'25APR01 PM 3:57 CITY CLERK

AMB TOWER AT HILTON HAWAIIAN VILLAGE

CITY COUNCIL ZONING COMMITTEE PRESENTATION

APRIL 3, 2025

MISC. COM. 207
ZON

PROJECT TEAM



JONATHAN FUISZ
Senior Vice-President – Investments
Park Hotels & Resorts



CARL MAYFIELD
Executive Vice President – Design & Construction
Park Hotels & Resorts



DEBI BISHOP
Managing Director – Executive Office
Hilton Hawaiian Village Beach Resort and Spa



JEFF OVERTON AICP
Principal Planner
G70



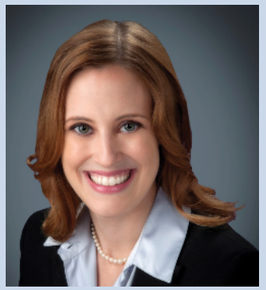
TRACY CAMUSO AICP
Principal Planner
G70



NORMAN HONG FAIA
Chairman and Principal Architect
G70



IVAN LUI KWAN
Attorney, Director
Starn O'Toole Marcus & Fisher



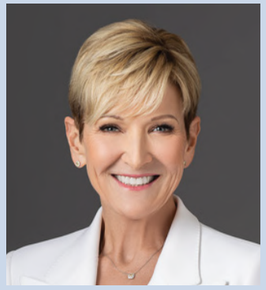
LINDSAY ORMAN
Attorney at Law
Starn O'Toole Marcus & Fisher



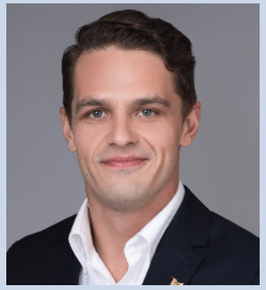
KELLY SUEDA
Art Consultant



KAILI CHUN
Resident Artist
G70



JOAN BENNET
President, CEO
Bennet Group



DYLAN BEESLEY
Senior Vice President,
Bennet Group



MATT MCDERMOTT
Archaeologist
Cultural Surveys Hawai'i

HILTON HAWAIIAN VILLAGE

A LEGACY OF COMMITMENT TO WAIKĪKĪ

- **2,860 Hotel Keys**
- **2,000 Team members**
- **Contributes significantly to State and City tax revenues**
- **Supports Waikīkī organizations**
- **Friday Fireworks**
- **Restored and maintains Duke Kahanamoku Lagoon**
- **Maintains Duke Kahanamoku Beach**
- **Improved Kahanamoku Road**
- **Improved City Wastewater System**







HILTON HAWAIIAN VILLAGE
SUPPORTS RESPONSIBLE TOURISM IN HAWAI`I

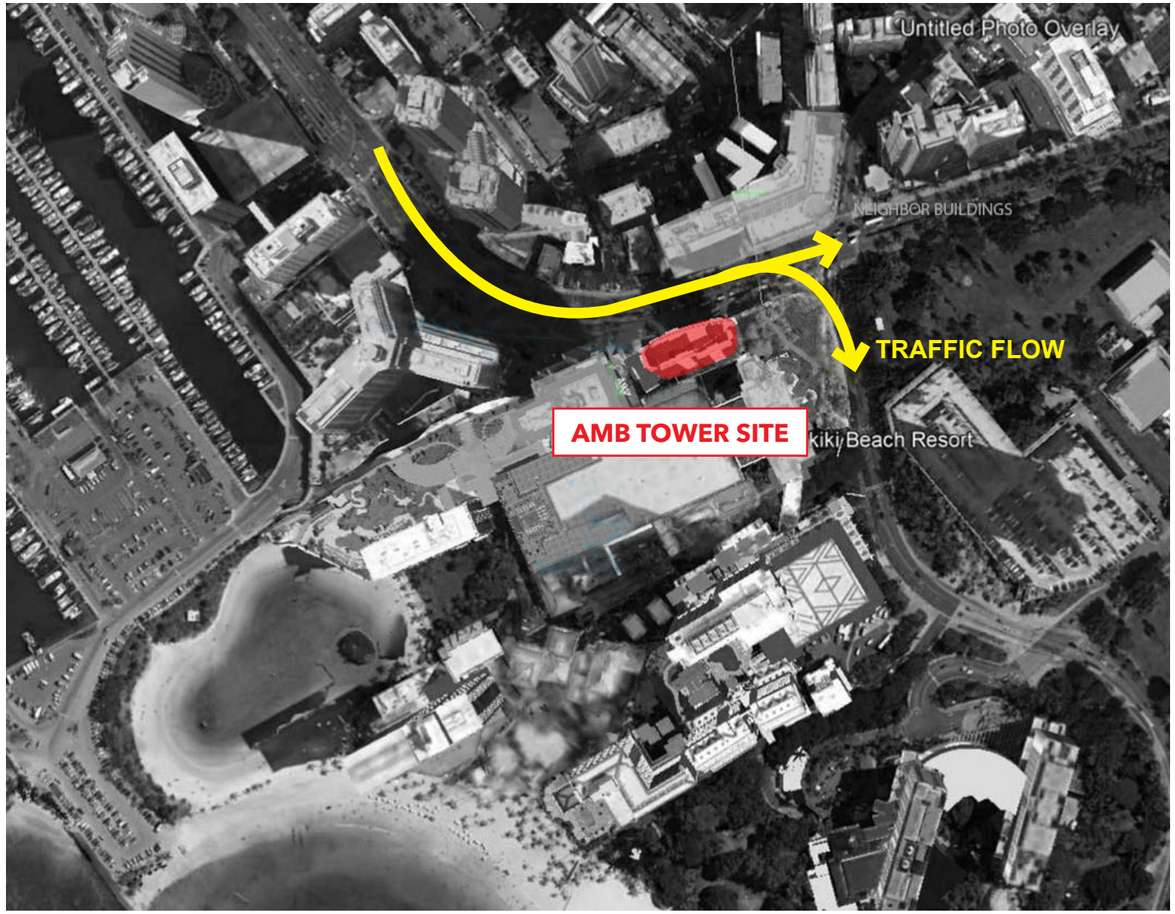
- **Provides Visitor Accommodations in Waikīkī**
- **Promotes Educational, Environmental, and Community Programs for Visitors**
- **Attracts and Retains Quality Visitors**







