Ala Moana Boulevard Tower Project

DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT VOLUME I: SEIS DOCUMENT

WAIKĪKĪ, O'AHU, HAWAI'I

APPLICANTS:

PARK ALA MOANA LLC

SMK, INC.

HILTON HAWAIIAN VILLAGE BEACH RESORT & SPA

PREPARED BY:

G70

NOVEMBER 2022

Ala Moana Boulevard Tower Project

DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT VOLUME I: SEIS DOCUMENT

WAIKĪKĪ, O'AHU, HAWAI'I

TMKs (1) 2-6-009: 004, 005, 006, 007, 009, 013

APPLICANTS:

PARK ALA MOANA LLC
(OWNER OF 1831 ALA MOANA BLVD / PARCEL 4)
1775 TYSONS BOULEVARD, 7TH FLOOR
TYSONS, VA 22102

SMK, INC. (OWNER OF 1835 AND 1841 ALA MOANA BLVD / PARCELS 5 AND 6)
766 POHUKAINA STREET
HONOLULU, HI 96813

HILTON HAWAIIAN VILLAGE BEACH RESORT & SPA
2005 KĀLIA ROAD
HONOLULU, HI 96815

PREPARED BY:

G70

111 S. KING STREET, SUITE 170
HONOLULU, HI 96813

This Draft Supplemental Environmental Impact Statement and all ancillary documents were prepared under my direction or supervision, and the information submitted, to the best of my knowledge, fully address document content requirements set forth in Hawai'i Revised Statutes, Chapter 343 and Hawai'i Administrative Rules § 11-200.1 Subchapter 10.

Jeffrey H. Overton
Principal Planner

11/11/22
Date

NOVEMBER 2022

Table of Contents

SECTION **PAGE**

List of Figures v

List of Tables vii

Appendices viii

Abbreviations x

1.0 Project Summary

1.1 Project Information Summary 1-1
1.2 Introduction and Purpose of the SEIS 1-11
1.3 Summary of the Project 1-11
1.4 Summary of Purpose and Need 1-13
1.5 Summary of Alternatives Considered to the Proposed Action 1-13
1.5.1 No-Action Alternative 1-14
1.5.2 Alternative Design 1-14
1.5.3 Alternative Development Site 1-15
1.5.4 Alternative Use as Timeshare or Condominium/Apartment 1-15
1.5.5 Alternative Use as Commercial Development 1-16
1.6 Summary of Impacts and Proposed Mitigation Measures 1-16
1.7 Summary of Compatibility with Land Use Policies and Plans 1-17
1.8 Summary of Public Benefits 1-35
1.9 Unresolved Issues 1-37
1.10 Listing of Required Government Permits and Approvals 1-37

2.0 Purpose of and Need for the Project

2.1 Statement of Purpose and Need 2-1
2.2 Regional Context 2-1
2.3 Village Master Plan Objectives 2-2

3.0 Project Description

3.1 Site History 3-1
3.2 Existing Conditions and Uses 3-2
3.2.1 Hilton Hawaiian Village 3-2
3.2.2 AMB Tower Site 3-5
3.3 Project Description 3-6
3.3.1 Tower Podium 3-8
3.3.1.1 Porte Cochere, Arrival Lobby, and Check-in Lobby 3-8
3.3.1.2 Retail 3-8

Table of Contents (continued)

SECTION **PAGE**

3.3.1.3 Parking ... 3-9
3.3.1.4 Back of House (BOH) and Operations Facilities ... 3-9
3.3.1.5 Recreation Pool Deck ... 3-9
3.3.2 Tower Hotel Lodging Accommodations ... 3-10
3.3.3 AMB Tower Height ... 3-10
3.3.4 Summary of Hilton Hawaiian Village Master Plan Program ... 3-25
3.3.5 'Ewa Gateway to Waikīkī and Pedestrian Improvements ... 3-25
3.3.6 Landscaping and Open Space Summary ... 3-29
3.3.7 Vehicle and Pedestrian Circulation ... 3-29
3.3.7.1 Vehicle Circulation ... 3-29
3.3.7.2 Pedestrian Circulation ... 3-32
3.3.8 Off-street Parking and Loading Summary ... 3-32
3.3.8.1 Off-street Parking ... 3-32
3.3.8.2 Off-street Loading ... 3-33
3.3.9 Comparison of LUO WSD and PD-R Development and Design Standards ... 3-34
3.3.9.1 Building Density and Floor Area ... 3-34
3.3.9.2 Ground Level Open Space ... 3-36
3.3.9.3 Building Height ... 3-36
3.3.9.4 Front Yard ... 3-36
3.3.9.5 Transitional Height Setbacks ... 3-37
3.3.9.6 Summary of Comparison ... 3-37
3.4 Anticipated Project Schedule ... 3-37
3.5 Estimated Construction Cost ... 3-37

4.0 Environmental Setting, Potential Impacts, and Recommended Mitigation Measures
4.1 Archaeological, Cultural, and Historic Resources ... 4-1
4.1.1 Archaeological Resources ... 4-1
4.1.2 Cultural Impact Assessment ... 4-7
4.1.3 Historic Architectural Resources ... 4-9
4.2 Atmospheric and Meteorological Environment ... 4-9
4.2.1 Climate and Rainfall ... 4-9
4.2.2 Wind Conditions ... 4-10
4.2.3 Air Quality ... 4-12
4.2.4 Urban Heat Island Effect ... 4-13
4.3 Terrestrial Environment ... 4-15
4.3.1 Topography, Geology and Soil Conditions ... 4-15
4.3.2 Surface Water and Groundwater ... 4-17

Table of Contents (continued)

SECTION **PAGE**

4.3.3 Botanical Resources 4-18
4.3.4 Terrestrial Fauna and Avifauna 4-23
4.4 Natural Hazards 4-25
4.4.1 Hurricanes and Tropical Storm 4-25
4.4.2 Earthquake 4-26
4.4.3 Flood Hazards 4-27
4.4.4 Tsunami Inundation 4-27
4.4.5 Climate Change and Sea Level Rise 4-28
4.5 Hazardous Materials 4-36
4.6 Public Service 4-39
4.6.1 Police Protection 4-39
4.6.2 Fire Protection 4-39
4.6.3 Emergency Medical Services & Hospital Services 4-40
4.6.4 Educational Facilities 4-41
4.6.5 Libraries 4-41
4.6.6 Public Parks 4-41
4.7 Roadways and Circulation 4-42
4.7.1 Traffic 4-42
4.7.2 Multi-Modal Facilities 4-48
4.7.3 Access and Parking 4-53
4.7.4 Loading and Delivery 4-54
4.8 Infrastructure and Utilities 4-55
4.8.1 Drainage 4-55
4.8.2 Water Supply 4-58
4.8.3 Wastewater Treatment and Disposal 4-60
4.8.4 Solid Waste 4-62
4.8.5 Power and Telecommunications 4-63
4.8.6 Gas 4-64
4.9 Noise 4-64
4.10 Socio-Economic Conditions 4-66
4.11 Visual Resources 4-74
4.12 Sustainability Practices 4-89
4.13 Summary of Probable Impacts 4-91
4.13.1 Interrelationships and Cumulative Environmental Impacts 4-91
4.13.2 Potential Secondary Effects 4-92
4.13.3 Relationship between Local Short-term Uses of the Environment and the Maintenance and Enhancement of Long-term Productivity 4-92

Table of Contents (continued)

SECTION **PAGE**

4.13.4 Irreversible and Irretrievable Commitments of Resources 4-94
4.13.5 Adverse Environmental Effects that Cannot Be Avoided 4-94
4.14 Unresolved Issues 4-96

5.0 Relationship of the Proposed Project to Land Use Plans, Policies and Controls for the Affected Area
5.1 Federal 5-2
5.1.1 Coastal Zone Management Act 5-2
5.1.2 Title III of the American Disabilities Act 5-2
5.2 State of Hawai‘i 5-2
5.2.1 Environmental Impact Statements, Hawai‘i Revised Statutes, Chapter 343 5-2
5.2.2 State Land Use Commission, Hawai‘i Revised Statutes Chapter 205 5-3
5.2.3 Hawai‘i State Plan, Hawai‘i Revised Statutes Chapter 226 5-3
5.2.4 Hawai‘i 2050 Sustainability Plan 5-25
5.2.5 Hawai‘i State Functional Plans 5-28
5.2.6 Hawai‘i Tourism Authority- Hawai‘i Tourism Strategic Plan: 2020-2025 5-30
5.2.7 Coastal Zone Management, Hawai‘i Revised Statutes Chapter 205A 5-33
5.3 City and County of Honolulu Plans, Policies and Controls 5-37
5.3.1 City and County of Honolulu General Plan 5-37
5.3.2 City and County of Honolulu Primary Urban Center Development Plan 5-53
5.3.3 City and County of Honolulu Land Use Ordinance: Waikīkī Special District 5-56
5.3.4 City and County of Honolulu Land Use Ordinance: Planned Development-Resort 5-62
5.3.5 City and County of Honolulu Special Management Area 5-65
5.3.6 City and County of Honolulu Shoreline Setback 5-67
5.3.7 City and County of Honolulu Flood Hazard Areas 5-67
5.3.8 City and County of Honolulu Waikīkī Livable Community Project 5-68
5.3.9 City and County of Honolulu Climate Action Plan 5-70
5.4 EIS Significance Criteria 5-74

6.0 Alternatives to the Proposed Project
6.1 No-Action Alternative 6-2
6.2 Alternative Design 6-4
6.3 Alternative Development Site 6-5
6.4 Alternative Use as Timeshare or Condominium/Apartment 6-7
6.5 Alternative Use as Commercial Development 6-9

Table of Contents (continued)

SECTION **PAGE**

6.6 Preferred Alternative (Project) 6-11

7.0 Agencies and Parties Consulted

7.1 Consultation List 7-1
7.2 SEIS Public Scoping Meeting 7-4
7.3 Comment Letter Summary 7-5

8.0 References

9.0 Preparers of the Draft SEIS

List of Figures

FIGURE **PAGE**

1.1 Project Location 1-4
1.2 Tax Map Key 1-5
1.3 State Land Use District 1-6
1.4 City and County of Honolulu Zoning 1-7
1.5 City and County of Honolulu Primary Urban Center Development Plan Area 1-8
1.6 Special Management Area 1-9
1.7 Flood Zone 1-10
3.1 Existing Hilton Hawaiian Village Map 3-3
3.2 Hilton Hawaiian Village with Planned AMB Tower 3-7
3.3 Preliminary Floor Plan – Ground Floor 3-11
3.4 Preliminary Floor Plan – Floor 2 3-12
3.5 Preliminary Floor Plan – Floor 3 3-13
3.6 Preliminary Floor Plan – Floor 4 3-14
3.7 Preliminary Floor Plan – Floor 5 3-15
3.8 Preliminary Floor Plan – Floor 6 3-16
3.9 Preliminary Floor Plan – Floor 7 3-17
3.10 Preliminary Floor Plan – Floor 8 3-18
3.11 Preliminary Floor Plan – Typical Tower Floor (Floors 9 through 36) 3-19
3.12 Exterior Elevation – North 3-20
3.13 Exterior Elevation – South 3-21
3.14 Exterior Elevation – East 3-22
3.15 Exterior Elevation – West 3-23
3.16 Rendering: View from Ala Moana Boulevard Looking East 3-26

List of Figures (continued)

FIGURE **PAGE**

3.17 Rendering: Ground Perspective from Ala Moana Boulevard looking East 3-26
3.18 Rendering: Exterior of ABC Store, Ground Perspective from Ala Moana Boulevard Looking South 3-27
3.19 Rendering: Exterior of ABC Store Ground Perspective from Ala Moana Boulevard Looking East 3-27
3.20 Rendering: Porte Cochere View looking East 3-28
3.21 Rendering: Ground Perspective from Ala Moana Boulevard Looking Southwest (Parking Garage Entry/Exit in View) 3-28
3.22 Rendering: View from Ala Moana Boulevard looking Southwest 3-29
3.23 Open Space Summary 3-31
3.24 Existing and Proposed Front Yards 3-38
3.25 Existing and Proposed Transitional Height Setbacks and Building Encroachment 3-39
4.1 Previously Identified Historic Properties Within and In the Vicinity of the AIS Study Area 4-3
4.2 Completed Test Excavations and Historic Properties Newly Identified Within the Study Area 4-4
4.3 Community Heat Map (Average Afternoon Temperatures) 4-14
4.4 Soils 4-16
4.5 Location of Existing Trees and Palms 4-21
4.6 Tsunami Evacuation Zone 4--29
4.7 3.2-foot Sea Level Rise Exposure Area (2100) 4-31
4.8 Passive Flooding (3.2 feet of Sea Level Rise by 2100) 4-32
4.9 Annual High Wave Flooding (3.2 feet of Sea Level Rise by 2100) 4-34
4.10 Coastal Erosion (3.2 feet of Sea Level Rise by 2100) 4-35
4.11 Baseline Peak Hour Traffic Volumes and Lane Configurations 4-43
4.12 Existing and Proposed Bicycle Facilities 4-50
4.13 Existing Transit Facilities 4-51
4.14 Existing Drainage System 4-56
4.15 Drainage Areas 4-57
4.16 Water System 4-59
4.17 Sewer System 4-61
4.18 View Study Photo Map Key 4-77
4.19 View No. 1: View from Fort DeRussy on the corner of Kālia Road and Paoa Place 4-78
4.20 View No. 2: Village area from the corner of Kalākaua Avenue and Ala Moana Boulevard 4-79
4.21 View No. 3: From Magic Island and Ala Moana Beach Park 4-80
4.22 View No. 4: From Ala Wai Yacht Harbor 4-81

List of Figures (continued)

FIGURE **PAGE**

4.23 View No. 5: From Punchbowl Lookout 4-82
4.24 View No. 6: From Waikīkī Beach fronting Kahanamoku Lagoon 4-83
4.25 View No. 7: From Ala Moana Boulevard, Kālia Road, and ‘Ena Road 4-84
4.26 View No. 8: From Waikīkī Aquarium 4-85
4.27 View No. 9: Duke Kahanamoku Lagoon and Parking Lot at Holomoana 4-86
4.28 View No. 10: View from Ala Moana Boulevard and Hobron Lane Intersection 4-87
4.29 View No. 11: View from Fort DeRussy at end of Saratoga Road 4-88

List of Tables

Table **Page**

1.1 Summary of Impacts and Mitigation Measures 1-19
1.2 Existing and Ongoing Public Benefits 1-35
1.3 List of Permits and Approvals 1-37
3.1 Existing Approved Buildings and Floor Area 3-4
3.2 Project Site Parcel Ownership 3-6
3.3 Open Space Summary 3-30
3.4 Off-street Parking Summary 3-33
3.5 Off-street Loading Summary 3-34
3.6 Land Area for FAR Calculation 3-35
3.7 Existing and Proposed Floor Area – HHV Master Plan with AMB Tower 3-35
3.8 Maximum Allowable Floor Area Under WSD PD-R 3-36
3.9 Comparison of Waikīkī Special District General and Planned Development Resort (PD-R) Design Standards 3-41
4.1 Archaeological Historic Properties Identified in the AIS 4-2
4.2 Existing Tree and Palm Species 4-18
4.3 Existing Levels of Service and Vehicle Count During AM and PM Peak Hours 4-44
4.4 Baseline and Projected Year 2027 (Without and With Project) LOS Traffic Operating Conditions 4-48
4.5 Stormwater Runoff Summary 4-55
4.6 Water Usage 4-60
4.7 Memorandum of Agreement (MOA) Equivalent Single-Family Dwelling Unit (ESDU) Allocation Summary 4-62
4.8 Wastewater Generation 4-62
4.9 Solid Waste Generation 4-63
4.10 Waikīkī and O‘ahu Population and Demographics 4-66

List of Tables (continued)

Table **Page**

4.11 Population Trends (1960-2021) ... 4-67
4.12 Summary of Economic Impacts/Activity Associated with the Project ... 4-71
4.13 Total Gross Public Revenues ... 4-73
4.14 Total City and State Per Capita Cost ... 4-73
4.15 Total Net Public Benefits ... 4-74
5.1 Hawai‘i State Plan, Hawai‘i Revised Statutes, Chapter 226 ... 5-4
5.2 Hawai‘i 2050 Sustainability Plan ... 5-26
5.3 Hawai‘i State Functional Plans ... 5-28
5.4 Hawai‘i Tourism Strategic Plan: 2020-2025 ... 5-30
5.5 Coastal Zone Management Program ... 5-33
5.6 City and County of Honolulu General Plan ... 5-37
5.7 City and County of Honolulu Primary Urban Center Development Plan ... 5-53
5.8 Land Use Ordinance – Waikīkī Special District ... 5-56
5.9 Land Use Ordinance – Planned Development-Resort Review Criteria ... 5-63
5.10 Special Management Area – Objectives and Policies ... 5-65
5.11 Waikīkī Livable Community Project ... 5-68
5.12 City and County of Honolulu Climate Action Plan 2020-2025: Strategies and Actions ... 5-70
7.1 Agencies, Organizations and Individuals Receiving Copies of the Draft SEIS ... 7-1
7.2 SEISPN Summary of Comments and Responses ... 7-6

Appendices

A. *Supplemental Environmental Impact Statement Preparation Notice (SEISPN) Comment Letters*

B. Archaeological Inventory Survey (AIS) Report for the Ala Moana Boulevard Tower Project, Hilton Hawaiian Village Campus, *Waikīkī Ahupua‘a, Honolulu (Kona) District, O‘ahu TMKs: [1] 2-6-009:004–006 and portions of 007, 009, and 013*, September 2022. Cultural Surveys Hawai‘i, Inc.

C. *Cultural Impact Assessment (CIA) for the Ala Moana Boulevard Tower Project, Hilton Hawaiian Village Campus, Waikīkī Ahupua‘a, Honolulu (Kona) District, O‘ahu TMKs: [1] 2-6-009:004–006 and portions of 007, 009, and 013,* September 2022. Cultural Surveys Hawai‘i, Inc.

D. *Hilton Hawaiian Village AMB Tower Pedestrian Wind Study*, August 23, 2022. RWDI.

E. *Air Quality Technical Report: Hilton Hawaiian Village AMB Tower*, September 2022. Arcadis.

F. *Tree Assessment at Hilton Hawaiian Village AMB Tower,* July 28, 2022. Tree Solutions and Environmental Consulting Services, Inc.

G. *Environmental Due Diligence Summary, Hilton Hawaiian Village Ala Moana Tower 3 Site*, July 26, 2022. ENPRO Environmental.

Appendices (continued)

H. *Phase 1 Environmental Site Assessment, Hilton Hawaiian Village Ala Moana Tower 3 Site*, May 11, 2017. ENPRO Environmental.

I. *Traffic Impact Report for Park Hotel and Resorts*, April 2022. Wilson Okamoto Corporation.

J. *Park Hotels and Resorts – Ala Moana Boulevard Tower: Sidewalk Assessment*, April 6, 2022. Wilson Okamoto Corporation.

K. *Hilton Hawaiian Village AMB Tower Preliminary Engineering Report*, August 2022. BCH, a Bowers + Kubota Consulting, Inc. Company.

