implement adequate and timely upgrades/expansion of wastewater treatment facilities to meet the growth demands of the PUC.	x		
Complete current projects needed to correct currently identified service or facility inadequacies for neighborhoods where change in service demand is not anticipated.			X
In consultation with adjacent communities, implement the recommendations of the East and West Māmala Bay Wastewater Facilities Plans to upgrade treatment and collection systems to serve projected increases in service demands on a timely basis, as such demand increases become identified.			x

Table 5-7 PRIMARY URBAN CENTER DEVELOPMENT PLAN - OBJECTIVES AND POLICIES - CITY AND COUNTY OF HONOLULU	S	N/S	N/A
Discussion: *The project utilizes existing City and County wastewater system along Ala Moana Boulevard which leads sewer outflow via gravity flow to a pump station located on Kalākaua Avenue adjacent to Fort DeRussy. Effluent is eventually pumped to the Sand Island Treatment Plan where it is treated and discharged through a deep ocean outfall. Wastewater generated from the Village Master Plan is anticipated to increase by approximately 0.124 mgd.*			
ELECTRICAL POWER			
Policies ▪ Support retention and upgrade of the Waiau and Honolulu Power Plants as part of a strategic plan to improve the reliability of the Primary Urban Center's electrical power system. ▪ Promote and implement energy conservation measures and integrated resource planning. ▪ Planning and building of new or relocated transmission lines should take into consideration system and cost concerns, and the impacts on the environment. Options to place utility lines underground should be considered, and priorities should be established.	X		
In planning new or relocated substations or transmission lines, the selection of the site or route of such facilities should avoid or mitigate adverse impacts on scenic and natural resources.			X
Discussion: *Hilton supports the policy to promote and implement energy conservation measures. The Village renovations will replace less efficient mechanical, electrical, and cooling systems in older buildings, where practical, improving the efficiency of energy consumption on the Village. Energy efficient fixtures and conservation measures will be integrated into the design of the improvements and new development.*			
TELECOMMUNICATIONS FACILITIES			
Policies Minimize the visual impacts and potential health hazard of new facilities.	X		
In general, antennas and other facilities should be required to "blend in" with the surrounding environment. Visually obtrusive installations, such as locating in the middle of an open area or silhouetting antennas on top of ridges, should be avoided.			X
In granting land use permits for antennas, observe the following general principles: ▪ Wherever possible, antennas should be sited on existing structures, such as tall buildings, athletic field light standards, water reservoirs, or existing towers. Antennas should be flush-mounted when possible. ▪ Minimize the number of new towers (towers include lattice structures, as well as monopoles). New towers should be capable of accommodating more than one provider, with clear rules for sharing of costs. ▪ Where more than one tower is required, they should be clustered rather than dispersed.			X
Discussion: *While these policies are not directly applicable, Hilton supports the policies set forth regarding telecommunications facilities.*			
SOLID WASTE			
Policies ▪ Reduce the solid waste stream by encouraging recycling and reuse. ▪ Reduce dependence on landfills by encouraging alternative waste disposal technologies.	X		
Promote waste recycling by expanding collection facilities and services, and public outreach and education programs.	X		
Expand the use of automated refuse collection in residential areas.			X
Implement new technologies that more efficiently convert solid waste to green energy, thereby reducing the need for landfills.			X
In planning new public facilities, include neighborhood recycling convenience centers where feasible.			X
Discussion: *To divert a portion of the waste generated at the Village from being disposed of in the local landfill, sustainability programs have been incorporated into the Village to reduce the solid waste stream being generated on site. Food waste is recycled to local pig farmers who utilize the food waste for animal food. Kitchen cooking fat is recycled and converted into diesel fuel. Separation and recycling of recyclable materials take place on site including plastics, cans, glass, and cardboard. Also to assist with waste reduction, the Village mulches and re-uses landscape plant materials for use on the Village. During the Village Master Plan, re-use or recycling of demolished construction materials such as asphalt, concrete, and steel, will take place. Information was sourced from the Green Hawai'i Hotel document, and their current and proposed sustainable practices.*			

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Table 5-7 PRIMARY URBAN CENTER DEVELOPMENT PLAN - OBJECTIVES AND POLICIES - CITY AND COUNTY OF HONOLULU	S	N/S	N/A
STORM WATER SYSTEMS			
Policies ▪ Require methods of retaining or detaining storm water for gradual release into the ground as the preferred strategy for the management of storm water. Where feasible, utilize open spaces including parking lots, landscaped areas, parks, and golf courses to detain or infiltrate storm water flows to reduce their volume and runoff rates. (*City Council Resolution No. 94-296*). ▪ Manage storm water flows through best management practices to minimize storm water runoff and peak discharge rates. ▪ Preserve stream and estuarine habitats.	X		
Revise flood control design criteria to recognize important aesthetic and ecological factors in the design process. Streams should not be channelized except when absolutely necessary to protect existing urban development from flooding.			X
Integrate planned improvements to the drainage system into the open space network by emphasizing the use of retention basins, the creation of passive recreational areas, and recreational access for pedestrians and bicycles without jeopardizing public safety. Support development of shared-use paths and parks along Mānoa and Pālolo Streams, Nu'uanu Stream and Kapālama Canal.	X		
Establish best management practices to guide stormwater management within the Primary Urban Center.	X		
Encourage community-based watershed planning, recognizing the array of stakeholders in the Primary Urban Center's urban watersheds and the important role of education and community involvement in urban watershed management.	X		
Support the establishment of short- and long-term ecological monitoring programs, particularly those that measure pollutant loading and are directed at improving water quality and quantity in order to conserve, protect, and restore the natural resources of the Primary Urban Center.	X		
Maintain and increase permeable surfaces within public right-of-ways to facilitate bio-filtration and groundwater recharge.	X		
Design and construct stormwater infrastructure in areas that contribute to high inflow and infiltration into the wastewater collection system.	X		
Discussion: *The Village will utilize existing box drainage systems which capture roadway storm water runoff and three basins at the Village which capture storm water runoff. Two drainage systems discharge into the ocean, and one discharges into a seepage well/dry well. The proposed improvements will include examination of new seepage wells and percolation chambers to minimize discharge into the ocean or other receiving waters. In addition, where feasible, Hilton will utilize sustainable design practices that improve the inter relationship between the natural and built environment in regards to storm water discharge and runoff, water quality, and the terrestrial and marine environments.*			
SCHOOL AND LIBRARY FACILITIES			
Policies ▪ Support the development of a high quality educational system of schools and post-secondary institutions that increase the attractiveness of the Primary Urban Center as a place to live and work. ▪ Work with the Department of Education to develop innovative shared-use facilities, particularly on City-owned school properties.	X		
Identify ways for the City and the general community to improve conditions within and near school and college campuses. For example, the City could take a lead role in enhancing street appearance, security, and traffic and pedestrian safety near campuses.			X
The City Department of Parks and Recreation should coordinate with the DOE regarding the development and use of athletic facilities such as playgrounds, playfields and courts, swimming pools, and gymnasiums, where joint use of such facilities would maximize use and reduce duplication of function without compromising the schools' athletic programs.			X
Discussion: *Hilton supports these policies associated with school and library facilities of the PUC; however, these policies are not directly applicable to the Village project.*			
CIVIC AND PUBLIC SAFETY FACILITIES			
Policies ▪ Provide adequate staffing and facilities to ensure effective and efficient delivery of basic governmental service and protection of public safety.	X		
As population increases, provide support for civil defense building shelters and improved technology,			X

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Table 5-7 PRIMARY URBAN CENTER DEVELOPMENT PLAN - OBJECTIVES AND POLICIES - CITY AND COUNTY OF HONOLULU	S	N/S	N/A
equipment and training for fire fighting, police protection and paramedical services.			
Establish new Satellite City Halls within neighborhood commercial complexes or community centers if there is an opportunity to do so with little or no capital expense or modest rent.			X
Discussion: *Hilton support policies associated with civic and public safety facilities within the PUC. Building codes and OSHA/HIOSH standards will be followed to ensure the security of public health and safety are protected; during construction and through day to day operations. The Village provides Safety & Security Officers who are uniformed and available 24 hours a day to help ensure the safety of visitors and guests to the Village. In the event of a natural disaster or emergency, Hilton has programs in place and educational materials for guests which protect and promote public health, safety, and welfare of those at the Village.*			
Development Priorities Projects to receive priority in the approval process are those that: ▪ Involve land acquisition and improvements for public projects which are consistent with the Development Plan vision, policies and guidelines; and ▪ Involve applications for zoning and other land use permits that are consistent with the Development Plan vision, policies, and guidelines.	X		
Discussion: *The Village project is consistent with the PUC's Development Plan vision, policies, and guidelines.*			

DEPARTMENT OF TRANSPORTATION SERVICES

CITY AND COUNTY OF HONOLULU

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RECEIVED
JAN - 7 2011
GROUP 70 INT'L

TP11/10-363418R

January 5, 2011

Mr. Jeffrey H. Overton, AICP, LEED AP
Principal and Chief Environmental Planner
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Overton:

Subject: Draft Environmental Assessment (DEA); Hilton Hawaiian Village Beach Resort and Spa; Village Master Plan; Tax Map Key (TMK): 2-6-5: por.1; 2-6-8; 1, 3, 5, 7, 12, 19, 20, 21, 23, 24, 27, 31, 34, 37, 38; 2-6-9: 1, 2, 3, 7, 9, 10, 11, 12, 13

This responds to your letter of November 19, 2010, requesting our comments concerning this proposed project.

Our Traffic Engineering Division (TED) has the following comments:

- The area Neighborhood Board, as well as the area residents, businesses, etc. should be kept apprised about the proposed project schedule and its impacts on the adjoining local streets.

- A traffic management plan needs to be prepared. The plan should address the managing of time duration of passenger loading and drop-offs, staging in the porte cochere areas, and the provision of adequate valet staff to help manage congestive periods of queuing to ensure adequate valet parking circulation.

- The project should incorporate convenient bicycle parking facilities for the employees and guests is recommended.

Our Public Transit Division (PTD) has the following comments:

- For the proposed bus and trolley pull out lane, 100-feet is insufficient for TheBus service. We require 150-feet for a single, standard 40-foot coach. This lane length allows buses to enter, stop fully flush to the curb for accessibility needs, and depart the stop. Also, many buses serving this stop are 60-foot articulated buses with three doors.

- Trolley Operations and TheBus operations are not compatible. Trolley dwell times are much longer than TheBus dwell times. A trolley will block a transit bus, causing excessive delay and inconvenience for transit riders. Also, passengers for each mode co-mingle at a joint stop resulting in confusion and delays for each operation.

- According to Section 15-15.4, Revised Ordinances of Honolulu, Honolulu Traffic Code, Trolley and non-City bus operators are not legally allowed to use City bus stops within the Waikiki District. They must be accommodated separately.

- One possible alternative would be a pull out lane sufficiently long enough to incorporate, in separate areas, a bus zone and a trolley zone, each clearly marked as such, with adequate space for non-conflicting vehicle movement and sufficient sidewalk space to accommodate both passenger queuing and non-trolley/transit pedestrian movement. However, any alternative plan must be submitted to our department for review and approval.

Thank you for the opportunity to review this matter. Should you have any further questions, please contact Michael Murphy of my staff at 768-8359.

Very truly yours,

WAYNE Y. YOSHIOKA
Acting Director

GROUP 70
INTERNATIONAL

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May 19, 2011

Mr. Wayne Y. Yoshioka, Director
City and County of Honolulu
Department of Transportation Services
650 South King Street, 3rd Floor
Honolulu, HI 96813

Subject: Environmental Impact Statement Notice of Preparation
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Mr. Yoshioka:

Thank you for your comment letter dated January 5, 2011 2010 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project. The following responses are offered to your comments.

1. **Traffic Engineering Division.** The Waikiki Neighborhood Board has been engaged in the project's development from its beginning stages. We will continue to coordinate with the board, as well as area residents, businesses, etc. on the project's design, construction, schedule, and impacts particularly on adjoining local streets.

A Traffic Management Plan (TMP) will be prepared for the project prior to construction and submitted to the Department of Transportation Service for review. The plan will address passenger loading/drop-offs, porte-cochere areas, and information on valet staff and parking to ensure adequate circulation.

Convenient bicycle parking facilities will be incorporated into the project plan to promote the alternative transportation options for employees and guests.

2. **Public Transit Division.** As a result of your comments, we have updated the project design to provide a separate bus and trolley pull-out lane. The 150-foot proposed dimension for the turn-out lane for The Bus is not feasible due to land constraints, and the location of the entrance driveway to the new tower. Therefore, in order to expedite traffic flow along Kalia Road, it is proposed to construct a 100-foot long turn-out for TheBus and provide a separate 80-foot long trolley pull-out lane, in the area between Rainbow Drive and the driveway to the garage off the new tower. As shown in Figure 1, the trolley lane (80 feet) is located to the north of the bus lane (100 feet). The site plans shown in Figures 3-4 through 3-11 of the Final EIS have been revised to include the separate bus and trolley pull-out lanes. We will coordinate with the Public Transit Division to present the proposed plan to ensure the project design accommodates both Trolley Operations and TheBus service.

Figure 1. Proposed Bus and Trolley Lanes

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU
636 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd

PETER B. CARLISLE
MAYOR

KENNETH G. SILVA
FIRE CHIEF

ROLLAND J. HARVEST
DEPUTY FIRE CHIEF

December 14, 2010

Mr. Jeffrey Overton, AICP, LEED AP
Chief Environmental Planner, Principal
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Overton:

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village® Beach Resort and Spa Village Master Plan
Tax Map Keys: 2-6-005: Portion 001
2-6-008: 001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, and 038
2-6-009: 001, 002, 003, 007, 009, 010, 011, 012, and 013

In response to your letter of November 19, 2010, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) reviewed the material provided and requires that the following be complied with:

1. Provide a fire apparatus access road for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet (45 720 mm) from a fire apparatus access road as measured by an approved route around the exterior of the building or facility. (1997 Uniform Fire Code, Section 902.2.1.)

2. Provide a water supply, approved by the county, capable of supplying the required fire flow for fire protection to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed or moved into or within the county.

On-site fire hydrants and mains capable of supplying the required fire flow shall be provided when any portion of the facility or building is in excess of 150 feet (45 720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building. (1997 Uniform Fire Code, Section 903.2, as amended.)

3. Submit civil drawings to the HFD for review and approval.

Should you have any questions, please call Acting Battalion Chief Gary Lum of our Fire Prevention Bureau at 723-7152.

Sincerely,

KENNETH G. SILVA
Fire Chief

KGS/SY:bh

cc: Department of Planning and Permitting

GROUP 70 INTERNATIONAL

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Tom Young, MBA AIA

May 19, 2011

Chief Kenneth G. Silva, Fire Chief
Honolulu Fire Department
City and County of Honolulu
636 South Street
Honolulu, Hawaii 96813-5007

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Chief Silva:

Thank you for your comment letter dated December 14, 2010 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project. We have noted that the comments you provided are consistent with those provided in your previous comment letter relating to the Environmental Impact Statement Preparation Notice.

1. **Fire Apparatus Access Road.** The proposed project will comply with the 1997 Uniform Fire Code, Section 902.2.1, requiring a fire apparatus access road. During the design phase of the project, an acceptable fire apparatus access road will be provided.

2. **Fire Protection Water Supply.** The project will provide a water supply approved by the county, capable of supplying the required fire flow for fire protection. On-site fire hydrants and mains capable of supplying the required fire flow will also be provided.

3. **Civil Drawings.** At the appropriate time, relevant civil and construction drawings will be submitted to the Honolulu Fire Department for review and approval.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

Group 70 International • 925 Bethel Street, 5th Floor • Honolulu, HI 96813-4307 • tel. 808.523.5866 • fax. 808.523.5874 • www.group70int.com

POLICE DEPARTMENT

CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET · HONOLULU, HAWAII 96813
TELEPHONE: (808) 529-3111 · INTERNET: www.honolulupd.org

PETER B. CARLISLE
MAYOR

LOUIS M. KEALOHA
CHIEF

DELBERT T. TATSUYAMA
RANDAL K. MACADANGDANG
DEPUTY CHIEFS

OUR REFERENCE DMK-LKA

December 1, 2010

RECEIVED
DEC - 3 2010
GROUP 70 INT'L

Mr. Jeffrey H. Overton, AICP, LEED AP
Chief Environmental Planner, Principal
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Overton:

This is in response to your letter of November 19, 2010, requesting comments on a Draft Environmental Impact Statement for the Hilton Hawaiian Village Beach Resort and Spa Village Master Plan.

This project should have no significant impact on the facilities or operations of the Honolulu Police Department.

If there are any questions, please call Major John McEntire of District 6 (Waikiki) at 529-3361.

LOUIS M. KEALOHA
Chief of Police

By
DAVE M. KAJIHIRO
Assistant Chief of Police
Support Services Bureau

Serving and Protecting With Aloha

GROUP 70
INTERNATIONAL

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May 19, 2011

Louis M. Kealoha, Chief
City and County of Honolulu
Police Department
801 South Beretania Street
Honolulu, Hawaii 96813

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Chief Kealoha:

Thank you for your comment letter dated December 1, 2010 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project.

We acknowledge that the Police Department has no comments since the project should have no significant impacts on the facilities or current operations.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

December 31, 2010

Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, HI 96813

Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, HI 96813

Group 70 International, Inc.
Attn: Jeff Overton, AICP, LEED AP
925 Bethel Street, 5th Floor
Honolulu, HI 96813

RECEIVED
JAN - 3 2011
GROUP 70 INT'L

Re: **Draft EIS - Hilton Hawaiian Village, Master Plan Improvements**
Review and Comments from the Waikiki Neighborhood Board

Thank you for including the Waikiki Neighborhood Board in the review process for the above-referenced project. Firstly, the Hilton Hawaiian Village is to be commended for two of its more recent collaborative efforts with the State of Hawaii and the City and County of Honolulu. The Ala Moana Boulevard beautification and improvements from the Ala Wai canal to Kalakaua Avenue, have greatly improved the aesthetics and function along this important gateway corridor in our neighborhood. The improvements completed to the lagoon have added to the quality and aesthetic appeal of our waterfront, as well. We hope there will be more public/private infrastructure and beautification efforts in Waikiki in the future.

Following are our comments to specific information in the Draft EIS.

Page 3-43
There is no discussion of bicycle circulation in this section. Will employee and/or guest use of bicycles be encouraged or facilitated around the Hilton Hawaiian Village or are pedestrian and vehicle transportation the only modes being considered?

Page 3-46
Will the remnant parcel be purchased from the City and if so, what are the terms?

Page 4-4
Climate change and specifically how impending sea level rise may affect the design of the project, should be discussed in this section.

Page 4-16
While the impermeable footprint of the HHV will not change significantly with development of the new project, a more modern approach and commitment to comprehensive drainage management on the site, may be appropriate at this time. Will rainwater harvesting for gray water use, on-site water percolation and filtering, drainage swales, and other environmentally-appropriate solutions be considered for storm water management?

Page 4-21
Please discuss and emphasize the use of xeriscape landscaping and use of native plants.

Page 4-63
It is strongly recommended that the HHV aggressively facilitate/incentivize transit, bicycle and pedestrian uses over personal vehicles, as a mitigation measure to address traffic.

Page 4-67 and 4-68
Similar to Page 4-16, conservation, recycling, gray water use and decreased demand for potable water and its associated infrastructure upgrades, should be discussed as types of mitigations.

Page 4-72
With the addition of this many lodging units in the HHV, the waste stream generated may be significant. Any increase in solid waste on the Island of O'ahu raises substantial concern due to the environmental impacts and capacity issues with Waimanalo Gulch, lack of additional space for new landfills and impacts to our drinking water aquifer. Appropriate mitigations to address anticipated increases in solid waste may include comprehensive structural and operation changes that reduce solid waste quantities at the front end and aggressively pursue reuse and recycling.

Page 4-73
Discuss future possible connections to a planned sea water air conditioning system (SWAC) in Waikiki. Are alternative energy schemes being considered for the new developments such as roof wind canister turbines, solar hot water heating, building-integrated PV etc? Are other sustainable features being considered such as electric vehicle charging stations, free bus passes for employees and visitors and/or increasing/implementing parking rates for employees?

Page 4-76
In addition to the sustainable features listed on this page, please explain if any additional improvements are being planned to reduce fossil fuel energy consumption such as green roofs, solar orientation, high efficiency HVAC systems and smart metering. At this time, can and will HHV commit to pursuing LEED certification for this project?

Page 4-78
It is recommended that HHV work with the Federal government and the Hale Koa Hotel to fund and restore lifeguard(s) to the section of the beachfront owned by the Federal government.

Page 4-84
The photo-simulations and analyses of visual impacts in this section are very descriptive and helpful and truly facilitate reader understanding of the visual impacts from the project.

Page 4-104
As noted above, describe in greater detail the process and cost of the remnant parcel acquisition.

Page 5-67
Future bike lanes are proposed on the two public streets fronting the HHV. Will traffic lanes need to be reduced to incorporate these lanes? How specifically will HHV help facilitate bicycle use and implementation of Honolulu's Bicycle Master Plan?

General: One of the best features of the HHV development has always been its accessibility to the surrounding neighborhood and its true integration into the fabric of the larger community. While the development is of course private property, the perceptual flow between public and private is more fluid than is many modern resort developments. This fluidity facilitates visitor-resident interactions, accessibility to and through the surrounding neighborhood and patronage of HHV businesses by local residents. We trust this valuable feature of HHV will not only be preserved but enhanced with development of these latest improvements

Again, thank you for engaging with the Waikiki Neighborhood Board at an early stage to solicit our input. Mahalo for your consideration of the above comments on the Draft EIS. We look forward to publication of the final EIS and subsequent review of any future permit applications.

Sincerely,

Jeff Merz AICP, LEED AP
Waikiki Neighborhood Development Review

GROUP 70
INTERNATIONAL

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Tom Young, MBA AIA

May 19, 2011

Mr. Jeff Merz, AICP, LEED AP
Waikīkī Neighborhood Development Review
Waikīkī Neighborhood Board, District 9
C/O Neighborhood Commission Office
Honolulu Hale, Room 406
Honolulu, HI 96813

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Mr. Merz:

Thank you for your comment letter dated December 31, 2010 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project. The following responses are offered to your comments.

1. Bicycle Circulation
This response addresses your comments regarding the Draft EIS pp. 3-43 and 5-67. Bicycle use by employees and guests is encouraged. Bicycle racks are provided in the parking garage for use by employees and guests. Hilton also provides information to guests to locate nearby bicycle rental outlets. Hilton will undertake additional measures to support bicycle use consistent with Honolulu's Bicycle Master Plan. Although shown as a bike route on the City's Honolulu Bicycle Master Plan, Kālia Road is not currently wide enough to accommodate a bicycle lane. Hilton will work with the city and federal government on future bike lane planning.

2. Remnant Parcel
This response addresses your comments regarding the Draft EIS pp. 3-46 and 4-104. The terms of the remnant parcel acquisition are currently being discussed with the City and County of Honolulu. A survey was completed for the remnant parcel and documentation has been provided to the City Surveyor. Costs for the acquisition are not fully known at this time, and additional information is anticipated to be available later in 2011.

