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DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

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March 14, 2025

2024/SMA-104 (LM)

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawai'i 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Special Management Area (SMA) Use Permit
Hilton Hawaiian Village (HHV), Village Master Plan Improvements,
Ala Moana Boulevard Tower
1831, 1835, and 1841 Ala Moana Boulevard – Waikīkī
Tax Map Keys 2-6-005: 001 (portion); 2-6-008: 001, 002, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, 038, 039; 2-6-009: 001, 002, 003, 004, 005, 006, 007, 009, 010, 011, 012, and 013

Enclosed for your consideration are the Department of Planning and Permitting's (DPP) Report and Recommendation, Draft Resolution, and Exhibits for the SMA Use Permit application for development of a new hotel tower at the HHV. The Applicant proposes to construct a new 36-story hotel with 515 hotel units and 6,051 square feet of retail space, a fitness center, and parking.

The DPP recommends that the Project be approved, subject to compliance with recommended conditions, which primarily consist of standard conditions relating to archaeological resources and protected species.

Pursuant to the Revised Ordinances of Honolulu, Chapter 25, the City Council must act within 60 calendar days after receipt of our Report and Recommendation; however, the City Council may extend this period of time upon receipt of a request from the Applicant for an extension.

Should you have any questions, please contact me at (808) 768-8000.

Very truly yours,

Dawn Takeuchi Apuna
Director

Enclosures: Report and Recommendation
Draft Resolution
Exhibits A, B, C-1 through C-5, D through O, P-1 through P-16, and Q

APPROVED:

Michael D. Formby, Managing Director
Office of the Managing Director

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAI'I

IN THE MATTER OF THE APPLICATION BY HILTON HAWAIIAN VILLAGE BEACH RESORT & SPA AND PARK ALA MOANA LLC FOR A SPECIAL MANAGEMENT AREA (SMA) USE PERMIT	File No. 2024/SMA-104(LM)

FINDINGS OF FACT, CONCLUSIONS
OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

PROJECT NAME:	Hilton Hawaiian Village (HHV), Village Master Plan Improvements, Ala Moana Boulevard (AMB) Tower
LANDOWNER/ APPLICANT:	HHV Beach Resort & Spa and Park Ala Moana LLC
AGENT:	Group 70 (Jeffrey Overton)
LOCATION:	1831, 1835, and 1841 Ala Moana Boulevard – Waikīkī (Exhibit A)
TAX MAP KEYS:	2-6-005: 001 (portion); 2-6-008: 001, 002, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, 038, 039; 2-6-009: 001, 002, 003, 004, 005, 006, 007, 009, 010, 011, 012, and 013
ZONING:	Resort Mixed-Use Precinct, Waikīkī Special District (SD) (Exhibit B)
STATE LAND USE:	Urban District
DEVELOPMENT PLAN:	Primary Urban Center Development Plan (PUCDP)

B. Proposal: The Applicant seeks an SMA Use Permit for development valued above $500,000 within the SMA. The Applicant proposes the construction of a new 36-story hotel tower (AMB Tower) with 515 hotel units and 6,051 square (sq.) feet (ft.) of retail space, located within the SMA and the Waikīkī SD on the south shore of O'ahu.

HHV recently acquired three adjacent parcels to incorporate into the HHV resort complex. The Project proposes to demolish existing structures and remove existing landscaping on Parcels 4, 5, and 6, and to construct the AMB Tower on Parcels 4, 5, 6 and portions of Parcels 7, 9, and 13 (AMB Tower Site, Exhibit C-1). The AMB Tower Site will encompass approximately 0.64 acres. Ground disturbance includes structural footing installation, utility installation, and installation of landscaping. The southern portion of the AMB Tower Site includes an existing HHV service lane and loading area that will also be used by the AMB Tower; surface grading may be necessary for roadway improvements and parking. The AMB Tower Site is bounded by Ala Moana Boulevard to the north, and to the east, west, and south, is adjacent to existing HHV structures.

The AMB Tower will consist of an eight-story podium (118,556 sq. ft.) and 28-story tower (276,472 sq. ft.), with a maximum height of 350 ft. (see Exhibits C-2 through C-5). The Project includes new landscaping consisting of native, Polynesian-introduced, or tropical plants, water features, additional pedestrian connections, and a sculpture garden.

The Project is anticipated to cost $461.5 million, and the first phase of construction is estimated to begin mid-2026 and completed in 30 months.

C. Background Information:

The entire HHV resort complex is within the SMA, as established by the Revised Ordinances of Honolulu (ROH), Chapter 25, and therefore a SMA Use Permit is required. Additionally, on September 18, 2024, the Applicant submitted an application to modify the existing Planned Development Resort (PD-R) Permit. This is being processed concurrently under File No. 2024/PDP-2.

On October 2, 2024, the application was accepted by the Department of Planning and Permitting (DPP). A public hearing was scheduled for November 8, 2024. On October 14, 2024, the Applicant submitted a request to reschedule the public hearing to January 2025, and waived the requirement for the DPP to hold a public hearing within 60 days of acceptance. This was accepted by DPP on October 17, 2024. The public hearing was rescheduled per the Applicant's request for January 22, 2025, and was held in person and virtually at the Fasi Municipal Building 6th floor conference room.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director of the DPP has found:

Lot Area	New Parcels: Parcel 4: 0.225 acres (9,802 sq. ft.) Parcel 5: 0.138 acres (5,977 sq. ft.) Parcel 6: 0.1 acres (4,362 sq. ft.) SUBTOTAL: 0.46 acres (20,141 sq. ft.) Existing: 22.24 acres (968,979 sq. ft.) TOTAL HHV complex: 22.70 acres (989,120 sq. ft.)
Lot Shape	Quasi-square
Topography	The HHV is relatively flat (see Exhibit D), elevations range from seven to nine ft. above mean sea level (MSL).
Current Development	Parcels 4, 5, and 6 are developed with retail, dining, and a car rental. The rest of the HHV campus is developed as a resort complex with 3,737,055 sq. ft. of floor area. Nine towers (Ali'i, Diamond Head, Lagoon, Diamond Head Apartments, Rainbow, Tapa, Kālia, the Grand Waikikian, and the Grand Islander; see Exhibit E) provide transient accommodations as hotel and timeshare units. The site is also developed with retail, dining, wedding services, meeting facilities, and other uses common in a resort development.
Surrounding Uses	To the north across Ala Moana Boulevard, parcels are in the Apartment Mixed-Use Precinct, and developed with retail, dining, and multi-family dwellings. Adjacent to the south of the HHV campus is the Hale Koa Hotel. The Hale Koa Hotel is also within the Resort Mixed-Use Precinct. To the east across Kālia Road is the Fort DeRussy Park, which includes the Daniel K. Inouye Asia-Pacific Center for Security Studies. To the southeast is the 'Āinahau Triangle, and further south past the Hale Koa Hotel is the Fort DeRussy Beach Park. These lands are within the Public Precinct. Parcels to the east and south of the Project site are under federal ownership.

Flood Zone	Flood Zone AO – Areas with a one percent or greater chance of flooding. Flood Zone AE – Areas with a one percent risk of flooding. The base flood elevation (BFE) ranges from six ft. to nine ft. above MSL. Flood Zone X – Areas outside the 0.2 percent annual chance floodplain. (Federal Emergency Management Agency Flood Insurance Rate Map Panel Numbers [No.] 15003C0366G and 15003C0362G, effective January 19, 2011, Exhibit F)
Nearest Body of Water	Ala Wai Boat Harbor – Estuarine and Marine Deepwater Duke Kahanamoku Lagoon – Estuarine and Marine Deepwater and Wetland Pacific Ocean – Estuarine and Marine Deepwater (see Exhibit G).
Soil Classifications	Jaucas Sands with zero to 15 percent slopes – Excessively drained, calcareous soils that occur as narrow strips on coastal plains, adjacent to the ocean. Permeability is rapid. Runoff is very slow to slow, and the hazard of water erosion is slight, but wind erosion is a severe hazard where vegetation has been removed Beaches – Deep, well-drained to excessively drained sands or gravelly sands, with a high infiltration rate (low runoff potential) when thoroughly wet; and Fill Land, Mixed with zero to three percent slopes – Well-drained with low runoff. (United States Department of Agriculture Web Soil Survey, Exhibit H)
Vegetation	Vegetation consists of cultivated native and non-native tropical shrubs and palms. As part of the Project, existing vegetation on Parcels 4, 5, and 6 will be removed, with new landscape proposed.

Sea Level Rise (SLR) – Exposure Area	AMB Tower Site: projected to be impacted by 3.2 ft. of SLR by 2100, with the dominant exposure from passive flooding. HHV Site: projected to be impacted by 3.2 ft. of SLR by 2100. The south and west portions of the site are most impacted from passive flooding as well as high wave actions, with the east facing portion of the site slightly impacted (see Exhibits I and J).
Shoreline Erosion Rate	Ranges from zero to accretion of 0.7 ft. per year. The shoreline setback is 60 ft.
Hurricane Storm Surge	The HHV complex is projected to be impacted by three ft. of storm surge in a Category 1 storm, with increasingly greater impacts with up to six ft. of storm surge in a Category 4 event (see Exhibit K; National Hurricane Center, *Storm Surge Risk Maps*).
Tsunami	The HHV complex is located within the tsunami evacuation and extreme tsunami evacuation zone (see Exhibit L).
Environmental Compliance	The proposed development is located in Waikīkī and therefore is subject to compliance with Hawai'i Revised Statutes (HRS) Chapter 343. On October 29, 2021, the DPP issued the determination that a Supplemental Environmental Impact Statement (S[EIS]) is required to expand the HHV campus, and to supplement the 2011 EIS initially approved for the Village Master Plan. The SEIS preparation notice was published in the November 8, 2021 issue of the "*The Environmental Notice*", and the Final SEIS was published on July 8, 2023, and accepted by the DPP on July 28, 2023.
Certified Shoreline Survey	Certified October 14, 2023. Proposed work on site is outside of the 60-ft. shoreline setback, and well beyond 75 ft. from the shoreline, so no new certified shoreline survey is required for this application (see Exhibit M).
Hawai'i Cultural Resource Information System	A draft Archaeological Inventory Survey was submitted for review by the Department of Land and Natural Resources State Historic Preservation Division (SHPD) on June 19, 2024, and assigned Project Review No. 2017PR24629.
Other City Permits and Approvals	Grading, trenching, drain connection, sewer connection, building permits (BPs), and Major Special SD Permit. National Pollutant Discharge Elimination System Construction Dewatering Permit, work within the State right-of-way, oversize and/or overweight vehicles and loads, and various operating permits.

Agency Comments	During the SEIS review processes, the proposal was routed to additional Federal, State, and City agencies. All letters and comments received have been included in the Project file and incorporated into the Analysis Section, as appropriate.
Neighborhood Board/ Community Association Presentation	The Project was presented to the Waikīkī Neighborhood Board (NB) No. 9 on April 9, 2024. The NB meeting is discussed further in Section G, below.
Public Hearing	The DPP conducted a Public Hearing at 10:30 a.m. on January 22, 2025, at the Fasi Municipal Building, 6th Floor Conference Room. The Applicant, the Applicant's Agent, DPP staff members, and approximately 34 members of the public attended the public hearing. The public hearing is discussed in Section G, below.

III. ANALYSIS

The proposed Project was analyzed in accordance with the objectives, policies, and guidelines established in ROH § 25-3.1, as well as HRS §§ 205A-2 and 205A-26(1).

A. Recreational Resources

Development within the SMA should provide coastal recreational opportunities to the public. Adequate access, by dedication or other means, to beaches, coastal dunes, recreation areas, and natural reserves must be provided to the extent consistent with sound conservation principles. Adequate and properly located public recreation areas and wildlife preserves must be preserved.

The AMB Tower Site is located approximately 750 ft. inland, and will not impede existing access to nearby beaches or recreation areas. Therefore, no conditions of approval relating to recreational resources are recommended.

B. Historic and Cultural Resources

Development within the SMA should protect, preserve, and restore natural or human-made historical and cultural resources.

Application materials identified two traditional Hawaiian fishpond complexes approximately 500 ft. northeast and east of the AMB Tower Site, respectively, that were likely constructed during the pre-Contact period. These fishponds were located near the mouth of what was Pi'inaio Stream, and were filled in with the development of the United States Army's Fort DeRussy in the early 1900s. The AMB Tower Site is located on what was essentially a delta formed by Pi'inaio Stream that grew and shifted makai. By 1927, Pi'inaio Stream was filled in with

the construction of the Ala Wai Canal, and western style dwellings dotted the area.

Two previously identified historic properties within the AMB Tower Site are within Parcels 9 and 13, listed as State Inventory of Historic Places (SIHP) No. -02870, which is comprised of historical cultural layers with associated features and human remains, and SIHP No. -06399, which is comprised of five features. Previous studies of the area have not documented evidence of traditional Hawaiian land use, which is theorized to be due to the dynamic nature of the hydrological environment along Pi'inaio Stream. On the overall HHV complex, burial sites and historic properties have previously been identified (see Exhibit N).

Ground disturbance across the AMB Tower Site is proposed for the deep foundational pilings and for surface road improvements. The Applicant submitted an archaeological literature review and field inspection in 2017 for SHPD review. SHPD determined that an Archeological Inventory Survey (AIS) was necessary. On June 24, 2024, the Applicant submitted a draft AIS for SHPD review.

As part of the draft AIS, subsurface testing was conducted in 2022 across nine locations within the Project Site. Five archeological historic properties were documented, two of which relate to previous findings (SIHP Nos. -02870 and -06399). Newly documented are SIHP No. -09156 (human skeletal remains), -09157 (infrastructure remains), and -09441 (human skeletal remains) (see Exhibit O). The draft AIS concludes that the Project will have an effect on historic properties, and proposes mitigation commitments of archaeological monitoring in accordance with an archeological monitoring plan (AMP) meeting the requirements of Hawai'i Administrative Rules (HAR) § 13-279-4 for SIHP Nos. -02870 and -09157, and burial treatment in accordance with a burial treatment plan (BTP) meeting the requirements of HAR § 13-300-33 for SIHP Nos. -09156 and -09441. The DPP concurs with this recommendation, and therefore, to protect and preserve historic resources, an AMP and BTP must be submitted to SHPD for review. A copy of SHPD's acceptance of the AIS, AMP, and BTP must be provided to the DPP prior to issuance of construction permits or BPs. This is a condition of approval.

The Applicant also provided a cultural impact assessment (CIA), which assessed the extent to which Native Hawaiian rights are customarily and traditionally exercised within the HHV complex and the greater Waikīkī Ahupua'a, and the extent to which these rights may be affected or impaired by Project implementation. The CIA did not identify ongoing cultural practices within the AMB Tower Site or the broader HHV complex. The Project does not propose any reduction to existing access to Waikīkī Beach for the practice of Hawaiian cultural activities, nor will Project implementation preclude the practice of Hawaiian cultural activities. Further, no related critical resources are known to be present on the site. Given all of this, no adverse impacts to Native Hawaiian

rights are anticipated, and therefore, no specific conditions are recommended in regard to Hawaiian cultural activities.

C. Scenic and Open Space Resources

Development within the SMA should protect, preserve, and whenever desirable, restore or improve the quality of coastal scenic and open space resources. Alterations to existing land forms and vegetation, other than for the cultivation of coastal dependent crops, must be limited so they result in minimum adverse impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities. Development that is not dependent on the coast is encouraged to locate mauka of the SMA.

The PUCDP (2004) calls for the preservation of mauka views from Fort DeRussy, continuous views from the airport to Diamond Head and Punchbowl, views from Punchbowl to Diamond Head, and views from Magic Island to Diamond Head and to Punchbowl. The PUCDP is undergoing revisions and is under review at City Council. The draft PUCDP provides updated views worthy of preservation. Relevant views relating to the HHV complex include panoramic views of Fort DeRussy towards the Ko'olau Range and corridor views from Kalākaua Avenue makai across HHV and Fort DeRussy.

In addition, the Waikīkī SD identifies significant public views of Waikīkī landmarks, the ocean, and the mountains from public vantage points. These include intermittent ocean views from Kālia Road across Fort DeRussy Park, and 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 Ala Wai Yacht Harbor from Ala Moana Park; mauka views from portions of select streets mauka of Kūhiō Avenue; and view of Diamond Head from Ala Wai Boulevard between McCully Street and Kapahulu Avenue.

The Application materials include a view study (see Exhibits P-1 through P-16) showing those identified existing view corridors and view planes and the views with a rendering of the AMB Tower. The view studies show that identified view corridors and view planes are not impacted. Additionally, the Project will comply with the minimum open space requirements for the underlying zoning district, and will not substantially reduce existing open space. Therefore, no adverse impacts to scenic and open space resources are anticipated, and no related conditions of approval are recommended.

D. Coastal Ecosystems

Development within the SMA should protect valuable coastal ecosystems, including reefs, beaches, and coastal dunes from disruption, and minimize adverse impacts on all coastal ecosystems. Solid and liquid waste treatment and disposition must be managed to minimize adverse impacts on SMA resources.

The AMB Tower Site is located approximately 750 ft. inland, on an area that has been previously developed and will be designed to avoid impacts to coastal ecosystems. Nonetheless, there is potential for temporary impacts to sensitive species during Project construction, as discussed below.

1. Sensitive Coastal Habitats and Species:

   a. Wetlands and Streams: The AMB Tower Site is approximately 750 ft. from the nearest bodies of water, the Ala Wai Boat Harbor and the Kahanamoku Lagoon (see Exhibit G). The Project is not anticipated to result in adverse impacts to any wetlands or the Pacific Ocean, as the Project is required to comply with the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations. Compliance with the City's Rules will be confirmed during the review process of future permits.

   b. Flora: According to the application materials, existing vegetation at the HHV complex consists of ornamental introduced vegetation. A review of the U.S. Fish and Wildlife Service (USFWS) *Information for Planning and Consultation* (IPaC) database shows that a number of endangered flowering plants and ferns and allies may occur in the area. The Project proposes a landscape palette which incorporates native and Polynesian-introduced tropical plants. In order to minimize potential adverse effects to listed flora that may occur on the Project site, the Division of Forestry and Wildlife (DOFAW) recommended the following mitigation measures:

      - Utilize in new landscaping, to the extent practicable, native plant species appropriate for the area, with no use of invasive species;

      - Minimize the movement of plant or soil materials between worksites to avoid adverse impacts to native species and ecosystems;

      - Adhere to the Department of Agriculture's Plant Quarantine Interim Rule restricting the movement of coconut rhinoceros

beetle (CRB) host material to manage host materials and plants that may contain CRB in any stage of life; and

- Minimize presence of non-native predators, such as cats, rodents, and mongooses.

These conditions for the protection of threatened or endangered flora species are recommended.

c. Fauna: A review of the IPaC database revealed there are several threatened and endangered fauna species that may visit the site for foraging or breeding purposes. Sensitive terrestrial mammal species which may be present include the Hawaiian Hoary Bat. Hawaiian Hoary Bats may roost in trees or tall vegetation in the area. Therefore, to avoid impacting this species, woody plants greater than 15 ft. in height should not be disturbed, removed, or trimmed during the bat birthing and pup rearing season (June 1 through September 15). Further, barbless fencing should be used for all fence construction to avoid entanglement of Hawaiian Hoary Bats. These standard measures should be conditions of approval.

Sensitive avian species which may be present include Hawaiian seabirds, water birds, and the white fairy tern, manu-o-kū. These species may be impacted by Project implementation, particularly during construction activities. The DOFAW and USFWS recommends the following mitigation measures:

- Examine trees prior to cutting or trimming to determine if manu-o-kū are nesting in them, especially during the breeding season of January through June. If active nests are found, contact DOFAW and do not trim or remove trees;

- If the nest of other sensitive avian species is discovered during construction, or if a downed seabird is found, contact the USFWS, and place a 100 ft. buffer of no activity around the active nests/downed seabird. If an active nest is found, work must cease for a minimum of 60 days. If a nest with chicks is discovered, work must cease for 30 days or until the chicks have fledged; and

- Prior to initiation of work, provide information about seabird fallout to staff working on the site.

These conditions relating to the protection of avian species are recommended.

Artificial lighting can be disruptive to avifauna and marine life in their navigation, nesting, and reproductive cycles. All outdoor lighting should be fully shielded both during and after construction to avoid artificial light impacts on seabirds, hoary bats, and sea turtles, particularly during the seabird fledgling season from September 15 through December 15. Additionally, artificial light from exterior lighting fixtures, including but not limited to floodlights, uplights, or spotlights are prohibited if the light directly illuminates or is directed to project across property boundaries toward the shoreline or ocean waters, or both, except as permitted by HRS § 205A-71(b). To further mitigate potential lighting impacts, the Applicant should use full cutoff light fixtures for exterior lighting. The International Dark Sky Association has established lighting standards to mitigate ecological impacts. Their Fixture Seal of Approval program requires that lighting have a correlated color temperature of 3,000 degrees kelvin or lower. These standard measures should be conditions of approval.

d. Invasive Species: According to the O'ahu Invasive Species Committee (OISC) website, several invasive flora and fauna species are being targeted for eradication on O'ahu. Flora species include cane tibouchina, cape ivy, devil weed, fireweed, glory bush, Himalayan blackberry, miconia, naio thrips, pampas grass, and the fungi that cause rapid 'ōhi'a death. Fauna species include CRB, coqui frogs, and little fire ants. The OISC provides protocols for decontamination in the event these species are encountered, as well as protocols to prevent the spread of these species. These measures should be conditions of approval.

2. Reefs, Beaches, and Coastal Dunes: The AMB Tower Site is inland, on a previously developed area. Standard best management practices (BMPs) will be employed. Therefore, no adverse impacts to reefs, beaches, and coastal dunes are anticipated, and no conditions of approval are recommended.

3. Solid and Liquid Waste Treatment and Disposition: HHV currently utilizes private contractors to haul away solid waste, food waste, and cardboard recycling materials. Solid waste goes to a municipal facility, landfill, or to a recycling service, and food waste is sent to pig farms as feed. Additionally, HHV has a Memorandum of Agreement (MOA) with the City's Department of Environmental Services (ENV) for the Kālia Road/Ala Moana Boulevard/Kalākaua Avenue sewer improvements, which agrees upon a certain level of sewer transmission capacity for the HHV. All HHV developments are subject to ENV review for compliance with the MOA. Further, the Project will be required to comply with existing regulations and implement BMPs to minimize potential air and water quality impacts

associated with soil disturbance and stormwater or irrigation runoff. Therefore, no conditions related to solid and liquid waste treatment and disposition are recommended.

Upon implementation of the recommended conditions, along with standard water quality and erosion BMPs, potential impacts to coastal ecosystems will be mitigated.

E. Economic Uses

Development within the SMA should consist of facilities and improvements important to the State's economy, and ensure that coastal-dependent development and coastal-related development are located, designed, and constructed to minimize exposure to coastal hazards and adverse social, visual, and environmental impacts within the SMA.

Implementation of the Project will result in a temporary increase in jobs and economic activity during construction. In the long-term, the Project is estimated to add approximately 493 full-time equivalent jobs. The Project will be located in or adjacent to areas that are already developed, and it is located, designed, and constructed to minimize exposure to adverse social, visual, and environmental impacts within the SMA. Therefore, no related conditions are proposed.

F. Coastal Hazards

Development within the SMA should reduce impacts of coastal hazards on life and property, and must be designed to minimize impacts from landslides, erosion, sea level rise, siltation, or failure in the event of earthquake.

1. Flooding: A great majority of the HHV complex is located within special flood hazard area Flood Zone AE, an area with a one percent risk of flooding and where the BFE has been determined to be six to nine ft. above MSL (see Exhibit F). The AMB Tower Site is located in an area with a BFE of six to seven ft. above MSL, and the Project will be designed with a finished floor elevation (FFE) of eight ft. above MSL. Typical ground level utilities will be located at a higher elevation of a minimum of eight ft. above MSL where feasible. Major utilities and equipment that must remain on the ground level will be elevated on cement pedestals four to six inches high. Spaces requiring protection in the event of floods, such as mechanical and electrical rooms, will be outfitted with flood doors and barriers. Access to the AMB Tower will be provided on multiple levels to locate exits away from potentially flooded areas. To withstand coastal hazards, and to allow the construction of the proposed height of 350 ft., foundational piles (augered cast in place and micropiles) will anchor deep below grade. This type of foundation system is designed to mitigate scour and erosion concerns. Construction work will be performed in accordance

with the State and County standards and BMPs. Therefore, no conditions related to flooding are recommended.