L. *Acoustic Study for the AMB Tower Project*, April 2022. Y. Ebisu & Associates.

M. *Economic Impact Analysis and Public Cost Benefit Assessment of the Proposed AMB Hotel Tower at Hilton Hawaiian Village*, September 25, 2022. CBRE, Inc.

Acronyms and Abbreviations

ACM	Asbestos-containing material
ADA	Americans with Disabilities Act
AIS	Archaeological Inventory Survey
AMP	Archaeological Monitoring Plan
AR5	Fifth Assessment Report
BFE	Base Flood Elevation
Bgs	Below ground surface
BMPs	Best Management Practices
BOH	Back of House
BTP	Burial Treatment Plan
BWS	Honolulu Board of Water Supply
CAB	Clean Air Branch, State Department of Health
CAP	Climate Action Plan
City	City and County of Honolulu
CIA	Cultural Impact Assessment
CMP	Construction Management Plan
CPR	Cardiopulmonary resuscitation
CSH	Cultural Surveys Hawai‘i
CWB	Clean Water Branch, State Department of Health
CZM	Coastal Zone Management
CZMA	Coastal Zone Management Act
dB	Decibel
DBEDT	Department of Business, Economic Development & Tourism
DCAB	Disability and Communication Access Board
DHHL	State Department of Hawaiian Home Lands
DLNR	Department of Land and Natural Resources
DMAP	Destination Management Action Plan
DNL	Day-Night Average Sound Level
DOE	State Department of Education
DP	Development Plan

DPP	Department of Planning and Permitting
DOFAW	Division of Forestry and Wildlife
DTS	Department of Transportation Services
EIS	Environmental Impact Statement
EMS	Emergency Medical Services
EPA	U.S. Environmental Protection Agency
ERP	Environmental Review Program
ESA	Environmental Site Assessment
EV	Electric vehicle
FEMA	Federal Emergency Management Agency
FD WWPS	Fort DeRussy Wastewater Pump Station
FHA	Federal Housing Administration
FIRM	Floor Rate Insurance Map
FTE	Full-Time Equivalent
g-force	Gravitational acceleration
GHG	Greenhouse Gas
HAR	Hawai‘i Administrative Rules
HDOH	Department of Health
HDOT	Department of Transportation
HECO	Hawaiian Electric Company
HEPA	Hawai‘i’s Environmental Protection Act
HFD	Honolulu Fire Department
HGVC	Hilton Grand Vacations® Club
HHV	Hilton Hawaiian Village
HPD	Honolulu Police Department
HRS	Hawai‘i Revised Statutes
HTA	Hawai‘i Tourism Authority
HUD	U.S. Department of Housing and Urban Development
HVCB	Hawai‘i Visitors and Convention Bureau
IBC	International Building Code
IPCC	Intergovernmental Panel on Climate Change
ITE	Institute of Transportation Engineers
KMC	Kapi‘olani Medical Center for Women and Children
LID	Low Impact Development

LOS	Level of Service
LRFI	Literature Review and Field Inspection
LUC	Land Use Commission
LUO	Land Use Ordinance
M	Million
m	Meter
Master Plan	Hilton Hawaiian Village Master Plan
MBTA	Migratory Bird Treaty Act
MOA	Memorandum of Agreement
Mph	Miles per hour
msl	Mean Sea Level
NAAQS	National Ambient Air Quality Standards
NOAA	National Oceanic and Atmospheric Administration
OEQC	Office of Environmental Quality Control
OHA	Office of Hawaiian Affairs
OIBC	O‘ahu Island Burial Council
OPSD	State Office of Planning and Sustainable Development
PCB	Polychlorinated biphenyls
PacIOOS	Pacific Islands Ocean Observing System
PD-R	Planned Development – Resort
PER	Preliminary Engineering Report
PLOS	Pedestrian Level of Service
PTD	Public Transit Division, City and County of Honolulu Department of Transportation Services
PUC	Primary Urban Center
Q	Stormwater Runoff Flows
QMC	Queen’s Medical Center
REC	Recognized Environmental Conditions
RCP	Representative Concentration Pathways
RLS	Reconnaissance Level Survey
ROW	Right-of-way
ROH	Revised Ordinances of Honolulu
RPT	Real Property Tax
SAAQS	Station Ambient Air Quality Standards

SCP	Sustainable Community Plan
SDG	Sustainable Development Goal
SDO	Special Duty Officers
SDOC	Straub Doctors on Call
SEIS	Supplemental Environmental Impact Statement
SEISPN	Supplemental Environmental Impact Statement Preparation Notice
SFHA	Special Flood Hazard Area
SHPD	State Historic Preservation Division
SHWB	Solid and Hazardous Waste Branch, State Department of Health
SI WWTP	Sand Island Wastewater Treatment Plant
SLR	Sea Level Rise
SLR-XA	Sea Level Rise Exposure Area
SMA	Special Management Area
SOEST	University of Hawai‘i School of Ocean and Earth Science and Technology
State	State of Hawai‘i
TDM	Transportation Demand Management
TCP	Traffic Control Plan
TIA	Traffic Impact Assessment
TIR	Traffic Impact Report
TMK	Tax Map Key
TMP	Traffic Management Plan
TOD	Transit-Oriented Development
UN	United Nations
UH	University of Hawai‘i
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
Village	Hilton Hawaiian Village
Village Master Plan	Hilton Hawaiian Village Master Plan
WBSIDA	Waikīkī Beach Special Improvement District Association
WHC	Waikīkī Health Clinic
WLCP	Waikīkī Livable Community Project
WSD	Waikīkī Special District
XTEZ	Extreme Tsunami Evacuation Zone

This page left blank intentionally.

Section 1

Project Summary

Section 1

Project Summary

1.1 Project Information Summary

Project Applicants:	
Original PD-R Applicant :	Hilton Hawaiian Village Beach Resort & Spa
Owners of Project Parcels to be Added:	Park Ala Moana LLC (owner of 1831 Ala Moana Blvd / parcel 4) 1775 Tysons Boulevard, 7th Floor Tysons, VA 22102 SMK, Inc. (owner of 1835 and 1841 Ala Moana Blvd / parcels 5 and 6)[1] 766 Pohukaina Street Honolulu, HI 96813
Project Contact:	Jonathan Fuisz, Sr. Vice President-Investments Park Hotels and Resorts Phone: (571) 302-5757
Accepting Authority:	City and County of Honolulu Department of Planning and Permitting
Name of Action:	Hilton Hawaiian Village Master Plan – addition of AMB Tower
Planning/Environmental Consultant:	Group 70 International, Inc. dba G70 111 S. King Street, Suite 170 Honolulu, Hawai‘i 96813 Contact: Jeffrey H. Overton, AICP Phone: (808) 523-5866
Project Location	Waikīkī, O‘ahu, Hawai‘i (*Figure 1.1*)

[1] Park Ala Moana LLC has an option to purchase these parcels and it is expected that Park Ala Moana LLC will own them prior to commencement of construction.

Tax Map Keys:

Hilton Hawaiian Village Master Plan EIS (2011):	(1) 2-6-005: 001 (por.); (1) 2-6-008: 001, 002, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, 038; (1) 2-6-009: 001, 002, 003, 007, 009, 010, 011, 012, and 013 *(Figure 1.2)*
Added Parcels	(1) 2-6-009: 004, 005, 006 (the "Added Parcels")
SEIS Project Area[2]:	(1) 2-6-009: 004, 005, 006, 007 (por.), 009 (por.), 013 (por.) *(Figure 1.2, Table 3.1)*

Land Area:

Hilton Hawaiian Village Master Plan EIS (2011):	22.24 acres (968,979 square feet (sf))
Added Parcels:	0.46 acres (20,141 sf)
Total Land Area	22.70 acres (989,120 sf)

Location:

Hilton Hawaiian Village Master Plan EIS (2011):	2005 Kālia Road
SEIS:	2005 Kālia Road 1831 Ala Moana Boulevard 1835 Ala Moana Boulevard 1841 Ala Moana Boulevard

State Land Use District: State Land Use Urban District (*Figure 1.3*)

City and County of Honolulu

Special District Designation:	Waikīkī Special District (*Figure 1.4*)
Zoning (Land Use Ordinance):	Resort Mixed Use Precinct (*Figure 1.4*)
Development Plan Area:	Primary Urban Center (*Figure 1.5*)
Neighborhood Board Area:	Waikīkī Neighborhood Board No. 9

[2] The SEIS Project Area includes the three Added Parcels, plus portions of abutting parcels covered by the Hilton Hawaiian Village Master Plan EIS (2011), and is also referred to herein as the "Project Site." Owners of all affected parcels are the Applicants for the Project.

Special Management Area (SMA):

Hilton Hawaiian Village Master Plan EIS (2011):	Entire Hilton Hawaiian Village is located within the SMA (*Figure 1.6*)
SEIS:	Entire Project Site is located within the SMA (*Figure 1.6*)
Flood Zone:	Zone AE indicating areas subject to inundation by the 1 percent annual chance flood event and where the BFE has been determined (*Figure 1.7*)