REINVIGORATE `EWA GATEWAY TO WAIKĪKĪ



SITE CONTEXT

- ALA MOANA BLVD
- `EWA GATEWAY TO WAIKĪKĪ
- EXISTING ONE AND TWO STORY WOODEN STRUCTURES
- EXISTING VACANT RESTAURANT STRUCTURE
- MAUKA-MAKAI ORIENTATION



Approach to Site


ABC STORES
Lucky Shop


KOBE
JAPANESE
STEAK HOUSE


RENT ME





ALL RENDERINGS ARE PROPOSED AND SUBJECT TO CHANGE



ALL RENDERINGS ARE PROPOSED AND SUBJECT TO CHANGE

BUILDING DESIGN CONCEPT



ALL RENDERINGS ARE PROPOSED AND SUBJECT TO CHANGE

Sky

Clouds
Mountain/
Forests
Streams/
Shoreline/
Ponds



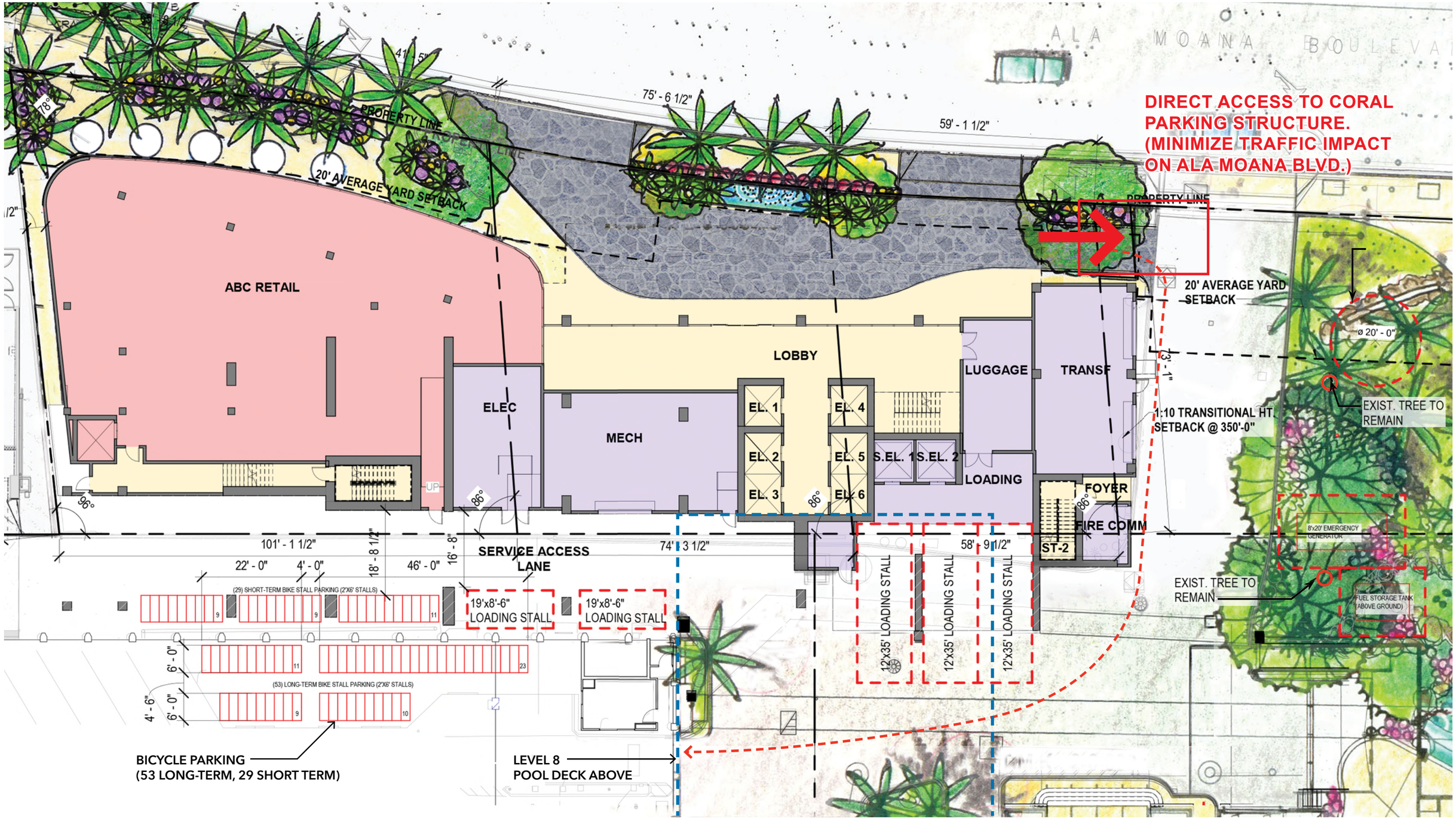
Tower

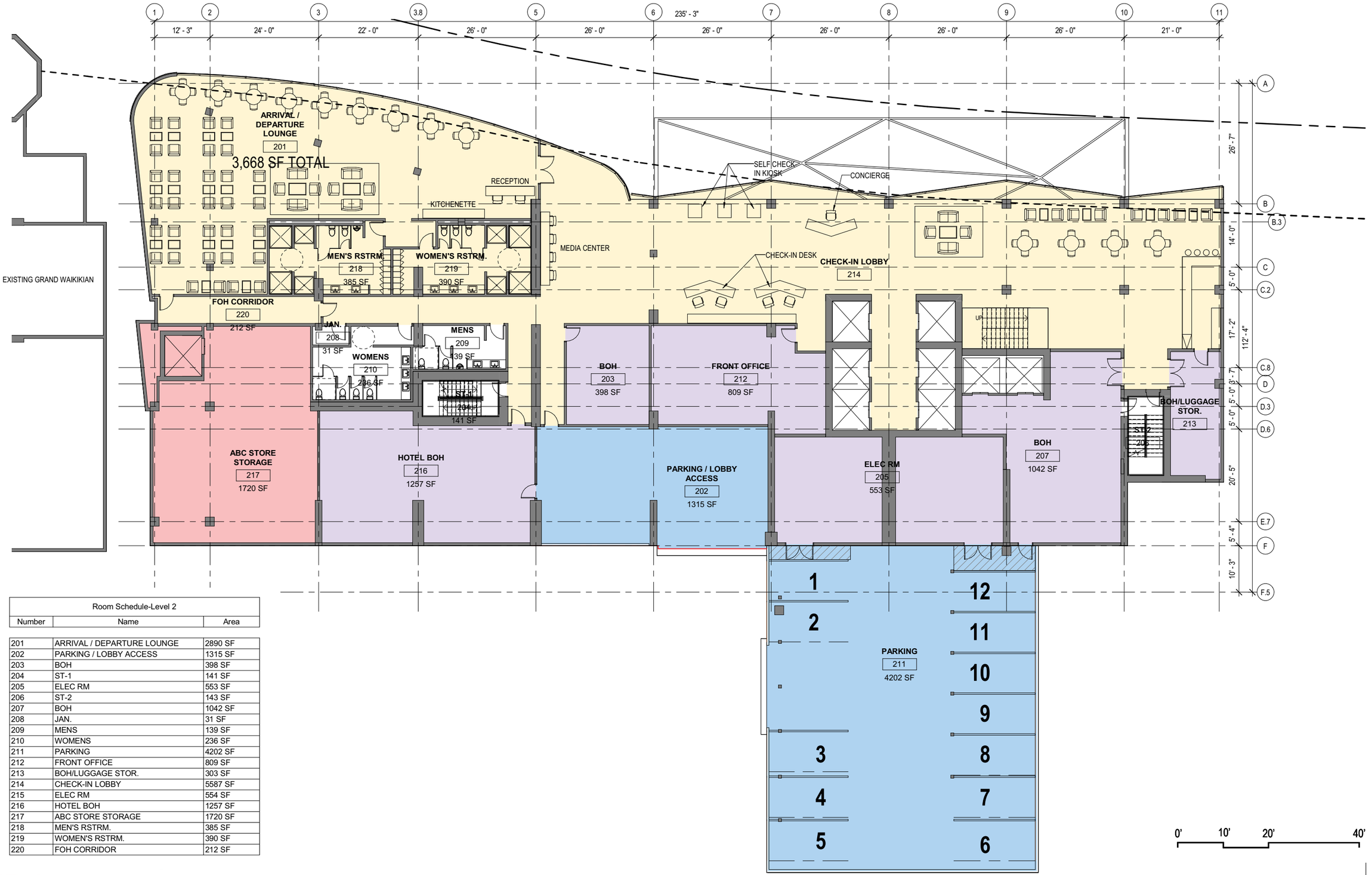
Rec Deck
Podium
Tree Canopy
Fish Ponds



ALL RENDERINGS ARE PROPOSED AND SUBJECT TO CHANGE

CONTEXT VIEW FROM ALA MOANA BOULEVARD