3. Climate Change and Sea Level Rise
The location and design for new features planned at Hilton Hawaiian Village will respect the current shoreline setback and tsunami inundation zones. It is recognized that long term planning for Waikīkī beachfront properties will need to address the

current expectation of a long-term rise in sea level and shoreline changes. New development at this location is planned at elevations of 8 to 10 feet above mean sea level.

4. Storm Water Management
This response addresses your comments regarding the Draft EIS pp. 4-16, 4-67 and 4-68. A storm water infrastructure/drainage assessment was prepared as part of the Draft EIS for the Hilton Hawaiian Village Master Plan. The storm water management system prioritizes effective site drainage to avoid ponding and flooding at the Village, along with collection in chambers to provide water quality improvement prior to off-site discharge.

Water quality treatment mitigation measures which can be implemented include bioretention basins, permeable pavements, or hydrodynamic separator/filter units (e.g. Vortech, Aquaswirl, or CDS system). Bioretention basins and permeable pavements are low impact development (LID) strategies which are used to retain storm water runoff on site. Bioretention areas are depressed landscaped areas for storm water runoff storage, infiltration, and evapotranspiration. Permeable pavements allow storm water runoff to infiltrate into the ground and prevent concentrated runoff flow. Use, location and sizing of bioretention basins and permeable pavements would be determined with the detailed design of the area. Section 4.4.5 of the Final EIS has been modified to provide additional details on storm water management. The requirements for basin and/or chamber sizing are presented in this section, and in Appendix L.

5. Xeriscape and Native Plants Landscape
It is vitally important for the grounds of Hilton Hawaiian Village to retain and enhance its lush tropical garden-like setting, which is one of the recognized features of the resort. There are currently significant beds, small groves and individual specimens of Hawaiian native plants throughout the property. In addition, the existing landscape includes native groundcovers and shrubs such as 'Ākia (*Wikstroemia uva-ursi*), Naupaka (*Scaevola taccada*), Pohinahina (*Vitex rotundifolia*), Pohuehue (*Ipomoea pes-caprae subsp. Brasiliensis*).

Future landscape improvements will include additional native plants. The new landscape areas at Hilton Hawaiian Village will also include varieties of plants that require less irrigation than traditional tropical landscape plantings. Xeriscape and salt-tolerant plantings will continue to be used in areas exposed to high sunlight and ocean mist. Section 4.4.3 of the Final EIS and Appendix D have been revised to provide additional details on landscape planting.

6. Traffic Mitigation Measures
Hilton will increase its efforts to encourage the use of TheBus, bicycles and walking to reduce the number of personal vehicles associated with the resort. Hilton will subsidize the cost of bus passes for 100 employees per month in order to encourage its workers to use transit and carpooling options to help reduce the volume of traffic on the local roadways. Guests will also be informed of TheBus transit and tour group

travel options available for Waikīkī and island-wide destinations, and encourage the use of local shuttles, bicycles and walking.

Additional traffic mitigation is planned in association with the Master Plan. There will be relocation of the internal pedestrian crossing of Rainbow Drive, which will substantially reduce delays to vehicles near the entrance and those accessing the Hilton parking garage. New pull-out areas will be installed along the Kalia Road frontage for TheBus and the Waikiki trolleys, which will allow for improved through-traffic flow east-bound along Kalia Road. Further, there will be signal timing adjustments made at several intersections along Ala Moana Boulevard, to synchronize signals and improve the traffic flow between Hobron Lane and Kalakaua Boulevard.

7. Waste Stream
Hilton has developed and initiated a sustainability platform to guide their business practices through a lens of sustainability to benefit the generation of today and those to in the future. It is recognized that continued efforts by Hilton are important to reduce the solid waste stream. Hilton was one of the first hotels in Waikiki to launch a Green Business Program in 2000 as a proactive effort to preserve Hawaii's environment. Today, Hilton's Green Business Program is an integral part of daily operations with both Team Members and guests helping to contribute to a "greener" future. In 2007, Hilton Hawaiian Village won its second "Green Business Award" from the State of Hawai'i.

A significant component of the initial program was waste stream reduction through recycling. Hilton has proposed to extend its current program for separation and recycling of recyclable materials including: beverage containers, plastic, aluminum, glass, and cardboard, and paper to the new facilities being developed in the Master Plan. This effort has been very successful to date, and will be expanded in this plan.

The City has a permit to operate and expand the Waimanalo Gulch Landfill with the State of Hawaii Department of Health. The City has started construction of the expansion of the H-Power Plant, with projected completion in May 2012. The H-Power Plant expansion will increase the processing capacity by 50-percent. The increase in waste generated from the HHV improvements will not have a significant impact on the City's waste stream and disposal with the expansion of the City's landfill and the expansion of the City's H-Power Plant.

8. Sustainable Features
This response addresses your comments regarding the Draft EIS pp. 4-73 and 4-76. Hilton has been very involved in adopting sustainability measures across its business and has instituted many sustainability measures at Hilton Hawaiian Village. There are several new energy reduction opportunities that will be reviewed for application to the existing and new structures. There is wide a range of renewable energy applications that can be considered for introduction at the resort. Hilton needs to evaluate these options carefully as the technologies are evolving rapidly and systems require significant up-front investment.

Hilton is currently discussing the potential integration with the large scale seawater air conditioning system being planned for Waikīkī. Photovoltaic systems are being studied for both the existing and new structures. In addition, electric vehicle charging stations are also being planned for the new parking garage, consistent with Act 156 provisions.

Potential implementation of these measures will be studied during the design phase of the new projects. Hilton will be integrating sustainable features in its new projects at Hilton Hawaiian Village, and will carefully study options to apply new features to its existing facilities. The decision to pursue specific LEED certification levels for the new structures will be decided during the preliminary design stage. The projects will integrate sustainable design measures, such as those measures specified in the Final EIS at Section 4.11, including energy and water conservation, and sustainable materials.

With its rich history in Hawai'i, social responsibility and environmental stewardship are cornerstones at the Hilton Hawaiian Village. As stated previously, Hilton was one of the first hotels in Waikīkī to launch a Green Business Program in 2000 as a proactive effort to preserve Hawaii's environment. Today, Hilton's Green Business Program is an integral part of daily operations with both Team Members and guests helping to contribute to a "greener" future. In 2007, the Hilton Hawaiian Village won its second "Green Business Award" from the State of Hawai'i. The award is part of the statewide Green Business Program, a program sponsored by the Hawai'i State Department of Health, Department of Business, Economic Development and Tourism, along with the Chamber of Commerce of Hawaii. The award is given to companies that employ innovative "green" practices and do their part to ensure that residents and visitors continue to enjoy a healthy environment.

9. Beach Lifeguards
The beach area fronting the ocean along Hilton Hawaiian Village and the neighboring Hale Koa Hotel is currently not served by lifeguards. Hilton will continue to coordinate with the Hale Koa Hotel management to address common concerns with beach management issues. Hilton does not have the authority to operate lifeguard services on the public beach areas and would incur huge liabilities for taking on such a responsibility. Further, the beach area is public and enjoyed by the general community and all Waikīkī visitors, including Hilton and Hale Koa Hotel guests.

10. Visual Resources
Thank you for your supportive comments on the extensive visual analysis of the Master Plan Improvements at Hilton Hawaiian Village.

11. Continuation of Public Access
Hilton Hawaiian Village will continue its policy of open access to the surrounding neighborhood to encourage and enhance the visitor-resident interactions.

We appreciate the efforts of you, Chair Bob Finley and the Waikīkī Neighborhood Board in conducting the review of the Master Plan for Hilton Hawaiian Village and your active participation in the environmental review process. Please contact me if you have further questions or require additional information on the Master Plan.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

UNITE HERE!
LOCAL 5 HAWAII

Eric Gill, Financial Secretary-Treasurer *Hernando Ramos Tan, President* *Godfrey Maeshiro, Senior Vice-President*

January 7, 2011

RECEIVED
JAN 10 2011
GROUP 70 INT'L

Mr. Jeffrey H. Overton, AICP, LEED AP
Group 70 International, Inc.
925 Bethel St., 5th Floor
Honolulu, HI 96813

Subject: Response to Draft Environmental Impact Statement - Hilton Hawaiian Village Master Plan

Dear Mr. Overton:

Thank you for responding to our questions about the Environmental Impact Statement Preparation Notice ("EISPN"). I have reviewed Hilton Hawaiian Village's ("the applicant" or "the company") responses to our questions and have follow-up questions. I have also reviewed the Draft Environmental Impact Statement ("Draft EIS"), and have additional questions about the project.

Follow-up to the company's responses to Local 5's previous questions:

UNITE HERE Local 5 submitted comments to the Village Master Plan EISPN in a letter (attached) dated May 21, 2010. The applicant's response (also attached), dated November 9, 2010, addressed the questions, but in some cases left questions open, and in other cases left us with additional questions, as follows:

1. Regarding the company's response #1 to Local 5's question 1:

   a. The company states, "To attract guests, hotels in Waikiki have reduced room rates substantially in recent years. The combination of lower rates and lower occupancy has significantly reduced profitability, and a number of hotels in Waikiki have gone bankrupt." Please list all hotels in Waikiki that have gone bankrupt in recent years, and the year in which each filed for bankruptcy.

   b. What data exists to show that hotels in Waikiki are suffering from reduced profitability (as opposed to reduced rates, occupancy or RevPAR, which measure revenue but not expenses or profitability)? Please provide this data if possible.

   c. In response #1 to Local 5's question 1, the applicant also states, "**In the absence of a substantial increase in demand**, adding new hotel rooms in this environment would be expected to worsen the existing situation, both at the Hilton Hawaiian Village and more broadly in the Waikiki market." [emphasis added] According to Smith Travel Research's November monthly review, U.S. lodging demand was up 10.5% for the month of November, up 9.0% for the running 3 months, and up 7.3% for the running 12 months.[1] The analysis in

[1] "STR Monthly Hotel Review, Volume 10, Issue 11, for the month of November 2010," Smith Travel Research, December 17, 2010.

Section 2.2.1 (pg. 2-4) of the Draft EIS states that demand is expected to increase next year[2] (the only year for which analysis is provided).
Please provide any data predicting or indicating that there will not be an increase in demand.

d. Has the practice of renting out timeshare units to hotel guests during open intervals at the Grand Waikikian tower affected occupancy at the rest of the hotel? If so, how?

2. Regarding the company's response #3 to Local 5's question 3:

   a. Hilton states: "Hilton does not intend to convert the timeshare units to condominiums in the future. However, market conditions change over time, **and Hilton cannot guarantee that the timeshare units will never be converted to another use in the future.**" [emphasis added] Hilton certainly can make at least a limited guarantee about the use of the units, and if it will not, decision-makers should be clear about what the project could potentially become before they are asked to give it their discretionary approval.

   b. What, if any, assurances will Hilton stipulate to before the completion of its permitting process that neither the company nor any potential successor or assign will construct residential condominiums or condotels in lieu of timeshare or hotel units at the proposed towers?

3. Regarding the company's response #6 to Local 5's question 6:

   a. Among the alternatives to the proposed project, the company discusses an Expanded Hotel Use Alternative. Among other things, it states, "Hotel service jobs typically generate lower average annual wages than jobs associated with a timeshare unit project, and hotel jobs tend to be more seasonal, and less stable, than timeshare positions."[3] Is this true for the Hilton Hawaiian Village? At the Hilton Hawaiian Village, do jobs in the hotel portion of the property generate lower average annual wages than jobs of a similar nature and skill level in the timeshare portion of the property?

4. Regarding Hilton's response # 8 to Local 5's question 8:

   a. It is encouraging to hear that Hilton intends to comply with the absolute minimum requirements of the law in selling timeshare units. Will the company take any further steps to ensure consumer protection?

   b. Is the company currently informing potential timeshare buyers at the Grand Waikikian about any potential impacts they may experience in the short term and the long term by the construction, the location and the height of the two new timeshare towers proposed in this Draft EIS?

5. Regarding the response # 11 to Local 5's question 11:

   a. What percentage of timeshare units are occupied by their owners versus parties other than their owners?

   b. The Draft EIS states, "During open intervals, some timeshare units are rented as part of the Village hotel room pool." What percentage of timeshare units are occupied by hotel guests

[2] "Hilton Hawaiian Village: Village Master Plan" Draft EIS, Volume 1. November 2010, pg. 2-4.
[3] "Hilton Hawaiian Village: Village Master Plan" Draft EIS, Volume 1. November 2010, Section 6.3, pg. 6-7.

on average?

6. Regarding the applicant's response # 12 to Local 5's question 12:

   a. The applicant states, "All qualified buyers of similar interest are eligible for the same incentives as all other qualified buyers. Hilton does not discriminate among potential buyers regarding such incentives." What are the qualifications for becoming a "qualified buyer" of a timeshare interest?

7. Regarding the response # 14 to Local 5's question 14:

   a. According to its website, "The American Resort Development Association (ARDA) is the Washington D.C.-based trade association representing the vacation ownership and resort development industries (timeshares)."[4] Further, the website states, " ARDA promotes the growth and development of the timeshare industry through a variety of capacities."[5] Further, Hilton Grand Vacations Company is a trustee member company of ARDA.[6] Are there market studies about consumer spending for timeshare guests versus hotel guests that are from a non-partisan source?

<u>Questions about the Draft EIS</u>

In addition to the above issues based on your response to our EISPN, we have further questions and concerns based on our review of the Draft EIS, as follows:

Open Space:

8. According to the Draft EIS, " Approximately 50.3% of the existing Village is open space. After improvements within the Village Master Plan are completed, the percentage of open space will remain relatively unchanged."[7] How much will the percentage change?

9. The Draft EIS further states, "LUO Section 21-9.80-4(d)(3)(E) provides that minimum open space must be at least 50 percent of the zoning lot area but may be modified when beneficial public open spaces and related amenities are provided,"[8] will the LUO's open space requirement still be met if the proposed land parcel acquisition from the City & County is not approved? If not, to what extent would the proposed project exceed the 50% standard laid out in the LUO?

Jobs:

10. What is the average number of rooms per FTE hotel housekeeping position at the Hilton Hawaiian Village for housekeepers servicing hotel rooms versus those servicing timeshare rooms?

11. What is the impact on food and beverage outlets of putting kitchens in timeshare units? Does Hilton track any data on whether the food and beverage outlets are utilized by hotel guests and timeshare owners proportionately or disproportionately to their share of the property's visitor census? What will the hotel do to encourage timeshare guests to visit the hotel's food and beverage outlets rather than using the full kitchens in their rooms to prepare food?

[4] http://arda.org/who-we-are/default.aspx
[5] http://arda.org/who-we-are/default.aspx
[6] http://portal.arda.org/app/trustee/index.cfm?id=0031300
[7] "Hilton Hawaiian Village: Village Master Plan" Draft EIS, Volume 1. November 2010, Section 3.3.5, pg. 3-42.
[8] "Hilton Hawaiian Village: Village Master Plan" Draft EIS, Volume 1. November 2010, Section 3.3.10.2, pg. 3-47.

12. Has Hilton explored whether or not its jobs projections put forth in the Final EIS from its most recent timeshare project, the Grand Waikikian tower, were similar to the actual number of long-term, full-time jobs created? How might an analysis of this, applied to the currently proposed project, affect the projected number of full-time jobs to be created through this project?

13. How might the number of long-term jobs projected in the Draft EIS be otherwise affected by service reduction measures the company may choose to adopt?

Occupancy and rates at timeshare vs. hotel:

14. The Draft EIS states, "HGVC had its best sales in 2009, in a distressed economy, and experienced a 96% timeshare occupancy at the Grand Waikikian and Lagoon Tower."[9] Does this 96% figure include hotel guests staying in timeshare rooms? If so, does it include all units for all weeks, or only those timeshare interests which have already been sold?

15. How many timeshare interests at the Hilton Hawaiian Village were foreclosed or reconveyed in 2009?

16. According to the Draft EIS, "The prevailing industry outlook is that Hawaii is a high quality visitor destination on a path to slow economic recovery."[10] What sources do you use to establish the "prevailing industry outlook?"

Underground Storage Tanks

17. Hilton states that it has two 12,000-gallon underground storage tanks ("USTs") on its property which are planned for future removal. The company states, "The USTs are not regulated under the federal UST program."[11] Please explain why the company asserts that these tanks are excepted from the federal UST program.

18. Will Hilton abide by the rules set out in the federal UST program even if these USTs are not regulated?

19. Will Hilton pay cleanup costs in the event of a UST leak?

20. Will Hilton provide a surety bond, trust fund or otherwise demonstrate that it is prepared to pay such costs? What guarantees will the company make that the burden of this potential environmental impact will not fall to the State and taxpayers?

Asbestos

21. To what extent will Hilton employees or anyone working at Hilton besides asbestos abatement contractors be at risk of disturbing Regulated Asbestos Containing Materials?

22. To what extent will anyone other than asbestos abatement contractors be asked to take any part in activities in which they may come into contact with asbestos?

[9] "Hilton Hawaiian Village: Village Master Plan" Draft EIS, Volume 1. November 2010, Section 2.2.1, pg. 2-4.
[10] "Hilton Hawaiian Village: Village Master Plan" Draft EIS, Volume 1. November 2010, Section 2.2.3, pg. 2-6.
[11] "Hilton Hawaiian Village: Village Master Plan" Draft EIS, Volume 1. November 2010, Section 4.8, pg. 4-48.

23. What training and safety measures will Hilton put in place for any employees other than asbestos abatement contractors who might come in contact with asbestos during the construction process?

Parking

24. According to the company, "LUO Table 21-6.3 establishes the following off-street parking requirements for developments in the WSD, Resort Mixed Use Precinct: 1) one space for every four hotel rooms; 2) one space per ten seats or 200 SF for meeting facilities; and 3) one space per 800 SF for all other permitted uses. However, there is an exception that ground floor uses in the WSD, other than dwelling uses, are exempt from off-street parking requirements."[12] If Hilton were to include ground floor uses in its parking calculations, how many spaces would be necessary? Would Hilton's development, as proposed, meet or exceed this number of spaces?

25. Has Hilton explored any alternative scenarios for the project which include building more parking than what is proposed in the Draft EIS?

Pedestrians

26. How would pedestrians walking along Kalia Road benefit from having to walk inward from the road as they cross Rainbow Drive, as proposed in the Draft EIS in Section 3.3.6[13] and illustrated (albeit without traffic control structures) on page 3-21? How far from Kalia Road will the crosswalk across Rainbow Drive be located? How much longer will this route be than the current sidewalk?

27. Has Hilton studied the pedestrian safety impacts of landscaping the side of Kalia Road and moving the entire sidewalk inward? While the company explains that "The proposed front yard scheme, with a planned pedestrian path along Kālia Road, is intended to also deter pedestrians from illegally crossing Kālia Road to/from the mauka side of the road,"[14] is this based on a study? Has the company studied whether or not this would impact the safety of those pedestrians making the unfortunate choice to cross Kalia Road illegally, but needing to reach safety quickly?

28. Has Hilton studied the practical effects of moving the sidewalk inward in front of the Grand Waikikian Tower, along what is now Kahanamoku Street? In particular, has the company studied whether pedestrians are currently following the sidewalk as it curves inward toward the property rather than stepping off the sidewalk and onto the road? Given the similarities between this structure and the proposed project, will Hilton collect and analyze this data to help determine how best to proceed?

ADA Compliance

29. Is the Hilton Hawaiian Village currently in compliance with Americans with Disabilities Act ("ADA") regulations?

30. Would the Hilton Hawaiian Village currently be in compliance with the revisions to the ADA signed on July 23, 2010[15] which revise ADA Title II and Title III, including the ADA Standards for Accessible Design, if they were to take effect today?

[12] "Hilton Hawaiian Village: Village Master Plan" Draft EIS, Volume 1. November 2010, Section 4.9.2, pg. 4-63.
[13] "Hilton Hawaiian Village: Village Master Plan" Draft EIS, Volume 1. November 2010, Section 3.3.6, pg. 3-43.
[14] "Hilton Hawaiian Village: Village Master Plan" Draft EIS, Volume 1. November 2010, Section 3.3.6, pg. 3-44.
[15] http://www.ada.gov/regs2010/ADAregs2010.htm

31. Will all of the improvements to be made within the project be in compliance with the revised ADA rules as described in the previous question? If not, which areas or improvements will not be constructed to meet the new standards and in what ways will they not meet those standards?

Visual impacts

32. How will the proposed development affect the visual resources of current timeshare owners and hotel guests on other parts of the Hilton Hawaiian Village property? How will it affect the values of Hilton's other timeshare units?

33. How will the development affect the visual resources of neighboring property owners and guests? How will it affect the values of those properties / units?

34. To what extent will the new towers modify the acoustic environment for hotel guests and neighboring property owners?

Sustainability

35. Will the company seek LEED certification for the project? Will the company adhere to all LEED design standards?

Thanks very much for your consideration of these matters.

Sincerely,

Benjamin Sadoski
UNITE HERE, Local 5
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CC:
Gerard Gibson, Area Vice President and Managing Director, Hilton Hawaiian Village Beach Resort & Spa;
State of Hawaii, Office of Environmental Quality Control
City and County of Honolulu, Department of Planning and Permitting

GROUP 70
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May 19, 2011

Benjamin Sadoski
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Subject: **Draft Environmental Impact Statement**
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Mr. Sadoski:

Thank you for your comment letter dated January 7, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project. The following responses are offered to your comments.

1. **Hotel Market**
Your comment refers to several points raised in the November 2010 EISPN response letter (response #1).

1.a. Hotel Bankruptcy in Waikiki. There have been a number of Waikiki hotels that have declared bankruptcy in recent years including:
2005: Aston Hotels Waikiki
2006: Waikiki Resort & Spa (Azabu Buildings);
2009: The Lotus at Diamond Head hotel (Anekona W)
2009: Ilikai Hotel (Anderson)
2009: Hawaiiana Hotel and Dorm

1.b. Hotel Profitability Data. Individual Waikiki hotel profitability is private information and not generally available. Average rates and occupancy are published, showing an upswing in occupancy in 2010 at lower average room rates as compared to 2009. Aside from Hilton's proprietary data, Hawaii Tourism Association (HTA) data indicate that depressed room rates, especially for groups, is anticipated to recover over a period of several years. This indicates a continued depression of room rates among Waikiki hotels to sustain occupancy levels, while costs are increasing for promotions, energy and food prices.

1.c. Hotel Demand. Waikiki hotel occupancy data indicate hotel demand for 2010 rose to approximately 80% with average rates $2.00 below 2009 levels. Projections for 2011 indicate stable levels to slight increase in Waikiki hotel demand. Average

occupancy of hotel units at Hilton Hawaiian Village was approximately 84% in 2010. Hilton believes that there will be an increase in hotel room demand in 2011, but no increase in hotel room rates. In addition, Hilton Hawaiian Village is undergoing various renovations this year, which will depress overall occupancy and revenues.

1.d. Timeshare Units Rented in Hotel Inventory. Hilton offers rental of timeshare units at the Grand Waikikian Tower during open intervals, which becomes part of the hotel room market. These rentals are primarily offered as promotion of timeshare sales, but the larger units also allow for more family stays at the resort. The timeshare rental market is transient, providing a diminishing return going forward. As a greater number of timeshare intervals are sold into ownership, the number of timeshare rental units declines.

Please refer to the discussion included in the Final EIS in Section 2.0 Purpose and Need for the Proposed Action and Section 6.0 Alternatives to the Proposed Actions, and Appendix O regarding Economic and Fiscal Impacts.