SLR: Based on a review of the University of Hawai'i Pacific Island Ocean Observing System Hawai'i SLR Viewer, most of the AMB Tower Site is projected to be impacted by 3.2 ft. of SLR by 2100 (see Exhibit I), with the primary exposure threat as passive flooding. The deep foundational piles and other mitigations proposed above are intended to mitigate potential compounding hazards of the special flood hazard area and projected passive flooding due to SLR. Regardless, while the AMB Tower Site is not situated on a shoreline, portions of the HHV complex are along the shoreline, and modelling shows that these areas are predicted to be impacted by SLR (see Exhibit J). Therefore, the Applicant should be required to acknowledge, and successor owners should be notified of, the potential for coastal hazards at the subject property and that as SLR and/or land area is lost to coastal erosion, land makai of the shoreline becomes part of the State's Land Use Conservation District. Further, SLR and coastal hazard events may result in the loss of all or portions of structures within the SLR exposure areas. These losses will be costly to remove and clean-up. Therefore, because the Applicant is proposing placement of structures in an area known to be susceptible to coastal hazards, the Applicant and successor owners should be required to take responsibility for the clean-up and restoration of the site in the event of coastal erosion and loss of property. This is recommended as a condition of approval.

2. Storm Surge: The National Hurricane Storm Surge Hazard Maps indicate the AMB Tower Site is projected to be subject to flooding of less than three ft. above ground during Category 1 hurricane events, and subject to greater than three ft. of flooding during Category 2 events. During Category 4 events, the Project Site is projected to be impacted by flooding of greater than six ft. above ground (see Exhibit I). When a hurricane is approaching a coastal location, early evacuation is usually standard mitigation to address the possibility of accompanying storm surge with high winds. Therefore, impacts related to hurricane storm surge inundation are not anticipated, and no conditions specific to hurricane storm surge inundation are recommended.

3. Tsunami: The AMB Tower Site is located within the tsunami evacuation zone (see Exhibit J). During a tsunami warning, evacuation requirements will be enforced based on guidelines issued by the Department of Emergency Management. As such, no conditions specific to tsunami events are recommended.

G. Managed Development and Public Participation

The development review process should stimulate public awareness, education, and participation in coastal management.

1. Notifications and Requests for Comments: During the SEIS review process, the proposal was routed to various Federal, State, and City agencies. Upon acceptance of the application for processing the SMA Major Permit application, informational and public hearing notices were sent to landowners within 300 ft. of the subject property, which included associations of apartment owners, businesses, elected officials from the area, and community organizations. Notifications were also provided to the Waikīkī NB No. 9, and the application materials were made available online on the DPP's website.

2. Waikīkī NB No. 9: On November 1, 2022, and again on April 9, 2024, the Applicant presented the Project to the NB. The minutes for the November 1, 2022, NB meeting show that questions and comments were mostly related to public benefits, visual resources, permitting, SLR, parking, and drainage. Concerns and questions relating to the SMA include impact to views, SLR, and drainage. At the time of the presentation, the Project proposed a FFE of 7.5 ft. above MSL. In response to concerns about SLR, the Applicant changed the proposal to the current proposal of FFE at eight ft. above MSL. A Board member asked for clarification on management of stormwater drainage, and the Applicant responded that stormwater runoff will be managed on the HHV campus, and that the Project will comply with stormwater BMPs.

   The minutes for the April 9, 2024 NB meeting show that the questions and comments were mostly related to landscaping, parking, design, security, and Project timeline. No concerns relating to the SMA were raised.

3. Waikīkī Improvement Association (WIA): Application materials state that at the December 14, 2022, meeting, the WIA voted unanimously to support the Project in concept.

4. Public Hearing: The DPP conducted a Public Hearing on the SMA Major Permit and PD-R Permit applications on Wednesday, January 22, 2025, at the Fasi Municipal Building, 6th Floor Conference Room. Notices of the application and public hearing were published in the January 1, 2025, Honolulu Star-Advertiser and sent to neighbors within 300 ft. of the subject property, various public agencies, elected officials for the area, and other interested parties.

   Three letters of support and one letter opposed to the size of the Project were received. The Project was the only item on the hearing agenda. The

hearing was attended in person by the Agent team, DPP staff, the Applicant and supportive staff, Department of Information and Technology staff, and approximately 15 members of the public. Virtual attendees included approximately 19 members of the public.

The Agent presented the Project, and described the proposed Project and the anticipated timeline. One member of the public provided testimony in support of the project. Three members of the public provided comments opposing the project, which were generally relating to the loss of private views, impacts to property values, and a critique of the "need" for a new tower development, citing existing vacancy levels at the HHV. Concerns relating to traffic, size of tower, and impacts to light and air were also expressed. Application materials include wind, shadow and traffic studies that show minor impacts from Project implementation, and in some cases, an improvement of conditions. One commenter stated that the HHV complex is a large collection of buildings, and the piece-meal addition of several parcels and one tower may have potential cumulative impacts. This is addressed in Section J below.

At the Public Hearing, DPP asked the Applicant's agents the following:

- Provide more information/details about the structural/foundational work as it relates to the structure's ability to withstand flooding.

- Discuss how the ground level and other portions of the new tower that may be impacted by flooding are designed to either allow for flooding, or to be protected from flooding.

- Confirm that no hotel units will be within the ground level or first floor of the podium.

The Applicant's agent stated that the FFE at eight ft. above MSL should be sufficient to accommodate impacts from flooding and from SLR, and that caissons will be utilized to auger cast the pilings in place. The foundation will be anchored deep below-grade and is designed to mitigate scour and erosion concerns. Flood proof doors and barriers will be installed at mechanical and electrical rooms that may require protection, and sensitive equipment will be elevated on raised pedestals. The agent confirmed that no hotel units will be on the ground level or first floor of the podium; hotel units begin on the sixth floor.

A recording of the public hearing is available upon request. Additional opportunities for public input will be available during the City Council meetings. No related conditions of approval are recommended.

H. Beach and Coastal Dune Protection

Development within the SMA should facilitate beach management and protection by safeguarding beaches and coastal dunes for public use and recreation, the benefit of ecosystems, and use as natural buffers against coastal hazards. New structures should be located mauka of the shoreline setback line to conserve open space, minimize interference with natural shoreline processes, and minimize the loss of improvements due to erosion.

According to mapping by the United States Department of Agriculture - Natural Resources Conservation Service, the AMB Tower Site is underlain by soils identified as Jaucas sands (see Exhibit H). Other soils on the HHV complex include fill land and beaches. The AMB Tower Site was previously developed, and does not impact public use and recreation at the nearby harbor and beach located over 700 ft. away. No adverse impacts to beach and coastal dune management and protection are anticipated, and no related conditions of approval are recommended.

I. Marine and Coastal Resources

Development within the SMA should promote the protection, use, and development of marine and coastal resources to ensure that these resources are ecologically and environmentally sound and economically beneficial. Impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities resulting from the construction of structures must be minimized. Development within wetland areas should be limited to activities that are dependent on or enhance wetlands, or are otherwise approved by appropriate State and federal agencies.

The Project is not located on a shoreline lot, and no adverse impacts to water resources, beaches coastal dunes, or scenic or recreational amenities are anticipated. Therefore, no conditions of approval are recommended.

J. Cumulative Impact or Significant Effect and Compelling Public Interest

Development within the SMA should not have any cumulative impact or significant effect, unless minimized to the extent practicable and clearly outweighed by public health, safety, or other compelling public interest.

Substantial or cumulative negative environmental impacts associated with the implementation of the Project along with other past, present, and reasonably foreseeable projects in the Project vicinity are not anticipated, so long as the recommended conditions of approval are implemented. The AMB Tower is within a previously-established urban area to which existing access, electricity,

water, municipal fire suppression, water, and wastewater services are already available.

Development projects identified over a five-year span and within a 500-ft. radius of the HHV campus (see Exhibit Q) include two SMA Minor Permits: No. 2020/SMA-46 for new antenna panels to an existing medium utility on the conference center of the HHV, and No. 2024/SMA-89 for the modification of an existing rooftop telecommunications facility. The potential for impacts to SMA resources associated with these projects was evaluated during review of each application for an SMA Permit, and where necessary, conditions of approval were incorporated. The potential for site-specific or cumulatively considerable impacts associated with the Project have been evaluated herein, and where necessary, conditions of approval are recommended. Therefore, upon implementation of the recommended conditions of approval and compliance with applicable regulatory requirements, it is not anticipated that the Project will contribute to a significant cumulative impact to SMA resources.

In regard to the Project combined with other reasonably foreseeable projects in the vicinity, potential cumulative impacts to SMA resources could occur; however, we are not aware of any such future projects. Nonetheless, because other projects are required to undergo individual SMA review addressing these issues, and because they must also comply with regulatory requirements and site-specific conditions of approval, their potential contribution to cumulatively significant impacts is considered low. Given this, no conditions of approval specific to cumulative impacts are recommended.

K. Consistency with Plans and Regulations

Development within the SMA must be consistent with the general plan, development plans, sustainable communities plans, and zoning ordinances; provided that a finding of inconsistency does not preclude concurrent processing of amendments to applicable plans or a zone change.

The proposal is generally consistent with the applicable plans and regulations, as detailed below.

1. O'ahu General Plan (GP): The Project is generally consistent with the O'ahu GP. Applicable O'ahu GP policies for this site relating to Natural Environment and Resource Stewardship (i.e. SMA resources) are as follows:

    - Objective A, Policy 1 requires the protection of the natural environment, especially the shoreline, valleys, ridges, watershed areas, and wetlands from incompatible development.

    - Objective A, Policy 4 requires development projects to give due consideration to natural features and hazards such as slope, inland

and coastal erosion, flood hazards, water-recharge areas, and existing vegetation, as well as to plan for coastal hazards that threaten life and property.

- Objective A, Policy 9 requires an increase in tree canopy and integration of trees in new developments, and the protection of significant trees on public and private lands.

- Objective B, Policy 4 requires the protection and expansion of public access to the natural and coastal environment for recreational, educational, and cultural purposes, and the maintenance of access to these in a way that does not damage natural, historic, or cultural resources.

Applicable O'ahu GP policies for this site relating to a Balanced Economy are as follows:

- Objective B, Policy 1 requires the visitor industry to support the quality of the visitor experience, the economic and social well-being of communities, the environment, and the quality of life of residents.

- Objective B, Policy 4 supports the long-term viability of Waikīkī as a world-class visitor destination and as O'ahu's primary resort area, and to support adequate adaptation strategies against climate change impacts.

Applicable O'ahu GP policies for this site relating to a Physical Development and Urban Design are as follows:

- Objective A, Policy 4 requires the facilitation of compact, higher-density development in urban areas designated for such uses.

- Objective B, Policy 1 requires the integration of climate change adaptation into the planning, design, and construction of all significant improvements to and development of the built environment.

Each of these resource areas is discussed above, and where necessary, conditions of approval are recommended. Given this, the proposed Project is generally consistent with the O'ahu GP. Therefore, no conditions of approval related to O'ahu GP compliance are recommended.

2. PUCDP: The PUCDP Land Use Map identifies the Project area as "resort" and within the Community Growth Boundary. The most applicable PUCDP policies for protecting and enhancing natural, cultural, and scenic resources are as follows:

- Preserve historic and cultural sites;
- Preserve panoramic views of natural landmarks and the urban skyline; and
- Create parks that draw people and activity.

The proposed improvements are generally consistent with the PUCDP. Therefore, no conditions of approval related to PUCDP compliance are recommended.

3. ROH Chapter 21, Land Use Ordinance (LUO): The Project is located within the Resort Mixed-Use Precinct, and requires a major modification to the existing PD-R and a Major SD Permit. Compliance with the LUO is under concurrent review in File No. 2024/PDP-2, and will be confirmed prior to the issuance of any subsequent permits.

IV. CONCLUSIONS OF LAW

The proposed development was reviewed under the provisions of ROH §§ 25-3.1 and 25-4.1, and HRS §§ 205A-2 and 205A-26(1), and was found to be consistent with established SMA objectives, policies, and guidelines, provided the appropriate conditions of approval are imposed. Based on the analysis, the proposed Project will not adversely impact SMA resources, provided that appropriate mitigative conditions are implemented as recommended.

V. RECOMMENDATION

Based on the preceding Analysis and Conclusions of Law, it is recommended that this application for a SMA Major Permit be **APPROVED**, subject to the following conditions:

A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-5, and D through O, and P-1 through P-16, and Q, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

B. To minimize the potential for adverse impacts related to coastal hazards, including but not limited to SLR, coastal erosion, flooding, wave action, and storm surge, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"The landowner hereby acknowledges that Tax Map Keys 2-6-005: 001 (portion); 2-6-008: 001, 002, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, 038, 039; 2-6-009: 001, 002, 003, 004, 005, 006, 007, 009, 010, 011, 012, and 013 are susceptible to coastal hazards, which may result in harm to or loss of life and property."

This statement must be clearly stated under "Landowner Acknowledgements" on all Project BP plans.

C. To account for the potential future shift of land from the State Land Use Urban District to the State Land Use Conservation District in response to coastal erosion, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"*In choosing to implement construction activities at Tax Map Keys 2-6-005: 001 (portion); 2-6-008: 001, 002, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, 038, 039; 2-6-009: 001, 002, 003, 004, 005, 006, 007, 009, 010, 011, 012, and 013, the Landowner hereby acknowledges that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the land owner shall hold harmless and indemnify the City of any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."*

This statement must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

D. Following approval of this SMA Major Permit, neither the current landowner, nor any successor owner or interested party may claim hardship due to erosion, SLR, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"In choosing to undertake the development at Tax Map Keys 2-6-005: 001 (portion); 2-6-008: 001, 002, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, 038, 039; 2-6-009: 001, 002, 003, 004, 005, 006, 007, 009, 010, 011, 012, and 013, the landowner hereby acknowledges that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

This statement must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

E. In order to minimize impacts to known and unknown archaeological, historic, and cultural resources that may be present at the AMB Tower Site, the Applicant shall comply with the following measures:

1. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the SHPD an AMP meeting the requirements of HAR § 13-279-4, and submit to the DPP a copy of its acceptance from the SHPD;

2. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the SHPD a BTP meeting the requirements of HAR § 13-300, and submit to the DPP a copy of its acceptance from the SHPD; and

3. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact the SHPD immediately. Work in the immediate area must be stopped until SHPD is able to assess the impact and make further recommendations for mitigative activity.

The requirements enumerated in this condition, and all mitigation protocols approved or otherwise required by SHPD, must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans.

F. To minimize impacts to threatened, endangered, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:

1. All new and replacement outdoor light fixtures/lamps must not exceed a color temperature of 3,000 degrees kelvin;

2. Artificial light from exterior lighting fixtures on the Project site, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates, or is directed across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b);

3. Exterior lighting fixtures on the Project site must be fully shielded using full cutoff fixtures with the light directed downward so that the light bulb is only visible from below the light fixture;

4. All Project site work and construction activities are limited to daylight hours;

5. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian Hoary Bats;

6. Woody plants greater than 15 ft. in height may not be disturbed, removed, or trimmed during the Hawaiian Hoary Bat birthing and pup rearing season (June 1 through September 15);

7. New landscaping, to the extent practicable, should utilize native plant species appropriate for the area, with no use of invasive species;

8. The Department of Agriculture's Plant Quarantine Interim Rule restricting the movement of CRB host material within or to and from the island of O'ahu, to manage host materials and plants that may contain CRB in any stage of life, must be adhered to;

9. The presence of non-native predators, such as cats, rodents, and mongooses must be minimized;

10. Trees must be examined prior to cutting or trimming to determine if manu-o-kū are nesting in them, especially during the breeding season of January through June. If active nests are found, contact DOFAW and do not trim or remove trees;

11. The USFWS must be contacted and a 100 ft. buffer of no activity must be established if the nest of sensitive avian species is discovered during construction, or if a downed seabird is found. If an active nest is found, work must cease for a minimum of 60 days. If a nest with chicks is discovered, work must cease for a 30 days or until the chicks have fledged; and

12. Information about seabird fallout must be provided to staff working on the site prior to initiating work.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans.

G. To minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the Applicant is responsible for the following:

1. The Applicant shall minimize the importation of fill material to the extent possible;

2. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and

personnel must be cleaned of excess soil and debris prior to entering and leaving a Project worksite, in accordance with the current recommendations from the OISC;

3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species" (Protocols) must be distributed to all workers who will be present at the site, or the Protocols must be posted at the Project site in a visible location accessible to all Project workers, including delivery and haul-out contractors, or both the distribution and posting of the Protocols is required. All on-site Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities; and

4. If, at any time, species listed on the OISC current target webpage, https://www.oahuisc.org/current-targets/, or any successor website or list provided by the OISC, are discovered on the Project site, the Applicant shall immediately contact the OISC to report the discovery. The current email and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible State or Federal agency charged with the eradication and management of the invasive species.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans.

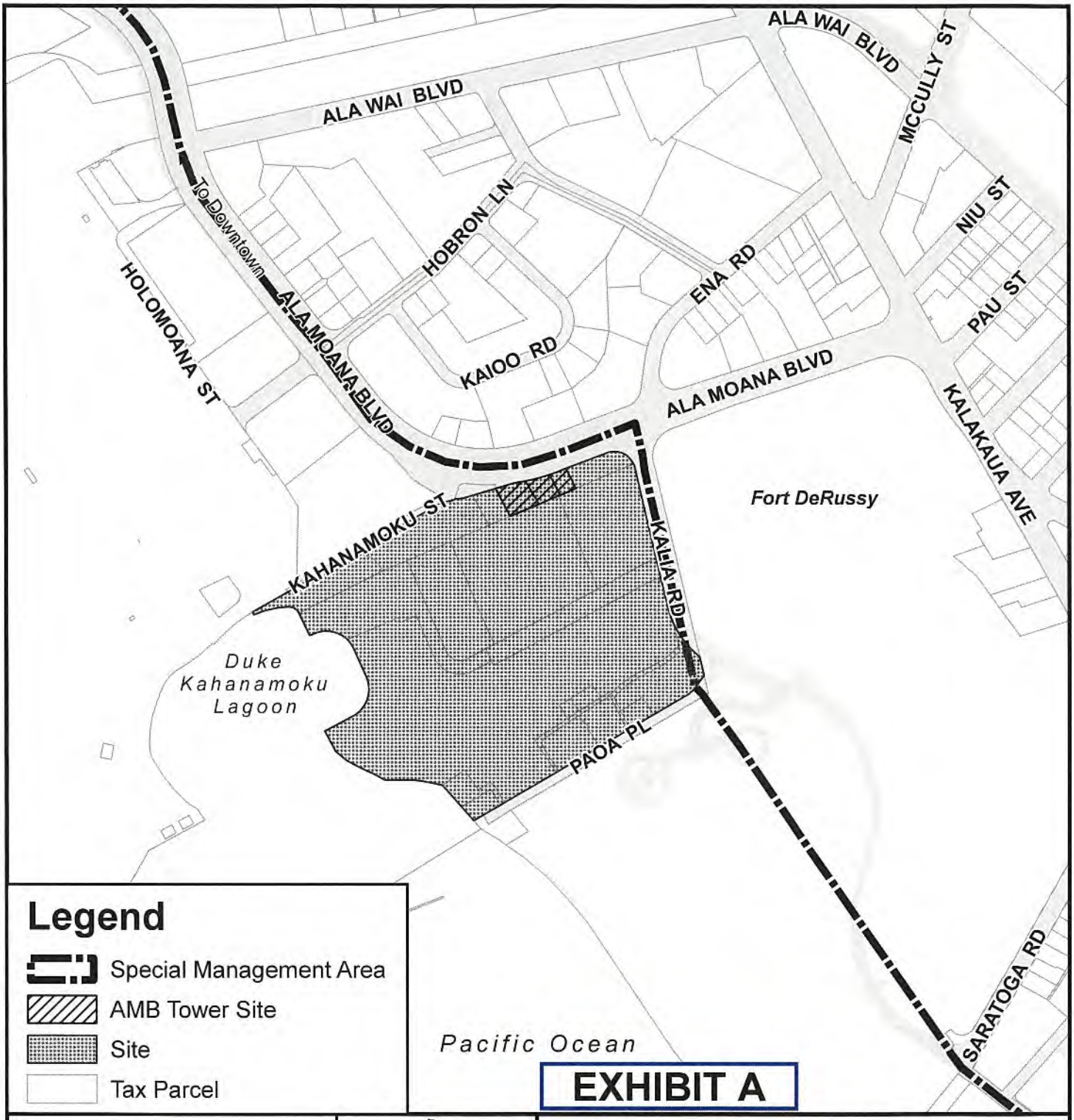
H. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to building and construction codes, or other governmental requirements, including but not limited to building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicant is responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements.

Dated at Honolulu, Hawai'i, this 14th day of March, 2025.

