'25MAR14 PM 4:30 CITY CLERK

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

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAI'I 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041 • WEBSITE: honolulu.gov/dpp

RICK BLANGIARDI
MAYOR
MEIA

DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

BRYAN GALLAGHER, P.E.
DEPUTY DIRECTOR
HOPE PO'O

REGINA MALEPEAI
2ND DEPUTY DIRECTOR
HOPE PO'O KUALUA

March 14, 2025

2024/PDP-2 (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: Planned Development Resort (PD-R) 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 PD-R Permit conceptual plan to construct a new 36-story hotel with 515 hotel units and 6,051 square feet of retail space. The Applicant seeks to incorporate three new parcels (Parcels 4, 5, and 6) into the boundaries of the PD-R, and requests flexibility in density. The existing HHV has an approved floor area ratio (FAR) of 3.70, and the Applicant requests to increase the FAR to 4.0.

The DPP supports the Project and recommends that the conceptual plan be approved; however, we recommend the Applicant produce additional public benefits and amenities in order to justify the additional density being requested. These additional benefits and amenities will demonstrably contribute to the community and the stability, function, and overall ambiance and appearance of Waikīkī. We also recommend conditions associated with the design objectives and guidelines, so that updated plans provided for review during the Major Special District Permit better comply

DEPT. COM. 214

with the Waikīkī Special District. Lastly, we recommend conditions associated with ongoing maintenance of improvements, and coordination with various traffic and public agencies to ensure the interest of the general public is protected.

Pursuant to Revised Ordinances of Honolulu Chapter 21, 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 through W

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

MAJOR SPECIAL DISTRICT PERMIT

File No. 2024/PDP-2(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:	Hilton Hawaiian Village 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 (TMK):	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 (RMUP), Waikīkī Special District (WSD) (Exhibit B)
STATE LAND USE:	Urban District
DEVELOPMENT PLAN:	Primary Urban Center Development Plan

B. Planned Development Resort (PD-R) Requests: The Applicant seeks to increase the density allowed within the RMUP. Through the PD-R, flexibility may be provided for density, height, transitional height setbacks, yards, open space, and landscaping if it can be demonstrated that the project will benefit the community and contribute to the stability, function, and overall ambiance and appearance of Waikīkī . This report will disclose the requests for flexibility, analyze them against the proposed public benefits and amenities, propose additional public benefits and amenities for consideration by the City Council, and recommend conditions of approval and modifications to the plans in order to obtain consistency with the WSD.

C. Proposal: The Applicant seeks to modify HHV's existing (PD-R) Permit to construct a new 36-story hotel with 515 hotel units and 6,051 square (sq.) feet (ft.) of retail space. The Applicant seeks to incorporate three new parcels identified as TMKs 2-6-009: 004, 005, and 006 (Parcels 4, 5, and 6) into the boundaries of the PD-R, and requests flexibility in density. The existing HHV has an approved floor area ratio (FAR) of 3.70 and the Applicant requests to increase the FAR to 4.0.

The Project involves demolishing the existing structures and removing existing landscaping on Parcels 4, 5, and 6. The AMB Tower will be constructed on approximately 0.64 acres consisting of Parcels 4, 5, 6 and portions of parcels identified as TMKs 2-6-009: 007, 009, and 013 (AMB Tower Site, Exhibit C). The access driveway from Ala Moana Boulevard leads to a porte cochere that exits back onto Ala Moana Boulevard, with a third driveway that connects to the existing HHV service lane leading to the existing parking structure at the rear of the podium, and also exits to Ala Moana Boulevard.

The AMB Tower will consist of an eight-story podium (118,556 sq. ft.) and 28-story tower (276,472 sq. ft.), for an approximate floor area of 395,028 sq. ft. and a maximum height of 350 ft., excluding rooftop mechanical equipment (see Exhibits C through O). Rooftop mechanical equipment is proposed to be screened from view.

Podium: Ground floor retail will include a new flagship ABC Store with an outdoor pedestrian plaza and seating. The ground floor will also include a porte cochere and arrival lobby that will serve as the primary entry to the site. The check-in lobby is located on the second floor, accessible by six elevators and a stairway from the ground level.

Vehicles entering the porte cochere may continue onsite to the AMB Tower parking garage within the podium, which will provide parking on floors two through four. Floors six through eight will have 13 hotel guestrooms each, for a total of 39 units. The eighth floor will include fitness facilities, a recreation deck

with pool bar, and a connection to an improved pool deck area at the Kālia Tower.

The podium will also include back-of-house facilities, and a pedestrian and vehicular connection to the existing parking garage of the adjacent Coral Ballroom, which will be reconfigured to create 36 new stalls.

Tower: Floors nine through 36 will include 17 hotel guestrooms each, for a total of 476 units. Five room configurations are proposed, including traditional hotel guestrooms and one-bedroom suites. Design of the rooms will be finalized as the Project progresses. The tower is proposed to have a blue/green non-reflective glass façade following the curve of Ala Moana Boulevard. The façade facing the HHV campus will have balcony lanais for every unit. Divider walls separating lanais are proposed as pre-fabricated "rammed earth" panels with imbedded shell fragments to provide a blend of color and texture.

Open Space and Landscaping: The Project includes new landscaping consisting of native, Polynesian-introduced, or tropical plants, water features, additional pedestrian connections, and a sculpture garden featuring local and international artists. Existing open space makes up 51.2 percent (496,117 sq. ft.) of the HHV campus. Implementation of the Project will reduce the open space to 50.4 percent (498,792.9 sq. ft.). See Exhibits P through S.

Proposed New Public Benefits:

a. Expansion of public access and landscape improvements.

b. Sculpture Garden. The Applicant intends to commission and install public art installations, including in the immediate vicinity of the AMB Tower and in the HHV Gardens, at the corner of Kālia Road and Ala Moana Boulevard. Local Hawai'i artists would be commissioned for art installations to celebrate and support Hawai'i's creative community. Artwork by prominent international artists may also be selected and displayed along with works by local Hawai'i artists, which would elevate the level of world-renowned art available to view and experience. Art installations would blend into and enhance the existing HHV Gardens and may integrate existing features, including the existing water fountains. Lighting and small, descriptive signage may be installed to complement the art installations.

c. Monthly Public Commercial Festival. Vendors would be provided with complimentary booths, allowing them to retain sales proceeds from the event, thereby supporting local businesses and encouraging community participation. The event would seek to attract local residents and visitors, and therefore would be a benefit to the local community and overall economy. To raise community awareness and provide educational opportunities for both residents and visitors, each monthly festival may be

based on a partnership with a local organization and a corresponding theme. Selected vendors would be thoughtfully curated each month and would include makers who create products that authentically reflect Hawai'i's culture.

d. Continued participation and contribution to Waikīkī organizations and initiatives.

e. Generation of short-term and full-time employment positions. Long-term employment is estimated at 370 full-time equivalent jobs on site.

The Project is anticipated to cost $461.5 million. Construction is estimated to begin mid-2026 and be completed in 30 months.

D. Background Information:

1. Special Management Area (SMA): The proposed project requires a SMA Major Permit. The SMA Major Permit (The Department of Planning and Permitting [DPP] File No. 2024/SMA-104) was accepted on October 2, 2024, and is being processed concurrently with this PD-R permit.

2. PD-R: On October 2, 2024, the PD-R Permit application was accepted by the 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 for January 22, 2025, and was held in person at the Fasi Municipal Building 6th floor conference room.

3. On December 7, 2011, City Council adopted Resolution 11-278, CD1, which approved a PD-R Permit and Master Plan for the HHV and allowed a FAR of 3.70 or 3,943,335 sq. ft., whichever was greater. Due to the acquisition of a parcel along Kālia Road (a portion of TMK 2-6-005: 001), the FAR maximum in the Resolution (3.70 FAR) allowed a greater floor area of 3,971,121. Improvement Area 1 of the Master Plan has been completed, and the other two are pending. This Project is described as Improvement Area 4. See Exhibits T and W.

II. FINDINGS OF FACT

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

A. Description of the Site/Surrounding Uses: The existing HHV complex is quasi-square, and comprised of 22.24 acres (968,979 sq. ft.), located within the RMUP of the WSD. The existing HHV site is developed with 2,872 hotel units and 1,088

timeshare units in nine towers, dining, swimming pools, personal services, retail, banquet and meeting rooms, and various support/back-of-house facilities. The previous PD-R also approved two timeshare towers, but only one (Grand Islander) has been constructed. The second timeshare tower is intended to have 206,280 sq. ft. of floor area and be built as a new tower over the Rainbow Bazaar at a future undetermined date. The site is currently developed with 3,737,514 sq. ft. of floor area (see Table 1).

Table 1 – Existing Development

STRUCTURE	FUNCTION / USE		YEAR BUILT	FLOOR AREA (sq. ft.)	HEIGHT
	Hotel Units	Timeshare Units			
Ali'i Tower	348		1957	254,488	14-story
Diamond Head Tower	382		1960	230,897	17-story
Lagoon Tower		274	1965	286,110	25-story
Diamond Head Apts.	43 units for employee housing and rentals		1966	33,750	11-story
Rainbow Tower	808		1968	370,301	30-story
Mid-Pacific Conference Center & Parking, Rainbow Bazaar	Meeting Facilities, 1,844 parking spaces, retail, dining		1969-1970	136,876	5-story
Retail and Dining (various)			Varies	6,910	
Tapa Tower	1,021		1982	947,364	35-story
Kālia Tower	313	72	2001	355,488	24-story
Main Lobby Building	Main entry, registration			26,000	2-story
Misc. Improvements, incl. Crystal Chapel	Weddings		2001-2006	11,237	
Grand Waikikian Tower		331	2008	532,385	39-story
Grand Islander		411	2017	545,708	38-story
(Timeshare Tower 2) *Approved, not built*				(206,280)	
TOTAL EXISTING	**2,872**	**1088**		**3,737,514**	
Floor Area Approved through Resolution 11-278, CD1				3,971,121	

With the newly acquired Parcels 4, 5, and 6 adding 20,141 sq. ft. of lot area, the HHV encompasses a new total of 22.70 acres (989,120 sq. ft.). The AMB Tower will have a floor area of 395,028 sq. ft., and encompasses 0.64 acres (27,927 sq. ft.).

The HHV campus is located towards the west end of Waikīkī and is bounded by Kahanamoku Street, Ala Moana Boulevard, Kālia Road, Paoa Place, and the Duke Kahanamoku Lagoon. The AMB Tower site is relatively flat with elevations ranging from seven to nine ft. above mean sea level and is bounded by Ala Moana Boulevard, a State-owned roadway, to the north. To the east, west, and south are adjacent HHV structures. Across Ala Moana Boulevard, parcels are in the Apartment Mixed-Use Precinct, and are developed with retail, dining, and multi-family dwellings. Adjacent to the south of the property is the Hale Koa Hotel. The Hale Koa Hotel is also within the RMUP. 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.

B. Compliance with Chapter 343 of the Hawai'i Revised Statues (HRS): The proposed Project is located in Waikīkī and therefore is subject to compliance with HRS Chapter 343. On October 29, 2021, the DPP issued the determination that a Supplemental Environmental Impact Statement (SEIS) is required to expand the Village campus, and to supplement the 2011 EIS for the Village Master Plan. The Final SEIS was accepted by the DPP on July 28, 2023.

C. Other Permits/Approvals Required: The following approvals will be required by the City and County of Honolulu:

- Major Special District (SD) Permit, pursuant to Revised Ordinances of Honolulu (ROH) § 21-2.110-2(g)(2);
- Sewer Connection Application;
- Grading Plan Approval and Permits;
- Construction Plan Approval and Permits;
- Demolition and Building Permits;
- Trenching Permits;
- Drain Connection Permits;
- Street Tree Plan Review;
- Street Usage Permits; and
- National Pollutant Discharge Elimination System Permit

Approvals required by the State may include Construction Dewatering Permit, work within the State right-of-way, and occupancy and use of State Highway right-of-way oversize and/or overweight vehicles and loads. Disability and Communications Access Board review, and various operating permits, are also anticipated.

D. Public Agency and Community Comments:

1. Notifications and Requests for Comments: During the SEIS process, the Applicant requested comments from Federal, State, and City agencies and community groups and organizations. Comments are documented in the SEIS and incorporated into the application materials. Relevant agency comments are incorporated in the Analysis section of this Report. Upon acceptance of the application for processing, 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 Neighborhood Board (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, SMA, parking, and drainage.

   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 PD-R were raised.

3. Waikīkī Improvement Association (WIA): The WIA strongly supports the Project.

4. Public Hearing Testimony: A Public Hearing for this PD-R Permit application and the SMA Use Permit application (File No. 2024/SMA-104) was held on January 22, 2025, at the Fasi Municipal Building, 6th Floor Conference Room. The hearing was attended in person by approximately 20 members of the public. Virtual attendees included approximately 20 members of the public. Written testimony was submitted by one individual and two agencies (Waikīkī Improvement Association and Hawai'i Hotel Alliance) in support of the Project, and one in opposition to the size of the Project.

   Supporters noted the need for redevelopment in the subject location, the potential to revitalize Waikīkī, and the positive effect on the local economy. Opponents expressed concerns regarding the loss of private views, impacts to property values, and the "need" for a new tower development, citing existing vacancy levels at the HHV.

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.

5. Design Advisory Committee (DAC): The first DAC meeting was held on January 29, 2025, to review the conceptual design for compliance with the WSD design guidelines, and proposed public benefits for the flexibility requested. The following is a summary of the DAC's comments, with proposed recommendations incorporated into the Analysis section of this Report, where appropriate.

   Relating to design: The DAC expressed that the proposal would benefit by enhancing ground level features to focus on pedestrian access and experience; that certain façade treatments fall short of compliance with the WSD; and that circulation and access plans need improvement. They expect these items will be further discussed during review of the Major SD Permit.

   Relating to public benefits: Generally, the DAC felt that the public benefits were not commensurate with the bonus density sought through the PD-R. Suggested public benefits include the following:

   - Peripheral improvements to nearby public facilities, such as added shade and seating for nearby bus stops, parking lots, crosswalks and walkways;
   - Improvements to the parking lot at the Ala Wai Boat Harbor to improve access or comfort (e.g., bike parking, shade trees, comfort stations, walkway connections, etc.);
   - Enhanced traffic demand management (TDM) measures, such as providing subsidized or free bus and bikeshare passes to employees, and parking cashout;
   - Providing space and funding to locate bikeshare station(s) on HHV; and
   - Improved access for surfers to shoreline area by way of surfboard storage, bike storage, and pedestrian connections.

III. ANALYSIS

The proposed development was reviewed in accordance with the ROH § 21-9.80-4(d), relating to PD-R projects, and §§ 21-9.80-1 to 21-9.80-4, relating to the WSD. Where design changes are warranted to meet and support the WSD, updated plans are requested as conditions of approval to be included in the Major SD Permit application for further detailed review during that process, pursuant to ROH § 21-2.110-2(g)(2).

A. PD-R Requirements and Design Controls: PD-R Projects are provided opportunities for creative development that is not possible under the strict adherence to the development standards of the WSD. Flexibility may be provided for density, height, transitional height setbacks, yards, open space, and landscaping when timely, demonstrable contributions benefitting the community and the stability, function, and overall ambiance and appearance of Waikīkī are produced. As discussed below, the Project's boundaries and design with respect to density, height, transitional height setbacks, yards, open space, and landscaping are consistent with the PD-R provisions. Demonstrable contributions to the community are discussed later in this Report.

1. Applicability: PD-R projects are only permitted in the RMUP. The minimum project size is one acre. Multiple lots may be part of a single PD-R. Lots may be added to or removed from existing PD-R projects. Multiple lots in a single project must be contiguous, with certain exceptions. The Project meets these requirements and is eligible for a PD-R.

2. Use Regulations: The Project proposes a hotel and retail, specifically a convenience store. These uses are allowed per Table 21-9.6(A), and therefore no conditions relating to use are recommended

3. Site Development and Design Standards: In addition to the design controls and guidelines applicable to all Projects in the WSD, PD-R Projects are also subject to specific standards related to density, height, transitional height setbacks, minimum yards, open space, and landscaping requirements or special flexibility. See Table 2.

Table 2 – Compliance with PD-R Site Development and Design Standards

Description	PD-R Standard	Existing	Proposed
Minimum Lot Area	1 acre	22.24 acres	22.70 acres
Required Yards	Average of 15 ft., except along Ala Moana Boulevard, where an average of 20 ft. is required	An average of 15 ft. along Kālia Road. Seven ft. along Paoa Place.	An average of 15 ft. along Kālia Road. Seven ft. along Paoa Place. An average of 20 ft. along Ala Moana Boulevard
Maximum Density FAR	4.0	3.70	4.0
Maximum Height	350 ft.	Complies	350
Transitional Height Setbacks	One foot per 10 ft. in height above 40 ft.	Complies	Complies
Open Space	Minimum 50 percent of zoning lot	51.2 percent of the zoning lot	50.4 percent Complies
Landscaping	Per 21-9.80-4(f)	Complies	Complies

The Applicant is not seeking any special flexibility to the above standards; however, additional density is being sought over the maximum that would be allowed without a PD-R approval. The Applicant proposes to develop a total of 4,338,822 sq. ft. (see Tables 3 and 4), an increase of about nine percent over the existing floor area approved under Resolution 11-278, CD1. The maximum permissible floor area applying a 4.0 FAR with the PD-R is 4,430,548 sq. ft. The Applicant is seeking approval for the maximum FAR in order to accommodate minor changes to plans that result in changes to the floor area across the site. This represents a 400 percent increase in permitted floor area in the WSD without a PD-R, which is a FAR of 1.0, or 1,107,637 sq. ft. See Tables 3 and 4. The proposed increase represents a significant amount of floor area, which must be justified with sufficient public benefits. This is discussed later in the Report.

Table 3 – Maximum FAR and Floor Area in WSD and through PD-R

DESCRIPTION	FAR	LOT AREA (sq. ft.)	½ ROW (sq. ft.)	FLOOR AREA (sq. ft.)
Existing Maximum Floor Area for HHV per Resolution 11-278, CD1	3.70	968,979	104,297	3,971,121
Maximum Allowable Floor Area for HHV through this PD-R	4.0	989,120	118,517	4,430,548
Maximum Allowable Floor Area w/o PD-R	1.0	989,120	118,517	1,107,637
Maximum Allowable Floor Area (Parcels 4, 5, and 6 only) w/o PD-R	1.0	20,141	14,220	34,361

Table 4 – Proposed New Floor Area

STRUCTURE	FUNCTION / USE		EST. BUILD	FLOOR AREA (sq. ft.)	HEIGHT
	Hotel Units	Timeshare Units			
AMB Tower	515		2027	395,028	36-story
TOTAL PROPOSED	**3,387**	**1,088***		**4,338,822***	

*Includes the approved not built floor area for Timeshare Tower 2

B. Consistency with WSD objectives and standards: The Project generally supports the ROH § 21-9.80-1 related to WSD objectives, and appears to be generally consistent with § 21-9.80-4 related to the WSD design controls, subject to conditions discussed below. Project consistency with the WSD objectives and design controls will be evaluated in detail during the next phase of the PD-R review. Preliminary comments resulting in a need for updated plans are provided below.

1. Objectives. The Project's conceptual plan appears to support several WSD objectives, found in ROH § 21-9.80-1. It will promote a Hawaiian sense of place, redevelop deteriorating properties, provided compatible

land uses, encourage architectural features in building design that complement Hawai'i's tropical climate and ambience, maintain mauka views from public viewing areas, and support a complementary relationship with the convention center.