2. **Timeshares & Condos**
Your comments 2.a. and 2.b. refers to several points raised in the November 2010 EISPN response letter (response #3).

Hilton does not intend to convert the timeshare units to condominiums in the future. However, market conditions change over time, and Hilton cannot guarantee that the timeshare units will never be converted to another use in the future. The 2011 Master Plan and permitting process specifically plans for the development of timeshare units to at the two new towers. Hilton Grand Vacation Club has made significant up-front investments in time, space, manpower and financial resources, all of which demonstrate a clear commitment to the success of their timeshare business at Hilton Hawaiian Village.

Alternatives for development of hotel-only use, residential condominium use, and retail expansion are evaluated in the Final EIS. However, none of these options would satisfy the full range of objectives and criteria set by Hilton in defining the future of the Village. The comparative environmental impacts of conversion to hotel use and condominium use are many, including potential impacts on employment and traffic. In comparison to the planned timeshare units, vehicle trip generation could be significantly greater in these scenarios. Condominiums are residential units that often involve two personal vehicles per unit, far greater than the traffic produced by timeshare or hotel rooms. If built in the same sized buildings, the number of hotel units would be roughly double that of timeshare units. In the unlikely event that the rooms could be filled, the environmental impact of the hotel use would exceed that of the timeshare use. While it is possible that hotel use could theoretically produce more jobs than a time share development, this would be true only if the hotel rooms can be filled. Given the surplus of hotel rooms in the Waikīkī market, we consider that unlikely. Residential condominium conversion would create even fewer jobs. Please refer to the discussion included in the Final EIS in Section 6.0 Alternatives.

3. **Expanded Hotel Use Alternative**
Your comment 3.a. refers to response #6 in the November 2010 EISPN response letter.

The average annual wages for the jobs associated with the timeshare are higher than average annual wages for hotel jobs. There are premium rates for positions at the timeshare properties, such as front desk and housekeeping. Average occupancy at the timeshare properties is approximately 92%, which provides timeshare workers with a greater assurance of ongoing employment. Please refer to the discussion included in the Final EIS in Section 4.14 Socio-Economic Impacts and Appendix N. Fiscal Impacts.

4. **Timeshare Sales Procedures**
Your comments 4.a. and b. refers to response #8 in the November 2010 EISPN response letter.

4.a. Timeshare Sales Procedures. Sales of timeshare units are strictly regulated in the State of Hawai'i, and Hilton will comply with applicable laws of the State of Hawai'i. To protect the consumer, Hilton's timeshare unit sales process includes very detailed information about the product and rights of the consumer.

4.b. Buyer Information on Future of Hilton Hawaiian Village. The presentation to prospective timeshare buyers includes details on the timeshare unit location relative to the planned future improvements in the Master Plan. Project description details are presented in Section 3.0 of the Final EIS. Renderings of the anticipated future improvements at Hilton Hawaiian Village are shown at timeshare sales presentations, which describe the locations and heights of future buildings.

5. Timeshare Occupants
Your comments 5.a. and 5.b. refers to response #11 in the November 2010 EISPN response letter.

5.a. Timeshare Occupancy. The percentage of occupancy of timeshare units interval owners is high for Hilton Grand Vacation Club and the Hilton Hawaiian Village timeshare units. Occupancy by owners in 2010 was approximately 92%.

5.b. Hotel Room Pool Rental. In 2010, the rental of open intervals for Hilton timeshare units as part of the hotel room pool represented approximately 10.6% of timeshare unit occupancy.

6. **Buyer Qualifications**
Your comment 6 refers to response #12 in the November 2010 EISPN response letter.

Buyers of timeshare units are qualified based on standard procedures to evaluate income and/or asset verification and credit ratings. Individual buyer qualifications need to satisfy the requirements for initial and recurring costs associated with the individual timeshare unit purchase for a given interval period.

7. **Timeshare Consumer Data Sources**
Your comment 7 refers to response #14 in the November 2010 EISPN response letter.

Organizations that provide general information locally on visitor industry occupancy and spending include the State of Hawaii Department of Business, Economic Development, and Tourism (DBEDT) and the Hawaii Visitor and Convention Bureau (HVCB). Government agencies and academic institutions could be considered non-partisan travel industry data sources, yet most do not compile current and detailed spending information on travel industry sectors. Trade association research organizations provide detailed statistics that serve as indicating metrics of performance, including either positive or negative performance. ARDA provides this level of information for the vacation ownership industry.

8 & 9. Open Space
The following response addresses comments 8 and 9. With the improvements planned for Hilton Hawaiian Village under the Village Master Plan, the open space area will be similar to the existing conditions of 50.3%. Across the Village there will be an overall net increase in floor area, however, improvements will mostly take place in areas that are currently developed as existing buildings and service areas. Overall open space requirements, as defined by the Land Use Ordinance (LUO) 21.9.80-4(d)(3)(E), will be met by the Village Master Plan. Plans to redevelop existing facilities and built areas of the Village will not cause a material reduction in the existing percentage of open space area. The Master Plan improvements will create additional beneficial public open space and related amenities. Section 3.3.5 of the Final EIS provides a detailed discussion on open space and landscaping for the project.

10. Housekeeping Jobs
The average number of rooms per FTE hotel housekeeping position at the Hilton Hawaiian Village for housekeepers servicing hotel rooms is greater than those servicing timeshare units. Service intervals are different for timeshare units, typically involving twice weekly service, versus the daily service of hotel rooms. The average productivity for housekeepers servicing the hotel rooms was over 11 rooms per FTE. Timeshare units are larger than hotel rooms, including kitchens, bedrooms and some with second bathrooms. These units can take over twice as long to service as typical hotel rooms. The average productivity for housekeepers servicing the timeshare units at Hilton Hawaiian Village was 3.4 units per FTE. As a result of the 550 new timeshare units, the number of FTE housekeeping positions at Hilton Hawaiian Village is estimated to increase by about 150 positions.

11. Food and Beverage Outlets
The food and beverage outlets at the Hilton Hawaiian Village will gain substantial new business from the introduction of 550 new timeshare units. The availability of kitchens in timeshare units provides an added convenience for guests, particularly for the preparation of light meals, breakfast and beverages. The occupancy of new timeshare units will add business to Hilton's food and beverage complement. Timeshare guests dine out frequently and use the lounges.

There is no way for Hilton to accurately track the frequency of patronage of the Hilton food and beverage outlets by timeshare guests. However, timeshare guests have been shown to have higher spending during their stays, as compared to average hotel guest spending. Timeshare guests are informed through the campus-wide promotions. There is targeted promotion of Hilton's bars and restaurants to the timeshare guests, through check-in information and materials provided in the units, elevator and common area advertisements, website and on the hotel television network. In addition, members of HGVC can apply points to purchases at Hilton outlets. In many ways, the addition of timeshare units will help to strengthen the food and beverage businesses and related employment at Hilton Hawaiian Village.

12. Employment Comparison
The Final EIS for the Waikikian Development Plan (2001) was reviewed in preparation of the current EIS for the Master Plan. A total of approximately 495 FTE direct and indirect positions were anticipated at stabilization (2015). There has been significant new employment as a result of the project, however, due to the economic conditions of the past two years, employment has not reached the full FTE projections made in 2001.

The employment projections for the Master Plan utilize projections obtained from managers of the Grand Waikikian timeshare operations and resort-wide operations. An average of 910 FTE operational positions will be generated through 2028 (420 FTE direct jobs and 490 FTE indirect and induced jobs). At stabilization after 2028, the Master Plan improvements will result in 530 FTE positions.

13. Employment Comparison
With the implementation of the Master Plan improvements for Hilton Hawaiian Village, direct and indirect employment will significantly increase. The number of long-term jobs at Hilton Hawaiian Village will be affected by the pace of Master Plan implementation, along with both market conditions and management of staffing requirements for the operation. The goal is to sustain the continued success and evolution of the resort, which will continue to be the largest employer in Waikiki.

14. **Occupancy at Grand Waikikian**
The 2009 occupancy at the Grand Waikikian and Lagoon Tower timeshare units represents occupancy of both sold and unsold timeshare intervals. Hotel guests represent approximately 11% of the occupancy of these units in 2009.

15. **Timeshare Ownership**
In 2009, the timeshare intervals that were foreclosed or reconveyed at the HGVG properties located at Hilton Hawaiian Village represented about 2% of the intervals sold.

16. Economic Outlook
Slow economic recovery has been forecast by a number of organizations that report on the Hawaii visitor industry. Organizations that provide forecast information on the Hawaii visitor industry include the State of Hawaii Department of Business, Economic Development, and Tourism (DBEDT) and the Hawaii Visitor and Convention Bureau (HVCB). Another source of economic forecast information for the visitor industry is UHERO - The Economic Research Organization at the University of Hawaii.

17. Underground Fuel Storage Tanks
The two 12,000-gallon underground storage tanks are not regulated under the federal UST program. These storage tanks are exempt because they are classified as: "Tanks storing heating oil used on the premises where it is stored." Hilton will notify the City and County of Honolulu Fire Department upon removal of the tanks. If evidence of a release is observed during removal, Hilton will notify the State of Hawaii Department of Health, Office of Hazard Evaluation and Emergency Response (HEER). Section 4.8 and Appendix I of the Final EIS discuss the requirements for proper procedures that Hilton and its contractors must follow with respect to removal of the underground storage tanks.

18. UST Regulation
In the planned removal of the on-site UST Hilton, will satisfy the notification requirements of the City and County of Honolulu Fire Department. Soil testing will be conducted during tank removal, and the State of Hawaii will be notified if there is evidence of soil contamination. Section 4.8 and Appendix I of the Final EIS discuss the requirements for proper procedures that Hilton and its contractors must follow with respect to removal of the underground storage tanks.

19. Storage Tank Integrity
The storage of fuel at the Hilton property is managed in compliance with applicable State and City regulations. Hilton will pay for the removal of the two 12,000-gallon underground storage tanks and take two soil samples for analytical testing. Upon tank removal, should the samples show evidence of fuel oil contamination, Hilton will comply with applicable State and Federal regulations for the soil cleanup. There is no evidence of fuel tank leakage at present. Section 4.8 and Appendix I of the Final EIS discuss the requirements for proper procedures that Hilton and its contractors must follow with respect to removal of the underground storage tanks.

20. **Tank Removal Follow-Up**
Hilton will pay for the removal of the two 12,000-gallon underground storage tanks and take two soil samples for analytical testing. Upon tank removal, should the samples show evidence of fuel oil contamination, Hilton will comply with applicable State and Federal regulations for the soil cleanup. There is no evidence of fuel tank leakage at present.

Section 4.8 and Appendix I of the Final EIS discuss the requirements for proper procedures that Hilton and its contractors must follow with respect to removal of the underground storage tanks.

21. Risk of Disturbing RACM
The potential for disturbing asbestos-containing materials by Hilton employees and others working at Hilton will be managed per applicable State and Federal regulations. Section 4.8 and Appendix I of the Final EIS discuss the requirements for proper procedures that Hilton, its workers and its contractors must follow when dealing with regulated asbestos containing material (RACM).

22. Asbestos Abatement Contractors
Asbestos abatement contractors working at Hilton will conduct their activities in compliance with applicable State and Federal regulations. Section 4.8 and Appendix I of the Final EIS discuss the requirements for proper procedures that Hilton, its workers and its contractors must follow when dealing with regulated asbestos containing material (RACM).

23. Training and Safety Measures
Employee training will be conducted to avoid areas where asbestos abatement contract work is being conducted at Hilton, as required by applicable State and Federal regulations. Section 4.8 and Appendix I of the Final EIS discuss the requirements for proper procedures that Hilton, its workers and its contractors must follow when dealing with regulated asbestos containing material (RACM).

24. Off-Street Parking
Ground floor uses are exempt from off-street parking requirements in the Waikiki Special Design District because most patrons of these businesses are pedestrians. If the off-street parking was required to serve the combined ground floor area of buildings at Hilton Hawaiian Village, it would exceed the total number of existing and proposed parking spaces. The current provisions for off-street parking will satisfy the LUO requirements as proposed in the Master Plan, including new parking at the first timeshare tower. Sections 3.3.7 and 4.9.2 and Appendix K of the Final EIS discuss the provisions for off-street parking.

25. Parking Provisions
Scenarios for expanded off-street parking at Hilton Hawaiian Village have not been explored. The current provisions for off-street parking will satisfy the LUO requirements as proposed in the Master Plan, including new parking at the first timeshare tower. Sections 3.3.7 and 4.9.2 and Appendix K of the Final EIS discuss the provisions for off-street parking.

26. Internal Pedestrian Crossing
The conceptual rendering view of the Master Plan improvements of the Main Entry and Kalia Road Frontage, shown on Page 3-21 of the Draft EIS, is intended to convey the overall character of the Master Plan. This concept rendering does not depict all features required in future engineering design plans, such as traffic controls. As part of the Master Plan improvements, there will be landscaping and walkway/sidewalk changes to make improvements to address function, safety and aesthetic purposes. At the main entrance, the pedestrian crossing for the sidewalk fronting Kalia Road will be

designed to meet both safety and functional requirements. A slight shift in the makai direction is planned. The existing internal pedestrian crossing of Rainbow Drive will be shifted approximately 130 feet in the makai direction to provide improved pedestrian circulation, and improve vehicle circulation in and out of the main entrance.

27. Kalia Road Pedestrian Crossing
Aside from ongoing observations, there has been no detailed study of pedestrian traffic along the Kalia Road frontage at Hilton Hawaiian Village in the current planning phase. The pedestrian crossing of Kalia Road will be coordinated with the City and County of Honolulu in review of design and improvements. The new landscape elements planted along the Kalia Road frontage will not prohibit pedestrians from entering the frontage setback if a pedestrian crosses illegally. Section 3.3.1 of the Final EIS discusses the Kalia Road streetscape.

28. Pedestrian Traffic at Grand Waikikian
Aside from ongoing observations, there has been no detailed study of pedestrian traffic along the sidewalks and walkways fronting Kahanamoku Lane and the Grand Waikikian. Signage will be considered for this area to encourage pedestrians to stay on the sidewalk and walkways, and not to walk in the roadway. We appreciate this observation and recommendation, and will take this into consideration in the landscape design for the new Kalia Road frontage.

29, 30, 31. ADA Compliance
Since Hilton Hawaiian Village is 50 years old, several structures and areas are not in full compliance with the Americans with Disabilities Act ("ADA") regulations. Specific structures and areas in the Village have been modified to be more accessible, in compliance with ADA regulations. Hilton Hawaiian Village is not in full compliance with the ADA regulations as revised in 2010 for Title II and Title III. New structures planned for Hilton Hawaiian Village will be developed in compliance with the ADA regulations which prevail at the time of permitting for new facility construction.

32. Visual Resources at Hilton Hawaiian Village
Existing views from hotel rooms and timeshare units have been carefully considered in the location and preliminary design of the new proposed timeshare towers. The development of the new towers will affect some existing views. However, there are numerous views available from the existing hotel rooms and timeshare units, and still afford guests with high quality views in the future condition. Visual resources are addressed in Section 4.13 of the Final EIS.

33. Visual Resources at Neighboring Properties
Existing views from hotel rooms and timeshare units have been carefully considered in the location and preliminary design of the new proposed timeshare towers. The development of the new towers will affect some existing views. However, there are numerous views available from the existing hotel rooms and timeshare units, and still afford guests with high quality views in the future condition. Visual resources are addressed in Section 4.13 of the Final EIS.

34. Acoustic Environment
The existing acoustic environment will be affected by the sounds reverberating off the surfaces of the new timeshare towers. Noise from activities at Hilton Hawaiian Village will be reflected off the new structures at levels typical of the urban setting. The future noise environment will include noise from traffic and activity sources emanating from the adjoining Ala Moana Boulevard and Kalia Road. The acoustic environment is addressed in Section 4.7 and Appendix H of the Final EIS.

35. Sustainability
Hilton has been very involved in adopting sustainability measures across its business, and has instituted many sustainability measures at Hilton Hawaiian Village. There are several new energy reduction opportunities that will be reviewed for application to the existing and new structures. There is wide a range of renewable energy applications that can be considered for introduction at the resort. Hilton needs to evaluate these options carefully as the technologies are evolving rapidly and systems require significant up-front investment. There is no current plan to connect to seawater air conditioning system. Photovoltaic systems are being studied for the existing and new structures. Electric vehicle charging stations may also be considered for the parking garages.

Potential implementation of these measures will be studied during the design phase of the new projects. Hilton will be integrating sustainable features in its new projects at Hilton Hawaiian Village, and will carefully study options to apply new features to its existing facilities. The decision to pursue specific LEED certification levels for the new structures will be decided during the preliminary design stage. The projects will integrate sustainable design measures, such as those measures specified in the Final EIS at Section 4.11, including energy and water conservation, and sustainable materials.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

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THE OUTDOOR CIRCLE

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JAN - 7 2011
GROUP 70 INT'L

January 6, 2011

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Attn: Mr. Jeffery H. Overton

RE: Draft Environmental Impact Statement: Village Master Plan, Hilton Hawaiian Village Beach Resort and Spa

Aloha Mr. Tagawa and Mr. Overton:

Thank you for the opportunity to comment on the Draft Environmental Impact Statement (DEIS) for the Village Master Plan, Hilton Hawaiian Village Beach Resort and Spa (HHV).

The Outdoor Circle (TOC) finds that the DEA is deficient in its failure to present specific plans for tree removals, tree relocations, tree protection and new plantings to mitigate damaged and/or removed trees.

The DEIS refers to specific recommendations made by project arborist, Steve Nimz and Associates, particularly regarding "significant" trees that are the most important elements of the HHV landscape. However, the DEIS fails to provide details about whether or how the recommendations will be carried out—or conversely, rejected.

Additionally, while conceding that the proposed project will require large scale removal of various plants and trees, there is no specific information about what ultimately will be removed. Neither is there specific information about replacement plantings. Instead the DEIS states that "replacement plants will include appropriate replacements of existing species being removed." The DEIS states that the missing details will be revealed during the "detailed design phase." But TOC contends that without knowing precisely what plants and trees will be removed or relocated and without knowing specific details about the replanting plans and species to be included—or even considered—it is virtually

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impossible to adequately assess the potential impacts as required in a DEIS. Also missing is any information about the process by which these decisions will be made. This "trust us" framework does not begin to meet the requirements for the environmental analysis of the project.

These deficiencies must be corrected and a much clearer, more concise picture of the project's true impacts and how those impacts will be mitigated must be presented before the process and the project move forward.

Respectfully,

Bob Loy
Director of Environmental Programs

Cc: Office of Environmental Quality Control
235 S Beretania St # 702
Honolulu, HI 96813-2419

GROUP 70
INTERNATIONAL

PRINCIPALS

Francis S. Oda, Arch.D., FAIA, AICP, LEED AP
Norman G.Y. Hong AIA
Sheryl B. Seaman AIA, ASID, LEED AP
Hitoshi Hida AIA
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James L. Stone, Arch.D., AIA, LEED AP
Katherine M. MacNeil AIA, LEED AP
Tom Young, MBA AIA

May 19, 2011

Mr. Bob Loy, Director of Environmental Program
The Outdoor Circle
1314 South King Street, Suite 306
Honolulu, HI 96814

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Mr. Loy:

Thank you for your comment letter dated January 6, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project. The following responses are offered to your comments.

Following the recommendations offered during the site visit with The Outdoor Circle, we engaged Steve Nimz, certified Arborist, to conduct a tree assessment to addresses major trees and palms that may be impacted by the proposed project improvements. The visual inventory of for the project identified 115 tress and 249 palms growing in areas identified for renovation and improvements. The recommendations proposed for tree removals, tree relocations, and tree protection is detailed in Section 4.4.3 and Appendix D of the Final EIS. Significant trees identified such as the Sausage tree, *Fiscus benghalensis* (Banyan tree) and Fish Poison Tree will be protected and preserved during design and construction. New landscaping plants will include appropriate replacements of existing species being removed. These recommendations will be adhered to whenever practicable to minimize potential impacts from occurring. An Arborist will be consulted throughout the construction process to ensure that proper measures are taken to protect significant trees from unnecessary damage.

It is vitally important for the grounds of Hilton Hawaiian Village to retain and enhance its lush tropical garden-like setting, which is one of the recognized features of the resort. There are currently significant beds, small groves and individual specimens of Hawaiian native plants throughout the property. In addition, the existing landscape includes native groundcovers and shrubs such as 'Ākia (*Wikstroemia uva-ursi*), Naupaka (*Scaevola taccada*), Pohinahina (*Vitex rotundifolia*), Pohuehue (*Ipomoea pes-caprae subsp. Brasiliensis*). Future landscape improvements will include additional native shrubs and groundcovers such as 'Ilima (*Sida fallax*), Pa'u o hi'iaka (*Jaquemontia*

ovalifolia subsp. sandwicensis), 'Akoko (*Chamaesyce celastroides var. celastroides*), A'ali'i (*Dodonaea viscosa*) and Ma'o (*Gossypium tomentosum*).

The current landscape within the Village also includes valuable cultural and Polynesian-introduced plant material, including Coconut (*Cocos nucifera*), Ti/Kī (*Cordyline fruticosa*), Taro/Kalo (*Colocasia esculenta*), Kukui (*Aleurites moluccana*), Hau (*Hibiscus tiliaceus*), Milo (*Thespesia populnea*), Breadfruit/'Ulu (*Artocarpus altilis*) and Banana (*Musa spp.*). These and other related plant materials that help tell of the rich, cultural importance of the original Polynesian plant introduction are important components of the landscape and would be enhanced, where appropriate in future landscape improvement areas.

Aside from appropriate native plants noted above, plants that will be considered for use in future projects include drought tolerant plants that require less irrigation than traditional tropical landscape plantings. Plants that may be used include the Oyster Plant (*Tradescantia spathacea*), Natal Plum (*Carissa macrocarpa and cultivars*), Autograph Tree (*Clusia rosea*), Tilandsias, Stephanotis (*Marsdenia floribunda*) and Lignum Vitae (*Guaiacum officinale*).

Section 4.4.3 of the Final EIS and Appendix D has been revised to provide these additional details, particularly on landscape planting.

We appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

The Pacific Resource
PARTNERSHIP

January 6, 2011

Gerard C. Gibson, Area Vice President
Hilton Hawaiian Village Beach Resort & Spa
2005 Kalia Road
Honolulu, HI 96815

RE: Draft EIS for the Hilton Hawaiian Village Master Plan

Dear Mr. Gibson:

My name is C. Mike Kido, External Affairs of the Pacific Resource Partnership (PRP). PRP is a joint partnership of the Hawaii Carpenters Union and their 240 signatory contractors. Our goal is to provide economic growth and jobs for our contractors and members of the Hawai'i Carpenters Union.

PRP is submitting this testimony in strong support of the Hilton Hawaiian Village Master Plan.

The Pacific Resource Partnership (PRP) believes it is critically important to continue to enhance the visitor experience in Waikiki, as the "economic engine for Hawaii's tourism industry is Waikiki". Owners like Hilton Hawaiian Village, need to continue to invest in their properties and physical plants to keep Hawaii's attractiveness competitive with other world-class travel destinations to continue to attract repeat visitors and new visitors to the islands. To that end, we'd like to point out what the following improvements in Hilton Hawaiian Village Master Plan will bring about:

- Additional retail opportunities along the property's Kalia Road frontage;
- Upgrades to the Rainbow Bazaar to improve its appearance;
- New recreational focal point by expanding pools and other green space throughout the property to increase recreational opportunities for our visitors;
- Improved traffic circulation in the vicinity of the hotels;
- New timeshare towers that will add several hundred units to the vacation ownership pool.