Department of Planning and Permitting
City and County of Honolulu
State of Hawai'i

By _____
Dawn Takeuchi Apuna
Director

Enclosures: Draft Resolution
Exhibits A, B, C-1 through C-5, D through O, P-1 through P-16, and Q



Legend

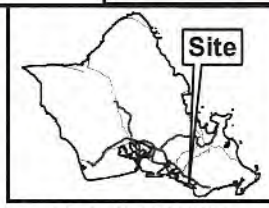
- Special Management Area
- AMB Tower Site
- Site
- Tax Parcel

EXHIBIT A

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 500 1,000

Distance in Feet



VICINITY MAP

LOCATION MAP W/ SMA HONOLULU

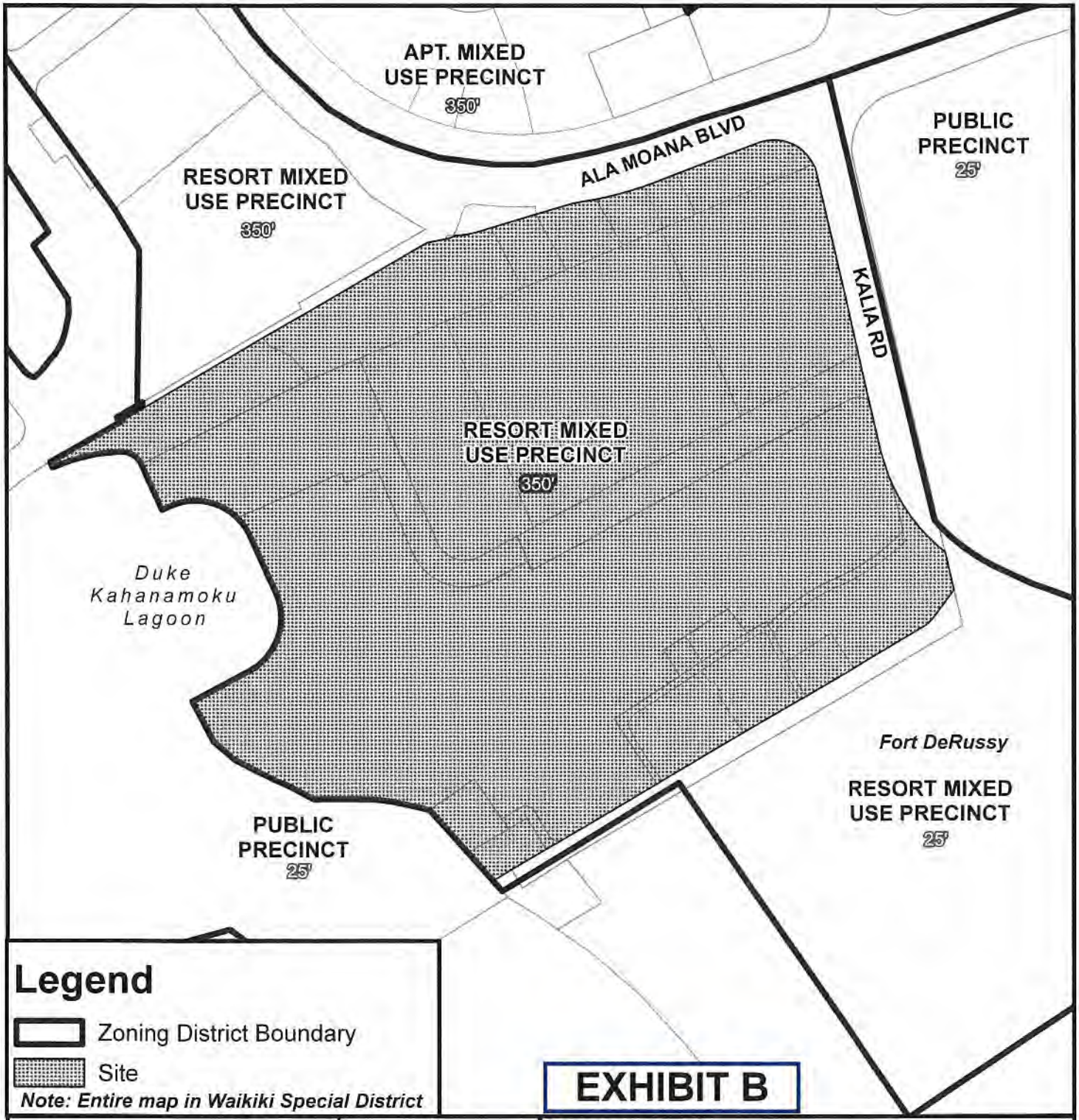
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FOLDER NO.: 2024/SMA-104

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

Date Prepared: 10/2024

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Legend

- Zoning District Boundary
- Site

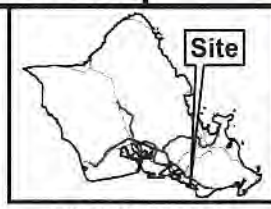
Note: Entire map in Waikiki Special District

EXHIBIT B

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 250 500

Distance in Feet



VICINITY MAP

PORTION OF

ZONING MAP MOILIILI - KAIMUKI

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

FOLDER NO.: 2024/SMA-104 & 2024/PDP-2

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

Date Prepared: 10/2024

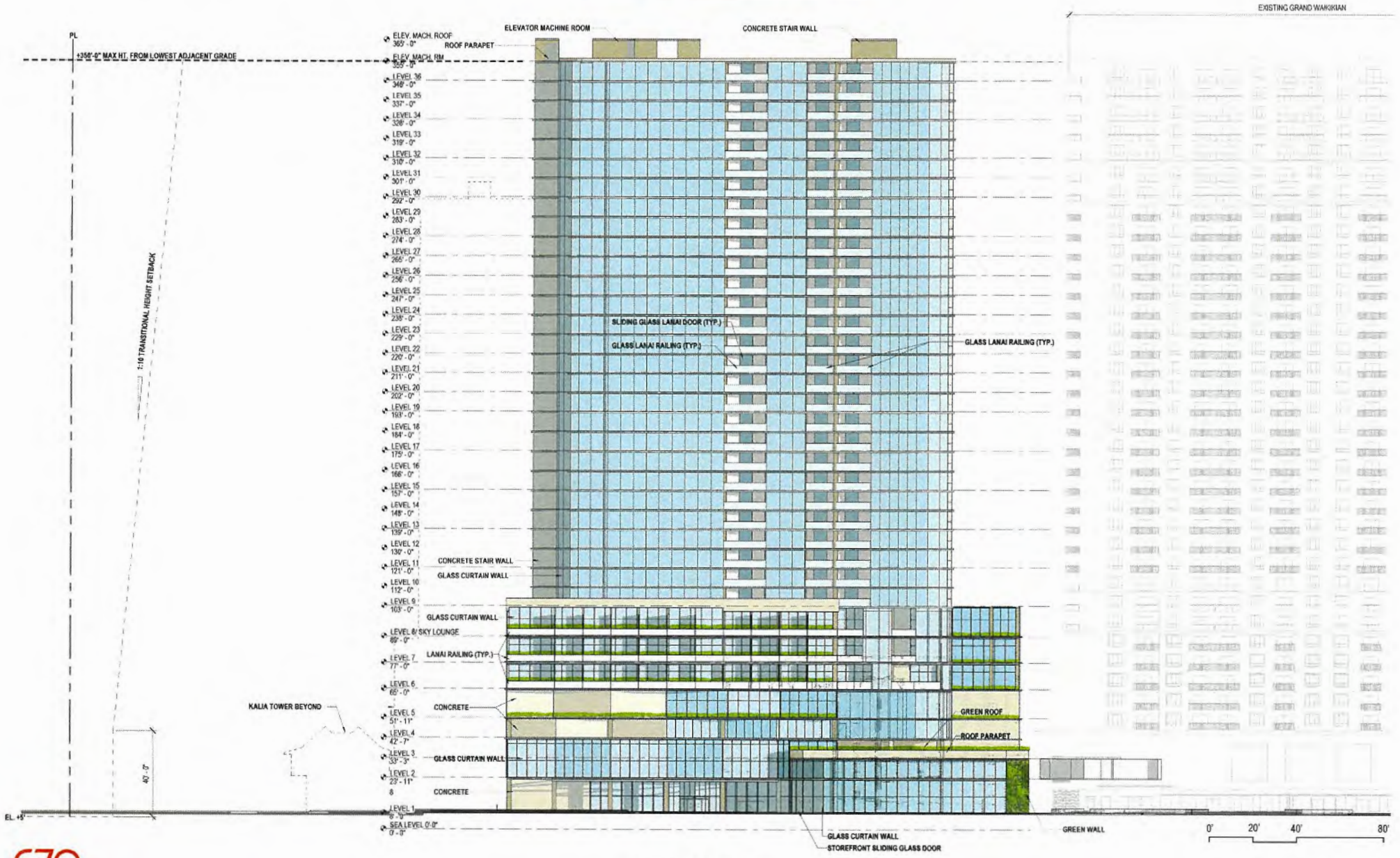
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EXHIBIT C-1



Figure 2.1 **Project Location**

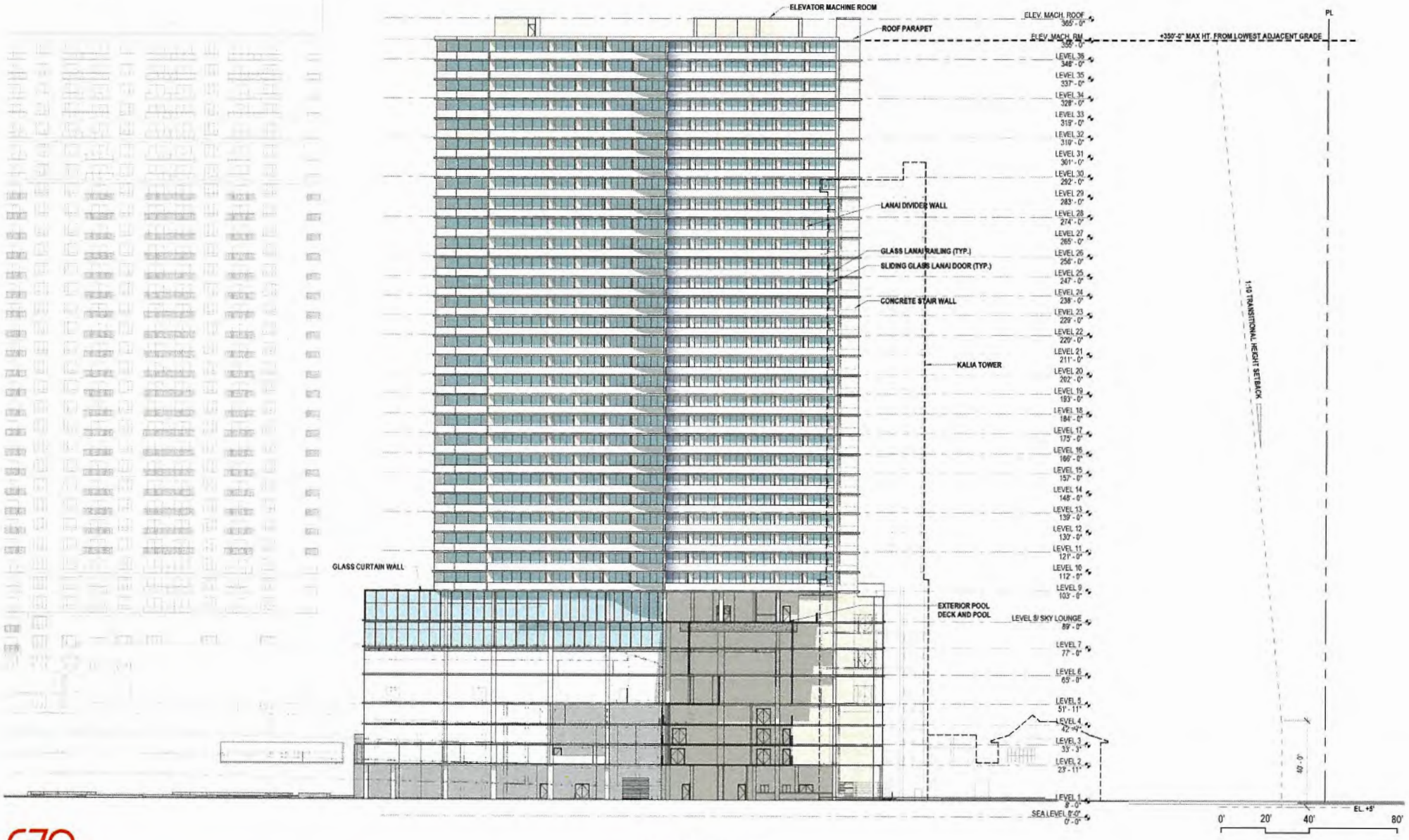
EXHIBIT C-2



North Elevation

FIGURE 14

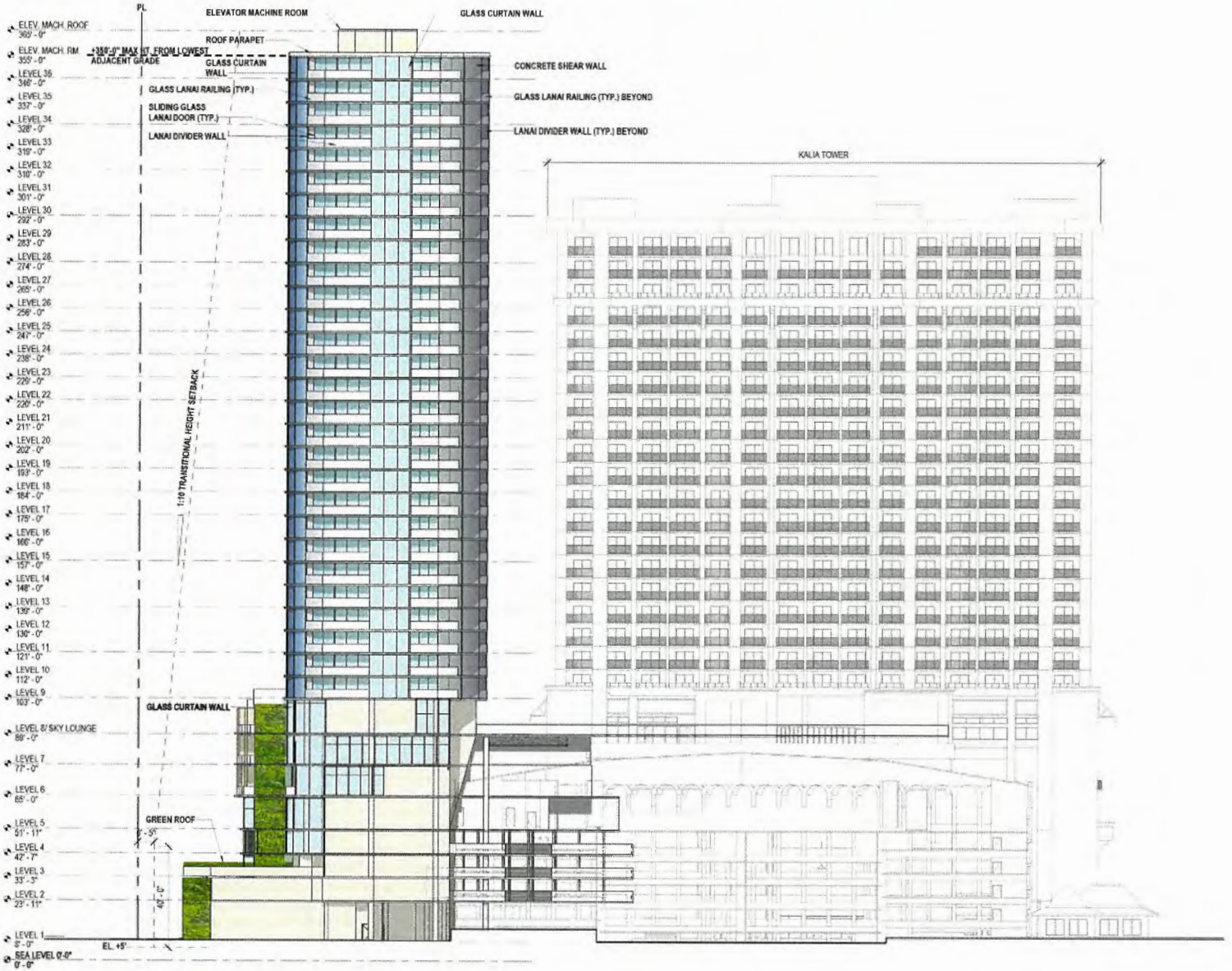
EXHIBIT C-3



South Elevation

FIGURE 15

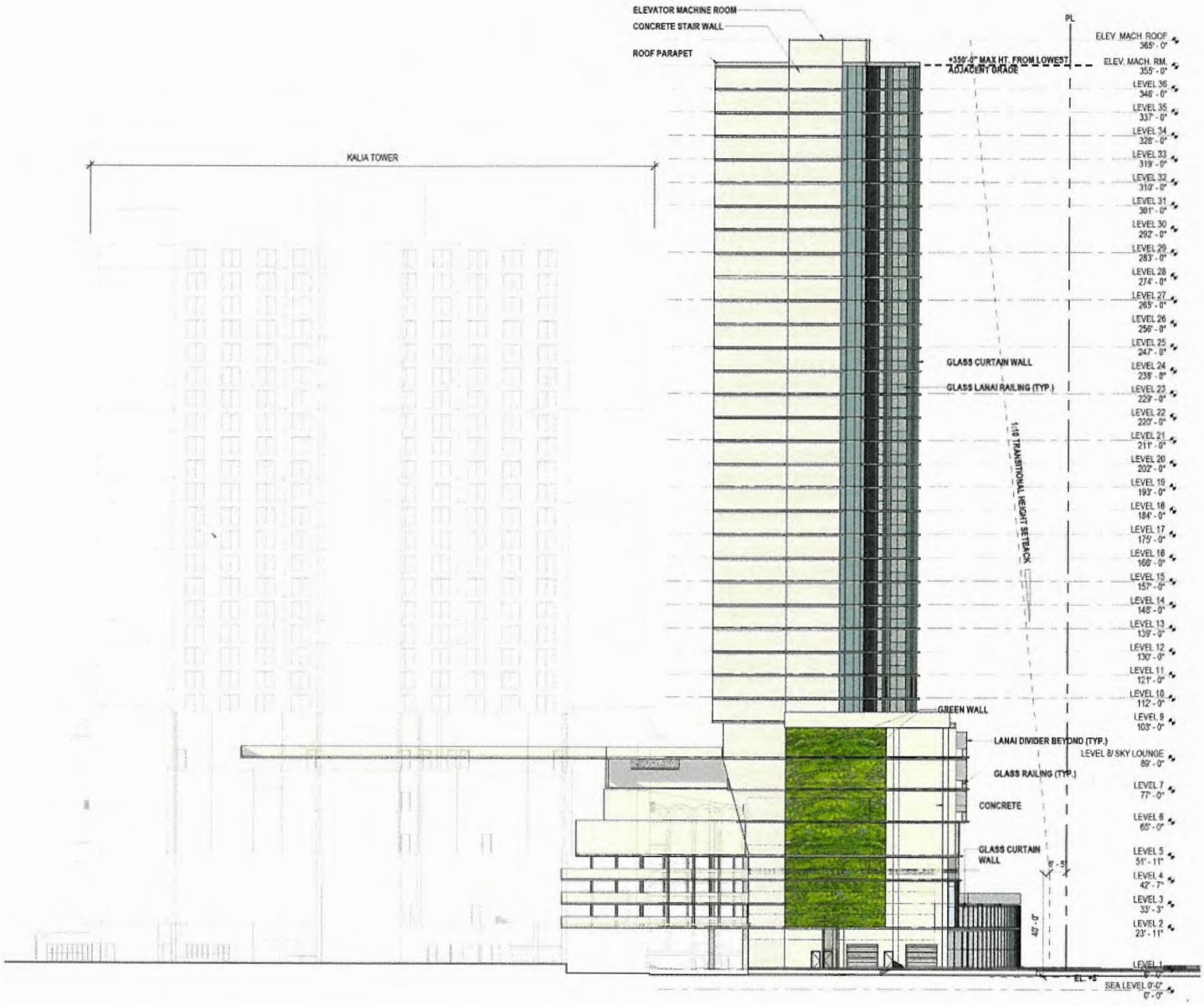
EXHIBIT C-4



West Elevation

FIGURE 16

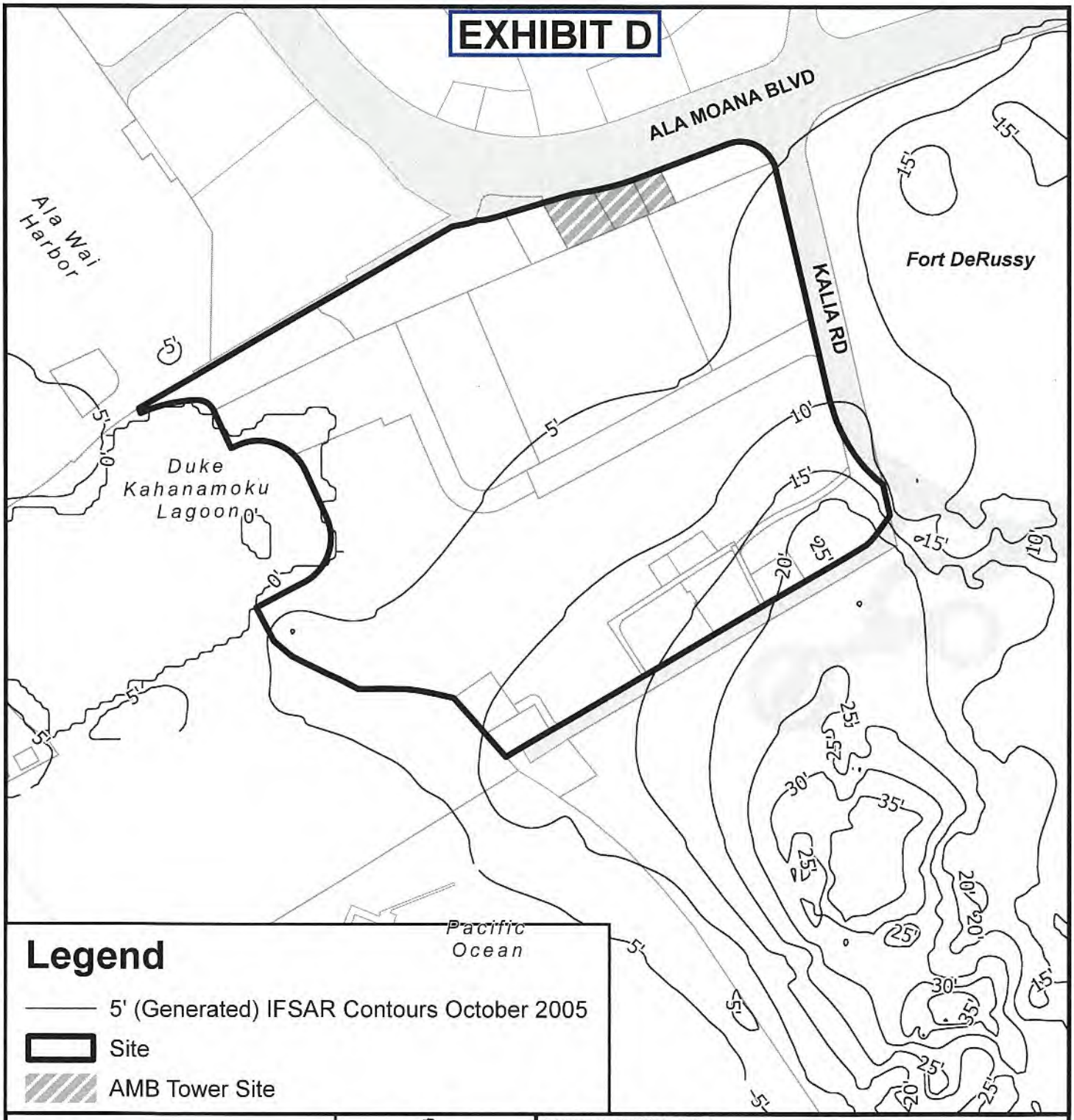
EXHIBIT C-5



East Elevation

FIGURE 17

EXHIBIT D

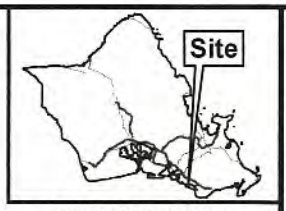


Legend

- 5' (Generated) IFSAR Contours October 2005
- Site
- AMB Tower Site

0 150 300

Distance in Feet



VICINITY MAP

PORTION OF

TOPOGRAPHIC MAP HONOLULU

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

FOLDER NO.: 2024/SMA-104 & 2024/PDP-2

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

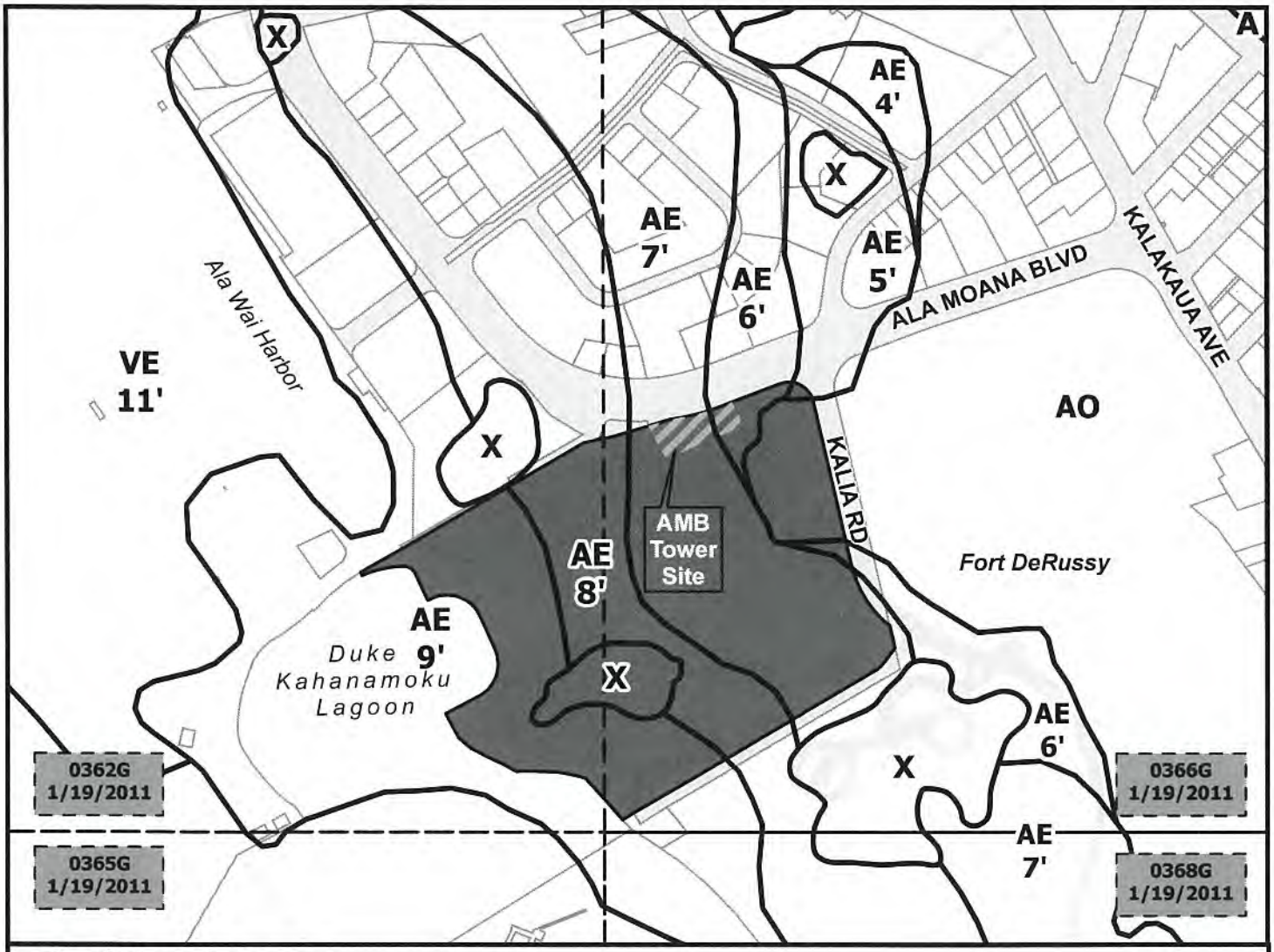
Date Prepared: 10/2024

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EXHIBIT E



Figure 3.1 **Existing Hilton Hawaiian Village Map**



Flood Hazard Zones:

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood.