For an increase in floor area from a FAR of 1.0 to 4.0, the Project should be modified to better support these and other relevant WSD objectives, including those relating to promoting a Hawaiian sense of place, guiding development for optimal community benefits, provisions for multimodal transportation, assistance in the efficient flow of traffic, emphasizing pedestrian orientation, and the provision of people-oriented, interactive landscaped open spaces to offset the high-density urban ambiance. These objectives are individually discussed below.

a. *Promote a Hawaiian sense of place at every opportunity.*

   The ground level design is inspired by water and forest metaphors. As recommended by the DAC, these should be further expressed at the ground level by expanding the water metaphor into the plaza area and at the retail storefront, by expanding the green landscaped wall on the mauka façade to the full width of the wall, and by adding additional design details to the blank vertical mauka wall and tower roof.

b. *Guide development and redevelopment in Waikīkī with due consideration to optimum community benefits, including preservation, restoration, maintenance, enhancement and creation of natural, recreational, educational, historic, cultural, community, and scenic resources.*

   Generally, the Project supports this objective through the maintenance of ongoing public amenities; however, the proposed public benefits are not commensurate with the bonus density achieved through the PD-R. This is discussed further in Section E below, where additional public amenities are recommended.

c. *Support efficient use of multimodal transportation in Waikīkī, reflecting the needs of Waikīkī workers, businesses, residents, and tourists. Encourage the use of public transit rather than the private automobile, and assist in the efficient flow of traffic.*

   The Department of Transportation Services (DTS) and DPP support providing fewer parking stalls and instead focusing on pedestrian and sustainable modes of access, such as bus, bike, trolley, or shuttle. The DAC members commented that the space that is currently proposed as new parking could be better utilized for back of house facilities, such as the transformer, which would allow

the ground floor mauka corner of the AMB Tower to have an active corner, as opposed to a walled off dead space. The Applicant stated during the DAC meeting that trends show guests getting dropped off at HHV, either through a ride service, or public transportation. Guests tend to stay for periods of about seven days, with most of this time spent on the HHV campus. If guests rent a car, it may be for up to two days. In light of this, the provision of additional parking does not seem to reflect the needs of the typical guest who stays at HHV. Revised plans should be provided that consider reduced parking and a more active ground level.

Additionally, the DTS and the DAC support the provision of subsidized transit passes to employees, the promotion of other alternate modes of transportation, such as a car or vanpool, and a parking cash out. The Applicant states that existing HHV TDM programs encourage the use of public and active forms of transportation. The Applicant currently provides 60 subsidized bus passes to employees. Additional bus passes should be made available to employees as part of this Project, as will be discussed later.

The DTS and the DAC support the inclusion of a bikeshare station, and in lieu of providing more parking, suggest providing carshare for guests and nearby residents. These features should also be provided as part of this Project, as will be discussed later in this report.

The DAC also felt that the pedestrian access to the main HHV site from Ala Moana Boulevard through this site was insufficient. Additional pedestrian access at the ground floor should be explored to provide more direct access to the interior of the HHV. Revised plans showing these changes should be included in the application for the future Major SD Permit.

Furthermore, the location, design, access, and number of bicycle parking spaces was identified by the DAC as lacking. Compliance with the bicycle parking requirements will be confirmed during the review of future plans; however, an updated site plan should be submitted showing updated locations for short and long term bicycle parking that meets the requirements of the Land Use Ordinance (LUO). Additional bicycle parking should be considered in the updated TDM Plan, the recommendations of which should be implemented.

Lastly, the Hawai'i Department of Transportation (HDOT), the DPP Traffic Review Branch, and the Honolulu DTS provided comments

and recommendations to improve transportation outcomes, including safety and other public interests. When appropriate, these are incorporated into the recommended conditions of approval, and primarily consist of updating and submitting traffic studies and phasing plans, and coordinating the development of the updated studies.

d. *Provide people-oriented, interactive, landscaped open spaces to offset the high-density urban ambience. Open spaces are intended to serve a variety of objectives including visual relief, pedestrian orientation, social interaction, and fundamentally to promote a sense of "Hawaiianness" within the district. Open spaces, pedestrian pathways, and other ground level features should be generously supplemented with landscaping and water features to enhance their value, contribute to a lush, tropical setting and promote a Hawaiian sense of place.*

The DAC suggested shifting the landscaping towards Ala Moana Boulevard to buffer pedestrians from the traffic. This would create continuity with the landscaping design in front of the Grand Waikikian, and with the landscaping to the east along DeRussy Park. Additional shade trees should also be provided throughout the sidewalk area. The Project proposes to maintain an eight-ft. sidewalk width. To further people-oriented, interactive open spaces, consider revising the pedestrian path to follow the same gently meandering path as along DeRussy Park. Revised plans showing these changes should be included in the application for the future Major SD Permit.

2. General Requirements and Design Controls. The intent of the WSD is to promote a Hawaiian sense of place through the design of buildings and structures. Detailed plans will be evaluated for compliance with ROH § 21-9.80-4 related to the WSD design controls in the next phase of the PD-R review process. Some of these specific requirements include: Uses and structures allowed in required yards and setbacks - roof eaves, awnings, outdoor dining areas, lei stands, and vending carts; building materials; building scale, features, and articulation; exterior building colors; ground level features; and outdoor lighting. Where updated plans are necessary, preliminary review is provided below:

a. Curb Cuts: *The number of curb cuts should be kept to a minimum to enhance pedestrian movement along sidewalks.*

The site has two existing curb cuts, one for the retail and the other for the HHV access road. The Project proposes an additional curb cut to exit the port cochere to Ala Moana Boulevard. The new curb cut exiting to Ala Moana Boulevard should be eliminated to

minimize conflicts with pedestrians and other vehicles. To enhance pedestrian movement along the sidewalk, revised plans showing a reduction to two curb cuts should be provided in the application for the Major SD Permit.

b. Design Guidelines: All improvements in the WSD must conform to the urban design controls, the design standards, and design guidelines of the WSD, which will be confirmed in detail during the review of the Major SD permit. Preliminary comments resulting in a need for additional information or updated plans are provided below and are recommended as conditions of approval.

(1) Required Yards: The submitted materials appear to comply with the required yards; however, detailed calculations for the yard averaging should be provided in the application for the future Major SD Permit.

(2) Building Scale, Features, and Articulation: *Project designs should provide a human scale at the ground-level. Buildings composed of stepped forms are preferred. Articulated facades are encouraged to break up building bulk using sunshades, canopies, eaves, lanais, hip-form roofs for low-rise, freestanding buildings, recessed windows, projecting eyebrows, and other architectural elements that promote a Hawaiian sense of place.*

The podium is eight stories with the tower stepped back starting on the ninth floor. Proposed articulation includes the shading device over the port cochere and the roofline of the podium. Select windows in the façade of the tower facing Ala Moana Boulevard are proposed to be recessed. As the DAC suggests, more articulation and features are necessary to provide a human scale at this larger massed podium. Additional articulation along the mauka edge may also help to reduce the downwashing anticipated by the wind study. Additional architectural details should be added and shown on updated plans as part of the Major SD Permit.

Blue-green glass curtain walls are also proposed at the ground level retail and hotel entry. While this is a continuation of the design from the tower, it is inappropriate for the pedestrian realm. The DAC suggested greater features and articulation at the ground level, particularly at the retail storefront to reduce the "wall" effect, to provide additional penetration into the retail from the plaza, and to improve the blank wall and blank vertical stairwell along the mauka corner. Additionally, the DAC recommended

pavement textures connecting the AMB Tower and the Kālia gardens to be better integrated for a cohesive design. Revised plans showing greater features and articulation at the ground level, and reduction of blank walls should be included in the future application for Major SD Permit.

(3) Exterior Building Colors: The DAC noted that the white trim along the top of the retail façade was not compliant with the WSD. Proposed building color and material samples that are more consistent with the WSD standards and guidelines should be provided with the future application for Major SD Permit.

(4) Ground Level Features: *Attention should be given to pedestrian-oriented ground level features. A close indoor-outdoor relationship should be promoted. Design priority should include the visual links through a development connecting the sidewalk and other public areas with onsite open spaces, mountains, and the ocean. Where blank walls necessarily front a street or open space, they must be screened with heavy landscaping or appropriately articulated exterior surfaces. Principal landscaping must include trees, and secondary landscape elements may include tall hedges and earth berms.*

As designed, the Project does not provide visual links or sidewalks connecting to the vast HHV campus beyond the site. As previously discussed, the blank walls along the mauka edge of the podium and tower should be screened or further articulated to improve this entry area, and additional access should be provided so pedestrians may better access the HHV campus through the site. Revised plans showing more attention to pedestrian oriented ground level features will need to be provided in the future application for a Major SD Permit.

(5) Outdoor Lighting: No exterior lighting details were provided. A lighting plan will need to be provided with the future application for a Major SD Permit.

F. Guidelines for Review and Approval of the Conceptual Plan: In accordance with LUO Section 21-9.80-4(d)(4)(D), prior to the approval of a conceptual plan for a PD-R project, the City Council must find that the project concept, as a unified plan, is in the general interest of the public, is consistent with the WSD objectives, is commensurate with the public amenities proposed, and does not

conflict with any visitor unit limits for Waikīkī [1]. Considering the above analysis and recommended conditions of approval, the Project is in the interest of the public, and will be consistent with the WSD objectives. However, additional analysis related to the commensurate public amenities is necessary.

1. Existing and Continued Public Benefits and Amenities: The Applicant proposes to maintain existing public benefits package. A summary of the status of the required conditions from Resolution 11-278, CD1 are shown in Table 7.

Table 7 – Required Conditions/Ongoing Benefits Resolution 11-278, CD1

Description	Status
Sponsorship of the weekly Rockin' Rainbow Hawaiian Review (RRHR) and Fireworks Show	RRHR is is ongoing, located on the Great Lawn. Fireworks show is ongoing.
Maintenance of Duke Kahanamoku Lagoon, including the walkway, landscaping and lighting, monitoring of the water quality, and flushing of the seawater in the lagoon (about five times daily)	Ongoing
Clean the Duke Kahanamoku Beach, and clean and maintain the restrooms at the Duke Kahanamoku Beach park daily	Ongoing
Maintain Kahanamoku Street, including the sidewalks and two public restrooms	Maintenance of street and sidewalks ongoing. Public Restrooms were closed in 2016 due to safety concerns.
Construct improvements to the Kālia Road frontage walkway (including landscaping), provide separate trolley and bus pull-outs, and construction of a new bus shelter	Completed. Funds for trolley pull-off lane along Ala Moana Boulevard donated. Lane not constructed.
Provide and construct improvements along Paoa Place, including a new pedestrian walkway from Kālia Road to the Duke Kahanamoku Beach, additional canopy trees and coconut palms, and improved lighting along the HHV frontage	Completed
Construct improvements to the City sewer system within the Kālia Road and Ala Moana Boulevard right of way	Completed

2. Acceptable Proposed Public Benefits: Of the five proposed benefits, two can be considered public benefits.

[1] The current Primary Urban Center Development Plan (Ordinance 04-14, enacted June 21, 2004) does not regulate the number of visitor units for Waikīkī.

a. Sculpture Garden. The provision of public art within existing landscaping will enhance the pedestrian experience and be available for public perusal. Signs should be posted near the Garden informing passerby of the art, and descriptive signage should be provided for each art piece. Particular focus should be given to artists from Hawai'i promoting a Hawaiian sense of place, and all art visible from a public street should be previewed and approved by the DPP for a determination of consistency with the WSD. This is recommended as a condition of approval.

b. Monthly Public Festival. The provision of a monthly festival will enhance the experience of resort guests and residents, but the festival should be provided more frequently, possibly to compliment other special events or holidays. A total of 16 public festivals should be promoted each year, with at least one per month on a reoccurring day. In addition to the free registration for the 18-20 vendors at each event, parking should be provided to the vendors free of charge on the day of the event. Provision of a promotional package for advertisement, which minimally provides the date and times of the event, vendor list, vendor website, and multi-modal options for getting to the site, should be made available to the vendors a week ahead of the event.

3. Unacceptable Proposed Public Benefits: Three of the proposed public benefits are not considered public benefits because they are necessary to meet the ordinary standards of the WSD, they primarily enhance and benefit the proposed resort development more than the general public, or they are simply features or direct results of the Project, not special enhancements for the community. Additionally, the provision of two restrooms along Kahanamoku Street has been discontinued due to safety concerns, and this public benefit has not been replaced.

a. Expansion of Public Access, Pedestrian Walkways, and Landscape Improvements: Other than improvements fronting the Project, additional public access, walkways, and landscape improvements are not proposed. Public access to a site is not a unique feature or benefit of any resort complex in Waikīkī, and is a standard for all WSD Permits. To be considered a public benefit, additional public access should be provided through the site, providing connections from one public place to another and improving the pedestrian network in the WSD. Alternatively, public access should be elevated and provided beyond what is otherwise expected or necessary to the site. Additional pedestrian network improvements will be discussed more in the next section.

b. Charitable Contributions to the Local Community by the HHV: The charitable contributions cannot be considered a public benefit to

visitors or residents of Waikīkī . Contributions to an organization may benefit a community at large; however, insufficient details were provided on this benefit to consider it as resulting in a tangible amenity.

c. Generation of Construction Employment and Full-Time Positions: Without the employment of construction or hospitality industry professionals, the new hotel would not be constructed, and would not be staffed.

4. Additional Public Benefits: The proposed and ongoing benefits are not yet commensurate with the requested additional bonus density. In addition to the completed and ongoing public benefits originally required by the Resolution, the Applicant should be required to provide the following public benefits:

a. Space, funding, and installation of an appropriately sized bikeshare station(s) along Ala Moana Boulevard or in an appropriate location elsewhere on the HHV, as approved by DTS;

b. Installation and maintenance of bicycle repair station(s);

c. A minimum of two publicly accessible and securable surf board storage and bicycle racks, with a minimum space for eight bicycles and surf boards each, near different points of beach access;

d. Pedestrian improvements to create a new continuous pedestrian path between the Duke Kahanamoku Lagoon and Beach shoreline area, and the Ala Wai Boat Harbor parking lot;

e. A minimum of 12 native or Polynesian introduced shade trees along the Ala Wai Boat Harbor pedestrian pathway at the Duke Kahanamoku Lagoon;

f. Additional seating under shaded areas or new shaded areas with seating along the Duke Kahanamoku Lagoon or in the Ala Wai Boat Harbor;

g. Additional or expanded shelter for bus patrons on Kālia Road, as approved by DTS;

h. Enhanced TDM measures to include offering subsidized bus or biki passes to employees or guests at HHV, at least doubling the current number of bus passes, offering biki passes equal to the number of bike share stations, and parking cash out programs for employees who walk, ride their own bicycle, or otherwise do not use parking at the HHV; and

i. Planting of a mature (field stock) shade tree in order to provide a respite for pedestrians, bus patrons, and the public at or near the following locations:

- Ala Moana Boulevard at Kālia Road, between the pond and sidewalk as near to the intersections as is safe;
- The bus shelter at the Grand Islander; and
- Along the Fort DeRussy Boardwalk.

In summary, the DPP generally supports this Project; however, we recommend additional public benefits and amenities be produced in order to justify the additional density being requested. These additional benefits and amenities will demonstrably contribute to the community and the stability, function, and overall ambiance and appearance of Waikīkī. We also recommend conditions associated with the design objectives and guidelines, so that updated plans provided for review during the SDP better comply with the WSD. Lastly, we recommend conditions associated with ongoing maintenance of improvements, and coordination with various traffic and public agencies to ensure the interest of the general public is protected.

IV. CONCLUSIONS OF LAW

Based on the foregoing Findings, the Director has made the following conclusions:

1. The Project is in the general interest of the public;

2. The requested Project boundaries and design flexibility are consistent with the WSD objectives and PD-R provisions;

3. The requested flexibility with respect to standards related to density (floor area), height, precinct transitional height setbacks, yards, open space, and landscaping is commensurate with the public amenities proposed, provided the additional benefits and amenities proposed as conditions of approval are provided; and

4. There is no conflict with any visitor unit limits for Waikīkī .

V. RECOMMENDATION

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

1. Except as required by these conditions of approval, construction shall be in general conformity with the plans on file with the DPP (Exhibits A through W). Any change in the size or nature of the project which significantly alters the proposed development will require a new application. Any change which does not significantly alter the proposed project will be considered a minor modification and therefore permitted under this resolution, upon review and approval of the Director of the DPP.

2. The maximum permitted floor area for the HHV Master Plan is 4,430,548 sq. ft.

3. The Applicant must continue to:

    a. Sponsor the weekly Rockin' Rainbow Hawaiian Review and Fireworks Show.

    b. Maintain the Duke Kahanamoku Lagoon, including the:

        i. Upkeep of the walkway, landscaping, and lighting, and

        ii. Monitoring of the Lagoon water quality and flushing of the seawater in the Lagoon (about five times daily).

    c. Clean the Duke Kahanamoku Beach and clean and maintain the restrooms at the Duke Kahanamoku Beach Park daily.

    d. Maintain Kahanamoku Street, including the sidewalks.

4. The Applicant must provide the following additional benefits:

    a. Sculpture Garden. Signs should be posted near the Garden informing passerby of the art, and descriptive signage should be provided for each art piece. Particular focus should be given to artists from Hawai'i promoting a Hawaiian sense of place, and all art visible from a public street should be previewed and approved by the DPP for a determination of consistency with the WSD.

    b. Public Festivals. A total of 16 public festivals should be promoted each year, with at least one per month on a reoccurring day. In addition to the free registration for the 18-20 vendors at each event, parking should be provided to the vendors free of charge on the day of the event. Provision of a promotional package for advertisement, which minimally provides the date and times of the event, vendor list, vendor website, and multi-modal options for getting to the site, should be made available to the vendors a week ahead of the event.

    c. Space, funding, and installation of an appropriately sized bikeshare station(s) at an appropriate location on the HHV, as approved by DTS;

d. Installation and maintenance of bicycle repair station(s);

e. A minimum of two publicly accessible and securable surf board storage and bicycle racks, with a minimum space for eight bicycles and surf boards each, near different points of beach access;

f. Pedestrian improvements to allow additional continuous improved pedestrian access between the Duke Kahanamoku Lagoon and the Ala Wai Boat Harbor parking lot;

g. A minimum of 12 native or Polynesian introduced shade trees along the Ala Wai Boat Harbor pedestrian pathway at the Duke Kahanamoku Lagoon;

h. Additional seating under shaded areas, or new shaded areas with seating along the Duke Kahanamoku Lagoon or in the Ala Wai Boat Harbor;

i. Additional or expanded shelter for bus patrons on Kālia Road, if space permits;

j. Enhanced TDM measures to include offering subsidized bus or biki passes to employees or guests at HHV, at least doubling the current number of bus passes, offering biki passes equal to the number of bike share spaces as determined by the DTS, and a parking cash out program for employees who walk, ride their own bicycle, or otherwise do not use parking at the HHV or elsewhere in Waikīkī ; and

k. Planting of a mature (field stock) shade tree to provide a respite for pedestrians, bus patrons, and the public at or near the following locations:

- Ala Moana Boulevard at Kālia Road, between the pond and sidewalk as near to the intersections as is safe;
- The bus shelter at the Grand Islander; and
- Along the Fort DeRussy Boardwalk.

5. The Applicant is responsible for the maintenance of all constructed improvements not otherwise accepted by the City or State for maintenance.

6. After City Council approval of the conceptual plan for the Project, the Applicant must submit to the DPP for review and approval an application for a SD Permit, including detailed Project plans and drawings. The Application of a Major SD Permit must include the following:

a. Updated site plan showing:

i. Improved pedestrian access into the HHV at the ground level through the new Project site, and additional pedestrian oriented ground-level features to create visual and physical connections across the HHV;

ii. Relocation of the landscaping to along Ala Moana Boulevard;

iii. Consideration for providing a gently meandering sidewalk;

iv. Elimination of one of the curb cuts; and

v. Locations for short and long term bicycle parking that meets the requirements of the LUO. Additional bicycle parking may be considered as part of an updated TDM Plan.

b. Updated landscape plans showing:

i. Relocated landscape strip;

ii. Additional shade trees throughout the sidewalk area; and

iii. Additional trees, seating areas, or features as required by Condition 4.

c. Updated elevation drawings showing:

i. Expanded application of the Ahupua'a metaphor;

ii. More water-expressive features at the plaza and retail façade;

iii. Expanded use of green landscaped walls;

iv. Additional articulation and architectural features across the podium, blank mauka wall, and roof; and

v. Consideration for reducing the new parking in order to relocate inactive ground-floor uses and replace them with active ground-floor uses.