DIRECT ACCESS TO CORAL PARKING STRUCTURE. (MINIMIZE TRAFFIC IMPACT ON ALA MOANA BLVD.)
ALA MOANA BOULEVARD
PROPERTY LINE
20' AVERAGE YARD SETBACK
75' - 6 1/2"
59' - 1 1/2"
41' - 5"
78°
ABC RETAIL
ELEC
MECH
LOBBY
EL. 1
EL. 2
EL. 3
EL. 4
EL. 5
EL. 6
S.EL. 1
S.EL. 2
LUGGAGE
TRANSF
LOADING
FOYER
FIRE COMM
ST-2
86°
96°
UP
20' AVERAGE YARD SETBACK
ø 20' - 0"
73' - 1"
1:10 TRANSITIONAL HT. SETBACK @ 350'-0"
EXIST. TREE TO REMAIN
8'x20' EMERGENCY GENERATOR
FUEL STORAGE TANK (ABOVE GROUND)
EXIST. TREE TO REMAIN
101' - 1 1/2"
22' - 0"
4' - 0"
18' - 8 1/2"
46' - 0"
16' - 8"
SERVICE ACCESS LANE
74' - 3 1/2"
58' - 9 1/2"
(29) SHORT-TERM BIKE STALL PARKING (2'X6' STALLS)
19'x8'-6" LOADING STALL
19'x8'-6" LOADING STALL
12'X35' LOADING STALL
