HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **25-91, CD1**

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR IMPROVEMENTS TO THE HILTON HAWAIIAN VILLAGE PLANNED DEVELOPMENT-RESORT MASTER PLAN AREA, 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 Hilton Hawaiian Village Beach Resort & Spa and Park Ala Moana LLC ("Applicant") for an Special Management Area ("SMA") Major Permit to allow for improvements to the Hilton Hawaiian Village Planned Development-Resort Master Plan area, including the construction of a new 36-story tower (eight-story parking podium and 28-story hotel tower) with 515 hotel units, 6,051 square feet of retail space, fitness center, and recreation deck; new landscaping, pedestrian connections, water features, and sculpture garden; and appurtenant site improvements on an approximately 0.64-acre portion of 30 zoning lots that comprise the Hilton Hawaiian Village Waikiki Beach Resort, zoned Resort Mixed-Use Precinct, located at 1831, 1835, and 1841 Ala Moana Boulevard, and identified as 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 (the "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 of the Project's SMA Major Permit application, which was accepted by the DPP on October 17, 2024; on January 22, 2025, the DPP held a public hearing at the Fasi Municipal Building sixth 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 March 14, 2025, within 52 calendar days after the close of the public hearing (the Applicant agreed to an extension of the 45-calendar-day administrative deadline to process the application), the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in §§ 25-3.1 and 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and §§ 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

RESOLUTION

WHEREAS, the Council, having received the findings and recommendation of the DPP on March 14, 2025, by Departmental Communication 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,

BE IT RESOLVED by the Council of the City and County of Honolulu 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 recognize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise, coastal erosion, flooding, wave action, and storm surge, by proceeding with the Project, the landowner acknowledges the following declarations, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

   1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) 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."*

2. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that portions of 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 projected to be impacted by 3.2 feet of sea level rise by the year 2100. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development within the 3.2-foot sea level rise exposure area. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."*

C. To account for the potential shift of land from the State Land Use Urban District to the State Land Use Conservation District due to anticipated coastal erosion, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

"*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 (and any successor owner or interested party is hereby notified) 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 landowner shall hold harmless and indemnify the City of any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."*

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, sea level rise, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. By proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

> *"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 (and any successor owner or interested party is hereby notified) 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."*

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

1. Prior to the issuance of any construction permit or building permit for the Project, the Applicant, in consultation with SHPD, shall prepare an archaeological monitoring plan ("AMP") that meets the standards of Chapter 13-279, Hawaii Administrative Rules ("HAR"). The AMP must include the onsite presence of a SHPD-approved archaeologist during excavation work to ensure that any discoveries of iwi kūpuna or other historic or cultural resources are appropriately handled. The Applicant shall implement the AMP during ground-disturbing activity and Project construction to ensure that archaeological historic and cultural resources are properly identified and treated.

2. Prior to the issuance of any construction permit or building permit for the Project, the Applicant, in consultation with the Oʻahu Island Burial Council ("OIBC") and SHPD, shall prepare a burial treatment plan ("BTP") that meets the standards of HAR § 13-300-33. The Applicant shall implement the BTP if any iwi kūpuna are discovered on the Project site.

3. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the DPP copies of SHPD's acceptance letters for the Project's AMP and BTP, and any required mitigation protocols.

4. The Applicant shall consult with the OIBC and SHPD regarding mitigation protocols, and shall implement all mitigation protocols approved or otherwise required by the OIBC or SHPD. Prior to the commencement of ground-disturbing activity and Project construction, a coordination meeting must be conducted among the Project's archaeological consultants, the construction contractor, and applicable subcontractors to ensure that the construction contractor and applicable subcontractors have been informed of required mitigation protocols.

5. 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 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 the OIBC or SHPD, must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

F. To minimize impacts to endangered, threatened, 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 and lamps must not exceed a color temperature of 3,000 degrees kelvin.

a. If a nesting area with eggs is discovered, for a minimum of 60 calendar days; and

b. If a nesting area with chicks is discovered, for a minimum of 30 calendar days, or until the chicks have fully fledged.

10. Prior to any Project ground-disturbing or construction activity, the Applicant shall provide seabird fallout information to all Project contractors, subcontractors, and other personnel.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit 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. To the extent practicable, native Hawaiian plant species appropriate for the area must be used for new Project landscaping, with no use of invasive species (a good reference link is the publication *Native Hawaiian Plants for Landscaping, Conservation, and Reforestation*, at https://www.ctahr.hawaii.edu/oc/freepubs/pdf/of-30.pdf).

2. To manage host materials and plants that may contain the coconut rhinoceros beetle (in any stage of life), the Applicant shall comply with the State Department of Agriculture's Plant Quarantine Interim Rule restricting the movement of coconut rhinoceros beetle host material.

3. The Applicant shall minimize the importation of fill material to the extent possible. No importation of soil or structural fill material is currently proposed.

4. 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").

5. 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 on the Project site, or the Protocols must be posted on 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. All onsite Project workers must be instructed to review the invasive species photos and all Protocols prior to commencing any ground-disturbing or construction activities.

6. If, at any time, species listed on the OISC current target website at 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 federal or State of Hawai'i agency charged with the eradication and management of invasive species.

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

H. The Applicant shall obtain a construction permit or building permit for the Project within 60 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or building permit within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:

1. The DPP Director may extend this period if the Applicant demonstrates good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.

2. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension that includes the DPP Director's findings and recommendations thereon. The Council may approve the proposed

extension, approve an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

3. If the Council fails to take final action on the proposed extension within the first to occur of:

   a. Sixty days after receipt of the DPP Director's report; or

   b. The Applicant's then-existing deadline for obtaining a construction permit or building permit;

   the extension will be deemed to be denied.

I. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the Land Use Ordinance ("LUO") and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and 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; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **25-91, CD1**

RESOLUTION

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

INTRODUCED BY:

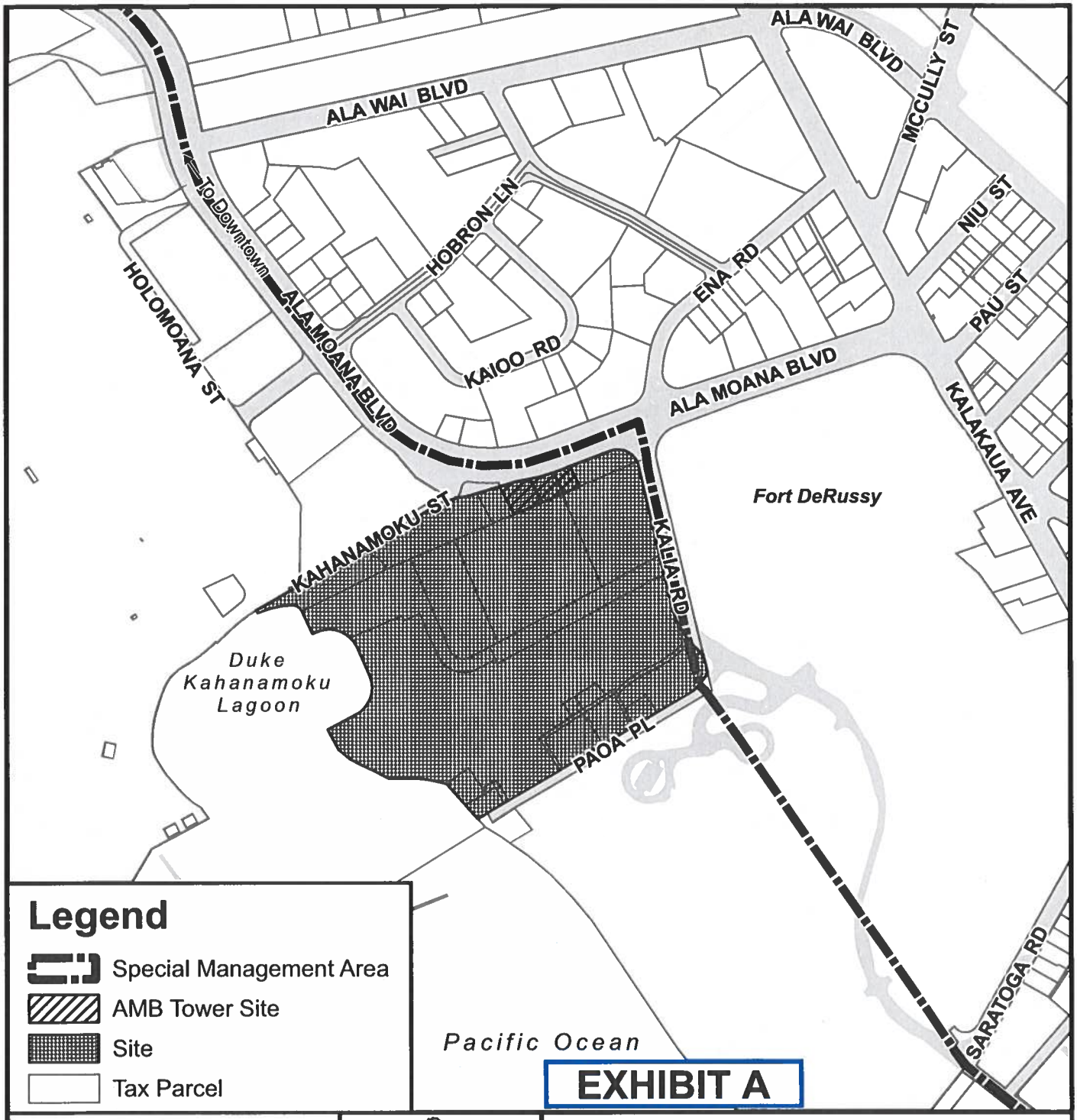
Tommy Waters (br)

DATE OF INTRODUCTION:

March 19, 2025
Honolulu, Hawai'i

Councilmembers

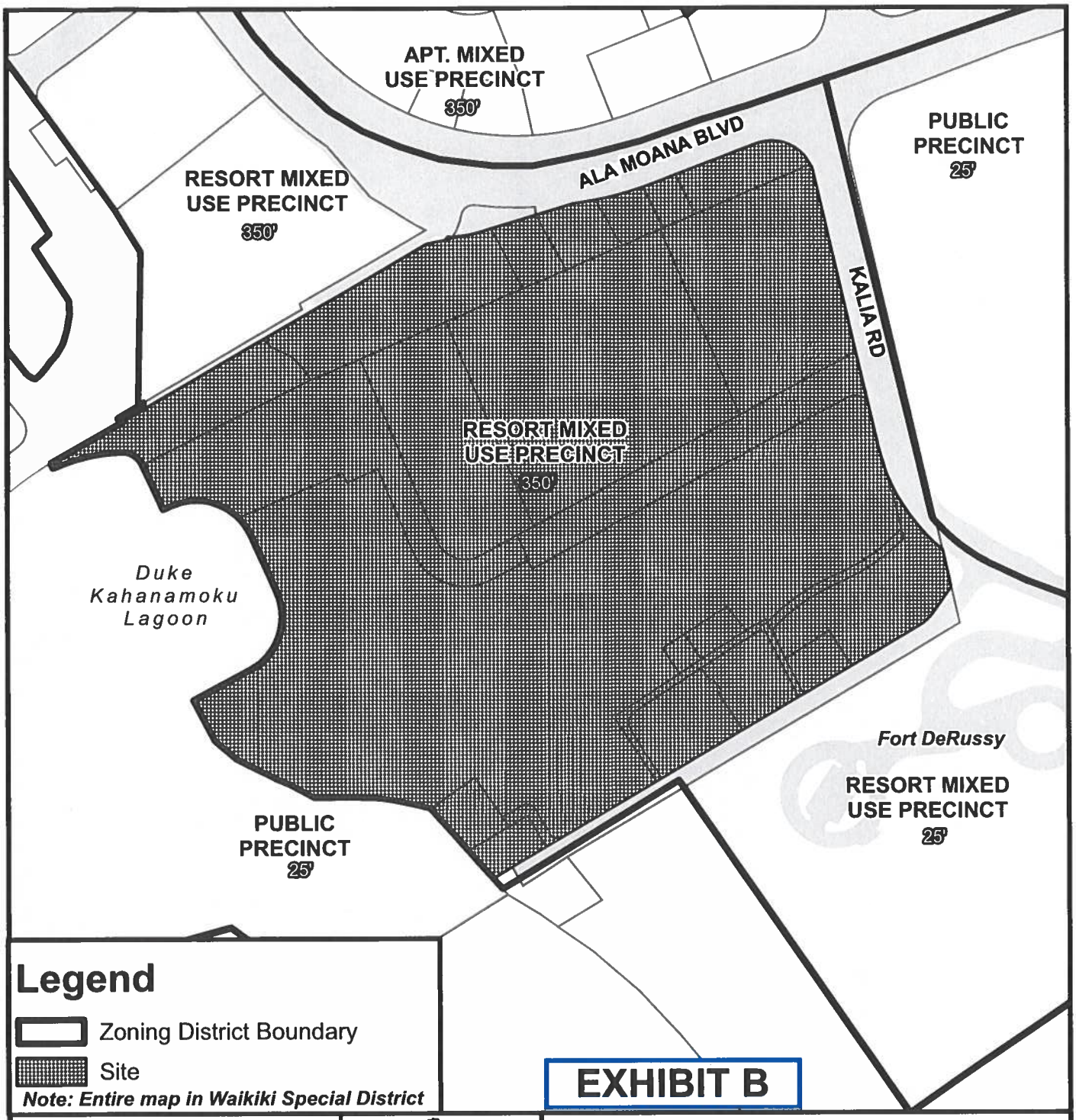
OCS2025-0304/4/9/2025 8:34 AM



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

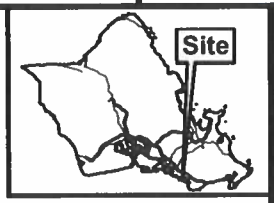
Site

Note: Entire map in Waikiki Special District

EXHIBIT B

0 250 500

Distance in Feet



VICINITY MAP

PORTION OF

ZONING MAP MOILIILI - KAIMUKI

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

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

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

Date Prepared: 10/2024

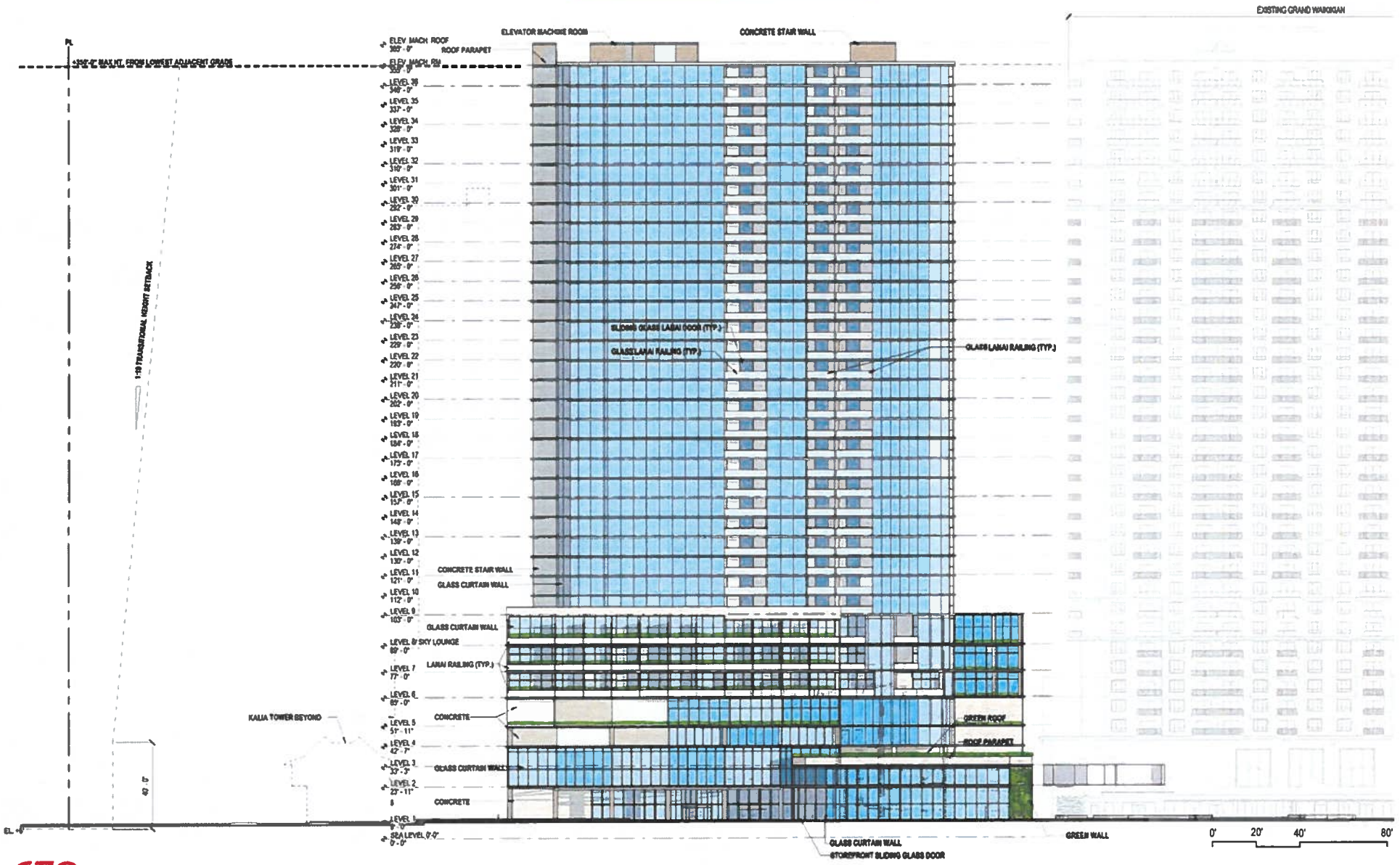
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EXHIBIT C-1