The Applicant must submit the Major SD Permit within 10 calendar days of the City Council's Approval, or they must request an extension of time until the application is submitted.

7. Prior to issuance of any construction permit, the Applicant must coordinate with the HDOT to address the following:

a. A traffic study (TS) prepared and stamped by a licensed engineer must be submitted to HDOT. The TS should include:

i. A description of existing traffic conditions and use of multimodal routes in the study area.

ii. Forecasted traffic and multimodal conditions in the horizon year (year at full project build-out), without and with the project, and including trips generated by planned developments in the study area.

iii. An analysis of project-related direct, indirect, and cumulative transportation impacts, including impacts associated with multimodal transportation and safety.

iv. Recommend mitigation for impacts to transportation.

v. Labeled jurisdictions of roadways in the vicinity.

vi. Location of existing and proposed site access driveways.

b. Revise the trip generation assumptions to reflect the anticipated use of the porte cochere as the primary guest access and address the following inconsistencies:

i. The trip distribution assumptions described in the TS suggest all projected peak traffic hour trips approach the site from the west and most exit Ala Moana Boulevard at Kahanamoku Street. The remaining 34/38 (A.M./P.M. peak traffic hour) vehicles would proceed toward the porte cochere, but none would exit the porte cochere to Ala Moana Boulevard.

ii. The 47/73 (A.M./P.M.) project-related vehicles that leave the HHV via Kahanamoku Street and turn east onto Ala Moana Boulevard, are the only trips generated by the project that impact the Kālia Road intersection. The porte cochere exit driveway is at the edge of one of the two Kālia Road right-turn-only traffic lanes on Ala Moana Boulevard; therefore, vehicles leaving the site, especially during peak traffic hours, would have to turn right onto Kālia Road. This is not reflected in the TS.

c. To determine the study area by considering intersections along State highways where a change in peak hour traffic volume due to the development is greater than three percent.

d. Verify with the HDOT Highways Division, O'ahu District Engineer (or County District Engineer) that the driveway meets current standards for the type and volume of anticipated traffic).

8. Prior to the issuance of a construction permit, the Applicant must coordinate with the DPP, Traffic Review Branch, to provide:

a. A timeline or phasing of the anticipated dates to obtain major building permit(s) for demolition and/or construction work, including the projected date of occupancy. The timeline should identify when the Construction Management Plan (CMP), the Traffic Management Plan, and the TDM will be submitted for review and approval as well as when the TS was submitted.

b. A CMP that identifies the type, frequency, and routing of heavy trucks and construction related vehicles. Every effort should be made to minimize impacts from these vehicles and related construction activities. The CMP should identify and limit vehicular activity related to construction to provide mitigation measures related to traffic and potential neighborhood impacts. Preliminary or conceptual traffic control plans should also be included in the CMP. The Applicant must document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing and/or reconstruction if the condition of the roadways has deteriorated as a result of the related construction activities.

c. The recommendations of the TS and TDM must be implemented.

d. A vehicular circulation plan should be provided for all aspects of the Project including valet patterns, self-park, and loading. Should there be an increase in the use of Rainbow Drive, the Kālia Road/Rainbow Drive intersection should be analyzed and included in the TS.

e. The TS should provide a discussion of the proposed valet operations (i.e., where/how will valet service operate and how will they get to/from the drop-off/pick-up areas.

f. A pedestrian circulation plan should also be included to provide accessibility and connectivity to the surrounding public sidewalks.

9. Approval of this PD-R Permit does not constitute compliance with other LUO or governmental agencies' requirements, including, but not limited to landscaping, off-street loading spaces, and building permit approval. They are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the project approved under this permit comply with all applicable LUO and other governmental provisions and requirements

10. The Applicant must obtain a building permit for the proposed development within five years of the date of this permit. If the Applicant fails to obtain a development permit within this period, or if that building permit is closed due to inactivity, this permit shall lapse, provided that the deadline may be extended as follows:

    The Director of the DPP may extend this period if the Applicant demonstrates good cause, but the period shall not be extended beyond two years from the initial deadline set by the City Council.

If the Applicant demonstrates good cause for an extension exceeding two years, the Director shall prepare and submit to the Council a report on the proposed extension, which report shall include the Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

If the Council fails to take final action on the proposed extension within the first to occur of: (i) 60 days after receipt of the Director's report; or (ii) the Applicant's then-existing deadline for obtaining a building permit, the extension shall be deemed to be denied.

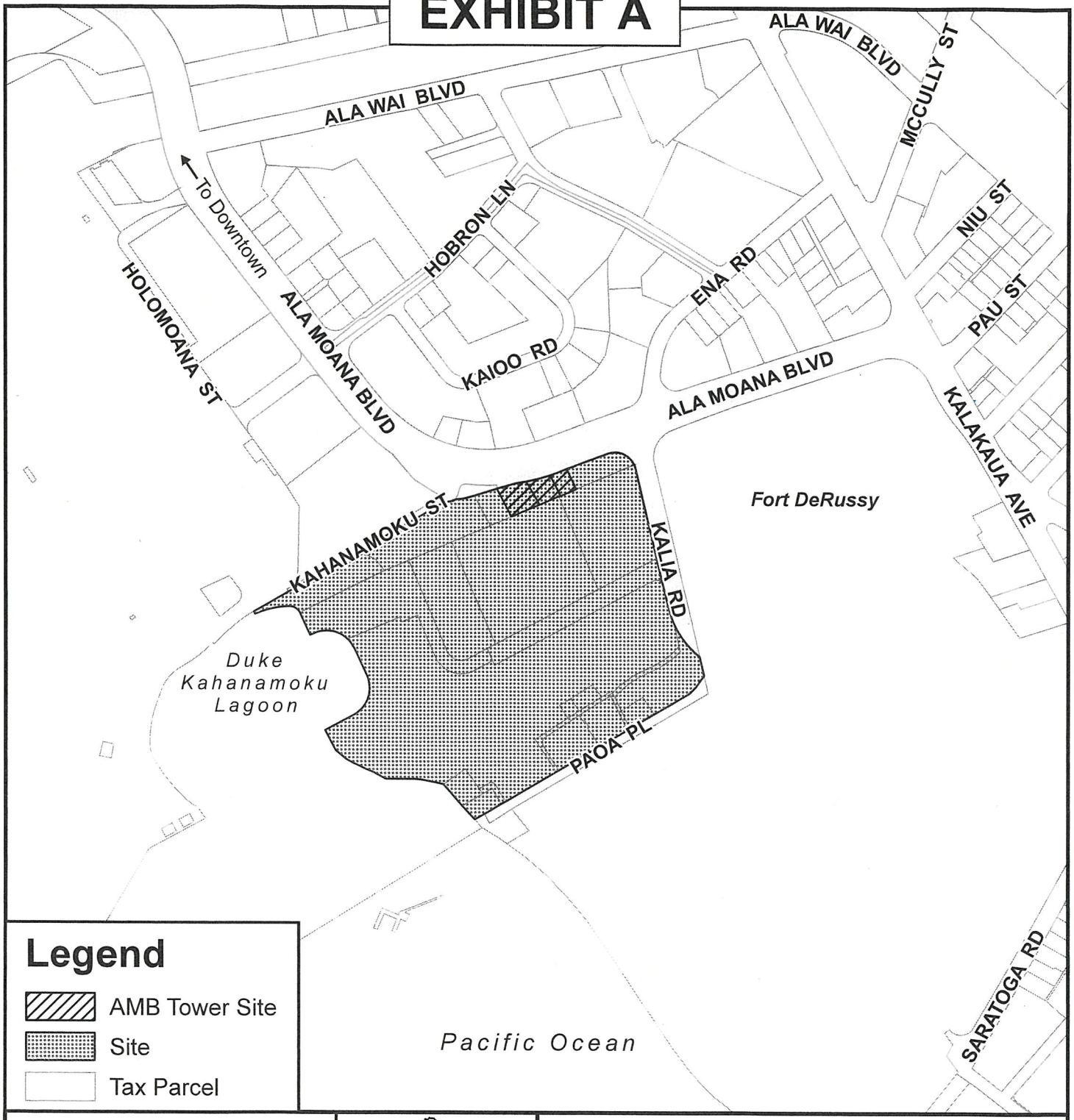
Dated at Honolulu, Hawai'i, this 14th day of March, 2025.

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

By _____
Dawn Takeuchi Apuna
Director

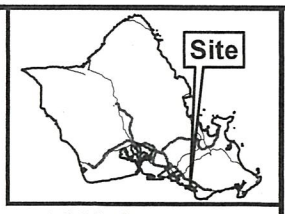
Enclosures: Exhibits A through W

EXHIBIT A



Legend

- AMB Tower Site
- Site
- Tax Parcel



VICINITY MAP

0 500 1,000

Distance in Feet

LOCATION 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

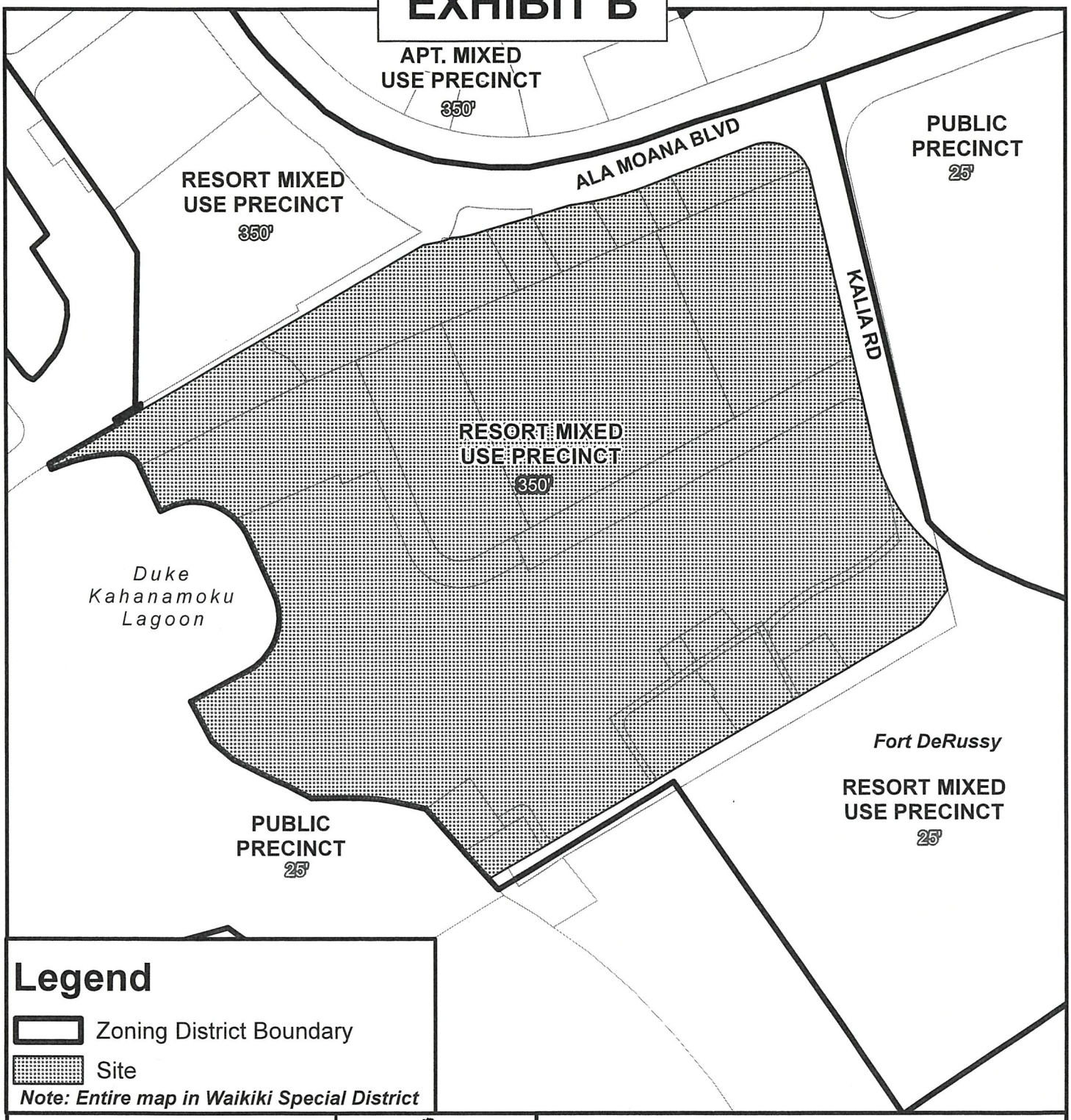
FOLDER NO.: 2024/PDP-2

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

Date Prepared: 10/2024

Copyright City & County of Honolulu
All Rights Reserved 2024

EXHIBIT B



Legend

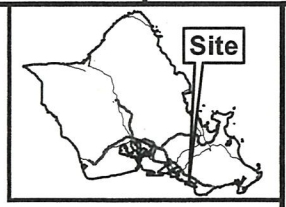
- Zoning District Boundary
- Site

Note: Entire map in Waikiki Special District

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/PDP-2

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

Date Prepared: 10/2024

Copyright City & County of Honolulu
All Rights Reserved 2024

EXHIBIT C

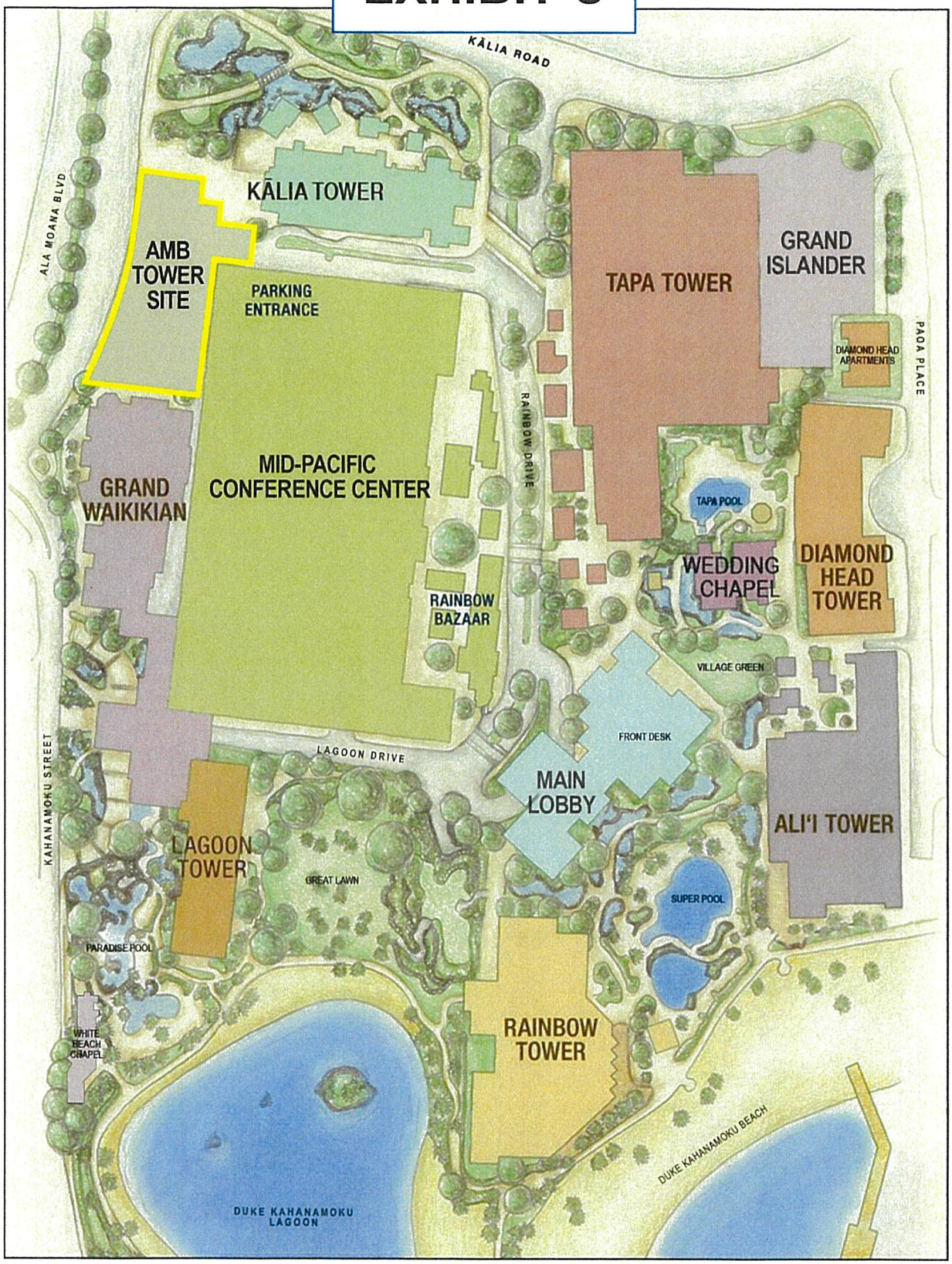
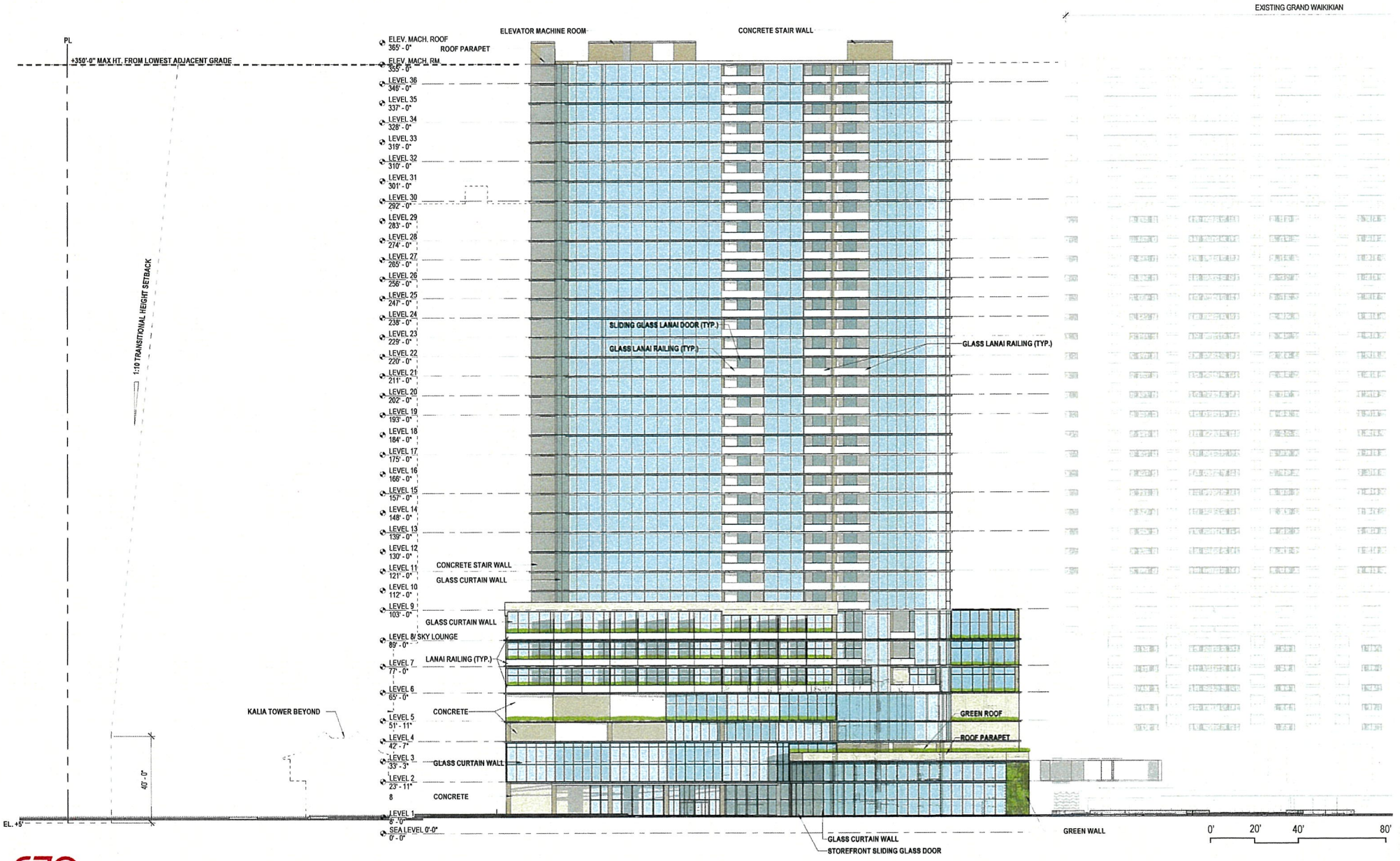