Figure 1.1 **Project Location**

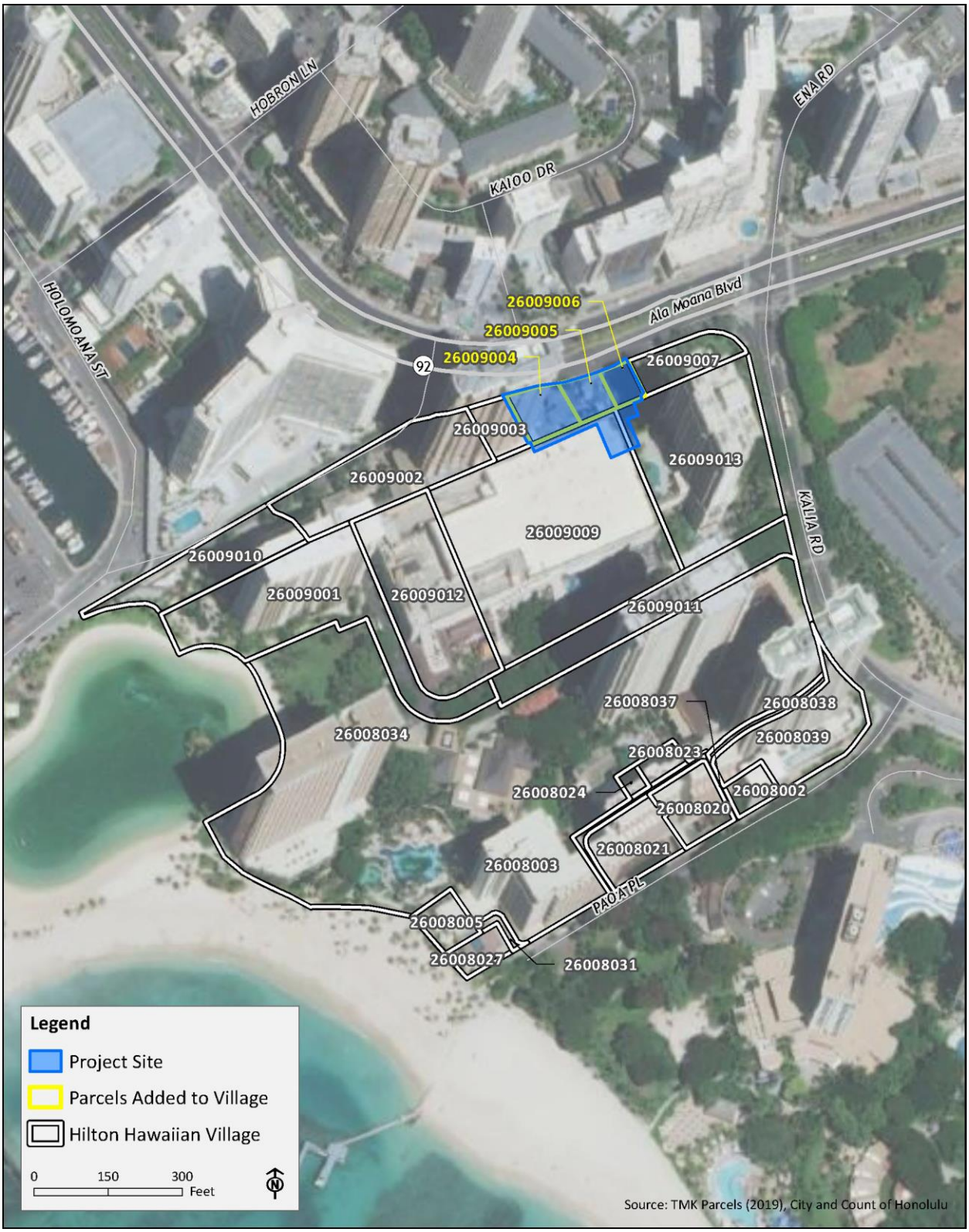


Figure 1.2 **Tax Map Key**

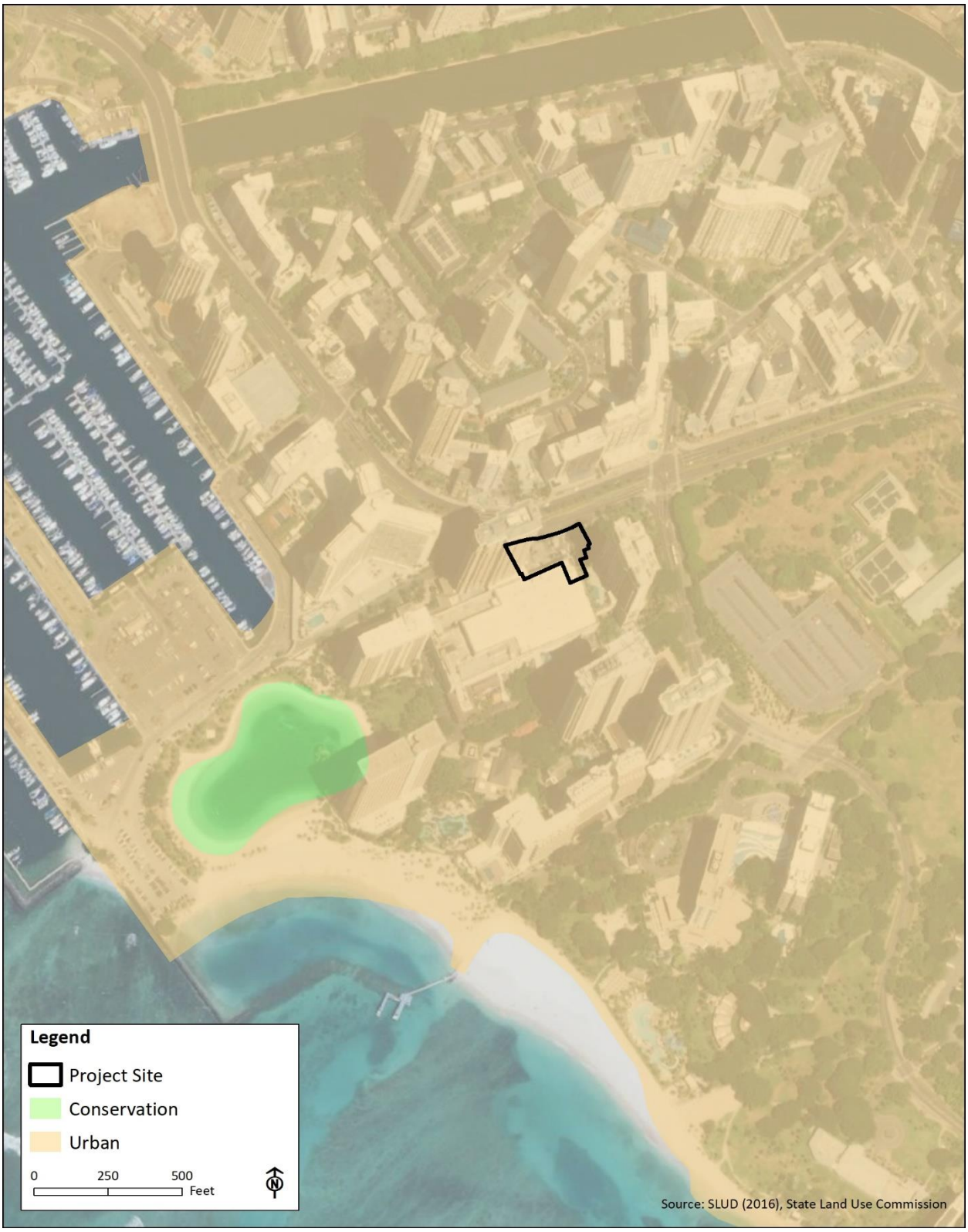


Figure 1.3 **State Land Use District**

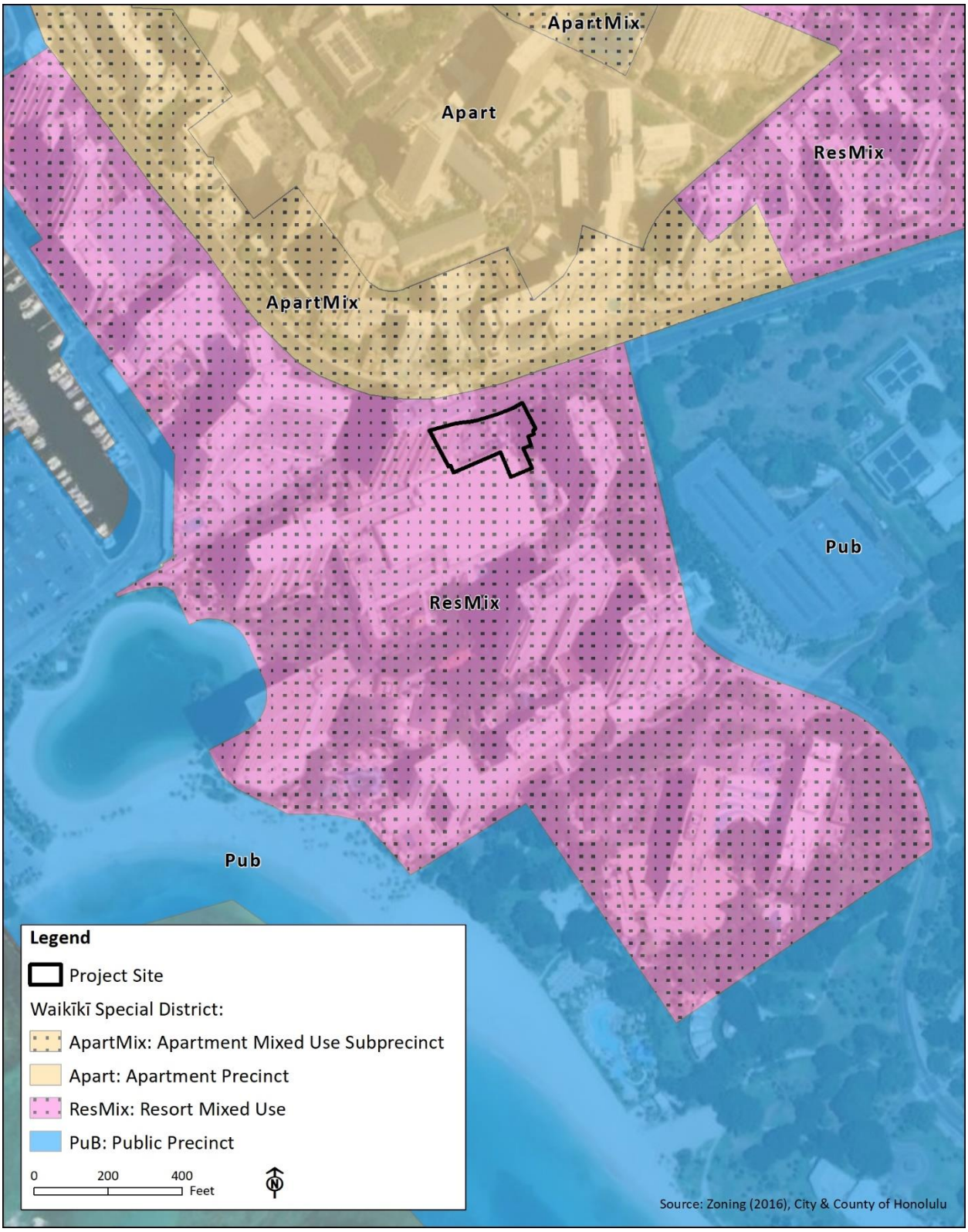


Figure 1.4 **City & County of Honolulu Zoning Special District Designations**

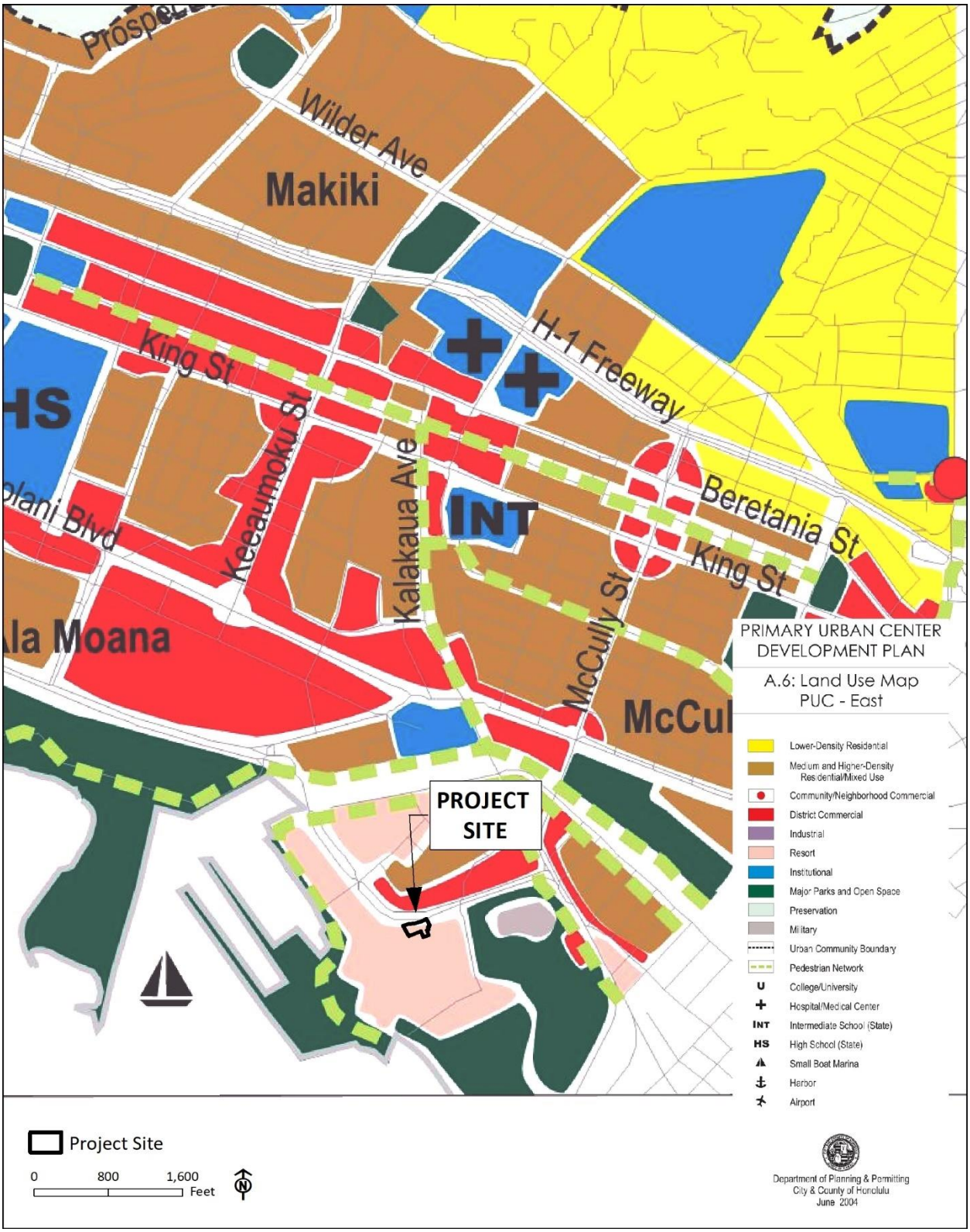


Figure 1.5 **Primary Urban Center Development Plan Area**

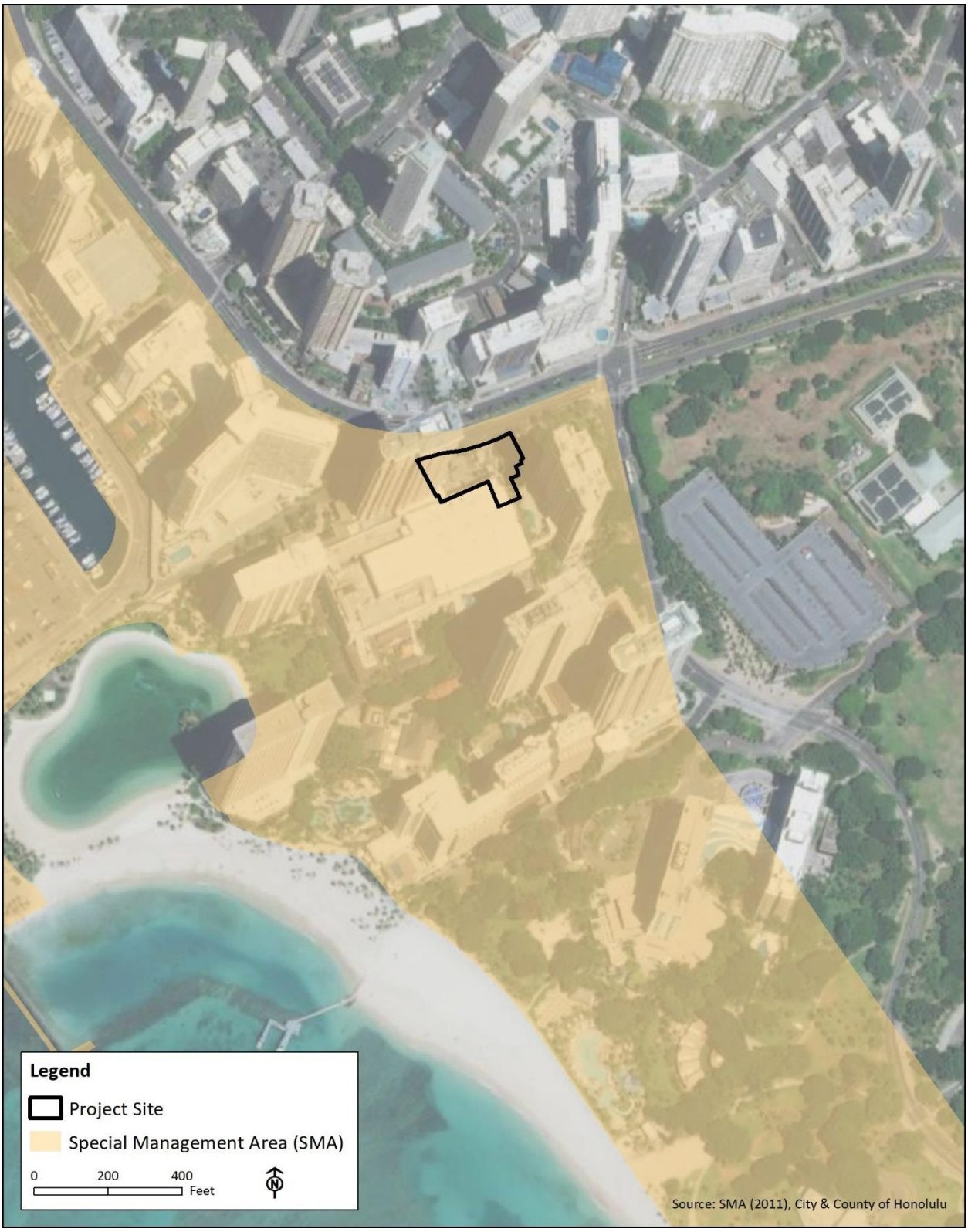


Figure 1.6 **Special Management Area**

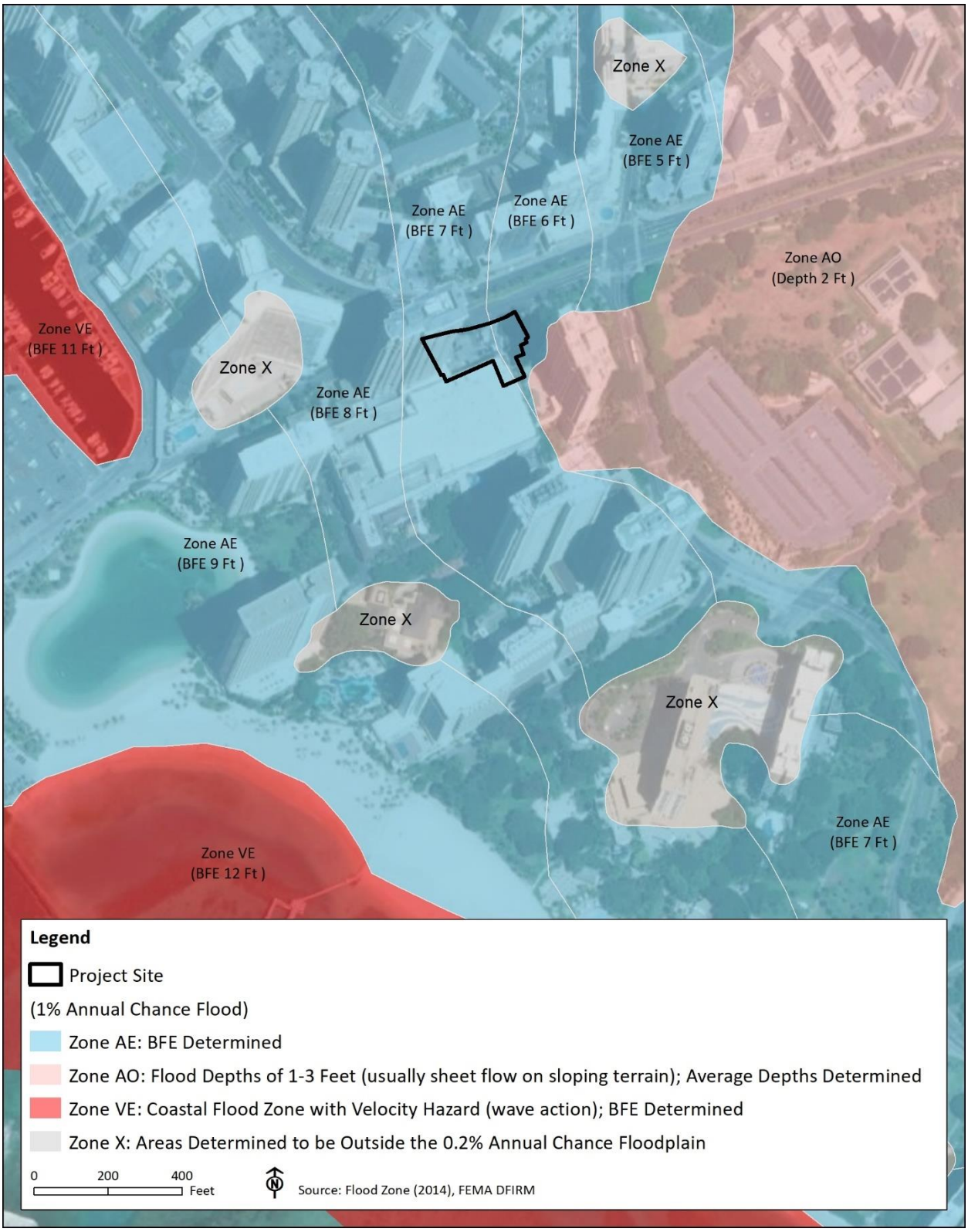


Figure 1.7 **Flood Zone**

1.2 Introduction and Purpose of the SEIS

This document is prepared in accordance with the requirements of Hawai‘i’s Environmental Protection Act (HEPA), Hawai‘i Revised Statutes (HRS), Chapter 343, as amended, and Chapter 11-200.1 of Hawai‘i Administrative Rules (HAR), the rules governing the State of Hawai‘i (State) Office of Planning and Sustainable Development (OPSD) Environmental Review Program (ERP) (formerly called the Office of Environmental Quality Control).

In 2011, a Final Environmental Impact Statement (EIS) was completed for the Hilton Hawaiian Village (HHV or the Village) – Village Master Plan project. Pursuant to HRS, Chapter 343, the trigger for the EIS was development within the Waikīkī Special District (WSD). The Village Master Plan project provided a master-planned redevelopment of the HHV campus located at the ‘ewa gateway of Waikīkī and the heart of Kālia. The Village Master Plan[3] was designed to improve retail flow throughout the HHV campus, add new towers, and expand recreational amenities to enrich the overall guest experience. New landscaping features and connectivity of open spaces were also integrated, including improvements to the sidewalk along Paoa Place and Kālia Road.

Various components approved as part of the overall Village Master Plan have been completed since the 2011 EIS, including construction of a planned timeshare tower (The Grand Islander tower located at the corner of Kālia Road and Paoa Place). Additional improvements approved as part of the Village Master Plan will continue to be planned, designed, and developed.

The Village now has the opportunity to expand the existing 22.24-acre campus by adding three new adjacent parcels on Ala Moana Boulevard, totaling approximately 0.46 acres (20,141 square feet (sf)). The planned expansion will include the new AMB Tower, which will provide hotel lodging accommodations, amenities, and services to guests and visitors, and which will be integrated into the HHV resort. This Supplemental EIS (SEIS) is required to undertake the planned Project within the WSD and to complement the 2011 EIS approved for the Village Master Plan.

As a first step in the environmental process, a SEIS Preparation Notice (SEISPN) was published by the ERP in *The Environmental Notice* on November 8, 2021 to notify agencies, organizations, and individuals that a Draft SEIS would be prepared for the Project. Publication of the SEIS was followed by a 30-day public comment period to solicit guidance on the scope of technical studies and to gather input on topics to be covered in the Draft SEIS. A total of 23 agencies and individuals provided responses during the public comment period. In addition, an SEIS public scoping meeting was held virtually on November 15, 2021 to collect further input. See *Section 7.0* for a list of agencies and individuals who provided written or oral comments, and the responses provided.

For the purposes of this SEIS, the expansion of the HHV campus and development and construction of the proposed AMB Tower will be referred to as the “Project”.

1.3 Summary of the Project

Situated at the ‘ewa gateway into Waikīkī, one of the world’s most iconic visitor destinations, the HHV is a self-contained, world-renowned, premier beachside resort that covers approximately 22.24 acres of land. Since its construction over 60 years ago, HHV has remained strongly committed to the local

[3] The approved Hilton Hawaiian Village Master Plan is sometimes alternatively referred to in this SEIS as the “Master Plan” or the “Village Master Plan.”

community and to creating exceptional guest experiences. As such, services and accommodations at the Village must be continuously improved and refreshed to keep Waikīkī vibrant and to meet with the evolving expectations of guests from around the world.

In 2011, the Village Master Plan was designed as the next chapter of HHV's dedication to supporting Waikīkī as a premier world visitor destination. The Project builds on the Village Master Plan and includes the expansion of the HHV campus and development the AMB Tower on the three new Added Parcels (TMK parcels (1) 2-6-9: 4, 5, and 6 located at 1831, 1835, and 1841 Ala Moana Boulevard), and on portions of three adjacent parcels (TMK parcels (1) 2-6-9: 7, 9, and 13) that are already part of the existing HHV Planned Development-Resort (PD-R) Master Plan. The new tower will support HHV's ability to meet a variety of accommodation needs and the expectations and demands of today's resort guest. With the implementation of the Project, the AMB Tower will improve the quality and character of the Ala Moana Boulevard frontage at the 'ewa gateway to Waikīkī and enhance the Village experience for both visitors to Waikīkī and local residents. Existing public benefits at the HHV will continue, while the planned Project will add new public benefits to enhance and maximize the visitor experience and the Waikīkī community as a whole. In addition, the development of the AMB Tower will result in new jobs through construction and long-term operation of the Project.

The Project will create a modern resort facility for visitors and guests that connects seamlessly with the existing HHV campus. The envisioned AMB Tower will provide hotel lodging accommodations on the mauka edge of the HHV property fronting Ala Moana Boulevard. The AMB Tower will feature a culturally appropriate and contemporary design that invokes a Hawaiian sense of place. Design of the tower will complement the ambience of the Village and surrounding area. It will include a lobby area, arrival and departure lounge, welcoming porte cochere, ground floor retail (a flagship ABC Store) accessible to pedestrians along Ala Moana Boulevard, and a modest expansion of parking for visitors and guests. Lush landscaping and water features will be incorporated, and ground floor retail will include an outdoor seating area to activate the streetscape and create a people-oriented experience. Pedestrian walkways will also be included in the Project design to provide pedestrian circulation and enhance walkability. The AMB Tower will include a recreation deck, food and beverage offerings, fitness center amenities, and a connection and improvements to the pool deck at the adjacent Kālia Tower. A detailed Project description is provided in *Section 3.0*.

As an inevitable part of Waikīkī's future, the Project is being proactively planned and designed to be sustainable and resilient, and to address the impacts of climate change and rising sea levels. The AMB Tower will be elevated higher than the Base Flood Elevation (BFE) with a finished floor elevation of 7.5 feet above mean sea level (msl) to mitigate potential impacts related to flooding (*Section 4.4.3*). Utilities will be relocated at higher elevations where feasible. Low Impact Development (LID) measures, such as seepage wells, drywells, or permeable pavement, will be incorporated into the Project design to protect water quality. Landscaping will be integrated at the ground floor and throughout common amenities spaces, and green infrastructure features, such as a green wall on portions of the podium, may be installed where feasible. With the addition of the AMB Tower, at least 50 percent of the Village will remain as open space, helping to control the overall urban heat island effect. As part of its commitment to continued environmental responsibility at the Village, the AMB Tower will integrate HHV's longtime sustainability practices, including the implementation of various recycling programs, the use of low flow water fixtures, incorporation of electric vehicle (EV) charging, and bicycle storage. HHV participates in Hilton's "Light Stay" monitoring program which will also be implemented at the AMB Tower to manage its water and energy consumption. Launched at the Village in 2014, "Light Stay" is a technology program that measures and manages the environmental and social impact of the Village. In addition to tracking water and energy consumption, the platform monitors waste generation, social impact (e.g., volunteering, donations), risk mitigation, and best practice sharing.

