# HONOLULU CITY COUNCIL

*KE KANIHELA O KE KALANA O HONOLULU*

CITY AND COUNTY OF HONOLULU

No. 25-91

## RESOLUTION

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

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

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

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

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

WHEREAS, the Council, having received the findings and recommendation of the DPP on 03/14/2025, by Departmental Communication No. 213 (2025), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit, with the conditions enumerated below; now, therefore,

# HONOLULU CITY COUNCIL

***KE KANIHELA O KE KALANA O HONOLULU***

CITY AND COUNTY OF HONOLULU

No. 25-91

## RESOLUTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# HONOLULU CITY COUNCIL

*KE KANIHELA O KE KALANA O HONOLULU*

CITY AND COUNTY OF HONOLULU

No. 25-91

## RESOLUTION

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

INTRODUCED BY:

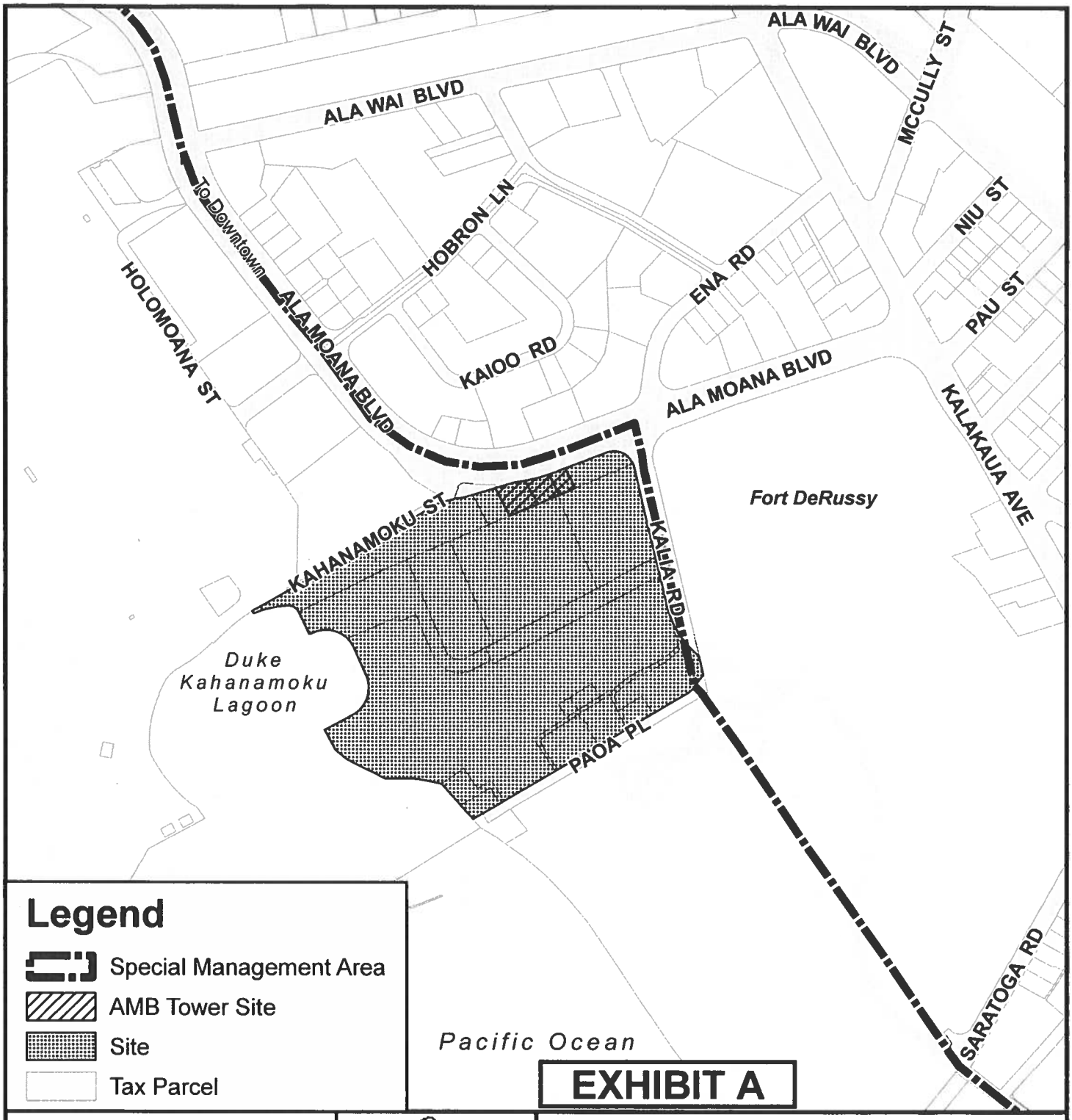
(br)

DATE OF INTRODUCTION:

MAR 19 2025

Honolulu, Hawai'i

Councilmembers




## Legend

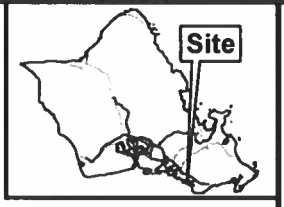
- Special Management Area
- AMB Tower Site
- Site
- Tax Parcel

**EXHIBIT A**

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 500 1,000

Distance in Feet




VICINITY MAP

# LOCATION MAP W/ SMA HONOLULU

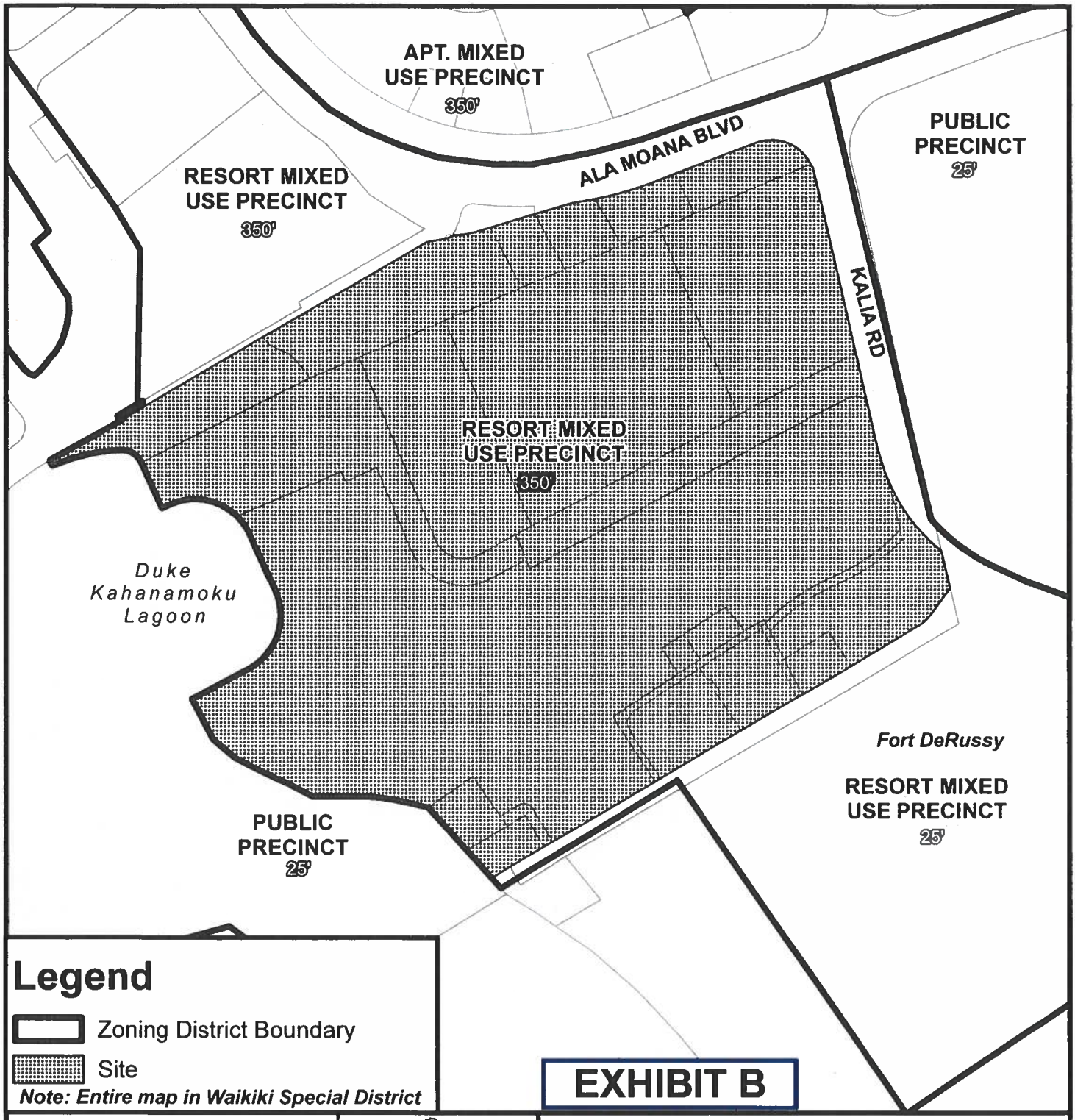
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006,007,009,010,011,012,013

FOLDER NO.: 2024/SMA-104

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

Date Prepared: 10/2024

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## Legend

- Zoning District Boundary
- Site

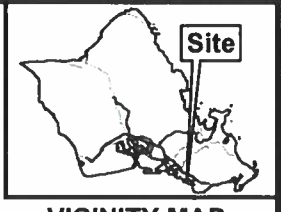
***Note: Entire map in Waikiki Special District***