12'X35' LOADING STALL
12'X35' LOADING STALL
6' - 0"
6' - 0"
4' - 6"
(53) LONG-TERM BIKE STALL PARKING (2'X6' STALLS)
BICYCLE PARKING
(53 LONG-TERM, 29 SHORT TERM)
LEVEL 8
POOL DECK ABOVE
0'
10'
20'
40'



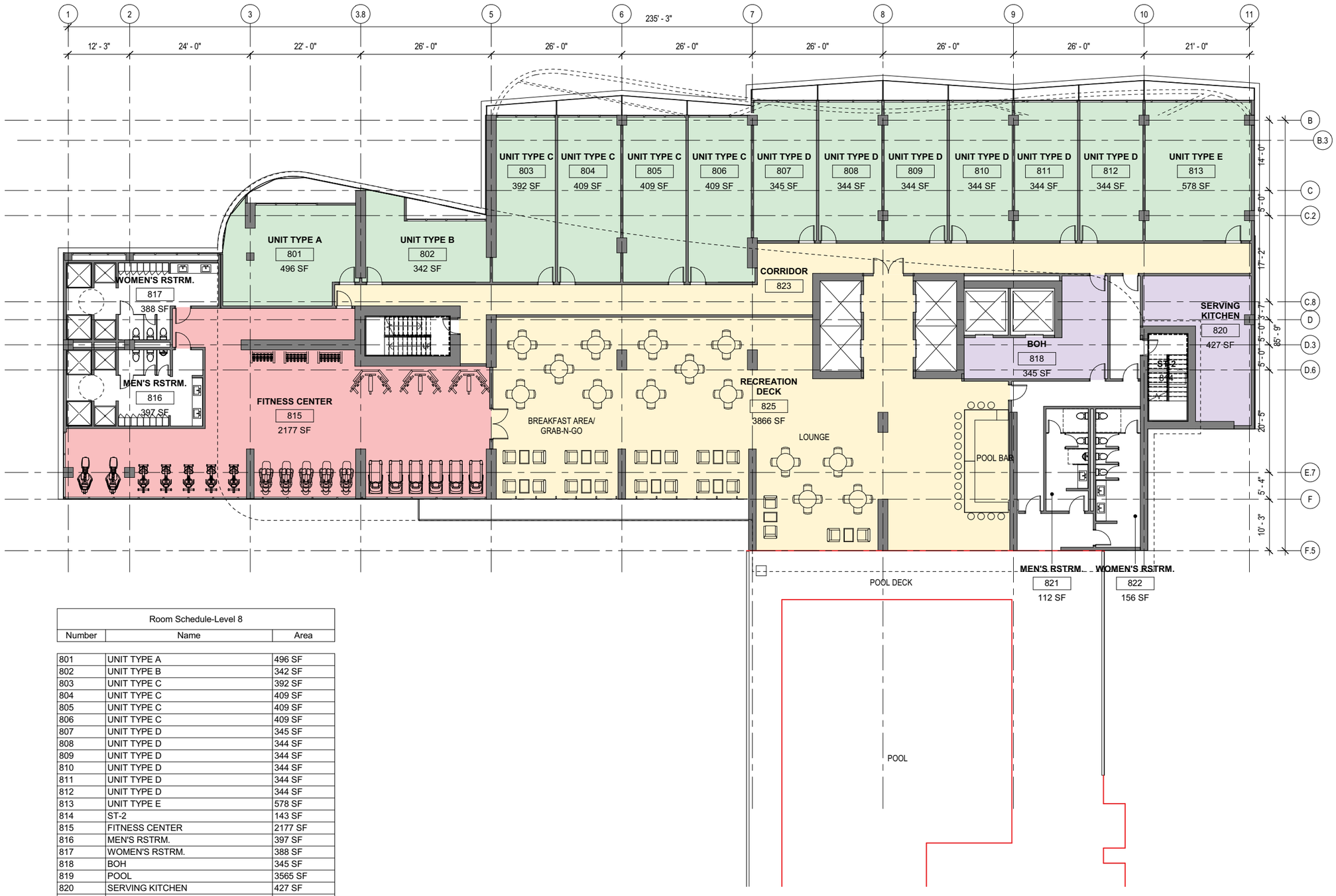
Room Schedule-Level 2		
Number	Name	Area
201	ARRIVAL / DEPARTURE LOUNGE	2890 SF
202	PARKING / LOBBY ACCESS	1315 SF
203	BOH	398 SF
204	ST-1	141 SF
205	ELEC RM	553 SF
206	ST-2	143 SF
207	BOH	1042 SF
208	JAN.	31 SF
209	MENS	139 SF
210	WOMENS	236 SF
211	PARKING	4202 SF
212	FRONT OFFICE	809 SF
213	BOH/LUGGAGE STOR.	303 SF
214	CHECK-IN LOBBY	5587 SF
215	ELEC RM	554 SF
216	HOTEL BOH	1257 SF
217	ABC STORE STORAGE	1720 SF
218	MEN'S RSTRM.	385 SF
219	WOMEN'S RSTRM.	390 SF
220	FOH CORRIDOR	212 SF