See *Section 4.4.5* for further discussion regarding climate change and sea level rise (SLR), and *Section 4.12* for further discussion on sustainable practices.

Inclusion of the new parcels will increase the floor area available to the Village under the Hilton Hawaiian Village PD-R permit, which was approved in 2011 (File No. 2011/SDD-53). Amendments to the existing PD-R permit will require approval by the City and County of Honolulu (City), Department of Planning and Permitting (DPP) in accordance with the process set forth in Revised Ordinances of Honolulu (ROH), Chapter 21, Land Use Ordinance (LUO). As part of the Project, the applicant will request an increase in the allowable Floor Area Ratio (FAR) within the Village from 3.70 to 4.00, as permitted by existing land use laws. Under the approved 2011 PD-R, 3,943,335 sf of floor area is permitted for the Hilton Hawaiian Village Master Plan. With the proposed campus expansion and increase of FAR to 4.00, the new total floor area available to the Village will be 4,430,548 sf. The Project will consist of an eight-story podium and 28-story tower, for a total of 36 stories. During the PD-R approval process, the Project will request a 350-foot maximum allowable height for the AMB Tower, exclusive of permitted rooftop equipment and structures,[4] all meeting existing height and setback requirements. The AMB Tower's eight-story podium will provide amenities and support spaces, including lobby and reception areas, staff office space, employee areas, parking, retail and commercial space, a recreation deck, a bar and other amenities. The Project is also subject to review and compliance with the WSD design standards.

1.4 Summary of Purpose and Need

Since its construction over 60 years ago, HHV has consistently maintained a committed vision to create exceptional experiences in Waikīkī that support economic development and maintain the region's unique sense of place. As a distinctive part of Waikīkī's 'ewa gateway, HHV introduces visitors and residents to a mix of urban and open space landscaped experiences that reflects Hawai'i's rich heritage and cultural diversity in a contemporary form. As such, services and accommodations at the Village must be continuously improved and refreshed to meet the evolving expectations of both residents and guests from around the world. Expanding the Village campus to include the AMB Tower will update an important portion of Waikīkī's 'ewa gateway; strengthen HHV as a major and iconic destination; support Waikīkī's social and economic functions; and, yield a quality experience for its residents, guests, and island visitors. Additionally, as the AMB Tower will be integrated into the 2011 Village Master Plan, the planned Project will meet the Master Plan's stated objectives. See *Section 2.0* for further discussion.

1.5 Summary of Alternatives Considered to the Planned Project

The Village Master Plan represents the current vision and intent to transform the HHV campus through a well-defined and coordinated planning process. Over the decades, HHV has continuously reinvested in its commitment to providing a world-class visitor experience in Waikīkī through its redevelopment and improvement projects. The planned expansion of the HHV campus to include the subject parcels and construct the AMB Tower is a direct fulfillment of HHV's continued commitment.

[4] The maximum 350-foot height limit of the AMB Tower excludes permitted rooftop structures for necessary mechanical appurtenances and utilitarian and architectural features. Rooftop structures shall not exceed 18 feet above the maximum height limit for roof forms and 12 feet above the maximum height limit for all other appurtenances and features (ROH, Section 21-9.80-4(g)).

A range of potential alternative actions could be contemplated for the Village's future. For this SEIS alternatives analysis, several categories of alternatives to the HHV expansion and construction of the AMB Tower are evaluated in *Section 6.0*, including the following:

1. No-Action
2. Alternative Design
3. Alternative Development Site
4. Alternative Use as Timeshare or Condominium/Apartment
5. Alternative Use as a Commercial Development

As the planned Project is envisioned to supplement the Village Master Plan, the alternatives to the Project considered were assessed based on their ability to meet the plan's stated objectives. Alternatives were also analyzed utilizing evaluation criteria established in the 2011 EIS. The following is a summary of the evaluation of the range of alternatives and potential impacts associated with alternative actions, which are discussed in-depth in *Section 6.0*.

1.5.1 No-Action Alternative

The No-Action alternative would maintain the Project area in its existing condition, which currently consists of aging or dilapidated structures. If no action is taken, the properties – which are located at the 'ewa gateway to Waikīkī along Ala Moana Boulevard – would remain dated and inconsistent with the identity of Waikīkī as a premier, global tourism destination. Under this alternative, the Village campus would also be maintained in its existing configuration. Ongoing operations and accommodations at the site would continue; but the AMB Tower and associated amenities, improvements to the pedestrian landscape fronting Ala Moana Boulevard, community benefits, property expansion, and connection within the campus, would not be actualized.

Under the No-Action alternative, existing jobs should not be affected, but the estimated 1,831 worker years on-site and 610 worker years off-site anticipated during construction, and the estimated 370 new full-time equivalent (FTE) jobs on-site and 123 associated secondary /off-site jobs would not be created. As a result, there would be no positive benefit of new employment opportunities for the construction industry or additional long-term operational employment in support of the AMB Tower. Further, the new employment and business associated with ancillary resort operations of retail, dining, and entertainment would not occur. Off-site businesses in Waikīkī that would have provided additional goods and services to the expanded number of Village visitors would also not benefit.

1.5.2 Alternative Design

An alternative design for the AMB Tower was evaluated for the Project which would use all of the existing authorized density (floor area) provided under the Hilton Hawaiian Village PD-R permit or request additional amendments, including increased flexibility for ground level open space, front yards, and transitional height setbacks. Under this alternative, the existing restaurant and retail space on the Added Parcels would be demolished and replaced with a 350-foot hotel tower, as is currently proposed in the Project, but with 689 hotel guestrooms instead of 515 as proposed. However, this alternative design would minimize the setbacks of the property and create a much larger and wider structure. Design would reflect a more massive, covered appearance as compared to a softer and more natural glass structure that blends with the existing setting, as is planned with the AMB Tower. The hotel would reflect a more massive appearance right along Ala Moana Boulevard, which is a key location as the entry to the HHV campus and gateway to Waikīkī. This alternative to the proposed

Project would result in the layout and construction of a substantially larger hotel tower. Thus, this Project alternative would result in a larger overall footprint on the site. As a result, improvements to the streetscape and pedestrian walkways would be more limited than in the preferred Project. This alternative design is not the optimum use of the property.

1.5.3 Alternative Development Site

1.5.3.1 Alternative Development Site – Away from HHV

The HHV campus goals are to revitalize and reinvest in the existing Village property, and to support Waikīkī as a world-class visitor destination by revitalizing its ‘ewa gateway. Given this objective, the option to redevelop an alternative site away from HHV is not considered a practical alternative. The Project area is located directly adjacent to the Village and fits with the proposed Village expansion plans. There are no other available properties adjacent to the Village campus that are practical for HHV expansion or redevelopment, or that could be added to the existing PD-R permit. Demolition, infrastructure improvements, and other steps necessary to develop an alternative site could result in significantly greater environmental impacts than with the planned Project. There would be additional traffic to link the alternative site to HHV. Developing the Project at an alternative site would require construction of additional support facilities since the Project would not be able to share amenities and support facilities with the HHV campus, resulting in less efficient economies of scale and potential wasting of resources.

1.5.3.2 Alternative Development Site – Within HHV Campus

Other areas within the HHV campus were considered as possible alternative development sites. However, no other site achieves the Project’s objectives as fully as locating the Project on the Added Parcels. Developing the Project on other locations within the HHV campus would not upgrade the ‘ewa gateway to Waikīkī or eliminate underutilized and deteriorating structures that are currently located on the Added Parcels. The pedestrian experience along Ala Moana Boulevard would not be improved. The location of the alternative development site within the campus would be difficult to connect to the existing parking structure, open-space within the HHV campus would be further impinged, and there would be greater disruption of operations within the Village.

1.5.4 Alternative Use as Timeshare or Condominium/Apartment

Alternative uses for the proposed AMB Tower have been evaluated. One alternative would be developing the AMB Tower for a mix of hotel, timeshare and/or residential apartment or condominium uses. These alternative uses would likely result in a larger floorplate which would result in a larger, more dense structure given that the typical timeshare or condominium/apartment unit is significantly larger than the typical hotel room. In addition, devoting some or all of the Project to these alternative uses would reduce the additional potential hotel room inventory at the Village and in Waikīkī, and with it, reduce the number of hospitality jobs that could be provided. In addition, timeshare or condominium/apartment uses would require more parking than hotel uses and would thereby result in increased traffic related impacts.

Condominium/apartment product is not currently offered at the Village (other than the Diamond Head Apartments, a small apartment building that is used for employee housing and by other short-term apartment renters). Park Ala Moana LLC, as a subsidiary of Park Hotels & Resorts Inc. (a publicly-traded hotel ownership company), would not be interested in acquiring these properties or

constructing the Project for timeshare-only use or condominium/apartment use, as it would not meet its business and operational goals as a hotel lodging company.

1.5.5 Alternative Use as Commercial Development

The alternative use of the Added Parcels for commercial development would maintain the existing use of the property. Under this alternative, the existing commercial buildings would be replaced with renovated spaces and/or expanded. Park Ala Moana LLC, as a subsidiary of Park Hotels & Resorts Inc. (a publicly-traded hotel ownership company), would not be interested in acquiring these properties or constructing the Project for commercial redevelopment purposes, as it would not meet its business and operational goals as a hotel lodging company. With this alternative, the HHV campus would not be expanded and additional visitor resort accommodations, experiences, and amenities would not be created.

Under this development alternative, commercial uses would continue to operate independently from the Village campus and this area in Waikīkī's ʻewa gateway would not provide a cohesive resort experience. The existing structures would be replaced with renovated spaces and/or expanded, as is planned for with the proposed Project. Adequate parking to support the potential future renovation of the commercial spaces could not be readily provided on-site due to a lack of physical space. The alternative commercial use of the site is not consistent with the Master Plan, and is not a feasible option that fits with HHV's intended vision and development goals.

1.6 Summary of Impacts and Proposed Mitigation Measures

Resources that may be potentially impacted by the Project in the short- and long-term are identified in *Table 1.1* following this section. The table further identifies mitigation measures proposed to offset potential adverse impacts. In-depth discussion on each resource is provided in *Section 4.0*

The Project improvements include varying levels of activity ranging from demolition and reconfiguration of existing structures, excavation for foundations, and construction of a new building and associated utilities. These improvements will create local short-term construction-related impacts to the environment. Potential short-term adverse impacts primarily relate to soil disturbance; hazardous materials removal/disposal; dust and erosion during demolition and grading; parking and traffic impacts during construction due to the movement of laborers, building materials, equipment and trucks; increased noise during construction; potential drainage and runoff during construction; and, views of construction activity.

Short-term beneficial impacts related to construction will include construction expenditures and employment, as well as the purchase of services and materials to design and construct the proposed improvements. Short-term adverse economic impacts related to construction include the income potentially lost to the hotel and establishments affected by construction.

Development of the AMB Tower within the expanded HHV campus may generate some long-term adverse impacts to the natural and human environment, which will be mitigated to the extent reasonably possible and as required in accordance with law. Potential long-term impacts include effects on the following: drainage and runoff; archaeology, cultural and historic resources; roadways and traffic; noise; air quality; wind conditions; visual resources; public infrastructure; and public services. Material and economic resources will be irretrievably committed to the various facilities and programs implemented.

As positive impacts, the AMB Tower will significantly and positively contribute to the setting of Waikīkī at the heart of Kālia. Expanding the HHV campus and replacing existing outdated or dilapidated structures at the Project Site with the AMB Tower will help to reinvigorate and revitalize Ala Moana Boulevard as the primary ‘ewa gateway to Waikīkī. Development of the tower along Ala Moana Boulevard will enhance the immediate pedestrian surroundings for residents and visitors, and create an open, safe, and cohesive resort experience that improves connectivity with the HHV campus. Planned improvements to enhance the street frontage include landscaping with water features and an open, welcoming porte cochere. The tower podium will also include ground level retail comprised of a new flagship ABC Store and outdoor seating, which will activate this portion of Ala Moana Boulevard and create a people-oriented and interactive streetscape. Selected building materials will be subdued and natural, contributing to a Hawaiian sense of place and complementing the natural setting and heritage of Waikīkī.

The Project will provide additional hotel lodging accommodation options at the Village and an enhanced visitor experience, ensuring the Village’s continued status as a world class resort and major contributor to Waikīkī’s position in the highly competitive tourism market. In addition, development of the AMB Tower will generate significant on-going economic and fiscal benefits through increased visitor expenditures, the creation of new jobs to support long-term operations of the Project, and increased State and City revenues (*Section 4.10*).

1.7 Summary of Compatibility with Land Use Policies and Plans

The Project is located makai of Ala Moana Boulevard in Waikīkī, which is a preferred resort locale in Waikīkī. The plans for the Project support continuous reinvestment into Waikīkī in order for it to remain competitive in the global travel marketplace. The planned improvements are also supportive of State and City land use policies related to the natural and social environment, and consistent with applicable land use designations, as discussed in *Section 5.0*. The Project will contribute a wide range of benefits and will further a number of publicly-stated goals, objectives, and policies established by the State and City. In particular, the Project is consistent with the WSD District Design Guidelines and Standards, and meets goals to support Waikīkī as a premier visitor destination, the anchor for the state’s tourism industry, a major employment center, and an urban residential neighborhood with a unique Hawaiian sense of place that must be retained and enhanced. The Project also represents a direct fulfillment of the goal identified in the City Primary Urban Center (PUC) Development Plan (DP) (2013) to maintain a vibrant and livable Waikīkī.

This page left blank intentionally.

Table 1.1: Summary of Impacts and Mitigation Measures				
Resources Affected	**Potential Short-term Impacts**	**Potential Long-term Impacts**	**Mitigation and Best Management Practices (BMPs)**	**SEIS Section**
Archaeological, Cultural, and Historic Resources				4.1
Archaeological Resources	Potential for iwi kūpuna (Native Hawaiian ancestral remains) and/or cultural finds to be encountered during construction.	• An Archaeological Inventory Survey (AIS) conducted on the Project Site identified three significant historic properties. • Pursuant to HAR, Section 13-284-8, the Project will have an "effect with mitigation commitments." SHPD review and concurrence with the effect determination is forthcoming.	• In the event that iwi kūpuna and/or cultural finds are encountered during construction, earth moving activities in the area will stop and the Department of Land and Natural Resources (DLNR), State Historic Preservation Division (SHPD) and City and County of Honolulu Police Department (HPD) will be notified pursuant to HAR, Section 13-300-40. In addition, in the event of an inadvertent discovery of human remains, the completion of a burial treatment plan, in compliance with HAR, Section 13-300 and HRS, Section 6E-43, is recommended. • In the event that iwi kūpuna and/or cultural finds are encountered during construction, the Applicant will consult with cultural and lineal descendants of the area to develop a reinterment plan and cultural preservation plan. • In the long-term, planned mitigation for the significant historic properties identified on the Project Site include archaeological monitoring and burial treatment. SHPD review and concurrence with the mitigation commitments is forthcoming. • Accordingly, an Archaeological Monitoring Plan (AMP) and Burial Treatment Plan (BTP) will be prepared in consultation with SHPD and Native Hawaiian cultural descendants.	4.1.1, Appendix B

Table 1.1: Summary of Impacts and Mitigation Measures				
Resources Affected	**Potential Short-term Impacts**	**Potential Long-term Impacts**	**Mitigation and Best Management Practices (BMPs)**	**SEIS Section**
Cultural Resources	Potential for iwi kūpuna (Native Hawaiian ancestral remains) and/or cultural finds to be encountered during construction.	• No impacts to ongoing cultural practices and cultural resources. • No impacts to cultural sites and wahi pana. • Potential impacts on archaeological historic properties identified in the AIS.	• In the event that iwi kūpuna and/or cultural finds are encountered during construction, earth moving activities in the area will stop and the SHPD and HPD will be notified pursuant to HAR, Section 13-300-40. In addition, in the event of an inadvertent discovery of human remains, the completion of a burial treatment plan, in compliance with HAR, Section 13-300 and HRS, Section 6E-43, is recommended. • In the event that iwi kūpuna and/or cultural finds are encountered during construction, the Applicant will consult with cultural and lineal descendants of the area to develop a reinterment plan and cultural preservation plan. • Potential impacts to historic archaeological sites will be mitigated by archaeological monitoring and burial treatment. • Accordingly, an AMP and a BTP will be prepared in consultation with SHPD and Native Hawaiian cultural descendants.	4.1.2, Appendix C
Historic Architectural Resources	No adverse impact.	According to prior SHPD determination, no significant architectural historic properties will be affected by the Project.	No mitigation measures required.	4.1.3, Appendix B
Atmospheric and Meteorological Environment				4.2
Climate and Rainfall	No adverse impact.	No adverse impact.	No mitigation measures required.	4.2.1

Table 1.1: Summary of Impacts and Mitigation Measures				
Resources Affected	**Potential Short-term Impacts**	**Potential Long-term Impacts**	**Mitigation and Best Management Practices (BMPs)**	**SEIS Section**
Wind Conditions	No adverse impact.	• No significant impact to most pedestrian-level or most above-grade locations of the AMB Tower. • Alleviation of existing uncomfortable pedestrian-level wind conditions through the Kālia Tower and Mid-Pacific Conference Center and Coral Ballroom parking garage passageway. • Uncomfortable pedestrian-level conditions may occur near the northeast corner of the tower due to downwashing and corner acceleration of prevailing winds from the northeast. • Wind speeds at the northeast end of the Floor 8 podium roof may be uncomfortable. However, this area is restricted to the public. If pedestrian access is granted, design options would be integrated.	• Lower wind speeds at the pedestrian-level northeast corner of the tower could be achieved by installing a canopy along the east façade of the tower to deflect winds accelerating down the façade away from the ground. In addition, the existing landscaping at the intersection of Ala Moana Boulevard and Kālia Road, which was not included in the wind tunnel model, is expected to help reduce the wind speeds in this area. • If needed, design features to mitigate potential high wind speeds at Floor 8 podium roof may be integrated and may include, but not be limited to, the following: raised railings with a minimum height of six feet, large canopy, and hard or soft landscaping features.	4.2.2., Appendix D
Air Quality	Construction-related fugitive dust and equipment emissions may result.	• Stationary and mobile sources of emissions may slightly increase. • No significant adverse impacts.	• During construction, work activities will be in compliance with HAR, Sections 11-59 and 11-60. • Construction equipment and vehicles will be maintained in proper working order to reduce air emissions. • Construction activities may be phased. • A construction dust control plan may be prepared. • Non-motorized transportation (walking, cycling, etc.) and public transportation will be encouraged.	4.2.3, Appendix E