Figure 2.1 **Project Location**

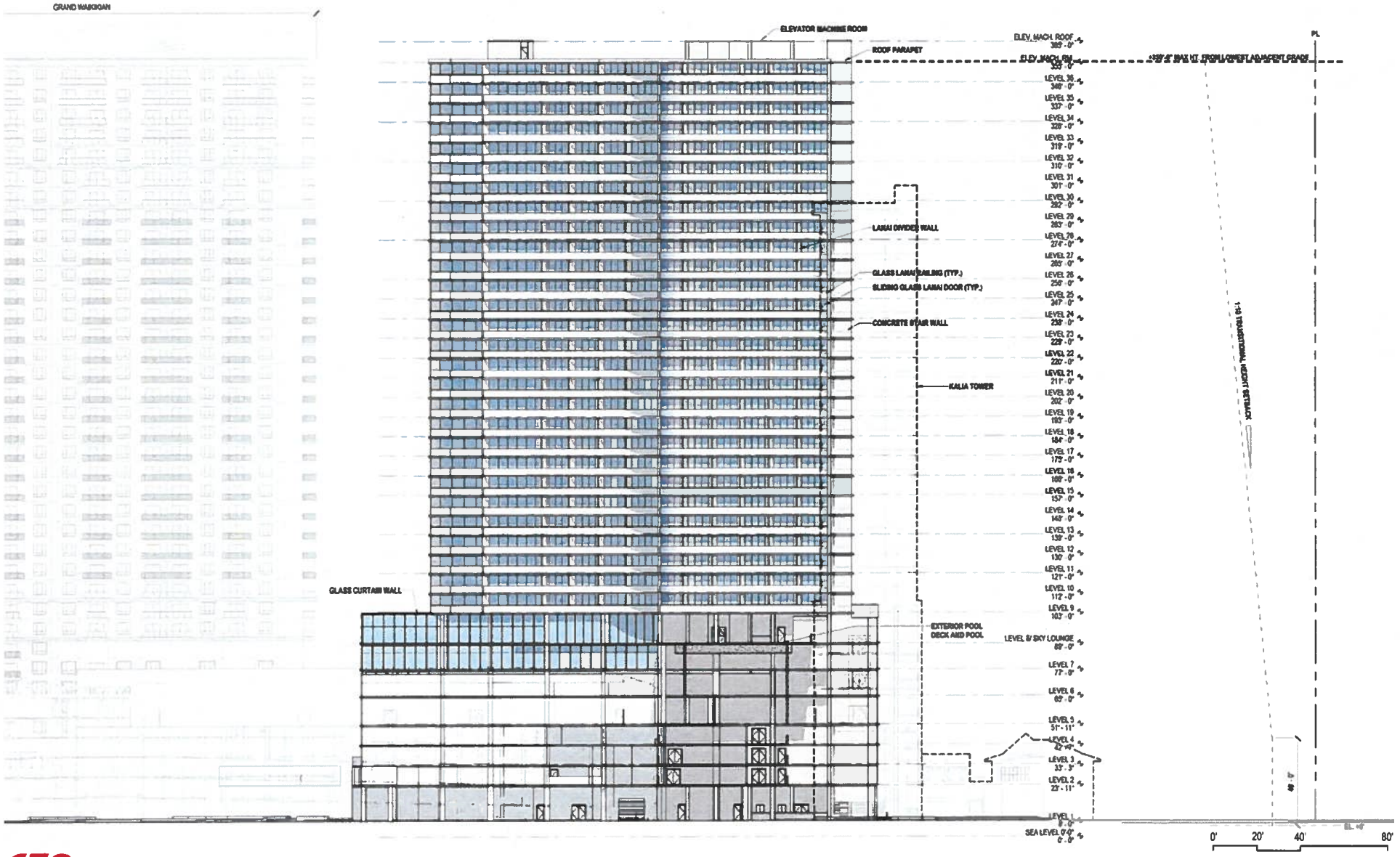
EXHIBIT C-2



North Elevation

FIGURE 14

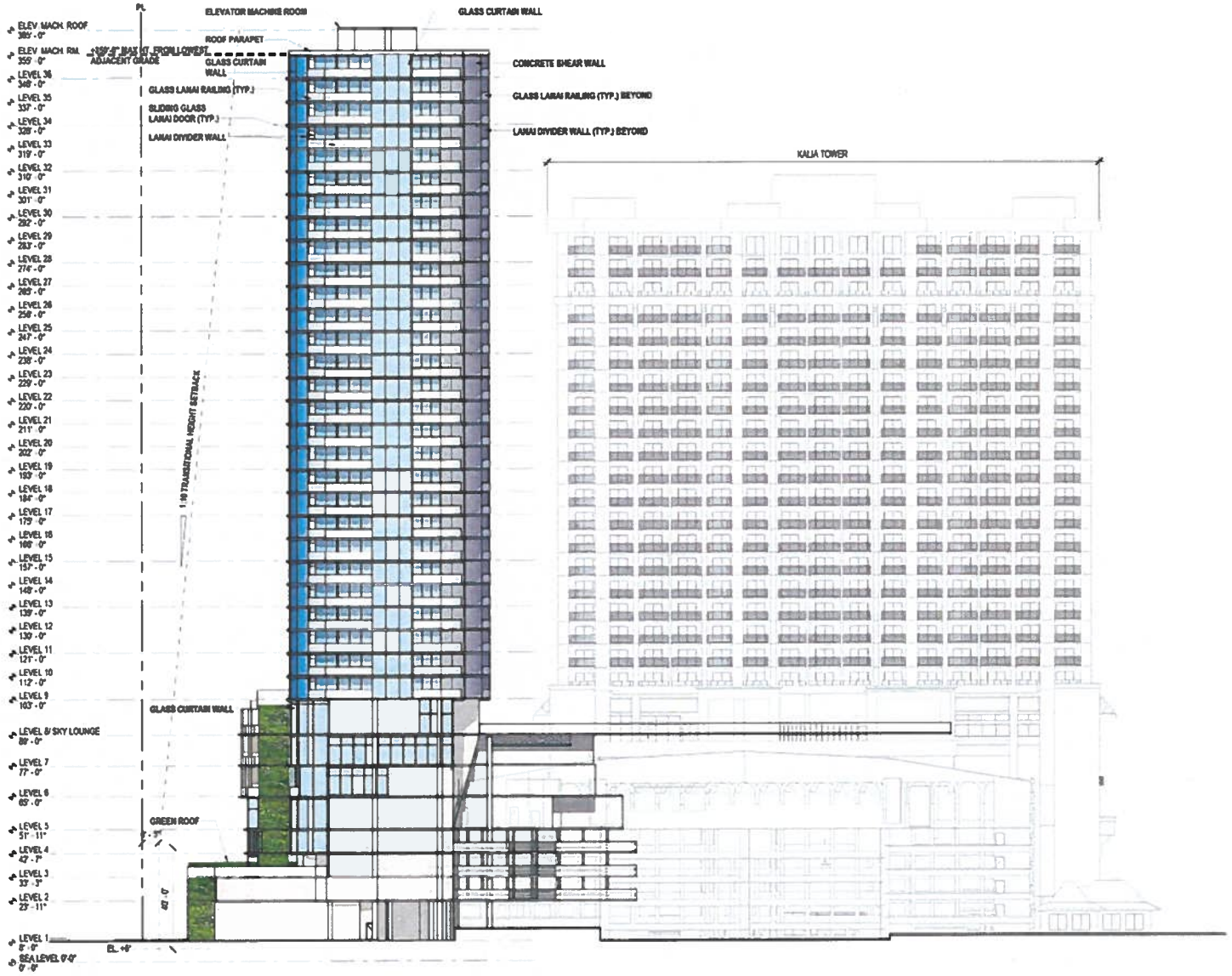
EXHIBIT C-3



South Elevation

FIGURE 15

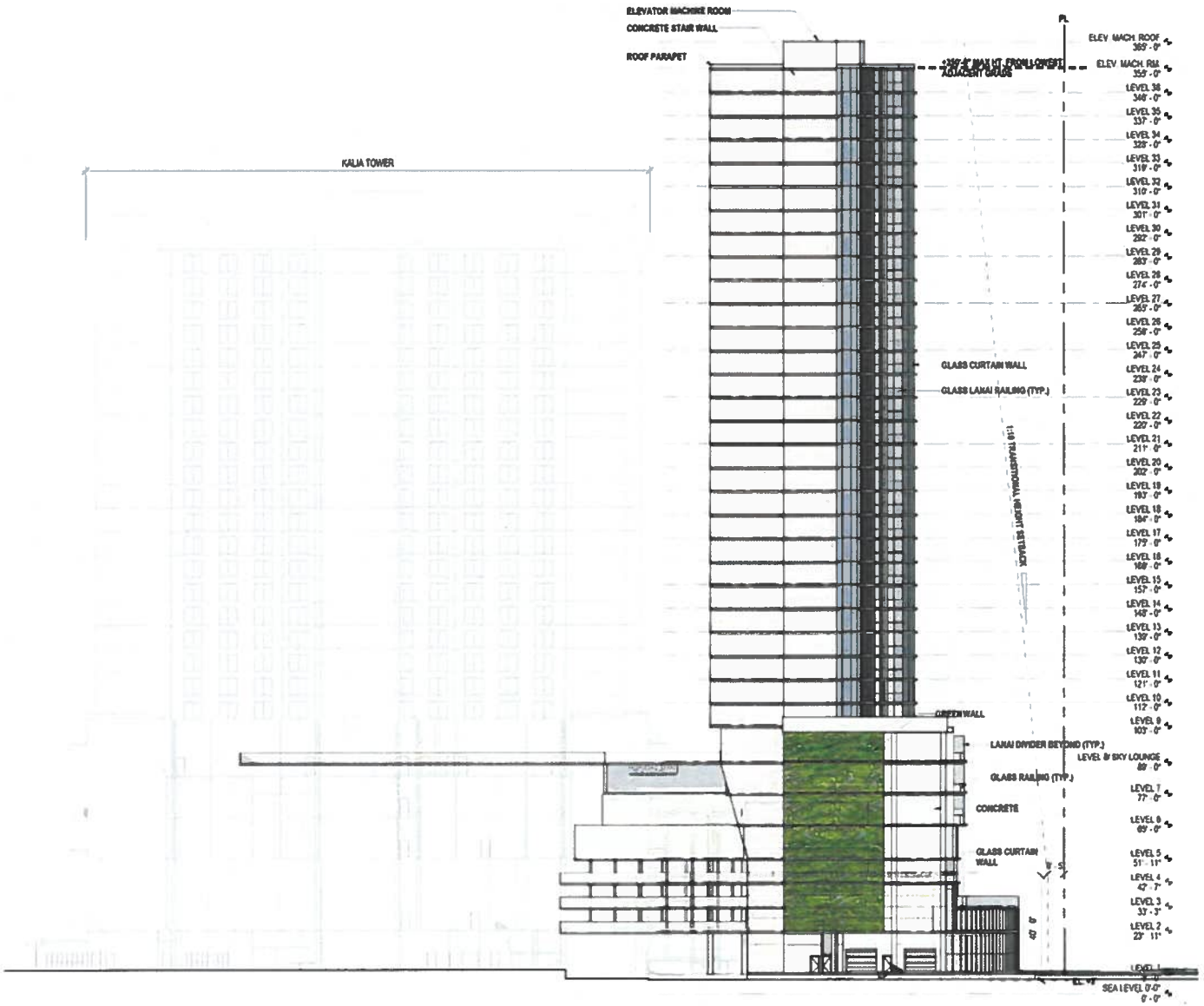
EXHIBIT C-4



West Elevation

FIGURE 16

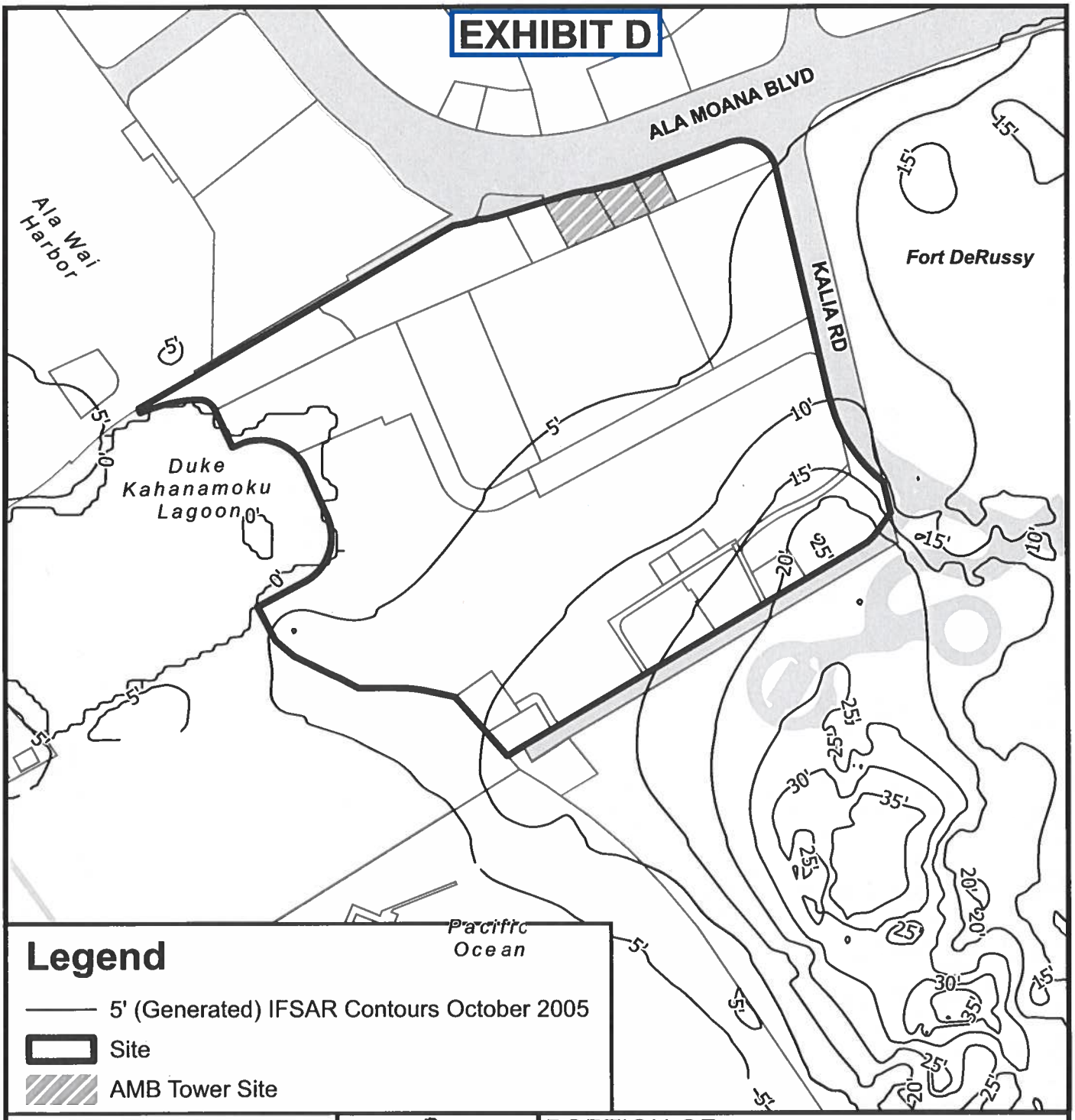
EXHIBIT C-5



East Elevation

FIGURE 17

EXHIBIT D

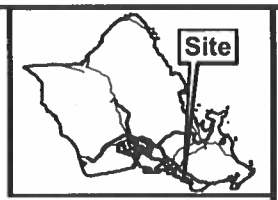


Legend

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

0 150 300

Distance in Feet



VICINITY MAP

PORTION OF

TOPOGRAPHIC MAP HONOLULU

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

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

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

Date Prepared: 10/2024

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EXHIBIT E