0' 10' 20' 40'

FLOOR PLAN LEVEL 2



ALL RENDERINGS ARE PROPOSED AND SUBJECT TO CHANGE



Room Schedule-Level 8		
Number	Name	Area
801	UNIT TYPE A	496 SF
802	UNIT TYPE B	342 SF
803	UNIT TYPE C	392 SF
804	UNIT TYPE C	409 SF
805	UNIT TYPE C	409 SF
806	UNIT TYPE C	409 SF
807	UNIT TYPE D	345 SF
808	UNIT TYPE D	344 SF
809	UNIT TYPE D	344 SF
810	UNIT TYPE D	344 SF
811	UNIT TYPE D	344 SF
812	UNIT TYPE D	344 SF
813	UNIT TYPE E	578 SF
814	ST-2	143 SF
815	FITNESS CENTER	2177 SF
816	MEN'S RSTRM.	397 SF
817	WOMEN'S RSTRM.	388 SF
818	BOH	345 SF
819	POOL	3565 SF
820	SERVING KITCHEN	427 SF
821	MEN'S RSTRM.	112 SF
822	WOMEN'S RSTRM.	156 SF
823	CORRIDOR	1192 SF
824	POOL DECK	8443 SF
825	RECREATION DECK	3866 SF

0' 10' 20' 40'