**EXHIBIT B**

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 250 500

Distance in Feet




VICINITY MAP

N

PORTION OF

# ZONING MAP
# MOILIILI - KAIMUKI

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

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

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

Date Prepared: 10/2024

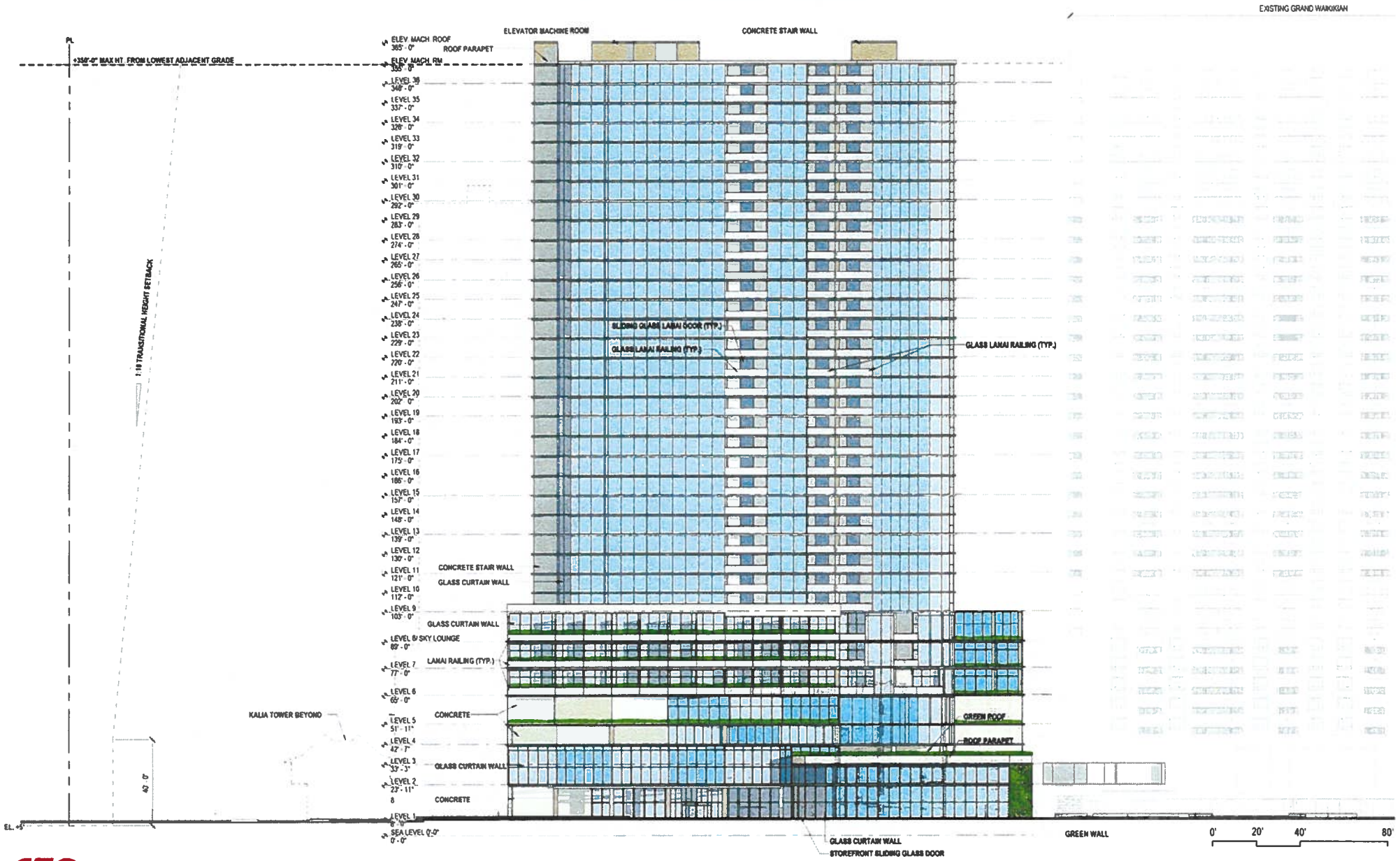
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# EXHIBIT C-1