Figure 3.1 **Existing Hilton Hawaiian Village Map**

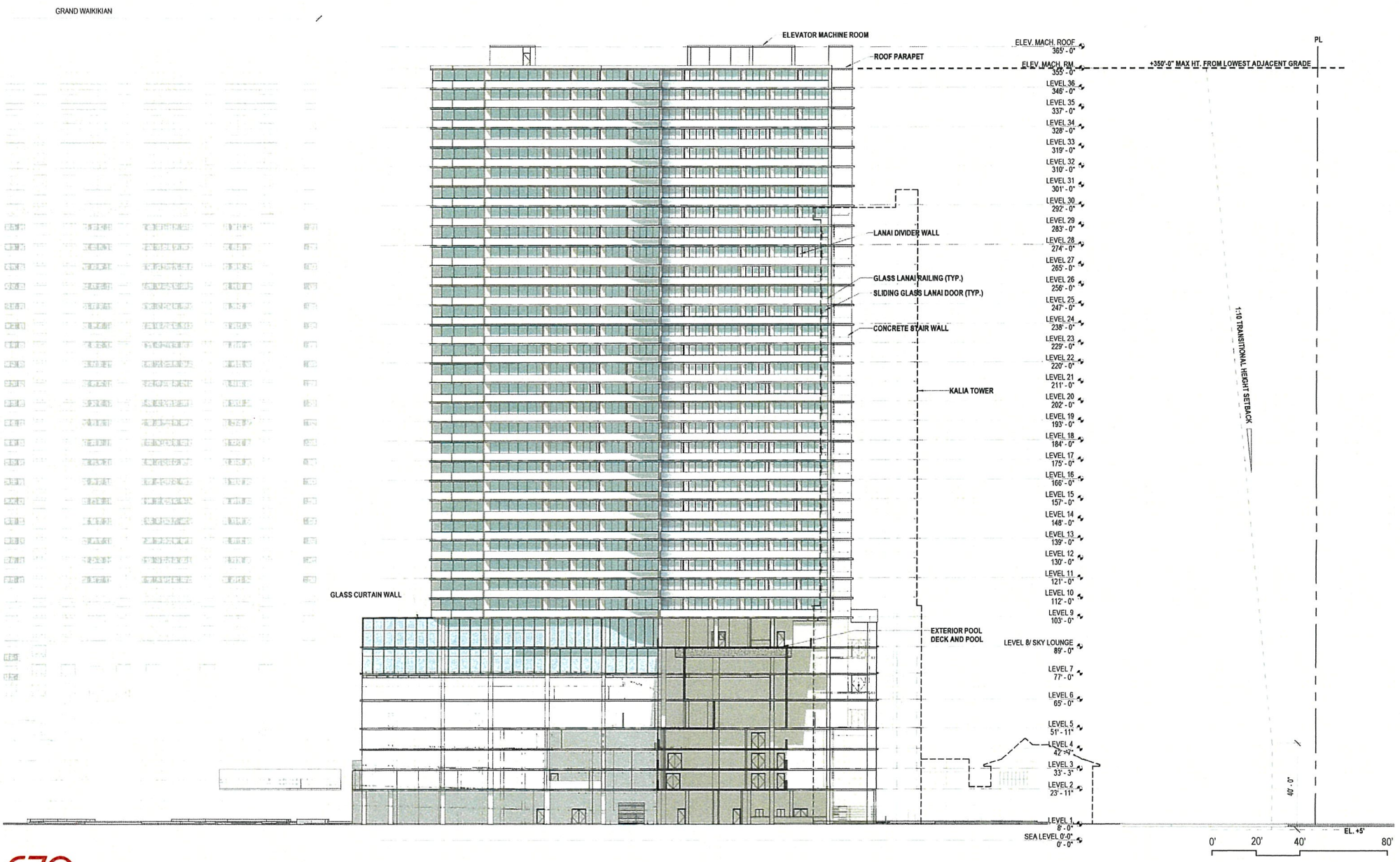
EXHIBIT D



North Elevation

FIGURE 14

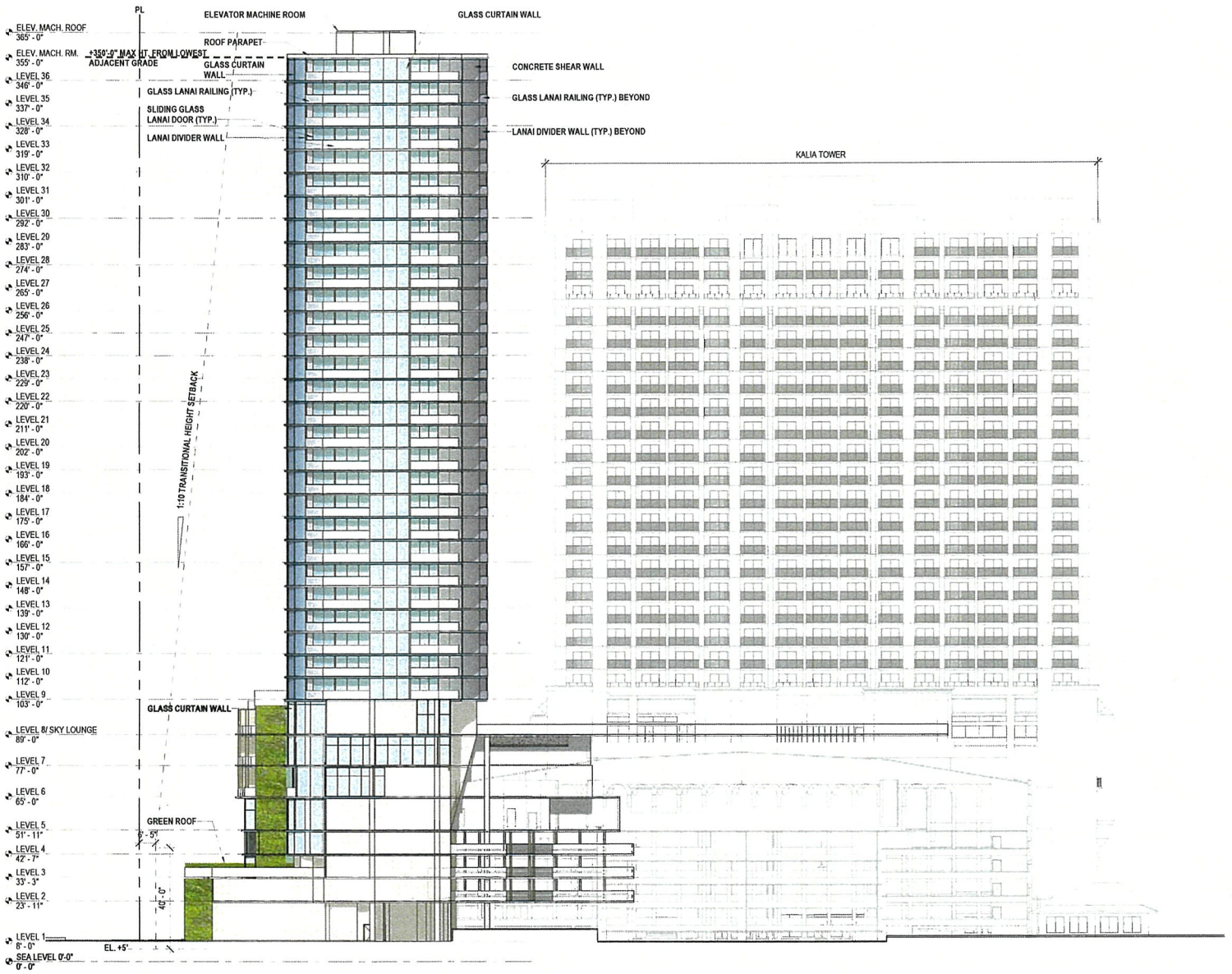
EXHIBIT E



South Elevation

FIGURE 15

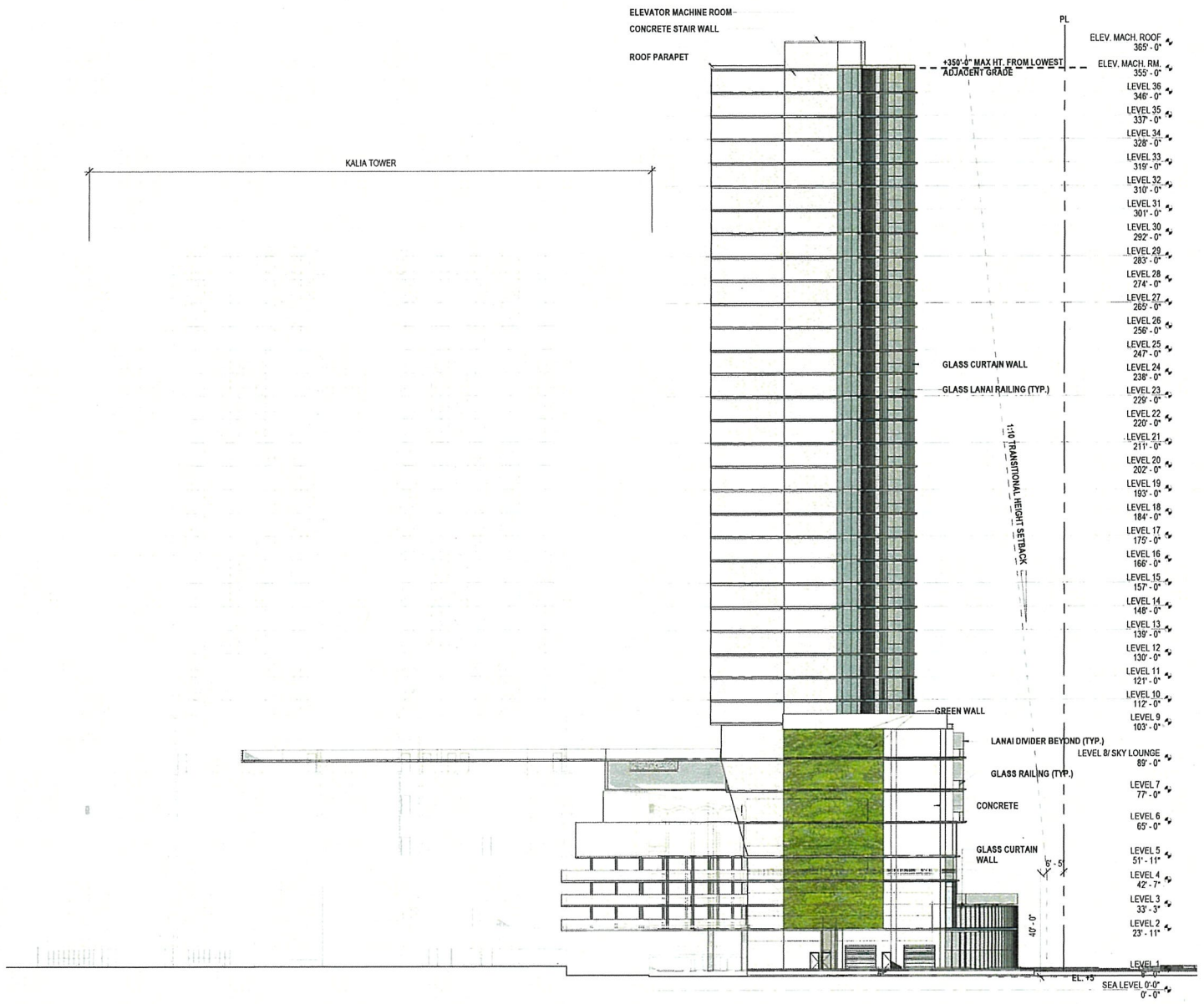
EXHIBIT F



West Elevation

FIGURE 16

EXHIBIT G



East Elevation

FIGURE 17

EXHIBIT H



GTO

Context View from Ala Moana Boulevard Looking Mauka

FIGURE 18

EXHIBIT I



GTO

Context View from Ala Moana Boulevard Looking Makai

FIGURE 19

EXHIBIT J



GTO

Ground Level View Looking Mauka

FIGURE 20

EXHIBIT K



G70

Porte Cochere

FIGURE 21

EXHIBIT L

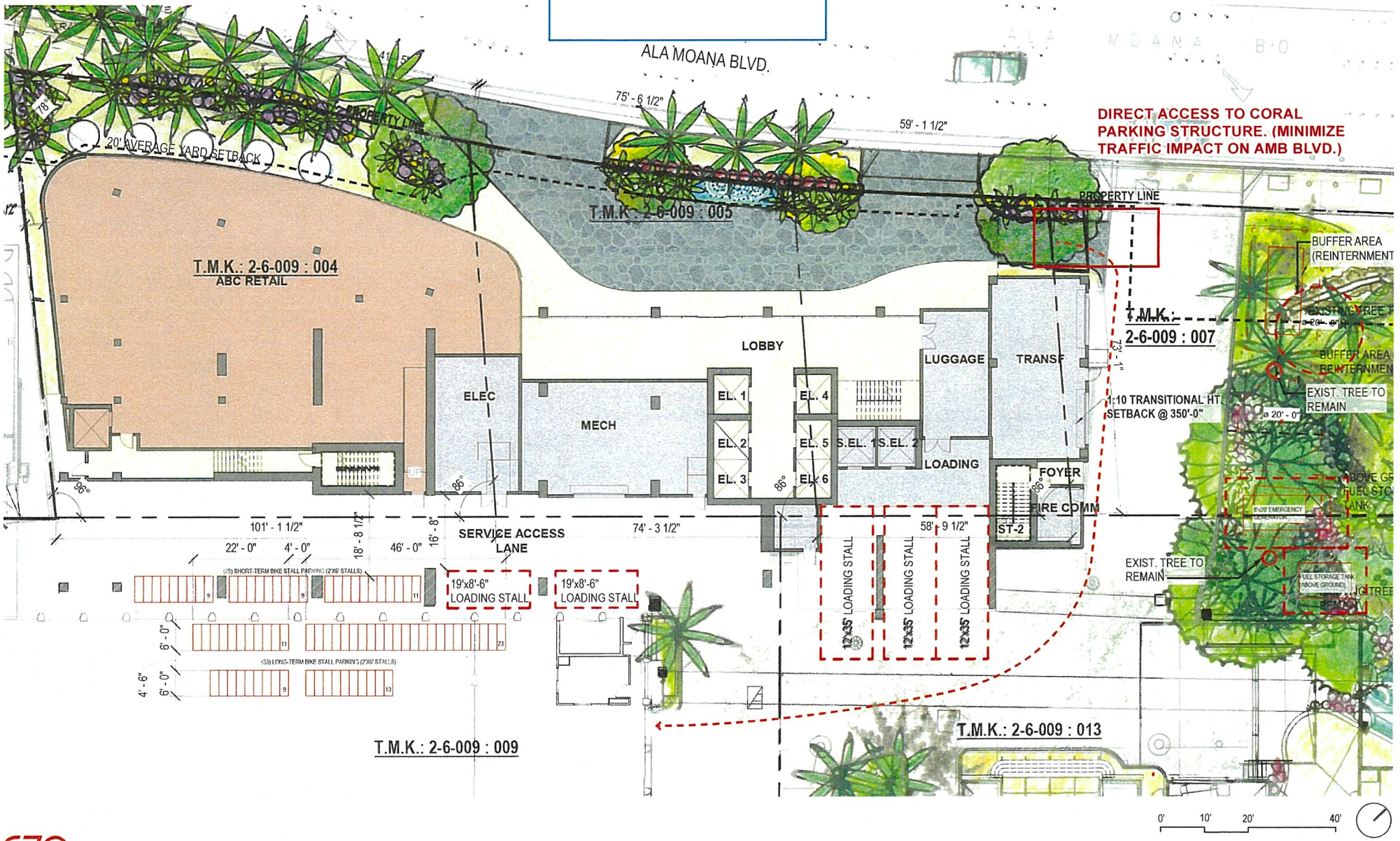


GTO

Ground Level View Looking Makai

FIGURE 22

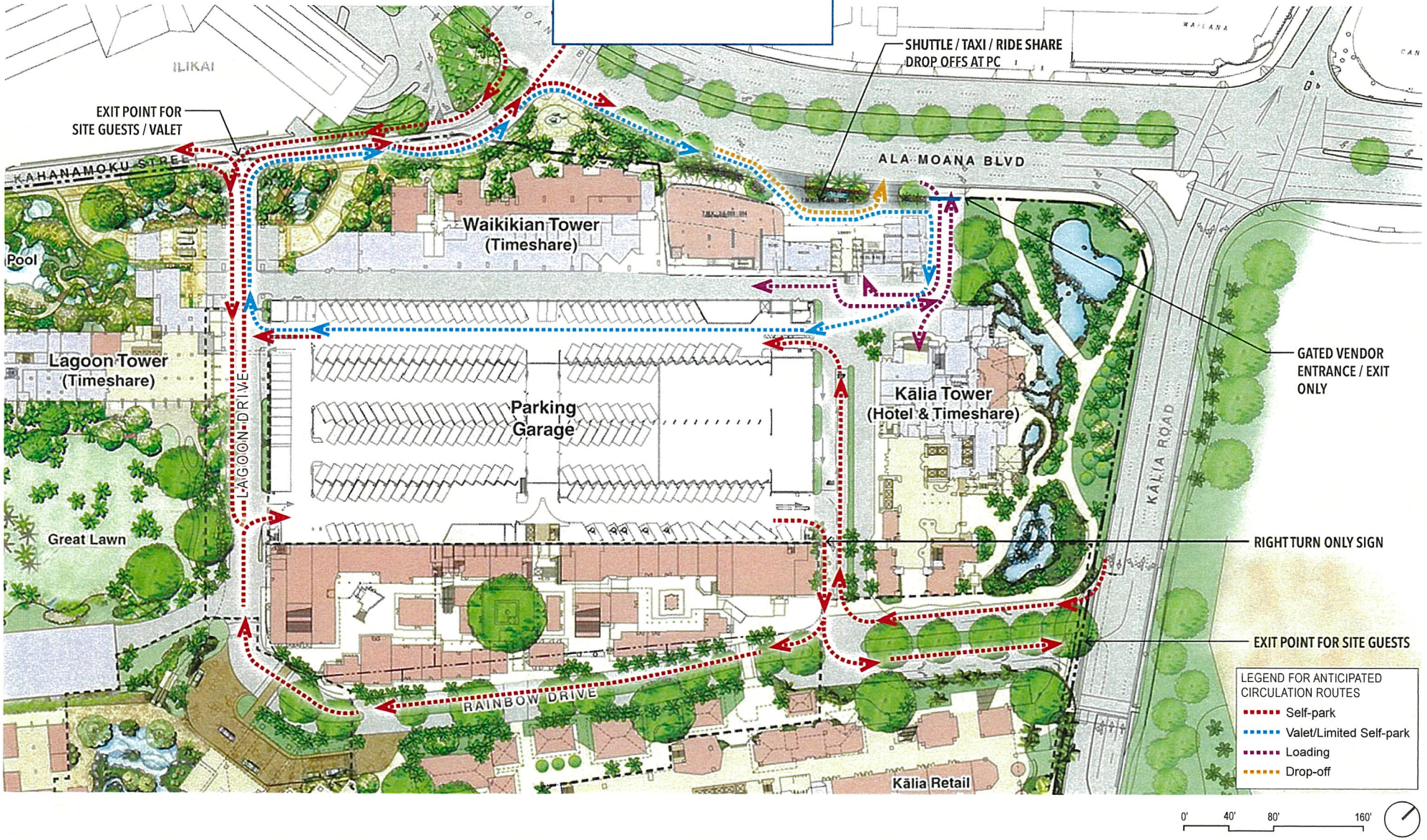
EXHIBIT M



Site Plan

FIGURE 4

EXHIBIT N



GTO

Vehicular Circulation Plan

AMB TOWER: PLANNED DEVELOPMENT-RESORT (PD-R) DESIGN BOOK

EXHIBIT O

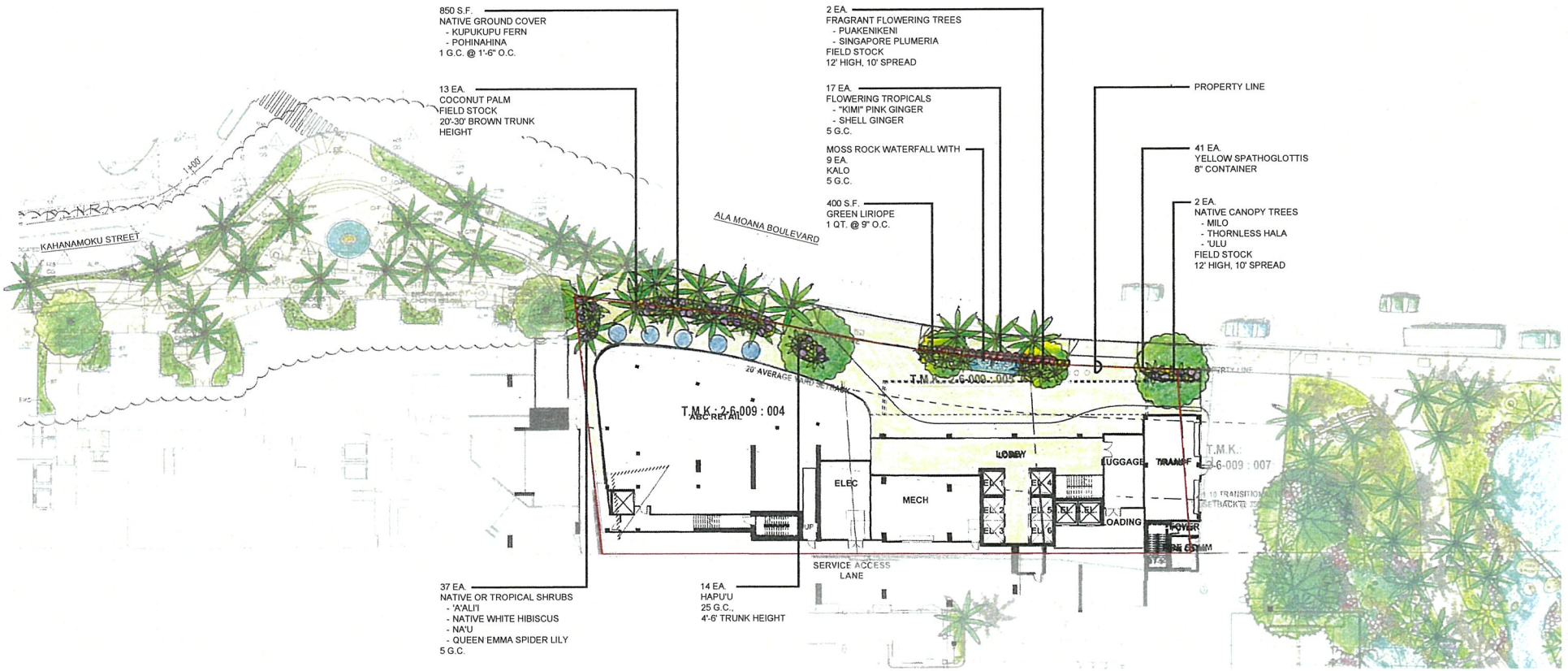


P:\2021\21044-01 HHV AMB Tower 2021 - Park Hotels\Architecture\07 Graphics\PD-R booklet\PD-R booklet.indd

GTO

Pedestrian Circulation Plan

EXHIBIT P



0' 20' 40' 80'

Landscape Plan - Planting

FIGURE 25

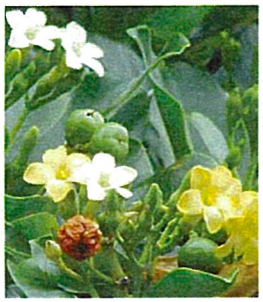
EXHIBIT Q



COCONUT GROVE



PUAKENIKENI & FLOWER DETAIL







SINGAPORE PLUMERIA & FLOWER DETAIL





BREADFRUIT ('ULU) & FRUIT DETAIL





HALA & FRUIT DETAIL





MILO & FLOWER DETAIL



HAPU'U TREE FERN



NATIVE WHITE HIBISCUS (KOKI'O)





"QUEEN EMMA" SPIDER LILY & FLOWER DETAIL





NATIVE GARDENIA (NA'U) & FLOWER DETAIL



KALO



GINGER VARIETIES



"KIMI" PINK



SHELL





'A'ALI'I & FLOWER DETAIL





POHINAHINA & FLOWER DETAIL



KUPUKUPU FERN



GREEN LIRIOPE



YELLOW SPATHOGLOTTIS

G70

Landscape Plan - Plant Palette

FIGURE 26

EXHIBIT R

Proposed AMB Tower Project Site Open Space Summary			
Summary	**Lot Area (SF)**	**Open Space (SF)**	**Percent (%) Open**
Proposed AMB Tower	20,141 (0.46 acres)	2,675.9 sf	13.2%



LEGEND
Lot Area: 20,141 SF (0.46 acres)
13% OPEN SPACE ADDED

0' 10' 20' 40'

Proposed Open Space Plan - AMB Tower

FIGURE 30

EXHIBIT S



HHV Campus Post Project
Open Space Summary
(including AMB Tower)

Summary	Lot Area (SF)	Open Space (SF)	Percent (%) Open
Total HHV Open Space	989,120 (22.7 acres)	498,792.9 sf	50.4%

LEGEND
Lot Area: 20,141 SF (0.46 acres)
Open Space

Proposed Open Space Plan - HHV Campus Plan

FIGURE 31

EXHIBIT T



IMPROVEMENT AREA 1 (Approved, completed)

- Refer to slide 5 (existing conditions)
- 2011 PD-R contemplated 3 improvement areas, of which only 1 has been completed

IMPROVEMENT AREA 2 (Approved, to be completed)

- Redevelop Rainbow Bazar
- Develop Ground Level Sidewalk and 2nd Level Pedestrian Connection to Tapa Tower
- Renovate and Infill of Retail Pavilion
- Construct New Timeshare Tower 2
- Develop New 2nd Level Pedestrian Connection to Lobby

IMPROVEMENT AREA 3 (Approved, to be completed)

- Construct New Super Pool and Terrace Deck
- Relocate and Construct New Hau Tree Bar
- Remove Existing Shell Bar
- Improve Landscaping and Expand Water Features
- Construct New Porte Cochere
- Renovate Lobby Arrival Building and Amenities
- Construct New Pool in Village Green

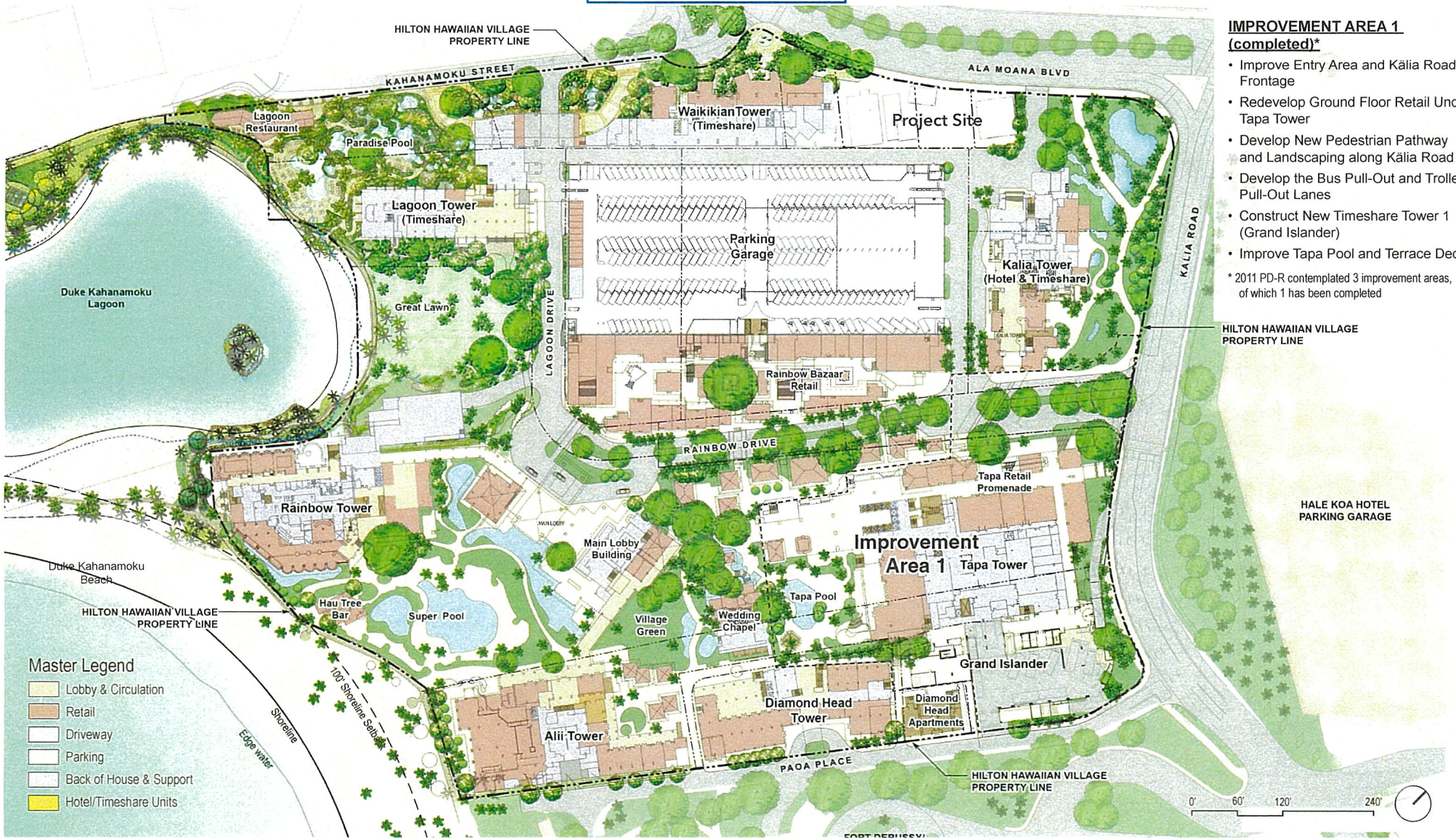
IMPROVEMENT AREA 4 (NEW PROPOSAL)

- Construct New AMB Tower

0' 60' 120' 240'

P:\2021\21044-01 HRV AMB Tower 2021 - Park Hotels\Architecture\07 Graphics\PD-R booklet\PD-R booklet.indd

EXHIBIT U



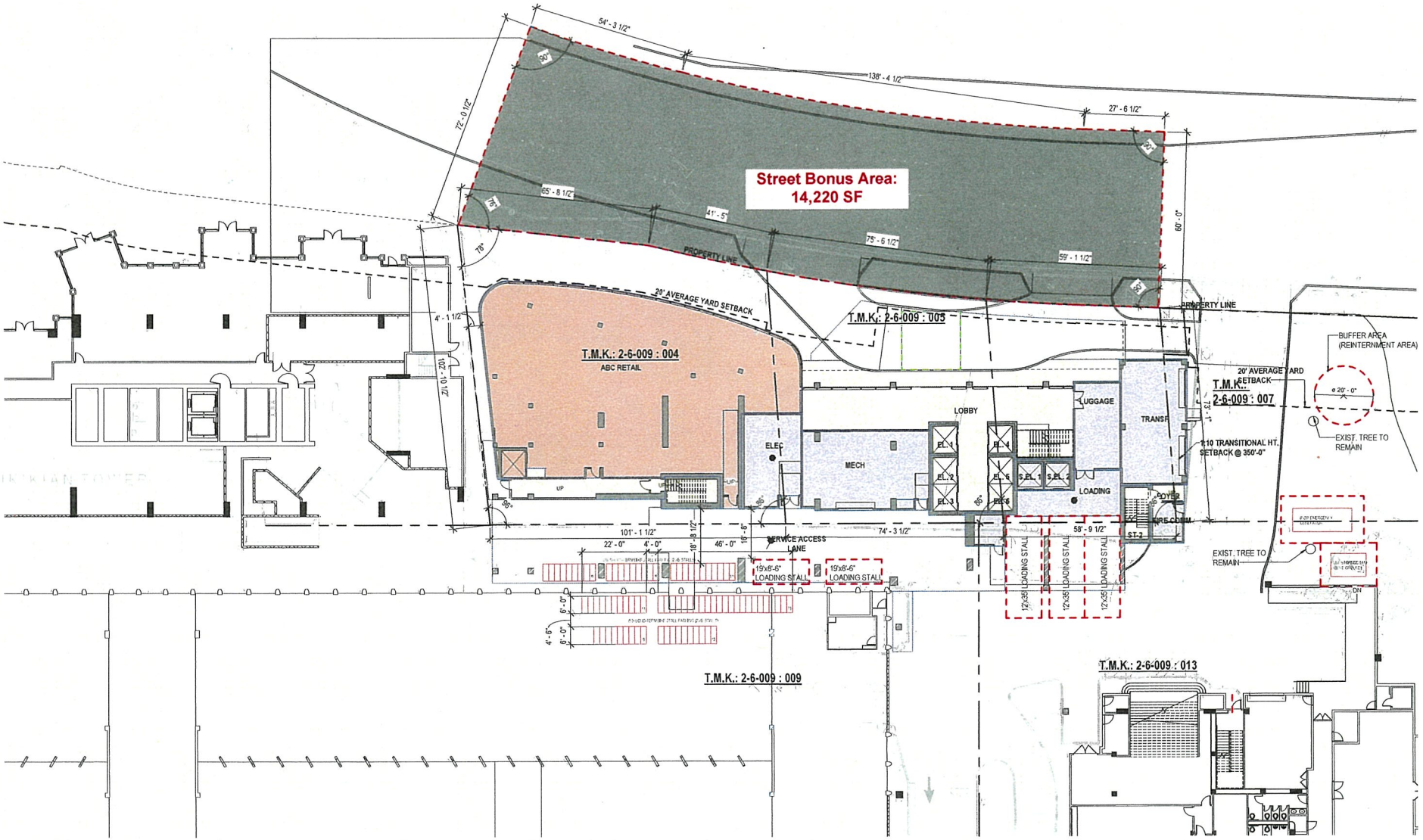
IMPROVEMENT AREA 1 (completed)*

- Improve Entry Area and Kālia Road Frontage
- Redevelop Ground Floor Retail Under Tapa Tower
- Develop New Pedestrian Pathway and Landscaping along Kālia Road
- Develop the Bus Pull-Out and Trolley Pull-Out Lanes
- Construct New Timeshare Tower 1 (Grand Islander)
- Improve Tapa Pool and Terrace Deck

* 2011 PD-R contemplated 3 improvement areas, of which 1 has been completed

P:\2021\21044-01 HHV AMB Tower 2021 - Park Hotels\Architecture\07 Graphics\PD-R booklet\PD-R booklet.indd

EXHIBIT V



G70

Site Plan | G100

SCHEMATIC DESIGN
HHV-AMB TOWER
12/15/2024

EXHIBIT W



YARDS

	Required	Provided
Front Yard	20 FT	20 FT using yard averaging
Side and Rear Yards	0 FT	Not Applicable: The HHV site is to be considered one zoning lot

MAXIMUM HEIGHT

Maximum Allowable Height	Provided
350 FT*	350 FT

* Exclusive of permitted rooftop equipment and structures

TRANSITIONAL HEIGHT SETBACK

Required Transitional Height Setback	Provided
For any portion of a structure above 40 FT in height, an additional front height setback equal to one FT for every 10 FT in height, or fraction thereof, shall be provided.	The Podium roof may project within the Transitional Height Setback a maximum of 42 ft.

LEGEND

- Required Front Yard Setback
- Area of Existing Building within Required Front Yards
- AMB Podium Area
- AMB Tower Area Above

P:\2021\21044-01 HHV AMB Tower 2021 - Park Hotels\Architecture\07 Graphics\PD-R booklet\PD-R booklet.indd

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