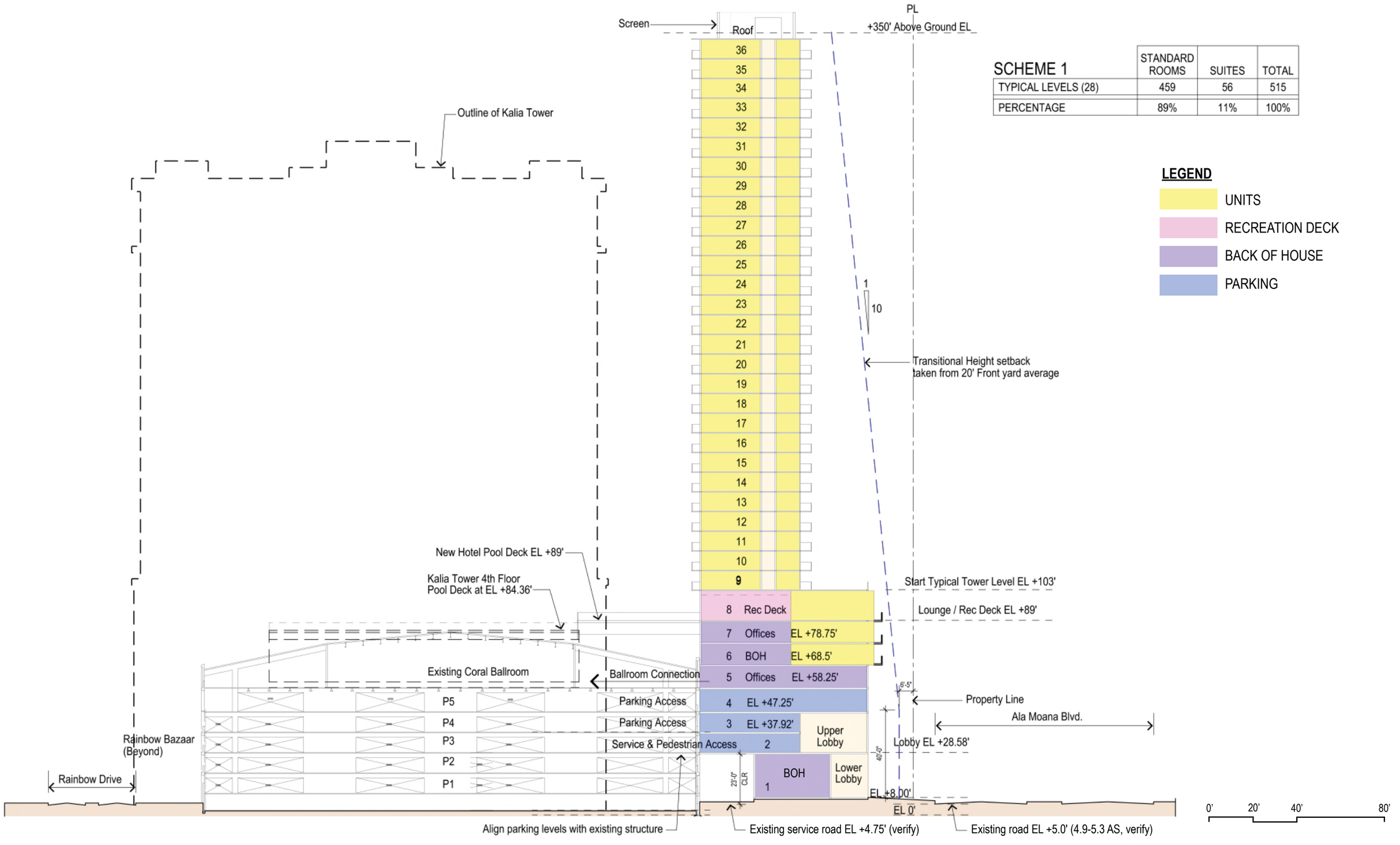
FLOOR PLAN LEVEL 8



ALL RENDERINGS ARE PROPOSED AND SUBJECT TO CHANGE



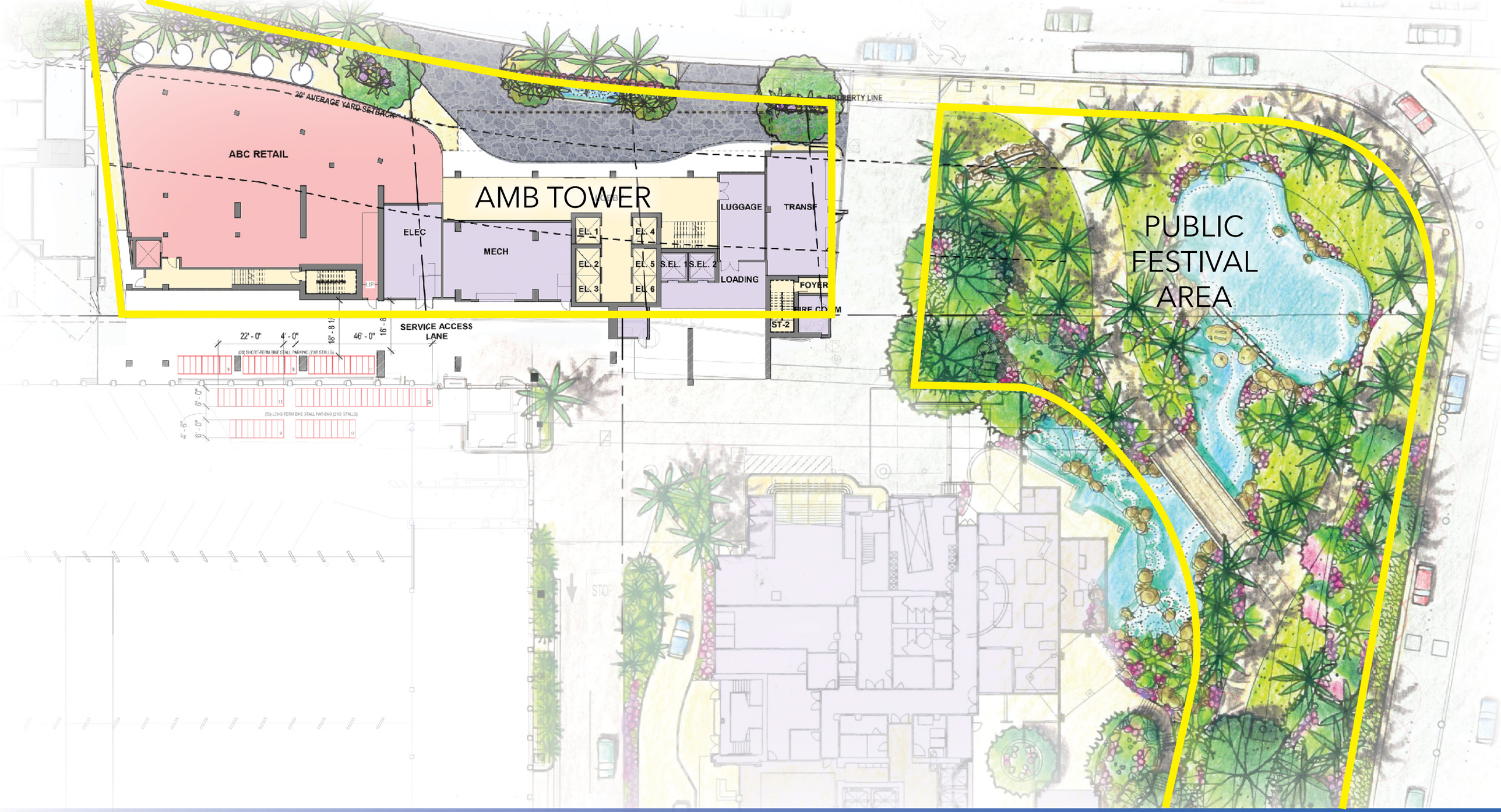
ALL RENDERINGS ARE PROPOSED AND SUBJECT TO CHANGE