One of the greatest economic benefits of this project – and certainly its greatest near term benefit – is the economic stimulus it will provide for our ailing construction industry. As of Dec. 1, 2010, our unemployment rate for union members is at 50.3%.

1001 Bishop Street • Suite 1501 • Honolulu, Hawaii 96813
Tel (808) 528-5557 • Fax (808) 528-0421 • www.prp-hawaii.com

According to the Draft EIS, Hilton Hawaiian Village expects its master plan to have the following economic benefits:

- Construction Phase
  - 700 new jobs for the next 10 years.
- Operational Phase
  - 420 operational positions during the study period, of which about 270 could be considered permanent positions. Including indirect and induced employment effects, the project could be expected to support a total of some 910 FTE operational positions during its build-out and sell-out, and 530 thereafter.

In conclusion, PRP wishes to stress the importance of these projects to Hawaii's long-term sustainability and future. Hilton Hawaiian Village's willingness to invest hundreds of millions of dollars will return immediate dividends for the State of Hawaii.

Sincerely,

C Mike Kido

C. Mike Kido
External Affairs

cc: Steve Tagawa, City and County of Honolulu DPP; Jeffrey H. Overton, AICP, LEED AP, Group 70 International, Inc.

GROUP 70 INTERNATIONAL

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Tom Young, MBA AIA

May 19, 2011

Mr. C. Mike Kido, External Affairs
The Pacific Resource Partnership
1001 Bishop Street, Suite 1501
Honolulu, HI 96813

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Mr. Kido:

Thank you for your comment letter dated January 6, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project. The following responses are offered to your comments.

We appreciate your support for the project's proposed improvements. The Village Master Plan is the next chapter of Hilton's continuing dedication to support Waikīkī as a premier visitor destination for its two million guests annually. In addition, the project will further expand Hilton's contribution to strengthening and stabilizing the local economy through the creation of new construction and operational jobs.

We appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

Group 70 International • 925 Bethel Street, 5th Floor • Honolulu, HI 96813-4307 • tel. 808.523.5866 • fax. 808.523.5874 • www.group70int.com

WAIKĪKĪ IMPROVEMENT ASSOCIATION

January 7, 2011

Mr. Jerry Gibson
Area Vice President
Hilton Hawaii
2005 Kalia Road
Diamond Head Tower, 2nd Floor
Honolulu, HI 96815

Dear Mr. Gibson:

On behalf of the Waikīkī Improvement Association (WIA), I am writing today to express our strong support of Hilton's Master Plan project as described in the Draft Environmental Impact Statement (EIS).

We are excited and gratified that Hilton is proposing to invest hundreds of millions of dollars in its Waikīkī resort. This project will go a long way in the effort to ensure that Waikīkī remains one of the world's most sought-after travel destinations.

In addition, it will provide much-needed jobs for our slumping construction industry, create hundreds of new jobs and contribute greater tax revenues to both the state and city governments upon completion.

WIA supports the Hilton Hawaiian Village Draft Environmental Impact Statement, and we very much look forward to working with you and other stakeholders in the months to come to help strengthen the appeal of Waikiki.

Sincerely,

Rick Egged
President
Waikīkī Improvement Association

Copies: Mr. David Tanoue, Director, Department of Planning and Permitting
Mr. Jeff Overton, Group 70 International

Waikīkī Improvement Association 2255 Kuhio Avenue Suite 760 Honolulu, HI 96815
Inquires: 808.923.1094 (phone), 808.923.2622 (fax) email: mail@Waikīkīimprovement.com

GROUP 70
INTERNATIONAL

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Christine Mendes Ruotola AICP, LEED AP
James L. Stone, Arch.D., AIA, LEED AP
Katherine M. MacNeil AIA, LEED AP
Tom Young, MBA AIA

May 19, 2011

Mr. Rick Egged, President
Waikīkī Improvement Association
630 South Beretania Street
Honolulu, HI 96843

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Mr. Egged:

Thank you for your comment letter dated January 7, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project. The following responses are offered to your comments.

We appreciate your support for the project's proposed improvements. The Village Master Plan is the next chapter of Hilton's continuing dedication to support Waikīkī as a premier visitor destination for its two million guests annually. In addition, the project will further expand Hilton's contribution to strengthening and stabilizing the local economy through the creation of new construction and operational jobs.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

Group 70 International • 925 Bethel Street, 5th Floor • Honolulu, HI 96813-4307 • tel. 808.523.5866 • fax. 808.523.5874 • www.group70int.com

Atlantis®
ADVENTURES

January 7, 2011

Mr. Jerry Gibson
Area Vice President
Hilton Hawaii
2005 Kalia Road
Diamond Head Tower, 2nd Floor
Honolulu, HI 96815

Dear Mr. Gibson:

Atlantis Adventures provides submarine tours from the Hilton Pier, so the Hilton Hawaiian Village is an important part of our customers' experience, even if they aren't guests at the hotel. In light of this, we were happy to learn of Hilton's plans to add new product to its room inventory, enhance the pedestrian environment and provide new retail opportunities at the Village.

We support Hilton's plans to improve the Village as described in the Draft Environmental Impact Statement (DEIS) and urge the City to accept it so the project can begin.

Mahalo for the opportunity to comment on the DEIS.

Sincerely,

Ronald Williams
President/CEO

Copies: Mr. David Tanoue, Director, Department of Planning and Permitting
Mr. Jeff Overton, Group 70 International

Atlantis Submarines • Atlantis Cruises • Atlantis Attractions Management
1600 Kapiolani Blvd., Suite 1630 • Honolulu, HI, USA 96814-3876 • Tel: (808) 973-9800 • Fax: (808) 973-9840

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James L. Stone, Arch.D., AIA, LEED AP
Katherine M. MacNeil AIA, LEED AP
Tom Young, MBA AIA

May 19, 2011

Mr. Ronald Williams, President/CEO
Atlantis Adventures
1600 Kapiolani Blvd., Suite 1630
Honolulu, HI 96814-3876

Subject: Draft Environmental Impact Statement
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001 (Remnant Parcel)

Dear Mr. Williams:

Thank you for your comment letter dated January 7, 2011 concerning the Draft Environmental Impact Statement (DEIS) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project. The following responses are offered to your comments.

We appreciate your support for the project's planned improvements. The Village Master Plan will allow Hilton to meet a variety of accommodation needs, expectations, and demands of today's resort guest. In addition, the project will enhance the pedestrian environment and provide increased opportunities for entertainment and activities that are appealing to both local residents and island visitors.

We appreciate your participation in the environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

EIS Preparation Notice Comments and Responses

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

No. 1 Capitol District Building, 250 South Hotel Street, 5th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804
Web site: www.hawaii.gov/dbedt

LINDA LINGLE
GOVERNOR
THEODORE E. LIU
DIRECTOR
PEARL IMADA IBOSHI
DEPUTY DIRECTOR

Telephone: (808) 586-2355
Fax: (808) 586-2377

'10 MAY 18 A11:18
RECEIVED
CITY & COUNTY OF HONOLU
DEPT. OF PLANNING AND PERMITTING

May 17, 2010

Mr. Jeffrey H. Overton, AICP, LEED AP
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, HI 96813

Re: Environmental Impact Statement Preparation Notice for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements; Island of Oahu, Waikiki; TMK 2-6-5: por. 1; 2-6-8: 1, 3, 5, 7, 12, 19, 20, 21, 23, 24, 27, 31, 34, 37, 38; TMK 2-6-9: 1, 2, 3, 7, 9, 10, 11, 12, 13

Dear Mr. Overton:

In response to your April 21, 2010 notice, thank you for the opportunity to provide comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements. Applicant, Hilton Hawaiian Village Beach Resort & Spa, proposes to update and expand the Village's shopping, dining, entertainment, and hospitality options by: (1) renovating, altering, and refurbishing existing building facades, common use areas, recreational amenities, and landscaped areas; (2) relocating, realigning, and reallocating retail and dining areas, recreational amenities, open space, back-of-house space, traffic circulation, and pedestrian flow and access in the Village; and, (3) constructing two new signature timeshare towers. A Draft Environmental Impact Statement (DIES) is necessary because the proposed Village Master Plan is classified as land use within the Waikiki Special District.

At this time, we would like to withhold our comments until receipt of the DEIS.

Sincerely,

Theodore A. Peck
Administrator
Hawaii State Energy Office

TAP/cbb
c: OEQC
City and County of Honolulu, Department of Planning and Permitting
C. Shon, DBEDT-SID
M. Tome, DBEDT-SID

GROUP 70 INTERNATIONAL

PRINCIPALS

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Christine Mendes Ruotola AICP, LEED AP
James L. Stone, Arch.D., AIA, LEED AP
Katherine M. MacNeil AIA, LEED AP
Tom Young, MBA AIA

November 9, 2010

Mr. Theodore A. Peck, Esq., Administrator
State of Hawai'i
Department of Business, Economic Development & Tourism
Hawai'i State Energy Office
P.O. Box 2359
Honolulu, HI 96804

Subject: Environmental Impact Statement Notice of Preparation
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001

Dear Mr. Peck:

Thank you for your comment letter dated May 17, 2010 concerning the Environmental Impact Statement Preparation Notice (EISPN) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project.

We acknowledge that the Department of Business, Economic Development & Tourism, Hawai'i State Energy Office has no comments to offer on the project at this time.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

LINDA LINGLE
GOVERNOR OF HAWAII

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

RECEIVED
'10 MAY 24 A10:57
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLU

May 20, 2010

City & County of Honolulu
Department of Planning & Permitting
650 South King Street 7th Floor
Honolulu, Hawaii 96813

Attention: Mr. Steve Tagawa

Ladies and Gentlemen:

Subject: Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR), Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comment.

Other than the comments from Division of Boating & Ocean Recreation, Land Division-Oahu District, Engineering Division, Division of Aquatic Resources, Historic Preservation, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

Charlene E. Unoki
for Morris M. Atta
Acting Administrator

Cc: Group 70 International

LINDA LINGLE
GOVERNOR OF HAWAII

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 28, 2010

RECEIVED
LAND DIVISION
2010 MAY 20 A 9:51
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

MEMORANDUM

TO: **DLNR Agencies:**
x Div. of Aquatic Resources
x ~~Div. of Boating & Ocean~~ Recreation
x Engineering Division
__ ~~Div. of Forestry & Wildlife~~
__ Div. of State Parks
__ Commission on Water Resource Management
x Office of Conservation & Coastal Lands
x Land Division –Oahu District
x Historic Preservation

Charlene

FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Environmental Impact Statement Notice of Preparation for Village Master Plan Improvements
LOCATION: Island of Oahu
APPLICANT: Group 70 International on behalf of Hilton Hawaiian Village Beach Resort & Spa

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by May 20, 2010.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

( ) We have no objections.
( ) We have no comments.
(X) Comments are attached.

Signed:
Date: 5/10/10

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/MorrisAtta
Ref: EISPNHiltonVillageMasterPlan
Oahu.768

COMMENTS

( ) We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone ___.

(X) Please take note that according to the Flood Insurance Rate Map (FIRM), the project site is located in Zones A, AE and AO. The National Flood Insurance Program regulates developments within Zones A, AE and AO as indicated in bold letters below.

( ) Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is ___.

(X) Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

(X) Mr. Robert Sumitomo at (808) 768-8097 or Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.

( ) Mr. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works.

( ) Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.

( ) Mr. Mario Antonio at (808) 241-6620 of the County of Kauai, Department of Public Works.

( ) The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.

( ) The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

( ) Additional Comments: _____

( ) Other: _____

Should you have any questions, please call Ms. Suzie S. Agraan of the Planning Branch at 587-0258.

Signed: _____
CARTY CHANG, ACTING CHIEF ENGNEER

Date: 5/18/10

GROUP 70 INTERNATIONAL

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Tom Young, MBA AIA

November 9, 2010

Mr. Carty Chang, Acting Chief Engineer
State of Hawai'i
Department of Land and Natural Resources
Engineering Division
Post Office Box 621
Honolulu, HI 96809

Subject: Environmental Impact Statement Notice of Preparation
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001

Dear Mr. Chang:

Thank you for your comment letter dated May 20, 2010 concerning the Environmental Impact Statement Preparation Notice (EISPN) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project.

We are aware that according to the Flood Insurance Rate Map (FIRM), the project site is located in Zones A, AE and AO, area which are regulated by the National Flood Insurance Program. The project will comply with the rules and regulations of the NFIP presented in Title 44 of the Code of Federal Regulations (44CFR). Coordination with both State and City & County of Honolulu will be ongoing to ensure the project will be designed in accordance to standards for tsunami preparedness and flood proofing of permitted uses.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

LINDA LINGLE
GOVERNOR OF HAWAII

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 28, 2010

MEMORANDUM

TO: **DLNR Agencies:**
x Div. of Aquatic Resources
x Div. of Boating & Ocean Recreation
x Engineering Division
__Div. of Forestry & Wildlife
__Div. of State Parks
__Commission on Water Resource Management
x Office of Conservation & Coastal Lands
x Land Division –Oahu District
x Historic Preservation

FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Environmental Impact Statement Notice of Preparation for Village Master Plan Improvements
LOCATION: Island of Oahu
APPLICANT: Group 70 International on behalf of Hilton Hawaiian Village Beach Resort & Spa

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by May 20, 2010.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

( ) We have no objections.
(✓) We have no comments.
( ) Comments are attached.

Signed: _____
Date: May 3rd, 2010

GROUP 70
INTERNATIONAL

PRINCIPALS

Francis S. Oda, Arch.D., FAIA, AICP, LEED AP
Norman G.Y. Hong AIA
Sheryl B. Seaman AIA, ASID, LEED AP
Hitoshi Hida AIA
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Christine Mendes Ruotola AICP, LEED AP
James L. Stone, Arch.D., AIA, LEED AP
Katherine M. MacNeil AIA, LEED AP
Tom Young, MBA AIA

November 9, 2010

Mr. Morris M. Atta, Administrator
State of Hawai'i
Department of Land and Natural Resources, Land Division
Post Office Box 621
Honolulu, HI 96809

Subject: Environmental Impact Statement Notice of Preparation
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001

Dear Mr. Atta:

Thank you for your comment letter dated May 20, 2010 concerning the Environmental Impact Statement Preparation Notice (EISPN) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project.

We acknowledge that the Department of Land and Natural Resources, Land Division has no comments on the subject matter other than comments from the Engineering Division and Division of Aquatic Resources. We will respond to the comments of each division in separate correspondences.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

LINDA LINGLE
GOVERNOR OF HAWAII

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 28, 2010

RECEIVED
LAND DIVISION
2010 MAY -3 A 10:55
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

MEMORANDUM

TO: **DLNR Agencies:**
x Div. of Aquatic Resources
x Div. of Boating & Ocean Recreation
x Engineering Division
__Div. of Forestry & Wildlife
__Div. of State Parks
__Commission on Water Resource Management
x Office of Conservation & Coastal Lands
x Land Division –Oahu District
x Historic Preservation

FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Environmental Impact Statement Notice of Preparation for Village Master Plan Improvements
LOCATION: Island of Oahu
APPLICANT: Group 70 International on behalf of Hilton Hawaiian Village Beach Resort & Spa

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by May 20, 2010.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

( ) We have no objections.
(X) We have no comments.
( ) Comments are attached.

Signed:
Date: 5/3/10

GROUP 70
INTERNATIONAL

PRINCIPALS

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Christine Mendes Ruotola AICP, LEED AP
James L. Stone, Arch.D., AIA, LEED AP
Katherine M. MacNeil AIA, LEED AP
Tom Young, MBA AIA

November 9, 2010

Ms. Charlene Unoki
State of Hawai'i
Department of Land and Natural Resources
Division of Boating & Ocean Recreation
P.O. Box 621
Honolulu HI 96809

Subject: Environmental Impact Statement Notice of Preparation
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001

Dear Ms. Unoki:

Thank you for your comment letter dated May 20, 2010 concerning the Environmental Impact Statement Preparation Notice (EISPN) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project.

We acknowledge that the Department of Land and Natural Resources, Division of Boating & Ocean Recreation has no objections or comments to offer at this time.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

LINDA LINGLE
GOVERNOR OF HAWAII

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

2010.1887
NM

1005NM34

RECEIVED
LAND DIVISION

2010 MAY 13 P 12: 18

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

April 28, 2010

RECEIVED
HISTORIC PRES. DIV.
DEPT. OF LAND &
NATURAL RESOURCES
2010 APR 29 P 1:52

MEMORANDUM

TO: **DLNR Agencies:**
x Div. of Aquatic Resources
x Div. of Boating & Ocean Recreation
x Engineering Division
__Div. of Forestry & Wildlife
__Div. of State Parks
__Commission on Water Resource Management
x Office of Conservation & Coastal Lands
x Land Division – Oahu District
x Historic Preservation

FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Environmental Impact Statement Notice of Preparation for Village Master Plan Improvements
LOCATION: Island of Oahu
APPLICANT: Group 70 International on behalf of Hilton Hawaiian Village Beach Resort & Spa

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by May 20, 2010.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

(X) We have no objections.
(X) We have no comments.
( ) Comments are attached.

Signed: Nancy McMahon
Date: 5/11/2010

GROUP 70
INTERNATIONAL

PRINCIPALS

Francis S. Oda, Arch.D., FAIA, AICP, LEED AP
Norman G.Y. Hong AIA
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Katherine M. MacNeil AIA, LEED AP
Tom Young, MBA AIA

November 9, 2010

Ms. Nancy McMahon
State of Hawai'i
Department of Land and Natural Resources
State Historic Preservation Division
P.O. Box 621
Honolulu HI 96809

Subject: Environmental Impact Statement Notice of Preparation
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001

Dear Ms. McMahon:

Thank you for your comment letter dated May 20, 2010 concerning the Environmental Impact Statement Preparation Notice (EISPN) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project.

We acknowledge that the Department of Land and Natural Resources, State Historic Preservation Division has no objections or comments to offer at this time.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

DAR2065

LINDA LINGLE
GOVERNOR OF HAWAII

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 28, 2010

RECEIVED
LAND DIVISION
2010 MAY 20 P 3:18
DEPT. OF LAND & NATURAL RESOURCES STATE OF HAWAII

MEMORANDUM

TO: **DLNR Agencies:**
RECEIVED APR 29 2010
x Div. of Aquatic Resources
x Div. of Boating & Ocean Recreation
x Engineering Division
__Div. of Forestry & Wildlife
__Div. of State Parks
__Commission on Water Resource Management
x Office of Conservation & Coastal Lands
x Land Division –Oahu District
x Historic Preservation

Charlene

FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Environmental Impact Statement Notice of Preparation for Village Master Plan Improvements
LOCATION: Island of Oahu
APPLICANT: Group 70 International on behalf of Hilton Hawaiian Village Beach Resort & Spa

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by May 20, 2010.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

( ) We have no objections.
( ) We have no comments.
(X) Comments are attached.

Signed: Jo-Anne Kushima
Date: 5-18-10

MEMORANDUM

To: Alton Miyasaka, Aquatic Biologist

From: Jo-Anne N. Kushima, Aquatic Biologist

Subject: Environmental Impact Statement Notice of Preparation for Village Master Plan Improvements

Comments Requested By: Charlene Unoki, Assistant Administrator
Land Division
Department of land and Natural Resources

Date of Request: 04-28-10 Date Received: 04-29-10

Summary of Project

Title: Environmental Impact Statement Notice of Preparation for Village Master Plan Improvements

Applicant: Hilton Hawaiian Beach Resort & Spa

Location: Waikiki, Honolulu, Oahu

Comments:

The Hilton Hawaiian Village Beach & Spa has sent out its document for the Environmental Impact Statement Notice of Preparation (EISNP) for the Village Master Plan which is part of the current and ongoing trend of urban revitalization within Waikiki. The proposed Village Master Plan is classified as land use within the Waikiki Special District; and requires the completion and approval of an Environmental Impact Statement (EIS).

The EIS will compile data from previous environmental reviews and new studies will be conducted to address potential impacts in several disciplines. The study disciplines include climate (rainfall, flooding, storm surge, and wind), geology, topography, slope and soils, floral and fauna habitats, and nearshore ocean waters.

DAR's concerns focus mainly with impacts of the proposed project to the aquatic environment and its resources. The renovated Duke Kahanamoku Lagoon is located on the proposed improvement property, but is not mentioned in the EISNP. DAR asks the applicant to consider including the lagoon in the EIS for the formal review process so that that any potential effects of the proposed improvement project to the lagoon can be assessed by the various reviewing agencies at that time.

GROUP 70
INTERNATIONAL

PRINCIPALS

Francis S. Oda, Arch.D., FAIA, AICP, LEED AP
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James L. Stone, Arch.D., AIA, LEED AP
Katherine M. MacNeil AIA, LEED AP
Tom Young, MBA AIA

November 9, 2010

Mr. Francis Oishi (Fisheries)
State of Hawai'i
DLNR, Division of Aquatic Resources
1151 Punchbowl Street, Room 330
Honolulu, HI 96813

Subject: Environmental Impact Statement Notice of Preparation
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001

Dear Mr. Oishi:

Thank you for your comment letter dated May 20, 2010 concerning the Environmental Impact Statement Preparation Notice (EISPN) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project.

We understand your concerns relating to impacts of the proposed project to the aquatic environment. An assessment of potential project impacts to ocean water quality and marine resources was preformed by Marine Research Consultants, Inc. in July 2010. *Section 4.4.5* of the Draft EIS provides a detailed description of the findings of the assessment and evaluates possible mitigation measures to minimize impacts associated with the project.

Although the Duke Kahanamoku Lagoon is located on the proposed improvement property, it is not included as part of the proposed Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements. However potential impacts to the lagoon which may occur as a result of the project will be evaluated and included as part of the Draft EIS.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

Group 70 International • 925 Bethel Street, 5th Floor • Honolulu, HI 96813-4307 • tel. 808.523.5866 • fax. 808.523.5874 • www.group70int.com

LINDA LINGLE
GOVERNOR

KATHRYN S. MATAYOSHI
INTERIM SUPERINTENDENT

STATE OF HAWAI'I
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAI'I 96804

OFFICE OF THE SUPERINTENDENT

MAY 20 2010

May 13, 2010

Mr. Jeffrey H. Overton
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Overton:

Subject: Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements Environmental Impact Statement Preparation Notice, TMK 2-6-5:por. 1; TMK 2-6-8:1, 3, 5, 7, 12, 19, 20, 21, 23, 24, 27, 31, 34, 37, and 38; and TMK 2-6-9: 1, 2, 3, 7, 9, 10, 11, 12, and 13; Waikiki, Oahu

The Department of Education (DOE) has reviewed the Draft Environmental Impact Statement Preparation Notice for the Hilton Hawaiian Village Beach Resort & Spa Village master plan improvements.

The DOE has no comment on this project.

Thank you for the opportunity to provide comments. If you have any questions, please call Jeremy Kwock of the Facilities Development Branch at 377-8301.