**Figure 2.1** **Project Location**

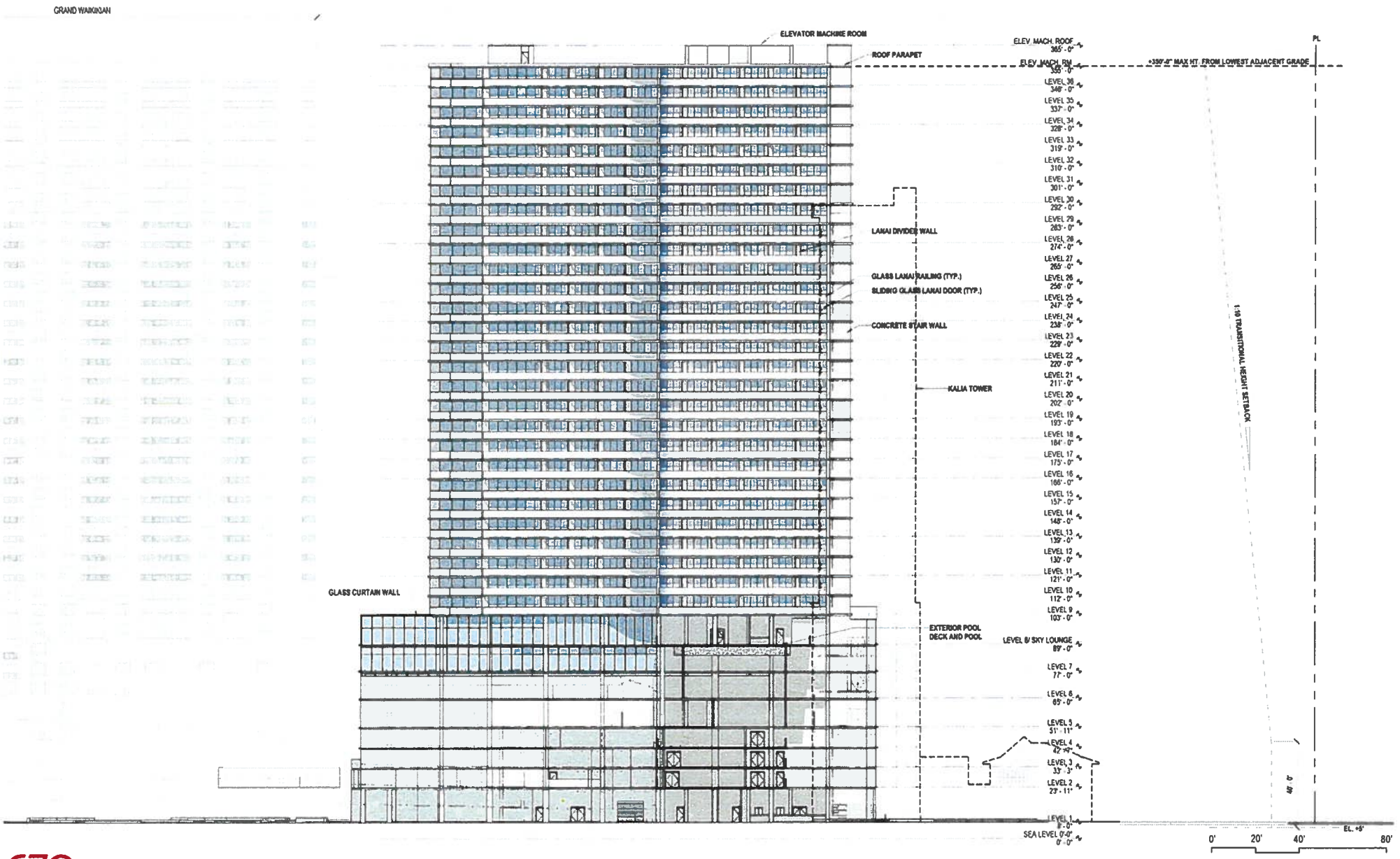
# EXHIBIT C-2




North Elevation

FIGURE 14

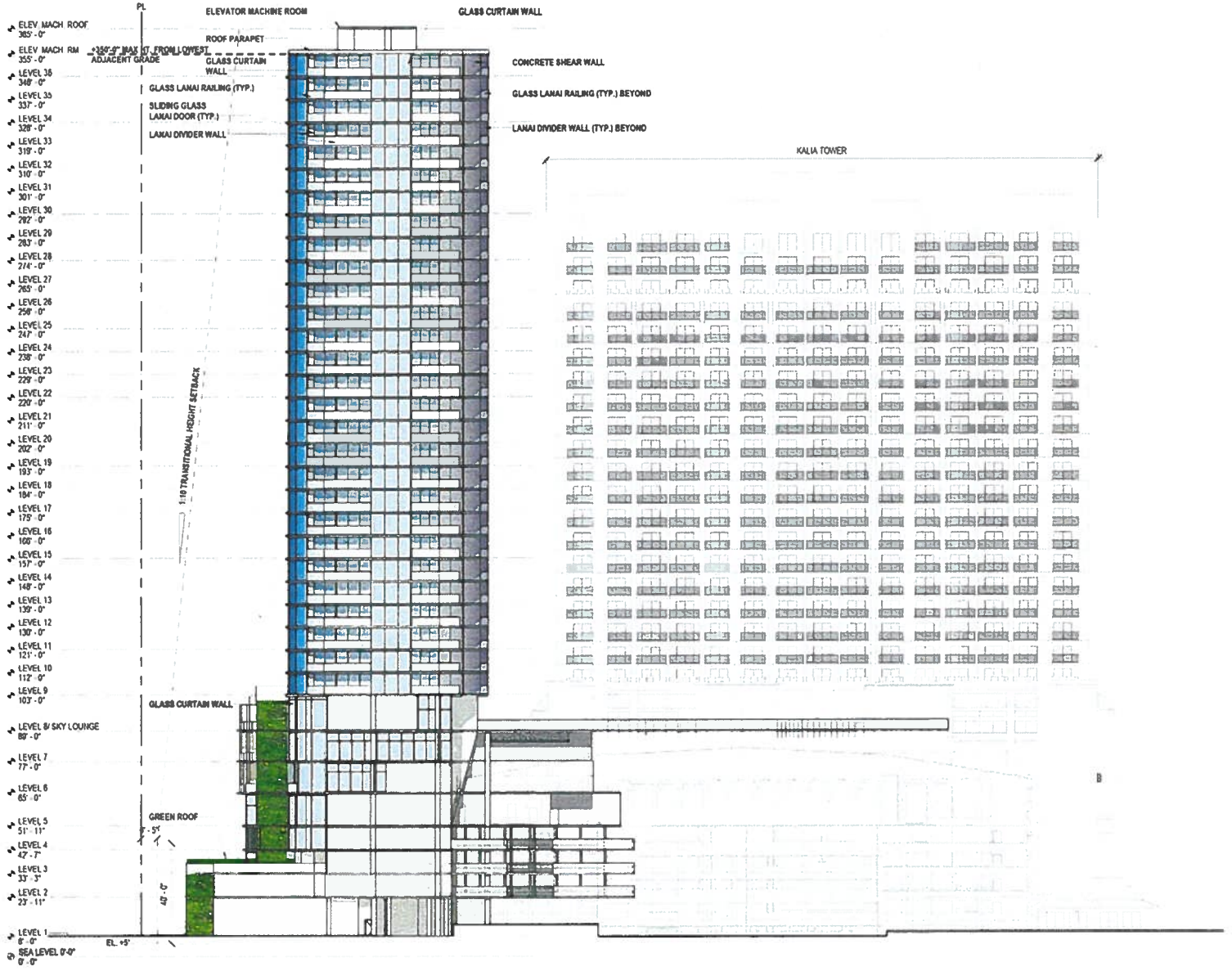
# EXHIBIT C-3




South Elevation

FIGURE 15

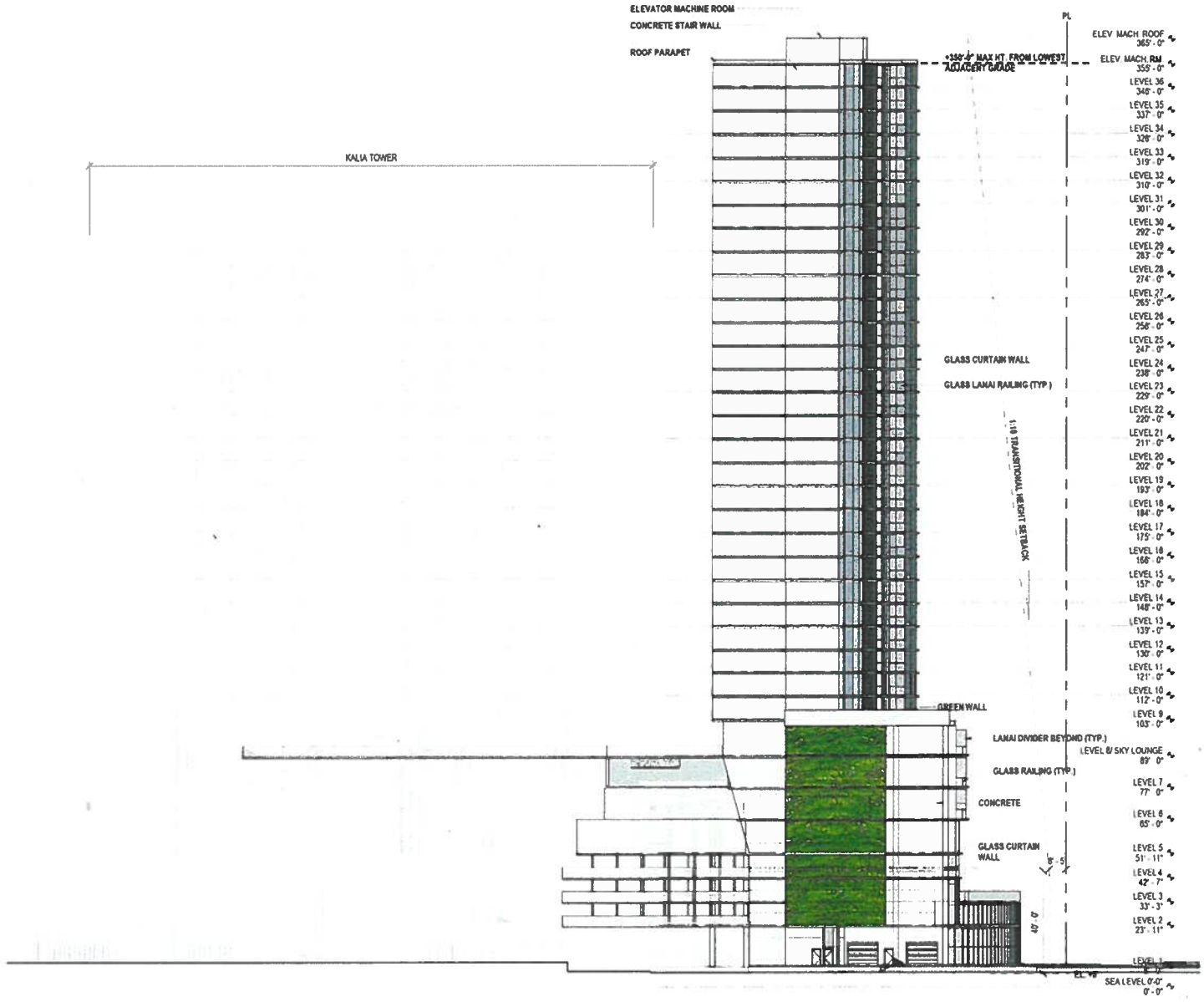
# EXHIBIT C-4




West Elevation

FIGURE 16

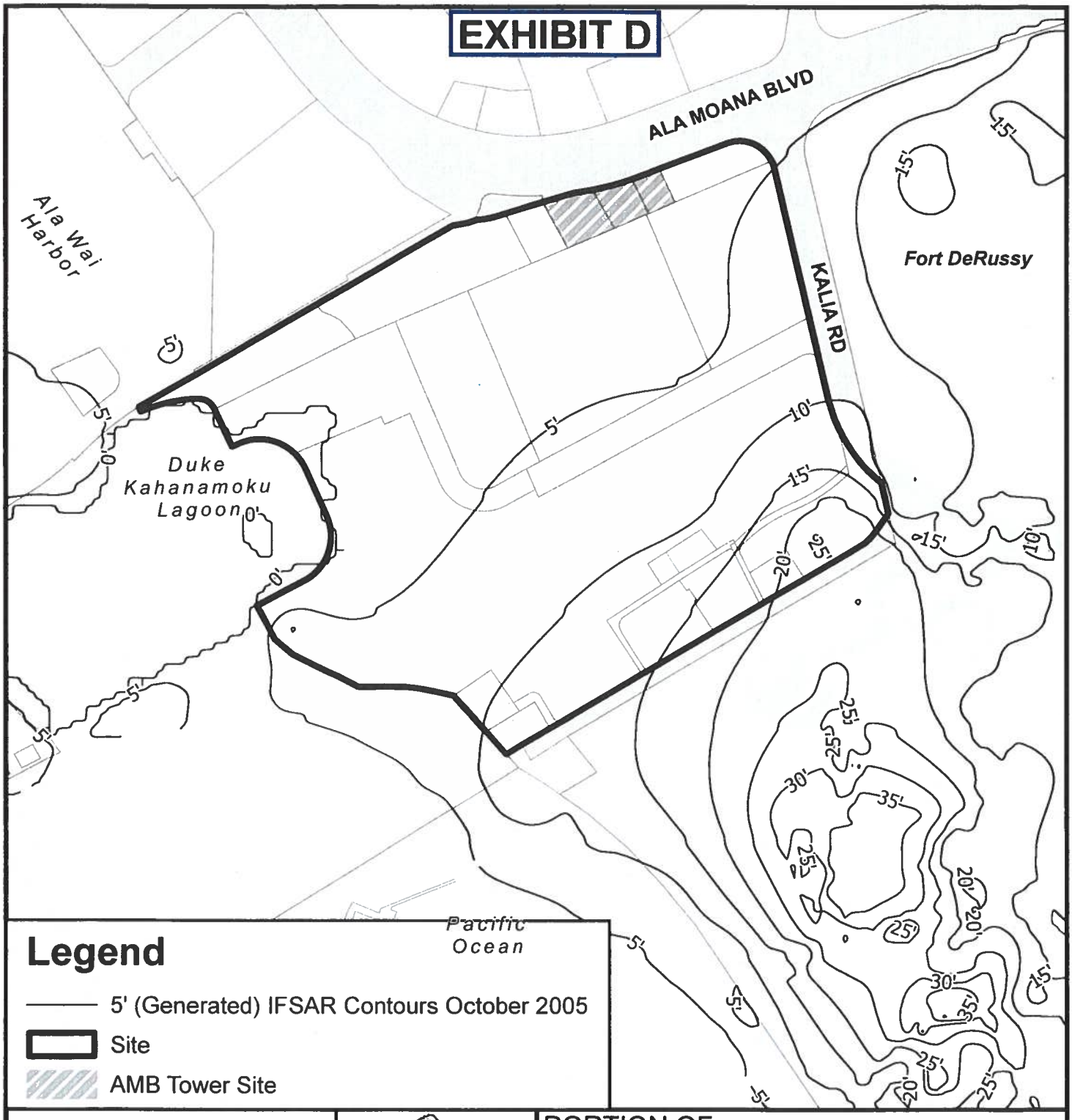
# EXHIBIT C-5




East Elevation

FIGURE 17

# EXHIBIT D

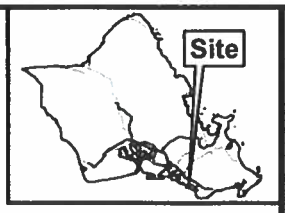



## Legend

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

0 150 300

Distance in Feet




VICINITY MAP

PORTION OF

# TOPOGRAPHIC MAP HONOLULU

TAX MAP KEY(S):2-6-008:002,003,005,
020,021,023,024,027,031,034,037,038,039
2-6-009:001,002,003,004,005,
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FOLDER NO.: 2024/SMA-104 & 2024/PDP-2