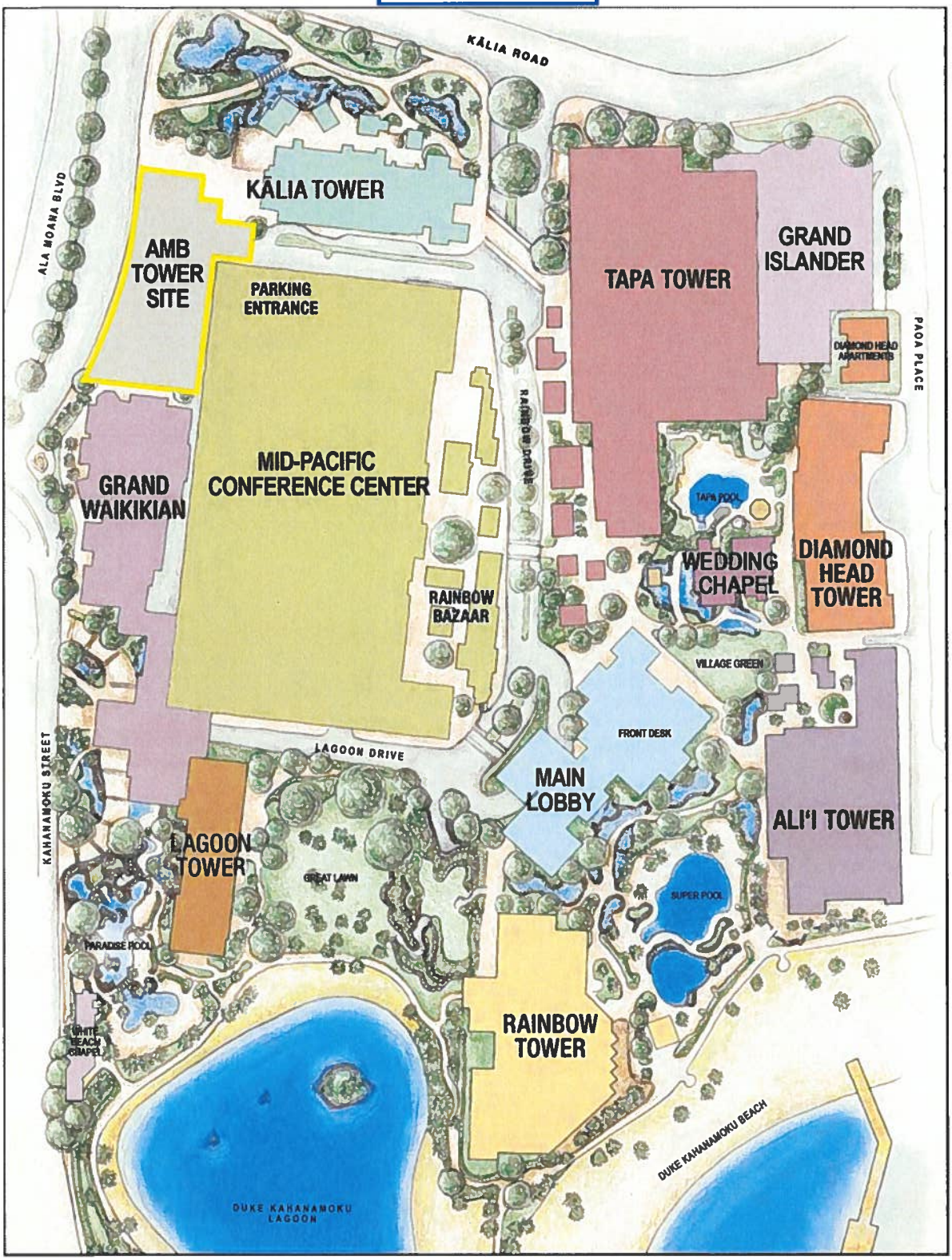
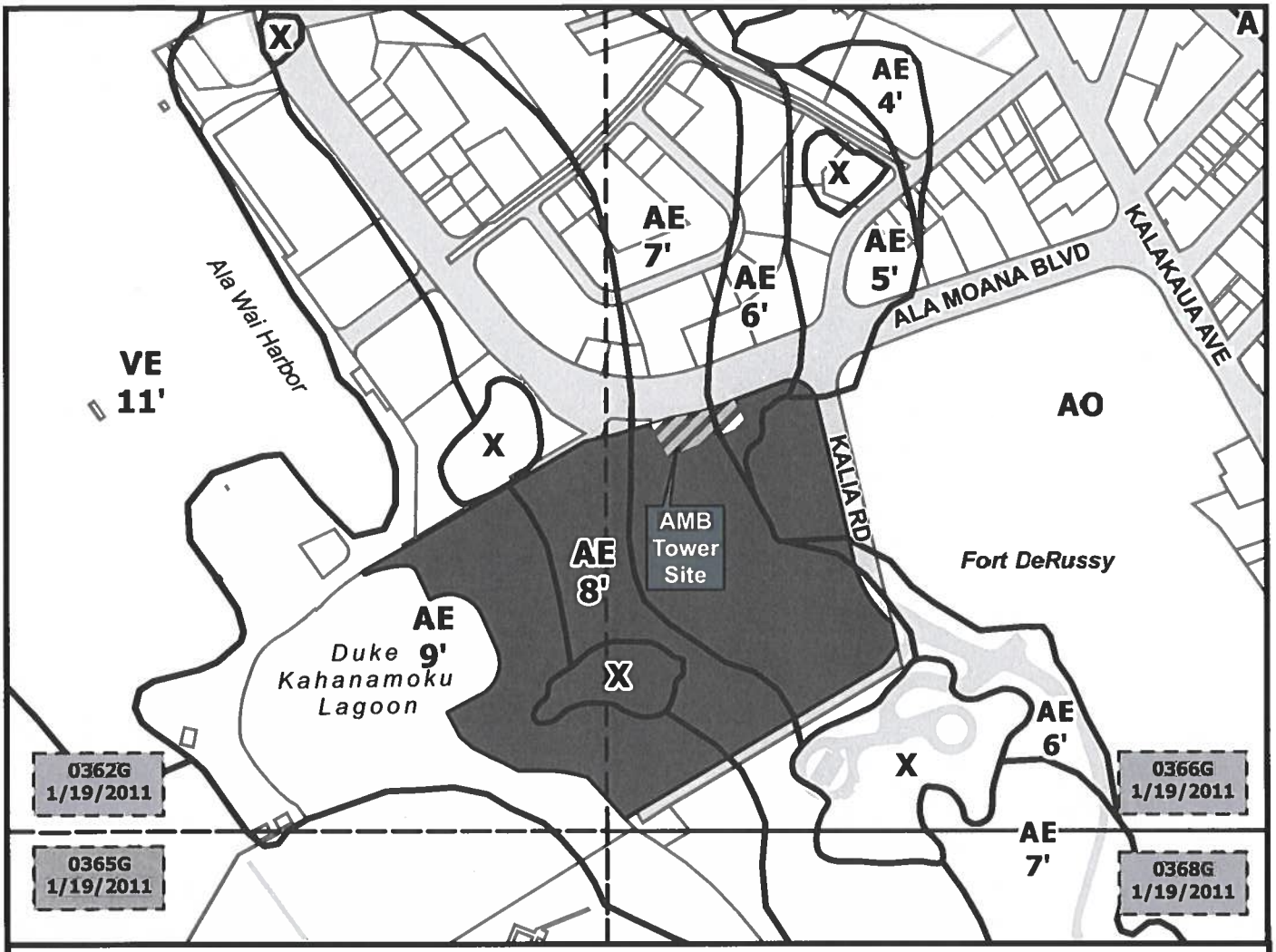


Figure 3.1 **Existing Hilton Hawaiian Village Map**



Flood Hazard Zones:

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

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

Zone **AE** = BFE determined

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

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

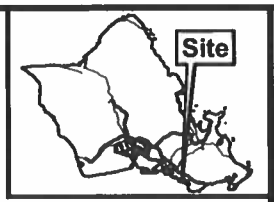
Other Areas

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

EXHIBIT F

0 250 500

Distance in Feet



VICINITY MAP

PORTION OF

FLOOD HAZARD MAP

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

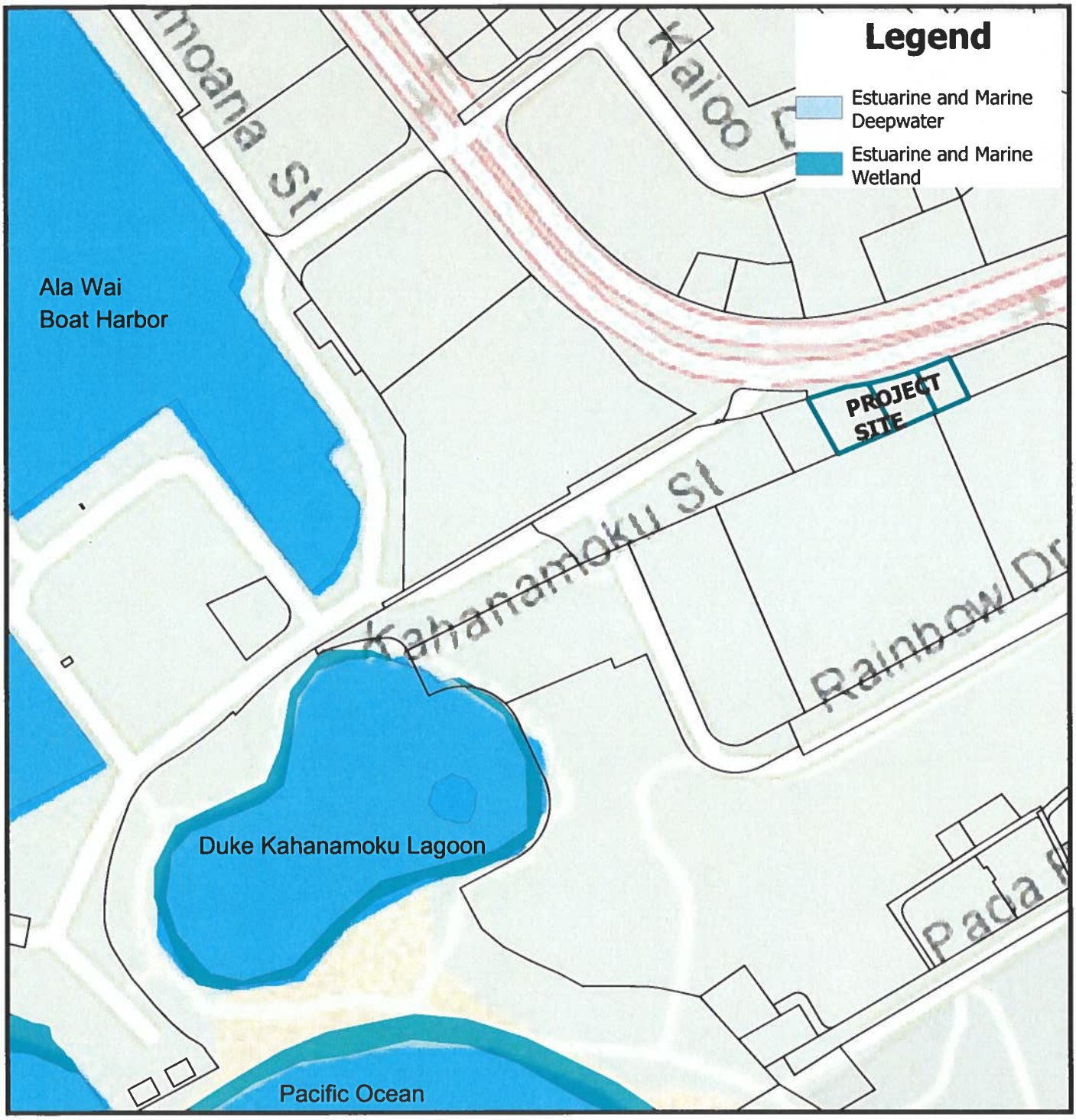
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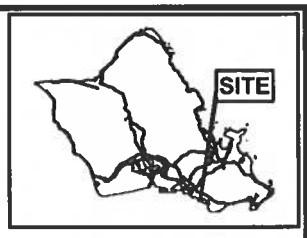
FOLDER NO.: 2024/SMA-104 & 2024/PDP-2