Zone **AE** = BFE determined

Zone **AO** = Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

Zone **VE** = Costal flood zone with velocity hazard (wave action); BFE determined

Other Areas

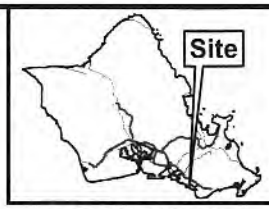
Zone **X** = Areas determined to be outside the 0.2% annual chance floodplain.

EXHIBIT F

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 250 500

Distance in Feet



VICINITY MAP

PORTION OF

FLOOD HAZARD MAP

FIRM PANELS 15003C0362G,15003C0365G 15003C0366G, 15003C0368G

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

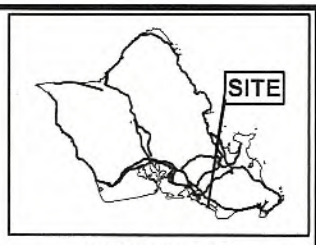
FOLDER NO.: 2024/SMA-104 & 2024/PDP-2

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City and County of Honolulu

Date Prepared: 10/2024

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VICINITY MAP

0 125 250 500

Scale in Feet

EXHIBIT G
WETLANDS

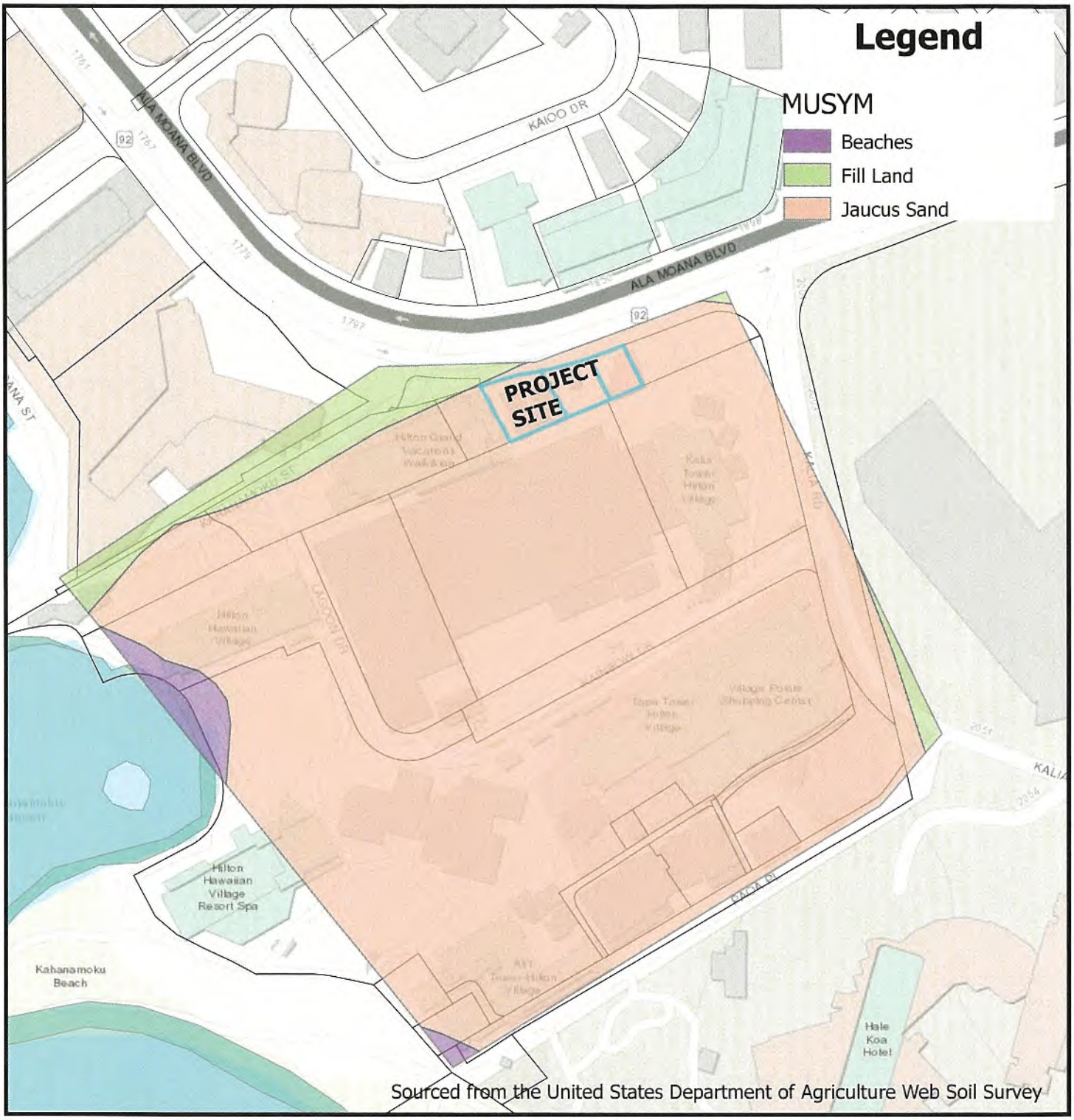
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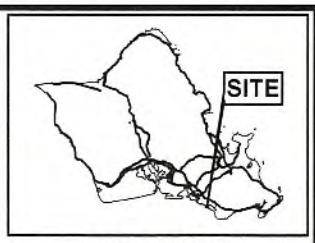
TAX MAP KEYS: 2-6-009: 004, 005, and 006

FOLDER NO.: 2024/SMA-104 and 2024/PDP-2

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VICINITY MAP

0 125 250 500

Scale in Feet

EXHIBIT H

SOILS

ADDRESS: 1831, 1835, &1841 Ala Moana Blvd.

TAX MAP KEYS: 2-6-009: 004, 005, and 006

FOLDER NO.: 2024/SMA-104 and 2024/PDP-2

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EXHIBIT I

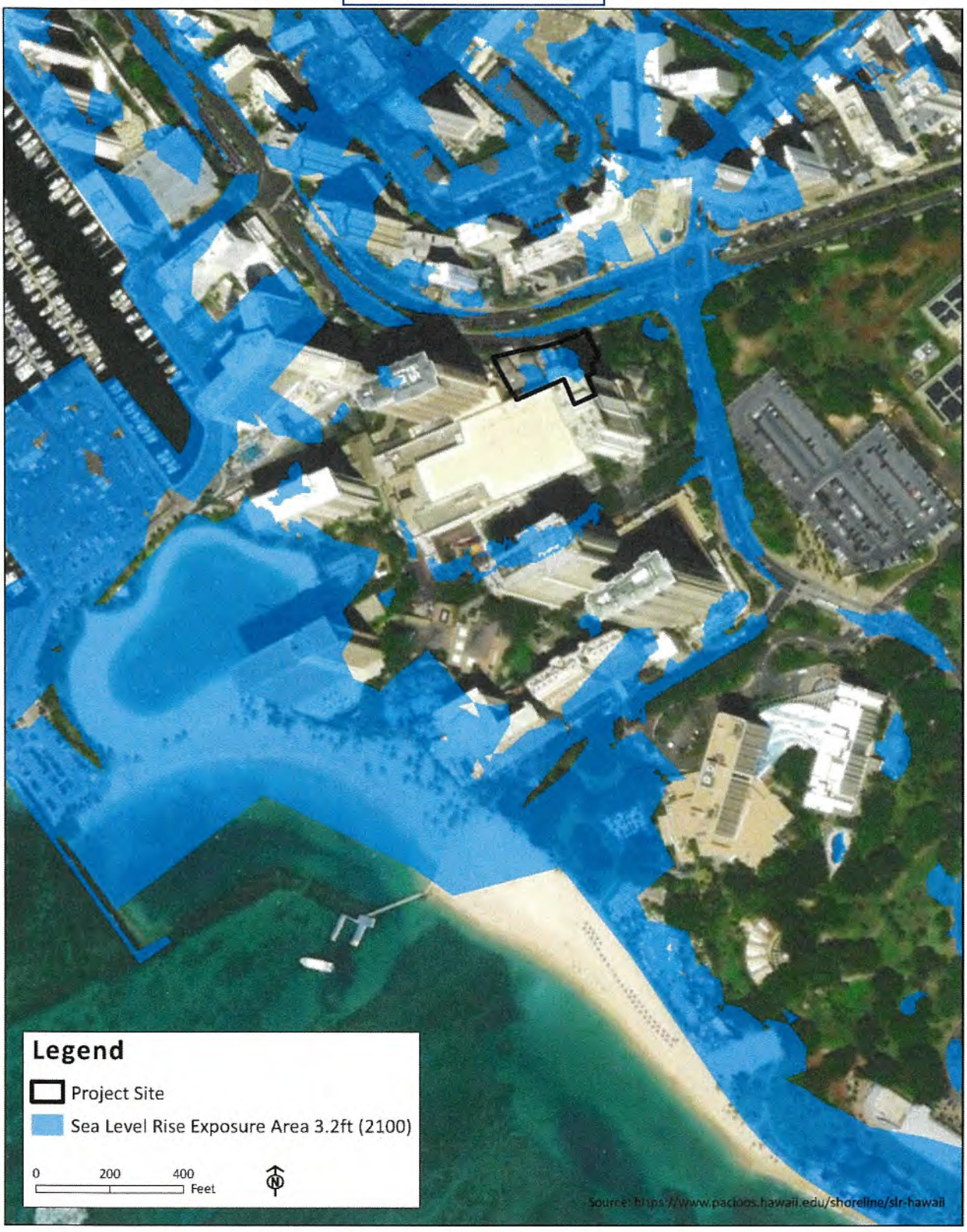
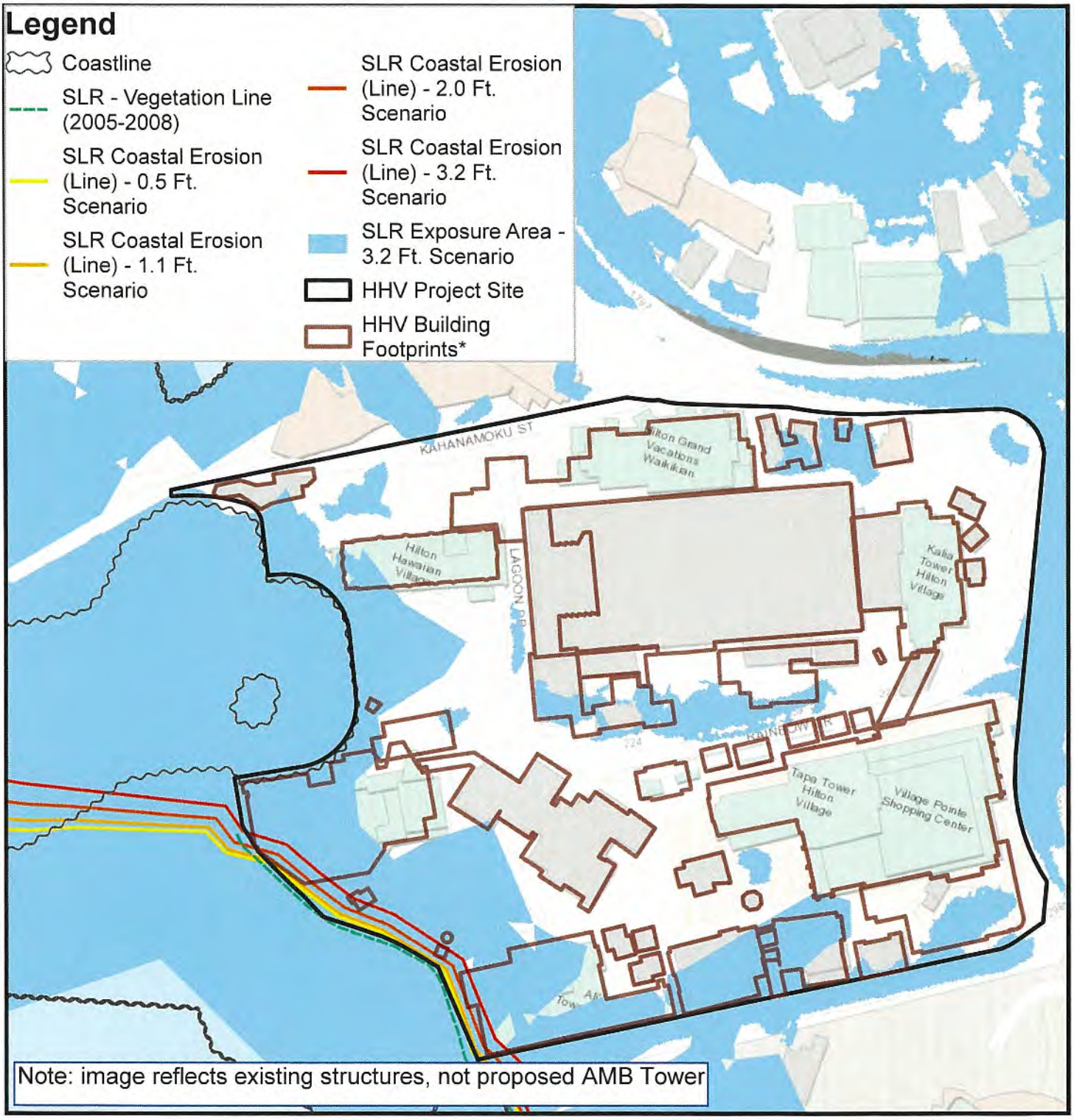
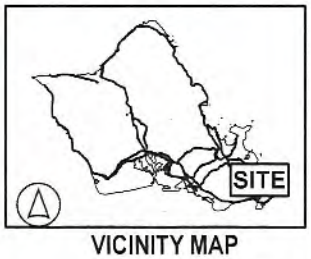


Figure 4.1 **3.2-foot Sea Level Rise Exposure Area (2100)**





VICINITY MAP

0 125 250 500

Scale in Feet

EXHIBIT J

Sea Level Rise 3.2 Scenario and Coastal Erosion

TAX MAP KEYS: 2-6-005: 001 (portion); 2-6-008: 001, 002, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, 038, 039; 2-6-009: 001, 002, 003, 004, 005, 006, 007, 009, 010, 011, 012, and 013

FOLDER NO.: 2024/SMA-104 & 2024/PDP-2

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EXHIBIT K



Legend

Less than 3 feet above ground

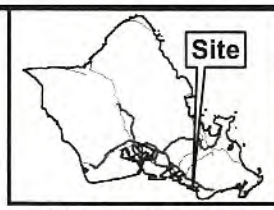
Greater than 3 feet above ground

Greater than 6 feet above ground

Greater than 9 feet above ground

0 500 1,000

Distance in Feet



VICINITY MAP

PORTION OF

STORM SURGE MAP

Data from National Hurricane Center
Storm Surge Risk Maps

Data Source: National Weather Service (NWS) SLOSH model;
Maximum of MEOWs (MOMs) for various category storms at a high tide.

TAX MAP PLAT(S):

2-6-008 (por) & 2-6-009 (por)

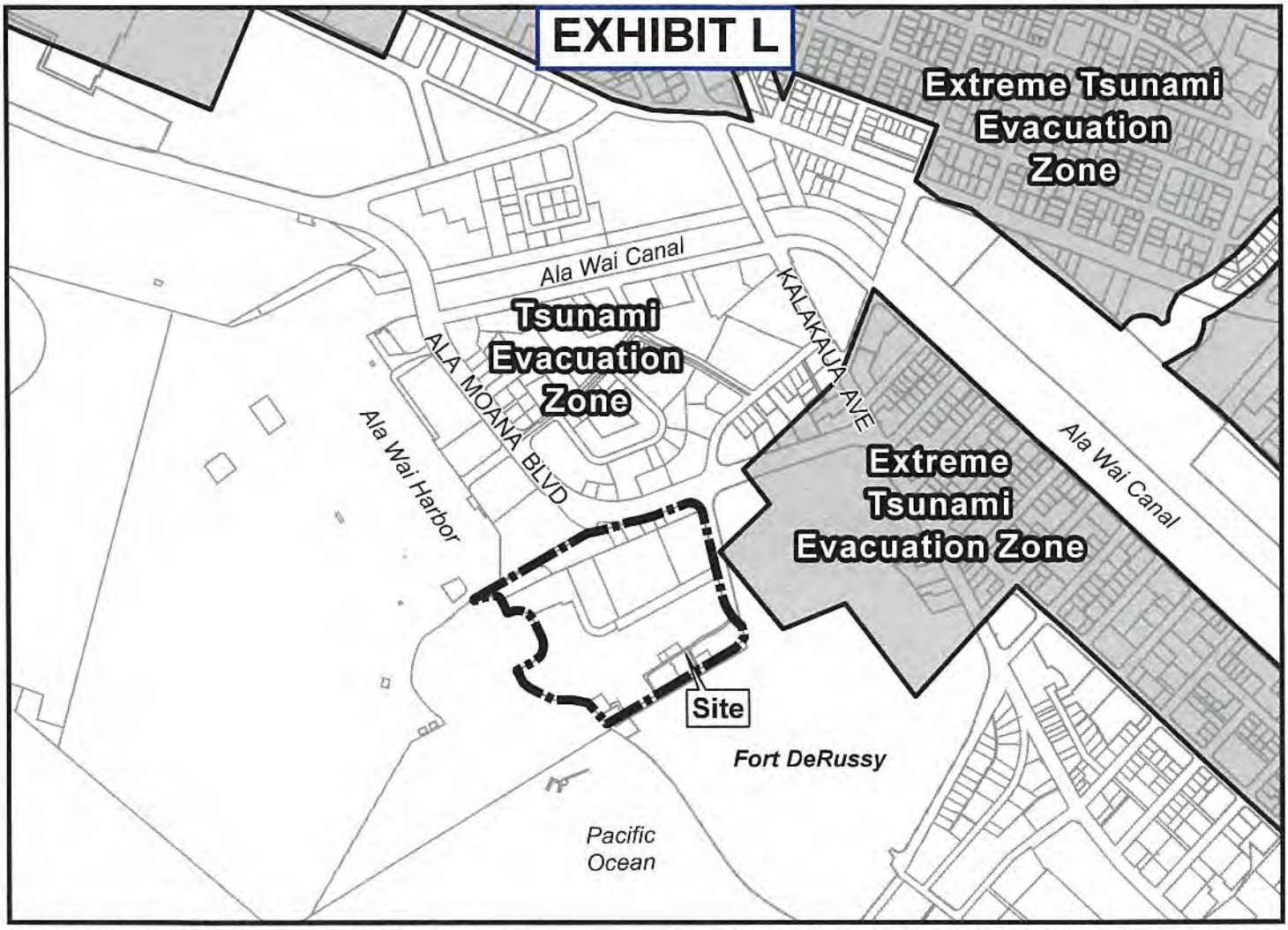
FOLDER NO.: 2024/SMA-104 & 2024/PDP-2

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

Date Prepared: 10/2024

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EXHIBIT L

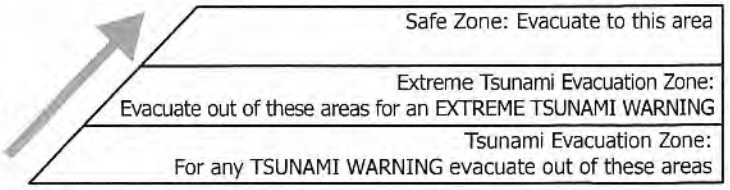


- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding
- Boaters should move vessels to at least 50 fathoms (300 ft) deep and 2 miles away from harbor entrances; follow all directions from the Captain of the Port
- Structural steel or reinforced concrete buildings of ten or more stories provide increased protection on or above the fourth floor; if you are caught near the shoreline consider using vertical evacuation
- The evacuation zone is a guideline and should be considered t minimum safe evacuation distance

- These maps do not consider the destructive effects of a locally generated tsunami. If you feel shaking, move inland immediately, well inland from the red tsunami evacuation zone

1. TSUNAMI WARNING: Destructive waves from a tsunami may inundate all coastline. Evacuate Tsunami Evacuation Zone

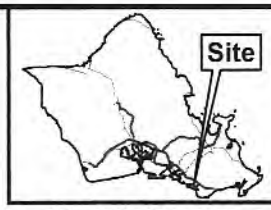
2. EXTREME TSUNAMI WARNING: In the unlikely event of an extreme tsunami waves may move significantly inland; evacuate Tsunami Evacuation Zone and Extreme Tsunami Evacuation Zone



CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 500 1,000

Distance in Feet



VICINITY MAP

N

PORTION OF

TSUNAMI EVACUATION MAP

WAIKIKI

MAP 1

TAX MAP PLAT(S):

2-6-008 (por) & 2-6-009 (por)