SCHEME 1	STANDARD ROOMS	SUITES	TOTAL
TYPICAL LEVELS (28)	459	56	515
PERCENTAGE	89%	11%	100%

LEGEND

- UNITS
- RECREATION DECK
- BACK OF HOUSE
- PARKING



PUBLIC BENEFITS - PUBLIC ART & MONTHLY PUBLIC FESTIVAL

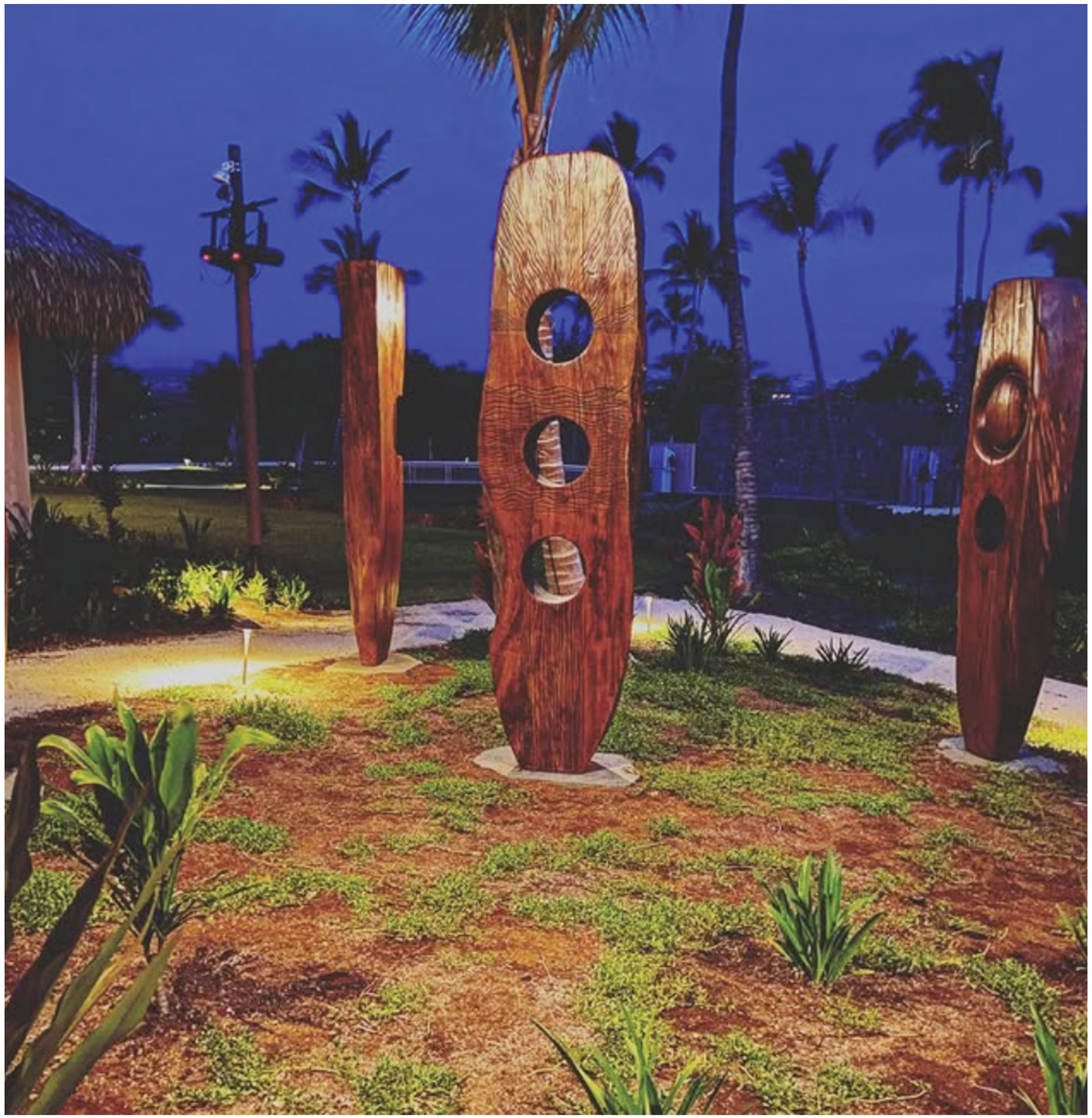


ALL RENDERINGS ARE PROPOSED AND SUBJECT TO CHANGE



ALL RENDERINGS ARE PROPOSED AND SUBJECT TO CHANGE.
ALL PHOTOS OF ART INCLUDED FOR CONCEPTUAL PURPOSES ONLY AND NOT A RENDERING OF ACTUAL WORKS TO BE INCLUDED IN THE PROPOSED GARDEN.
SCULPTURE BY TIM GARCIA.

ALL RENDERINGS ARE PROPOSED AND SUBJECT TO CHANGE.
ALL PHOTOS OF ART INCLUDED FOR CONCEPTUAL PURPOSES ONLY AND NOT A RENDERING OF ACTUAL WORKS TO BE INCLUDED IN THE PROPOSED GARDEN.
SCULPTURE BY JOHN KOGA.



ALL PHOTOS OF ART INCLUDED FOR CONCEPTUAL PURPOSES ONLY
AND NOT A RENDERING OF ACTUAL WORKS TO BE INCLUDED IN THE PROPOSED GARDEN.
SCULPTURE BY TIM GARCIA.



ALL PHOTOS OF ART INCLUDED FOR CONCEPTUAL PURPOSES ONLY AND NOT A RENDERING OF ACTUAL WORKS TO BE INCLUDED IN THE PROPOSED GARDEN.
IN THE COLLECTION OF SYDNEY AND WANDA BESTHOFF SCULPTURE GARDEN.