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City and County of Honolulu

Date Prepared: 10/2024

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VICINITY MAP

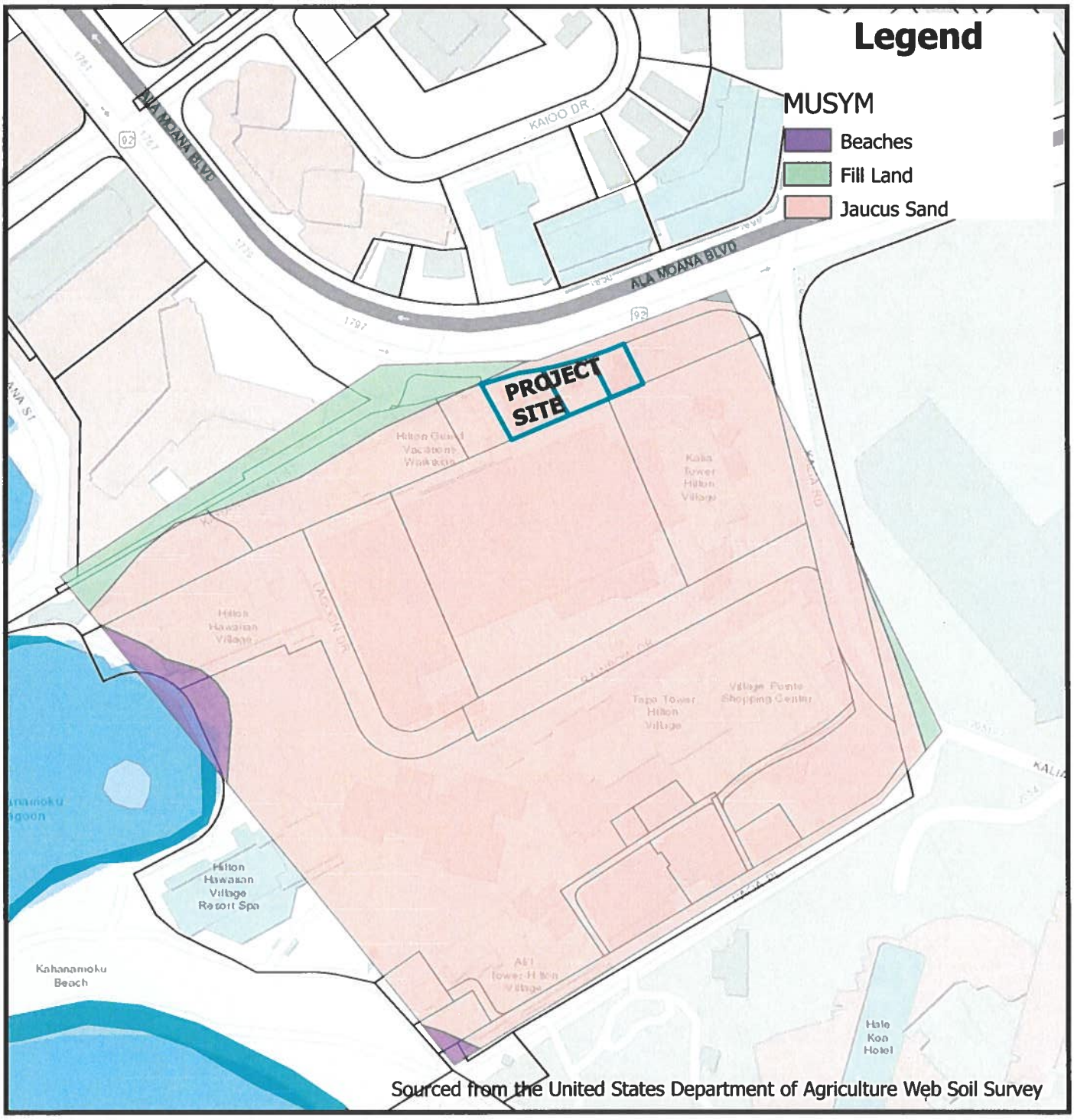
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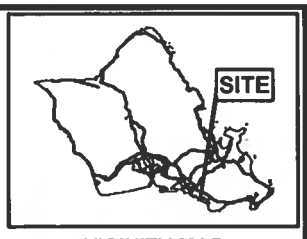
Scale in Feet

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

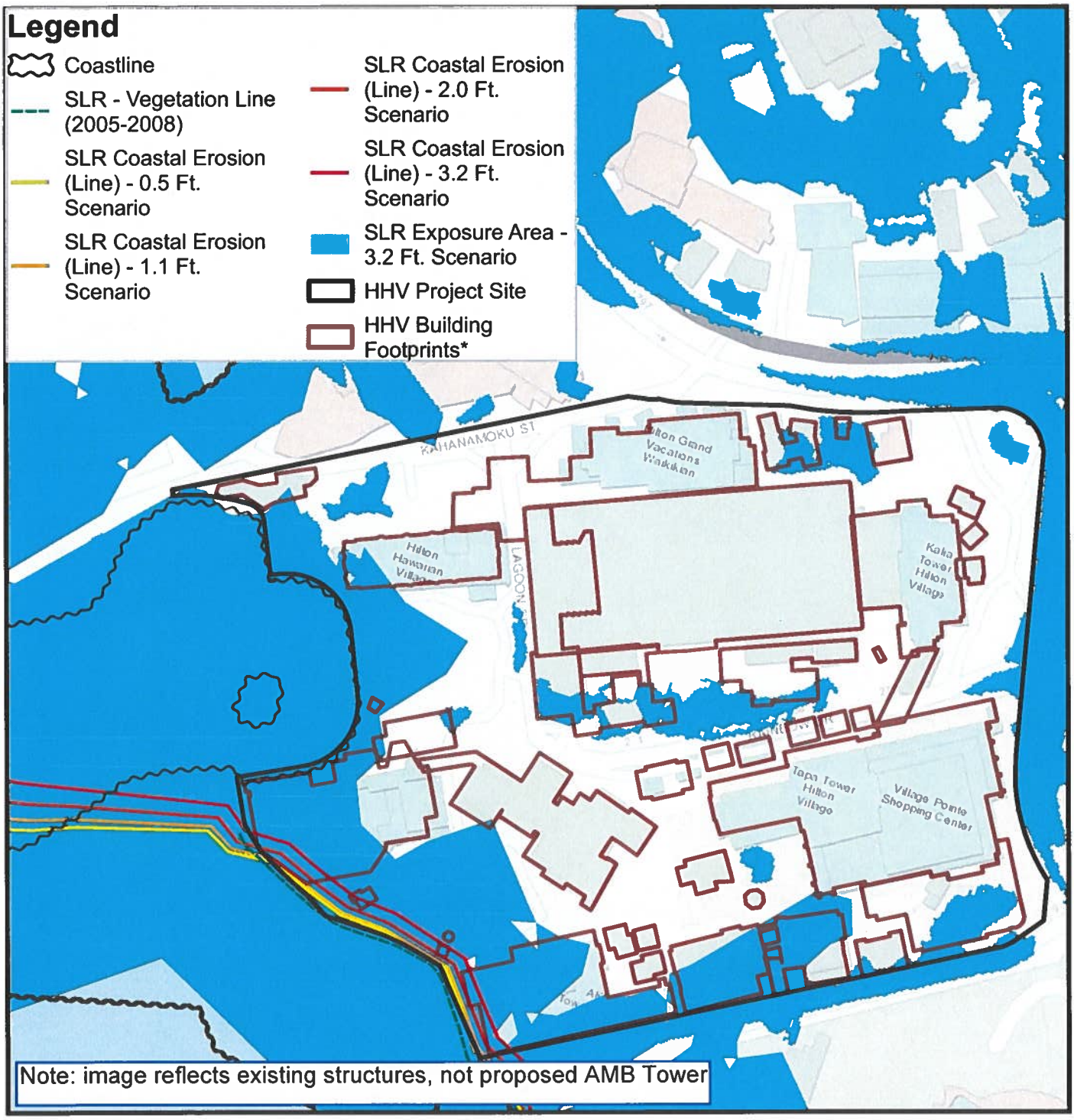
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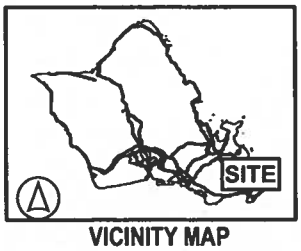
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EXHIBIT I



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

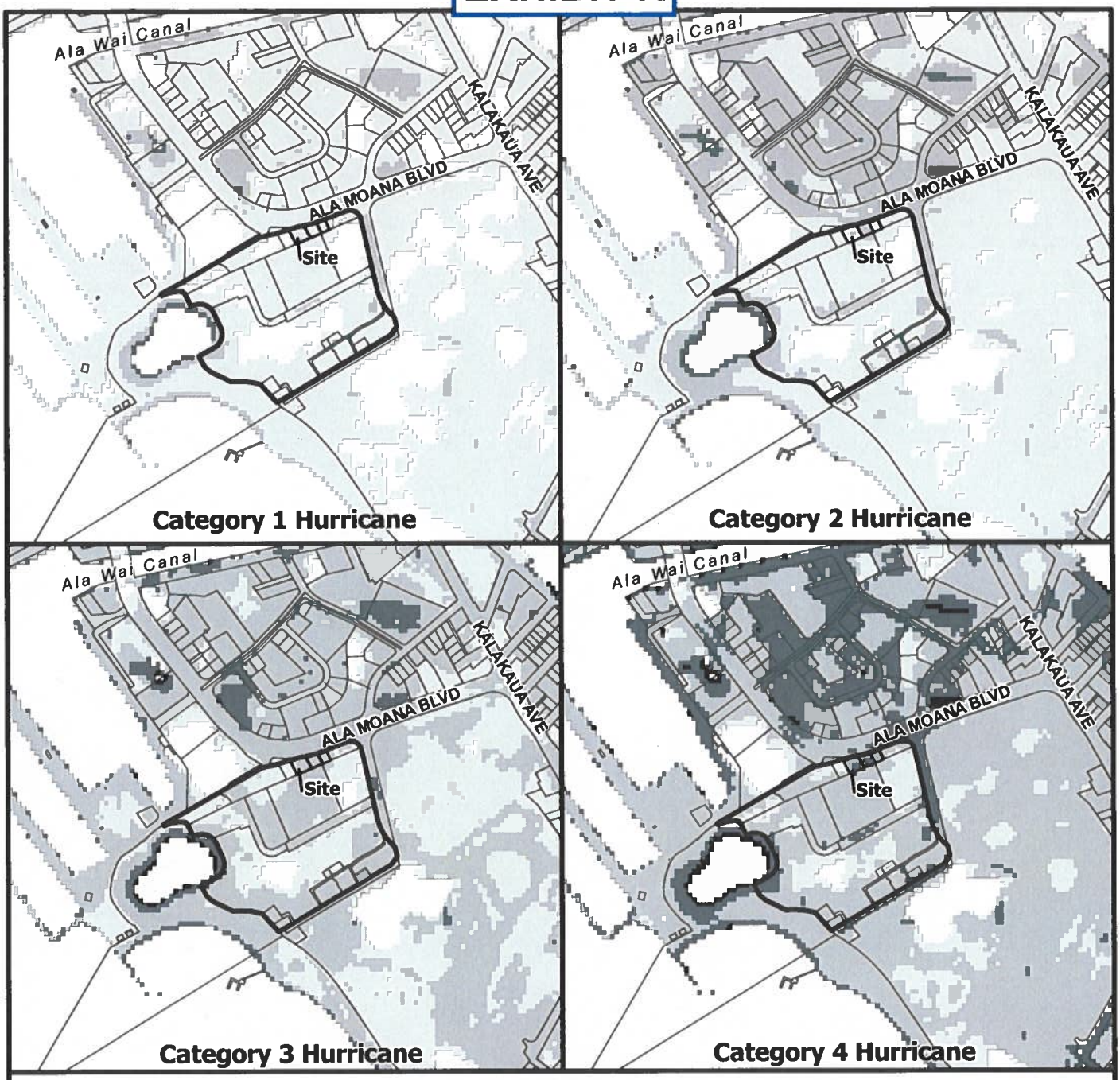
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FOLDER NO.: 2024/SMA-104 & 2024/PDP-2

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EXHIBIT K

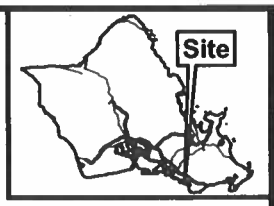


Legend

- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground

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)