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

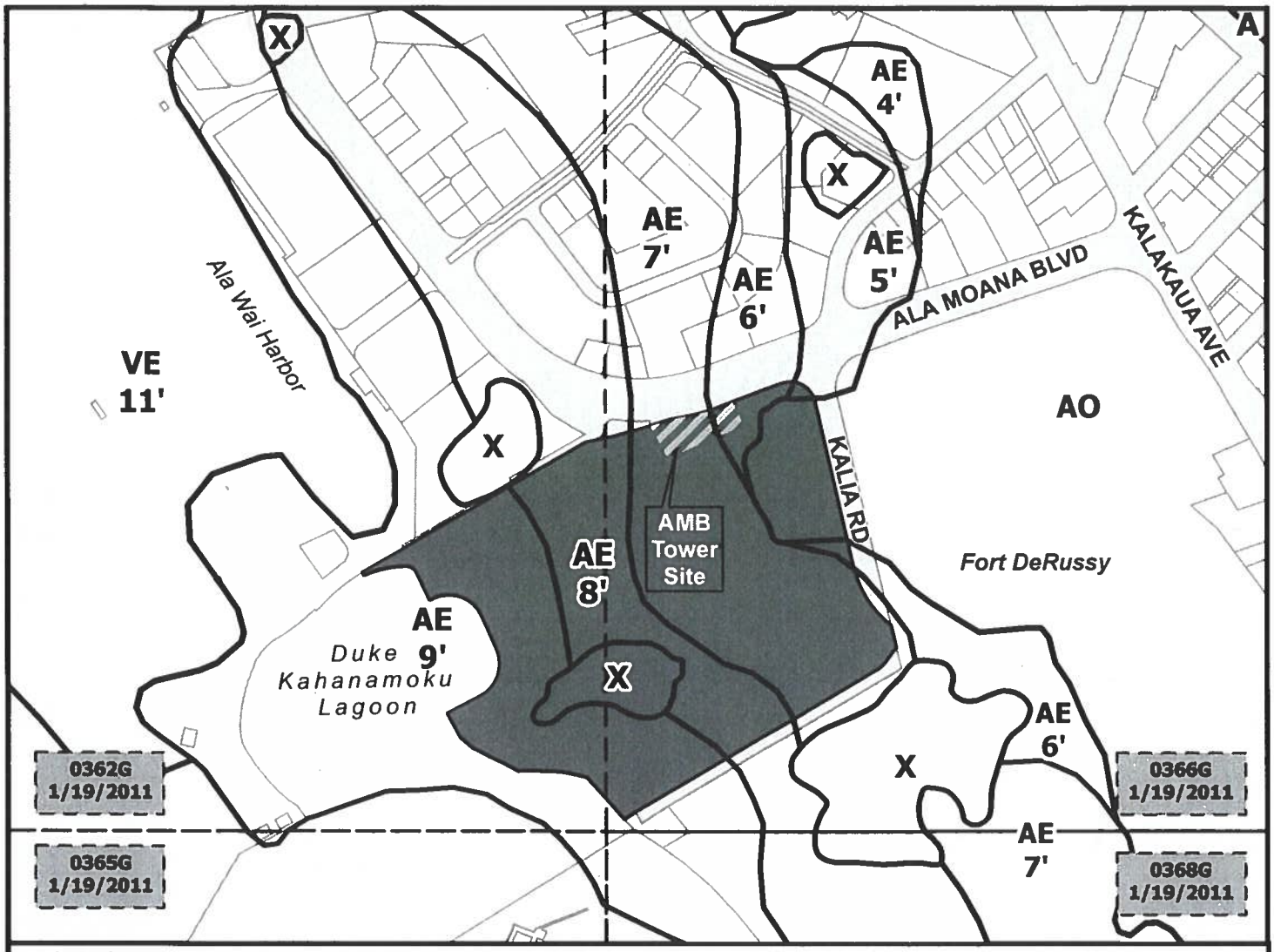
Date Prepared: 10/2024

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# EXHIBIT E




**Figure 3.1** **Existing Hilton Hawaiian Village Map**




## Flood Hazard Zones:

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

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

Zone **AE** = BFE determined

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

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

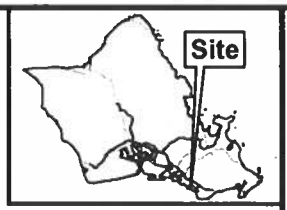
## Other Areas

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

**EXHIBIT F**

0 250 500

Distance in Feet




VICINITY MAP

PORTION OF

# FLOOD HAZARD MAP

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

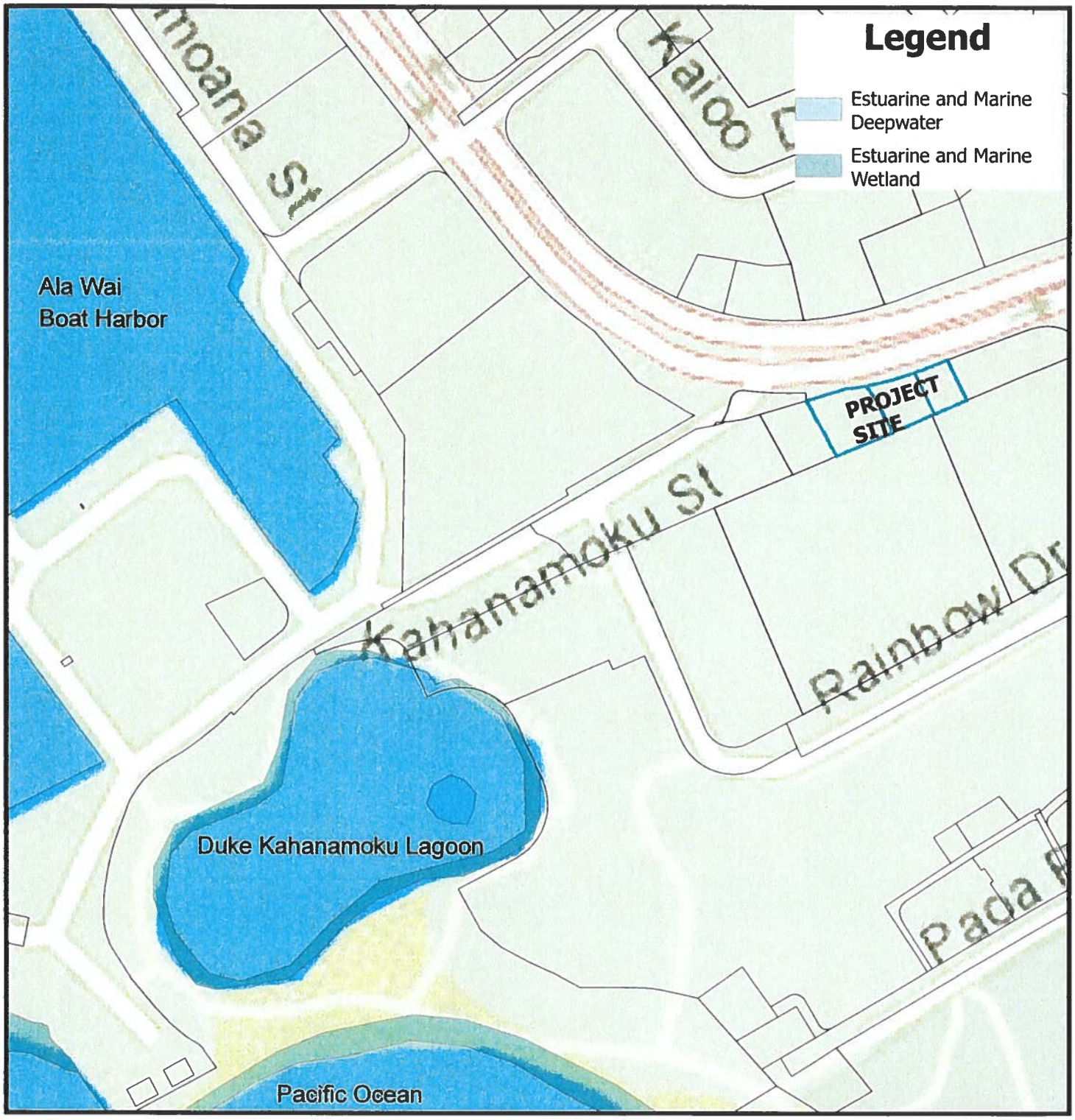
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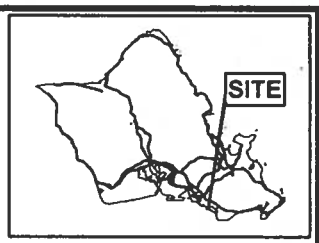
FOLDER NO.: 2024/SMA-104 & 2024/PDP-2

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

Date Prepared: 10/2024

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VICINITY MAP

0 125 250 500

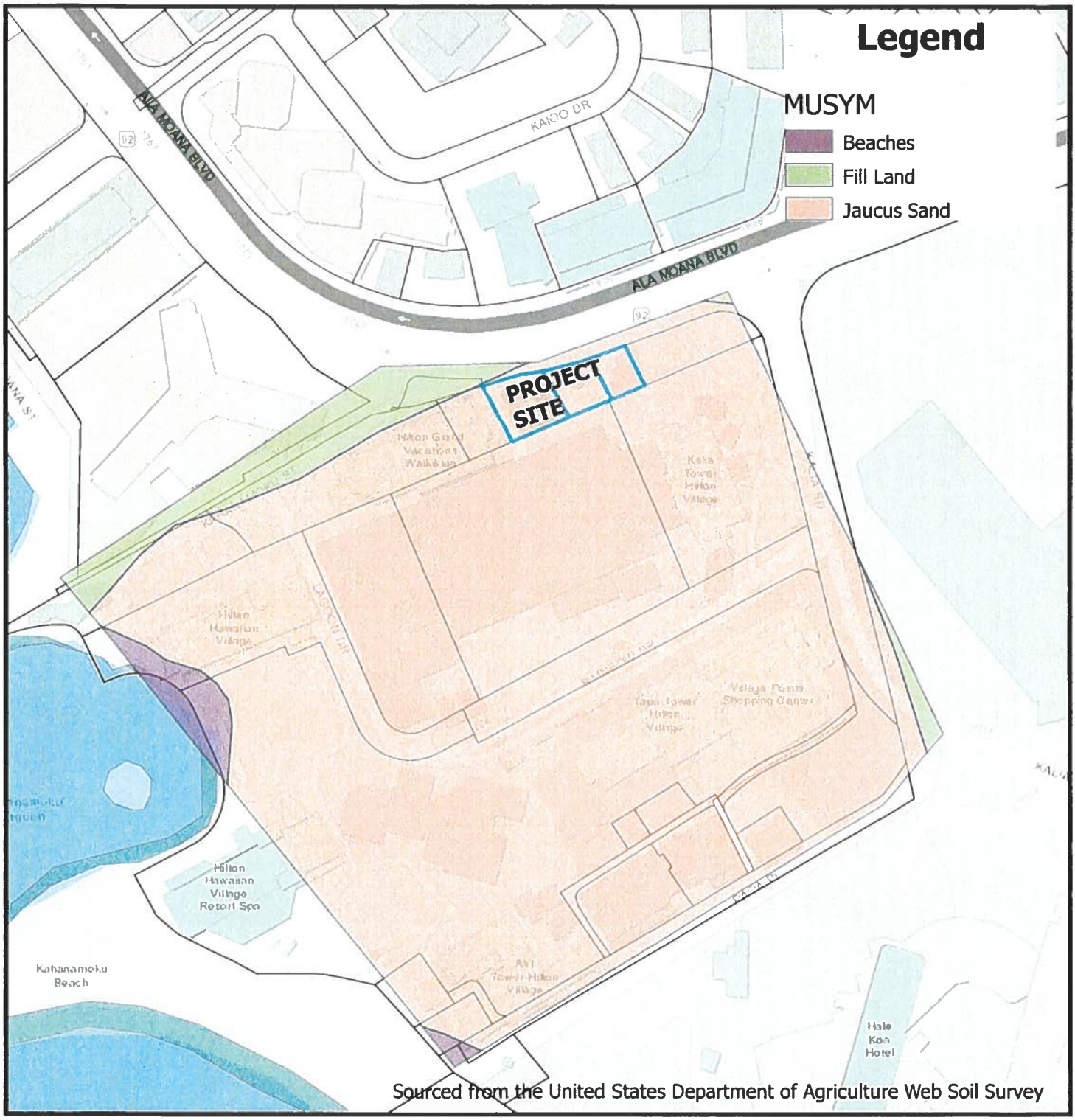
Scale in Feet

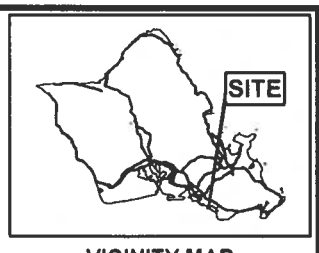
# EXHIBIT G
## WETLANDS

**ADDRESS: 1831, 1835, &1841 Ala Moana Blvd.**
**TAX MAP KEYS: 2-6-009: 004, 005, and 006**
**FOLDER NO.: 2024/SMA-104 and 2024/PDP-2**