APPROVING A CONCEPTUAL PLAN FOR A PLANNED DEVELOPMENT-RESORT TO ALLOW THE HILTON HAWAIIAN VILLAGE ("HHV") 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/PDP-2") from Group 70 ("Agent") on behalf of Park Hotels & Resorts, Inc. ("Applicant") for a Planned Development-Resort ("PD-R") Permit to redevelop the HHV resort complex (the "Project"). The Project will modify the boundaries to include three newly acquired parcels, and construct a new 36-story hotel tower with 515 hotel units, 6,051 square feet of retail space, off-street loading and parking spaces, landscaped open space, appurtenant site improvements, and back of house facilities to service the Project, on approximately 0.64 acres of land zoned Resort Mixed-Use Precinct. The Project is located at 1831, 1835, and 1841 Ala Moana Boulevard, and identified as 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; 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 40 members of the public. Written testimony was submitted by one individual and two agencies (Waikīkī Improvement Association and Hawai'i Hotel Alliance) in support of the Project, and one in opposition to the size of the Project; 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, the conceptual plan for the Project was presented to the DPP's Design Advisory Committee for its recommendations; 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 §§ 21-2.110-2 and 21-9.80-4(d), completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

WHEREAS, the conceptual plan for the Project is set forth in the exhibits attached hereto as Exhibits A through W, all of which are incorporated herein by this reference; 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 conceptual plan for the Project, with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu ("City") that the conceptual plan for the Planned Development-Resort Project is approved, subject to the following conditions:

1. Except as required by these conditions of approval, construction shall be in general conformity with the plans on file with the DPP (Exhibits A through W). Any change in the size or nature of the project which significantly alters the proposed development will require a new application. Any change which does not significantly alter the proposed project will be considered a minor modification and therefore permitted under this resolution, upon review and approval of the Director of the DPP.

2. The maximum permitted floor area for the HHV Master Plan is 4,430,548 square feet.

3. The Applicant must continue to:

    a. Sponsor the weekly Rockin' Rainbow Hawaiian Review and Fireworks Show.

    b. Maintain the Duke Kahanamoku Lagoon, including the:

        i. Upkeep of the walkway, landscaping, and lighting, and

        ii. Monitoring of the Lagoon water quality and flushing of the seawater in the Lagoon (about five times daily).

    c. Clean the Duke Kahanamoku Beach and clean and maintain the restrooms at the Duke Kahanamoku Beach Park daily.

    d. Maintain Kahanamoku Street, including the sidewalks.

4. The Applicant must provide the following additional benefits:

   a. Sculpture Garden. Signs should be posted near the Garden informing passerby of the art, and descriptive signage should be provided for each art piece. Particular focus should be given to artists from Hawai'i promoting a Hawaiian sense of place, and all art visible from a public street should be previewed and approved by the DPP for a determination of consistency with the Waikīkī Special District ("WSD").

   b. Public Festivals. A total of 16 public festivals should be promoted each year, with at least one per month on a reoccurring day. In addition to the free registration for the 18-20 vendors at each event, parking should be provided to the vendors free of charge on the day of the event. Provision of a promotional package for advertisement, which minimally provides the date and times of the event, vendor list, vendor website, and multi-modal options for getting to the site, should be made available to the vendors a week ahead of the event.

   c. Space, funding, and installation of an appropriately sized bikeshare station(s) at an appropriate location on the HHV, as approved by Department of Transportation Services ("DTS");

   d. Installation and maintenance of bicycle repair station(s);

   e. A minimum of two publicly accessible and securable surf board storage and bicycle racks, with a minimum space for eight bicycles and surf boards each, near different points of beach access;

   f. Pedestrian improvements to allow additional continuous improved pedestrian access between the Duke Kahanamoku Lagoon and the Ala Wai Boat Harbor parking lot;

   g. A minimum of 12 native or Polynesian introduced shade trees along the Ala Wai Boat Harbor pedestrian pathway at the Duke Kahanamoku Lagoon;

   h. Additional seating under shaded areas, or new shaded areas with seating along the Duke Kahanamoku Lagoon or in the Ala Wai Boat Harbor;

   i. Additional or expanded shelter for bus patrons on Kālia Road, if space permits;

j. Enhanced Traffic Demand Management ("TDM") measures to include offering subsidized bus or biki passes to employees or guests at HHV, at least doubling the current number of bus passes, offering biki passes equal to the number of bike share spaces as determined by the DTS, and a parking cash out program for employees who walk, ride their own bicycle, or otherwise do not use parking at the HHV or elsewhere in the WSD; and

k. Planting of a mature (field stock) shade tree to provide a respite for pedestrians, bus patrons, and the public at or near the following locations:

- Ala Moana Boulevard at Kālia Road, between the pond and sidewalk as near to the intersections as is safe;
- The bus shelter at the Grand Islander; and
- Along the Fort DeRussy Boardwalk.