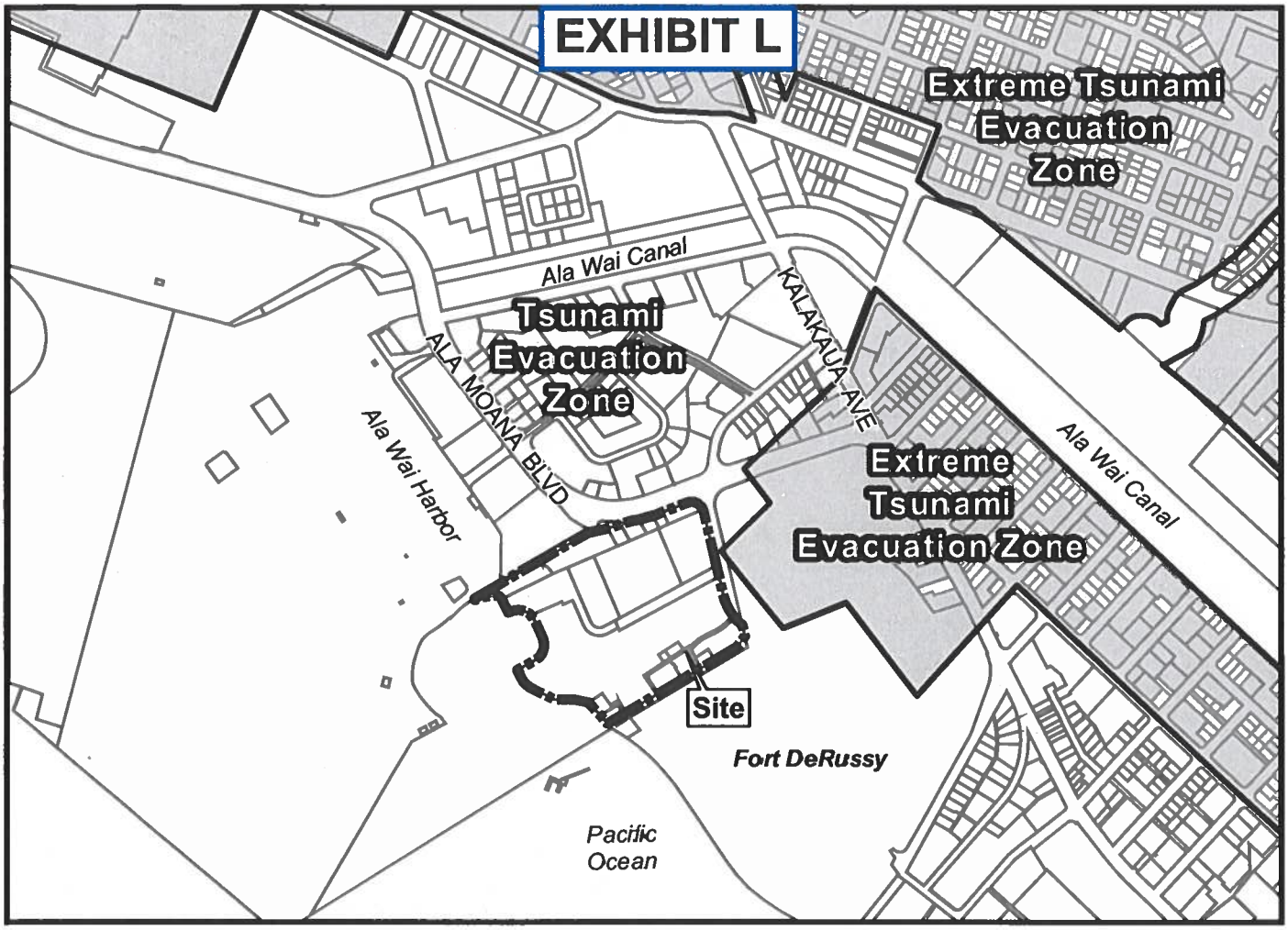
FOLDER NO.: 2024/SMA-104 & 2024/PDP-2

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

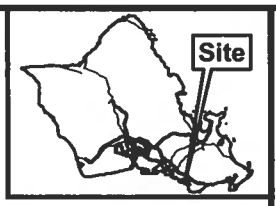
2. EXTREME TSUNAMI WARNING: In the unlikely event of an extreme tsunami waves may move significantly inland; evacuate Tsunami Evacuation Zone and Extreme Tsunami Evacuation Zone

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

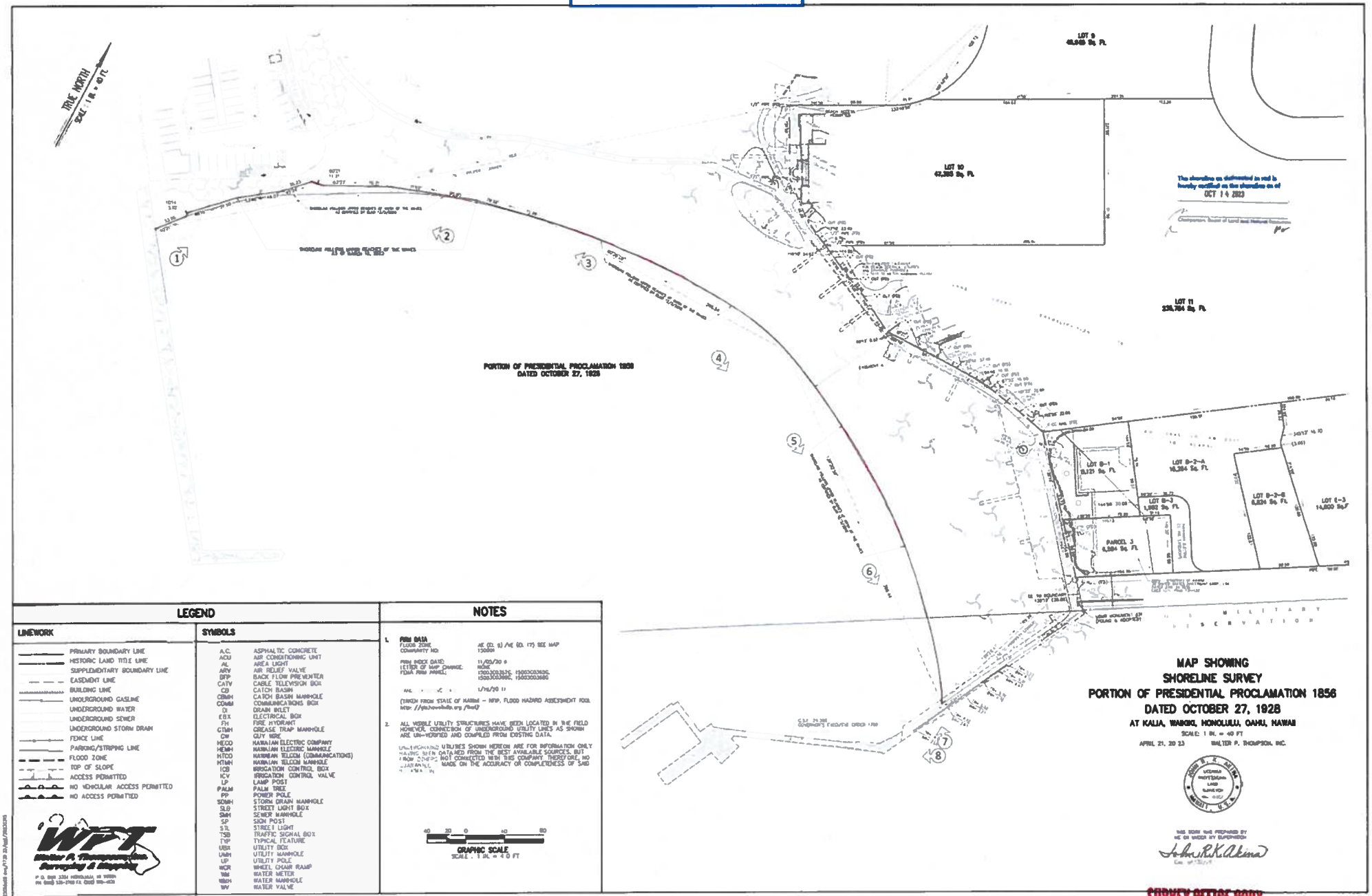
PORTION OF
TSUNAMI EVACUATION MAP
WAIKIKI
MAP 1
TAX MAP PLAT(S):
2-6-008 (por) & 2-6-009 (por)
FOLDER NO.: 2024/SMA-104 & 2024/PDP-2

Prepared by: Honolulu Land Information System (HoLIS) - ADS
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Date Prepared: 10/2024

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EXHIBIT M



LEGEND

LINEWORK

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

SYMBOLS

A.C.	ASPHALTIC CONCRETE
ACU	AIR CONDITIONING UNIT
AL	AREA LIGHT
ARV	AIR RELIEF VALVE
BFP	BACK FLOW PREVENTER
CATV	CABLE TELEVISION BOX
CB	CATCH BASIN
CBMH	CATCH BASIN MANHOLE
COMM	COMMUNICATIONS BOX
DI	DRAIN INLET
EBX	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
TSB	TRAFFIC SIGNAL BOX
TYP	TYPICAL FEATURE
UBX	UTILITY BOX
UMH	UTILITY MANHOLE
UP	UTILITY POLE
WCR	WHEEL CHAIR RAMP
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE

NOTES

1. **FIRM DATA**
   FLOOD ZONE: AE (EL 9) / VE (EL 17) SEE MAP
   COMMUNITY NO: 150000
   FIRM INDEX DATED: 11/05/20 0
   LETTER OF MAP CHANGE: NONE
   FEMA FIRM PANEL: 15003C0357G, 15003C0359G, 15003C0368G, 15003C0369G
   EFFECTIVE: 1/16/20 11
   (TAKEN FROM STATE OF HAWAII – NFIP, FLOOD HAZARD ASSESSMENT TOOL http://gis.hawaiinfip.org/fhat/)
2. ALL VISIBLE UTILITY STRUCTURES HAVE BEEN LOCATED IN THE FIELD HOWEVER, CONNECTION OF UNDERGROUND UTILITY LINES AS SHOWN ARE UN-VERIFIED AND COMPILED FROM EXISTING DATA.

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

GRAPHIC SCALE
SCALE : 1 IN. = 40 FT

WPT
Walter P. Thompson, Inc.
Surveying & Mapping

MAP SHOWING
SHORELINE SURVEY
PORTION OF PRESIDENTIAL PROCLAMATION 1856
DATED OCTOBER 27, 1928
AT KALIA, WAIKIKI, HONOLULU, OAHU, HAWAII
SCALE: 1 IN. = 40 FT
APRIL 21, 20 23 WALTER P. THOMPSON, INC.

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION

SURVEY OFFICE COPY

TAX MAP KEY : 2 - 6 - 0 09 : 005, 027 , 0 34 and 2 - 3 - 037: 0 21

24 "x 36" = 6.0 Sq.Ft.