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VICINITY MAP

0 125 250 500

Scale in Feet

# EXHIBIT H

## SOILS

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

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

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

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# EXHIBIT I

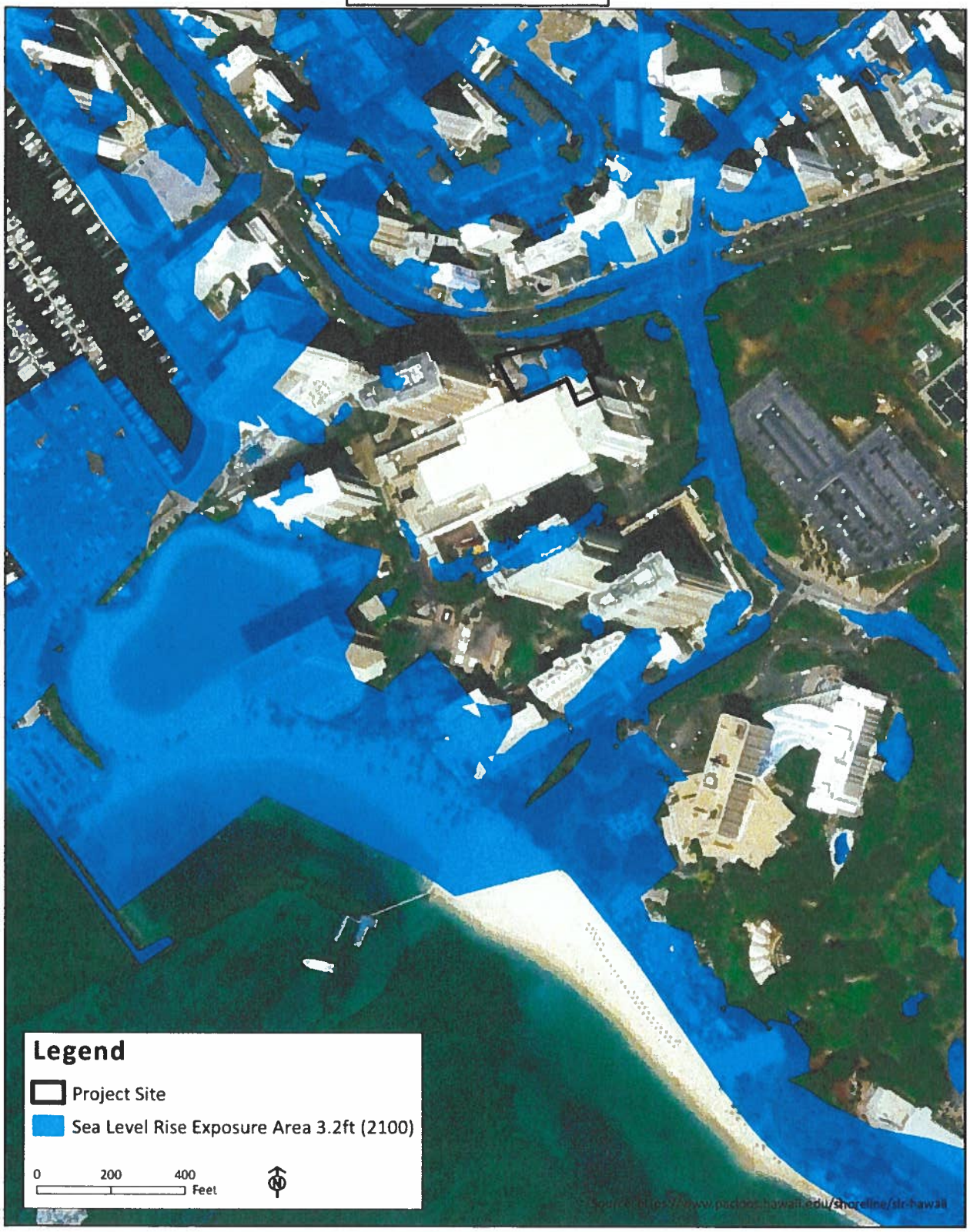
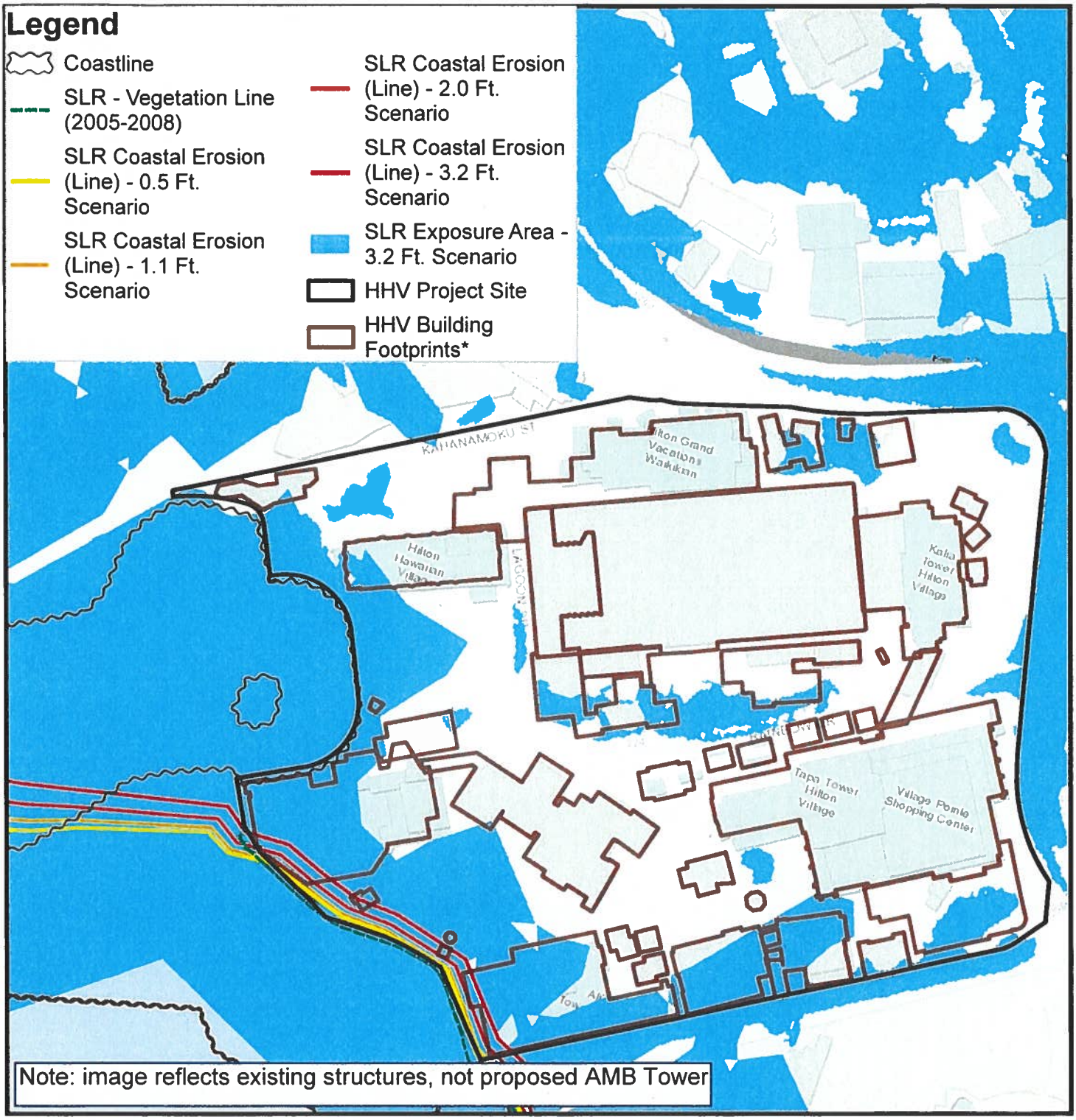
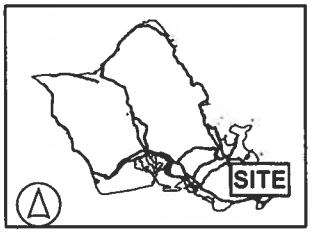



**Figure 4.1** **3.2-foot Sea Level Rise Exposure Area (2100)**




VICINITY MAP

0 125 250 500

Scale in Feet

# EXHIBIT J

## Sea Level Rise 3.2 Scenario and Coastal Erosion

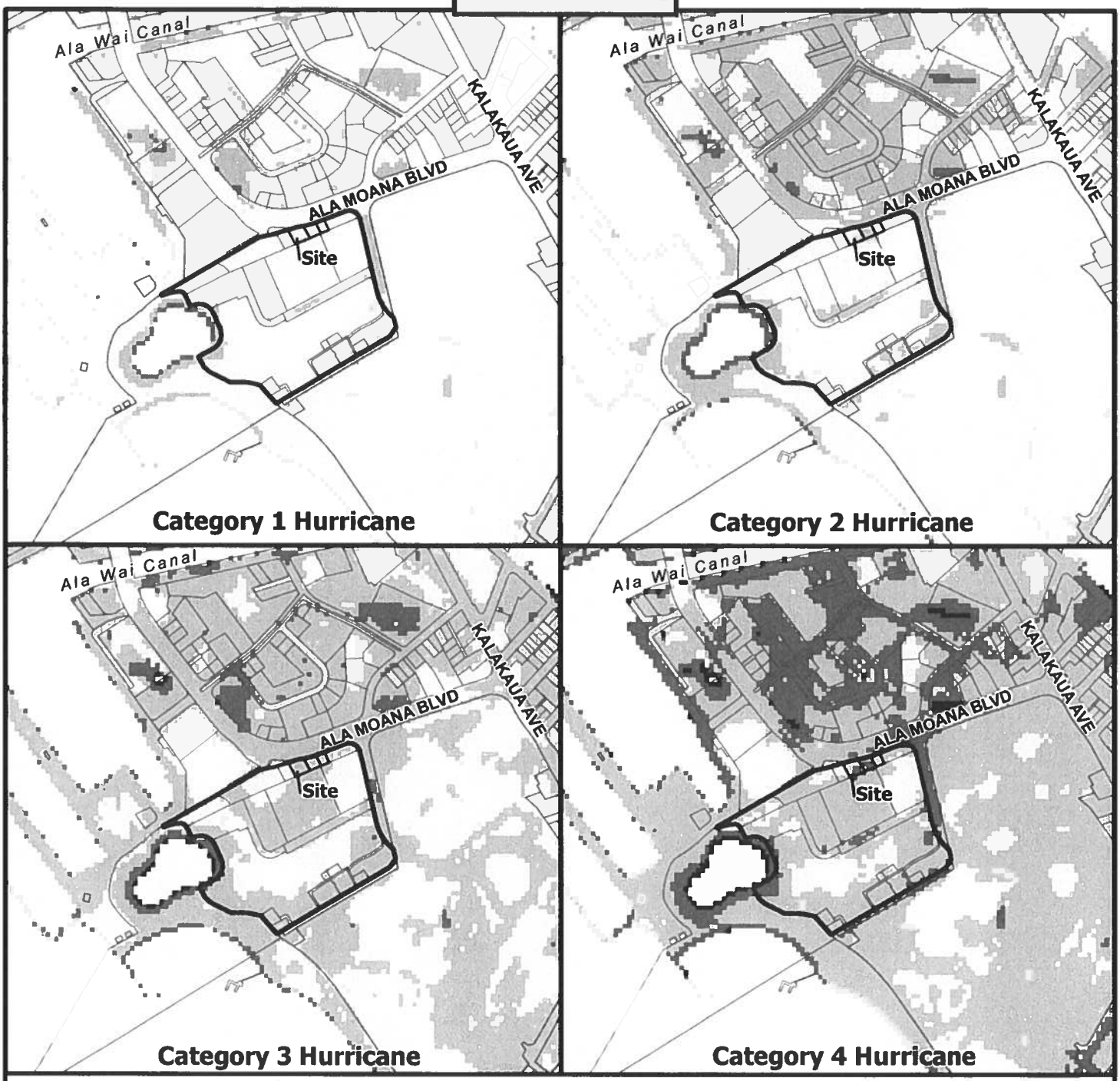
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**FOLDER NO.: 2024/SMA-104 & 2024/PDP-2**