Table 1.1: Summary of Impacts and Mitigation Measures				
Resources Affected	**Potential Short-term Impacts**	**Potential Long-term Impacts**	**Mitigation and Best Management Practices (BMPs)**	**SEIS Section**
Urban Island Heat Effect	No adverse impact.	• No significant adverse impact. • The addition of AMB Tower leads to denser concentration of buildings at HHV; however, the site is already developed and vegetation is limited. • The Project is not anticipated to significantly exacerbate the urban heat island effect.	• At least 50 percent of the Village will remain as open space. • Landscaping and LID measures, where feasible, will be installed. • Green infrastructure improvements, such as a green wall on portions of the podium, may also be incorporated where feasible.	4.2.4
Terrestrial Environment				4.3
Topography, Geology, and Soil Conditions	Land-disturbing activities may result in soil erosion.	No adverse impact.	• Compliance with the conditions of the City grading permit and applicable provisions of HAR, Sections 11-54 and 11-55. • Erosion control measures will be implemented during construction, and may include but not be limited to, construction phasing, replacing ground cover of disturbed areas, and the use of temporary silt fencing. • Following construction, all areas of ground disturbance will be stabilized with appropriate materials.	4.3.1
Surface Waters and Ground Waters	Construction may result in potential stormwater runoff.	No adverse impact.	• During construction, work activities will be in compliance with HAR, Sections 11-54 and 11-55. • Discharge pollution prevention measures will be employed in all phases of the Project. • Erosion control measures will be implemented during construction, and may include but not be limited to, construction phasing, replacing ground cover of the disturbed area, and the use of temporary silt fencing.	4.3.2

Table 1.1: Summary of Impacts and Mitigation Measures				
Resources Affected	**Potential Short-term Impacts**	**Potential Long-term Impacts**	**Mitigation and Best Management Practices (BMPs)**	**SEIS Section**
Botanical Resources	• No significant adverse impact. • Several existing trees within the building footprint may have to be removed during construction.	• No significant adverse impacts. • Several existing trees within the building footprint may be considered for removal due to low species value or poor health.	• Selected trees within the building footprint may be transplanted. • Landscaping plans will add more trees and other vegetation to the site, and will include appropriate replacements for removed trees. Overall, vegetation on the site will exceed what exists currently. The landscaping palette may consist of native, Polynesian-introduced, or tropical trees and palms of varying sizes that provide shade and screening and contribute to a landscaped urban environment that invokes a welcoming experience at the ʻewa gateway into Waikīkī. • Planned landscaping will complement the HHV campus and will be consistent with WSD guidelines.	4.3.3, Appendix F
Terrestrial Fauna and Avifauna	• Temporary construction-related lighting could pose potential impact to protected seabirds, who may become disoriented by lights during the nesting season. • There may be potential impacts to roosting Hawaiian hoary bat during the clearing and grubbing phase of construction.	• No significant adverse impacts. • Exterior lighting could pose potential impact to protected seabirds, who may become disoriented by lights during the nesting season.	• Trees will be examined for signs of nesting prior to cutting. • In the few areas that have trees or shrubs greater than 15 feet (5.6 meters), trees will be removed or trimmed outside of the bat pupping season of June 1 to September 15. • The use of barbed wire fencing will be prohibited. • Light fixtures will be designed and installed to reduce glare and shield light from migrating and/or nocturnally flying seabirds.	4.3.4

Table 1.1: Summary of Impacts and Mitigation Measures				
Resources Affected	**Potential Short-term Impacts**	**Potential Long-term Impacts**	**Mitigation and Best Management Practices (BMPs)**	**SEIS Section**
Natural Hazards				4.4
Hurricane	No adverse impact.	• No adverse impact. • Though difficult to predict when these events occur, it is reasonable to expect that future events will take place and may increase in frequency due to global climate change.	• The AMB Tower will be designed in compliance with the International Building Code (IBC) and State and City regulations, and will meet safety standards required for wind loads associated with hurricane force wind conditions. • In the event of an emergency weather event, the AMB Tower will implement safety protocols to protect guests and employees, as is currently the standard operating procedure at the HHV campus. Protocols may include vertical relocation to higher floors or relocation to an assigned shelter space.	4.4.1
Earthquake	No adverse impact.	No adverse impact.	• The AMB Tower will be designed in compliance with the IBC and State and City regulations, which include earthquake design provisions. • In the event of an emergency event, the AMB Tower will implement safety protocols to protect guests and employees, as is currently the standard operating procedure at the HHV campus.	4.4.2
Flood Hazards	No adverse impact.	No adverse impact.	• The AMB Tower will be designed with a finished floor elevation of 7.5 feet above msl, exceeding the Federal Emergency Management Agency (FEMA)-designated BFE of 7 feet. • The Project is located within a designated Special Flood Hazard Area (SFHA). Design will comply with applicable State and City standards, including ROH, Chapter 21A.	4.4.3

Table 1.1: Summary of Impacts and Mitigation Measures				
Resources Affected	**Potential Short-term Impacts**	**Potential Long-term Impacts**	**Mitigation and Best Management Practices (BMPs)**	**SEIS Section**
Flood Hazards (continued)			• In the event of an emergency weather event, the AMB Tower will implement safety protocols to protect guests and employees, as is currently the standard operating procedure at the HHV campus. Protocols may include vertical relocation to higher floors or relocation to an assigned shelter space.	
Tsunami Inundation	No adverse impact.	Development within the Extreme Tsunami Evacuation Zone (XTEZ).	• In the event of an emergency weather event, the AMB Tower will implement safety protocols to protect guests and employees, as is currently the standard operating procedure at the HHV campus. Protocols may include vertical relocation to higher floors or relocation to an assigned shelter space.	4.4.4
Climate Change, and Sea Level Rise (SLR)	No adverse impact.	The planned AMB Tower is within the 3.2-foot SLR exposure area (year 2100), which presents a heightened risk of passive flooding.	• The AMB Tower will be designed with a finished floor elevation of 7.5 feet above msl. • Utilities will be relocated at higher elevations where feasible. • At least 50 percent of the Village will remain as open space. • Landscaping will be installed, and vegetation at the Project Site is anticipated to be significantly greater than currently exists. • LID measures, such as seepage wells, drywells, or permeable pavement, will be integrated into the Project design. • Green infrastructure improvements, such as a green wall on portions of the podium, may also be incorporated where feasible. • Non-motorized transportation modes, such as walking and cycling, will be encouraged. • Design of off-street parking stalls will adhere to the City's EV charging standards.	4.4.5

Table 1.1: Summary of Impacts and Mitigation Measures				
Resources Affected	**Potential Short-term Impacts**	**Potential Long-term Impacts**	**Mitigation and Best Management Practices (BMPs)**	**SEIS Section**
Climate Change, and Sea Level Rise (SLR) (continued)			• The Hilton "Light Stay" program will be implemented at the AMB Tower to monitor and conserve energy. • Continued contribution and participation with local stakeholders regarding a regional coordinated effort to address the effects of climate change and SLR.	
Hazardous Wastes and Materials	During site demolition, potential hazardous materials present at the site may be disturbed.	• No adverse impact. • The Project will remove potential hazardous materials from the site.	Potential hazardous materials will be properly handled and disposed of in accordance with Federal, State, and City regulations.	4.5, Appendix G, Appendix H
Public Services				4.6
Police Protection	No significant adverse impact.	• No significant adverse impacts. • The increase of visitors/de facto service population to the site may require additional police protection resources.	• To protect public safety during construction, BMPs, such as installation of necessary signs, lights, barricades, and safety equipment, may be implemented. • Surrounding businesses and residents will be notified prior to construction activities that may impact pedestrian or vehicular traffic. • The AMB Tower will provide security to enhance safety at the site. • Where possible, the AMB tower will participate in State and City public safety programs, such as the newly launched Safe and Sound Waikīkī initiative.	4.6.1
Fire Protection	No significant adverse impact.	• No significant adverse impacts. • The increase of visitors/de facto service population to the site may require additional fire protection resources.	Project plans will be reviewed by the Honolulu Fire Department (HFD) for conformance with Federal, State, and City regulations.	4.6.2

Table 1.1: Summary of Impacts and Mitigation Measures				
Resources Affected	**Potential Short-term Impacts**	**Potential Long-term Impacts**	**Mitigation and Best Management Practices (BMPs)**	**SEIS Section**
Emergency Medical Services & Hospital Services	No significant adverse impact.	• No significant adverse impacts. • Increase of visitors/de facto service population to the site may require additional emergency medical resources.	• Guests of the AMB Tower will be advised of available surrounding health care services. • In the event of an emergency situation, the AMB Tower will implement safety protocols to protect guests and employees, as is currently the standard operating procedure at the HHV campus.	4.6.3
Educational Facilities	No adverse impact.	No adverse impact.	No mitigation required.	4.6.4
Libraries	No adverse impact.	No adverse impact.	No mitigation required.	4.6.5
Public Parks	No adverse impact.	No adverse impact.	No mitigation required.	4.6.6
Roadways and Circulation				4.7
Traffic	Temporary increases in construction-related traffic may result, particularly during the mobilization and demobilization of the construction area.	No significant adverse impact. Traffic conditions are generally expected to remain similar to without Project conditions.	• To minimize traffic disruption during construction, BMPs to minimize conflicts with traffic will be implemented. BMPs include, but are not limited to: ○ Parking areas will be designated for construction-related vehicles and construction workers to ensure no parking, queueing, or staging of construction-related vehicles occur outside of the designated construction area. ○ Access to the Project Site will be monitored to allow safe passage of pedestrians. ○ Construction materials and equipment may be transferred to/from the Project Site during off-peak traffic hours to minimize any potential disruption to traffic on adjacent streets. ○ Existing pedestrian, bicycle, and vehicle access/crossings will be maintained with the highest safety measures during construction.	4.7.1, Appendix I

Table 1.1: Summary of Impacts and Mitigation Measures				
Resources Affected	**Potential Short-term Impacts**	**Potential Long-term Impacts**	**Mitigation and Best Management Practices (BMPs)**	**SEIS Section**
Traffic (continued)			○ Erosion control measures will be implemented to prevent dirt and debris from being carried off-site onto the surrounding roadways. ○ A street usage permit from the appropriate agency may be obtained as needed for any construction-related work that may require the temporary lane closures along the adjacent roadways. ○ Construction activities will be coordinated with and Project plans will be submitted to the Department of Transportation Services (DTS)-Public Transit Division (PTD) to ensure the Project development does not affect public transit services ○ A more detailed Construction Management Plan (CMP) may be prepared, as required.	
Multi-Modal Facilities	• No significant adverse impacts. • Construction may require short-term road closures or re-routing of multi-modal facilities.	No significant adverse impacts.	• Existing pedestrian, bicycle, and vehicle access/crossings will be maintained with the highest safety measures during construction to the extent practicable. • During construction, the Applicant will coordinate with DTS-PTD to minimize impacts to public transit services. • Neighborhood residents, businesses, and other stakeholders will be kept informed of potential impacts to surrounding multi-modal facilities, as needed. • In the long term, the AMB Tower will encourage non-motorized transportation and maintain the 8-foot-wide sidewalk width along Ala Moana Boulevard to provide comfortable operating conditions for pedestrians.	4.7.2, Appendix I, Appendix J

Table 1.1: Summary of Impacts and Mitigation Measures				
Resources Affected	**Potential Short-term Impacts**	**Potential Long-term Impacts**	**Mitigation and Best Management Practices (BMPs)**	**SEIS Section**
Multi-Modal Facilities (continued)			• Guests of the Project can take advantage of the area's high density of services in the vicinity to reduce vehicular use. • Design of the porte cochere will include a landscaped water feature that will beautify the 'ewa gateway to Waikīkī and enhance the pedestrian environment. • Ground floor retail will include an outdoor seating area to activate the Ala Moana Boulevard street frontage and create a people-oriented environment. • The AMB Tower will meet the City bike parking requirements.	
Access and Parking	No significant adverse impacts.	No adverse impact. The site will be accessed from Ala Moana Boulevard. Design of this access entry will include a lush, landscaped water feature that will beautify the 'ewa gateway to Waikīkī and enhance the pedestrian environment.	• No mitigation required. • Design of the Project will include appropriate signage to safely direct motorists and pedestrians. • Design of off-street parking stalls will adhere to the City's electric vehicle charging standards.	4.7.3
Loading and Delivery	No significant adverse impacts.	No significant adverse impacts.	No mitigation required.	4.7.4
Infrastructure and Utilities				4.8
Drainage	Construction may result in potential temporary stormwater runoff.	• Potential impacts on existing drainage patterns, including stormwater runoff towards Ala Moana Boulevard and the HHV campus. • Existing drainage system may need to be rerouted or improved.	• Compliance with the conditions of the City grading permit and applicable provisions of HAR, Sections 11-54 and 11-55. • Stormwater runoff will be treated on site in accordance with City rules. • LID measures, such as seepage wells, drywells, or permeable pavement, will be integrated into the Project design.	4.8.1 Appendix K

Table 1.1: Summary of Impacts and Mitigation Measures				
Resources Affected	**Potential Short-term Impacts**	**Potential Long-term Impacts**	**Mitigation and Best Management Practices (BMPs)**	**SEIS Section**
Water Supply	No significant adverse impact.	The AMB Tower will require potable water; however, the City and County of Honolulu Board of Water Supply (BWS) has preliminarily confirmed that there is sufficient capacity.	• The Applicant will continue to consult with BWS through the design process. Final construction drawings will be reviewed by BWS. • The Hilton "Light Stay" program will be implemented at the AMB Tower to monitor and conserve water. • Water conservation measures will be implemented in design of the AMB Tower as required by BWS and may include, but not be limited to, the utilization of nonpotable water for irrigation and the use of Water Sense-labeled ultra-low flow water fixtures and toilets to reduce water usage.	4.8.2, Appendix K
Wastewater Treatment and Disposal	No adverse impact.	No significant adverse impact. The estimated sewer transmission capacity is within HHV's limits allotted in a 2012 Memorandum of Agreement (MOA) with the City.	No mitigation required.	4.8.3, Appendix K
Solid Waste	No significant adverse impacts.	The AMB Tower will result in an increase in solid waste; however, the increase will not have a significant adverse impact to the City.	• No mitigation required. • Existing conservation practices at the Village will also be implemented at the AMB Tower: ○ Glass, plastic bottles, and cardboard will be recycled. ○ The use of compostable or alternative disposal cutlery, like cups and silverware made from cornstarch or bamboo, will be encouraged. ○ Usable food will be distributed to charities. ○ Food waste will be recycled and sent to pig farms for feed. ○ Frying oil will be used for biodiesel conversion. ○ Soap will be recycled	4.8.4, Appendix K

Table 1.1: Summary of Impacts and Mitigation Measures				
Resources Affected	**Potential Short-term Impacts**	**Potential Long-term Impacts**	**Mitigation and Best Management Practices (BMPs)**	**SEIS Section**
Power and Telecommunications	No adverse impact.	No adverse impact. The Project will increase the demand and need for electricity; however, HECO confirmed there is existing capacity.	Coordination with HECO, Hawaiian Telcom, and Spectrum during the design phase of the project will be conducted to verify points of connection.	4.8.5
Gas	No adverse impact.	No adverse impact.	Coordination with Hawai‘i Gas during the design phase of the Project will be conducted to verify points of connection.	4.8.6
Noise Conditions	Construction activities at the Project Site will present a temporary source of noise above existing ambient levels.	Operation of the Project may minimally increase existing traffic noise levels in the vicinity; however, noise levels will still be within the acceptable standard.	• Construction will comply with HAR, Section 11-46. • Mufflers will be used on combustion-powered construction vehicles and machinery, and noise attenuation equipment maintained in good operating condition. • Construction activities and use of heavy equipment would be scheduled as much as possible during daylight hours to avoid disturbing area residents during the evening. • Design of the AMB Tower will incorporate noise mitigation measures, which may include the following: closure, air conditioning within units, special glazing, and the use of weather seals. • The units within AMB Tower will include efficiently-designed air conditioning to minimize potential noise impacts. • To mitigate for potential traffic noise along the street frontage of Ala Moana Boulevard, the lobby will be enclosed with sliding glass doors and include efficient air conditioning. The porte cochere will include landscaping and a walled water feature, which may also help to mitigate noise.	4.9, Appendix L

Table 1.1: Summary of Impacts and Mitigation Measures				
Resources Affected	**Potential Short-term Impacts**	**Potential Long-term Impacts**	**Mitigation and Best Management Practices (BMPs)**	**SEIS Section**
Noise Conditions (continued)			• The existing HHV resort units located in the immediate vicinity of the Project along Ala Moana Boulevard and Kālia Road are currently provided with air conditioning, helping to minimize potential noise impacts from the AMB Tower on the Village.	
Socio-Economic Conditions	• The Project is estimated to create a total of 2,441 "worker-years" of employment (the equivalent of 52 work weeks at 40 hours per week) in the trades and supply businesses, averaging about 900 workers annually, with an estimated $190.4 million (M) in wages (averaging about $76M per year). • The total base economic impact of the Project is $499.6M during planning/construction. • The Project is estimated to contribute approximately $13.3M in City gross tax receipts during planning/construction. • The Project is estimated to contribute approximately $49.1M in State gross tax receipts during planning/construction.	• Some jobs at existing retail establishments on the Added Parcels may be adversely impacted; however, the AMB Tower is estimated to create a total of 493 full-time equivalent (FTE) jobs on a stabilized basis. • Of the 493 FTE jobs, 370 jobs will be related to hotel and retail operations with cumulative annual wages totaling $28.5M, and 123 off-site/associated secondary jobs with total wages of $7.7M per year. • There is estimated to be an overall benefit/multiplier effect to the State economy from creation of jobs/wages. • The Project supports local businesses that provide goods and services for the Village. • The total base economic impact of the Project is $137.6M annually. • The Project is estimated to contribute approximately $18.4M in City gross tax receipts annually.	No mitigation required.	4.10, Appendix M

Table 1.1: Summary of Impacts and Mitigation Measures				
Resources Affected	**Potential Short-term Impacts**	**Potential Long-term Impacts**	**Mitigation and Best Management Practices (BMPs)**	**SEIS Section**
Socio-Economic Conditions (continued)	• Overall, a net positive benefit (or "profit") is anticipated for both the City and State. The City's estimated net benefit is $13.3M during planning/development, while the State is estimated to benefit by $49.1M.	• The Project is estimated to contribute approximately $22.5M in State gross tax receipts annually. • The potential increase of visitor/de facto population may result in new governmental costs, estimated at $3.8M annually for the City and $12.5M annually for the State (per capita basis). • Overall, a net positive benefit (or "profit") is anticipated for both the City and State. The City's estimated net benefit is $14.6M annually, while the State is estimated to benefit $10.0M annually. • It is estimated that the unmet lodging demand on O'ahu through 2032 will total approximately 2,670 units, if all known proposed projects are built. The AMB Tower will help satisfy this unmet demand and will do so makai of Ala Moana Boulevard in Waikīkī (which is a preferred resort locale in Waikīkī) and where the State and City have directed O'ahu's resort development.		4.10, Appendix M

Table 1.1: Summary of Impacts and Mitigation Measures				
Resources Affected	**Potential Short-term Impacts**	**Potential Long-term Impacts**	**Mitigation and Best Management Practices (BMPs)**	**SEIS Section**
Visual Resources	The presence of construction equipment and an active work site may result in temporary visual impacts.	• There are no anticipated adverse impacts to public views articulated in the PUC DP. • Due to its location along Ala Moana Boulevard, the AMB Tower will be most discernable along this road between Hobron Lane and Kalākaua Avenue. • Unavoidable adverse impacts to existing views from some private residential high-rise condominiums in the Project vicinity.	• During construction, fencing will be used. • Construction equipment will be confined to work or staging areas. • All construction-related equipment will be removed following the completion of work. • In the long term, the Project will enhance the visual environment of the Project Site by replacing the existing dated or dilapidated buildings with the AMB Tower. • Landscaping and pedestrian access along Ala Moana Boulevard will be renewed, enhancing the surrounding visual environment.	4.11

1.8 Summary of Public Benefits

As the largest resort complex in Waikīkī, the Hilton Hawaiian Village provides numerous public benefits as a result of its commitment to the community and its contributions to the economy. Under the existing PD-R and Special Management Area (SMA) approvals, the Village Master Plan provides various public benefits. Development of the AMB Tower represents a continuation and extension of these existing programs, all of which are heavily dependent upon the continued success of the overall Village. Over the years, the owners of the Village have made substantial financial investments to celebrate and promote Hawai‘i's culture to visitors and the local community through educational programs, artwork, public entertainment events, landscaping, and open access to, and maintenance of, the beach. *Table 1.2* highlights the significant investments made by the Village in several public benefit categories, and specific future improvements and programs that will have direct public benefits.