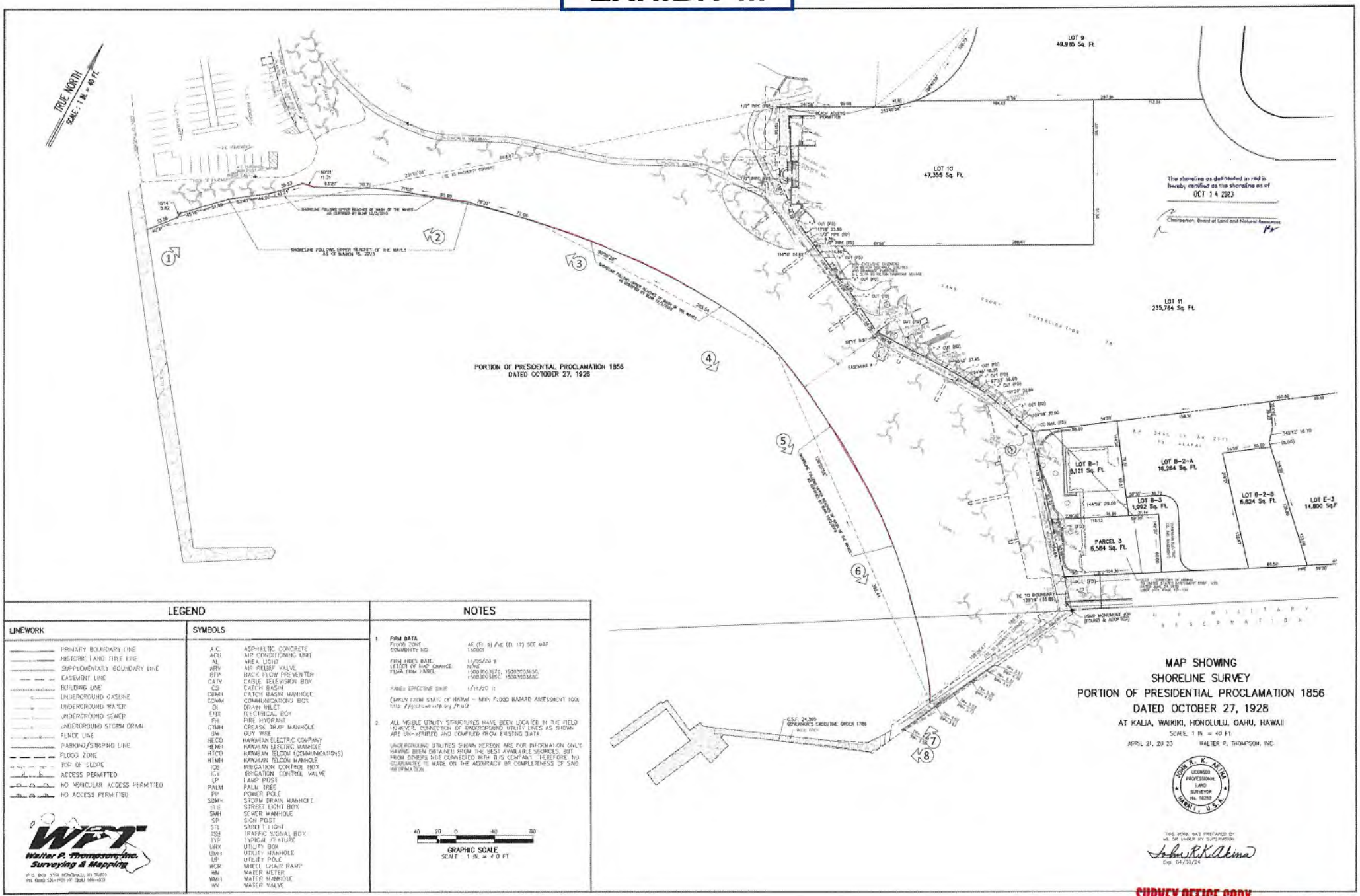
FOLDER NO.: 2024/SMA-104 & 2024/PDP-2

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

Date Prepared: 10/2024

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EXHIBIT M



LEGEND

LINEWORK

- PRIMARY BOUNDARY LINE
- HISTORIC LAND TITLE LINE
- SUPPLEMENTARY BOUNDARY LINE
- EASEMENT LINE
- BUILDING LINE
- UNDERGROUND GASLINE
- UNDERGROUND WATER
- UNDERGROUND SEWER
- UNDERGROUND STORM DRAIN
- FENCE LINE
- PARKING/STRIPING LINE
- FLOOD ZONE
- TOP OF SLOPE
- ACCESS PERMITTED
- NO VEHICULAR ACCESS PERMITTED
- NO ACCESS PERMITTED

SYMBOLS

A.C.	ASPHALTIC CONCRETE
ACU	AIR CONDITIONING UNIT
AL	AREA LIGHT
ARV	AIR RELIEF VALVE
BFP	BACK FLOW PREVENTER
CATV	CABLE TELEVISION BOX
CB	CATCH BASIN
CBMH	CATCH BASIN MANHOLE
COMM	COMMUNICATIONS BOX
DI	DRAIN INLET
EPX	ELECTRICAL BOX
FH	FIRE HYDRANT
GTMH	GREASE TRAP MANHOLE
GW	GUY WIRE
HECO	HAWAIIAN ELECTRIC COMPANY
HEMH	HAWAIIAN ELECTRIC MANHOLE
HTCO	HAWAIIAN TELCOM (COMMUNICATIONS)
HTMH	HAWAIIAN TELCOM MANHOLE
IOB	IRRIGATION CONTROL BOX
ICV	IRRIGATION CONTROL VALVE
LP	LAMP POST
PALM	PALM TREE
PP	POWER POLE
SDMH	STORM DRAIN MANHOLE
SLG	STREET LIGHT BOX
SMH	SEWER MANHOLE
SP	SIGN POST
STL	STREET LIGHT
TSB	TRAFFIC SIGNAL BOX
TYP	TYPICAL FEATURE
UBX	UTILITY BOX
UMH	UTILITY MANHOLE
UP	UTILITY POLE
WCR	WHEEL CHAIR RAMP
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE

Walter P. Thompson, Inc.
Surveying & Mapping
P.O. BOX 1959 HONOLULU, HI 96805
PH. (808) 536-7959 FAX (808) 596-7533

NOTES

1. FIRM DATA
   FLOOD ZONE: AE (EL 9) AVE (EL 13) SEE MAP
   COMMUNITY NO: 150001
   FIRM INDEX DATE: 11/05/20 P
   LETTER OF MAP CHANGE: NONE
   FIS/FIA PANEL: 1500150036G; 1500150038G; 1500150040G; 1500150038C
   PANEL EFFECTIVE DATE: 1/19/20 11
   (EARLY FROM STATE OF HAWAII – NFIP FLOOD HAZARD ASSESSMENT TOOL http://gis.hawaii.gov/flood/)
2. ALL VISIBLE UTILITY STRUCTURES HAVE BEEN LOCATED IN THE FIELD HOWEVER, CONNECTION OF UNDERGROUND UTILITY LINES AS SHOWN ARE UN-VERIFIED AND COMPILED FROM EXISTING DATA.

UNDERGROUND UTILITIES SHOWN HEREON ARE FOR INFORMATION ONLY. HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES, BUT FROM OWNERS NOT CONNECTED WITH THIS COMPANY. THEREFORE, NO GUARANTEE IS MADE ON THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

40 20 0 40 80
GRAPHIC SCALE
SCALE: 1 IN. = 40 FT

MAP SHOWING
SHORELINE SURVEY
PORTION OF PRESIDENTIAL PROCLAMATION 1856
DATED OCTOBER 27, 1928

AT KALIA, WAIKIKI, HONOLULU, OAHU, HAWAII

SCALE: 1 IN = 40 FT

APRIL 21, 20 23 WALTER P. THOMPSON, INC.

JOHN R. K. KALIMA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 16292
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

Exp. 04/30/24

TAX MAP KEY: 2 – 6 – 008: 005, 022 & 24 and 2 – 3 – 037: 020

SURVEY OFFICE COPY

24" x 36" = 6.0 Sq Ft.

EXHIBIT N

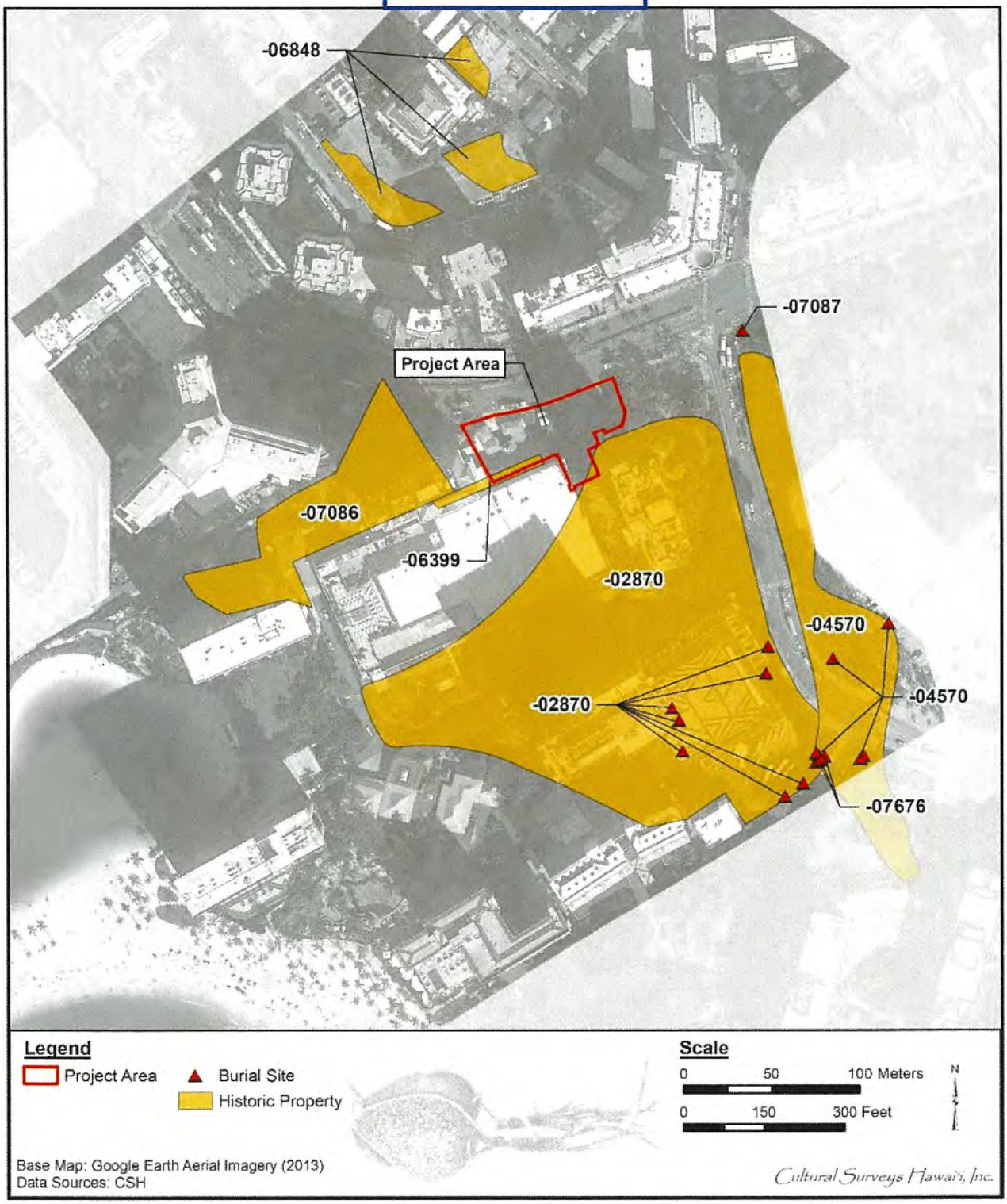


Figure 4.1 **Previously Identified Historic Properties Within and In the Vicinity of the AIS Study Area**



Figure 64. 2019 Google Earth aerial imagery with overlay of completed test excavations and historic properties identified

EXHIBIT P-1


Note: Punchbowl Lookout located beyond aerial extent.
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
NORTH

EXHIBIT P-2



BEFORE



AFTER

G7O | PARK HOTELS & RESORTS

(1) View from within Fort DeRussy Park (looking west)

EXHIBIT P-3



BEFORE



AFTER

G7O | PARK HOTELS & RESORTS

(2) View from Fort DeRussy at end of Saratoga Road (looking northwest)

EXHIBIT P-4



BEFORE



AFTER

(3) Intermittent ocean views from the Ala Wai Bridge on Ala Moana Boulevard (looking east)

EXHIBIT P-5



BEFORE



AFTER

(4) Ocean views from Kalākaua Avenue (looking northwest)

EXHIBIT P-6



BEFORE



AFTER

EXHIBIT P-7



BEFORE



AFTER

(6) Ocean views from Kūhiō Beach Park (looking northwest)

EXHIBIT P-8



BEFORE



AFTER

GTO | PARK HOTELS & RESORTS

(7) View of the Ala Wai Boat Harbor from Ala Moana Park (Magic Island Park) (looking east)

AMB TOWER
VIEW STUDY

EXHIBIT P-9



BEFORE



AFTER

G7O | PARK HOTELS & RESORTS

(8) View of Diamond Head from Ala Wai Boulevard and McCully Street (looking southwest)

EXHIBIT P-10



BEFORE



AFTER

G7O | PARK HOTELS & RESORTS

(9) Views of Diamond Head from the Punchbowl Lookout (looking south)

EXHIBIT P-11



BEFORE



AFTER

EXHIBIT P-12



BEFORE



AFTER

G7O | PARK HOTELS & RESORTS

(11) View from Parking Lot at Holomoana Nearby Kahanamoku Lagoon (looking northeast)

EXHIBIT P-13



BEFORE



AFTER

EXHIBIT P-14



BEFORE



AFTER

(13) View from Ala Moana Boulevard, Kālia Road, and 'Ena Road Intersection (looking southwest)

EXHIBIT P-15



BEFORE



AFTER

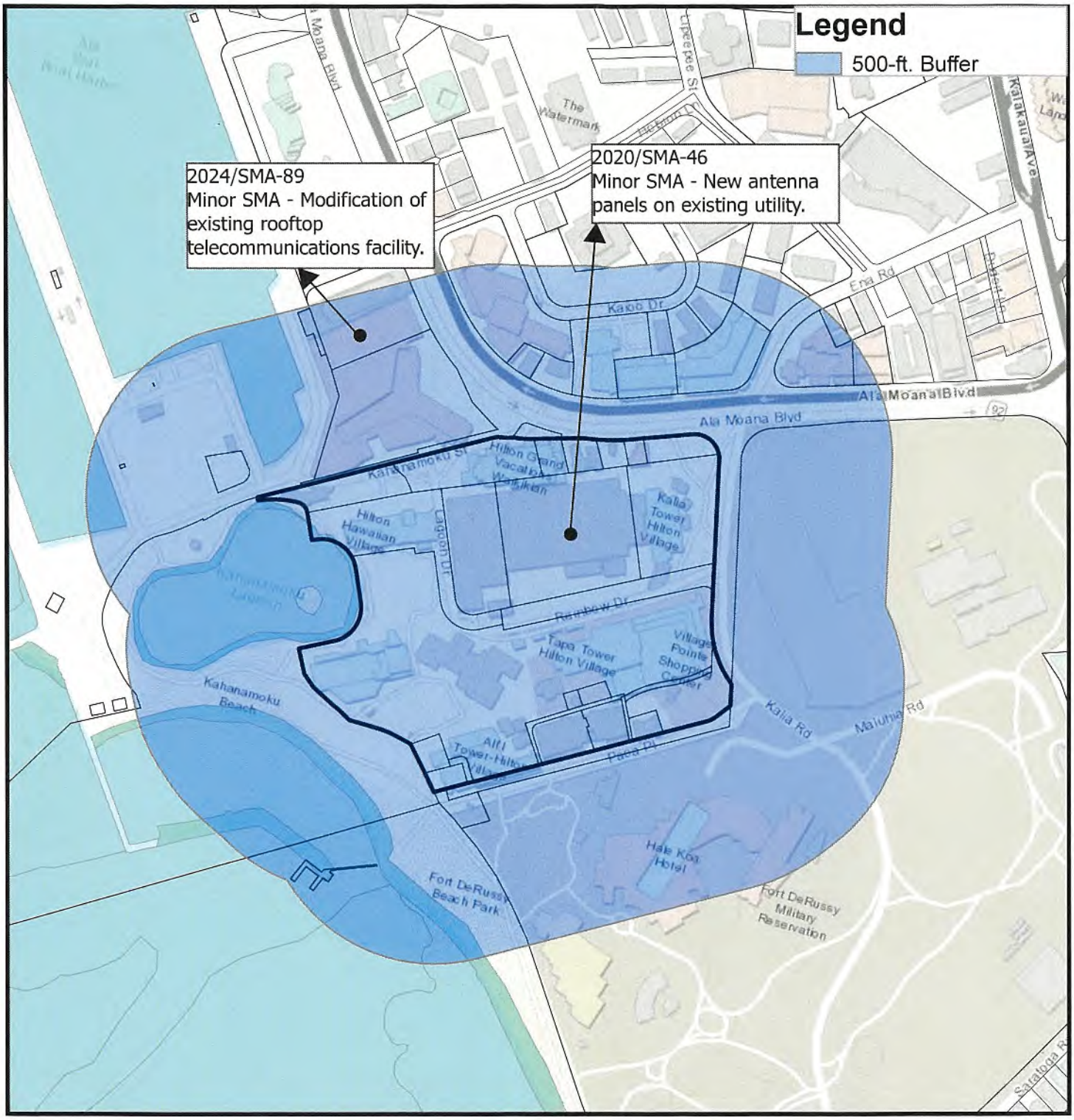
EXHIBIT P-16



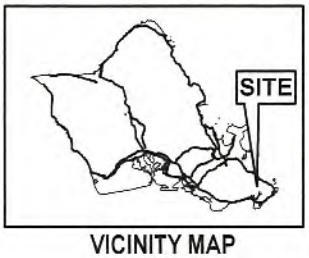
BEFORE



AFTER



CITY AND COUNTY OF HONOLULU
STATE OF HAWAII



VICINITY MAP

0 185 370 740

Scale in Feet

EXHIBIT Q Cumulative Impact

TAX MAP KEYS: 2-6-005: 001 (portion); 2-6-008: 001, 002, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, 038, 039; 2-6-009: 001, 002, 003, 004, 005, 006, 007, 009, 010, 011, 012, and 013

FOLDER NO.: 2024/SMA-104

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HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW THE HILTON HAWAIIAN VILLAGE MASTER PLAN IMPROVEMENTS, INCLUDING THE CONSTRUCTION OF A NEW HOTEL TOWER, IN WAIKĪKĪ, O'AHU.

WHEREAS, on October 2, 2024, the Department of Planning and Permitting ("DPP") accepted the application (DPP File No. 2024/SMA-104) from Group 70 ("Agent") on behalf of Park Hotels & Resorts, Inc. ("Applicant") for an Special Management Area ("SMA") Major Permit to allow for the construction of a new 36-story hotel tower with 515 hotel units and 6,051 square feet of retail space, on approximately 0.64 acres of land zoned Resort Mixed-Use Precinct, located at 1831, 1835, and 1841 Ala Moana Boulevard, and identified as Tax Map Keys ("TMK")s 2-6-005: 001 (portion); 2-6-008: 001, 002, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, 038, 039; 2-6-009: 001, 002, 003, 004, 005, 006, 007, 009, 010, 011, 012, and 013 ("Project"); and

WHEREAS, on October 14, 2024, the Applicant submitted a request to waive the requirement for the DPP to hold a public hearing within 60 days of acceptance, which was accepted by DPP on October 17, 2024. On January 22, 2025, the DPP held a public hearing at the Fasi Municipal Building 6th Floor Conference Room, which was attended by the Applicant, the Applicant's Agent, DPP staff, and approximately 34 members of the public; and

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

WHEREAS, on March 14, 2025, within 52 calendar days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in the Revised Ordinances of Honolulu ("ROH") 2021 §§ 25-3.1 and 25-4.1, and the Hawai'i Revised Statutes ("HRS") §§ 205A-2 and 205A-26, completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on _____, by Departmental Communication No. _____ (2025), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit, with the conditions enumerated below; now, therefore,

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

BE IT RESOLVED by the Council of the City and County of Honolulu ("City") that an SMA Major Permit be issued to the Applicant for the Project, subject to the following conditions:

A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-5, and D through O, and P-1 through P-16, and Q, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

B. To minimize the potential for adverse impacts related to coastal hazards, including but not limited to SLR, coastal erosion, flooding, wave action, and storm surge, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"The landowner hereby acknowledges that Tax Map Keys 2-6-005: 001 (portion); 2-6-008: 001, 002, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, 038, 039; 2-6-009: 001, 002, 003, 004, 005, 006, 007, 009, 010, 011, 012, and 013 are susceptible to coastal hazards, which may result in harm to or loss of life and property."

This statement must be clearly stated under "Landowner Acknowledgements" on all Project Building Permit ("BP") plans.

C. To account for the potential future shift of land from the State Land Use Urban District to the State Land Use Conservation District in response to coastal erosion, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"*In choosing to implement construction activities at Tax Map Keys 2-6-005: 001 (portion); 2-6-008: 001, 002, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, 038, 039; 2-6-009: 001, 002, 003, 004, 005, 006, 007, 009, 010, 011, 012, and 013, the Landowner hereby acknowledges that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a*

structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the land owner shall hold harmless and indemnify the City of any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."

This statement must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

D. Following approval of this SMA Major Permit, neither the current landowner, nor any successor owner or interested party may claim hardship due to erosion, SLR, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"In choosing to undertake the development at Tax Map Keys 2-6-005: 001 (portion); 2-6-008: 001, 002, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, 038, 039; 2-6-009: 001, 002, 003, 004, 005, 006, 007, 009, 010, 011, 012, and 013, the landowner hereby acknowledges that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

This statement must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

E. In order to minimize impacts to known and unknown archaeological, historic, and cultural resources that may be present at the Ala Moana Boulevard (AMB) Tower Site, the Applicant shall comply with the following measures:

1. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the State Historic Preservation Division ("SHPD") an Archaeological Monitoring Plan meeting the requirements of Hawai'i Administrative Rules ("HAR") § 13-279-4, and submit to the DPP a copy of its acceptance from the SHPD;

2. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the SHPD a Burial Treatment Plan meeting the requirements of HAR § 13-300, and submit to the DPP a copy of its acceptance from the SHPD; and

3. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact the SHPD immediately. Work in the immediate area must be stopped until SHPD is able to assess the impact and make further recommendations for mitigative activity.

The requirements enumerated in this condition, and all mitigation protocols approved or otherwise required by SHPD, must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans.

F. To minimize impacts to threatened, endangered, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:

1. All new and replacement outdoor light fixtures/lamps must not exceed a color temperature of 3,000 degrees kelvin;

2. Artificial light from exterior lighting fixtures on the Project site, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates, or is directed across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b);

3. Exterior lighting fixtures on the Project site must be fully shielded using full cutoff fixtures with the light directed downward so that the light bulb is only visible from below the light fixture;

4. All Project site work and construction activities are limited to daylight hours;

5. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian Hoary Bats;

6. Woody plants greater than 15 ft. in height may not be disturbed, removed, or trimmed during the Hawaiian Hoary Bat birthing and pup rearing season (June 1 through September 15);

7. New landscaping, to the extent practicable, should utilize native plant species appropriate for the area, with no use of invasive species;

8. The Department of Agriculture's Plant Quarantine Interim Rule restricting the movement of coconut rhinoceros beetle ("CRB") host material within or to and from the island of O'ahu, to manage host materials and plants that may contain CRB in any stage of life, must be adhered to;

9. The presence of non-native predators, such as cats, rodents, and mongooses must be minimized;

10. Trees must be examined prior to cutting or trimming to determine if manu-o-kū are nesting in them, especially during the breeding season of January through June. If active nests are found, contact Division of Forestry and Wildlife and do not trim or remove trees;

11. The United States Fish and Wildlife Services must be contacted and a 100 ft. buffer of no activity must be established if the nest of sensitive avian species is discovered during construction, or if a downed seabird is found. If an active nest is found, work must cease for a minimum of 60 days. If a nest with chicks is discovered, work must cease for 30 days or until the chicks have fledged; and

12. Information about seabird fallout must be provided to staff working on the site prior to initiating work.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans.

G. To minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the Applicant is responsible for the following:

1. The Applicant shall minimize the importation of fill material to the extent possible;

2. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and leaving a Project worksite, in accordance with the current recommendations from the O'ahu Invasive Species Council ("OISC");

3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species" ("Protocols") must be distributed to all workers who will be present at the site, or the Protocols must be posted at the Project site in a visible location accessible to all Project workers, including delivery and haul-out contractors, or both the distribution and posting of the Protocols is required. All on-site Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities; and

4. If, at any time, species listed on the OISC current target webpage, https://www.oahuisc.org/current-targets/, or any successor website or list provided by the OISC, are discovered on the Project site, the Applicant shall immediately contact the OISC to report the discovery. The current email and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible State or Federal agency charged with the eradication and management of the invasive species.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans.

H. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to building and construction codes, or other governmental requirements, including but not limited to building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicant is responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements.