Very truly yours,

Kathryn S. Matayoshi
Interim Superintendent

KSM:to

c: Stephen Schatz, CAS, Kaimuki/McKinley/Roosevelt Complex Areas
Steve Tagawa, Department of Planning and Permitting

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

GROUP 70
INTERNATIONAL

PRINCIPALS

Francis S. Oda, Arch.D., FAIA, AICP, LEED AP
Norman G.Y. Hong AIA
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Christine Mendes Ruotola AICP, LEED AP
James L. Stone, Arch.D., AIA, LEED AP
Katherine M. MacNeil AIA, LEED AP
Tom Young, MBA AIA

November 9, 2010

Ms. Kathryn S. Matayoshi, Interim Superintendent
State of Hawai'i
Department of Education
P.O. Box 2360
Honolulu, HI 96804

Subject: Environmental Impact Statement Notice of Preparation
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001

Dear Ms. Matayoshi:

Thank you for your comment letter dated May 13, 2010 concerning the Environmental Impact Statement Preparation Notice (EISPN) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project.

We acknowledge that the Department of Education has no comments on the project.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

LINDA LINGLE
GOVERNOR OF HAWAII

CHIYOME L. FUKINO, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801-3378

In reply, please refer to
EMD / CWB

05024PJF.10

May 12, 2010

Mr. Steve Tagawa
City and County of Honolulu
Department of Planning and Permitting
Frank F. Fasi Municipal Building
650 South King Street, 7th Floor
Honolulu, HI 96813

Dear Mr. Tagawa:

SUBJECT: Environmental Impact Statement Notice of Preparation for Hilton Hawaiian Village ® Beach Resort & Spa Village Master Plan Improvements Waikiki, Island of Oahu, Hawaii TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038 TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013 TMK: (1) 2-6-005:001

The Department of Health, Clean Water Branch (CWB), has reviewed the subject document and offers these comments on your project.

Please note that our review is based solely on the information provided in the subject document and its compliance with the Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at: http://www.hawaii.gov/health/environmental/env-planning/landuse/CWB-standardcomment.pdf.

1. Any project and its potential impacts to State waters must meet the following criteria:

   a. Antidegradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.

   b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.

   c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).

2. You are required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for discharges of wastewater, including storm water runoff, into State surface waters (HAR, Chapter 11-55). For the following types of discharges into Class A or Class 2 State waters, you may apply for an NPDES general permit coverage by submitting a Notice of Intent (NOI) form:

   a. Storm water associated with construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. An NPDES permit is required before the start of the construction activities.

   b. Hydrotesting water.

   c. Construction dewatering effluent.

   You must submit a separate NOI form for each type of discharge at least 30 calendar days prior to the start of the discharge activity, except when applying for coverage for discharges of storm water associated with construction activity. For this type of discharge, the NOI must be submitted 30 calendar days before to the start of construction activities. The NOI forms may be picked up at our office or downloaded from our website at: http://www.hawaii.gov/health/environmental/water/cleanwater/forms/genl-index.html.

3. For types of wastewater not listed in Item No. 2 above or wastewater discharging into Class 1 or Class AA waters, you may need an NPDES individual permit. An application for an NPDES individual permit must be submitted at least 180 calendar days before the commencement of the discharge. The NPDES application forms may be picked up at our office or downloaded from our website at: http://www.hawaii.gov/health/environmental/water/cleanwater/forms/indiv-index.html.

4. Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage is required, must comply with the State's Water Quality Standards. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of $25,000 per day per violation.

If you have any questions, please visit our website at:
http://www.hawaii.gov/health/environmental/water/cleanwater/index.html, or contact the Engineering Section, CWB, at 586-4309.

Sincerely,

for ALEC WONG, P.E., CHIEF
Clean Water Branch

JF:ml

c: DOH-EPO #I-3163 [via email only]
Mr. Jeffrey H. Overton, Group 70 International, Inc. [via email jho@group70int.com only]

GROUP 70
INTERNATIONAL

PRINCIPALS

Francis S. Oda, Arch.D., FAIA, AICP, LEED AP
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James L. Stone, Arch.D., AIA, LEED AP
Katherine M. MacNeil AIA, LEED AP
Tom Young, MBA AIA

November 9, 2010

Mr. Alec Wong, P.E., Chief
State of Hawai'i
Department of Health
Clean Water Branch
P.O. Box 3378
Honolulu, HI 96801-3378

Subject: Environmental Impact Statement Notice of Preparation
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001

Dear Mr. Wong:

Thank you for your comment letter dated May 12, 2010 concerning the Environmental Impact Statement Preparation Notice (EISPN) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan improvements project.

The standard comments provided on the Clean Water Branch and General Department web site have been reviewed. The project will comply with the requirements of the Clean Water Act, including the rules under Hawai'i Administrative Rules, Sections 11-54 and 11-55. Further, given that the project will include clearing, grading, and excavation of an area greater than one acre, we acknowledge that a National Pollutant Discharge Elimination System (NPDES) permit is required prior to construction. All applicable discharge requirements will be met as detailed in your letter.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

LINDA LINGLE
GOVERNOR OF HAWAII

CHIYOME L. FUKINO, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. Box 3378
HONOLULU, HAWAII 96801-3378

In reply, please refer to:
EPO-I-3157

May 6, 2010

MAY 11 2010

Mr. Jeffrey H. Overton
Group 70 International
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Overton:

SUBJECT: Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements, Island of Oahu, Waikiki; TMK: 2-6-5:por.1; 2-6-8: 1,3,5,7,12,19,20,21,23,24,27,31, 34, 37,38; TMK: 2-6-9: 1,2,3,7,9,10,11, 12, 13

Thank you for allowing us to review and comment on the subject document. The document was routed to the various branches of the Environmental Health Administration. We have no comments at this time, but reserve the right to comment in the future. We strongly recommend that you review all of the Standard Comments on our website: www.hawaii.gov/health/environmental/env-planning/landuse/landuse.html. Any comments specifically applicable to this application should be adhered to.

The same website also features a Healthy Community Design Smart Growth Checklist (Checklist). The Hawaii State Department of Health, Built Environment Working Group, recommends that State and county planning departments, developers, planners, engineers and other interested parties apply the healthy built environment principles in the Checklist whenever they plan or review new developments or redevelopments projects. We also ask you to share this list with others to increase community awareness on healthy community design.

If there are any questions about these comments, please contact the Environmental Planning Office at 586-4337.

Sincerely,

GENEVIEVE SALMONSON, Acting Manager
Environmental Planning Office

GROUP 70
INTERNATIONAL

PRINCIPALS

Francis S. Oda, Arch.D., FAIA, AICP, LEED AP
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Katherine M. MacNeil AIA, LEED AP
Tom Young, MBA AIA

November 9, 2010

Ms. Genevieve Salmonson, Acting Manager
State of Hawai'i
Department of Health
Environmental Planning Office
P.O. Box 3378
Honolulu, HI 96801-3378

Subject: Environmental Impact Statement Notice of Preparation
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001

Dear Ms. Salmonson:

Thank you for your comment letter dated May 6, 2010 concerning the Environmental Impact Statement Preparation Notice (EISPN) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project.

We acknowledge that the Department of Health, Environmental Planning Office has no comments to offer on the project at this time. We appreciate the resources you have provided relating to Standard Comments and a Healthy Community Design Smart Growth Checklist.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

LINDA LINGLE
GOVERNOR

BRENNON T. MORIOKA
DIRECTOR

Deputy Directors
MICHAEL D. FORMBY
FRANCIS PAUL KEENO
BRIAN H. SEKIGUCHI
JIRO A. SUMADA

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

STP 8.0110

May 25, 2010

RECEIVED
MAY 26 2010
GROUP 70 INT'L

Mr. Jeffrey H. Overton
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Overton:

Subject: Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements Environmental Impact Statement Preparation Notice (EISPN)

Thank you for requesting the State Department of Transportation's (DOT) review of the subject project.

DOT understands the Hilton Hawaiian Village is undertaking a significant master plan improvements project. Further, the project will include; the renovation, alteration and refurbishment of existing building facades, common use areas, recreational amenities and landscape areas, the relocation, realignment and reallocation of retail and dining area, recreational amenities, traffic circulation and the construction of two new timeshare towers.

Given that the subject project could impact nearby State highways, such as Ala Moana Boulevard, DOT requests that the following comments be addressed in the Draft EIS (DEIS).

1. The DEIS shall address project impacts on DOT highway facilities, including Ala Moana Boulevard and evaluate and identify measures to satisfactorily mitigate the traffic generated by the project, especially at the intersection of Kalia Road with Ala Moana Boulevard and Ala Moana Boulevard with Kalakaua Avenue.

2. The DEIS should discuss and evaluate project impacts during construction such as; 1) inconvenience to the motoring public, bicyclists, pedestrians, etc, 2) dust/noise pollution, 3) construction vehicle and heavy equipment type that will be used at the job site and construction activity hours.

3. A permit is required from the DOT Highways Division to transport oversized/ overweight equipment and loads within State highway facilities.

4. Construction plans must be submitted to DOT Highways Division for any work done within the State highway right-of-way.

5. The DEIS should address the cumulative impacts from hotel-condominium-commercial projects already underway or planned in the Waikiki-Ala Moana area that can contribute traffic on and around the eastern end of Ala Moana Boulevard.

6. The DEIS should address changes that would create permanent or allow periodic/seasonal increases in use and/or occupancy of the facilities and grounds of the subject property. Changes should be identified and described as part of the development plan in the DEIS.

DOT appreciates the opportunity to provide comments and requests four (4) copies of the DEIS when it is completed. If there are any questions, please contact Mr. David Shimokawa of the DOT Statewide Transportation Planning Office at telephone number (808) 587-2356.

Very truly yours,

BRENNON T. MORIOKA, Ph.D., P.E.
Director of Transportation

c: Steve Tagawa, Department of Planning and Permitting

GROUP 70
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Christine Mendes Ruotola AICP, LEED AP
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Katherine M. MacNeil AIA, LEED AP
Tom Young, MBA AIA

November 9, 2010

Mr. Michael Formby
Interim Director
State of Hawai'i
Department of Transportation
869 Punchbowl Street
Honolulu, HI 96813-5097

Subject: Environmental Impact Statement Notice of Preparation
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001

Dear Mr. Formby:

Thank you for your comment letter dated May 25, 2010 concerning the Environmental Impact Statement Preparation Notice (EISPN) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project. The following responses are offered to your comments.

1. **Impacts on DOT Highway Facilities**. A Traffic Impact Analysis Report (TIAR) was completed for the proposed Village Master Plan projects by Wilson Okamoto Corporation (September 2010). Traffic counts were completed in February and March 2010. The report provides an analysis of the potential traffic impacts of the project on the street network, including Ala Moana Boulevard and its intersections with Kālia Road and Kalākaua Avenue. A detailed discussion of existing traffic conditions, potential impacts and proposed mitigation is included in the Draft EIS. The project is not expected to reduce the operational Level of Service rating for these major intersections. Please refer to the Draft EIS Section 4.9 Traffic and Parking, and Appendix J. Traffic Impact Assessment Report.

2. **Impacts during Construction**. The Draft EIS includes an assessment of the potential traffic impacts, including during the construction period. Ala Moana Boulevard will be affected during construction periods by traffic from worker vehicles, heavy equipment mobilization/demobilization, and material deliveries. The first major construction period is planned to occur during 2013-2014, with construction of the first new timeshare tower. This project will cause periodic affects to traffic flow at the Ala Moana Boulevard/Kālia Road intersection during equipment movement and major materials deliveries. Off-site infrastructure improvements (wastewater collection system) will also occur during this period. Several smaller Master Plan projects will occur during 2015-2018. The second new timeshare tower is planned to start construction in 2019. Plans to mitigate the construction period traffic impacts include

off-peak movement of equipment and materials to minimize the disruption to traffic flow, and inconvenience to the motoring public, bicyclists and pedestrians. Dust and noise pollution will be contained through job-site construction management and adherence to State and County laws, which pertain to construction dust management and noise control.

3. **DOT Highways Division Permit**. The contractor for specific Master Plan projects will be required to obtain the proper permits required for the transport of oversized/overweight equipment and loads within State highway facilities. The contractor will be obligated to adhere to the individual permit conditions relating to State Highway operations.

4. **Construction Plans**. At the appropriate time, construction plans will be submitted to DOT Highways Division for work done within the State highway right-of-way. The contractor for specific Master Plan projects will be required to obtain the proper permits required for work to be completed within the State highway right-of-way. The contractor will be obligated to adhere to permit conditions relating to State Highway operations.

5. **Cumulative Impacts – Planned Projects**. An assessment of cumulative impacts is provided in the Draft EIS in Section 4.15. The TIAR completed for the Draft EIS evaluates cumulative traffic impacts from hotel, residential condominium and commercial projects that are completed, under development, or entitled within the study area.

6. **Use/Occupancy**. The Draft EIS Section 4.9 addresses the potential trip generation of Hilton Hawaiian Village under completion of the planned Village Master Plan improvements. The seasonal increases in use and/or occupancy of the Village are typical of Waikiki's annual visitor patterns. The TIAR evaluates the fully developed condition, which represents the most conservative analysis following ITE standards for the hotel, timeshare, convention and retail/commercial uses. A Traffic Management Plan for the Village will be updated as part of the current permitting process.

We appreciate your participation in the environmental review process. At your request, four copies of the Draft EIS will be provided to your department.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843

May 5, 2010

MUFI HANNEMANN, Mayor

RANDALL Y. S. CHUNG, Chairman
SAMUEL T. HATA
WILLIAM K. MAHOE
THERESIA C. McMURDO
ADAM C. WONG

JEOFFREY S. CUDIAMAT, Ex-Officio
BRENNON T. MORIOKA, Ex-Officio

WAYNE M. HASHIRO, P.E.
Manager and Chief Engineer

DEAN A. NAKANO
Deputy Manager

RECEIVED
MAY 10 2010
GP70

Mr. Jeffrey Overton
Group 70 International, Inc.
925 Bethel Street, 5th floor
Honolulu, Hawaii 96813-4307

Dear Mr. Overton:

Subject: Your Letter Dated April 21, 2010 Requesting Comments on the Draft Environmental Assessment for the Proposed Hilton Hawaiian Village Master Plan Improvements, 2005 Kalia Road, TMK: 2-6-5: 1 (por) 2-6-8: 1, 3, 5, 7, 12, 19, 20, 21, 23, 24, 27, 31, 34, 37 & 38 and 2-6-9: 1, 2, 3, 7, 9, 10, 11, 12 & 13

Thank you for your letter on the Environmental Impact Statement Preparation Notice (EISPN) for Hilton Hawaiian Village resort located at 2005 Kalia Road.

The existing water system is presently adequate to accommodate the proposed development. However, please be advised that this information is based upon current data and, therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of your building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

If you have any questions, please contact Robert Chun at 748-5443.

Very truly yours,

PAUL S. KIKUCHI
Chief Financial Officer
Customer Care Division

Water for Life . . . Ka Wai Ola

GROUP 70 INTERNATIONAL

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Tom Young, MBA AIA

November 9, 2010

Mr. Paul S. Kikuchi, Chief Financial Officer
City and County of Honolulu
Board of Water Supply
Customer Care Division
630 South Beretania Street
Honolulu, HI 96843

Subject: Environmental Impact Statement Notice of Preparation
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001

Dear Mr. Kikuchi:

Thank you for your comment letter dated May 5, 2010 concerning the Environmental Impact Statement Preparation Notice (EISPN) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project.

We acknowledge your assessment that the existing water system is adequate to accommodate the proposed development. We further recognize that the Board of Water Supply reserves the right to change its position on water availability until the building permit application has been approved.

If deemed necessary, the applicant will pay the fees for water resource development, transmission, and daily storage.

Finally, Fire protection requirements will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department as the project moves forward.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8480 • Fax: (808) 768-4567
Web site: www.honolulu.gov

MUFI HANNEMANN
MAYOR

CRAIG I. NISHIMURA, P.E.
DIRECTOR

COLLINS D. LAM, P.E.
DEPUTY DIRECTOR

May 12, 2010

RECEIVED
MAY 17 2010
GROUP 70 INT'L

Mr. Jeffrey H. Overton, AICP
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Overton:

Subject: Environmental Impact Statement Notice of Preparation
Hilton Hawaiian Village Beach Resort & Spa
Island of Oahu, Waikiki
TMK 2-6-5:por. 1;2-6-8: 1,3,5,7,12,19,20,21,23,24,27,31,34,37,38;
TMK 2-6-9:1, 2, 3, 7,9,10,11,12,13

Thank you for inviting us to review the above Environmental Impact Statement Notice of Preparation. The Department of Design and Construction does not have any comments to offer at this time.

Should you have any questions, please contact Craig Nishimura, Director at 768-8480.

Very truly yours,

Craig I. Nishimura, P.E.
FOR Director

CN:pg(363484)

GROUP 70
INTERNATIONAL

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Christine Mendes Ruotola AICP, LEED AP
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Katherine M. MacNeil AIA, LEED AP
Tom Young, MBA AIA

November 9, 2010

Mr. Craig I. Nishimura, P.E., Director
City and County of Honolulu
Department of Design and Construction
650 South King Street, 11th Floor
Honolulu, HI 96813

Subject: Environmental Impact Statement Notice of Preparation
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001

Dear Mr. Nishimura:

Thank you for your comment letter dated May 12, 2010 concerning the Environmental Impact Statement Preparation Notice (EISPN) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project.

We acknowledge that the Department of Design and Construction has no comments to offer at this time.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

DEPARTMENT OF FACILITY MAINTENANCE

CITY AND COUNTY OF HONOLULU

1000 Uluohia Street, Suite 215, Kapolei, Hawaii 96707
Phone: (808) 768-3343 • Fax: (808) 768-3381
Website: www.honolulu.gov

MUFI HANNEMANN
MAYOR

JEOFFREY S. CUDIAMAT, P.E.
DIRECTOR AND CHIEF ENGINEER

GEORGE "KEOKI" MIYAMOTO
DEPUTY DIRECTOR

IN REPLY REFER TO:
DRM 10-427

June 1, 2010

RECEIVED
JUN - 1 2010
GROUP 70 INT'L

Mr. Jeffrey H. Overton, AICP, LEED AP
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Overton:

Subject: Hilton Hawaiian Village Beach Resort & Spa
Village Master Plan Improvements
Environmental Impact Statement Preparation Notice (EISPN)

Thank you for the opportunity to review and comment on the EISPN for the proposed improvements to the Hawaiian Hilton Village in Waikiki.

We have no comments to offer as the proposed improvements will be in privately-owned property and will have negligible impact on our facilities and operations.

Any associated improvements within the right of way of City maintained Kalia Road should be constructed in accordance with City and County of Honolulu Standard Details.

Should you have any questions, please call Charles Pignataro of the Division of Road Maintenance, at 768-3697.

Sincerely,

Jeoffrey S. Cudiamat, P.E.
Director and Chief Engineer

c: Department of Planning and Permitting - Attn: Steve Tagawa

GROUP 70
INTERNATIONAL

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Francis S. Oda, Arch.D., FAIA, AICP, LEED AP
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Christine Mendes Ruotola AICP, LEED AP
James L. Stone, Arch.D., AIA, LEED AP
Katherine M. MacNeil AIA, LEED AP
Tom Young, MBA AIA

November 9, 2010

Mr. Jeoffrey S. Cudiamat, P.E., Director and Chief Engineer
City and County of Honolulu
Department of Facility Maintenance
1000 Uluohia Street, Suite 215
Kapolei, HI 96707

Subject: Environmental Impact Statement Notice of Preparation
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001

Dear Mr. Cudiamat:

Thank you for your comment letter dated June 1, 2010 concerning the Environmental Impact Statement Preparation Notice (EISPN) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project.

We acknowledge that the Department of Facility Maintenance has no comments to offer since the proposed improvements will be in privately owned property and will have negligible impacts on your facilities and operations.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluludpp.org • CITY WEB SITE: www.honolulu.gov

MUFI HANNEMANN
MAYOR

DAVID K. TANOUE
DIRECTOR

ROBERT M. SUMITOMO
DEPUTY DIRECTOR

2010/ED-6(st)

May 21, 2010

Mr. Jeffrey H. Overton, AICP
Group 70 International
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Overton:

Subject: Environmental Impact Statement Preparation Notice (EISPN)
Hilton Hawaiian Village Master Plan Improvements
2005 Kalia Road - Waikiki
Tax Map Key 2-6-5: Portion of 1
2-6-8: 1, 3, 5, 7, 12, 19, 20, 21, 23, 24, 27, 31, 34, 37, and 38;
2-6-9: 1, 2, 3, 7, 9, 10-13

The Department of Planning and Permitting (DPP) has the following comments on the above EISPN:

1. Project Information Summary: This summary should also list proposed project components, existing uses, and permits required.

2. Project Description: Provide more detailed information regarding density calculations for the proposed project as well as for all existing structures of the Hilton Hawaiian Village (HHV), including building area, floor area, open space, and the height of all structures. Please include summary tables on existing structures; location (tax map key); height; lot coverage; existing uses, including number of hotel units and/or time share units (as defined by the Land Use Ordinance (LUO); floor area calculations of indoor meeting facilities (i.e., areas rented out for banquets, conferences, trade shows, etc.), eating establishments, retail spaces, and recreational amenities; and open space calculations. As the existing uses and structures will be maintained as part of the site, they must be included as part of the project description.

   Please clarify how the operation of the new time-share towers will interface with the existing hotel and time-share operations, as well as the associated improvements around the time-share towers. Describe what will happen to existing retail spaces of the Rainbow Bazaar and how will bus loading activities be accommodated when the new time-share towers are completed.

3. Waikiki Special District: Provide more specific details on how the project meets the WSD objectives and design controls, including the following:

   a. Promote a Hawaiian sense of place through project design, including the building materials, scale, features, and articulation.

   b. Encourage architectural features in building designs and use of building elements that complement Hawaii's tropical climate and ambience, such as devoting ground-floor facades to open lobbies, arcade entrances, display windows, and outdoor dining where permitted; and generous use of landscaping, water features, sunshade devices, and lanais.

   c. Encourage and promote the pedestrian experience with landscaping, open spaces, entryways, inviting uses at ground level, street furniture, and human-scaled architectural details. Design priority should include the visual links through a development connecting the sidewalk and other public areas with open spaces and the ocean.

   d. Maintain and improve where possible a visual link relationship with the ocean, as seen from Kalia Avenue and Ala Moana Boulevard. In addition, improve pedestrian access, both perpendicular and lateral to the beach.

   Include a discussion on how the project will preserve and maintain the intermittent ocean views from Kalia Road, Kalakaua Avenue across Fort DeRussy, and from the Ala Wai Bridge on Ala Moana Boulevard, which is identified in the LUO as one of the prominent view corridors and gateways to be protected. Provide view analysis showing the amount of view blockage of the ocean from Kalia Road, Ala Moana Boulevard, Kalakaua Avenue, and the surrounding areas.

   Show how the project will comply with the Resort Mixed Use development standards stipulated in Table 21-9.60(B) of the LUO, including heights, yards, open space, landscaping, and transitional height setbacks. Provide details such as open space locations and individual area tabulations, and include a section or elevation to confirm whether the proposed new time-share tower at the bus loading area is within or out of the transitional height setbacks.