EXHIBIT N

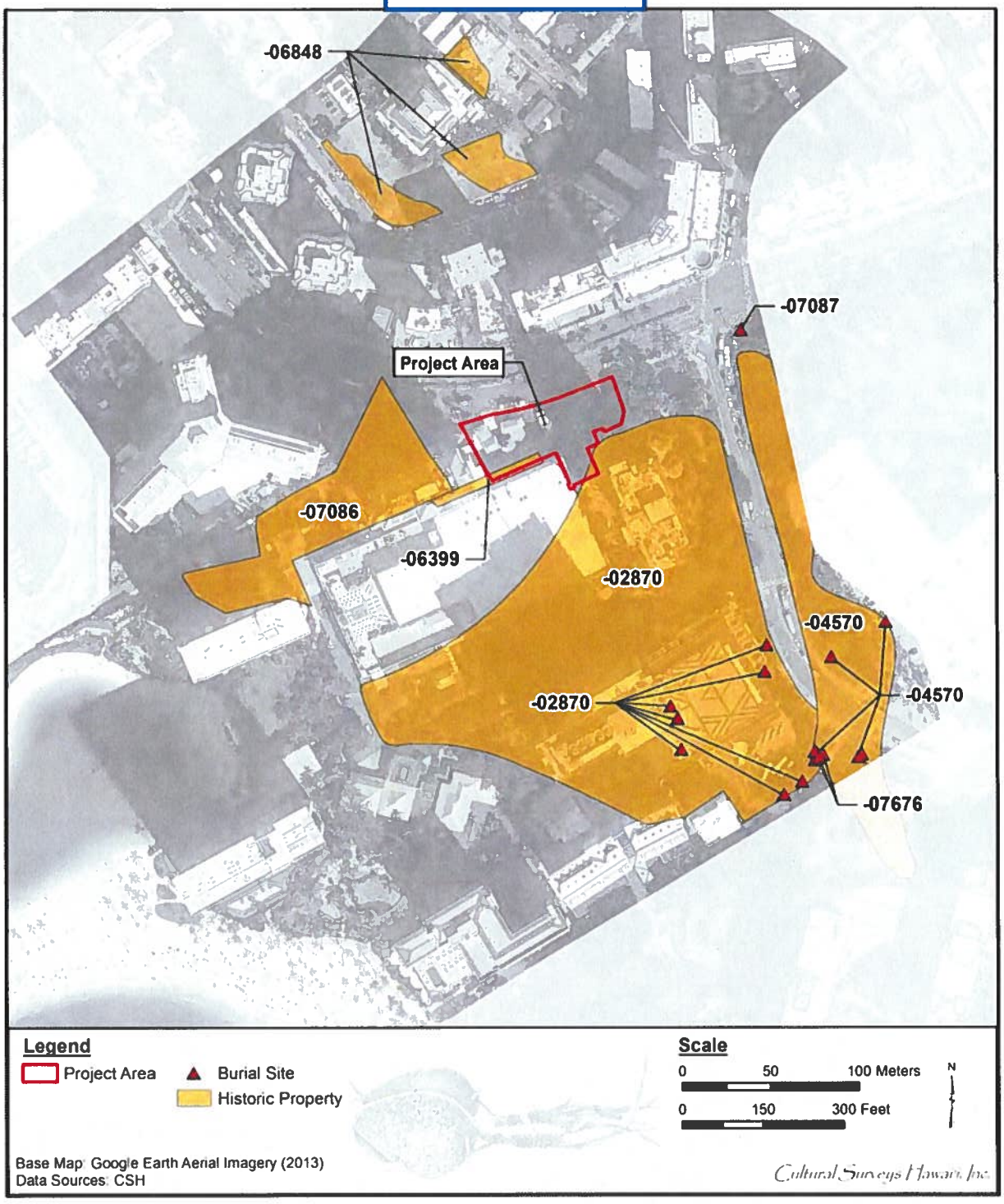


Figure 4.1 **Previously Identified Historic Properties Within and In the Vicinity of the AIS Study Area**

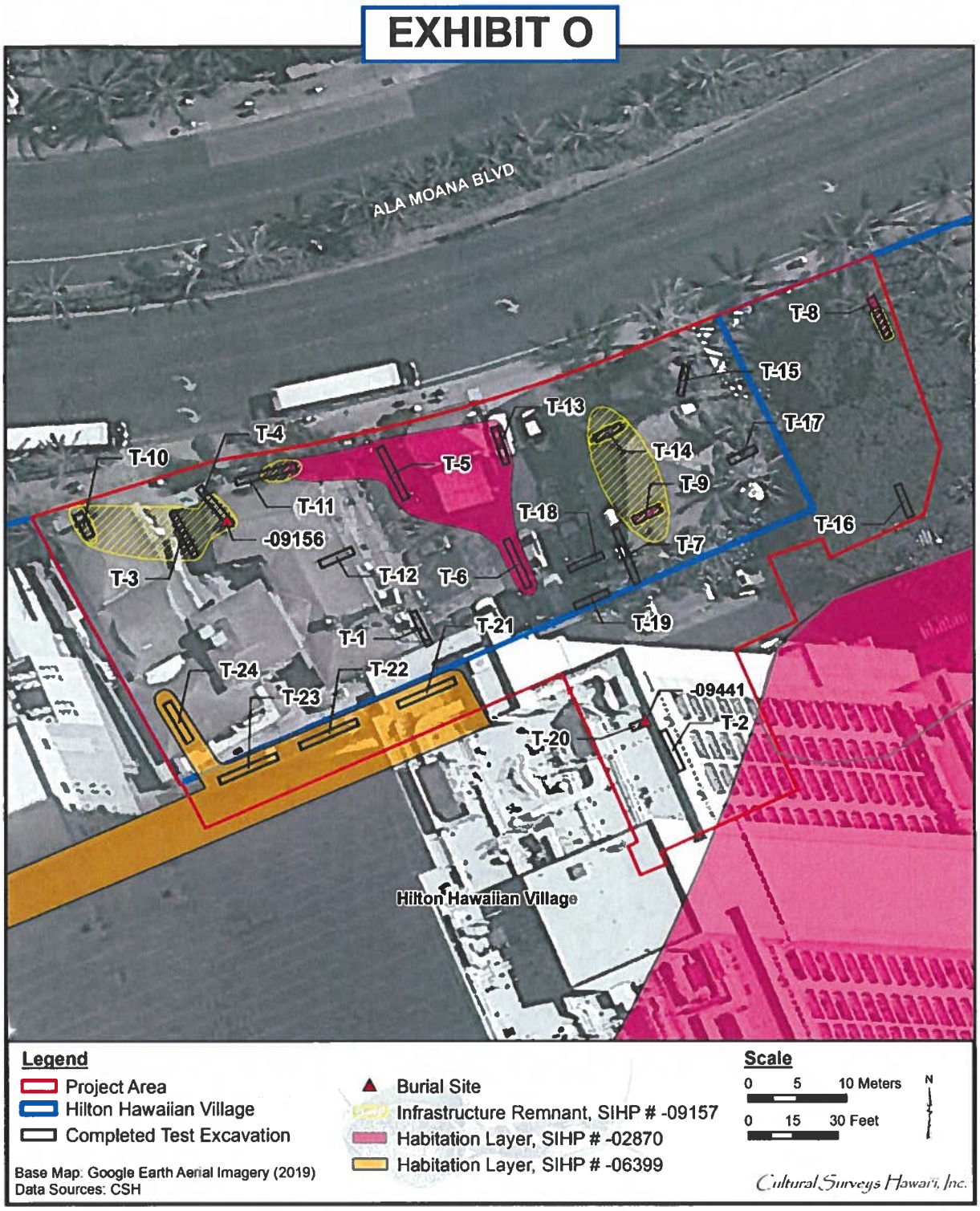


Figure 64. 2019 Google Earth aerial imagery with overlay of completed test excavations and historic properties identified