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Thomas J. Baltimore, Jr., President of Park Hotels & Resorts, Inc., 1775 Tysons Boulevard, 7th Floor, Tysons VA 22102; Jeffrey Overton of Group 70, 111 South King Street, Suite 170, Honolulu, Hawai'i 96813; Dawn Takeuchi Apuna, Director of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

_____

_____

_____

_____

_____

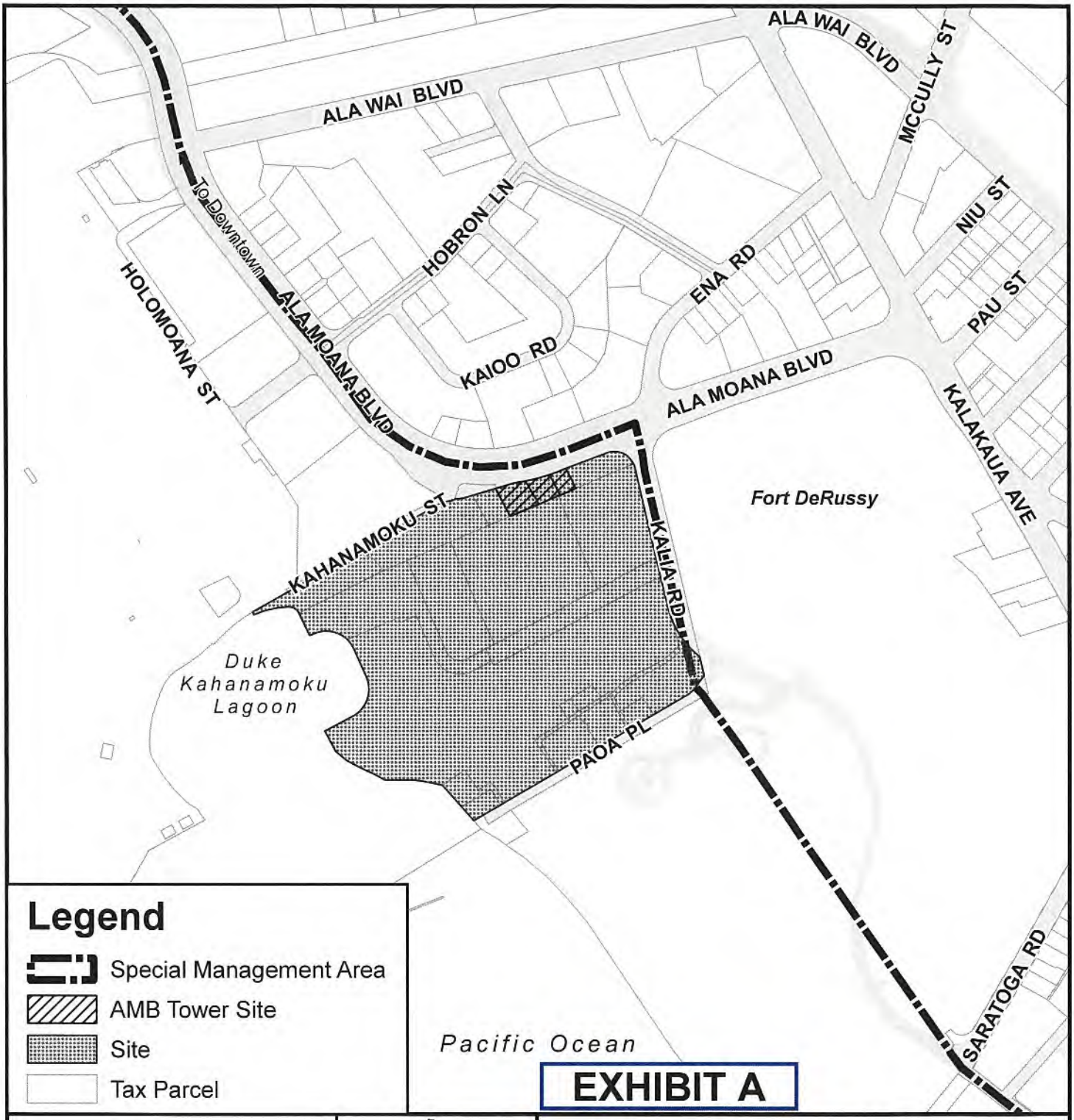
_____

DATE OF INTRODUCTION: _____

_____

_____ _____

Honolulu, Hawai'i Councilmembers



Legend

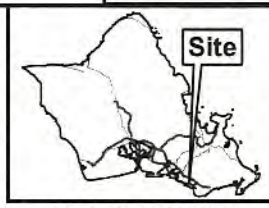
- Special Management Area
- AMB Tower Site
- Site
- Tax Parcel

EXHIBIT A

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 500 1,000

Distance in Feet



VICINITY MAP

LOCATION MAP W/ SMA HONOLULU

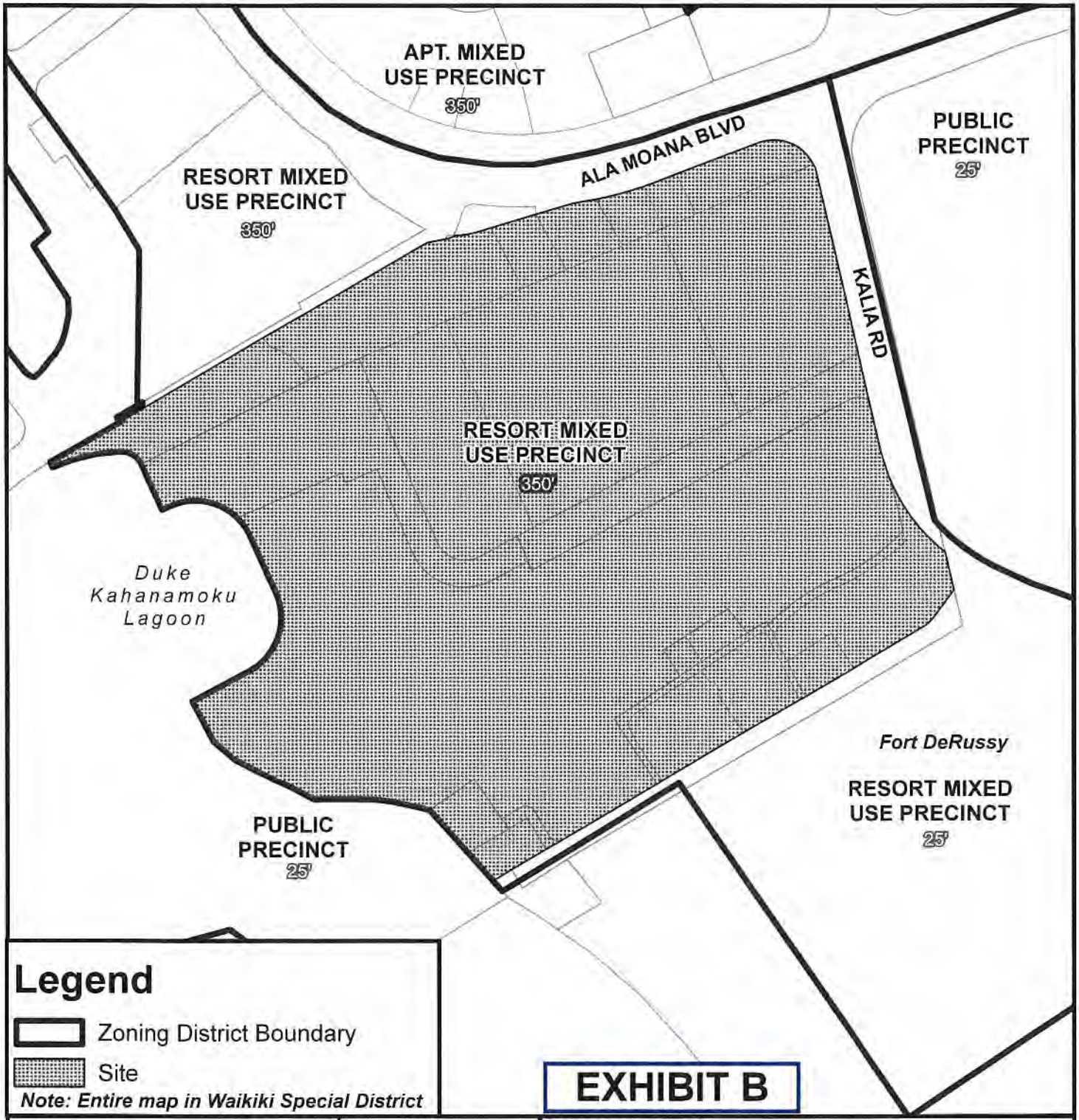
TAX MAP KEY(S):2-6-008:002,003,005,
020,021,023,024,027,031,034,037,038,039
2-6-009:001,002,003,004,005,
006,007,009,010,011,012,013

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City and County of Honolulu

Date Prepared: 10/2024

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Legend

- Zoning District Boundary
- Site

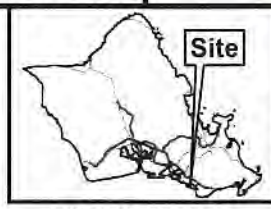
Note: Entire map in Waikiki Special District

EXHIBIT B

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 250 500

Distance in Feet



VICINITY MAP

PORTION OF

ZONING MAP MOILIILI - KAIMUKI

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

FOLDER NO.: 2024/SMA-104 & 2024/PDP-2

Prepared by: Honolulu Land Information System (HoLIS) - ADS
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City and County of Honolulu

Date Prepared: 10/2024

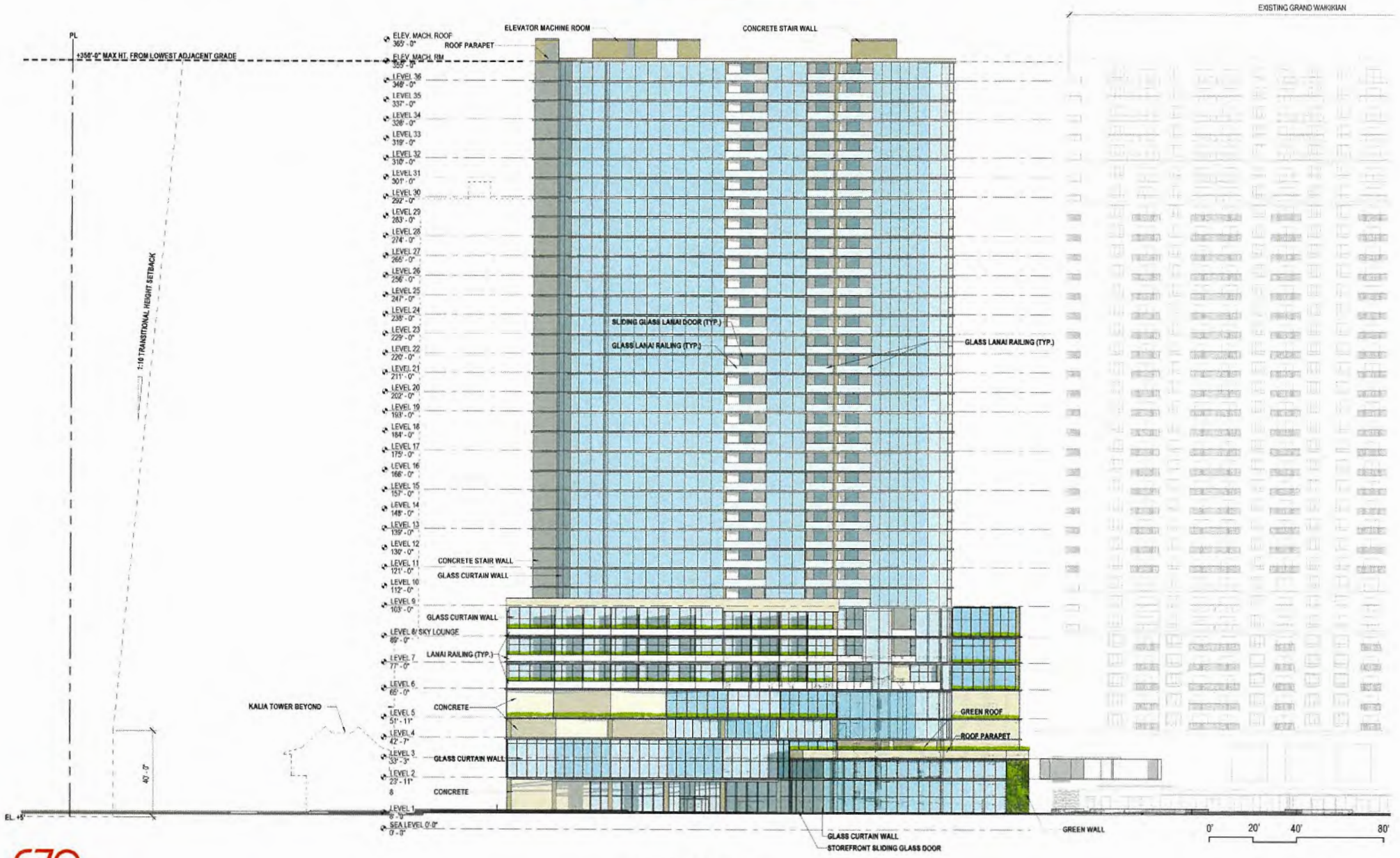
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EXHIBIT C-1