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# EXHIBIT K




## Legend

Less than 3 feet above ground

Greater than 3 feet above ground

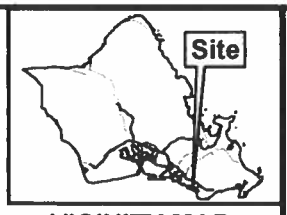
Greater than 6 feet above ground

Greater than 9 feet above ground

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 500 1,000

Distance in Feet




VICINITY MAP

PORTION OF

# STORM SURGE MAP

Data from National Hurricane Center Storm Surge Risk Maps

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

TAX MAP PLAT(S):

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

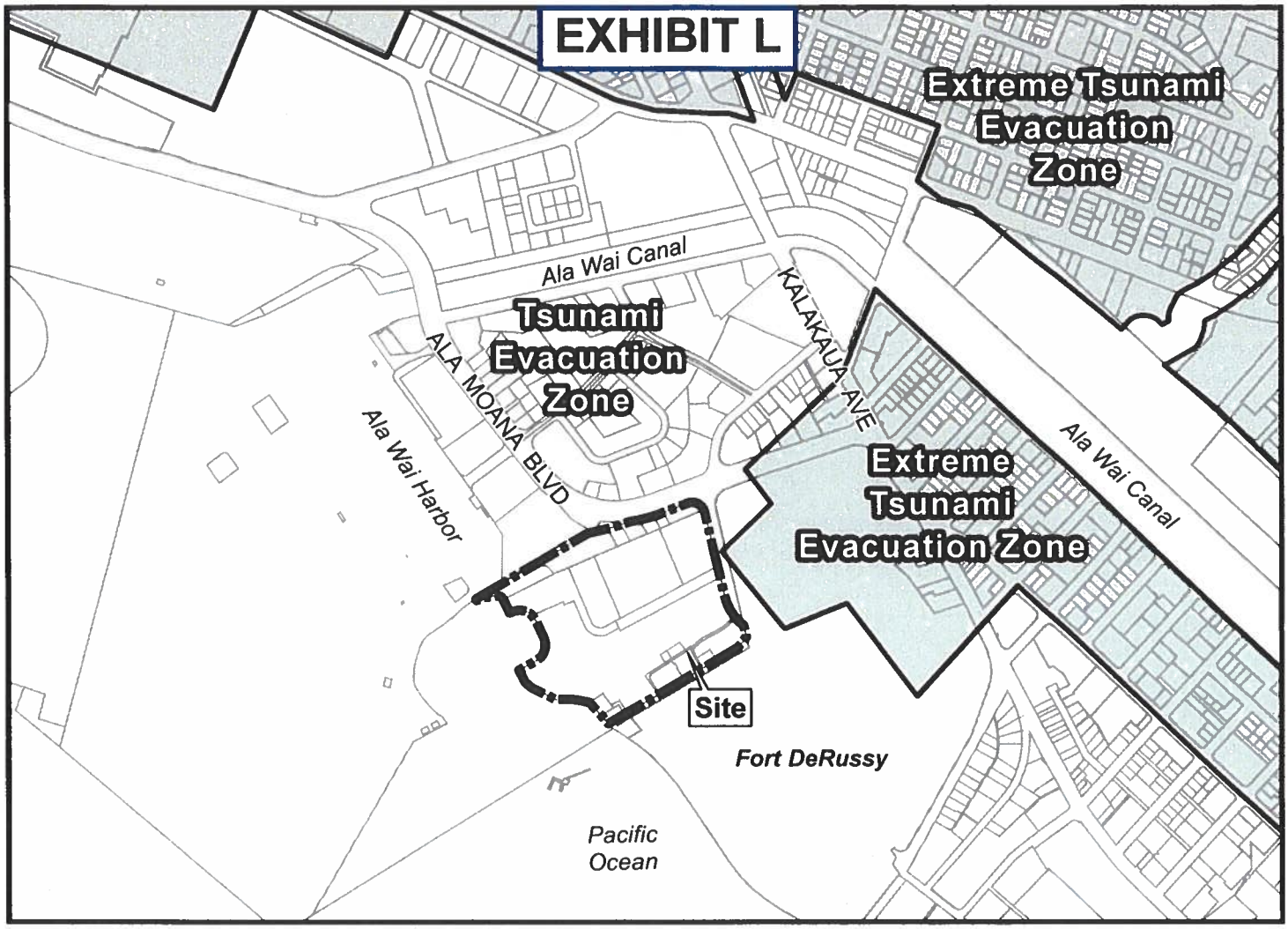
FOLDER NO.: 2024/SMA-104 & 2024/PDP-2

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

Date Prepared: 10/2024

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# EXHIBIT L




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

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

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

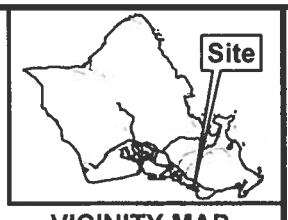
2. EXTREME TSUNAMI WARNING: In the unlikely event of an extreme tsunami waves may move significantly inland; evacuate Tsunami Evacuation Zone and Extreme Tsunami Evacuation Zone

Safe Zone: Evacuate to this area

Extreme Tsunami Evacuation Zone:
Evacuate out of these areas for an EXTREME TSUNAMI WARNING

Tsunami Evacuation Zone:
For any TSUNAMI WARNING evacuate out of these areas

0 500 1,000
Distance in Feet




VICINITY MAP

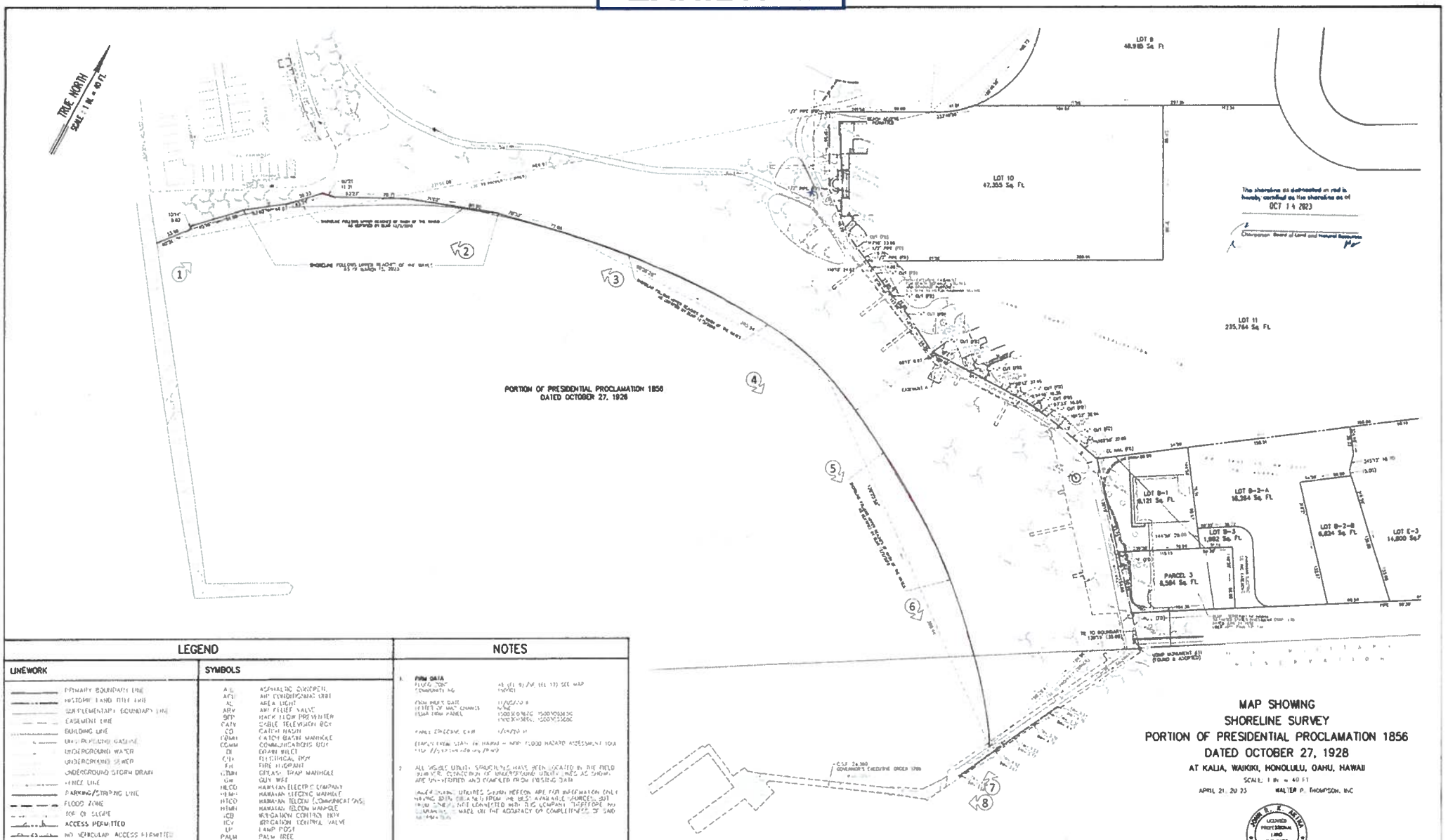
PORTION OF
## TSUNAMI EVACUATION MAP
## WAIKIKI
## MAP 1
TAX MAP PLAT(S):
2-6-008 (por) & 2-6-009 (por)
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# EXHIBIT M