   Provide a discussion on the applicant's request for flexibility on the density and/or any other development standards under the Planned Development-Resort (PD-R) Permit, and provide justification statements for the request. Show how the proposed project will comply with the purpose and requirements of the PD-R provisions, including specific details on the commensurate public benefits for granting a PD-R and a discussion on compliance with the PD-R site development and design standards. Please note that portions of buildings devoted to lanais and balconies are not counted as floor area in the WSD. In addition, we note that the coastal height setbacks cannot be modified under the PD-R Permit.

4. Parking and Loading: Provide detailed information on how off-street parking and loading requirements will be satisfied for this project and all of the HHV. This information should include parking floor plans and a breakdown of calculations for all separate uses (e.g., hotel units, lodging units, time-share units, meeting facilities, eating and retail establishments, etc.). The parking standards for a hotel use shall be applicable to the time-share units; and unless the meeting facilities and commercial spaces are or will be strictly for hotel guests, the applicable parking standards in Article 6 of the LUO shall apply.

   If parking or loading spaces are being removed or reconfigured, provide a complete parking and loading plan showing all existing and proposed spaces. Also, explain if compliance with the off-street parking requirements for existing buildings and/or uses will be maintained during construction of the project. Please disclose whether there are any off-site parking agreements or restrictive covenants.

5. Traffic: A traffic impact analysis report (TIAR) for the project will be required and should be included in the Draft Environmental Impact Statement (EIS). Include detailed plans showing the proposed improvements along public right-of-ways and interior access roadways in the Draft EIS. A construction management plan should be prepared prior to the issuance of any demolition or building permits. It should include how parking and loading will be maintained.

6. Plans and Exhibits: Include pertinent floor plans, building elevations, and plans showing compliance with underlying development standards and PD-R standards, including areas proposed for public open space, required yards, maximum height, and transitional height setbacks. Provide exhibits showing WSD boundaries, zoning precincts, SMA boundaries, flood districts, and the coastal height setback. Include photographs or renderings, with overlays or photo simulation of the proposed structures.

7. Construction Characteristics: Provide a general cost estimate of the project, and identify the type of construction, including materials.

8. Wastewater: The DEIS should discuss wastewater requirements for the proposed improvement project, including estimates of the increase in wastewater generated by each phase of the proposed development. The DPP Wastewater Branch will provide specific comments on the project impacts and permit connection or capacity reservation requirements when these details are made available.

9. Drainage: The DEIS should address existing and proposed drainage system improvements that will be implemented to improve the water quality from storm discharges, in accordance with Section II of the "Rules Relating to Storm Drainage Standard."

10. Historic, Cultural, and Archaeological Resources: The DEIS should address the presence of historic, cultural, and archaeological resources and whether the HHV is listed on the National Register of Historic Places, and the potential project-related impacts. Off-site improvements, such as underground utilities (if any) must be included in this evaluation.

11. Water Resources: Discuss whether there are any ground water resources on the site, and whether the proposed project will potentially impact ground water or near-shore water quality, including the Kahanamoku Lagoon.

12. Flood Hazards: The DEIS should address how the proposal will comply with LUO flood requirements.

13. Flora and Fauna: Please disclose whether there are any exceptional trees on the site. If exceptional trees are present, explain whether the proposed improvements will affect them.

14. Visual Impacts

    a. Although the proposed time-share towers will generally follow a mauka-makai orientation and are not near the major roadway view corridors identified in the WSD and Coastal View Study (1987), they will be visible from Magic Island, the Ala Wai Yacht Harbor and Fort Derussy Beach, which are identified as "significant stationary view" locations. The visual impact of these additional towers on existing views from surrounding areas should be discussed, and their conformance with the Waikiki Special District Design Guidelines, including orientation and form.

    b. Identify the specific heights (feet) of all surrounding buildings (not only the high-rises).

    c. Provide photographs or renderings, with overlays or photo simulation of the proposed towers, taken from surrounding areas and streets, including views along the shoreline and toward the shore (mauka).

15. Wind Analysis: Provide a wind analysis to identify potential impacts on adjacent buildings and public areas, including the Kalia Road right-of-way.

16. Alternatives Considered: Discuss the alternative of developing the site in accordance with the underlying zoning (Resort Mixed Use Precinct without the subject PD-R) and the current PD-R (Resolution 02-225, CD1) and Special District Permit (No. 2002/SDD-33) approved for the project.

17. Special Management Area (SMA): A separate section should address how the proposal meets the guidelines and objectives of the Coastal Zone Management Law (Section 205A-2, Hawaii Revised Statutes) and the SMA (Section 25-3.2, Revised Ordinances of Honolulu).

    The existing access to the shoreline through the site should be described (i.e., public parking, walkways and signage indicating beach access, etc.).

18. General Plan and the Primary Urban Center (PUC) Development Plan (DP): The DEIS should address how the proposal conforms with the General Plan and the PUC DP.

    Regarding views, the DEIS should describe how the proposed project is consistent with the PUC DP policy pertaining to preserving panoramic views of natural landmarks and the urban skyline, specifically views of the Koolau Mountain Range (Section 3.1.1.2). For comparative purposes, the DEIS should provide photographic documentation of the existing impact to mauka views, and a visual simulation of the mauka view impact of the proposed time-share tower additions.

    Access and Mobility:

    a. The DEIS should describe the current condition of lateral shoreline access fronting the HHV. Improvements to the lateral access should be part of the proposed project as described in the DEIS.

    b. The DEIS should describe how the proposed project affects shoreline and/or lateral access, and how it is consistent with policies and guidelines pertaining to achieving a balanced transportation system, implementing the Honolulu Bicycle Master Plan, and enhancing and improving pedestrian mobility (Sections 3.5.2 and 3.5.3). There should also be a discussion of existing and proposed bicycle facilities; refer to the Honolulu Bicycle Master Plan (April 1999) and Bike Plan Hawaii 2003. Recommendations in the Oahu Bike Plan, currently underway, should also be included in the DEIS. A discussion of impacts and mitigation measures, if needed, should be included.

19. Government Permits and Approvals Required: Include the following approvals which may also be required for the project: grading, building, dewatering permits; subdivision for the Kalia Road lot (2-6-5: portion of1); sewer connection application.

In addition, we are transmitting copies of the comments that were submitted to DPP during the 30-day comment period for the EISPN (which began with the publication of a notice of availability of the EISPN in The Environmental Notice on April 23, 2010). In accordance with the procedural provisions of Chapter 343, Hawaii Revised Statutes, you must respond, in writing, to these and any other written comments, and include copies of the comment letters in the Draft EIS.

Should you have any questions, please contact Steve Tagawa our staff at 768-8024.

Very truly yours,

David K. Tanoue, Director
Department of Planning and Permitting

DKT:nt

Encls.

cc: Office of Environmental Quality Control
Hilton Hawaiian Village (Gerard Gibson)

G:SteveT\SMAs\2010\HHVcomments.doc

GROUP 70
INTERNATIONAL

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November 9, 2010

Mr. David K. Tanoue, Director
City and County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, HI 96813

Subject: Environmental Impact Statement Notice of Preparation
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001

Dear Mr. Tanoue:

Thank you for your comment letter dated May 21, 2010 concerning the Environmental Impact Statement Preparation Notice (EISPN) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project. The following responses are offered to your comments.

1. **Project Information Summary**. The project information summary in the Draft EIS to include an updated and more complete description of the proposed project components, existing uses, and permits required. Section 1.0 Summary provides this information.

2. **Project Description**. The project description details are presented in the Draft EIS, and summarized below. Section 3.0 of the Draft EIS provides the detailed description of the proposed project.

2a. Tabular Summary. A summary of building area, floor area, open space and heights of existing structures at the Village is presented in Section 3.0 in the Draft EIS. Additional information in this presentation includes lot coverage; existing uses, including number of hotel units and/or time share units (as defined by the Land Use Ordinance (LUO)); floor area calculations of indoor meeting facilities; i.e., areas rented out for banquets, conferences, trade shows, etc,), eating establishments, retail spaces, arid recreational amenities; and open space calculations.

2b. Integration of New Time-Share Towers**.** The operation of the new time-share towers will interface with the existing hotel and time-share operations, as well as the associated improvements around the time-share towers. Section 3.0 Project Description provides detailed information about the Village Master Plan improvements.

Timeshare Tower 1 will be developed above the bus loading area and the off-street supply loading operations. There will be an interim period of disruption during construction of Tower 1, where bus loading and deliveries will need to be accomplished These existing functions are critical to the success of the entire Village, and will be improved through the Tower 1 development.

The existing retail spaces of the Rainbow Bazaar will be redeveloped in the area of Timeshare Tower 2. Rainbow Bazaar will be improved in phases, with the mauka portion along Rainbow Drive completed in the earlier phases. Timeshare Tower 2 will include the development of new retail spaces in the first two floors, positioned around the outside of the existing parking garage fronting Rainbow Drive and the Great Lawn.

3. Waikīkī Special District. The Master Plan Improvements planned at Hilton Hawaiian Village will continue to set a high standard for meeting the intent and requirements of the Waikīkī Special District. Section 3.0 addresses specific project features in support of the Waikīkī Special District. Section 5.0 of the Draft EIS addresses project consistency with government plans and policies.

3a. Promote a Hawaiian Sense of Place. The Village has traditionally been recognized for providing a Hawaiian sense of place. Hilton's iconic treatment of the corner of Kālia Road and Ala Moana Boulevard, with its hula statues, torches, rich tropical landscape, and main signage exemplifies the commitment to Hawaiian sense of place. Throughout the Village, the roadway frontage and public walkways combine lush tropical landscaping, with extensive water features, artwork and statues by local artists.

3b. Architectural Features in Building Design. The Grand Waikikian provides the most recent example of architectural design which is consistent with WSD guidelines in appropriate colors, roof form, offset forms, grillwork and other architectural details. The design and character presented in the Grand Waikikian is planned to be extended to the new time-share towers. Retail components will have a fresh and exciting design style that integrates Hawaiian design themes to provide the Village with new retail offerings.

3c. Pedestrian Experience. The redevelopment of the Kālia Road frontage will provide a new commercial component along the mauka side of Tapa Tower. A wide landscaped setback will allow the continuation of the meandering walkway, as constructed along the Kālia Tower frontage. This will be a significant public amenity. The public has always enjoyed the open access through the Village for visitors and local residents, and the Master Plan improvements will enhance the pedestrian experience.

3d. Links to Ocean. For decades, Hilton Hawaiian Village has provided public access to the ocean through its property, which is enjoyed by local residents and visitors. The Village has made significant improvements which link the mauka roadways and resort properties to the shoreline. Kahanamoku Street was improved through widening,

sidewalks and landscaping. The Lagoon restoration involved the creation of a pedestrian promenade along its perimeter. This promenade was an extension of the lateral shoreline walkway fronting the entire Hilton beachfront, setting an example for other Waikīkī property owners to emulate. Internal walkway improvements will enhance the link to the ocean. Paoa Place is another important mauka-makai link from Kālia Road to the beach and ocean.

3e. View Analysis. A view analysis is provided in Section 4.13 of the Draft EIS showing future views from public locations at Kālia Road, Ala Moana Boulevard, Kalākaua Avenue and the surrounding areas. There are few ocean views enjoyed across the property due to the scale of the property, and existing improvements and landscape features. Views of the Village from Kālia Road, and views from Kalākaua Avenue across Fort DeRussy, will be enhanced by the project improvements and new landscaping along Kālia Road. The new timeshare towers will be visible from these locations but will not obstruct views of the ocean. View simulations are presented in the Draft EIS Section 4.13, showing the project improvements superimposed on photographs of the Village from surrounding public sites.

3f. Resort Mixed Use Development Standards. The project will comply with the Resort Mixed Use development standards stipulated in Table 21-9.60(B) of the LUO. The Draft EIS in Section 3.0 provides details on heights, yards, open space, landscaping and transitional height setbacks. Open space locations and individual area tabulations are provided. The new timeshare Tower 1 at the existing bus loading area will not encroach on the transitional height setback. The driveway ramp structure is positioned close to Paoa Road. A small portion of the second story extends into the transitional height setback, as indicated in Section 3.0.

3g. Density and PDR Development Standards. The improvements in the Village Master Plan will comply with the purpose and requirements of the PD-R provisions, as described in Draft EIS Section 3.0. Lanais and balconies are excluded from the floor area, and there is no proposal for modification of the coastal height setbacks. The existing Village is currently at FAR 3.01, which will increase to FAR 3.65 with the completion of the Master Plan improvements. A summary of public benefits associated with the project is provided in the Draft EIS Section 1.9, with additional details to be discussed in the SMA and PD-R entitlement process.

4. **Parking and Loading**. Off-street parking and loading requirements will be satisfied in conjunction with the overall Village parking and loading plan, as described in Section 3.0 of the Draft EIS. Section 4.9 and Appendix K present details about the Parking Plan. There is a large excess of parking spaces provided on-site at the existing parking structure, which is sized to accommodate attendance for large functions at the Conference Center. Parking floor plans are provided in the Draft EIS, along with calculations for the separate uses (hotel, apartment, timeshare, meeting facilities, restaurant and retail). We recognize that for the purposes of this analysis, parking standards for hotel use are applied to the timeshare units. However, Hilton's experience with existing time share units has found that timeshare guests use fewer

rental cars in comparison to hotel guests, and place a comparatively lower demand on parking.

The parking and loading plan presented in the Draft EIS shows the existing and proposed spaces. The Village will comply with off-street parking requirements for existing buildings and uses during construction. During the development of timeshare Tower 1 there will be a temporary relocation of the existing bus and loading functions.

5. **Traffic**. A Traffic Impact Assessment Report (TIAR) has been completed for the project and is included in the Draft EIS Section 4.9 and Appendix J. The TIAR shows the Village Master Plan improvements will have minor adverse effect on traffic volumes and operations on the adjoining roadways. Mitigation includes proposed modifications to signal timing changes along Ala Moana Boulevard to allow for more efficient traffic flow. The traffic generated by the new elements in the Master Plan will require new off-site roadway re-striping improvements along Kālia Road. Hilton is also following the key programs in its transportation demand management plan to encourage employee use of public transportation and minimize worker vehicle traffic. A construction management plan will be prepared prior for DPP review prior to submitting applications for demolition and building permits.

6. **Plans and Exhibits**. The Draft EIS Section 3.0 Project Description includes pertinent floor plans, building elevations, and plans showing compliance with underlying development standards and PD-R standards. The plans show areas for public open space, required yards, maximum height, and transitional height setbacks. The Draft EIS Section 1.0 also includes exhibits showing the WSD boundary, zoning precincts, SMA boundaries, flood districts, and the coastal height setback. Future conditions with the improvements in place are shown in renderings and photograph overlay simulations in Section 4.13, as taken from several public viewpoint perspectives directed by DPP.

7. **Construction Characteristics**. A general cost estimate of the project is provided in the Draft EIS Section 3.0 and Section 4.14 Socio-economics. The construction type and method used for the two new timeshare towers is anticipated to be similar to the Grand Waikikian timeshare tower. The towers will be steel-framed structures with concrete decks poured in-place. The foundation for the Grand Waikikian utilized a newer technology called caissons, or drill shafts, in which concrete is poured directly into pre-drilled holes. Studies will be made for the foundations for the two new timeshare towers to determine if reinforced concrete piles are required. If caissons can be used in place of driven piles, it will reduce construction noise and vibration.

8. **Wastewater**. Hilton's engineers are working with the City engineers to develop plans for the future wastewater system connection and increased flows from the project. Wastewater flows from the Village Master Plan improvements will be accommodated through City sewer system improvements to the adjacent off-site collection system. The project will provide increased capacity in a section of the City's wastewater collection system, in accordance with DPP Wastewater Branch and Department of Environmental Services requirements. The current plan is for the

construction of an additional parallel sewer line extending along a portion of Kālia Road, from Paoa Place to Ala Moana Boulevard. The proposed wastewater system improvements and connection points are described in Draft EIS Section 3.0, Section 4.10 and Appendix L.

9. **Drainage**. The management of storm water at the Village has been addressed comprehensively. Hilton's existing drainage system is adequate to accommodate the small increase in flows from the project improvements. The project areas are currently developed and served by the existing drainage system. Storm water flows from the Village Master Plan improvements will be accommodated through the on-site drainage system, which is routed to the City drainage collection system. The project's future drainage flows do not warrant improvements to the off-site collection system, in accordance with City design standards. Drainage water quality management systems will be installed as required, to reduce suspended solids and oils in runoff from the property. The proposed drainage system improvements and connection points are described in Draft EIS Section 3.0, Section 4.10 and Appendix L.

10. **Historic, Cultural and Archaeological Resources**. The presence of historic, cultural and archaeological resources has been evaluated for the property, and addressed in Draft EIS Section 4.6 and Appendix F. Neither the property nor any of its improvements are listed on the National Register of Historic Places. The project archaeologist has completed archival research to determine the past records of studies conducted at the site and this portion of Waikīkī. Hilton and its consultants have coordinated closely with State Historic Preservation Division to address the study findings. In the construction of Tapa Tower in the 1980's, there was a find of iwi kūpuna, and these remains were re-interned at an on-site location. Hilton has committed to retaining this re-internment location without future disturbance. Due to the previous finds on the property, a greater sensitivity has been placed on the mauka area improvements. Hilton and their consultants have coordinated closely with the Oahu Island Burial Council, to inform them and gain their insight through a series of presentations in 2010. Pursuant to an approved Archaeological Inventory Survey Plan, subsurface testing will be conducted in the major improvement zones. The AIS Plan is enclosed in the Archaeological report included in the Draft EIS Appendix F. The Final EIS will include the findings of the subsurface testing and the final AIS report, pursuant to SHPD review. A review of the existing buildings at the Village is also presented in the context of the historical significance and potential for historic designation.

A comprehensive Cultural Impact Assessment has been completed for the Village Master Plan improvements, included in Draft EIS 4.6 and Appendix G. Over 100 members of the cultural community were contacted for potential consultation. Based on the responses received, ten interviews were conducted to gather anecdotal accounts of the Village properties, surrounding lands and waters, assess the potential for impacts to traditional cultural uses of the Village. The cultural community was also invited to a presentation of the Village Master Plan, the archaeological studies, and a tour of the property on August 12, 2010. This event allowed for a deeper discussion and interaction with the cultural consultants and owner representatives regarding the

important cultural context of the property, the future improvements, Hilton's commitments and ongoing relationships.

11. **Water Resources**. Groundwater occurs at the Village at a depth of approximately five to six feet below the ground surface, as discussed in Section 4.4 and 4.5 of the Draft EIS and Appendix L. The Village has no injection disposal to the groundwater table, and storm runoff is captured in the Village drainage system. Excess precipitation over the Village landscaped areas may infiltrate to the shallow groundwater, although the extensive planting and root systems are very effective in holding water in the soil profile. The drainage system serving the Village is a combination of collection basins and transmission lines which route storm water away from Kahanamoku Lagoon. The Village drainage system is designed to capture sediment and oil in runoff before off-site release. City's storm water collection system routes the Village runoff to the Ala Wai Canal and Yacht Harbor. There is no overland runoff or subsurface drainage discharge to the lagoon, and its water quality is monitored closely. Due to the design and management of the on-site drainage system, the Village master plan improvements are not anticipated to cause adverse impacts to groundwater or near-shore water quality.

12. **Flood Hazards**. Flood hazards are addressed in Section 4.5 of the Draft EIS. The makai portion of the Village lies within the tsunami inundation zone, as delineated in current City studies. The new project improvements will comply with LUO flood requirements, although most of the Village Master Plan projects are located in the central and mauka portions of the Village, which are not within the inundation zone.

13. **Flora and Fauna**. An inventory of trees at the Village was completed by Landscape Architect Shelli McCelvey, which identified specimen trees on the subject property. Certified Arborist Steve Nimz conducted an assessment of the significant trees on the property, to address their suitability for preservation, trimming, relocation or potential removal (if warranted). Plans for preservation of key trees, such as the large banyan in the Rainbow Bazaar area, are presented in this report. The Outdoor Circle has also been consulted in the planning process, and ongoing discussions will ensue as the landscape design progresses. Draft EIS Section 4.4 and Appendices C and D present these findings.

An inventory of fauna species on the property was also conducted. Fauna at the Village includes numerous wildlife species, including koi, flamingoes and penguins. The Manu-o-Kū (white fairy tern) is an indigenous sea bird that visits the Village. These seabirds breed on islands throughout Papahānaumokuākea (the Northwest Hawaiian islands) and also on O'ahu. The terns do not create a nest during breeding, rather they lay a single egg upon an upper tree branch, a building ledge, or another elevated position. The Manu-o-Kū is extremely adaptive to changes in its habitat, and is not Federal listed as threatened or endangered. The State of Hawai'i lists the Manu-o-Kū as a threatened species, although there are over 250 breeding pairs on Oahu. No adverse impacts to this seabird are anticipated due to the Village Master Plan projects. There is periodic tree trimming at the Village, and the master plan projects anticipate some tree relocation. To mitigate the potential impact on these seabirds at Hilton Hawaiian

Village, prior to specimen tree trimming or relocation, a qualified avian biologist will be engaged to evaluate the presence of Manu-o-Kū pairs, and actions will be taken to avoid their disturbance. The potential need for State DOFAW consultation will be determined in this process.

14. **Visual Impacts**. The new timeshare towers will be visible from Magic Island, Ala Wai Yacht Harbor and Fort DeRussy Beach, which are identified as significant stationary view locations in the WSD and Coastal View Study. The visual impact of the new towers, including their orientation and form, is discussed in Section 4.14 of the Draft EIS. Specific heights of the surrounding buildings are provided in the presentation.

The view analysis also shows future views from public locations at Kālia Road, Ala Moana Boulevard, Kalākaua Avenue and the surrounding areas. There are few ocean views enjoyed across the property due to the scale of the property, and existing improvements and landscape features. Views of the Village from Kālia Road, and views from Kalākaua Avenue across Fort DeRussy, will be enhanced by the project improvements and new landscaping along Kālia Road. The new timeshare towers will be visible from these locations but will not obscure views of the ocean. View simulations are presented in the Draft EIS showing the project improvements superimposed on photographs of the Village from surrounding public sites.

15. **Wind Analysis**. A Pedestrian Wind Assessment of the proposed Village Master Plan improvements projects was completed by RWDI (Appendix A). Analysis of the reports findings is described in Section 4.3 of the Draft EIS. Color graphics are used to present the existing and future pedestrian level wind conditions, with coverage of the Kālia Road frontage area, harbor vicinity, and surrounding properties. Wind conditions in the future condition are generally similar to current conditions, with some localized pockets of increased wind flow in the built condition, depending upon the wind direction. Mitigation proposed to reduce pedestrian wind effects includes landscape plantings to shield wind effects along pedestrian walkways at the Village.

16. **Alternatives Considered**. Section 6.0 of the Draft EIS includes an assessment of alternatives to preferred action. The alternatives considered include: the no-action alternative, alternative site development and configuration options, alternative for full development allowed under land use regulations, and consideration of alternative sites for redevelopment.