PERMITTING AND ENTITLEMENTS: SEIS

Supplemental Environmental Impact Statement (SEIS)

- **Public Scoping Meeting and Agency Consultation**
- **Technical Studies Completed for SEIS**
  - Archaeological Inventory Survey
  - Cultural Impact Assessment
  - Traffic Impact Assessment
  - Infrastructure/Civil Engineering
  - Air Quality Analysis
  - Noise/Acoustic Study
  - Economic Impact Analysis
  - Pedestrian Wind Study
  - Tree Assessment
  - Sidewalk Assessment
- **Final SEIS Accepted by DPP - July 2023**

PERMITTING AND ENTITLEMENTS: SMA

Special Management Area (SMA)

- Located within the County-designated SMA
- Meets SMA Objectives, Policies and Guidelines
  - Coastal Hazards & Landforms
  - Recreational Resources & Shoreline Access
  - Historic & Cultural Resources
  - Scenic & Open Space Resources
  - Land Use Plans & Zoning
  - Drainage & Waste Disposal
  - Water Resources & Near Shore Water Quality
  - Coastal Ecosystems

PERMITTING AND ENTITLEMENTS: PD-R / WSD

Planned Development-Resort (PD-R) Permit

Waikīkī Special District (WSD) Permit

- Located in County-designated Resort Mixed-Use District
- Hilton Hawaiian Village Master Plan PD-R/WSD Update (2011)
- Meets allowable design development standards
- Meets WSD Design Guidelines
    - Hawaiian Sense of Place

PUBLIC BENEFITS

Enhanced Public Access and Landscape Improvements

- Improve connectivity & revitalize Ala Moana Blvd. as the Ewa gateway to Waikīkī

Public Art Commitment (Sculpture Garden)

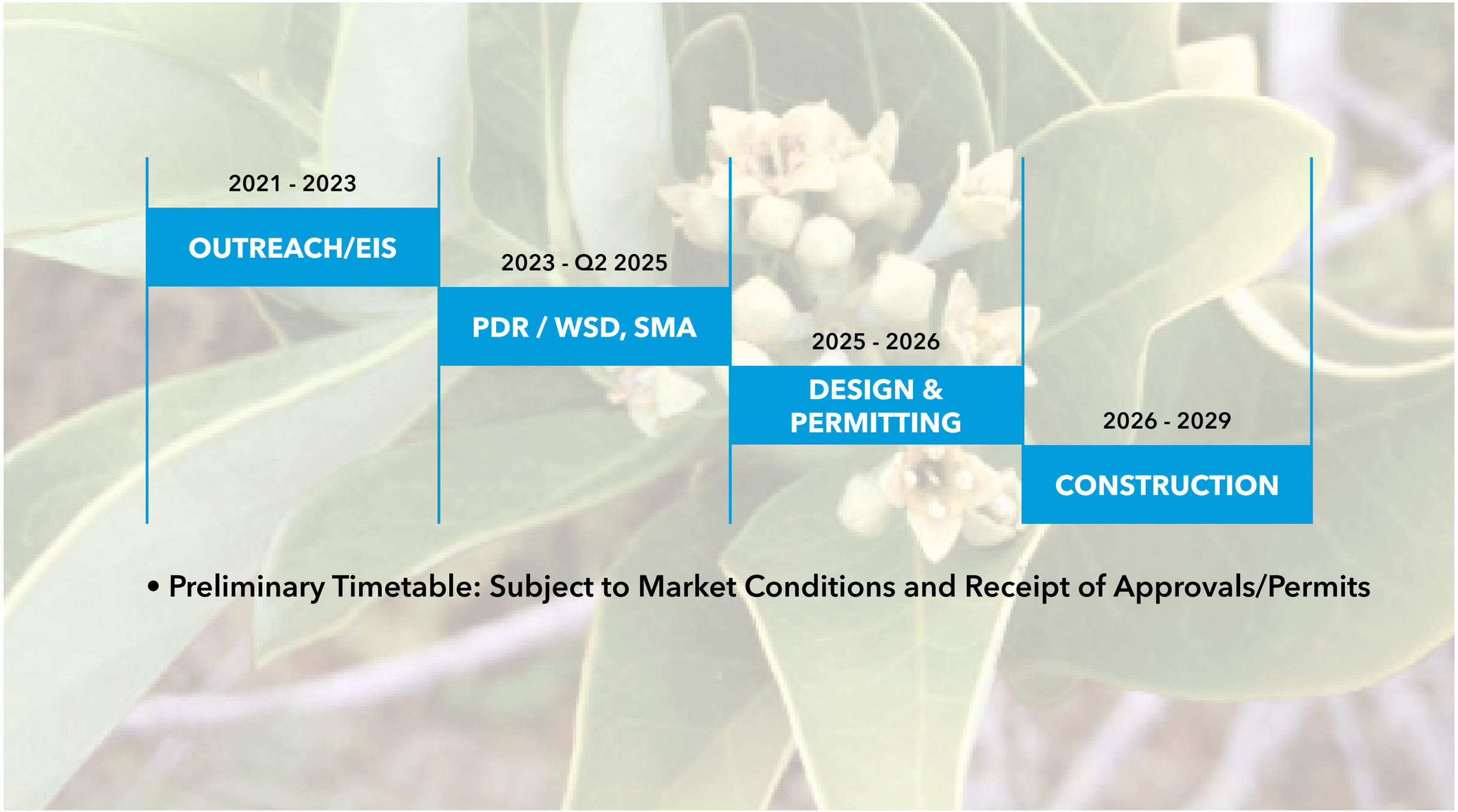
- Engaging streetscape and dynamic community gathering place
- Access to quality art and experiences showcasing local and international artists

Monthly Public Festival

- Celebrating local culture, providing a platform for local vendors, artists, and performers

Continued Contribution to Waikīkī Organizations/Initiatives

Generation of Short-term and Long-term Employment



- Preliminary Timetable: Subject to Market Conditions and Receipt of Approvals/Permits

Mahalo!