Table 1.2: Existing and Ongoing Public Benefits

HHV Public Benefit	Resort Development Benefit	General Public Benefit
Continuation of the Weekly Rockin’ Rainbow Hawaiian Review and Fireworks Show	On-site guests can enjoy the music, gain exposure to Hawaiian culture, and enjoy a close vantage point of the fireworks show.	The fireworks show is visible from the beach and many public and private vantage points within Waikīkī and surrounding communities, and is enjoyed by locals and visitors alike.
Ongoing Maintenance of Duke Kahanamoku Lagoon	A recreational amenity for hotel guests and the public. The water is monitored daily to assure safe water quality.	The lagoon is available to the general public and not exclusively for hotel guests. The public can enjoy a unique ocean recreation feature.
Ongoing Daily Public Beach Cleaning and Public Restroom Cleaning	Hotel guests may utilize the adjacent beach and off-site restroom facilities.	Regularly cleaned beach and public restroom facilities, thereby reducing costs for the public agency responsible for routine maintenance.
Ongoing Maintenance of Kahanamoku Street	Hotel guests may venture off-site and walk along Kahanamoku Street.	A regularly maintained right-of-way (ROW) provides the general public with beach access.
Improved Kālia Road Frontage Walkway, Landscape, Funding for Trolley Pull-out on Ala Moana Boulevard or in the nearby vicinity, Bus Pull-out, and New Bus Shelter	Convenient public transit access point for resort guests and timeshare residents.	Trolleys and buses are taken off the street. And traffic flow is enhanced. Passengers can safely board or exist the vehicles. Improved pedestrian pathways with increased landscaping create a pleasant pedestrian experience.
Improvements along Paoa Place	The use of Paoa Place by HHV guests and residents as a pedestrian route to the beach is minimal.	An improved pathway along Paoa Place from Kālia Road to the beach. Paoa Place is a direct, public route to the beach from Kālia Road without having to pass through the HHV resort.
Improvements to the City Sewer System along Kālia Road	Increased sewer capacity to support new units, including the AMB Tower.	In accordance with the 2012 MOA with the City, the Village paid for a significant increase in the size and capacity of the sewer lines within Kālia Road and Ala Moana Boulevard. Surrounding properties and those along both streets benefit from the improvements. The general public indirectly benefits from less strain on the system and reduced service interruptions.

The existing public benefits described above demonstrate HHV's commitment to maintaining and enhancing Waikīkī's identity as a premier resort destination. The AMB Tower will support these existing public benefits and will provide new public benefits, which will focus on elevating local artists and artisans, supporting local businesses, and revitalizing and reinvigorating the 'ewa gateway to Waikīkī. Although the new public benefits will be refined as the Project moves forward, the following public benefits are currently anticipated:

- **Enhanced public access and landscape improvements**. Development of the AMB Tower will revitalize Ala Moana Boulevard as the primary 'ewa gateway to Waikīkī, enhance the immediate pedestrian surroundings and create an open, safe, and cohesive resort experience that improves connectivity with the HHV campus. Planned improvements to enhance the street frontage include landscaping with water features, an open, welcoming porte cochere, and a flagship ABC store with outdoor seating area to reinvigorate pedestrian retail offerings. Sidewalks will be maintained along the tower's street frontage to support circulation
- **Public art commitment.** The Applicant intends to commission and install significant public art installations in and around the Project, including in the immediate vicinity of the AMB Tower and in the gardens at the corner of Kālia Road and Ala Moana Boulevard. Local artists will be commissioned for art installations, thus supporting Hawai'i's creative community.
- **Monthly Public Festival.** HHV intends to sponsor a public festival once a month within the Hilton Hawaiian Village gardens located on the corner of Kālia Road and Ala Moana Boulevard. The festival will feature local musicians and performers, as well as booths for local artisans and vendors to sell their goods. Educational booths may also be included. The festival will be free of charge to the public and vendors will be provided with complimentary booths. The event will seek to attract local residents and visitors alike, and therefore should be a benefit to the local community and overall economy. The event will further activate and revitalize the 'ewa gateway to Waikīkī and will concentrate pedestrian traffic in this area of the campus.
- **Continued participation and contribution to Waikīkī organizations and initiatives**. HHV will continue to strengthen the community by making strategic monetary contributions to support local charities and initiatives, participating in coordinated efforts to maintain the urban and natural environment of Waikīkī, enhancing public safety, and addressing pressing issues, such as the effects of climate change and SLR in the region.
- **Generation of short-term and full-time employment positions.** It is estimated that construction of the Project will create a total of approximately 2,441 "worker-years" of employment (the equivalent of 52 work weeks at 40 hours per week) in the trades and supply businesses, including 1,831 worker-years of on-site employment and 610 worker-years of associated secondary/off-site employment. In the long-term, hotel and retail operations at the AMB Tower are anticipated to create an estimated 370 FTE jobs on site and an additional 123 associated secondary/off-site jobs, for a total of 493 FTE jobs. The jobs and wages generated will have a multiplier effect, increasing the amount of capital flowing through the island. Additionally, the AMB Tower will utilize goods and services by other local businesses, producing a multiplier effect by encouraging the development of other business sectors and supporting overall economic recovery for the state.

1.9 Unresolved Issues

Below are identified issues that are actively being addressed, which are currently unresolved:

- **Archaeological, Cultural, and Historic Resources:** An AMP and BTP will be prepared by Cultural Surveys Hawai‘i (CSH) for the Project. Consultation is currently being conducted with lineal descendants to determine the appropriate treatment of any historic finds that may be identified during construction.

1.10 Listing of Required Government Permits and Approvals

The following list identifies the major City land use permits and State approvals anticipated to be required for Project implementation (*Table 1.3*).

Table 1.3 List of Permits And Approvals

Land Use Permit or Approval	Reason for Permit or Approval	Approving Authorities
SEIS Acceptance (Chapter 343, HRS compliance)	Located within the WSD and SMA. Supplementing the 2011 HHV - Village Master Plan Improvements EIS	City DPP
Special Management Area (SMA) Use Permit, Major	Located within the SMA	Honolulu City Council
Planned Development-Resort (PD-R) Amendment/Major Modification	Modify existing Project (HHV - Village Master Plan Improvements) and amend PD-R to add new lots	Honolulu City Council
Waikīkī Special District (WSD) Major Permit	Located in the WSD	City DPP
HRS, Chapter 6E-42 Historic Preservation Review	Required by law	DLNR, SHPD
Certified Shoreline Survey	Support the SMA Use Permit, Major	DLNR
Building Permits, Grading Permit, Trenching Permit, Drain Connection, Sewer Connection, Construction Plan Approvals, and various operating permits	Construction and Operations of the Project	City and County of Honolulu, DPP/Other Depts., and State of Hawai‘i/Various Agencies

This page left blank intentionally.

Section 2

Purpose and Need of the Project

Section 2

Purpose of and Need for the Project

2.1 Statement of Purpose and Need

Situated at the ‘ewa gateway into Waikīkī, one of the world’s most iconic visitor destinations and a significant contributor to the local and state economy, HHV is a self-contained, world-renowned, premier beachside resort that covers approximately 22.24 acres of land. Since its construction over 60 years ago, HHV has remained strongly committed to creating exceptional guest experiences on its campus. As such, services and accommodations at the Village must be continuously improved and refreshed to meet with the evolving expectations of guests from around the world.

In 2011, the Village Master Plan was designed as the next chapter of HHV’s continuing dedication to support Waikīkī as a premier visitor destination. The purpose of expanding the Village to include the AMB Tower in the Village Master Plan is to provide a variety of accommodation needs that meet the expectations and demands of today’s resort guest; revitalize Waikīkī’s ‘ewa gateway; and strengthen the Village as a major and iconic destination in the important Waikīkī region. The Project will also support Waikīkī’s unique social and economic function, redirect visitors away from illegal short-term rentals, and meet the objectives of the Village Master Plan, as discussed in the following sections.

2.2 Regional Context

Waikīkī is a residential and resort community where over 25,000 local residents live full-time and intermingle with over 85,755 average daily visitors (U.S. Census Bureau, 2019 and Hawai‘i Tourism Authority (HTA), 2022). A less defined part-time population adds to this mix, as a number of local island residents that live outside of Waikīkī frequent the area on a regular basis for recreation and employment. For more than 100 years, Waikīkī has been recognized as a world-renowned visitor destination. The region also maintains several critical social and economic functions for O‘ahu’s island residents, specifically those that live and work in the area. These functions include, but are not limited to, serving as a major employment center and primary economic engine for the State; serving as a long-term residential area for locals valuing the Waikīkī lifestyle; and providing recreational and retail opportunities for locals and visitors alike.

Waikīkī is seen by residents and visitors as possessing positive qualities that define its unique sense of place. These qualities include social conveniences with numerous dining, shopping, and entertainment activities, the beauty of the beaches and shorelines, the mountain landscape in the distance, pleasant year-round weather, the interaction of people, the diversity of cultures, and the excitement and liveliness of an active resort city. During the SEISPN public comment period, residents expressed concerns regarding noise, viewplanes, traffic, and a general sentiment that over-tourism may impact this sense of place. Meanwhile, the City continues to direct tourism and resort redevelopment to the region, and has called for the continuous need to upgrade Waikīkī to compete in a global marketplace (PUC DP, 2013). Planning of future development and activities must support efforts to reinvigorate Waikīkī in a manner that maintains the beauty and quality of life of the area and is mutually appealing to both local residents and island visitors.

Since its construction over 60 years ago, HHV has been committed to creating exceptional experiences in Waikīkī that support economic development and maintain the region's unique sense of place, as described above. As a distinctive part of Waikīkī's 'ewa gateway, HHV introduces visitors and residents to a mix of urban and landscaped experiences that blend together and reflect Hawai'i's rich heritage and cultural diversity in a contemporary form. As such, services and accommodations at the Village must be continuously improved and refreshed to meet the evolving expectations of guests from around the world. The planned expansion of the Village and construction of the new AMB Tower will refresh the HHV campus, as well as provide economic and social benefits to the overall Waikīkī community.

2.3 Village Master Plan and Project Objectives

To continue the legacy of the Village, Hilton Hawaiian Village Beach Resort & Spa prepared the Village Master Plan EIS in 2011. The 2011 EIS established objectives and evaluation criteria that serve as a common set of standards that define the direction of the Village Master Plan. The improvements outlined in the Village Master Plan are intended to maintain and enrich the Village's relationship to Waikīkī, while fortifying its recognized position in the hospitality industry as a special destination within Waikīkī's resort district. Various components of the Village Master Plan have been constructed and enjoyed by guests and locals alike. Inclusion of the AMB Tower into the Village Master Plan will further advance the objectives outlined in the 2011 EIS, including the following:

Master Plan Objectives Advanced by the Project

1. Fortify Waikīkī as a world-class resort destination and add new vibrancy to the entrance of Waikīkī.
2. Improve the guest experience at the Village.
3. Provide the local construction industry with quality jobs, stimulate local construction spending, and increase revenues to the City's and State's tax base.
4. Create long-term hospitality career opportunities for all levels within service and management.
5. Support other local businesses within Waikīkī.
6. Develop sustainable practices to minimize demand on local infrastructure and resources.
7. Maintain and enhance the quality of the near-shore coastal environment and its resources by prudent management actions.
8. Ensure the quality of the existing open spaces in the Village and connectivity to surrounding areas.
9. Help maintain a Hawaiian sense of place celebrating the history and cultural vibrancy of Waikīkī and Kālia.
10. Enable HHV to continue and expand its community leadership role and make significant social investment in Hawai'i.

Evaluation Criteria

Within the context of the Village Master Plan Objectives, HHV established key primary Evaluation Criteria (I-VI) in the 2011 EIS which must be satisfied for the Village Master Plan to be economically viable and socially and environmentally responsible. These evaluation criteria were developed to analyze alternative actions to be included in the Master Plan. Therefore, the Project and the alternatives considered are evaluated using the established criteria as discussed in *Section 6.0*.

Project Fulfillment of Village Master Plan Objectives

A vibrant and successful hotel and lodging industry is critically important to supporting the State's economy. It is anticipated that the Project will provide a healthy and stable product for the tourism sector that will stimulate investment and create both short- and long-term jobs. During the anticipated 30-month construction period, it is estimated that approximately 2,441 worker years of employment, including 1,831 worker-years of on-site employment and 610 worker years of associated secondary/off-site employment, will be created as a result of the Project. In the long-term, hotel and retail operations at the AMB Tower are expected to create an estimated total of 370 FTE jobs on site and an additional 123 FTE associated secondary/off-site jobs, for a total of 493 new FTE jobs. Beyond jobs directly provided at the site, the AMB Tower and its guests are expected to purchase goods and services from other local businesses, creating a multiplier effect by encouraging the development of other business sectors and supporting overall economic recovery for the state.

The AMB Tower will help meet demand for additional guest capacity and expand accommodation choices at HHV by providing approximately 515 hotel lodging accommodations with varying views and unit sizes. New hotel rooms have not been constructed at HHV since 2001, and the last decade of development has focused on timeshare units. As the visitor industry continues to recover from the COVID-19 pandemic, development of the AMB Tower will create a balanced mix of accommodation types at the Village, enable HHV to recapture part of a continuing demand for a variety of hotel accommodations, and provide a rejuvenated product. In addition to hotel rooms, the Project will include ground floor retail accessible to pedestrians along Ala Moana Boulevard and guest amenities including food and beverage offerings, and a pool and recreation area. The AMB Tower will connect to the HHV campus to create a cohesive resort experience. Revenue from the AMB Tower will enable HHV to continue and expand its community leadership role and social investment within Hawai'i.

The Project will replace dated structures along Ala Moana Boulevard with a new tower featuring a modern, culturally appropriate design and enhanced landscaping at the important 'ewa gateway to Waikīkī. The AMB Tower will feature a contemporary design and layout and will include the use of modern materials to complement the natural setting. Replacing existing, outdated structures with a new tower will help to reinvigorate and revitalize Ala Moana Boulevard as the primary 'ewa gateway to Waikīkī, providing visitors with a more appealing, welcoming experience. It will also help maintain Waikīkī's iconic and historic Hawaiian sense of place. Landscaping and pedestrian access along Ala Moana Boulevard will be renewed and enhanced as part of the Project. This area will provide an open, safe and attractive pedestrian experience that activates this key street frontage and supports connectivity with the HHV campus and the broader Waikīkī neighborhood. The planned ground floor retail will include an outdoor seating area and create a people-oriented and interactive streetscape.

The Project will advance sustainability objectives outlined in the Village Master Plan through the use of practices already implemented at the Village to minimize demand on local infrastructure and resources. Additionally, as SLR is expected to be an inevitable part of Hawai'i's future, the Project is being proactively planned and designed to be resilient and to accommodate the impacts of higher ocean levels (*Section 4.4.5*). This proactive planning will ensure the ongoing successful, safe, and

sustainable operation of the AMB Tower and Hilton Hawaiian Village for the foreseeable future. Finally, locating the AMB Tower within the existing critical resort area of Waikīkī helps to promote sustainable, responsible tourism. The urbanized district of Waikīkī has been planned as the anchor resort area of the state. Continuing to focus resort development in Waikīkī is consistent with the State's and City's plans to direct urban development away from critical areas reserved for conservation or other uses.

The following *Section 3.0* provides a detailed description of the planned Project, including exhibits depicting the new AMB Tower and associated improvements.

Section 3

Project Description

Section 3

Project Description

3.1 Site History

Development of the Hilton Hawaiian Village, as it is known today, dates back to as early as 1955, with construction of the resort's first guest cottages under the ownership of Henry J. Kaiser and his partner Fritz Burns. Through the 1950s, major improvements continued with the completion of the Hilton Dome, the Duke Kahanamoku Lagoon, and the catamaran pier. In 1957, the 14-story Ocean Tower (now known as the Ali'i Tower) was constructed, followed by the 13-story Village Tower in 1958 (the site of today's Tapa Tower). In the 1960s, the 17-story Diamond Head Tower, the Lagoon Tower, and the 31-story Rainbow Tower opened. During this time, the "Hilton" brand and relationship with the Village was established.

In 1969, the Mid-Pacific Conference Center and Coral Ballroom were completed. The Rainbow Bazaar was subsequently constructed in 1970, and included over 40 shops and restaurants. Design of the facility pays homage to Asian influences and culture in Hawai'i. HHV completed its first $100 million (M) master plan renovation of the Village in 1988, which included the unveiling of a new porte cochere and open-air lobby, in addition to new meeting facilities and renovation of the Coral Ballroom, making it the largest meeting and convention facility in the Pacific.

In the late 1990s, the demolition of the Hilton Dome and construction of the $95M 453-room, 25-story Kālia Tower coincided with the revitalization of Waikīkī. When it opened in 2001, Kālia Tower was the first major resort development in Waikīkī in over a decade. In that same year, after extensive renovations, the Village's Lagoon Tower became a part of the Hilton Grand Vacations® Club (HGVC) program, offering timeshare units.

In 2006, the Akalā Chapel (formerly called the Ocean Crystal Chapel) was constructed and HHV paid for significant restoration and improvement of the Duke Kahanamoku Lagoon, including improvements to water circulation as well as a new landscaped public promenade. HHV maintains the lagoon, which is located on State land. The two most recent projects at the Village have been the Grand Waikikian Tower and the Grand Islander timeshare projects, completed in 2008 and 2016, respectively.

Beginning in 2006, in collaboration with the State Department of Transportation (HDOT), HHV funded an extensive off-site roadway improvements project along Ala Moana Boulevard. HHV developed a signalized, full-movement intersection at Ala Moana Boulevard and Kahanamoku Street (formerly Dewey Lane), and a landscaped median along the stretch of Ala Moana Boulevard from Hobron Lane to Kalākaua Avenue. HHV also added a fourth lane of traffic movement between the Ilikai Hotel and Luxury Suites and Kālia Road.

In addition, to accommodate the continued evolution of the Village (as contemplated by the Village Master Plan), HHV funded significant improvements to an expansion of the public wastewater system along Kālia Road, Ala Moana Boulevard, and Kalākaua Avenue, which were completed in 2018. This project included a 3,200-foot replacement and expansion of the 30-inch gravity sewer extending from Fort DeRussy to the Kālia Pump Station.