For the alternative that excludes the subject PD-R, development of the site would be in accordance with the underlying zoning consistent with the Resort Mixed Use Precinct allowances. This alternative would include the current PD-R (Resolution 02-225, CD1) and Special District Permit (No. 2002/SDD-33) approved for in 2002 the Grand Waikikian project. Future redevelopment could bring density to 2.8 Floor Area Ratio ("FAR") as allowed under the City and County of Honolulu LUO, Waikīkī Special District ("WSD"). The existing floor area within the Village is 3,192,224 SF, which yields a 2.959 FAR, based on the PD-R granted in 2002 for the development of the

Grand Waikikian timeshare tower. There remains only 13,125 SF of available floor area that could be added to the Village under the existing PD-R.

In this scenario, only limited additional floor area would be allowed for future development. This relatively minor amount of additional floor area would only accommodate some added retail use, and not satisfy the objectives of the Village Master Plan. This option would fail to satisfy criteria such as market demand, Village revitalization, economic return, employment and new expenditures. This alternative would generate few additional environmental impacts.

17. **Special Management Area Objectives**. The Draft EIS Section 5.0 addresses the manner in which the proposal meets the guidelines and objectives of the Coastal Zone Management Law (Section 205A-2, Hawai'i Revised Statutes) and the SMA (Section 25-3.2, Revised Ordinances of Honolulu). In general, the project is consistent with the guidelines and objectives for the coastal zone. Natural resources are protected and enhanced throughout the Village, with an extensive landscaping program utilizing native materials where practical. Cultural resources are protected and enhanced through the archaeological inventory being conducted for the project, the extensive and ongoing cultural community dialogue, and cultural programming, education and art at the Village. Existing views from public vantage points are not diminished by the project, and enhanced along the Kālia Road frontage. The existing access to the shoreline through the site is substantial (i.e., public parking, walkways and signage indicating beach access, etc.). Mauka-makai access and lateral access through the Village is not restricted, allowing guests, Waikīkī visitors and area residents to access the landscaped grounds, ocean beach and lagoon areas.

18. **General Plan and the Primary Urban Center (PUC) Development Plan (DP)**. Section 5.0 presents discussion of the consistency of the Village Master Plan with the PUC DP policy pertaining to preserving panoramic views of natural landmarks and the urban skyline, specifically views of the Ko'olau Mountain Range (Section 3.1.1.2). The Draft EIS provides a visual simulation of the mauka view impact of the additional time-share towers. Public views in the mauka direction are generally not affected by the new structures.

<u>Access and Mobility.</u> Lateral shoreline access fronting the Village is currently excellent, particularly with the earlier development of the beach promenade walkway. This feature allows for physically challenged individuals with greater access and mobility. Improvements to the lateral access will continue over time. The proposed project does not reduce or alter shoreline and/or lateral access. The Village Master Plan is consistent with policies and guidelines pertaining to achieving a balanced transportation system, in terms of multi-modal systems and connectivity. The Village is accessible to bicycle riders and provides bicycle racks in the parking garage. Detailed site planning will address further provisions which implement the Honolulu Bicycle Master Plan (April 1999) and Bike Plan Hawai'i (2003). The Village Master Plan is inviting to pedestrian through new and expanded walkways, enhancing and improving pedestrian mobility (Sections 3.5.2 and 3.5.3).

19. **Government Permits and Approvals**. Draft EIS Section 1.0 includes a list of approvals which are anticipated to be required for the project. Among these permits and approvals include: grading, building, dewatering permits; subdivision for the Kālia Road lot (2-8-5: portion 0(1): and a sewer connection application.

We appreciate the efforts of your Department in working through the numerous details of this project, and your review and input during the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU
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MUFI HANNEMANN
MAYOR

LESTER K. C. CHANG
DIRECTOR

RICHARD HARU
DEPUTY DIRECTOR

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GROUP 70 INT'L

May 7, 2010

Mr. Jeffrey H. Overton, AICP, LEED AP
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Overton:

Subject: Environmental Impact Statement Preparation Notice
Hilton Hawaiian Village Beach Resort and Spa
Village Master Plan Improvements

Thank you for the opportunity to review and comment on the Environmental Impact Statement Preparation Notice for the Village Master Plan Improvements at Hilton Hawaiian Village Beach Resort and Spa.

The Department of Parks and Recreation has no comment at this time.

Should you have any questions, please contact Mr. John Reid, Planner, at 768-3017.

Sincerely,

LESTER K. C. CHANG
Director

LKCC:jr
(363359

cc: Steve Tagawa, Department of Planning and Permitting
Norman Hong, Group 70 International, Inc.

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November 9, 2010

Mr. Lester K.C. Chang, Director
City and County of Honolulu
Department of Parks and Recreation
1000 Uluohia Street, Suite 309
Kapolei, HI 96707

Subject: Environmental Impact Statement Notice of Preparation
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001

Dear Mr. Chang:

Thank you for your comment letter dated May 7, 2010 concerning the Environmental Impact Statement Preparation Notice (EISPN) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project.

We acknowledge that the Department of Parks and Recreation has no comments to offer at this time.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

DEPARTMENT OF TRANSPORTATION SERVICES
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DEPUTY DIRECTOR

RECEIVED
MAY 27 2010
GROUP 70 INT'L

TP4/10-363418R

May 26, 2010

Mr. Jeffrey H. Overton, AICP, LEED AP
Group 70 International
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Overton:

Subject: Hilton Hawaiian Village Beach Resort & Spa
Village Master Plan Improvements
Tax Map Key 2-6-5: por.1; TMK 2-6-8: 1, 3,5,7,12,19 -21, 23, 24, 27, 31, 34, 37, 38; TMK 2-6-9: 1-3, 7, 9, 10-13

This responds to your letter received on April 23, 2010, requesting consultation and comments in preparing the Environmental Impact Statement Preparation Notice (EISPN) for the subject project.

Our Traffic Engineering Division offers the following comments:

- The Environmental Impact Statement (EIS) should conduct a traffic impact study that addresses the traffic impact of the project on the street's network and possible mitigation measures. The study should include a discussion of potential traffic disruption during construction periods (i.e. lane closures, equipment movement, etc.) and proposed mitigation measures to resolve construction impacts to traffic.

Our Public Transit Division offers the following comments:

- The construction traffic may impact bus service along Kalia Road. The EIS should include a description of Public Transit serving the general area of your project, the impact of your project on Public Transit during construction, and the impact of your project on Public Transit as a result of the completed project.

Prior to the start of the project, the affected Neighborhood Board, residents, and businesses should be informed about the scope and duration of the project.

Should you have any questions on the matter, you may contact Ms. Virginia Bisho of my staff at 768-5461.

Very truly yours,

WAYNE Y. YOSHIOKA
Director

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November 9, 2010

Mr. Wayne Y. Yoshioka, Director
City and County of Honolulu
Department of Transportation Services
650 South King Street, 3rd Floor
Honolulu, HI 96813

Subject: Environmental Impact Statement Notice of Preparation
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001

Dear Mr. Yoshioka:

Thank you for your comment letter dated May 26, 2010 concerning the Environmental Impact Statement Preparation Notice (EISPN) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project. The following responses are offered to your comments.

1. **Traffic Engineering Division.** A Traffic Impact Analysis Report (TIAR) was carried out for the proposed project by Wilson Okamoto Corporation during September 2010. The report provides an analysis of the potential traffic impacts of the project on the adjoining street networks. *Section 4.9* and *Appendix J* of the Draft EIS provides a detailed discussion of these potential impacts, including those which may occur during construction of the project. Proposed mitigation measures are also provided to resolve potential impacts.

2. **Public Transit Division.** The proposed project will not significantly impact public transit services and operations. During construction, impacts along Kālia Road will be minimized through coordination with your department. The contractor will notify the Public Transit Division and O'ahu Transit Services, Inc. (bus operations and para-transit operations) of the scope of work, location, proposed closure of any street, traffic lane, sidewalk, or bus stop and duration of project at least two weeks prior to construction. The Draft EIS will provide a description of public transit serving the area and potential impacts on public transit during construction and operation of the project.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

Group 70 International • 925 Bethel Street, 5th Floor • Honolulu, HI 96813-4307 • tel. 808.523.5866 • fax. 808.523.5874 • www.group70int.com

HONOLULU FIRE DEPARTMENT

CITY AND COUNTY OF HONOLULU

636 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd

MUFI HANNEMANN
MAYOR

KENNETH G. SILVA
FIRE CHIEF

ROLLAND J. HARVEST
DEPUTY FIRE CHIEF

May 6, 2010

Mr. Jeffrey Overton, AICP, LEED AP
Chief Environmental Planner, Principal
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

RECEIVED
MAY 10 2010
GROUP 70 INT'L

Dear Mr. Overton:

Subject: Environmental Impact Statement Preparation Notice
Hilton Hawaiian Village® Beach Resort & Spa
Village Master Plan Improvements
Honolulu, Oahu, Hawaii
Tax Map Keys: 2-6-005: 001 Portion
2-6-008: 001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, and 038
2-6-009: 001, 002, 003, 007, 009, 010, 011, 012, and 013

In response to your letter of April 21, 2010, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) reviewed the material provided and requires that the following requirements be complied with:

1. Provide a fire apparatus access road for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet (45 720 mm) from a fire apparatus access road as measured by an approved route around the exterior of the building or facility. (1997 Uniform Fire Code, Section 902.2.1.)

2. Provide a water supply, approved by the county, capable of supplying the required fire flow for fire protection to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed or moved into or within the county.

On-site fire hydrants and mains capable of supplying the required fire flow shall be provided when any portion of the facility or building is in excess of 150 feet (45 720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building. (1997 Uniform Fire Code, Section 903.2, as amended.)

3. Submit civil drawings to the HFD for review and approval.

Should you have any questions, please call Battalion Chief Socrates Bratakos of our Fire Prevention Bureau at 723-7151.

for KENNETH G. SILVA
Fire Chief

KGS/SY:bh

cc: Steve Tagawa, Department of Planning and Permitting

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Tom Young, MBA AIA

November 9, 2010

Mr. Kenneth G. Silva, Fire Chief
City and County of Honolulu
Fire Department
636 South Street
Honolulu, HI 96813

Subject: Environmental Impact Statement Notice of Preparation
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001

Dear Chief Silva:

Thank you for your comment letter dated May 6, 2010 concerning the Environmental Impact Statement Preparation Notice (EISPN) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project. The following responses are offered to your comments.

1. **Fire Apparatus Access Road.** The proposed project will comply with the 1997 Uniform Fire Code, Section 902.2.1, requiring a fire apparatus access road. During the design phase of the project, an acceptable fire apparatus access road will be provided.

2. **Fire Protection Water Supply.** The project will provide a water supply approved by the county, capable of supplying the required fire flow for fire protection. On-site fire hydrants and mains capable of supplying the required fire flow will also be provided.

3. **Civil Drawings.** At the appropriate time, relevant civil and construction drawings will be submitted to the Honolulu Fire Department for review and approval.

We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

Group 70 International • 925 Bethel Street, 5th Floor • Honolulu, HI 96813-4307 • tel. 808.523.5866 • fax. 808.523.5874 • www.group70int.com

Hawaiian Electric Company, Inc. • PO Box 2750 • Honolulu, HI 96840-0001

EIS

May 18, 2010

MAY 20 2010

Mr. Steve Tagawa
Department of Planning & Permitting
City & County of Honolulu
650 S. King Street - 7th Floor
Honolulu, HI 96813

Re: EISPN - Village Master Plan Improvements
Hilton Hawaiian Village ® Beach Resort & Spa
Waikiki, Honolulu, Oahu

Thank you for the opportunity to comment on the above-referenced project. Hawaiian Electric Company, Inc. (HECO) has no objections at this time. The following comments were received from the Project Management Division our Engineering Department.

(1) At page 21 of the EISPN, please include HECO among the listed agencies and parties contacted.

(2) Our understanding is that the Department of Transportation, State of Hawaii, is conveying a parcel of land in the Dewey Lane area to Hilton Hawaiian Village. Please contact Mr. Phil Hauret of our Land & Rights of Way Division at 543-4735 regarding questions related to HECO's easement in the Dewey Lane area.

Should HECO have existing facilities/easements on the subject property, we will need continued access for maintenance purposes. In addition, we reserve the opportunity to further comment on the protection of existing power lines and electric power facilities that may be affected by the project. As the project develops and construction plans are finalized, please continue to keep us informed so that we may be better able to evaluate any effects on our system facilities.

Sincerely,

for Kirk S. Tomita
Senior Environmental Scientist

cc: Ms. Katherine P. Kealoha (OEQC)
Jeffrey H. Overton (Group 70)
R. Liu
M. Lum
G. Fukumoto

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November 9, 2010

Mr. Kirk S. Tomita, Senior Environmental Scientist
Hawaiian Electric Company, Inc.
P.O. Box 2750
Honolulu, HI 96840-0001

Subject: Environmental Impact Statement Notice of Preparation
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001

Dear Mr. Tomita:

Thank you for your comment letter dated May 18, 2010 concerning the Environmental Impact Statement Preparation Notice (EISPN) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project. The following responses are offered to your comments.

1. Hawaiian Electric Company, Inc. (HECO) will be included in among the listed agencies and consulted parties contacted in Section 7 of the Draft EIS.

2. We will contact Mr. Phil Hauret of your Land & Rights of Way Division to coordinate any questions relating to HECO's easement in the Dewey Land area.

Finally, we understand that HECO will require continued access for maintenance purposes on existing facilities/easements on the property.

As a consulted party, we will continue to keep you informed of the project's development. We appreciate your participation in the environmental review process.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

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UNITE HERE!
LOCAL 5 HAWAII

Eric Gill, Financial Secretary-Treasurer *Hernando Ramos Tan, President* *Godfrey Maeshiro, Senior Vice-President*

May 21, 2010

Hilton Hawaiian Village Beach Resort & Spa
2005 Kalia Road
Honolulu, HI 96815

Subject: **Response to Environmental Impact Statement Preparation Notice - Village Master Plan Improvements, Hilton Hawaiian Village**

To Whom It May Concern:

UNITE HERE Local 5 is the bargaining representative for hotel workers at the Hilton Hawaiian Village. Local 5 members will be directly impacted by the proposed construction project. We firmly believe it is important for Hilton's proposed plans to serve the long-term interests of the local community. We therefore request to become a consulted party in the development of the EIS.

Local 5 takes no position either in support of or in opposition to the proposed development at this time. However, after reviewing the company's Environmental Impact Statement Preparation Notice ("EISPN"), we have several questions:

1. Is Hilton considering any other alternatives for the usage of the new towers, such as hotel-only or condominium usage?
2. Would the permits the company is currently seeking allow for conversion to such uses at a later point in time?
3. Can and will the company guarantee that the proposed timeshare units will not be converted to residential condominium or condotel use at a later date? To the extent the company cannot guarantee such conversion, what additional environmental impacts (i.e., impacts on employment, traffic, etc.) could such conversion have?
4. What projections has the company made about its ability to sell new timeshare product at this location? Is the company depending on pre-sales of timeshares for construction financing?
5. Is the company relying on timeshare sales to finance the construction? How will the construction be financed? Does the applicant have the financial capability to complete the project within its projected timeline? What funding or financing is currently dedicated to this project?
6. How will job projections be impacted if the timeshare operator adopts similar management practices, work rules, etc. to those the company currently employs at Hilton's Grand Waikikian timeshare tower? Given the operator's current management practices, work rules, etc. for hotel rooms at the Hilton Hawaiian Village, how would job projections be impacted if the proposed towers were built as hotel-only with the same number of units?
7. To what extent, if any, will the company adopt any practice of selling unused or unsold timeshare weeks to third-party timeshare companies for rentals? To the extent the company may consider such a practice, what safeguards will be in place to assure that the company conducts business with reputable business partners? If Hilton intends to adopt such a practice, what tax rate is applicable to the rental of such rooms?
8. What practices will the company employ to ensure consumers are fully informed and protected throughout the timeshare sales/purchase process?
9. To what extent will the company need workers with the ability to speak multiple languages? What, if any, training will the company offer its current workforce or new workers to help them to improve their skills so that they have the opportunity to work in positions with such requirements?

10. Does Hilton plan to hire Hawaii residents to help sell the proposed timeshare interests? If not, will sales associates currently employed elsewhere by Hilton be brought to Hawaii for this purpose? If so, to what extent?
11. In an average week, what percentage of HGVC timeshares are occupied by their owners? What percentage are owned but unoccupied? What percentage are occupied by parties other than their owners?
12. What incentives does Hilton offer in connection with the sale of its timeshare interests? Are there eligibility requirements for receiving these incentives (i.e. requirements based on Hawaii residency, age, gender, marital status, nationality, etc.)? How do any such requirements impact the Hawaii community?
13. Are there any guarantees that customers who purchase Hilton timeshares in Hawaii must use their purchased interests to stay in Hawaii properties? Can timeshare owners use their timeshare interests or points for non-resort items that don't lead to occupancy?
14. How much does the average Hilton timeshare user spend per week while on their vacation? How does this compare to the average Hilton hotel guest?
15. How many Hilton properties in Hawaii are actively selling timeshares? Have timeshare sales at these properties individually matched initial development sales predictions?
16. Will the addition of parking spaces above the bus loading zone have any effect on the activity of buses?
17. At the second tower, the applicant states, "Parking requirements would be met by reallocating space within the existing parking garage to accommodate projected demand and Land Use Ordinance requirements."[1] Does the company intend to construct this tower without constructing any new parking spaces? How will such reallocation affect parking for Hilton workers?
18. How many new parking spaces does the company plan to construct, as required both for new timeshare units and for the additional retail space being proposed? When will this parking be built in terms of the phasing of the project? Where will the new parking be located?
19. How has the frequency of "parking lockouts" - whereby employees are temporarily disallowed from parking on property due to space limitations - changed between the period prior to Hilton's construction of the Grand Waikikian to today? How is this expected to change under the company's current proposal?
20. Will the timeshare units have kitchens as defined by the Land Use Ordinance of the City & County of Honolulu?
21. How will the planned developments impact traffic on Kalia Road, Ala Moana Boulevard and Dewey Lane?

Thanks very much for your consideration of these matters.

Sincerely,

Benjamin Sadoski
UNITE HERE, Local 5
1050 Queen St, Ste. 100
Honolulu, HI 96814
Phone: 808-941-2141 x238
Email: bsadoski@unitehere5.org

CC: Group 70 International, Inc.; State of Hawaii, Office of Environmental Quality Control

[1] EISPN, pg. 13.

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November 9, 2010

Mr. Benjamin Sadoski
UNITE HERE, Local 5 Hawai'i
1050 Queen Street, Suite 100
Honolulu, HI 96814

Subject: Environmental Impact Statement Notice of Preparation
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001

Dear Mr. Sadoski:

Thank you for your comment letter dated May 21, 2010 concerning the Environmental Impact Statement Preparation Notice (EISPN) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project. The following responses are offered to your comments.

1. **Alternative Uses**
The Draft EIS presents several alternatives to the proposed Village Master Plan, including options for different development programs and components. The proposed action primarily involves redevelopment and expansion of commercial retail space, the development of two new timeshare towers, and improvement of guest amenities and support infrastructure. This program meets the objectives and criteria set by Hilton in defining the future of the Village, as outlined in Section 2.0 of the Draft EIS. Alternatives for development of hotel-only use, residential condominium use, conversion of hotel rooms to time share or condominium use, and retail expansion are evaluated in Section 6.0 of the Draft EIS. Based on that analysis, Hilton has concluded that the Village Master Plan improvements offer significantly greater benefits to the community than any of the other options described in the Draft EIS.

You asked specifically whether Hilton has considered using the new towers for hotel-only or condominium use. We believe both of these uses would exacerbate existing weakness in the hotel or condominium sectors in Waikīkī, with negative repercussions for the local economy. Without sufficient demand for these products, both of these alternatives would entail substantially greater risk to Hilton. The condo alternative would fundamentally change the nature of the Village as a destination resort and would not produce the social, cultural and public improvement benefits contemplated by the Village Master Plan.

The Hilton Hawaiian Village currently has 2,971 hotel rooms. It is already the largest non-casino hotel in the United States, and the largest hotel in Hawai'i. The second largest hotel in Hawai'i is the Sheraton Waikīkī, which has only 1,695 rooms. Hotel room occupancy in Waikīkī currently averages somewhere in the 70% to 80% range, and the hotel rooms at Hilton Hawaiian Village operate at full occupancy (96% or greater) less than one-third of the year. To attract guests, hotels in Waikīkī have reduced room rates substantially in recent years. The combination of lower rates and lower occupancy has significantly reduced profitability, and a number of hotels in Waikīkī have gone bankrupt.

In the absence of a substantial increase in demand, adding new hotel rooms in this environment would be expected to worsen the existing situation, both at the Hilton Hawaiian Village and more broadly in the Waikīkī market.

Residential condominium development would change the current resort character of the Village to a more residential setting. For the reasons stated in the Draft EIS, the condominium option would create fewer jobs than the selected alternative, would have potentially greater environmental and traffic impacts, and would not create the social, cultural and environmental benefits envisioned by the Village Master Plan. Please refer to the discussion included in the Draft EIS in Section 2.0 Purpose and Need for the Proposed Action and Section 6.0 Alternatives to the Proposed Actions.

2. **Allowances for Timeshare Unit Conversion**
The proposed timeshare, hotel and condominium uses are allowed under the Resort zoning district. Hilton will seek approval of Planned Development – Resort (PDR), Waikīkī Special District Design (WSD) and Special Management Area Use Permit (SMA). The City will require notification of changes of use that deviate from the project as approved under these permits. The use of the proposed timeshare towers could be converted to hotel use without a change in the permits. In fact, unsold timeshare units will remain in the Village hotel room pool until they are sold (creating many of the benefits of the "new hotel units" option in the near term). In the unlikely event that the planned timeshare buildings would be considered for conversion to condominium use, this would necessitate the modification of the City development approvals. Please refer to the discussion included in the Draft EIS in Section 6.0 Alternatives.

3. **Timeshare Conversion Scenarios**
Hilton does not intend to convert the timeshare units to condominiums in the future. However, market conditions change over time, and Hilton cannot guarantee that the timeshare units will never be converted to another use in the future. Alternatives for development of hotel-only use, residential condominium use, and retail expansion are evaluated in the Draft EIS. However, none of these options would satisfy the full range of objectives and criteria set by Hilton in defining the future of the Village. The comparative environmental impacts of conversion to hotel use and condominium use are many, including potential impacts on employment and traffic. In comparison to the planned timeshare units, vehicle trip generation could be significantly greater in these scenarios. Condominiums are residential units that often involve two personal

vehicles per unit, far greater than the traffic produced by timeshare or hotel rooms. If built in the same sized buildings, the number of hotel units would be roughly double that of timeshare units. In the unlikely event that the rooms could be filled, the environmental impact of the hotel use would exceed that of the timeshare use. While it is possible that hotel use could theoretically produce more jobs than a time share development, this would be true only if the hotel rooms can be filled. Given the surplus of hotel rooms in the Waikīkī market, we consider that unlikely. Residential condominium conversion would create even fewer jobs. Please refer to the discussion included in the Draft EIS in Section 6.0 Alternatives.

4. **Market**
While demand for hotel rooms has decreased in recent years, demand for new timeshare units has increased. Hilton has based its sales projections for the new timeshare product on the sales performance of the Grand Waikikian, which has been successful to date. Hilton anticipates the need for additional time share inventory by 2015, one year in advance of the opening of the new timeshare tower. Please refer to the discussion included in the Draft EIS in Section 2.0 Purpose and Need for the Proposed Action.