## LEGEND

### LINEWORK

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

### SYMBOLS

| | |
|---|---|
| AC | ASPHALTIC CONCRETE |
| ACU | AIR CONDITIONING UNIT |
| AL | AREA LIGHT |
| ARV | AIR RELIEF VALVE |
| BFP | BACK FLOW PREVENTER |
| CATV | CABLE TELEVISION BOX |
| CB | CATCH BASIN |
| CBMH | CATCH BASIN MANHOLE |
| COMM | COMMUNICATIONS BOX |
| DI | DRAIN INLET |
| ELEC | ELECTRICAL BOX |
| FH | FIRE HYDRANT |
| GTMH | GREASE TRAP MANHOLE |
| GW | GUY WIRE |
| HECO | HAWAIIAN ELECTRIC COMPANY |
| HEMH | HAWAIIAN ELECTRIC MANHOLE |
| HTCO | HAWAIIAN TELCOM (COMMUNICATIONS) |
| HTMH | HAWAIIAN TELCOM MANHOLE |
| ICB | IRRIGATION CONTROL BOX |
| ICV | IRRIGATION CONTROL VALVE |
| LP | LAMP POST |
| PALM | PALM TREE |
| PP | POWER POLE |
| SDMH | STORM DRAIN MANHOLE |
| SLB | STREET LIGHT BOX |
| SMH | SEWER MANHOLE |
| SP | SIGN POST |
| STL | STREET LIGHT |
| TSI | TRAFFIC SIGNAL BOX |
| TYP | TYPICAL OR TYPE |
| UBV | UTILITY BOX |
| UMH | UTILITY MANHOLE |
| UP | UTILITY POLE |
| WCH | WATER CHAMBER |
| WM | WATER METER |
| WMH | WATER MANHOLE |
| WV | WATER VALVE |

Walter P. Thompson, Inc.
Surveying & Mapping

## NOTES

1. FIRM DATA
   FLOOD ZONE: AE (EL 9) AND VE (EL 13) SEE MAP
   COMMUNITY NO: 150001
   FIRM INDEX DATE: 11/20/2018
   EFFECTIVE DATE OF MAP CHANGES: N/A
   FIRM PANEL: 15003C0361G, 15003C0362G, 15003C0363G, 15003C0366G
   PANEL EFFECTIVE DATE: 11/20/2018
   ELEVATION DATUM: NAVD 88 - ALL ELEVATIONS SHOWN HEREON ARE IN FEET
   FLOOD ZONE: STATE OF HAWAII - NFIP FLOOD HAZARD ASSESSMENT TOOL
   URL: //gis.hawaiinfip.org/fhat/
2. ALL VISIBLE UTILITY STRUCTURES HAVE BEEN LOCATED IN THE FIELD BY WPT. CONNECTION OF UNDERGROUND UTILITY LINES AS SHOWN ARE UN-VERIFIED AND COMPILED FROM EXISTING DATA.
   ANY UNDERGROUND UTILITIES SHOWN HEREON ARE FOR INFORMATION ONLY HAVING BEEN DRAWN FROM THE BEST AVAILABLE SOURCES. WPT MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. WPT FURTHER DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION SUPPLIED BY OTHERS.

GRAPHIC SCALE
SCALE: 1 IN. = 40 FT

MAP SHOWING
SHORELINE SURVEY
PORTION OF PRESIDENTIAL PROCLAMATION 1856
DATED OCTOBER 27, 1928
AT KALIA, WAIKIKI, HONOLULU, OAHU, HAWAII
SCALE: 1 IN. = 40 FT
APRIL 21, 2023 WALTER P. THOMPSON, INC

JOHN R. K. AKINA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 16208
HAWAII, U.S.A.

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION
John R.K. Akina
11/30/23

SURVEY OFFICE COPY

**EXHIBIT N**

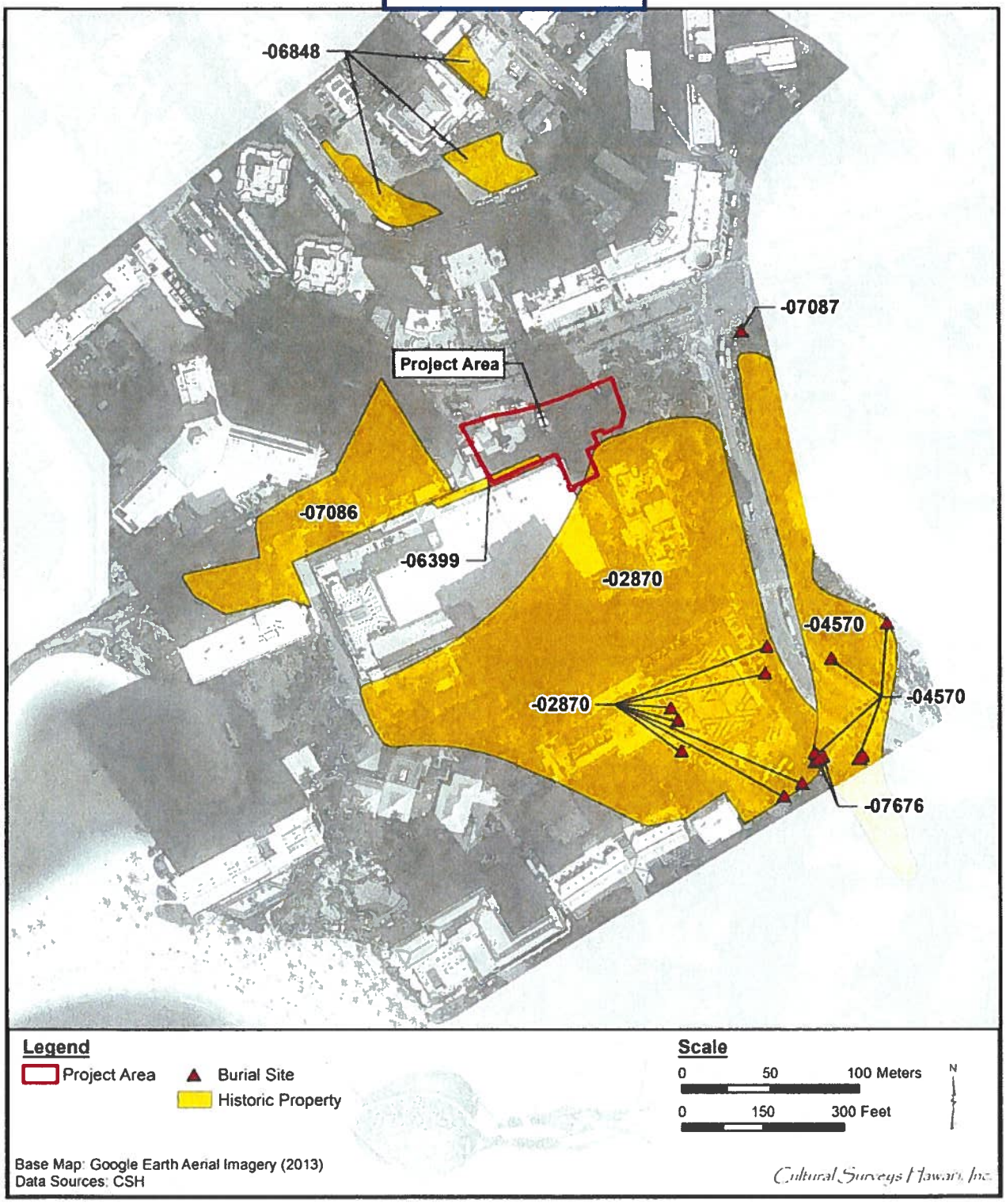



**Figure 4.1** **Previously Identified Historic Properties Within and In the Vicinity of the AIS Study Area**

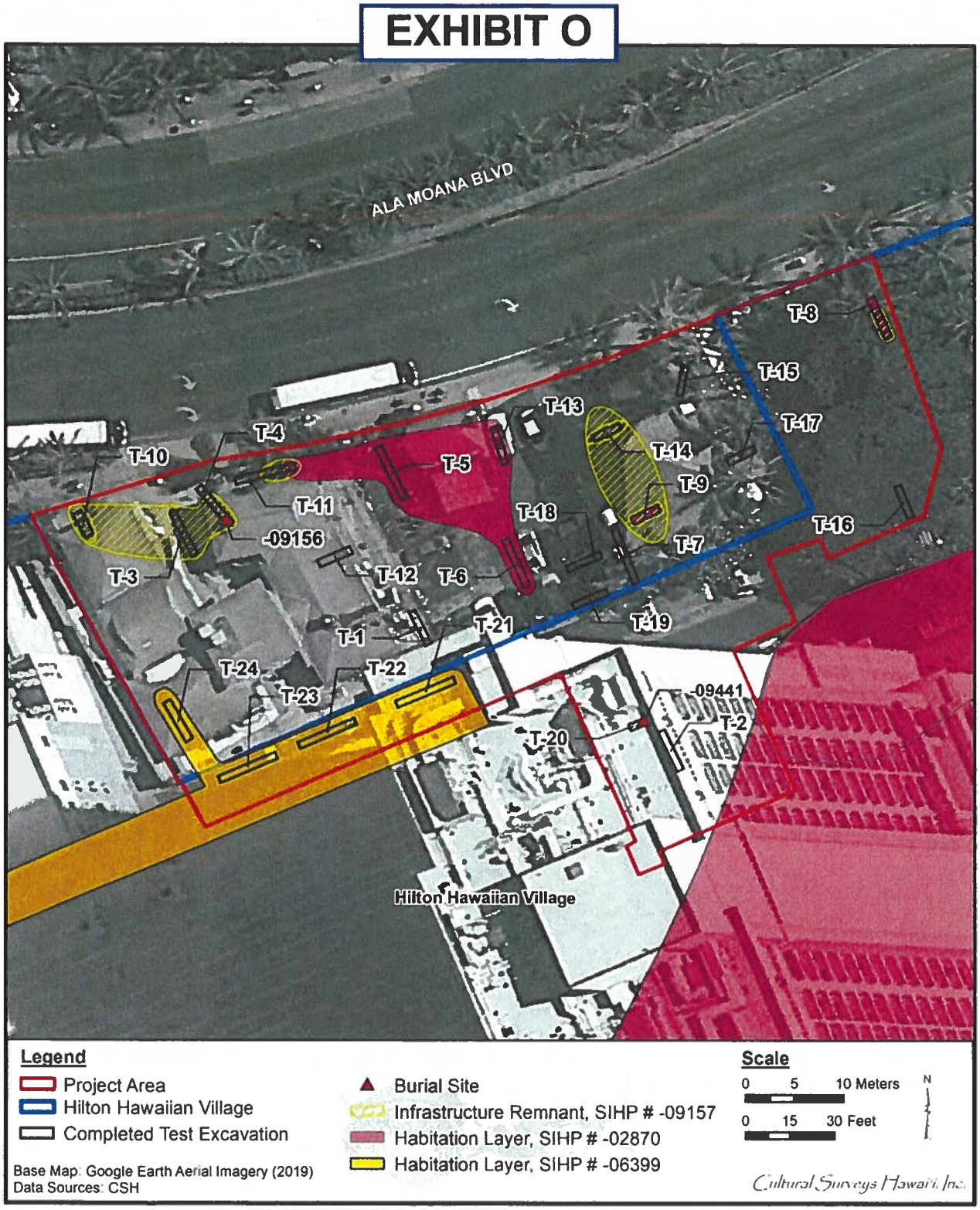



Figure 64. 2019 Google Earth aerial imagery with overlay of completed test excavations and historic properties identified