EXHIBIT P-1



GTO | PARK HOTELS & RESORTS

Photo Key Map of Visual Analysis

AMB TOWER
VIEW STUDY

EXHIBIT P-2



BEFORE



AFTER

G7O | PARK HOTELS & RESORTS

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

EXHIBIT P-3



BEFORE



AFTER

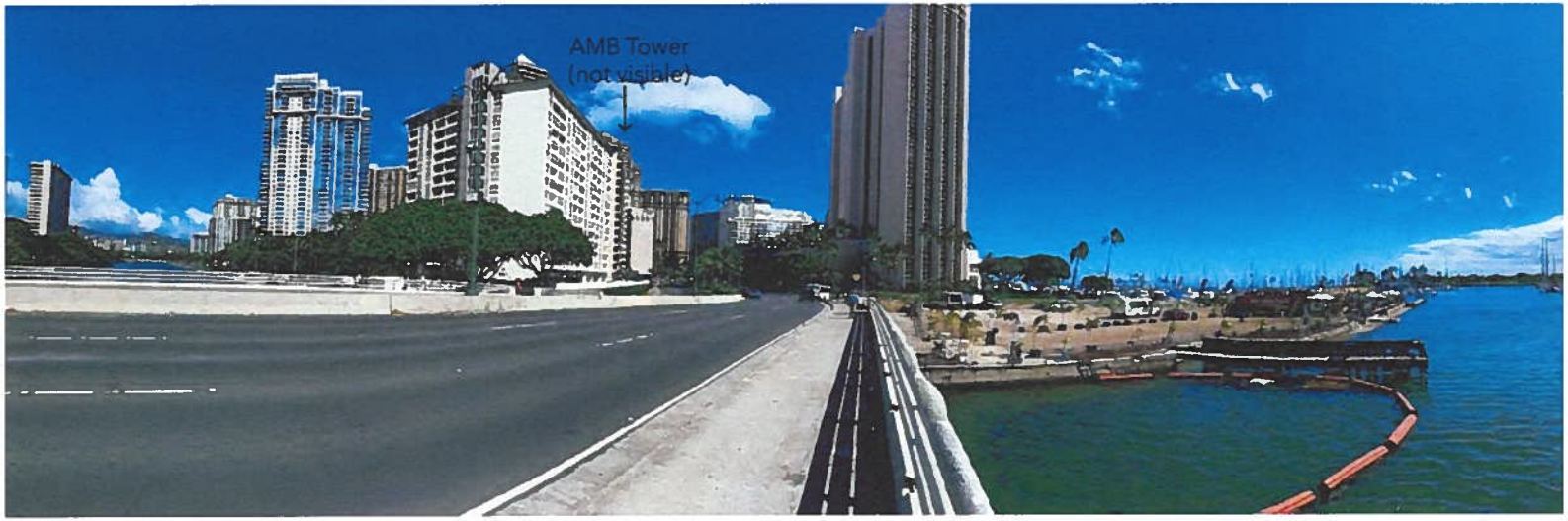
GTO | PARK HOTELS & RESORTS

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

EXHIBIT P-4



BEFORE



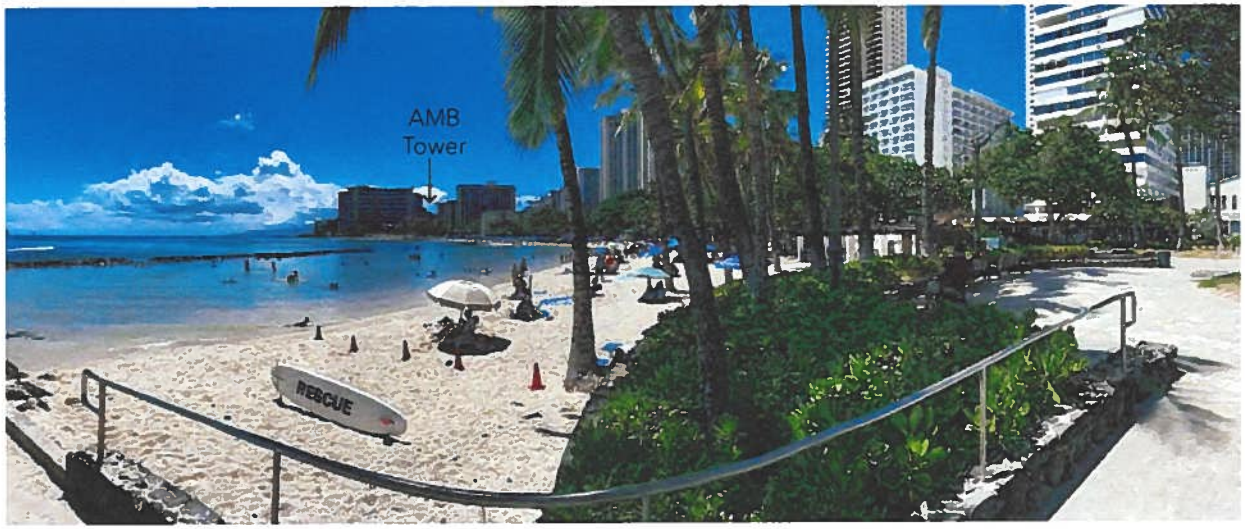
AFTER

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

EXHIBIT P-5



BEFORE



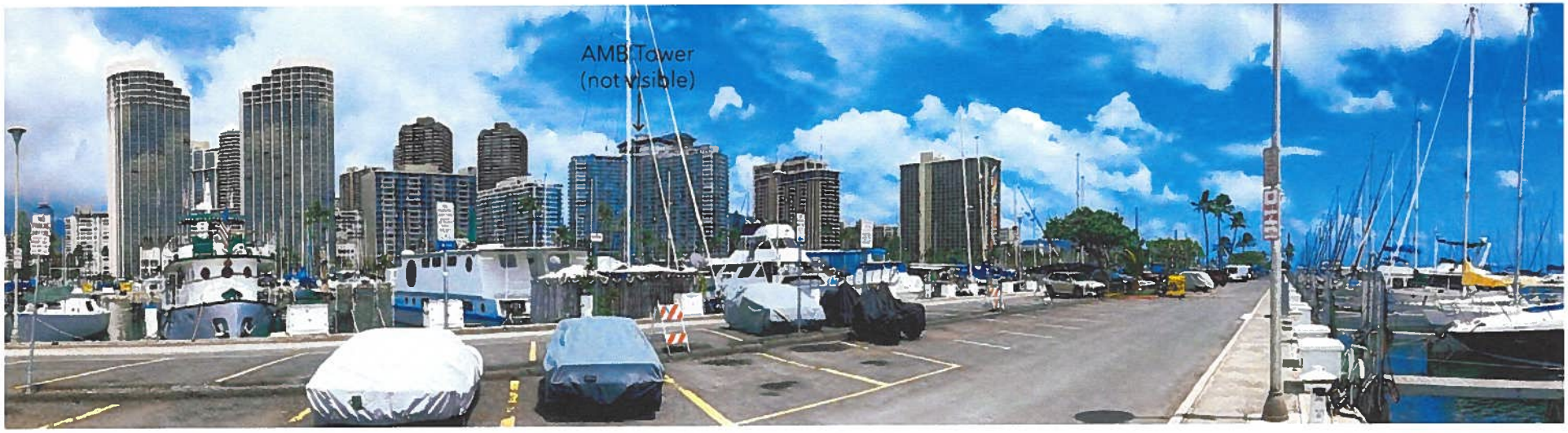
AFTER

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

EXHIBIT P-6



BEFORE



AFTER

(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)

EXHIBIT P-9



BEFORE



AFTER

G70 | PARK HOTELS & RESORTS

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

EXHIBIT P-10



BEFORE



AFTER

GTO | PARK HOTELS & RESORTS

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

EXHIBIT P-11



BEFORE



AFTER

EXHIBIT P-12



BEFORE



AFTER

EXHIBIT P-13



BEFORE



AFTER

GTO | PARK HOTELS & RESORTS

(12) View from Ala Moana Boulevard and Hobron Lane Intersection (looking southeast)

EXHIBIT P-14



BEFORE



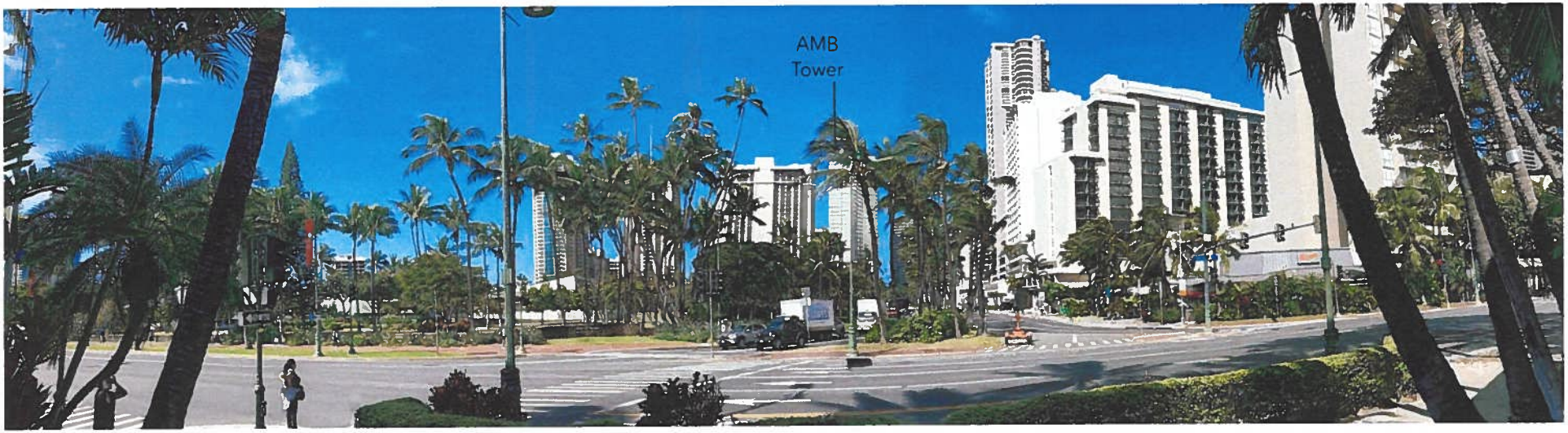
AFTER

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

EXHIBIT P-15



BEFORE



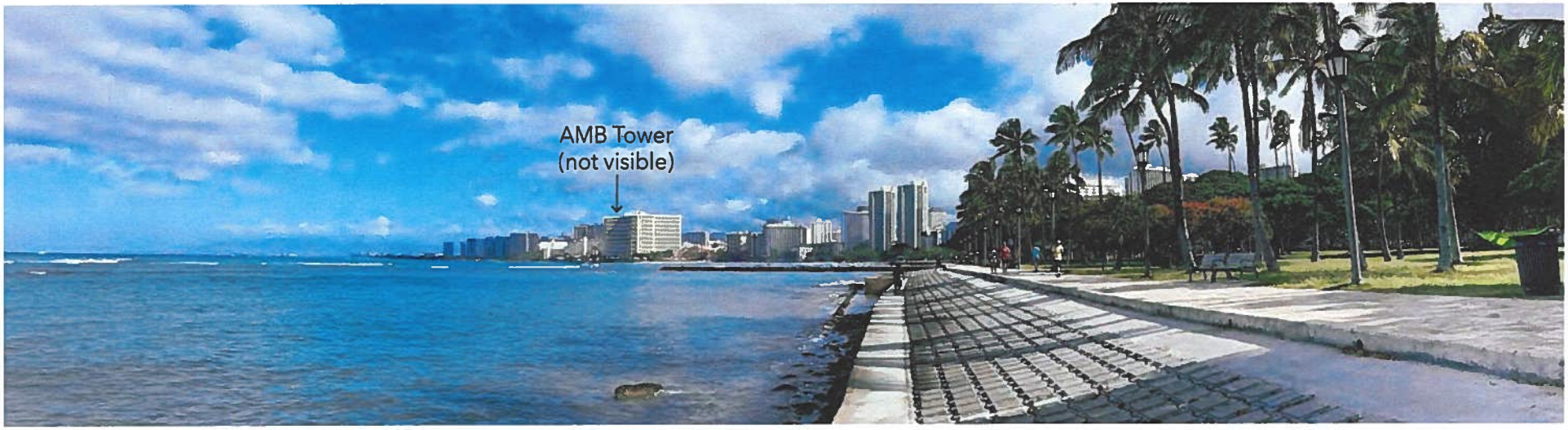
AFTER

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

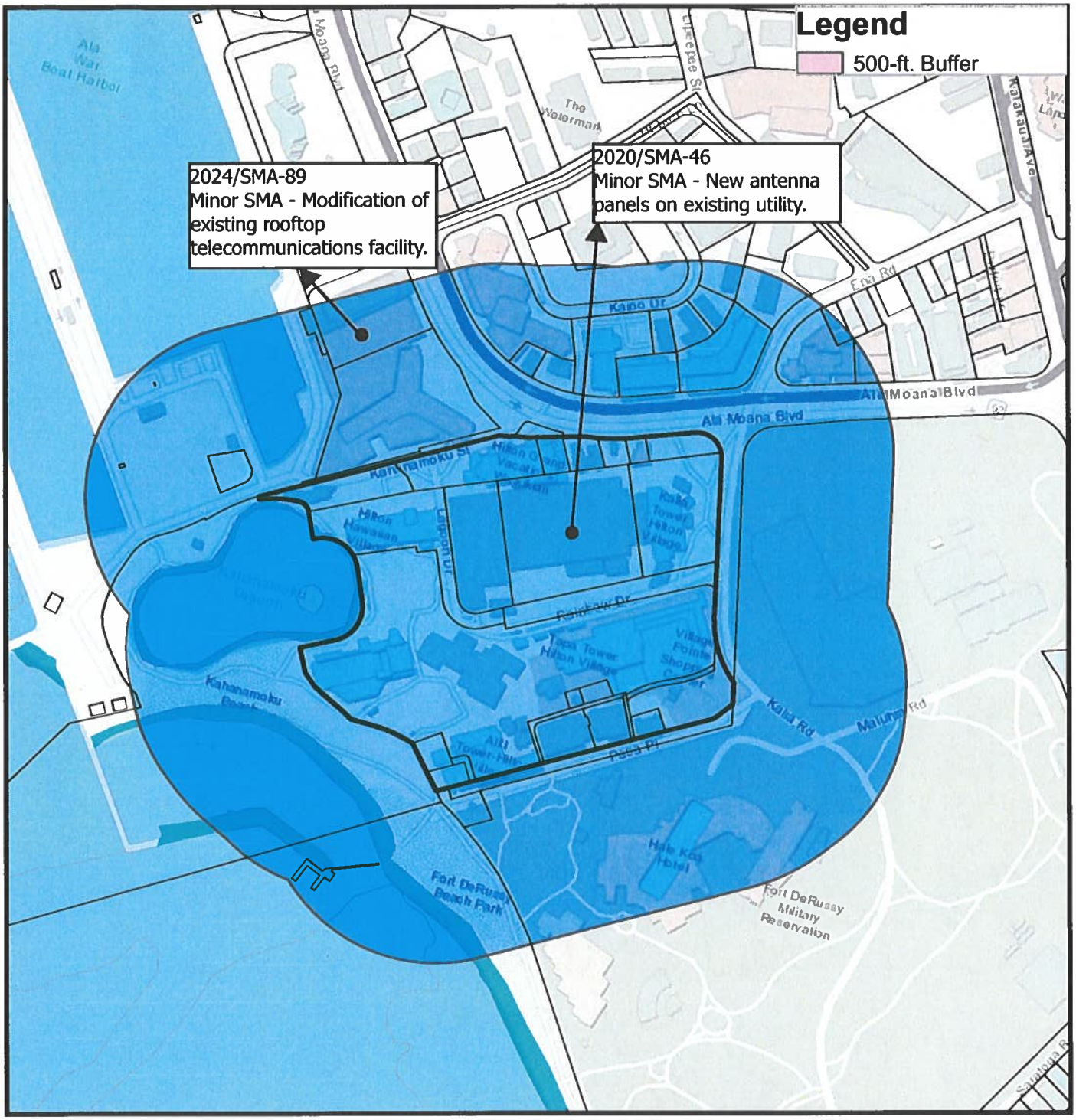
EXHIBIT P-16

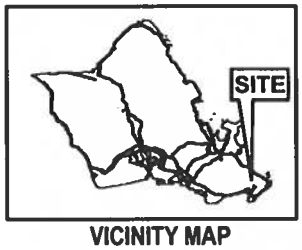


BEFORE



AFTER





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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CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

CERTIFICATE

RESOLUTION 25-91, CD1

Introduced: 03/19/25 By: TOMMY WATERS - BY REQUEST Committee: ZONING (ZON)

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

Voting Legend: * = Aye w/Reservations

03/19/25	INTRO	Introduced.
04/03/25	ZON	Reported out for adoption as amended in CD1 form. CR-132 5 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, OKIMOTO, WEYER
04/16/25	CCL	Committee report and Resolution as amended were adopted. 8 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, NISHIMOTO, OKIMOTO, TULBA, WATERS, WEYER 1 ABSENT: TUPOLA

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.

GLEN I. TAKAHASHI, CITY CLERK

TOMMY WATERS, CHAIR AND PRESIDING OFFICER