5. **Construction Financing**
In the past, Hilton has self-financed major projects at the Hawaiian Village, and intends to finance the proposed projects in a similar manner. Hilton has the capability to complete the project within the projected timeline. Sales of timeshare units in the new timeshare tower are expected to commence in 2015, one year in advance of the planned opening. Sales proceeds will be placed into escrow pending closing of each sale.

6. **Employment Projections**
Hilton will follow similar management practices as currently employed at the Grand Waikikian timeshare. Alternatives for development of hotel-only use, condominium use, and retail expansion are evaluated in the Draft EIS, however, each of these options would fail to satisfy several the objectives and criteria set by Hilton in defining the future of the Village. Service employment levels under a hotel-only scenario would not be higher than with timeshare use unless the hotel rooms could be fully absorbed. The alternative for residential condominium use would generate lower service employment levels. Both alternatives are impractical in the current environment. Demonstrated demand for new timeshare units makes the Master Plan scenario considerably more viable than the alternatives. Please refer to the discussion included in the Draft EIS in Section 4.14 Socio-Economic Impacts and Appendix N. Fiscal Impacts.

7. **Timeshare Sales**
Hilton will not sell unused or unsold timeshare weeks to third-party timeshare companies for rentals. The unsold inventory is expected instead to become part of the hotel pool and will be rented out on a short-term basis, for which the State's Transient Accommodations Tax (TAT) applies.

8. **Consumer Protection**
Sales of timeshare units are strictly regulated in the State of Hawai'i, and Hilton will comply with applicable laws of the State of Hawai'i.

9. **Employee Language Capabilities**
Hilton will employ workers with the capability to speak multiple languages where applicable in the organization. Managers and line staff are trained through language training programs in place within the organization. As applicable to specific positions, Hilton will continue to educate their current and future workforce.

10. **Local Employment**
Hilton's first efforts are to sell the timeshare product in the local market. Hawai'i residents are hired to help sell interests in the proposed timeshare units. Employment practices for these positions will first examine local residents who are qualified for the job requirements prior to considering applicants who currently live outside Hawai'i. An active market exists outside Hawai'i for these timeshare units, which requires hiring an overseas sales force in Asia and elsewhere.

11. **Timeshare Occupancy**
The Hilton Grand Vacation Club (HGVC) timeshares in Waikīkī are occupied more than 90%, on average. For those units unoccupied during their week, it is possible for others who are members of HGVC to trade points to utilize the unoccupied unit. During open intervals, some timeshare units are rented as part of the Village hotel room pool.

12. **Timeshare Incentives**
The incentives associated with unit purchases in the HGVC programs differ greatly from property to property and from unit to unit, depending on the nature of the time share interest that is purchased. Timeshare unit purchase incentives could include programs such as cruises and stays at other HGCV properties. All qualified buyers of similar interests are eligible for the same incentives as all other qualified buyers. Hilton does not discriminate among potential buyers regarding such incentives.

13. **Timeshare Purchased Interest**
Owners of HGVC timeshares in Waikīkī are members of the HGVC. Timeshare owners can use their timeshare interests or points for stays at other HGVC locations worldwide. Owners may also choose to trade for other products available to HGVC members. The owners of these time share units can trade their interval period for vacations elsewhere.

14. **Timeshare Occupant Spending**
Market studies cited in the Draft EIS show that timeshare guests tend to spend more than hotel guests. American Resort Development Association (ARDA) studies of timeshare spending in Hawai'i found that timeshare guests spend an average of $4,162 per trip, versus an average of $2,866 per trip spent by hotel guests over comparable stays (Price Waterhouse Coopers, 2008).

15. **Hilton Timeshares**
Hilton has six timeshare properties in Hawai'i. Two are actively selling timeshares. They are Hilton Hawaiian Village on O'ahu, and King's Land Waikoloa on the island of Hawai'i. Sales predictions have been achieved at these Hilton properties, giving Hilton confidence in its sales projections for its Hilton Hawaiian Village project.

16. **Bus Loading Zone**
With the new timeshare tower, there will be one additional bus parking/loading bay added. The bus loading zone will operate in a similar fashion to the current bus loading operation, with some changes to the circulation pattern. The resort loading zone traffic will be managed to avoid interference with the bus operations.

17. **Second Tower Parking**
The second timeshare tower will be built in compliance with the Land Use Ordinance requirements. There are ample excess parking spaces within the existing Hilton parking garage to accommodate the second timeshare tower. No new parking area will be developed to support parking for the additional timeshare units. The guests visiting the second timeshare tower will not significantly affect Hilton employee parking. The benefit of employee parking will be retained.

18. **New Parking Spaces**
A total of 125 new parking spaces are planned at the first new timeshare tower, planned for completion by 2016. The second timeshare tower, planned for completion by 2022, will be built in compliance with the Land Use Ordinance requirements. There are ample excess parking spaces within the existing Hilton parking garage to accommodate the second timeshare tower. No new parking area will be developed to support parking for the additional timeshare units. The guests visiting the second timeshare tower will not significantly affect Hilton employee parking. Please refer to the discussion included in the Draft EIS in Section 3.0 Project Description, Section 4.9 Traffic and Parking and Appendix K. Parking and Loading Study.

19. **Parking for Employees**
Hilton has a history of providing suitable parking arrangements for its employees, including the occasional need for off-site parking/shuttle use during major events at the Coral Ballroom. The occasional restriction on employee parking availability is due to local meetings and banquets. These events occur infrequently, and the event parking demand is based on local resident attendance at these events. The frequency of employee parking lockouts has not increased significantly since the completion of the Grand Waikikian. Hilton's existing traffic management plan and parking plan will be updated during this permitting process.

20. **Kitchens**
The timeshare units will have kitchens as defined by the Land Use Ordinance of the City and County of Honolulu.

21. **Traffic**
A study of future traffic conditions in the project area is presented in the Draft EIS, including intersection operations on Kālia Road, Ala Moana Boulevard and Kahanamoku Street. The increased trip generation by the planned new uses at Hilton Hawaiian Village will be accommodated on the local roadways, and through proposed on-site and off-site mitigation measures. Please refer to the discussion included in the Draft EIS in Section 4.9 Traffic and Parking and Appendix J. Parking and Loading Study.

We appreciate your participation in the environmental review process. Please contact me if you have further questions or require additional information.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

Claudia Rohr
Board member, PASH
369 Nene St.
Hilo, HI 96720
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808-640-5976
beach@hilo.net

August 23, 2010

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925 Bethel Street, 5th Floor
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jho@group70int.com

Aloha Lani Lapilio and Jeff Overton,

I am Secretary for the board of Public Access Shoreline Hawaii (PASH). I am writing today to notify you that we have asked Mr. Gregg Kashiwa, a long time member and supporter as well as a respected Land Planner, to be our Oahu representative and speak for us in the matter of the Hilton Hawaiian Village Hotel's "Village Master Plan Improvements."

I have read the EISPN but was too late to make formal comments or ask that PASH be formally consulted, but here are my comments.

PASH's interests are that formal public access through the village to the shoreline be established in proportion to the development, including public parking areas and pedestrian ways ("trails"), and that public access be provided for the fishermen that use the beach for nighttime fishing,

Also of concern generally is that any shoreline hardening will not encroach into the shoreline setback area, that a sandy beach will remain and management plans be devised to ensure the sandy beach will remain long term into the future, and that lateral access along the shoreline be ensured. We typically negotiate a settlement for formalized alternative lateral public access along the shoreline in certain cases where there is encroachment.

If you do a keyword search for the terms "public access", and "parking" the EISPN does not specifically address public parking areas or number and distance between mauka makai pedestrian public access to the shoreline as something formalized and separate from the hotel's public accommodations. Will the hotel be happy to have fishermen walking through the formal areas with their fishing poles and coolers? We think not. PASH expects "bypass" type mauka makai public access "trails" from a public road and any public parking areas through the village to the beach no less then 1500 feet apart be formalized on the master plan, along with a commitment for signage, notice of procedures for use (including night fishing and hours open) to be included in the review documents. These public access "trails" can be pedestrian ways for your guests and owners but formal commitment as to allocation and signage, procedures for public use, and hours open must be formalized in your plans. Typically, if public access to the shoreline is going to be limited as to hours by use of gates or such then there are special procedures for signing in for access for night fishing.

Please consider my comments on the EISPN, although late, and feel free to email me if you have any questions. Jeff- could you provide me with a map indicating the location of the village's existing public parking areas, public access pedestrian ways, and location of any public access signs so I can be more informed in the future?

Thank you for considering our initial comments.

Sincerely,

Claudia Jean Rohr

Claudia Rohr, Secretary, PASH

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November 9, 2010

Ms. Claudia Rohr, Board Member
Public Access Shoreline Hawaii
369 Nene Street
Hilo, HI 96720

Subject: Environmental Impact Statement Notice of Preparation
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001

Dear Ms. Rohr:

Thank you for your comment letter dated August 23, 2010 concerning the Environmental Impact Statement Preparation Notice (EISPN) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project. The following responses are offered to your comments.

We recognize your comments regarding mauka-makai access to the beach and lateral access for the purposes of exercising traditional and customary practices for gathering and worship. A particular stated interest is night time fishing access to the beach fronting the Hilton Hawaiian Village, and parking for fishermen. In urban areas such as Waikīkī, which have been developed for decades with high density resort facilities and hotel-related structures, access to the coastal resources can be challenging.

Hilton Hawaiian Village has held a long-standing policy of providing open public access through the resort during day and night hours. Many local residents and visitors enjoy walking the grounds of the Village, Duke Kahanamoku Lagoon, and accessing the beach, near shore waters, and the offshore reef and surfing breaks. The Village has fostered access to these coastal resources. About 200 public parking spaces are available at the harbor and beach area makai of Hilton Hawaiian Village. This is the closest public parking to the beach, and some spaces are un-metered.

PASH considerations were addressed in the Cultural Impact Assessment conducted as part of the Draft EIS by Cultural Surveys Hawai'i (Sept. 2010). Included in the document is the following statement: *As provided in the Management Summary, land jurisdiction of the Project area is held by private owner Hilton Hawaiian Village LLC. HHV has been in compliance with the 1995 Public Access Shoreline Hawai'i (PASH) ruling by the Hawai'i Supreme Court. HHV will continue to allow access to ocean gathering, and other cultural practices, activities and resources within their property boundaries for Native Hawaiians and kama'āina who may frequent the area. It is important to note here that the 1995 PASH ruling states in Footnote 6 that "traditional and customary rights shall include, but not be limited to ... the gathering of (hihiwai), ('opae), ('o'opu), limu, thatch, ti leaf, aho cord, and medicinal plants for subsistence,*

cultural and religious purposes." The 1995 ruling also justified the imposition of a non-statutory "undeveloped land" requirement by suggesting that the exercise of traditional gathering rights on fully developed property "would conflict with our understanding of the traditional Hawaiian way of life in which cooperation and non-interference with the well-being of other residents were integrated parts of the culture" and furthermore, "access is only guaranteed in connection with undeveloped lands" (Public Access Shoreline Hawai'i V. Hawai'i County Planning Commission, 79 Hawai'i 425, 1995).

Hilton Hawaiian Village is a fully developed land that is undergoing a Master Plan improvements program. The Village will continue its policy of open access.

We appreciate your participation in the environmental review process. Please contact us if you have further comments or require additional information.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

14 MAY 2010

City and County of Honolulu
Department of Planning and Permitting
Attn: David K. Tanoue, Director
650 S. King Street , 7th Floor
Honolulu, HI 96813

Group 70 International, Inc.
Attn: Jeff Overton, AICP, LEED AP
925 Bethel Street, 5th Floor
Honolulu, HI 96813

Subject: Waikiki Neighborhood Board Review of the EISPN – Hilton Hawaiian Village Master Plan Improvements.

Thank you for including the Waikiki Neighborhood Board in the environmental review process for the above-mentioned project. The Board always welcomes improvements to visitor industry infrastructure, corporate commitment to Waikiki's future and the continued improvement of our Waikiki neighborhood. We also want to ensure that development is completed in a culturally sensitive, functionally sustainable and environmentally-sound way. To that end, we request that the draft EIS while analyzing all impacts, also discuss the following specific issues of importance to our neighborhood.

PUC Development Plan

Consistent with Section 3.1.1.3 of the PUC Development Plan, explain if and how the Master Plan improvements may impact the public's shoreline access, other public access or quasi-public access.

Discuss the project's consistency with Section 3.4.1.2 - Visitor Industry. Much concern has been noted over the past few years about how the shift to time-share units may change the composition of the visitor mix and how this may affect Waikiki businesses and state and county tax revenues.

One of the most important features of Waikiki is its unique walkability and pedestrian emphasis, appealing to both visitors and residents alike. Discuss how this project will help facilitate the policies in Section 3.5.2 related to walking, transit, bicycles and water transportation and will de-prioritize the use of personal vehicles consistent with Waikiki's "Pedestrian First" policy.

Waikiki Livable Community Project

Page 40 of the Livable Communities Project lists Kalia Road as a 'secondary pedestrian route'. Elaborate on the improvements to the front entrance along Kalia Road and how these will affect the pedestrian experience. It is recommended that photosimulations from a pedestrian perspective be included in the DEIS.

Ala Moana Boulevard is a designated 'green gateway' into Waikiki. Explain how the project will help facilitate this green gateway vision.

It is recommended that the DEIS explore the recommendations on page 83 for transportation demand management (TDM) at the new development.

Waikiki Special District Design Guidelines

Provide a section in the DEIS explaining how this project helps facilitate the full range of goals and policies of the Waikiki Special District.

Sustainability

The Waikiki community is very concerned with carrying capacity of our infrastructure and depletion of our island resources. Provide an exhaustive analysis of a full range of sustainability features that you will seek to incorporate into the project to:

- Reduce energy and water use
- Reduce VMT and fossil fuel use
- Implement recycling and reduce the waste stream
- Reduce GHG emissions
- Achieve other efficiencies where possible
- Address global climate change and sea level rise at the site.

While not mandated under current code, it is strongly recommended that this project pursue and secure LEED certification (or other industry sustainability equivalent) at a minimum Silver level. This would go far in demonstrating to the community Hilton's commitment to the environment and sustainable development.

Again, thank you for the referral of this EISPN and we look forward to receiving the Draft EIS upon its publication.

Sincerely,

(signed)

Jeff Merz AICP, LEED AP
Waikiki Neighborhood Board
Development Review

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November 9, 2010

Mr. Jeff Mertz, Board Member Sub-district 3
Waikīkī Neighborhood Board No. 9
Development Review
2452 Tusitala Street PH 8
Honolulu, HI 96815

Subject: Environmental Impact Statement Notice of Preparation
Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements
Waikīkī, Island of O'ahu, Hawai'i
TMK: (1) 2-6-008:001, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037 and 038
TMK: (1) 2-6-009:001, 002, 003, 007, 009, 010, 011, 012 and 013
TMK: (1) 2-6-005:001

Dear Mr. Mertz:

Thank you for your comment letter dated May 14, 2010 concerning the Environmental Impact Statement Preparation Notice (EISPN) for the Hilton Hawaiian Village Beach Resort & Spa Village Master Plan Improvements project. The following responses are offered to your comments.

1. **PUC Development Plan**
The Village Master Plan improvements are consistent with the policies and guidelines of the PUC Development Plan. The Village has historically provided very good public shoreline access and other public/quasi-public access. Residents of the surrounding Waikīkī community, and visitors staying at other accommodations in Waikīkī, have enjoyed the open access to the Village grounds and expansive beach. Improvements to the Village walkways and landscape will enhance the access experience for both guests and residents. A new public walkway will be created along the Kālia Road frontage of Tapa Tower between Rainbow Drive and Paoa Road, with meandering wide sidewalk through expanded lush landscape. The Draft EIS Section 3.0 Project Description provides details about the Village Master Plan improvements.

Timeshare units have not changed the composition of the visitor mix in Waikīkī, however, they provide greater stability to the visitor market. Timeshare guests at Hilton Hawaiian Village have been shown to spend more than hotel guests on a per unit basis. Guests to Waikīkī hotels have a roughly 50% return rate, yet timeshare units are showing a 90% return rate (ARDA, 2009). Many who plan annual visits to Waikīkī have decided to invest in a timeshare unit, to provide greater comfort with amenities such as larger units, with kitchen and laundry. Since the timeshare units are already purchased, these owners spend more during their Waikīkī visits in comparison to hotel guests. Timeshare owners provide greater State and County tax revenues. The Draft EIS

Section 2.0 Purpose and Need for the Proposed Action and Section 4.14 Socio-Economic Impacts provides additional details about the planned timeshare units.

Hilton Hawaiian Village is very consistent with the Pedestrian First policy for Waikīkī. The Village Master Plan will improve the pedestrian experience at the Village. Improvements to the Kālia Road frontage walkways and landscape will enhance the pedestrian experience. Bicycle access will be maintained and The Bus stop will be improved.

2. **Waikīkī Livable Community Project**
Improvements in the Village Master Plan will be consistent with the Waikīkī Livable Communities Project. A new public walkway will be created along the Kālia Road frontage of Tapa Tower between Rainbow Drive and Paoa Road, with meandering wide sidewalk through expanded lush landscape. These improvements will expand on the existing walkway and landscape improvement completed along Kālia Road between Ala Moana Boulevard and Rainbow Drive. A rendered view of the improved entrance area and Kālia Road frontage is provided in Draft EIS Section 3.0.

Consistent with the green gateway policy, Hilton has completed major landscape improvements along the surrounding public roadways. The 'Ewa gateway to Waikīkī has been beautified with extensive landscaping, including Ala Moana Boulevard median from Kalīkaua Boulevard. The Village Master Plan will continue this improvement along the Kālia Road frontage landscape, as presented in Draft EIS Section 3.0.

Hilton has extensive plans in place for Transportation Demand Management (TDM), including employee programs for bicycle and moped racks, discounted monthly passes for TheBus, on-site parking discounts. The TDM program will be expanded to accommodate the new Hilton employees. Section 4.9 of the Draft EIS presents traffic impacts and TDM measures.

3. **Waikīkī Special District Design Guidelines**
The Village Master Plan improvements will continue to be consistent with the Waikīkī Special District Design guidelines, with the following characteristics:

- Improvements respect the 30 ft minimum side yard setback
- There will be over 50% open space on the property
- Building heights will be in compliance with WSD height limits
- The overall Floor Area Ratio (FAR) is 3.65 with the planned improvements
- No variances from the WSD guidelines will be requested
- The Village presents a Hawaiian sense of place, including statues and artwork

New improvements at the Village will continue to comply with the WSD design guidelines, and will extend the beneficial design aspects and Hawaiian sense of place. The Village Master Plan's consistency with government plans and policies is presented in Section 5.0 of the Draft EIS.

4. **Sustainability**
Hilton Hawaiian Village currently has a sustainability program, including recyclable materials collection, water conservation, and energy conservation. These programs make sense for the conservation of resources and for economic reasons. The Village Master Plan improvements will be designed, constructed and operated following sustainability objectives. Plans for design, materials and systems for new buildings will be consistent with sustainable practices. LEED principles will be incorporated in the design and selection of systems and materials for new structures at the Village. The decision to apply for LEED certification is pending further study. The Draft EIS Section 4.11 addresses Sustainable Practices in the Village Master Plan.

We appreciate the time that you, Chair Bob Finley, and the members of the Waikīkī Neighborhood Board No. 9 have taken in the review of this project. It was a pleasure to present before the board on July 13, 2010 and receive the Board's recommendation for approval of the current project plans.

We appreciate your participation in the environmental review process. Please contact us if you have further comments or require additional information.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP, LEED AP
Principal, Chief Environmental Planner

cc: Steve Tagawa, DPP

Section 8.0

REFERENCES

8.0 REFERENCES

Documents

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Geographical Information Systems Data

All maps produced using GIS are based on source data provided from the Federal Government, State of Hawai'i and City and County of Honolulu resources. The data layers used to create the maps are used "as is" and are not manipulated or edited for visual improvement. Source map data meet the minimum mapping requirements as set forth by the United States Geological Survey in the National Map Accuracy Standards.

Aquifers
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Zoning Map Height Limit - Information System (HOLIS), C&C of Honolulu, December, 2009

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State Land Use Division
Office of Planning, State of Hawai'i, June 2009

Tax Map Key

O'ahu TMK - Honolulu Land Information System (HOLIS), C&C of Honolulu, March, 2010

Urban Center

Map from C&C Honolulu, DPP, Primary Urban Center Development Plan, June 2004 Zoning
Zoning - Honolulu Land Information System (HOLIS), C&C of Honolulu, July, 2008

Maps

Aerial base - Google Imagery, Sept 28, 2008

O'ahu TMK - Honolulu Land Information System (HOLIS), C&C of Honolulu, March, 2010

O'ahu Streets - Honolulu Land Information System (HOLIS), C&C of Honolulu, January, 2008

Project Area - Group 70 GIS, January 2010

Section 9.0

PREPARERS OF THE ENVIRONMENTAL IMPACT STATEMENT

9.0 PREPARERS OF THE ENVIRONMENTAL IMPACT STATEMENT

Below is a list of individuals that contributed to the preparation and completion of this Environmental Impact Statement ("EIS"). The list includes the name of the individual and their role, or the name of the company and the subfield of professional expertise utilized to conduct and complete the EIS.

Hilton Worldwide	
Ted Middleton	Senior Vice President of Development, The Americas
Stephen M. Jacobson	Senior Director, Project Management, Hawaiian Islands
Gerard C. Gibson	Area Vice President, Hawai'i
Peter H. Schall	Consultant/Fmr. Senior VP & Managing Director (Retired)

Group 70 International, Inc.	**Role**
Norman Hong	Principal-in-Charge, Architecture & Design
Jeffrey H. Overton	Principal-in-Charge, Planning & Entitlements
Christine Ruotola	Principal, Planning
Stephen Yuen	Principal, Architecture
Kawika McKeague	Senior Planner
Tracy Furuya	Planner
Kimberly Evans	Planner
Vi Verawudh	Planner
Ross Morishige	Senior Architect
Aimee Ramil	Architect
Mary Tomonaga	GIS Specialist
Kathryn Nam	Graphics
Joy Kepa	Graphics
Dricka Brown	Sustainable Design Researcher/Planner Support
Reyna DePonte	Administrative Support
Margie Lee	Administrative Support

Technical Consultants/Support	**Area of Specialty**
Aukahi, Inc.	Cultural Community Outreach
Austin, Tsutsumi & Associates, Inc.	Shoreline Survey Certification
B.D. Neal & Associates	Air Quality Assessment
Belt Collins Hawaii	Civil Engineering Report
Communications Pacific	Public Relations
Cultural Surveys Hawai'i, Inc.	Archaeology Inventory & Cultural Impact Assessment
Enpro	Hazardous Materials Assessment
Imanaka, Kudo, & Fujimoto	Legal
John M. Knox, Associates	Social Economics & Community Issues
Mikiko Corp	Economic and Fiscal Impact Analysis
Marine Research Consultants, Inc.	Near-shore Water Quality & Marine Biology
McCelvey Associates	Landscape Architect & Tree Inventory
Rowan Williams Davies & Irwin Inc	Pedestrian Wind Assessment
Steve Nimz & Associates	Arborist Assessment
Wilson Okamoto & Associates	Traffic & Parking
Y. Ebisu & Associates	Acoustic Assessment