As it has over the last 60 years or more, the character of the Village campus continues to evolve, while HHV's commitment to Waikīkī remains strong. The resort continues planning new ways to improve the vacation experience in Hawai'i, contribute to the economic vitality in Waikīkī, support the local community, and imbue a welcoming and neighboring ambiance within its immediate surroundings.

3.2 Existing Conditions and Uses

3.2.1 Hilton Hawaiian Village

Located at the 'ewa gateway to Waikīkī, the Hilton Hawaiian Village is a self-contained, world-renowned, premier beachside resort that covers approximately 22.24 acres of land. The Village is bounded and accessed by Kahanamoku Street and Ala Moana Boulevard at the 'ewa (west) side, Kālia Road and Paoa Place on the Diamond Head (southeast) side, and Waikīkī Beach and the Pacific Ocean on the makai (ocean) side (*Figure 3.1*).

The Village was not in operation from mid-April 2020 until December 15, 2020 due to the COVID-19 pandemic. Since re-opening in December 2020, the Village has slowly increased occupancy and has begun to recover from the impacts of the pandemic. HHV is expected to continue its legacy as an iconic resort destination in Hawai'i. Occupancy and other figures provided in this SEIS reflect pre-COVID-19 operations under the assumption that they will be reflective of operations as the effects of the pandemic abate.

The Village provides a variety of unique accommodations, services, amenities, and experiences for its guests. Accommodations are currently located primarily within eight main towers: Ali'i Tower, Rainbow Tower, Tapa Tower, Kālia Tower, Diamond Head Tower, Lagoon Tower, the Grand Waikikian, and the Grand Islander (*Figure 3.1*). Currently, 2,860 hotel rooms and 1,088 timeshare units exist on-site[1].

The Village also contains over 150,000 sf of indoor and outdoor meeting space, which supports a variety of functions, ranging from intimate gatherings, such as weddings and private parties, to large corporate meetings or conventions. Combined, these meeting areas can host over 5,000 guests at one time, and are a significant contributor to the local economy.

[1] A total of 2,971 hotel rooms and 1,224 timeshare units are documented in the 2011 PD-R approval as approved on site.

Figure 3.1 **Existing Hilton Hawaiian Village Map**

With over 100 shops, services, restaurants, bars, and eateries, the Village is a major retail and dining destination in Waikīkī for both Village guests and the general public. Existing retail and food and beverage space across the campus totals approximately 138,693 sf, providing a wide variety of shopping and dining experiences. In total, the Village has a restaurant seating capacity of approximately 640 within its two main restaurants, Bali Steak & Seafood and Tropics Bar & Grill. The Village also offers an assortment of smaller cafes, restaurants, and bars located throughout the campus. The outdoor Waikīkī Starlight Lūʻau is hosted five evenings a week at the Great Lawn.

Overall, the Village encompasses approximately 3,737,055 sf of built floor area. See *Table 3.1* for the Existing Approved Buildings and Floor Area at the Village.

Table 3.1: Existing Approved Buildings and Floor Area

Existing Structures	Function/Use	Year Built	Floor Area (sf)
Aliʻi Tower	Hotel Guestrooms	1957	254,488
Diamond Head Tower	Hotel Guestrooms	1960	230,897
Lagoon Tower	Timeshare Units	1965	286,110
Diamond Head Apartments	Employee housing /short-term apartment rentals	1966	33,750
Rainbow Tower	Hotel Guestrooms	1968	370,301
Mid-Pacific Conference Center & Parking Lot, Rainbow Bazaar	Conferences, banquets, parking spaces, retail, restaurants	1969-1970	136,417
Retail Shops (various)	Retail, restaurant		6,910
Tapa Tower	Hotel Guestrooms	1982	947,364
Kālia Tower	Hotel Guestrooms, Timeshare Units	2001	355,488
Main Lobby Building	Main resort entry, registration		26,000
Miscellaneous improvements, including Crystal Chapel	Weddings, receptions	2001-2006	11,237
Grand Waikikian Tower	Timeshare Units	2008	532,385
Hilton Grand Islander	Timeshare Units	2017	545,708
Timeshare Tower 2 (Approved, Not Built)	Timeshare Units		206,280
TOTAL EXISTING (APPROVED)			3,943,335
TOTAL EXISTING (BUILT)			3,737,055

Providing a full-service resort experience, the Village offers a variety of recreational amenities on the property, the most notable being the six swimming pools located throughout the resort. The pools comprise a total of 18,850 sf. The campus also includes the Duke Kahanamoku Lagoon: a man-made body of water that was part of the original resort development in the 1950s.

A substantial portion of the Village acreage is dedicated open space, much of which is comprised of outdoor amenities accented by purposefully designed landscaped gardens. In addition to open space provided on the Village campus, the Duke Kahanamoku Lagoon comprises 4.6 acres alone of open space and is available to the public. HHV continues to maintain the lagoon and the nearby Hilton Pier, all at HHV's cost. HHV also offers various programs available to the public, including Hawaiian arts, crafts, and activities, such as lei making, hula, 'ukulele lessons, and surfing. There are also regularly scheduled shows, performances, torch lighting ceremonies, and island entertainment billed nightly at the Village's restaurants and lounge areas, which include top Hawaiian and local musicians. A well-known and longstanding community benefit provided by HHV is a free beachfront fireworks show that occurs each Friday evening (recently re-started following a two-year pause due to the COVID-19 pandemic). HHV shows its commitment to the community and vibrancy of Waikīkī through its support of various community organizations including the Hawai'i Foodbank, Aloha United Way, Waikīkī Community Center, and the University of Hawai'i (UH).

As a part of its development process, HHV has incorporated various strategies to support the island's sustainability, including participation in Hilton's "Light Stay" monitoring program. Additionally, as a member of the WBSIDA, HHV supports community stakeholders and makes significant financial contributions in a coordinated effort to address the effects of climate change and SLR in the region.

Surrounding the Village property are other hotel and lodging accommodations, residential buildings, and various dining and shopping establishments. One of the most prevalent land features in proximity to the Village is the large open space and park setting formed by 'Āinahau Triangle and Fort DeRussy Beach Park to the east, the adjacent Hale Koa Hotel property, and Battery Randolph, all of which are under the control and jurisdiction of the U.S. Army.

3.2.2 AMB Tower Site

The planned Project will expand the HHV campus and develop the AMB Tower across the three Added Parcels (TMK parcels (1) 2-6-9: 4, 5, and 6 located at 1831, 1835, and 1841 Ala Moana Boulevard), together comprising 0.46 acres. Park Ala Moana LLC, a subsidiary of Park Hotels & Resorts Inc. (a publicly-traded hotel ownership company) owns parcel 4, and has an option to purchase parcels 5 and 6, which are currently owned by SMK, Inc. The Project will also extend into portions of TMK parcels (1) 2-6-9: 7, 9, 13, which are already a part of the Hilton Hawaiian Village (*Figure 1.2*) and owned by Hilton Hawaiian Village LLC, dba Hilton Hawaiian Village Beach Resort & Spa, also a subsidiary of Park Hotels & Resorts Inc. A summary of land ownership of the Project Site is provided in *Table 3.2*. Inclusion of the Added Parcels within the HHV Master Plan will increase the total area of the Village from 22.24 acres to 22.70 acres.

The Project Site is bounded by Ala Moana Boulevard to the north, and structures related to the Village to the east, west, and south (*Figure 3.1*). Within the Village, the Grand Waikikian abuts the site to the west; the Mid-Pacific Conference Center and Coral Ballroom and parking garage to the southeast; and, the Kālia Tower and landscaping are directly adjacent to the northeast. The southern portion of the property includes an existing service lane and loading area currently utilized by the adjacent HHV buildings. This will be integrated for operational use by the AMB Tower.

Table 3.2: Project Site Parcel Ownership				
Tax Map Key	**Owner**	**Current Use**	**Total Parcel Area (acres/sf)**	**Area used for AMB Tower**
2-6-009: 004	Park Ala Moana LLC	ABC Store, restaurant, retail	0.2250 acre (9,802 sf)	0.2250 acres (9,802 sf)
2-6-009: 005[1]	SMK Inc.	Car rental, parking lot	0.1372 (5,977 sf)	0.1372 acres (5,977 sf)
2-6-009: 006[1]	SMK Inc.	Vacant restaurant space (former site of Kobe Steakhouse)	0.1001 (4,362 sf)	0.1001 acres (4,362 sf)
2-6-009: 007	Hilton Hawaiian Village, LLC	HHV landscaping, Kālia Tower	0.3049 acres (13,281 sf)	0.0085 acres (369 sf)[1]
2-6-009: 009	Hilton Hawaiian Village, LLC	HHV Mid Pacific Conference Center and Coral Ballroom Parking Garage	3.0222 acres (131,645 sf)	0.2149 acres (9,361 sf)[2]
2-6-009: 013	Hilton Hawaiian Village, LLC	HHV Kālia Tower	1.7734 acres (77,249 sf)	0.1901 acres (8,280 sf)[3]
			TOTAL:	0.46 acres (20,141 sf), excluding portions of parcels 7, 9 and 13

[1] Park Ala Moana LLC has an option to purchase these parcels and it is expected that Park Ala Moana LLC will own them prior to commencement of construction.

[2] AMB Tower area encroaches onto adjacent parcel and the podium provides a connection to the Coral Ballroom Parking Garage.

[3] AMB Tower area encroaches onto adjacent parcels, and the podium will provide a connection to the HHV Kālia Tower.

Existing uses on the Added Parcels include retail, food and beverage, and a car rental/parking lot occupying aging one- and two-story wooden structures (*Table 3.2*). The existing structures are outdated or have become dilapidated over time, including the now vacant site of the former Kobe Japanese Steakhouse. All existing structures will be demolished as part of the Project. The existing ABC Store will be replaced with an updated flagship store on the ground floor of the AMB Tower. In addition to the existing structures, the site currently contains limited landscaping consisting of ornamental trees, palms and shrubs, some of which are in poor health. The site is situated approximately 800 feet inland from the shoreline. Topography is generally flat with elevations ranging from 7 to 9 feet above msl.

The Project vicinity directly across Ala Moana Boulevard to the north of the site consists of resort, apartment, retail, and food and beverage uses typical of Waikīkī. Nearby hotels include the Ilikai Hotel and Luxury Suites and The Modern Honolulu to the west and the Aqua Palms directly to the north.

3.3 Project Description

The Applicant proposes to expand the 22.24-acre HHV campus by adding the three Added Parcels in order to develop the AMB Tower on the Project Site (*Figure 3.2*). The AMB Tower building will consist of a podium and tower that will add approximately 515 new hotel guestrooms to the HHV campus and strengthen the Village's positioning as a major and iconic destination drawing visitors to Waikīkī and its local businesses. The Project includes ground floor retail accessible to pedestrians along Ala Moana Boulevard, a welcoming porte cochere, an open lobby area, an arrival/departure lounge, and a modest expansion of existing parking facilities available to visitors and guests.

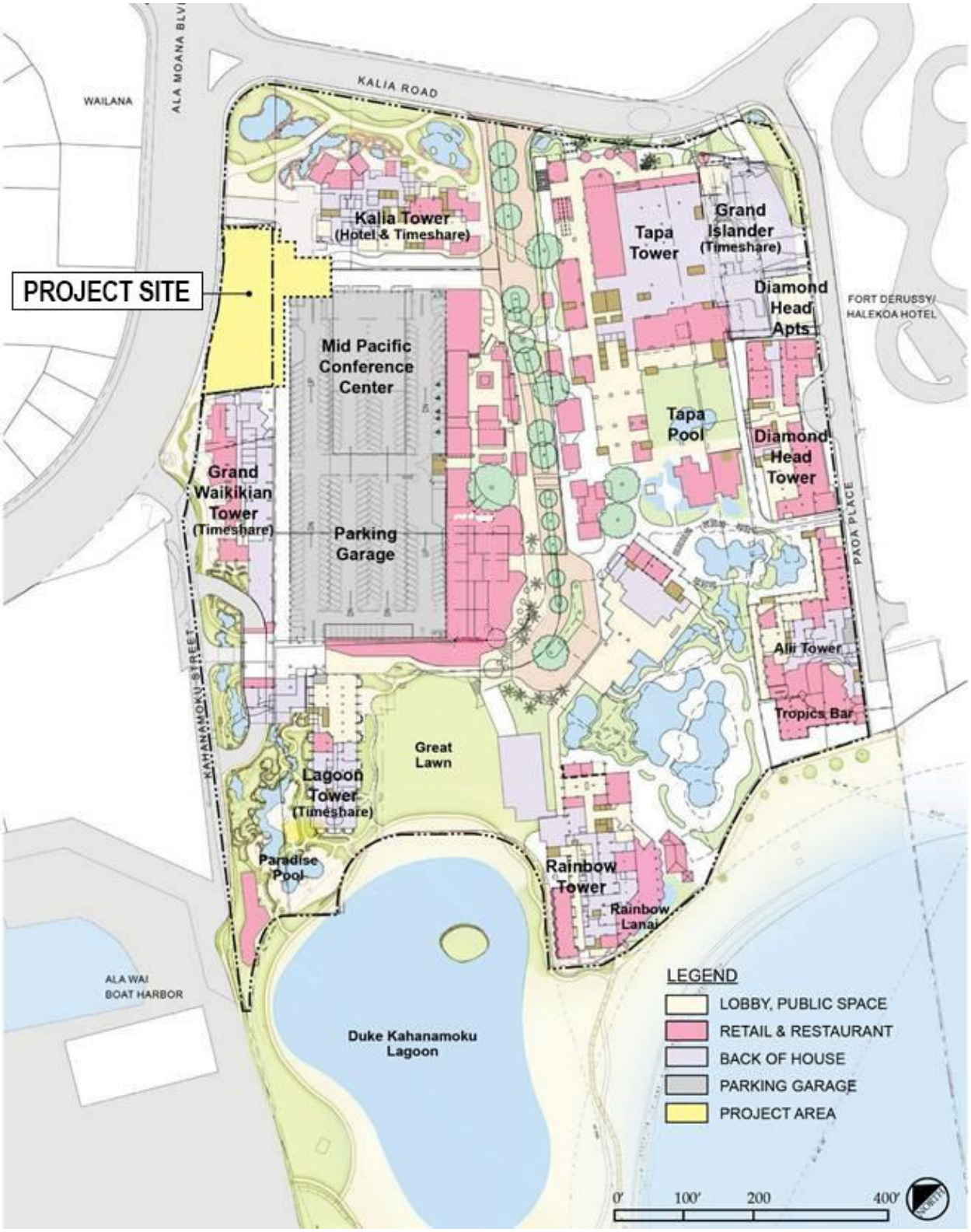


Figure 3.2 **Hilton Hawaiian Village with Planned AMB Tower**

Food and beverage offerings, fitness facilities, and an improved pool and recreation area to be shared with Kālia Tower are also included in the Project.

The building will reach a maximum height of 350 feet (exclusive of permitted rooftop equipment and structures) and consist of approximately 395,028 sf of total floor area comprised of a 118,556-sf podium and a 276,472-sf tower containing the majority of the hotel guestrooms. Landscaping, water features, and pedestrian connections will be integrated throughout to enhance integration with the Village campus. Design of the Project will feature architectural elements that reflect Hawai‘i’s rich heritage and cultural diversity in a contemporary form.

The following sections summarize the AMB Tower project components.

3.3.1 Tower Podium

The tower podium will be comprised of eight floors consisting of an open arrival and lobby area, ground floor retail, check-in lobby, pool deck and recreation area, parking, and operations facilities. The total floor area of the podium is 118,556 sf. Refer to *Figures 3.3 through 3.10* following *Section 3.3.4*. Each component is summarized below, in ascending order according to floors.

3.3.1.1 Porte Cochere, Arrival Lobby, and Check-in Lobby

The ground floor porte cochere entry from Ala Moana Boulevard will be the primary point of guest arrival and will provide visitors and guests with a convenient drop off/pick-up area, baggage assistance, and valet service (*Figure 3.3*). The porte cochere area will be approximately 1,886 sf, and leads to the arrival lobby. Consistent with the WSD, the area will offer a welcoming entryway featuring landscaping and a water feature. The arrival lobby will be enclosed with sliding glass doors to create an open feeling, while also mitigating potential traffic noise and dust along Ala Moana Boulevard and to enhance security. Design of this area will provide a close indoor-outdoor relationship at the pedestrian ground level. From the porte cochere, vehicles can drive directly into the AMB Tower parking garage, where access will be provided at the northeast of the site.

This porte cochere and arrival lobby provide a welcoming experience to guests/visitors of the AMB Tower and the Village, and, in conjunction with the new ABC Store, will help reinvigorate and revitalize an underutilized portion of Ala Moana Boulevard. Located at the primary ‘ewa gateway to Waikīkī, it will provide visitors with an appealing experience that reflects Hawai‘i’s rich heritage and cultural diversity in a contemporary form.

A second-floor check-in lobby will be accessed from the ground floor via six elevators and a stairway (*Figure 3.4*). The 5,911-square-foot check-in lobby area will be enclosed to minimize exterior noise and provide a quiet, refreshing space for visitors. A 2,993-sf arrival/departure lounge will be connected to the check-in lobby and offer a relaxing area for visitors.

3.3.1.2 Retail

The existing ABC Store on the Project Site will be demolished. A new, flagship ABC Store will be constructed on the ground floor of the AMB Tower, serving as the key retail space within the building’s podium. The new flagship ABC store will service the needs of the AMB Tower guests, patrons of the larger HHV campus, and other visitors and residents in this area of Waikīkī. The ground floor of the store will encompass approximately 5,970 sf, and approximately 1,830 sf of storage will be located on the second floor (*Figures 3.3* and *3.4*). Additionally, outdoor seating at the ground level will be

provided. Inclusion of this ground-level retail at the Project will help activate this portion of Ala Moana Boulevard and create a people-oriented and interactive streetscape.

3.3.1.3 Parking

Parking will be provided on a portion of Floors 2 through 4 of the tower podium (*Figures 3.4 through 3.6*). Approximately 50 parking stalls will be provided within the AMB Tower podium. A detailed discussion regarding off-street parking and loading requirements for the Project within the context of the Village campus is provided in *Section 3.3.8*.

3.3.1.4 Back of House (BOH) and Operations Facilities

All floors of the tower podium will include various back of house (BOH) support spaces for hotel operations, including the following:

- Ground Floor: BOH consists of luggage storage, a loading dock, and mechanical, electrical, and communications control areas (*Figure 3.3*)
- Floor 2: BOH spaces complement the check-in lobby and consist of administrative areas and luggage storage areas (*Figure 3.4*).
- Floor 3: BOH areas primarily serving the building's electrical needs (*Figure 3.5*).
- Floor 4: BOH spaces include areas for housekeeping operations, staff locker rooms, and an employee cafeteria (*Figure 3.6*).
- Floor 5: BOH consists of a connection to the Mid-Pacific Center and Coral Ballroom, an event service support area, engineering BOH, and administrative offices (*Figure 3.7*). Direct connection to the Coral Ballroom within the Village will serve to enhance connectivity and create a cohesive resort experience.
- Floor 6: An approximate 6,471-sf space for administrative offices will be provided on this floor, in addition to storage and other ancillary uses (*Figure 3.8*). Notably, this is the first level of the Project to include hotel guestrooms.
- Floor 7: This floor will consist of approximately 7,947 sf of administrative offices, in addition to ancillary uses, and will also include hotel guestrooms (*Figure 3.9*).