5. The Applicant is responsible for the maintenance of all constructed improvements not otherwise accepted by the City or State for maintenance.

6. After City Council approval of the conceptual plan for the Project, the Applicant must submit to the DPP for review and approval an application for a Special District ("SD") Permit, including detailed Project plans and drawings. The Application of a Major SD Permit must include the following:

a. Updated site plan showing:

i. Improved pedestrian access into the HHV at the ground level through the new Project site, and additional pedestrian oriented ground-level features to create visual and physical connections across the HHV;

ii. Relocation of the landscaping to along Ala Moana Boulevard;

iii. Consideration for providing a gently meandering sidewalk;

iv. Elimination of one of the curb cuts; and

v. Locations for short and long term bicycle parking that meets the requirements of the Land Use Ordinance ("LUO"). Additional

bicycle parking may be considered as part of an updated TDM Plan.

b. Updated landscape plans showing:

i. Relocated landscape strip;

ii. Additional shade trees throughout the sidewalk area; and

iii. Additional trees, seating areas, or features as required by Condition 4.

c. Updated elevation drawings showing:

i. Expanded application of the Ahupua'a metaphor;

ii. More water-expressive features at the plaza and retail façade;

iii. Expanded use of green landscaped walls;

iv. Additional articulation and architectural features across the podium, blank mauka wall, and roof; and

v. Consideration for reducing the new parking in order to relocate inactive ground-floor uses and replace them with active ground-floor uses.

The Applicant must submit the Major SD Permit within 10 calendar days of the City Council's Approval, or they must request an extension of time until the application is submitted.

7. Prior to issuance of any construction permit, the Applicant must coordinate with the Hawaii Department of Transportation ("HDOT") to address the following:

a. A Traffic Study ("TS") prepared and stamped by a licensed engineer must be submitted to HDOT. The TS should include:

i. A description of existing traffic conditions and use of multimodal routes in the study area.

ii. Forecasted traffic and multimodal conditions in the horizon year (year at full project build-out), without and with the project, and including trips generated by planned developments in the study area.

iii. An analysis of project-related direct, indirect, and cumulative transportation impacts, including impacts associated with multimodal transportation and safety.

iv. Recommend mitigation for impacts to transportation.

v. Labeled jurisdictions of roadways in the vicinity.

vi. Location of existing and proposed site access driveways.

b. Revise the trip generation assumptions to reflect the anticipated use of the porte cochere as the primary guest access and address the following inconsistencies:

i. The trip distribution assumptions described in the TS Table 2 and Figure 5 suggest all projected peak traffic hour trips approach the site from the west and most exit Ala Moana Boulevard at Kahanamoku Street. The remaining 34/38 (A.M./P.M. peak traffic hour) vehicles would proceed toward the porte cochere, but none would exit the porte cochere to Ala Moana Boulevard.

ii. The 47/73 (A.M./P.M.) project-related vehicles that leave the HHV via Kahanamoku Street and turn east onto Ala Moana Boulevard, are the only trips generated by the project that impact the Kālia Road intersection. The porte cochere exit driveway is at the edge of one of the two Kālia Road right-turn-only traffic lanes on Ala Moana Boulevard; therefore, vehicles leaving the site, especially during peak traffic hours, would have to turn right onto Kālia Road. This is not reflected in the TS.

c. To determine the study area by considering intersections along State highways where a change in peak hour traffic volume due to the development is greater than three percent.

d. Verify with the HDOT Highways Division, O'ahu District Engineer (or County District Engineer) that the driveway meets current standards for the type and volume of anticipated traffic.

8. Prior to the issuance of a construction permit, the Applicant must coordinate with the DPP, Traffic Review Branch, to provide:

   a. A timeline or phasing of the anticipated dates to obtain major building permit(s) for demolition and/or construction work, including the projected date of occupancy. The timeline should identify when the Construction Management Plan ("CMP"), the Traffic Management Plan, and the TDM will be submitted for review and approval as well as when the TS was submitted.

   b. A CMP that identifies the type, frequency, and routing of heavy trucks and construction related vehicles. Every effort should be made to minimize impacts from these vehicles and related construction activities. The CMP should identify and limit vehicular activity related to construction to provide mitigation measures related to traffic and potential neighborhood impacts. Preliminary or conceptual traffic control plans should also be included in the CMP. The Applicant must document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing and/or reconstruction if the condition of the roadways has deteriorated as a result of the related construction activities.

   c. The recommendations of the TS and TDM must be implemented.

   d. A vehicular circulation plan should be provided for all aspects of the Project including valet patterns, self-park, and loading. Should there be an increase in the use of Rainbow Drive, the Kālia Road/Rainbow Drive intersection should be analyzed and included in the TS.

   e. The TS should provide a discussion of the proposed valet operations (i.e., where/how will valet service operate and how will they get to/from the drop-off/pick-up areas.

   f. A pedestrian circulation plan should also be included to provide accessibility and connectivity to the surrounding public sidewalks.

9. Approval of this PD-R Permit does not constitute compliance with other LUO or governmental agencies' requirements, including, but not limited to landscaping, off-street loading spaces, and building permit approval. They are subject to

separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the project approved under this permit comply with all applicable LUO and other governmental provisions and requirements

10. The Applicant must obtain a building permit for the proposed development within five years of the date of this permit. If the Applicant fails to obtain a development permit within this period, or if that building permit is closed due to inactivity, this permit shall lapse, provided that the deadline may be extended as follows:

    The Director of the DPP may extend this period if the Applicant demonstrates good cause, but the period shall not be extended beyond two years from the initial deadline set by the City Council.

    If the Applicant demonstrates good cause for an extension exceeding two years, the Director shall prepare and submit to the Council a report on the proposed extension, which report shall include the Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

    If the Council fails to take final action on the proposed extension within the first to occur of: (i) 60 days after receipt of the Director's report; or (ii) the Applicant's then-existing deadline for obtaining a building permit, the extension shall be deemed to be denied; and

BE IT FURTHER RESOLVED that the Council finds as follows with respect to the conceptual plan for the Project, as conditioned herein:

1. The project concept, as a unified plan, is in the general interest of the public;

2. Requested project boundaries and design flexibility are consistent with the WSD objectives set forth in the ROH § 21-9.80-1 and the provisions of ROH § 21-9.80-4(d).

3. The requested flexibility with respect to standards related to density (floor area), height, precinct transitional height setbacks, yards, open space, and landscaping is commensurate with the public amenities proposed, provided the additional benefits and amenities required as conditions of approval are provided; and

4. There is no conflict with any visitor unit limits for Waikīkī; and

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; Jeffrey Overton of Group 70, 111 South King Street, Suite 170, Honolulu, Hawai'i 96813; Dawn Takeuchi Apuna, Director of the DPP, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; J. Roger Morton, Director of the DTS, 711 Kapi'olani Boulevard, Suite 1600, Honolulu, Hawai'i 96813; and Edwin Sniffen, Director of the State Department of Transportation, 869 Punchbowl Street, Honolulu, Hawai'i 96813.

INTRODUCED BY:

_____

_____

_____

_____

_____

_____

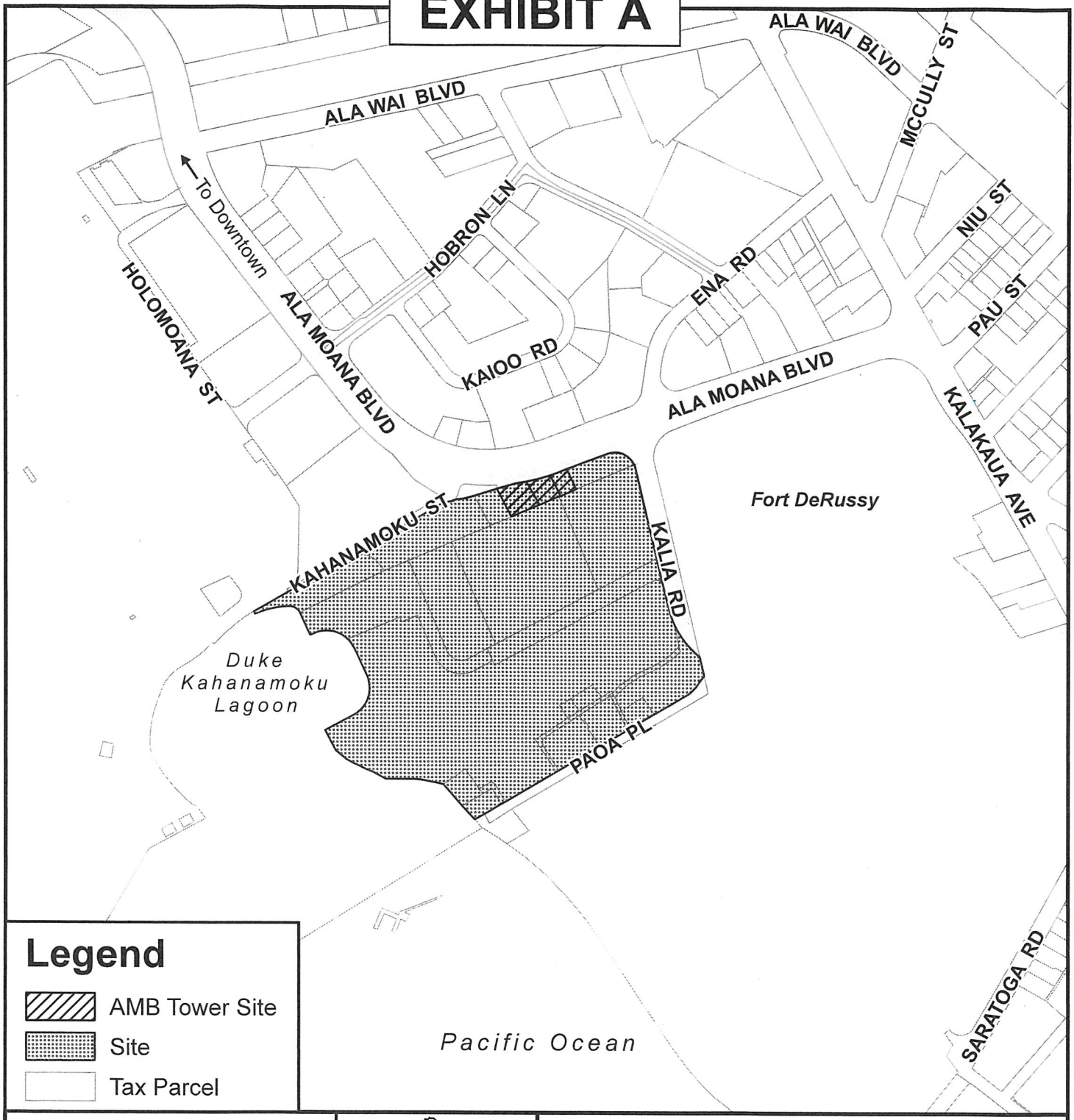
DATE OF INTRODUCTION: _____

_____

_____ _____

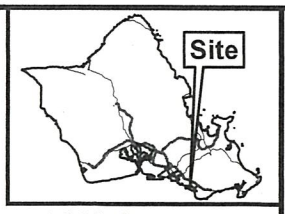
Honolulu, Hawai'i Councilmembers

EXHIBIT A



Legend

- AMB Tower Site
- Site
- Tax Parcel



VICINITY MAP

0 500 1,000

Distance in Feet

LOCATION 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

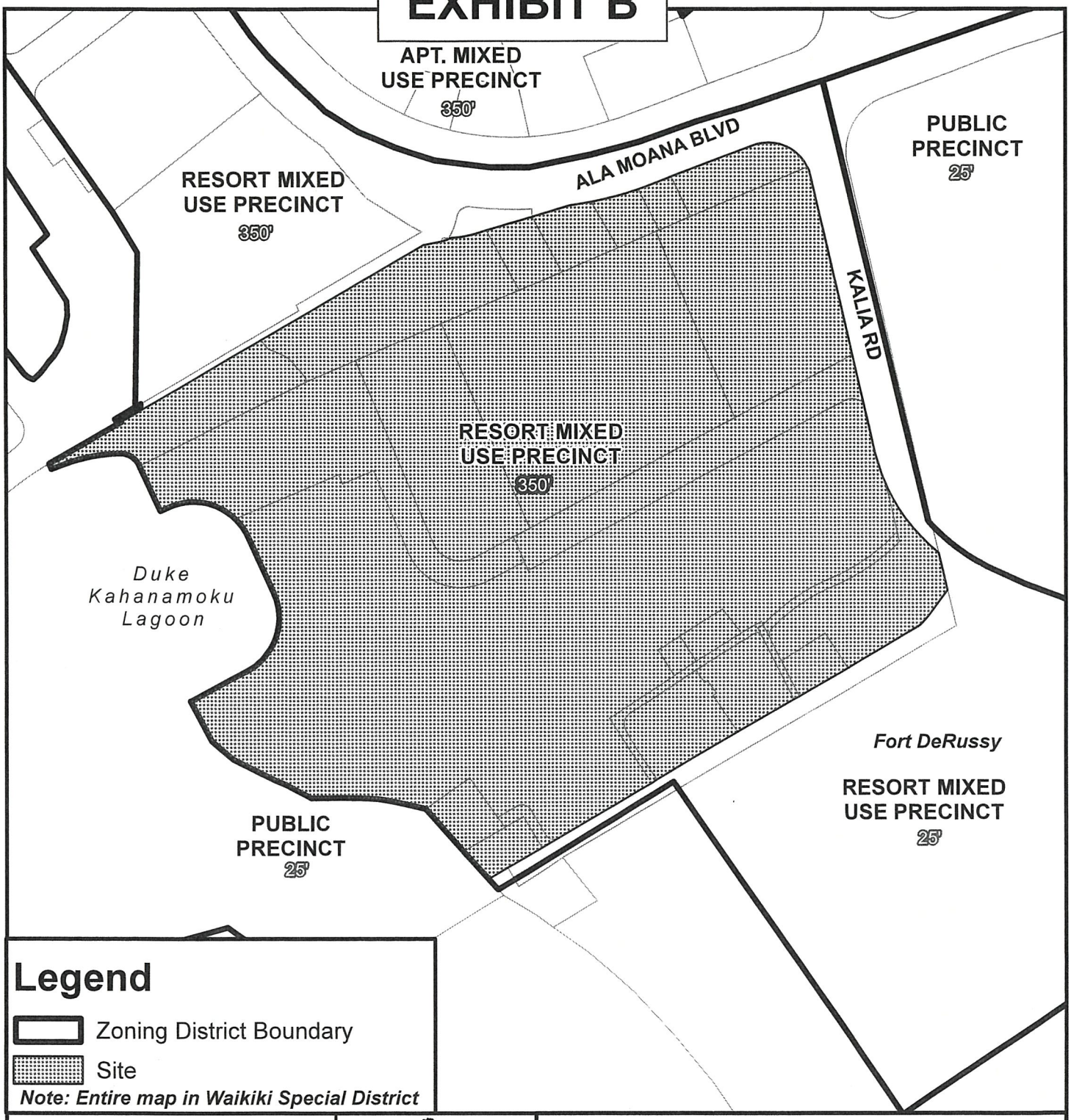
FOLDER NO.: 2024/PDP-2

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

Date Prepared: 10/2024

Copyright City & County of Honolulu
All Rights Reserved 2024

EXHIBIT B



Legend

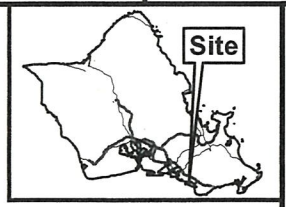
- Zoning District Boundary
- Site

Note: Entire map in Waikiki Special District

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/PDP-2

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

Date Prepared: 10/2024

Copyright City & County of Honolulu
All Rights Reserved 2024

EXHIBIT C

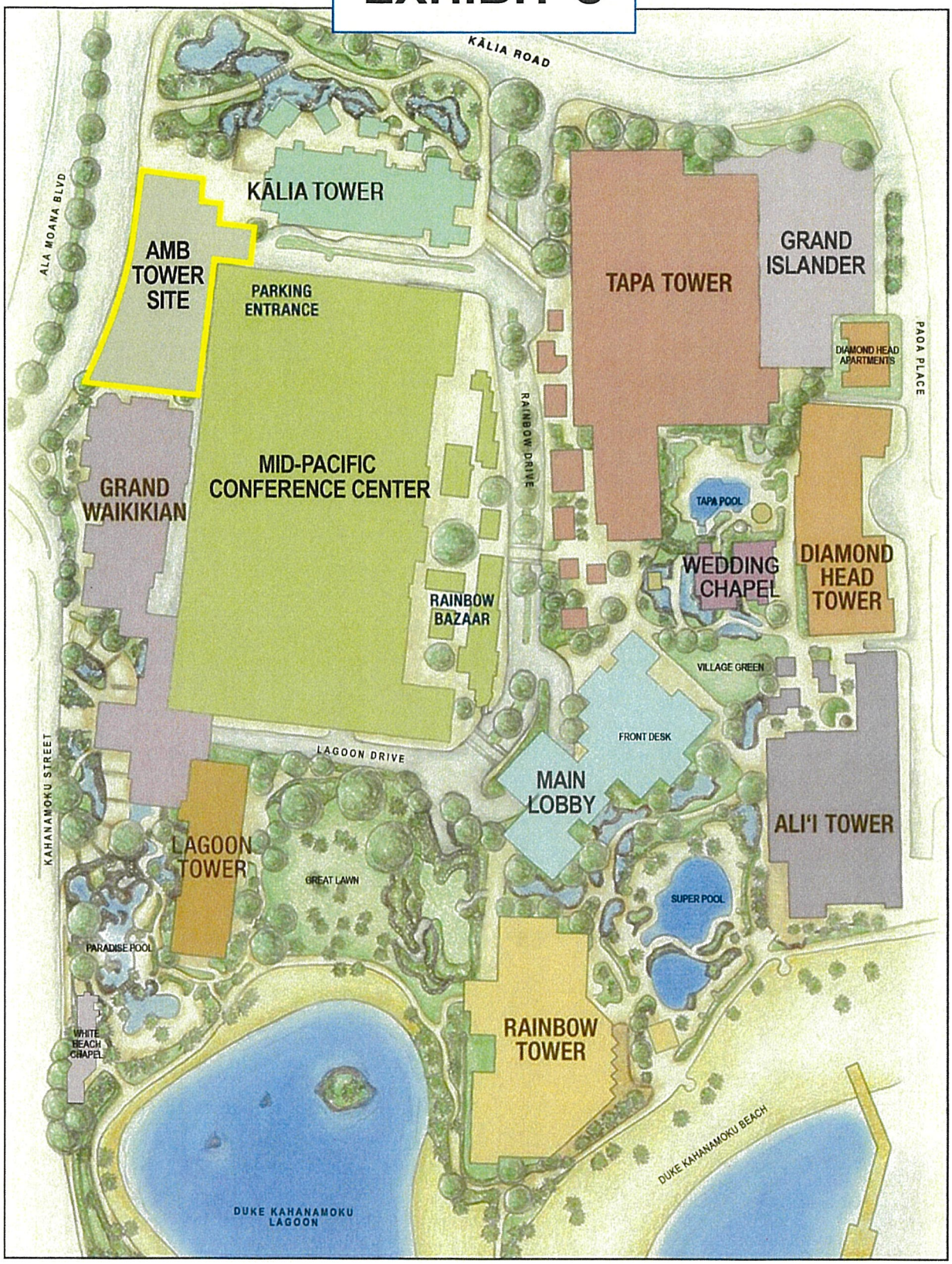
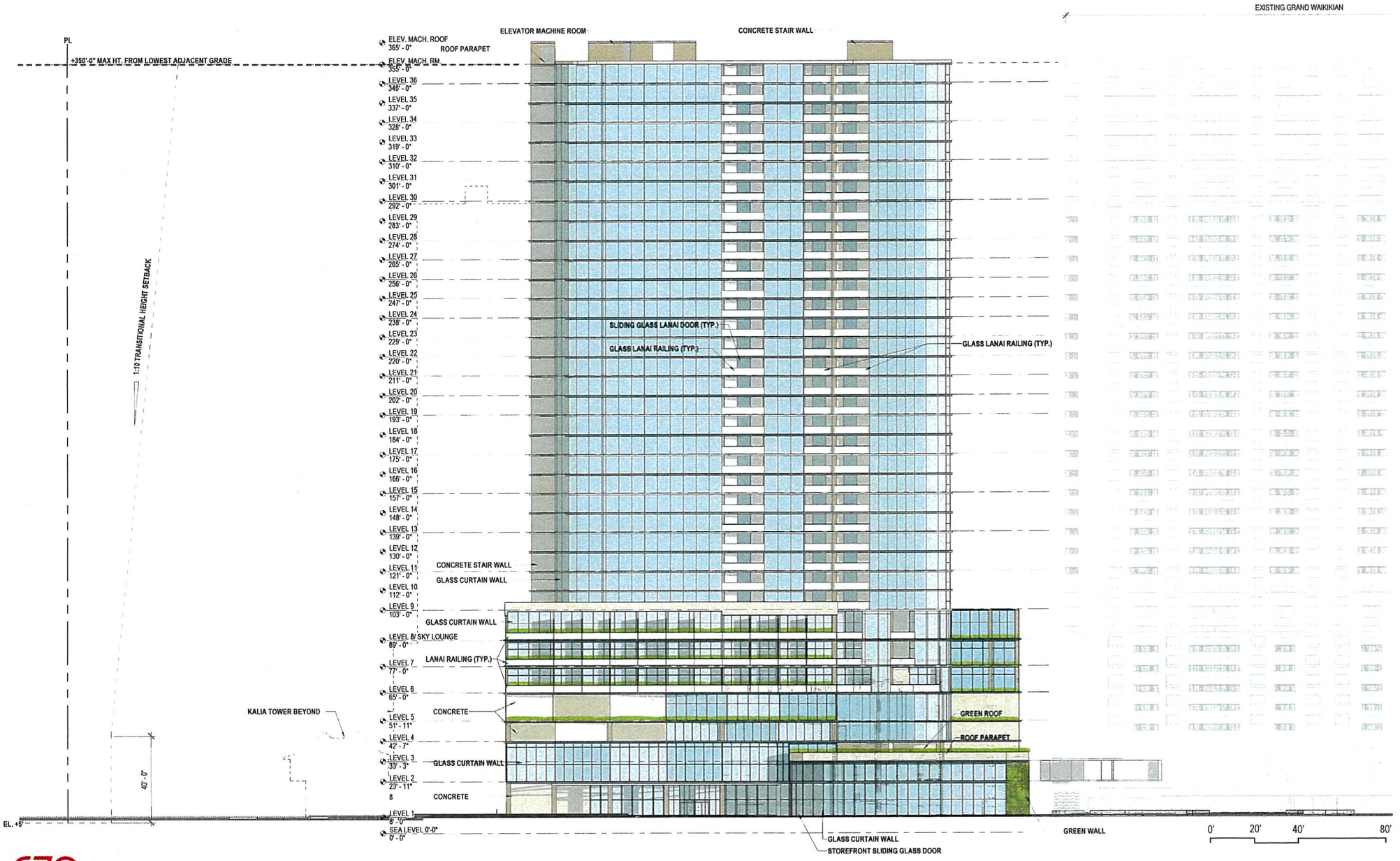