Figure 2.1 **Project Location**

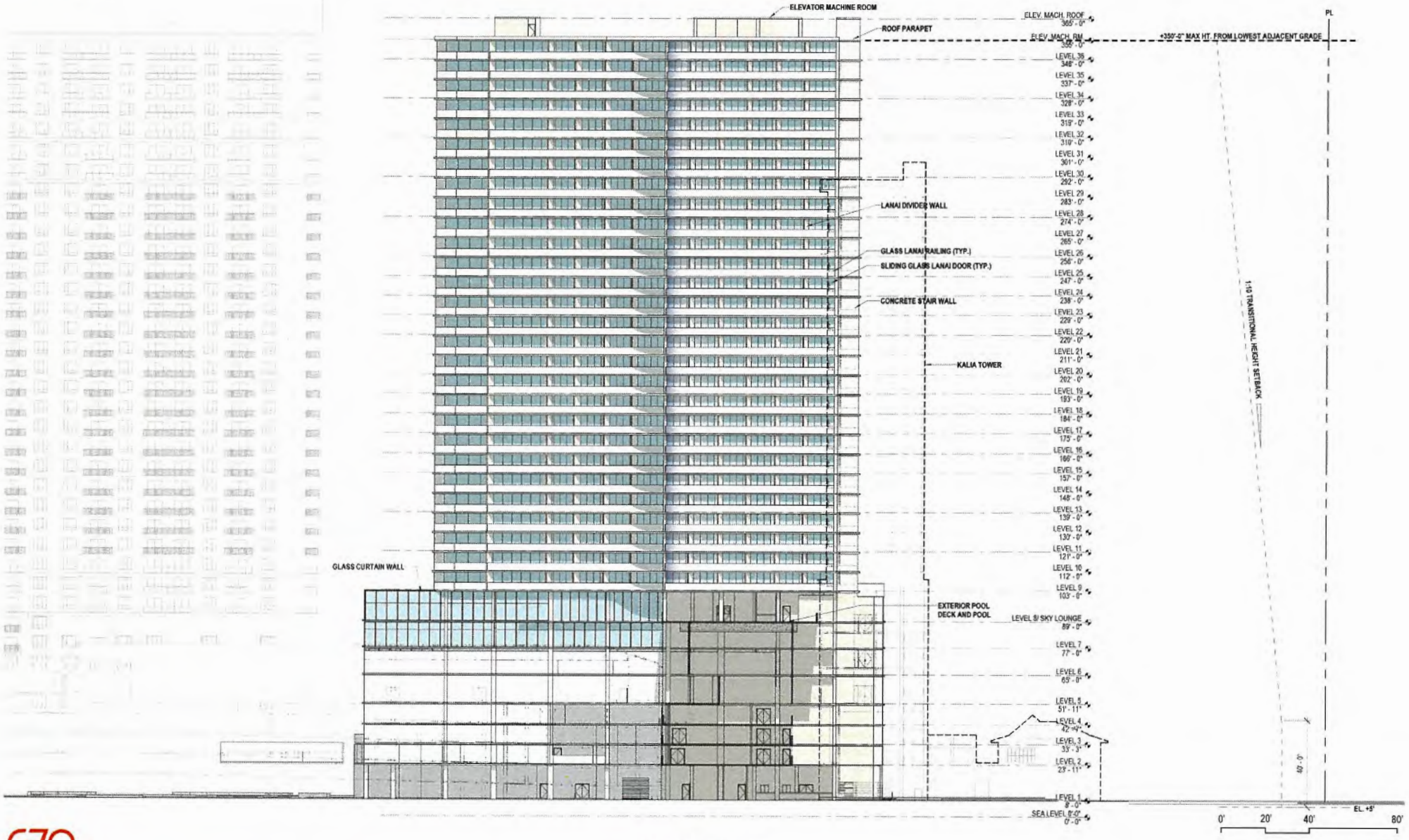
EXHIBIT C-2



North Elevation

FIGURE 14

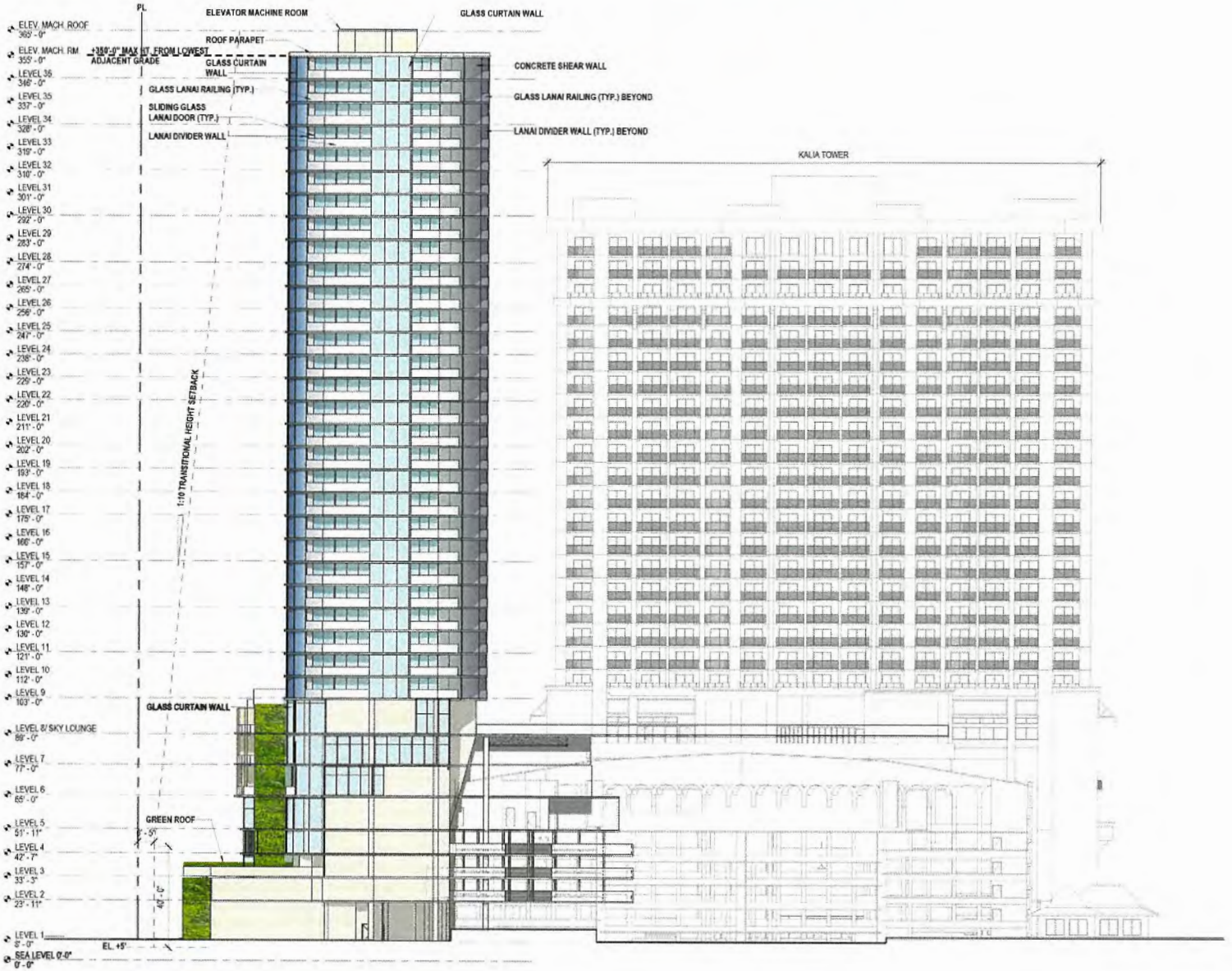
EXHIBIT C-3



South Elevation

FIGURE 15

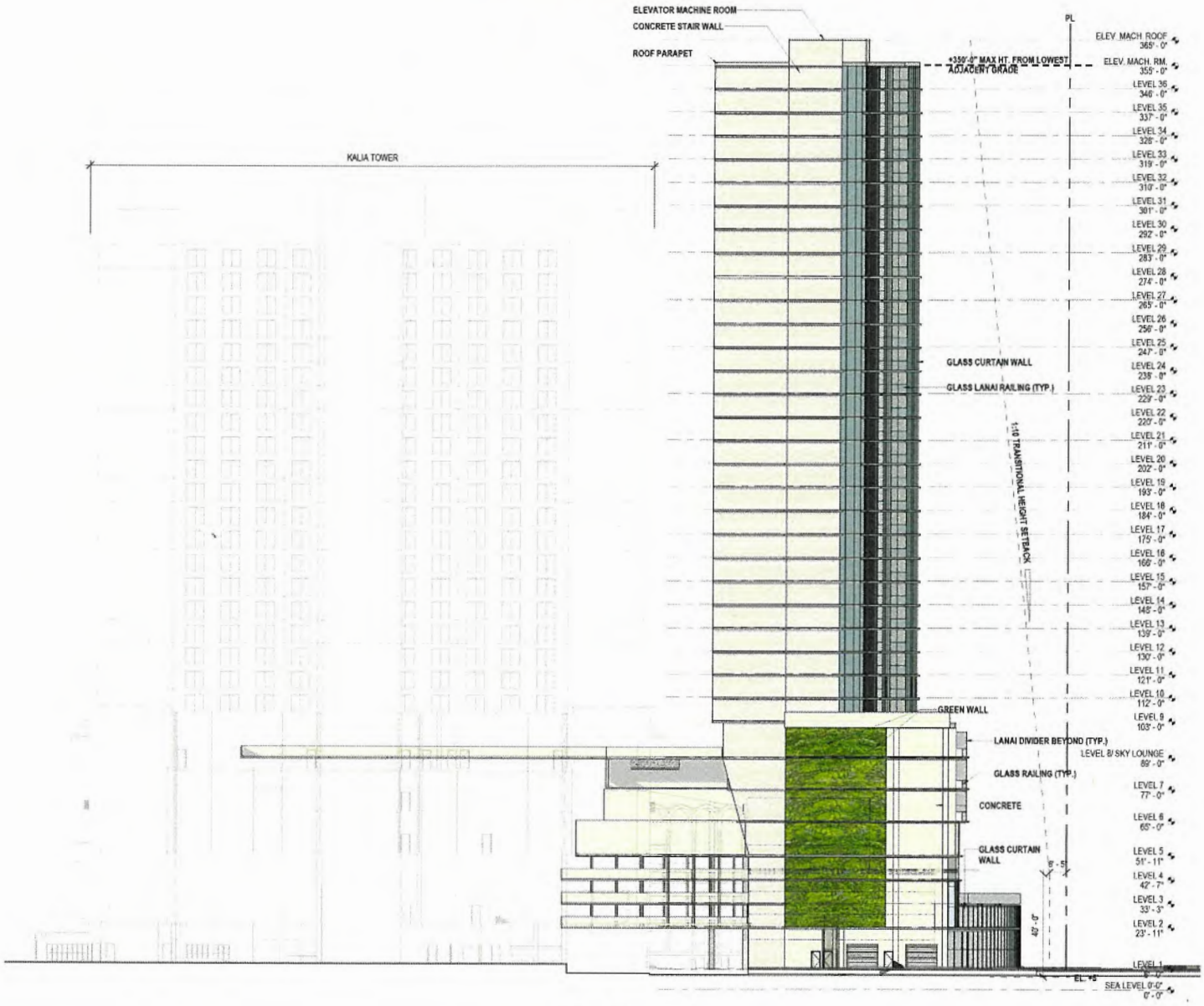
EXHIBIT C-4



West Elevation

FIGURE 16

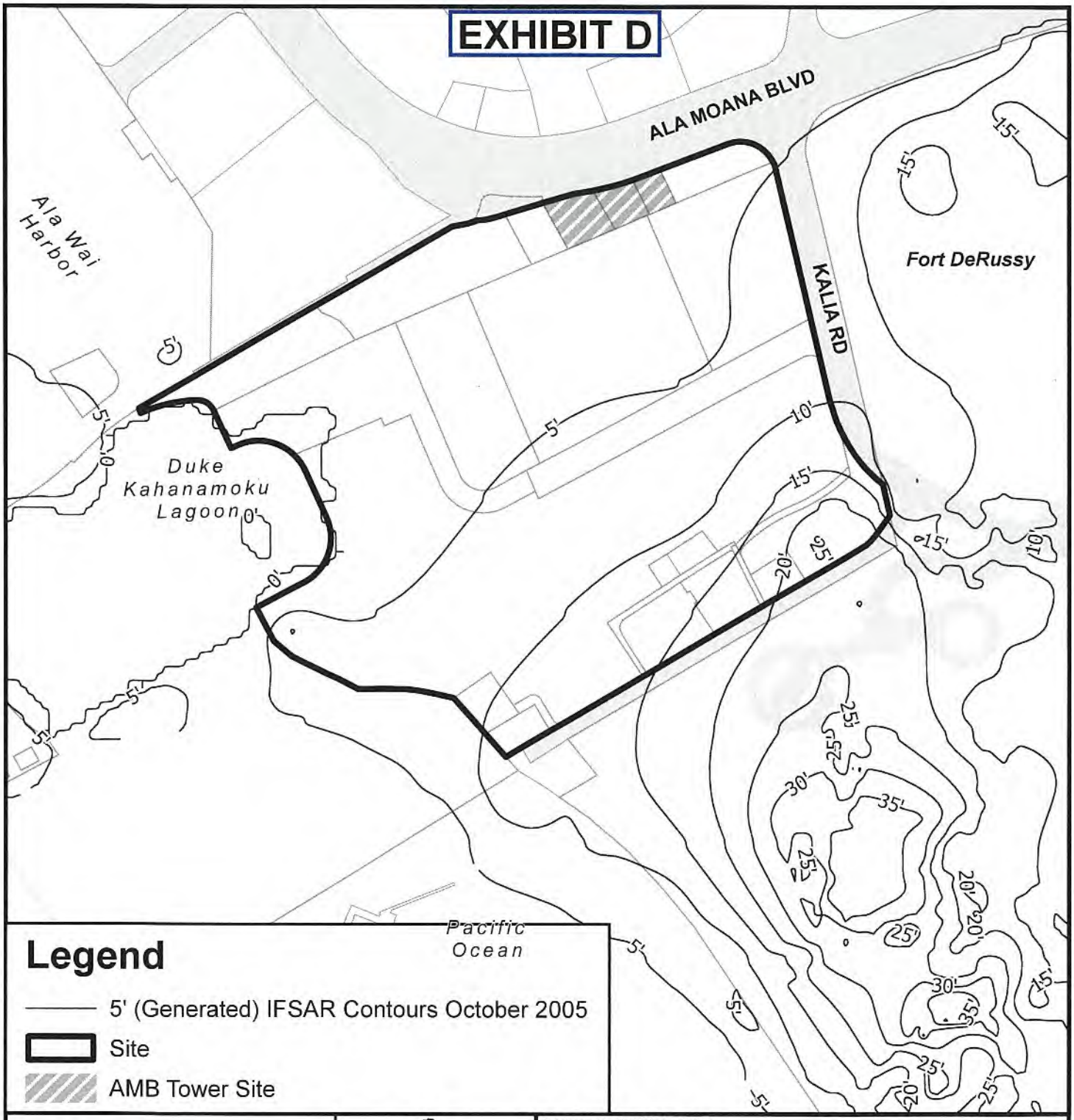
EXHIBIT C-5



East Elevation

FIGURE 17

EXHIBIT D

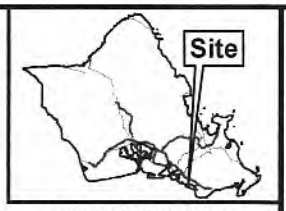


Legend

- 5' (Generated) IFSAR Contours October 2005
- Site
- AMB Tower Site

0 150 300

Distance in Feet



VICINITY MAP

PORTION OF

TOPOGRAPHIC MAP HONOLULU

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

FOLDER NO.: 2024/SMA-104 & 2024/PDP-2

Prepared by: Honolulu Land Information System (HoLIS) - ADS
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City and County of Honolulu

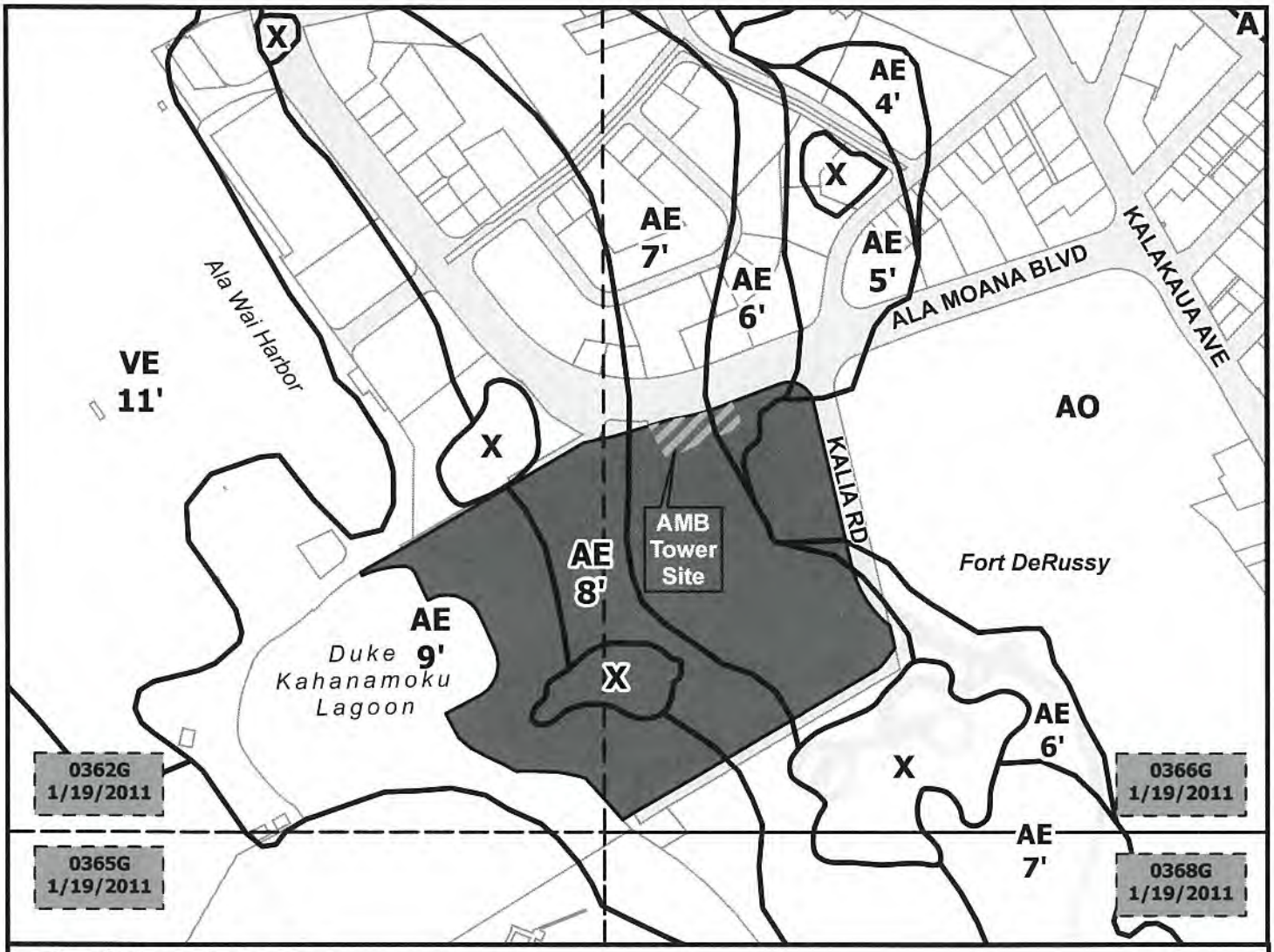
Date Prepared: 10/2024

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EXHIBIT E



Figure 3.1 **Existing Hilton Hawaiian Village Map**



Flood Hazard Zones:

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood.

Zone **AE** = BFE determined

Zone **AO** = Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

Zone **VE** = Costal flood zone with velocity hazard (wave action); BFE determined

Other Areas

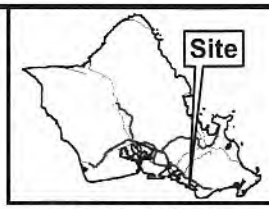
Zone **X** = Areas determined to be outside the 0.2% annual chance floodplain.

EXHIBIT F

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 250 500

Distance in Feet



VICINITY MAP

PORTION OF

FLOOD HAZARD MAP

FIRM PANELS 15003C0362G,15003C0365G 15003C0366G, 15003C0368G

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

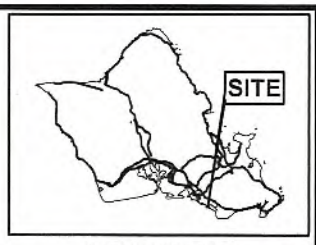
FOLDER NO.: 2024/SMA-104 & 2024/PDP-2

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VICINITY MAP

0 125 250 500

Scale in Feet

EXHIBIT G
WETLANDS

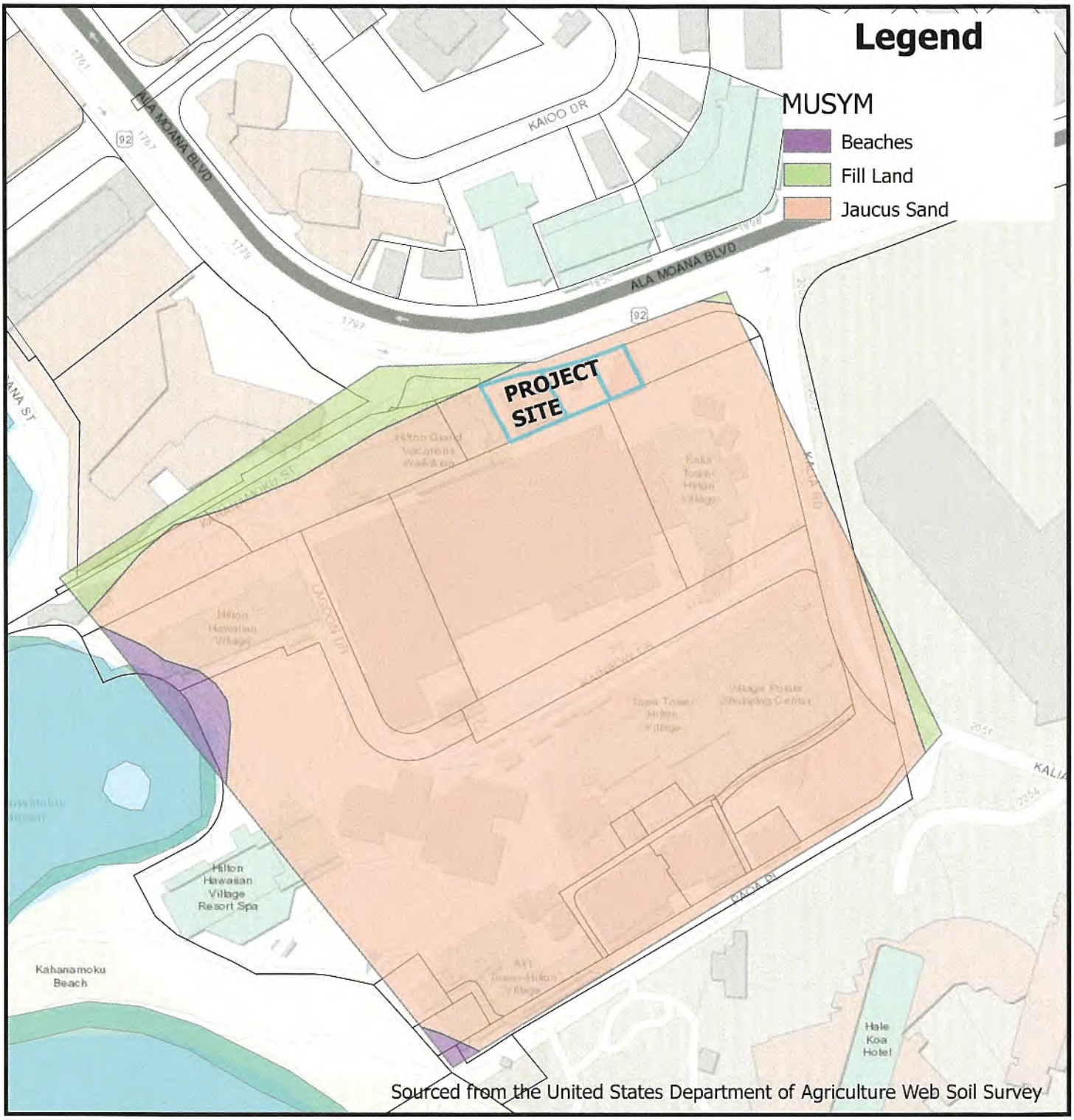
ADDRESS: 1831, 1835, &1841 Ala Moana Blvd.

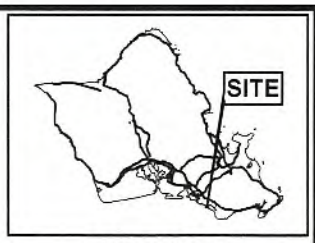
TAX MAP KEYS: 2-6-009: 004, 005, and 006

FOLDER NO.: 2024/SMA-104 and 2024/PDP-2

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VICINITY MAP

0 125 250 500

Scale in Feet

EXHIBIT H

SOILS

ADDRESS: 1831, 1835, &1841 Ala Moana Blvd.

TAX MAP KEYS: 2-6-009: 004, 005, and 006

FOLDER NO.: 2024/SMA-104 and 2024/PDP-2

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EXHIBIT I

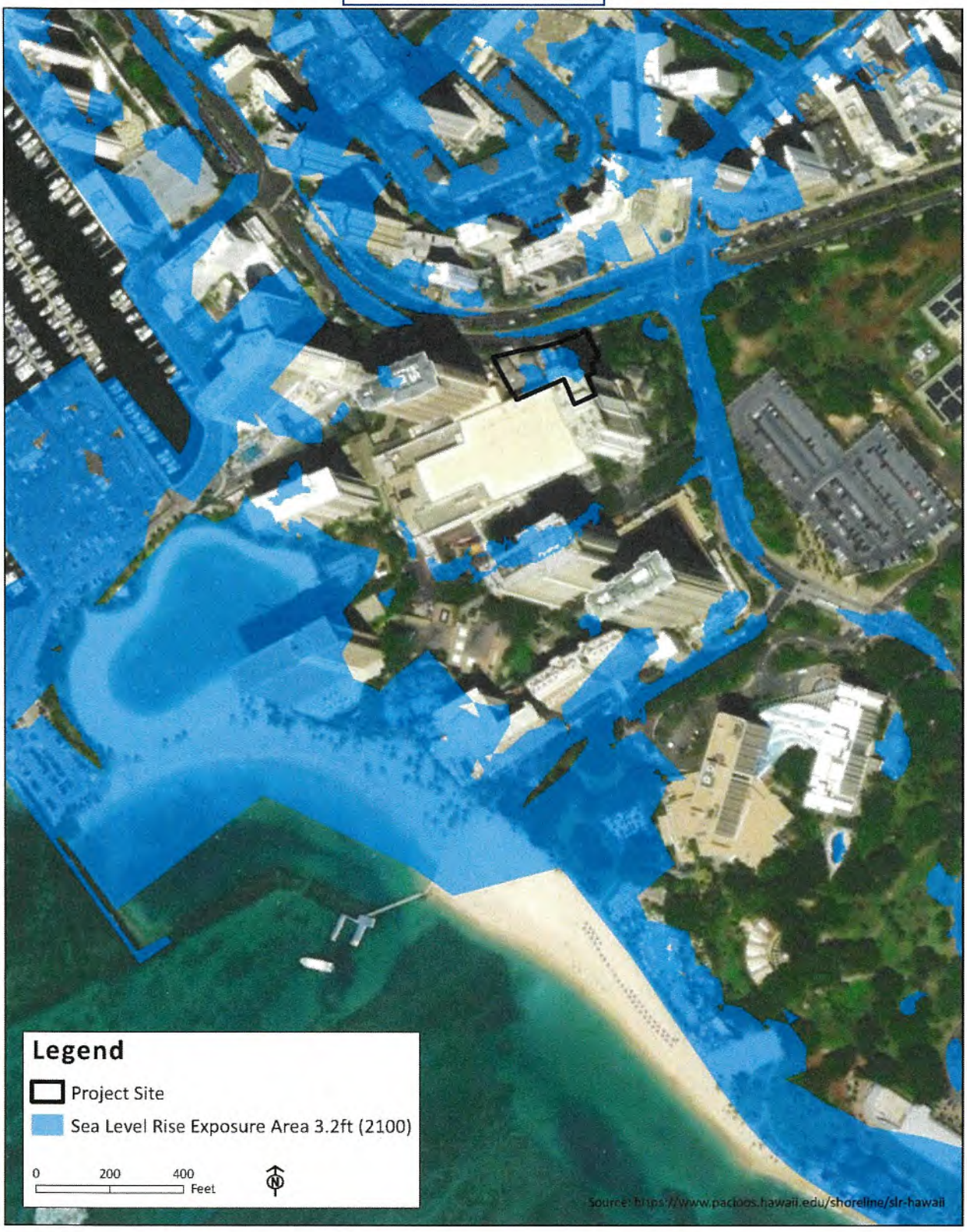
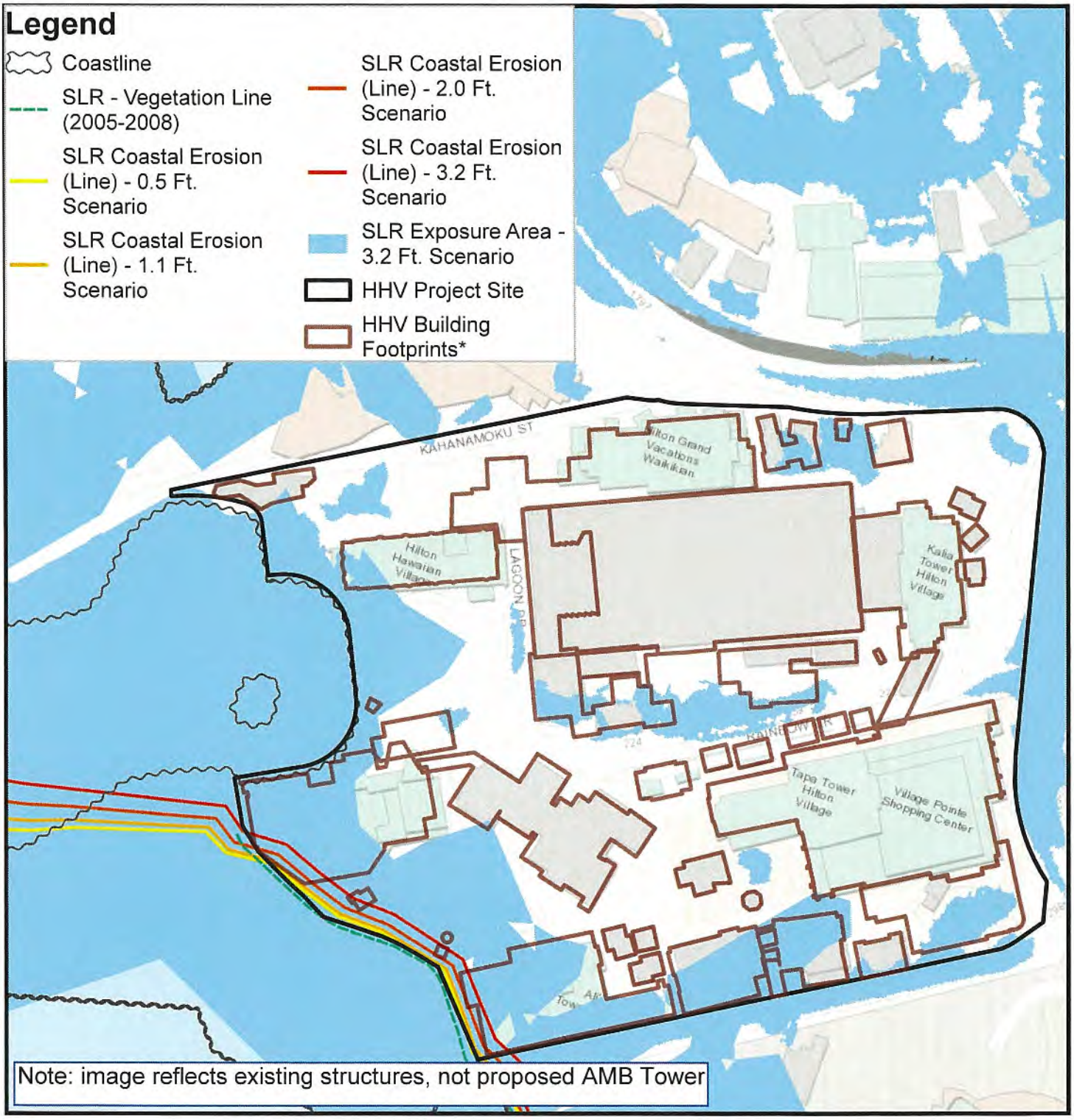
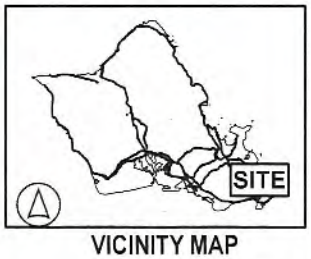


Figure 4.1 **3.2-foot Sea Level Rise Exposure Area (2100)**





VICINITY MAP

0 125 250 500

Scale in Feet

EXHIBIT J

Sea Level Rise 3.2 Scenario and Coastal Erosion

TAX MAP KEYS: 2-6-005: 001 (portion); 2-6-008: 001, 002, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, 038, 039; 2-6-009: 001, 002, 003, 004, 005, 006, 007, 009, 010, 011, 012, and 013

FOLDER NO.: 2024/SMA-104 & 2024/PDP-2

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EXHIBIT K



Legend

Less than 3 feet above ground

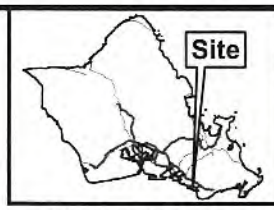
Greater than 3 feet above ground

Greater than 6 feet above ground

Greater than 9 feet above ground

0 500 1,000

Distance in Feet



VICINITY MAP

PORTION OF

STORM SURGE MAP

Data from National Hurricane Center
Storm Surge Risk Maps

Data Source: National Weather Service (NWS) SLOSH model;
Maximum of MEOWs (MOMs) for various category storms at a high tide.