# EXHIBIT P-1




Photo Key Map of Visual Analysis

AMB TOWER
VIEW STUDY

# EXHIBIT P-2



BEFORE




AFTER

G70 | PARK HOTELS & RESORTS

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

# EXHIBIT P-3



BEFORE




AFTER

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

# EXHIBIT P-4

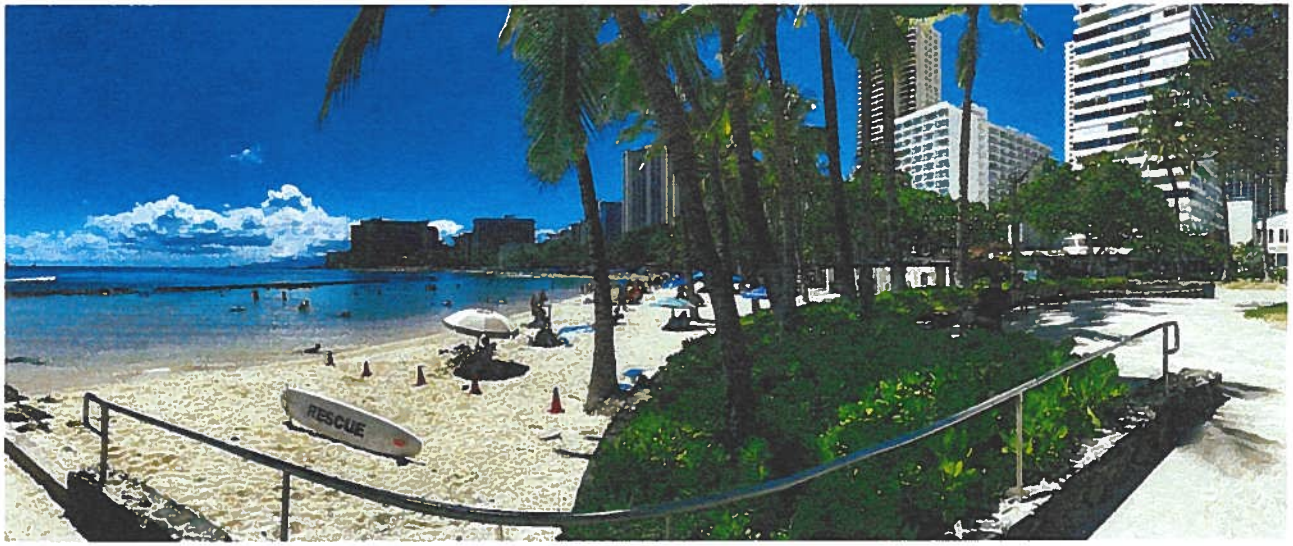


BEFORE

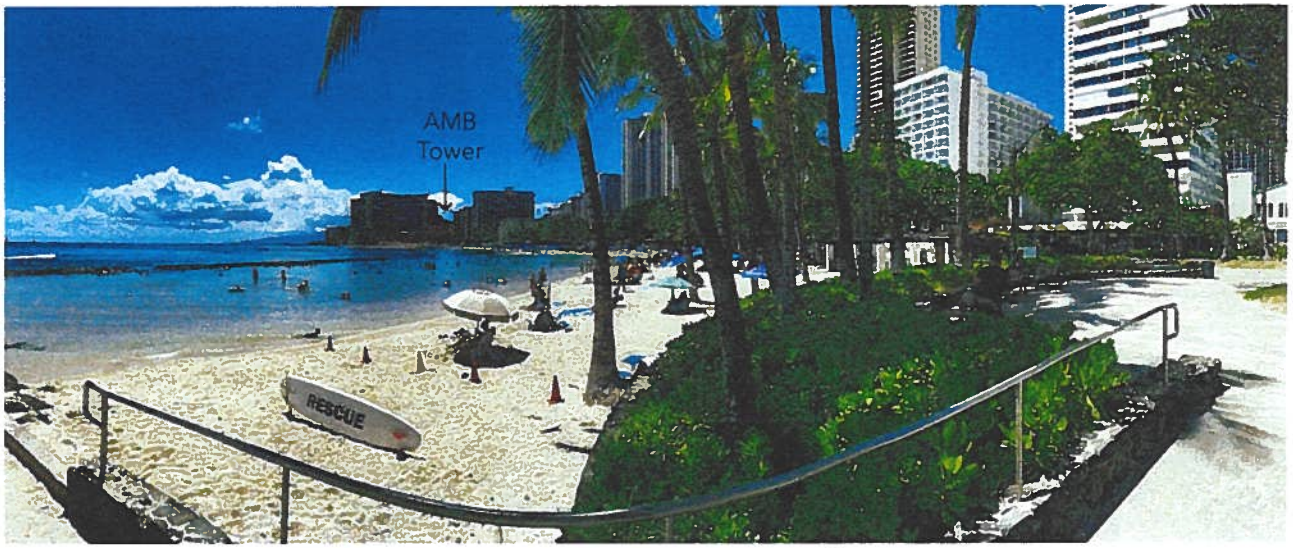



AFTER

# EXHIBIT P-5




BEFORE




AFTER

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

# EXHIBIT P-6



BEFORE




AFTER

(5) View from Ala Wai Yacht Harbor (looking east)

# EXHIBIT P-7



BEFORE




AFTER

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

# EXHIBIT P-8



BEFORE




AFTER

GTO | PARK HOTELS & RESORTS

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

AMB TOWER
VIEW STUDY

# EXHIBIT P-9



BEFORE




AFTER

# EXHIBIT P-10



BEFORE




AFTER

G7O | PARK HOTELS & RESORTS

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

# EXHIBIT P-11



BEFORE




AFTER

# EXHIBIT P-12



BEFORE




AFTER

G7O | PARK HOTELS & RESORTS

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

# EXHIBIT P-13



BEFORE




AFTER

# EXHIBIT P-14



BEFORE




AFTER

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

# EXHIBIT P-15



BEFORE




AFTER



(14) View of Village area from the corner of Kalākaua Avenue and Ala Moana Boulevard (looking southeast)

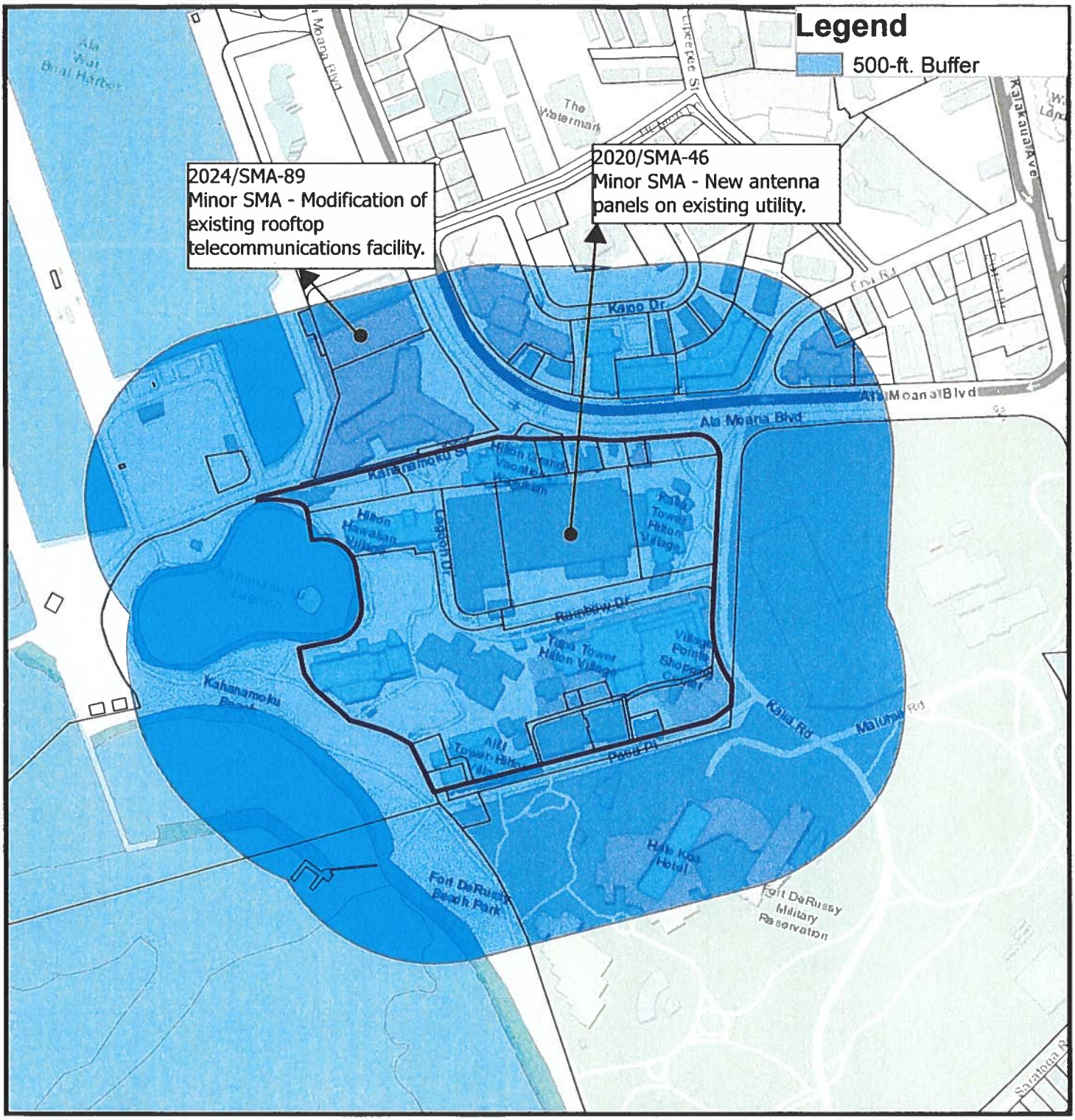
# EXHIBIT P-16



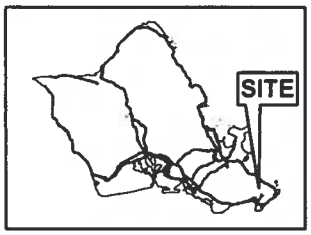
BEFORE




AFTER




CITY AND COUNTY OF HONOLULU
STATE OF HAWAII




VICINITY MAP

0 185 370 740

Scale in Feet

# EXHIBIT Q Cumulative Impact

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

**FOLDER NO.: 2024/SMA-104**

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