Figure 3.1 **Existing Hilton Hawaiian Village Map**

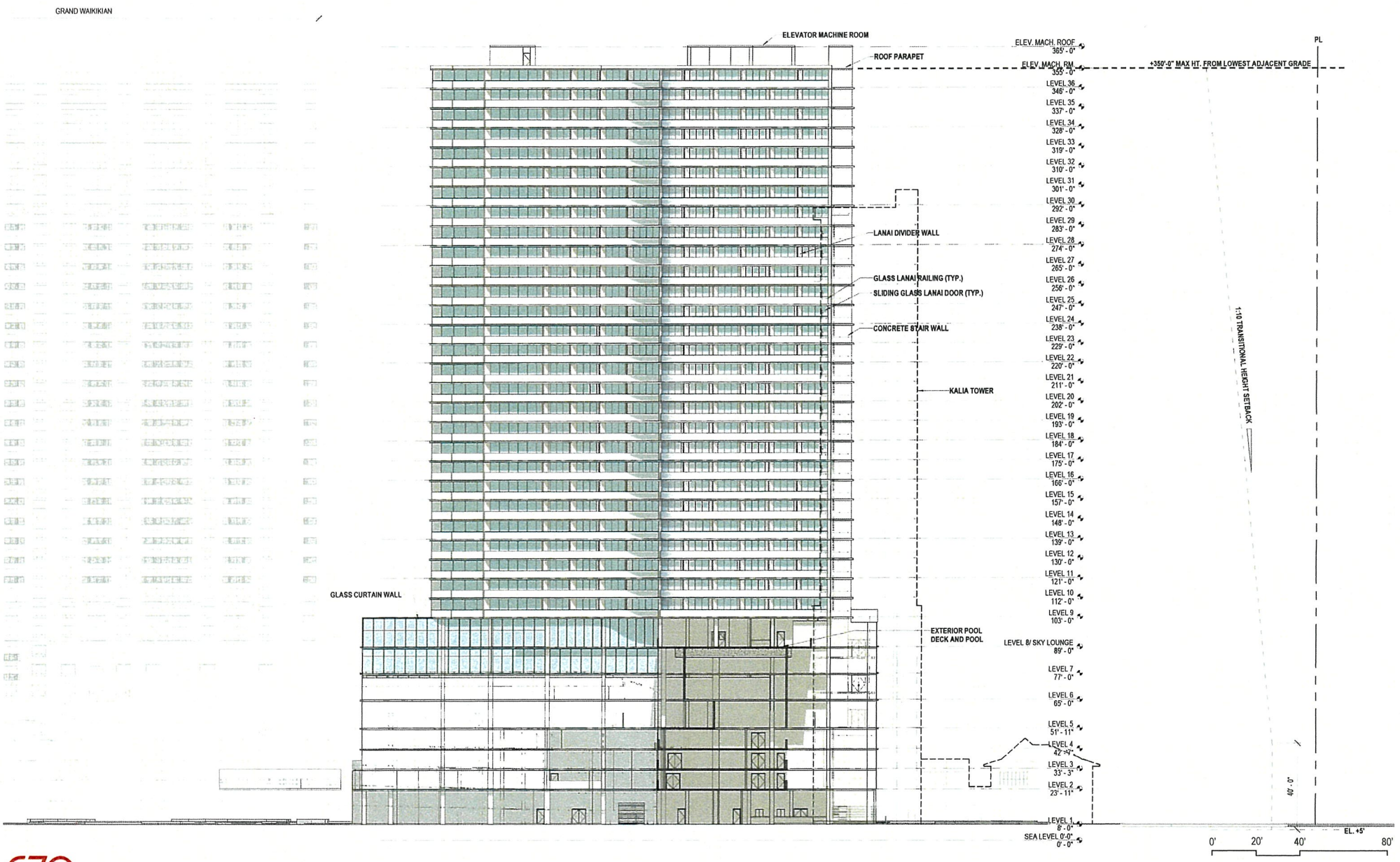
EXHIBIT D



North Elevation

FIGURE 14

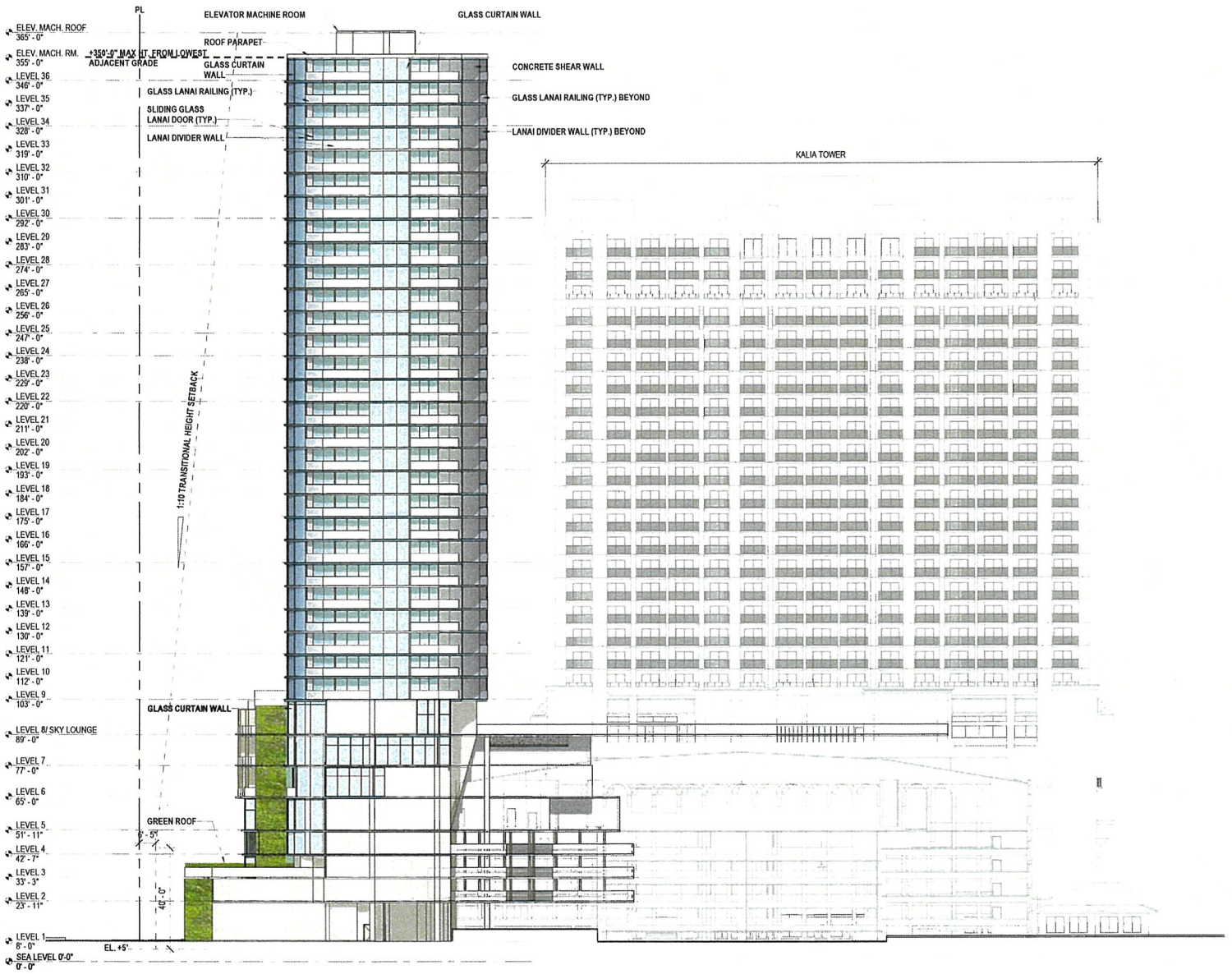
EXHIBIT E



South Elevation

FIGURE 15

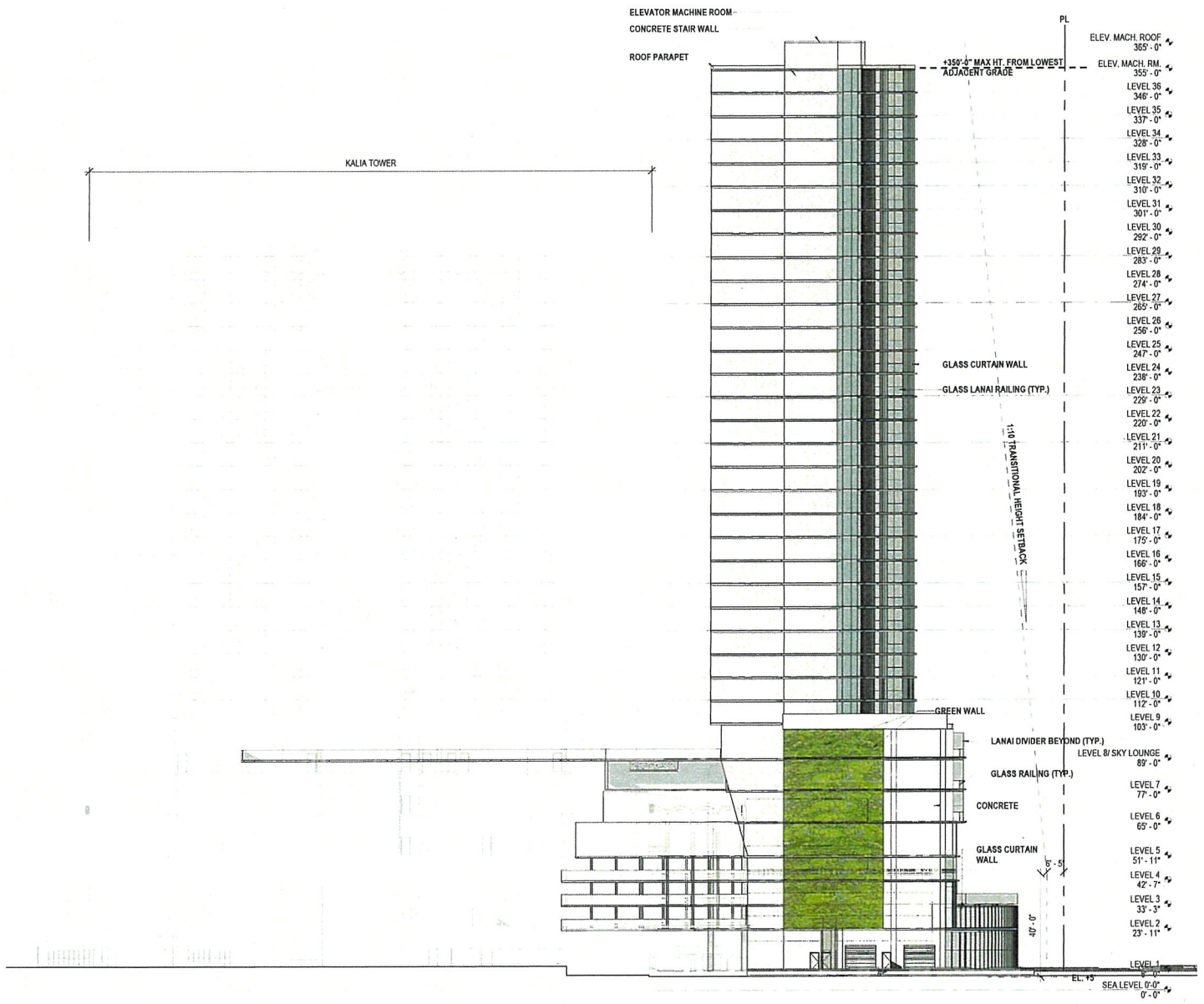
EXHIBIT F



West Elevation

FIGURE 16

EXHIBIT G



East Elevation

FIGURE 17

EXHIBIT H



GTO

Context View from Ala Moana Boulevard Looking Mauka

FIGURE 18

EXHIBIT I



GTO

Context View from Ala Moana Boulevard Looking Makai

FIGURE 19

EXHIBIT J



GTO

Ground Level View Looking Mauka

FIGURE 20

EXHIBIT K



G70

Porte Cochere

FIGURE 21

EXHIBIT L

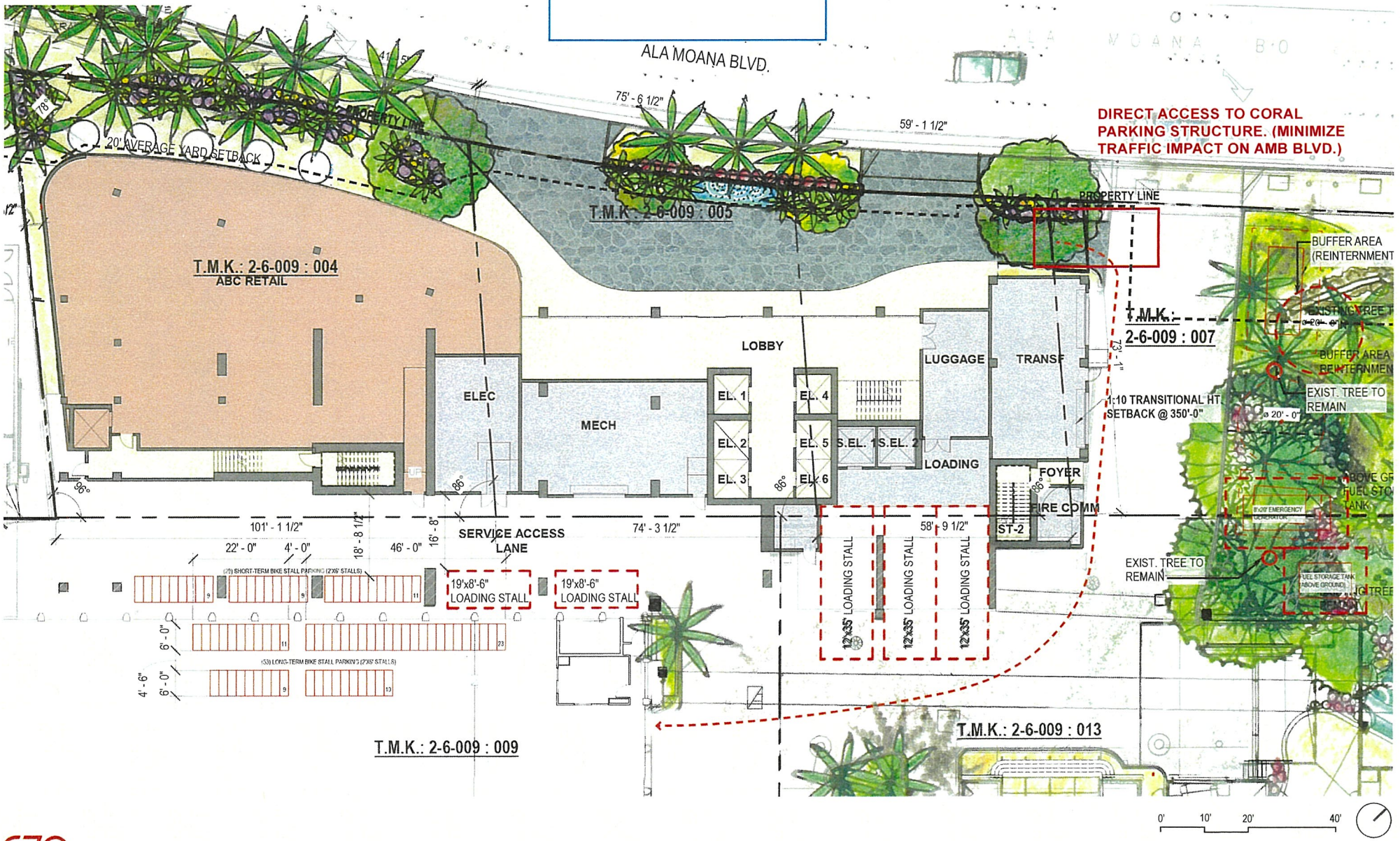


GTO

Ground Level View Looking Makai

FIGURE 22

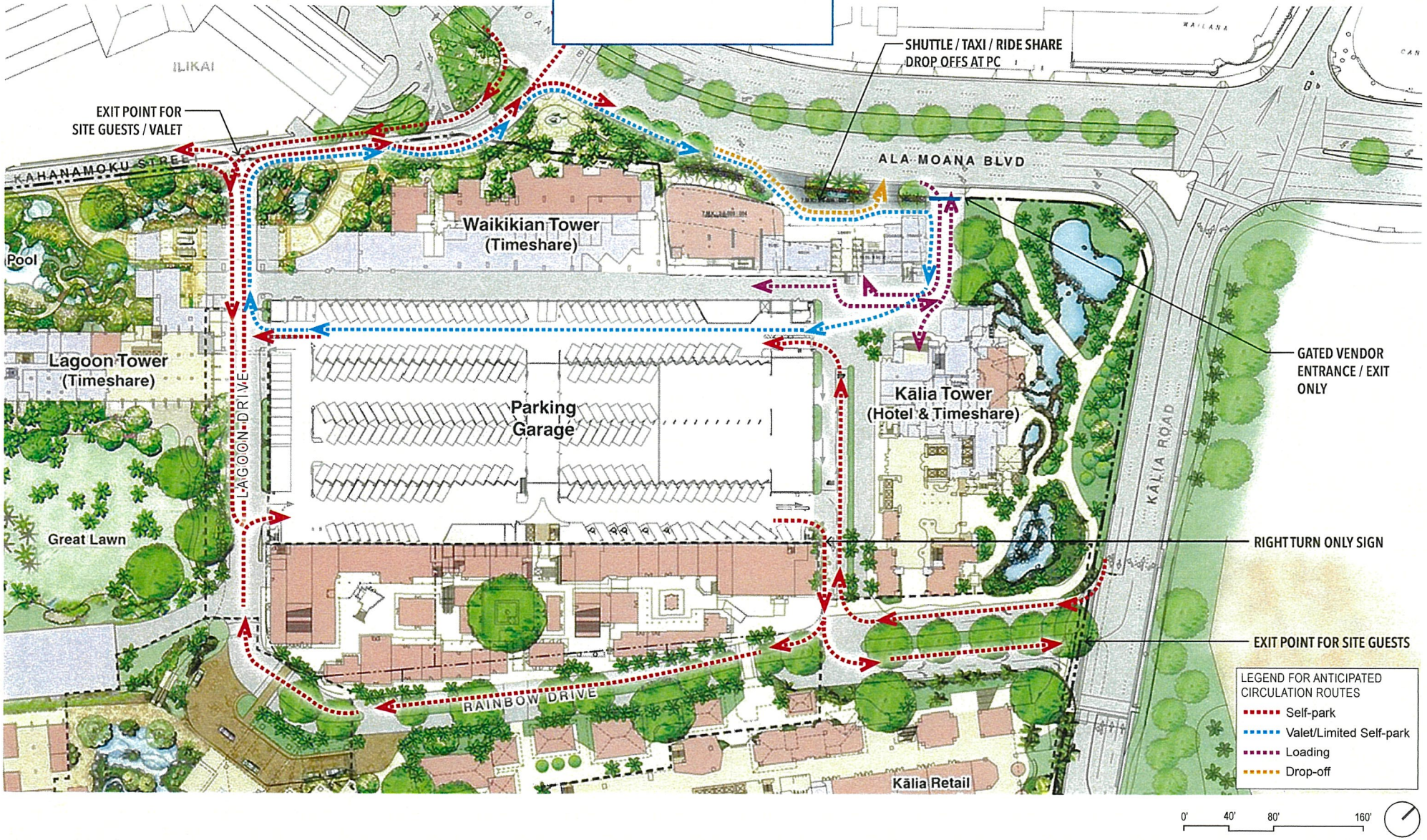
EXHIBIT M



Site Plan

FIGURE 4

EXHIBIT N



GTO

Vehicular Circulation Plan

AMB TOWER: PLANNED DEVELOPMENT-RESORT (PD-R) DESIGN BOOK

EXHIBIT O

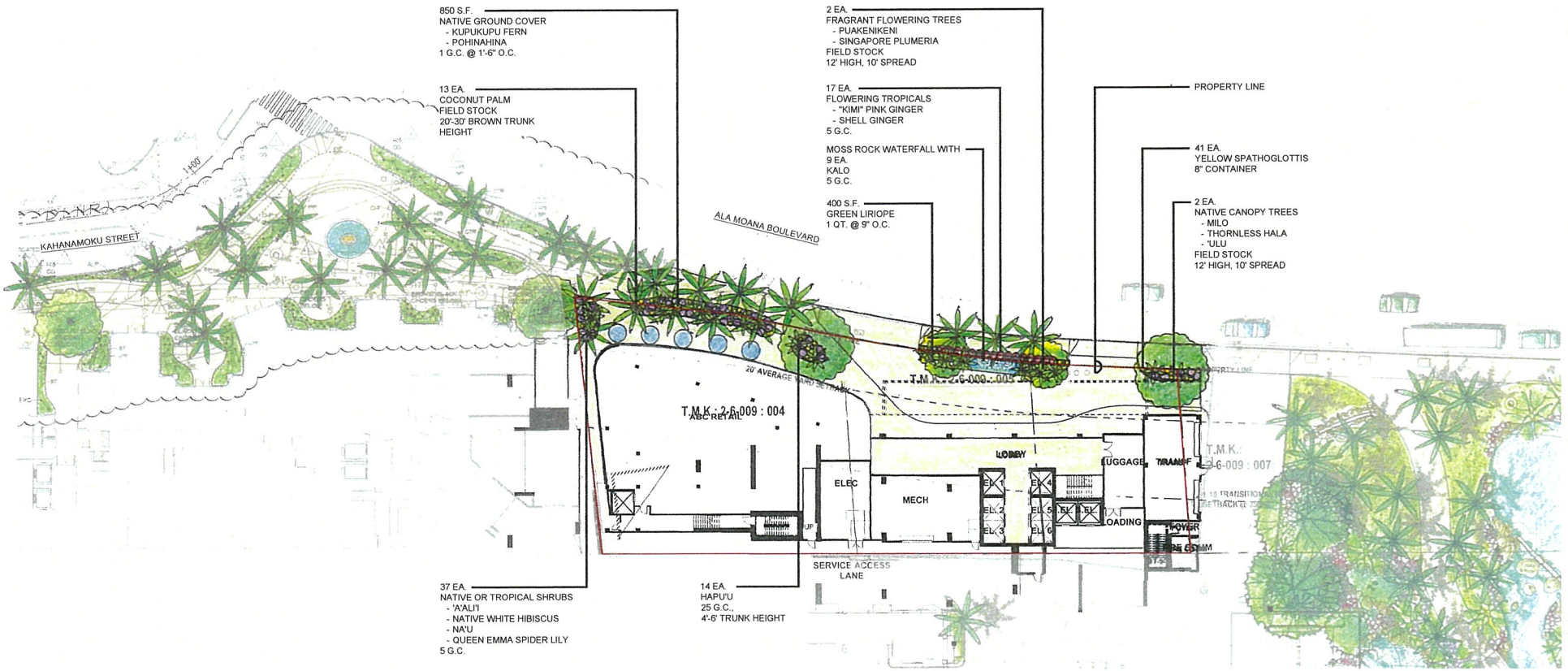


P:\2021\21044-01 HHV AMB Tower 2021 - Park Hotels\Architecture\07 Graphics\PD-R booklet\PD-R booklet.indd

GTO

Pedestrian Circulation Plan

EXHIBIT P



0' 20' 40' 80'

Landscape Plan - Planting

FIGURE 25

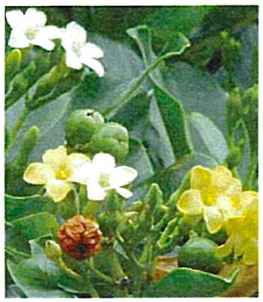
EXHIBIT Q



COCONUT GROVE



PUAKENIKENI & FLOWER DETAIL







SINGAPORE PLUMERIA & FLOWER DETAIL





BREADFRUIT ('ULU) & FRUIT DETAIL





HALA & FRUIT DETAIL





MILO & FLOWER DETAIL



HAPU'U TREE FERN



NATIVE WHITE HIBISCUS (KOKI'O)





"QUEEN EMMA" SPIDER LILY & FLOWER DETAIL





NATIVE GARDENIA (NA'U) & FLOWER DETAIL



KALO



GINGER VARIETIES



"KIMI" PINK



SHELL





'A'ALI'I & FLOWER DETAIL





POHINAHINA & FLOWER DETAIL



KUPUKUPU FERN



GREEN LIRIOPE



YELLOW SPATHOGLOTTIS

G70

Landscape Plan - Plant Palette

FIGURE 26

EXHIBIT R

Proposed AMB Tower Project Site Open Space Summary			
Summary	**Lot Area (SF)**	**Open Space (SF)**	**Percent (%) Open**
Proposed AMB Tower	20,141 (0.46 acres)	2,675.9 sf	13.2%



LEGEND
Lot Area: 20,141 SF (0.46 acres)
13% OPEN SPACE ADDED

0' 10' 20' 40'

Proposed Open Space Plan - AMB Tower

FIGURE 30

EXHIBIT S



HHV Campus Post Project
Open Space Summary
(including AMB Tower)

Summary	Lot Area (SF)	Open Space (SF)	Percent (%) Open
Total HHV Open Space	989,120 (22.7 acres)	498,792.9 sf	50.4%

LEGEND
Lot Area: 20,141 SF (0.46 acres)
Open Space

Proposed Open Space Plan - HHV Campus Plan

FIGURE 31

EXHIBIT T



IMPROVEMENT AREA 1 (Approved, completed)

- Refer to slide 5 (existing conditions)
- 2011 PD-R contemplated 3 improvement areas, of which only 1 has been completed

IMPROVEMENT AREA 2 (Approved, to be completed)

- Redevelop Rainbow Bazar
- Develop Ground Level Sidewalk and 2nd Level Pedestrian Connection to Tapa Tower
- Renovate and Infill of Retail Pavilion
- Construct New Timeshare Tower 2
- Develop New 2nd Level Pedestrian Connection to Lobby

IMPROVEMENT AREA 3 (Approved, to be completed)

- Construct New Super Pool and Terrace Deck
- Relocate and Construct New Hau Tree Bar
- Remove Existing Shell Bar
- Improve Landscaping and Expand Water Features
- Construct New Porte Cochere
- Renovate Lobby Arrival Building and Amenities
- Construct New Pool in Village Green

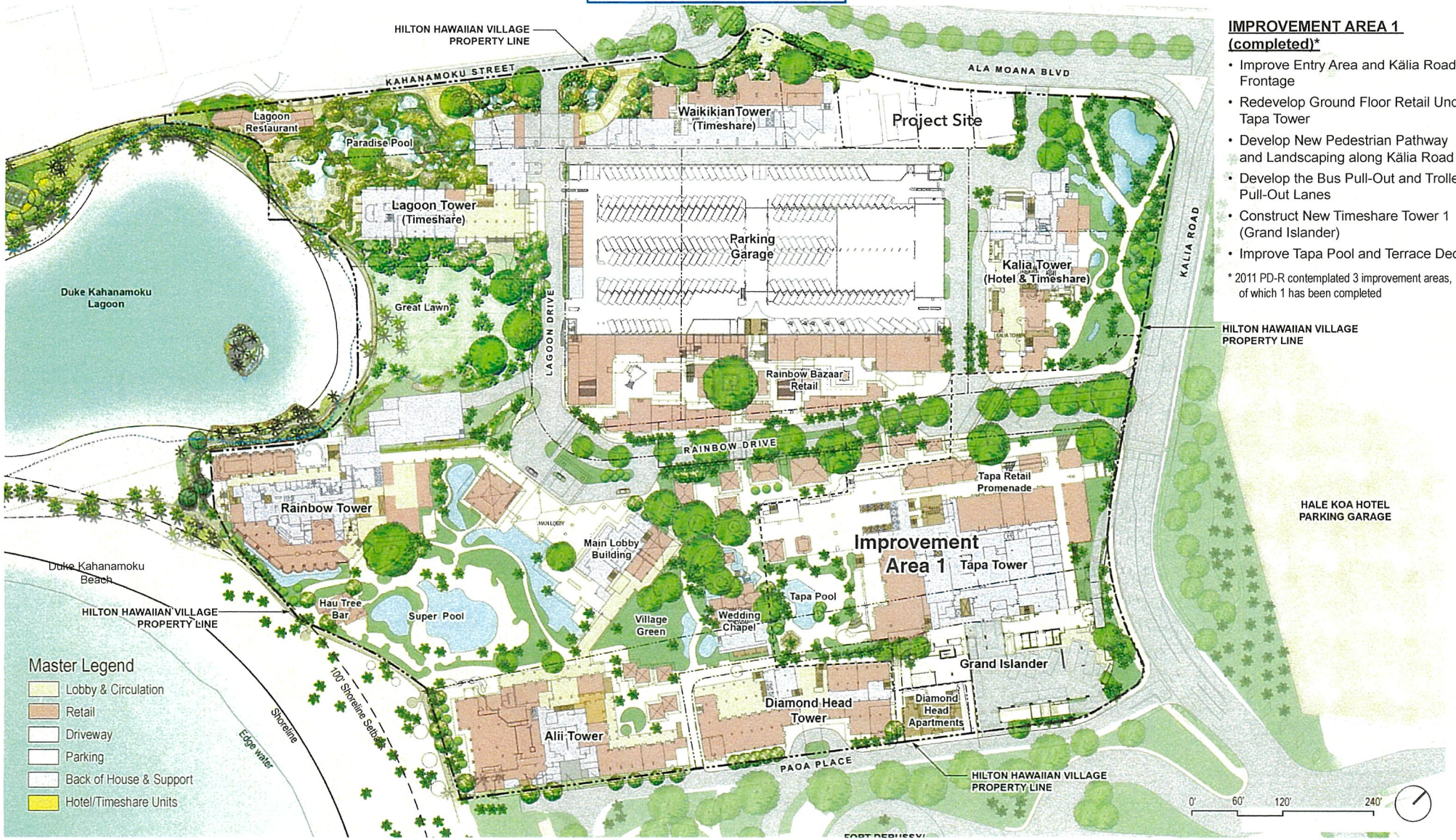
IMPROVEMENT AREA 4 (NEW PROPOSAL)

- Construct New AMB Tower

0' 60' 120' 240'

P:\2021\21044-01 HRV AMB Tower 2021 - Park Hotels\Architecture\07 Graphics\PD-R booklet\PD-R booklet.indd

EXHIBIT U



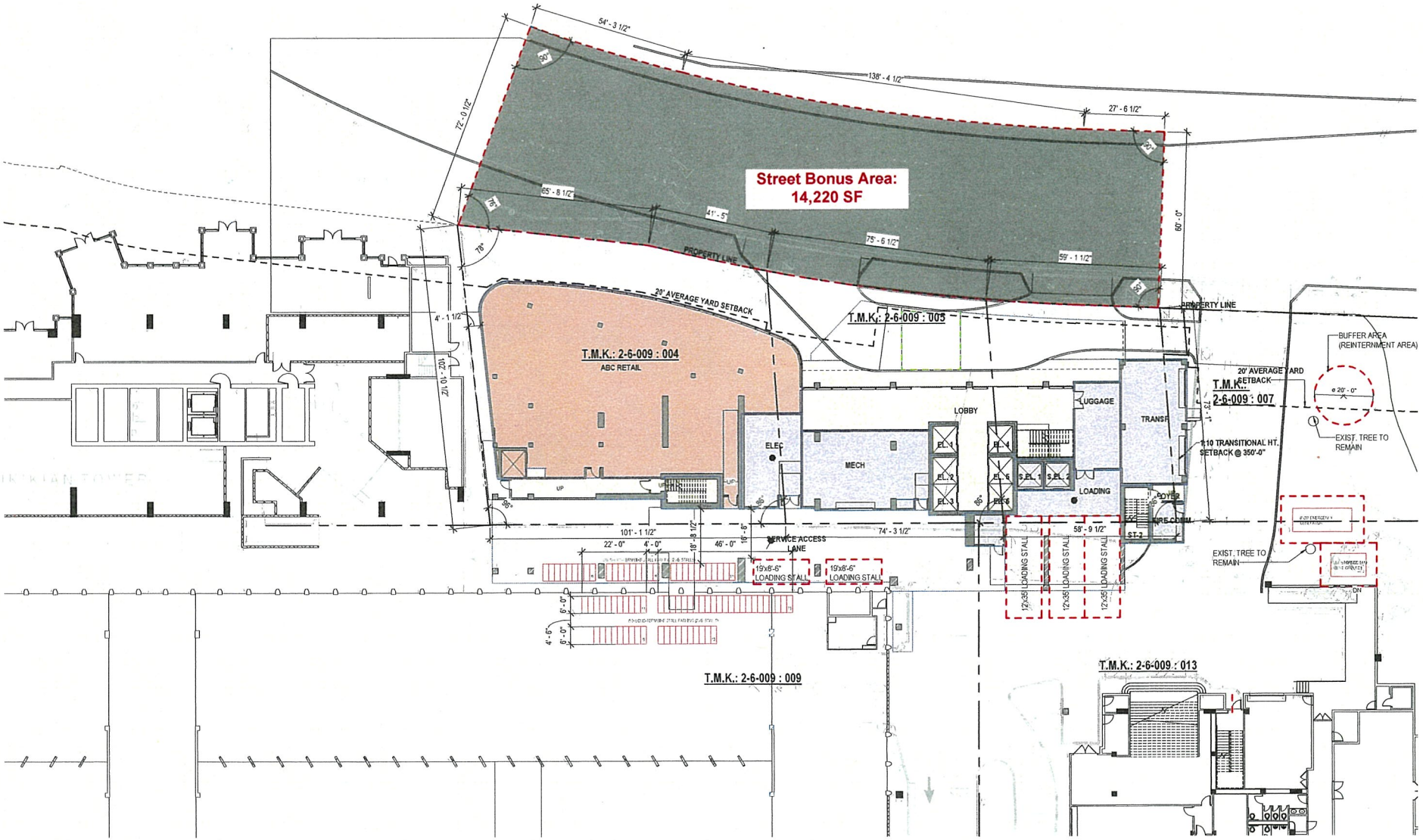
IMPROVEMENT AREA 1 (completed)*

- Improve Entry Area and Kālia Road Frontage
- Redevelop Ground Floor Retail Under Tapa Tower
- Develop New Pedestrian Pathway and Landscaping along Kālia Road
- Develop the Bus Pull-Out and Trolley Pull-Out Lanes
- Construct New Timeshare Tower 1 (Grand Islander)
- Improve Tapa Pool and Terrace Deck

* 2011 PD-R contemplated 3 improvement areas, of which 1 has been completed

P:\2021\21044-01 HHV AMB Tower 2021 - Park Hotels\Architecture\07 Graphics\PD-R booklet\PD-R booklet.indd

EXHIBIT V



G70

Site Plan | G100

SCHEMATIC DESIGN
HHV-AMB TOWER
12/15/2024

EXHIBIT W



YARDS

	Required	Provided
Front Yard	20 FT	20 FT using yard averaging
Side and Rear Yards	0 FT	Not Applicable: The HHV site is to be considered one zoning lot

MAXIMUM HEIGHT

Maximum Allowable Height	Provided
350 FT*	350 FT

* Exclusive of permitted rooftop equipment and structures

TRANSITIONAL HEIGHT SETBACK

Required Transitional Height Setback	Provided
For any portion of a structure above 40 FT in height, an additional front height setback equal to one FT for every 10 FT in height, or fraction thereof, shall be provided.	The Podium roof may project within the Transitional Height Setback a maximum of 42 ft.

LEGEND

- Required Front Yard Setback
- Area of Existing Building within Required Front Yards
- AMB Podium Area
- AMB Tower Area Above

P:\2021\21044-01 HHV AMB Tower 2021 - Park Hotels\Architecture\07 Graphics\PD-R booklet\PD-R booklet.indd