TAX MAP PLAT(S):

2-6-008 (por) & 2-6-009 (por)

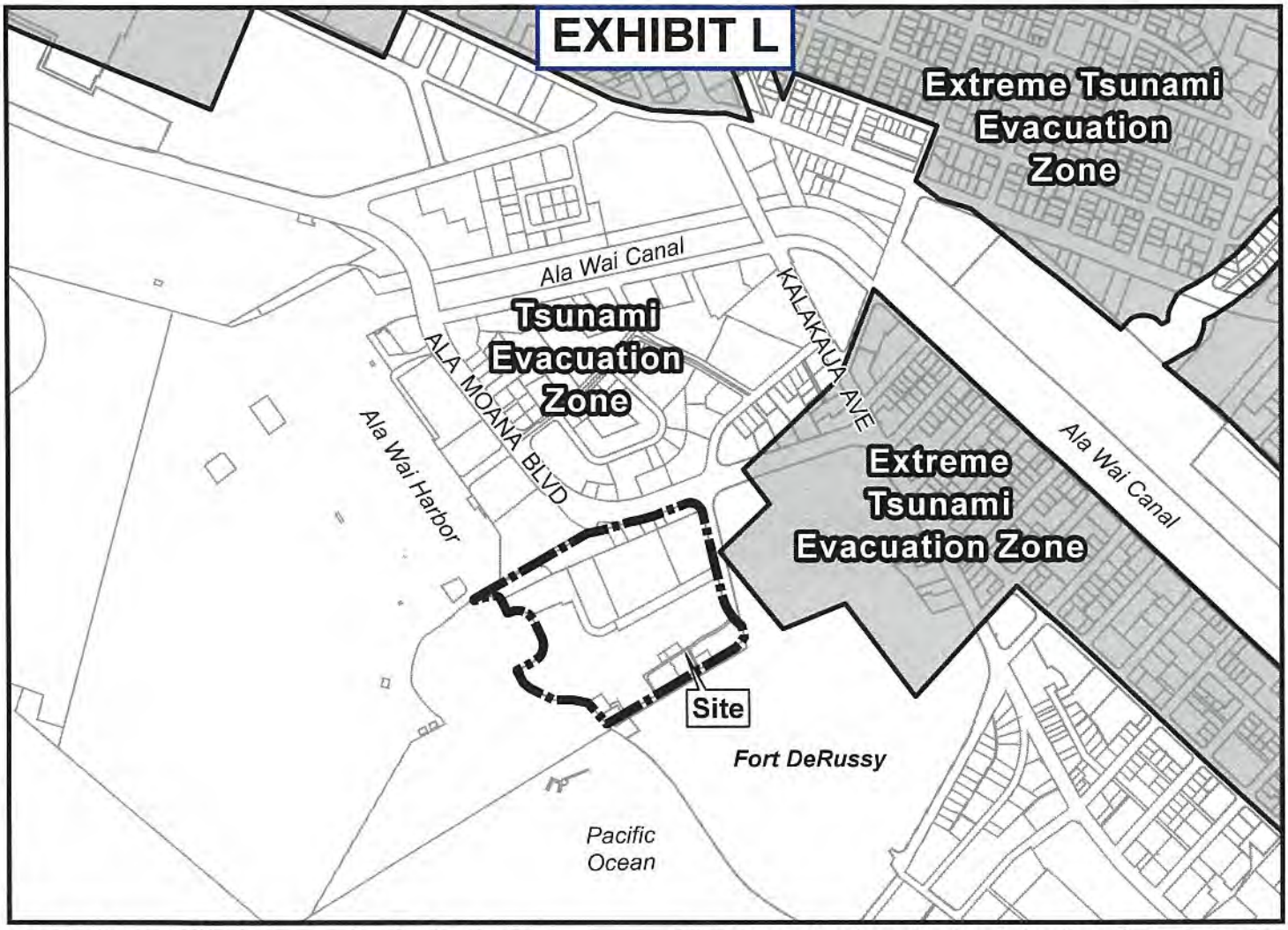
FOLDER NO.: 2024/SMA-104 & 2024/PDP-2

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Date Prepared: 10/2024

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EXHIBIT L

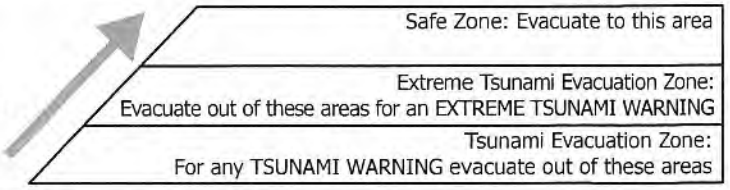


- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding
- Boaters should move vessels to at least 50 fathoms (300 ft) deep and 2 miles away from harbor entrances; follow all directions from the Captain of the Port
- Structural steel or reinforced concrete buildings of ten or more stories provide increased protection on or above the fourth floor; if you are caught near the shoreline consider using vertical evacuation
- The evacuation zone is a guideline and should be considered t minimum safe evacuation distance

- These maps do not consider the destructive effects of a locally generated tsunami. If you feel shaking, move inland immediately, well inland from the red tsunami evacuation zone

1. TSUNAMI WARNING: Destructive waves from a tsunami may inundate all coastline. Evacuate Tsunami Evacuation Zone

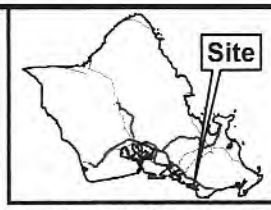
2. EXTREME TSUNAMI WARNING: In the unlikely event of an extreme tsunami waves may move significantly inland; evacuate Tsunami Evacuation Zone and Extreme Tsunami Evacuation Zone



CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 500 1,000

Distance in Feet



VICINITY MAP

N

PORTION OF

TSUNAMI EVACUATION MAP

WAIKIKI

MAP 1

TAX MAP PLAT(S):

2-6-008 (por) & 2-6-009 (por)

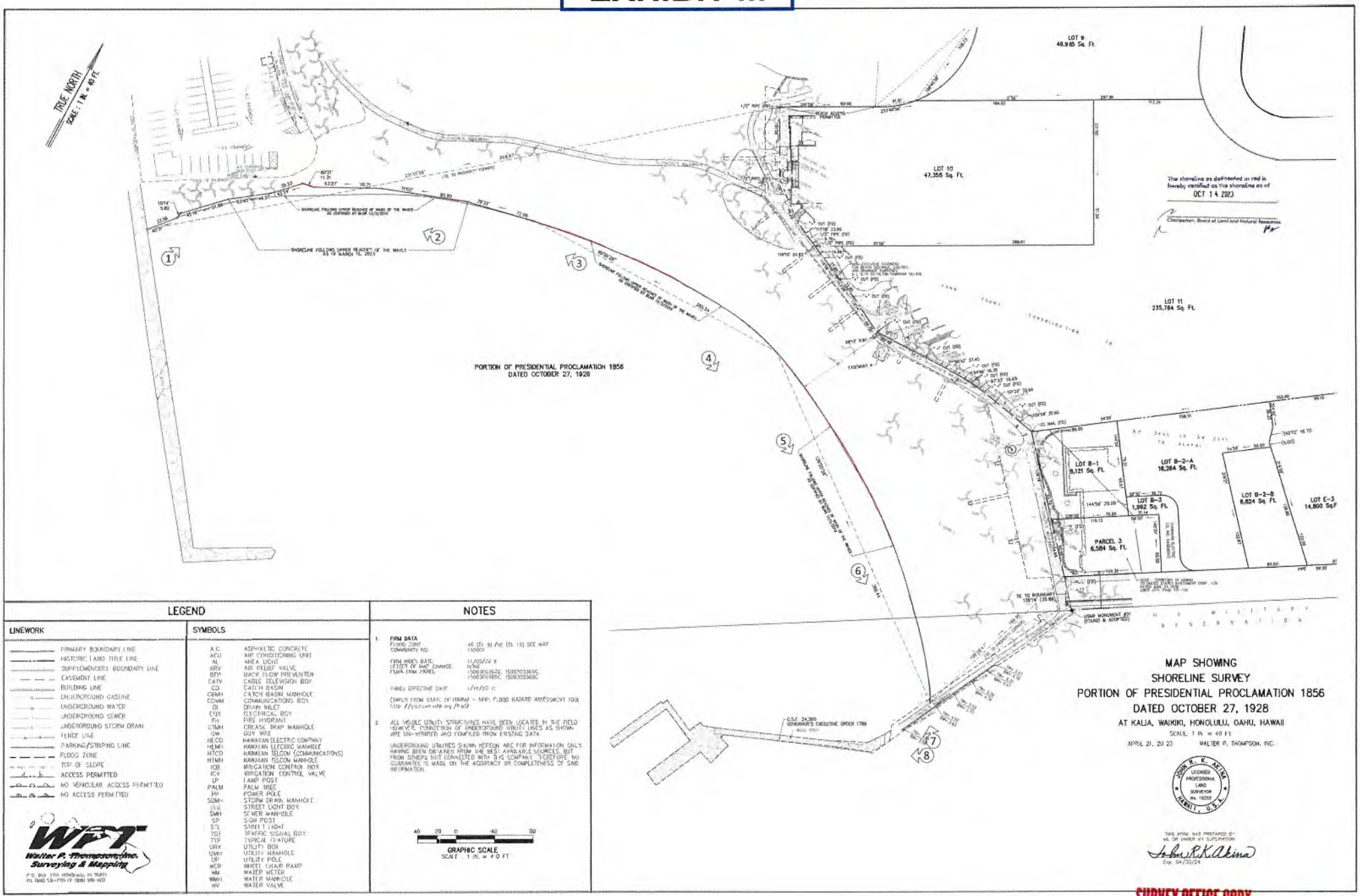
FOLDER NO.: 2024/SMA-104 & 2024/PDP-2

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Date Prepared: 10/2024

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EXHIBIT M



LEGEND

LINEWORK

- PRIMARY BOUNDARY LINE
- HISTORIC LAND TITLE LINE
- SUPPLEMENTARY BOUNDARY LINE
- EASEMENT LINE
- BUILDING LINE
- UNDERGROUND GASLINE
- UNDERGROUND WATER
- UNDERGROUND SEWER
- UNDERGROUND STORM DRAIN
- FENCE LINE
- PARKING/STRIPING LINE
- FLOOD ZONE
- TOP OF SLOPE
- ACCESS PERMITTED
- NO VEHICULAR ACCESS PERMITTED
- NO ACCESS PERMITTED

SYMBOLS

A.C.	ASPHALTIC CONCRETE
ACU	AIR CONDITIONING UNIT
AL	AREA LIGHT
ARV	AIR RELIEF VALVE
BFP	BACK FLOW PREVENTER
CATV	CABLE TELEVISION BOX
CB	CATCH BASIN
CBMH	CATCH BASIN MANHOLE
COMM	COMMUNICATIONS BOX
DI	DRAIN INLET
EPX	ELECTRICAL BOX
FH	FIRE HYDRANT
GTMH	GREASE TRAP MANHOLE
GW	GUY WIRE
HECO	HAWAIIAN ELECTRIC COMPANY
HEMH	HAWAIIAN ELECTRIC MANHOLE
HTCO	HAWAIIAN TELCOM (COMMUNICATIONS)
HTMH	HAWAIIAN TELCOM MANHOLE
IOB	IRRIGATION CONTROL BOX
ICV	IRRIGATION CONTROL VALVE
LP	LAMP POST
PALM	PALM TREE
PP	POWER POLE
SDMH	STORM DRAIN MANHOLE
SLG	STREET LIGHT BOX
SMH	SEWER MANHOLE
SP	SIGN POST
STL	STREET LIGHT
TSB	TRAFFIC SIGNAL BOX
TYP	TYPICAL FEATURE
UBX	UTILITY BOX
UMH	UTILITY MANHOLE
UP	UTILITY POLE
WCR	WHEEL CHAIR RAMP
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE

Walter P. Thompson, Inc.
Surveying & Mapping
P.O. BOX 1959 HONOLULU, HI 96805
PH. (808) 536-7959 FAX (808) 596-7533

NOTES

1. FIRM DATA
   FLOOD ZONE: AE (EL 9) AVE (EL 13) SEE MAP
   COMMUNITY NO: 150001
   FIRM INDEX DATE: 11/05/20 P
   LETTER OF MAP CHANGE: NONE
   FIS/FIA PANEL: 1500150036G; 1500150038G; 1500150040G; 1500150038C
   PANEL EFFECTIVE DATE: 1/19/20 11
   (EARLY FROM STATE OF HAWAII – NFIP FLOOD HAZARD ASSESSMENT TOOL http://gis.hawaii.gov/flood/)
2. ALL VISIBLE UTILITY STRUCTURES HAVE BEEN LOCATED IN THE FIELD HOWEVER, CONNECTION OF UNDERGROUND UTILITY LINES AS SHOWN ARE UN-VERIFIED AND COMPILED FROM EXISTING DATA.

UNDERGROUND UTILITIES SHOWN HEREON ARE FOR INFORMATION ONLY. HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES, BUT FROM OWNERS NOT CONNECTED WITH THIS COMPANY. THEREFORE, NO GUARANTEE IS MADE ON THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

40 20 0 40 80
GRAPHIC SCALE
SCALE: 1 IN. = 40 FT

MAP SHOWING
SHORELINE SURVEY
PORTION OF PRESIDENTIAL PROCLAMATION 1856
DATED OCTOBER 27, 1928

AT KALIA, WAIKIKI, HONOLULU, OAHU, HAWAII

SCALE: 1 IN = 40 FT

APRIL 21, 20 23 WALTER P. THOMPSON, INC.

JOHN R. K. KALIMA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 16292
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

Exp. 04/30/24

TAX MAP KEY: 2 – 6 – 008: 005, 022 & 24 and 2 – 3 – 037: 020

SURVEY OFFICE COPY

24" x 36" = 6.0 Sq Ft.

EXHIBIT N

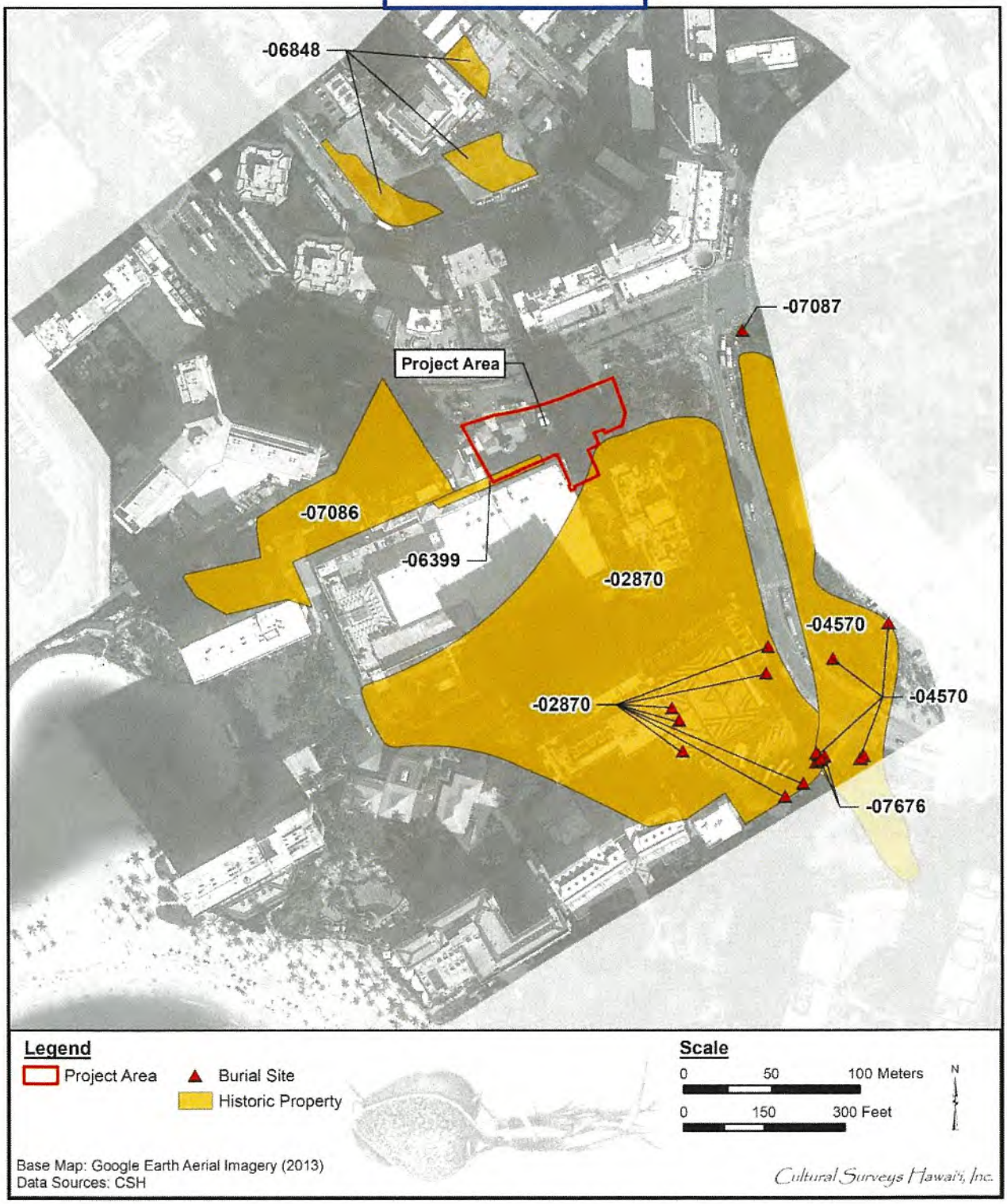


Figure 4.1 **Previously Identified Historic Properties Within and In the Vicinity of the AIS Study Area**



Figure 64. 2019 Google Earth aerial imagery with overlay of completed test excavations and historic properties identified

EXHIBIT P-1


Note: Punchbowl Lookout located beyond aerial extent.
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
NORTH

EXHIBIT P-2



BEFORE



AFTER

G7O | PARK HOTELS & RESORTS

(1) View from within Fort DeRussy Park (looking west)

EXHIBIT P-3



BEFORE



AFTER

G7O | PARK HOTELS & RESORTS

(2) View from Fort DeRussy at end of Saratoga Road (looking northwest)

EXHIBIT P-4



BEFORE



AFTER

(3) Intermittent ocean views from the Ala Wai Bridge on Ala Moana Boulevard (looking east)

EXHIBIT P-5



BEFORE



AFTER

(4) Ocean views from Kalākaua Avenue (looking northwest)

EXHIBIT P-6



BEFORE



AFTER

EXHIBIT P-7



BEFORE



AFTER

(6) Ocean views from Kūhiō Beach Park (looking northwest)

EXHIBIT P-8



BEFORE



AFTER

GTO | PARK HOTELS & RESORTS

(7) View of the Ala Wai Boat Harbor from Ala Moana Park (Magic Island Park) (looking east)

AMB TOWER
VIEW STUDY

EXHIBIT P-9



BEFORE



AFTER

G7O | PARK HOTELS & RESORTS

(8) View of Diamond Head from Ala Wai Boulevard and McCully Street (looking southwest)

EXHIBIT P-10



BEFORE



AFTER

G7O | PARK HOTELS & RESORTS

(9) Views of Diamond Head from the Punchbowl Lookout (looking south)

EXHIBIT P-11



BEFORE



AFTER

EXHIBIT P-12



BEFORE



AFTER

G7O | PARK HOTELS & RESORTS

(11) View from Parking Lot at Holomoana Nearby Kahanamoku Lagoon (looking northeast)

EXHIBIT P-13



BEFORE



AFTER

EXHIBIT P-14



BEFORE



AFTER

(13) View from Ala Moana Boulevard, Kālia Road, and 'Ena Road Intersection (looking southwest)

EXHIBIT P-15



BEFORE



AFTER

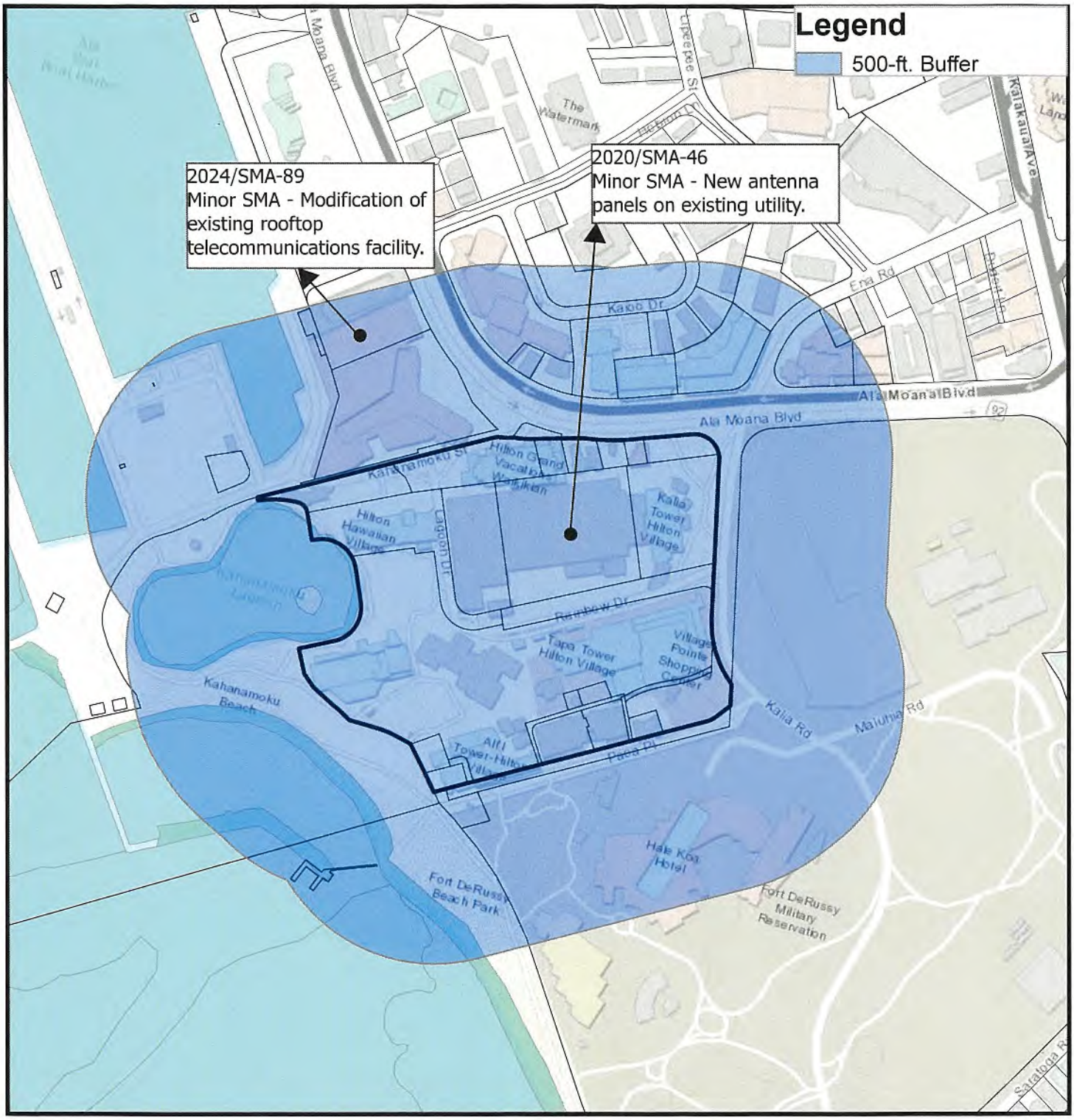
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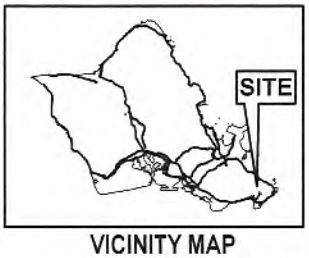
BEFORE



AFTER



CITY AND COUNTY OF HONOLULU
STATE OF HAWAII



VICINITY MAP

0 185 370 740

Scale in Feet

EXHIBIT Q Cumulative Impact

TAX MAP KEYS: 2-6-005: 001 (portion); 2-6-008: 001, 002, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, 038, 039; 2-6-009: 001, 002, 003, 004, 005, 006, 007, 009, 010, 011, 012, and 013

FOLDER NO.: 2024/SMA-104

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