Floors 8 through 36 will also include smaller BOH areas as indicated in the preliminary floor plans.

3.3.1.5 Recreation Pool Deck

The final floor (Floor 8) of the tower podium will include a recreation pool deck that will feature an approximately 2,357-sf fitness center and a 4,072-sf deck for visitors (*Figure 3.10*). The recreation deck includes areas for lounging and a pool bar, and will directly connect to the existing 8,581-sf pool deck at the Kālia Tower (*Figure 3.10*). Improvements to the existing pool deck will be made as part of the Project. Water features and landscaping elements will be integrated throughout this area to fit with the surrounding character of the Village campus. Direct connection to the Kālia Tower will serve to enhance connectivity within the Village and create a cohesive and convenient resort experience for guests. Floor 8 will also include hotel guestrooms.

3.3.2 Tower Hotel Lodging Accommodations

The AMB Tower will provide approximately 515 hotel guestrooms with varying views and room sizes (*Figures 3.8 through 3.11*). The 28-story tower will begin on Floor 9; however, guestrooms are also provided on Floors 6, 7, and 8.

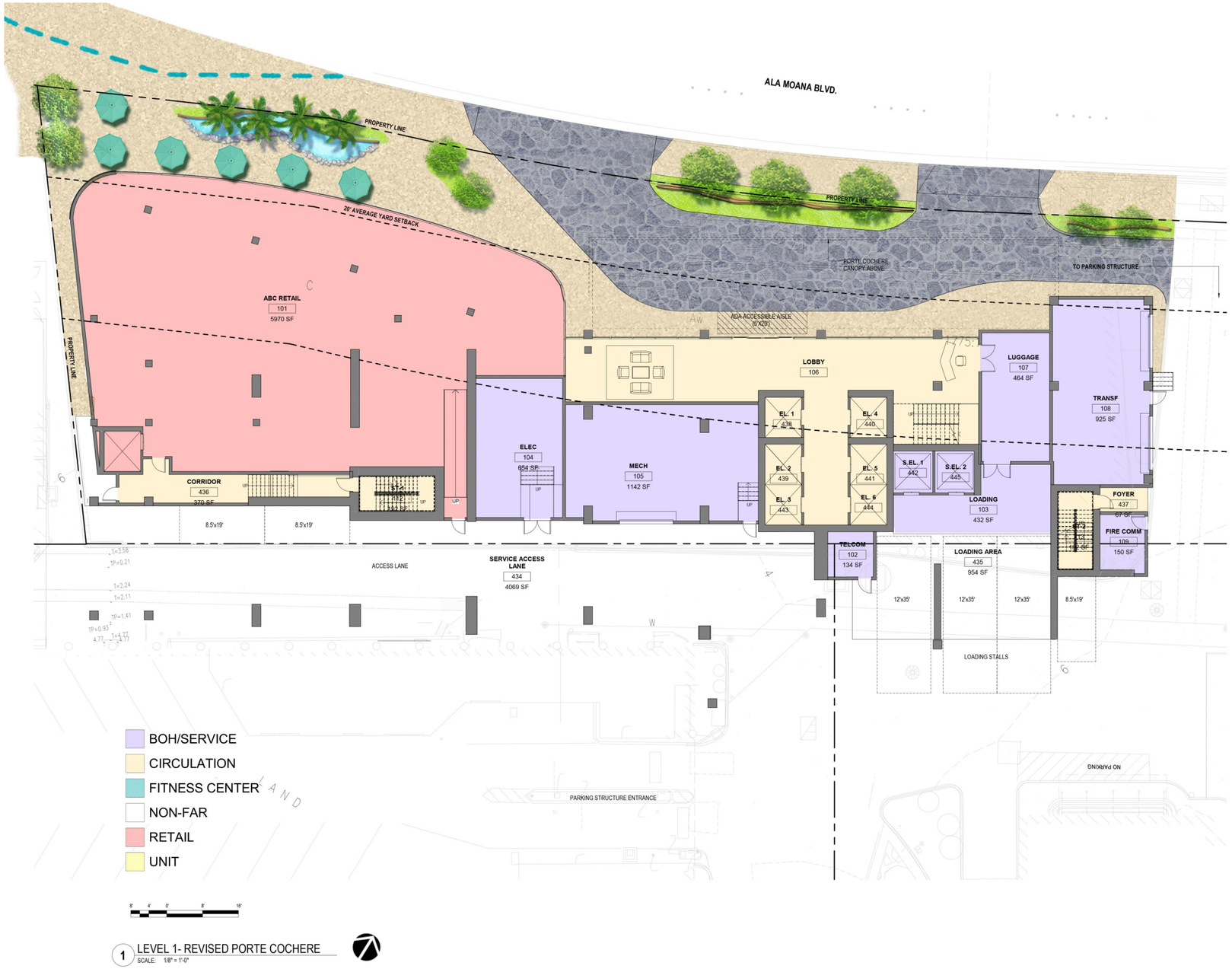
Floors 9 through 36 encompass approximately 9,874 sf of floor area each, for a total tower floor area of approximately 276,472 sf. Preliminarily, Floors 6 through 8 of the tower podium will include 13 hotel guestrooms each, while Floors 9 through 36 will include 17 hotel guestrooms each. Final design of the rooms will be finalized as the Project progresses.

The new AMB Tower is expected to offer five room configurations, including traditional hotel guestrooms and one-bedroom suites ranging from approximately 324 sf to 665 sf in area. Each unit will also include a lanai for visitors to enjoy views of the surrounding environment, including the Pacific Ocean, Lēʻahi (Diamond Head), the Koʻolau mountains, Village campus, or Ala Moana Boulevard. Design of the rooms will complement the existing HHV campus, and provide guests with a comfortable and relaxing experience. Rooms will be inspired to reflect Hawaiʻi's heritage in a contemporary form.

3.3.3 AMB Tower Height

The Project vicinity is typical of the dense, urban environment of Waikīkī, with buildings ranging from one to 38 stories tall. Design of the tower will complement the present HHV campus and be at a height consistent with the surrounding area. The Project Site is located within the WSD Resort Mixed Use Precinct and structures are limited by the LUO to a maximum height of 350 feet (exclusive of permitted rooftop equipment and structures). As such, the AMB Tower is planned to be 36 stories tall and will not exceed 350 feet in height (exclusive of permitted rooftop equipment and structures). See *Figures 3.12 through 3.15* for the planned tower elevations. Notably, ROH, Section 9.20-4(g) allows for necessary mechanical appurtenances and utilitarian and architectural features in Special Districts to be exempt from maximum height allowances, provided they are necessary to accomplish the purpose they serve.

Topography of the Project Site is generally flat with elevations ranging from 7 to 9 feet above msl. The finished floor elevation of AMB Tower is planned at 7.5 feet above msl (*Figures 3.12 through 3.15*). The elevated height will help to address the predicted effects of SLR and potential flooding on the site. See *Section 4.4.5* for further discussion.



1 LEVEL 1- REVISED PORTE COCHERE
SCALE: 1/8" = 1'-0"

Figure 3.3 **Preliminary Floor Plan – Ground Floor**

Figure 3.4 **Preliminary Floor Plan – Floor 2**

Figure 3.5 **Preliminary Floor Plan – Floor 3**

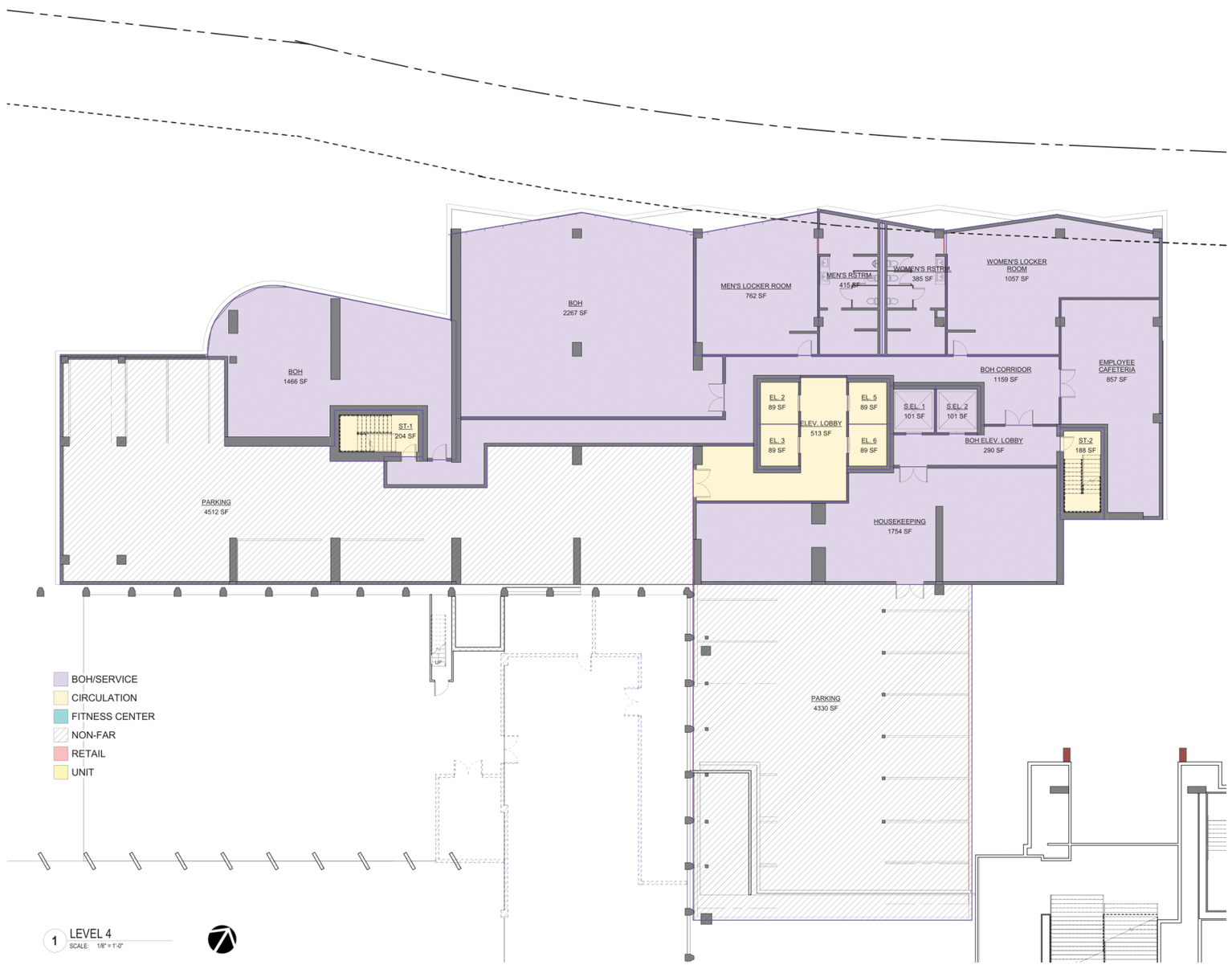


Figure 3.6 **Preliminary Floor Plan – Floor 4**

Figure 3.7 **Preliminary Floor Plan – Floor 5**

Figure 3.8 **Preliminary Floor Plan – Floor 6**

Figure 3.9 **Preliminary Floor Plan – Floor 7**

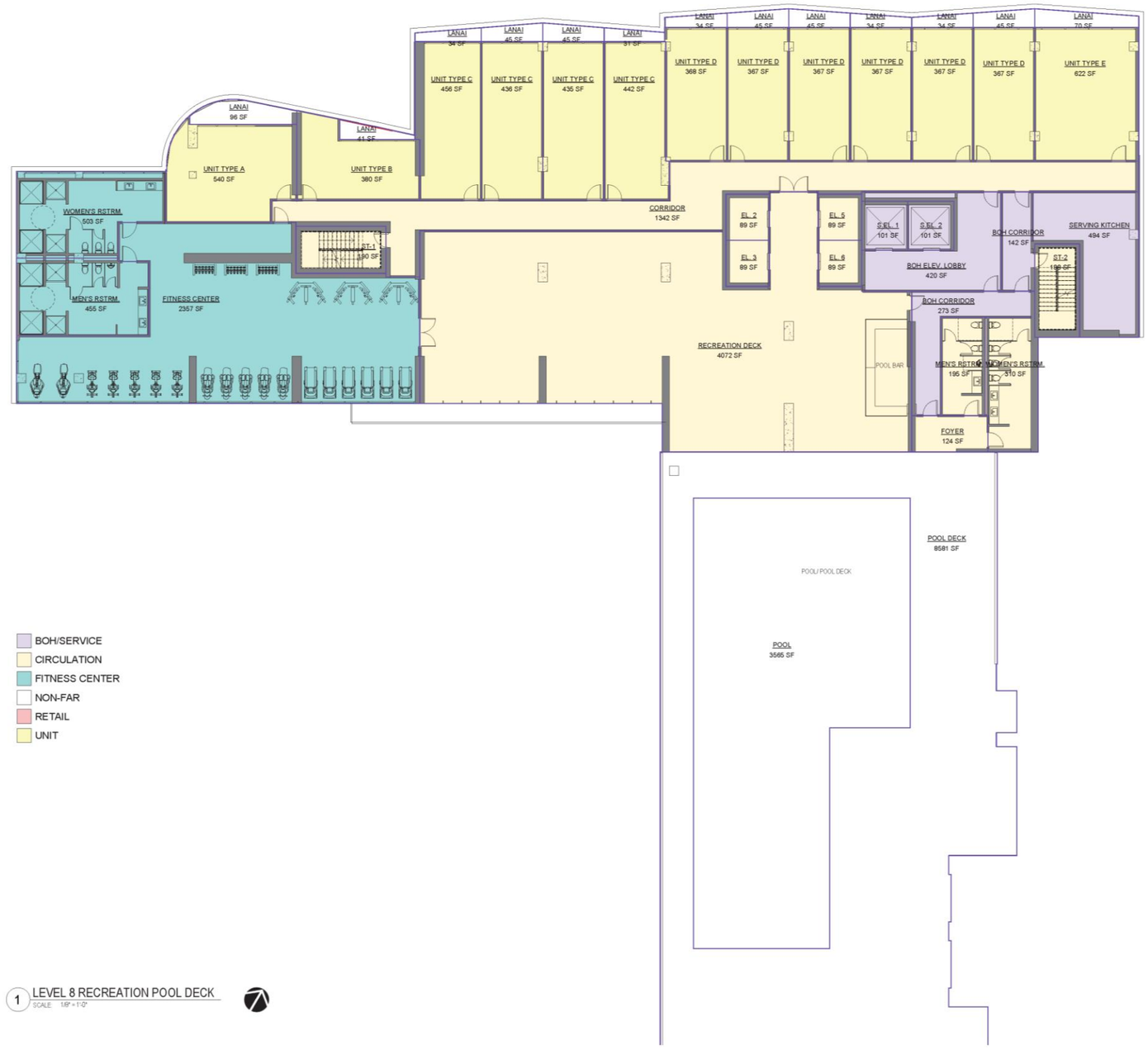


Figure 3.10 **Preliminary Floor Plan – Floor 8**

Figure 3.11 **Preliminary Floor Plan – Typical Tower Floor (Floors 9 through 36)**

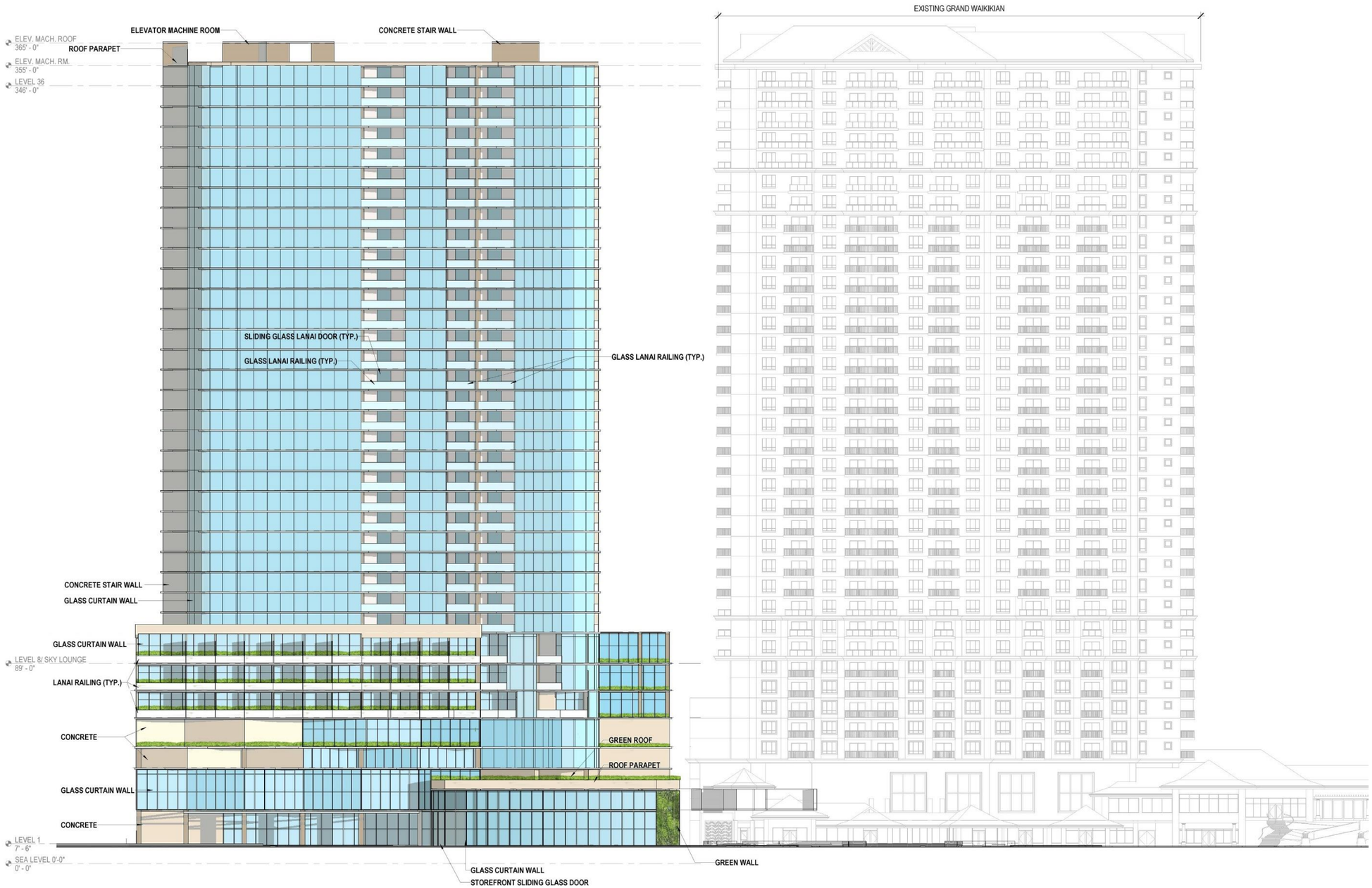


Figure 3.12 **Exterior Elevation – North**

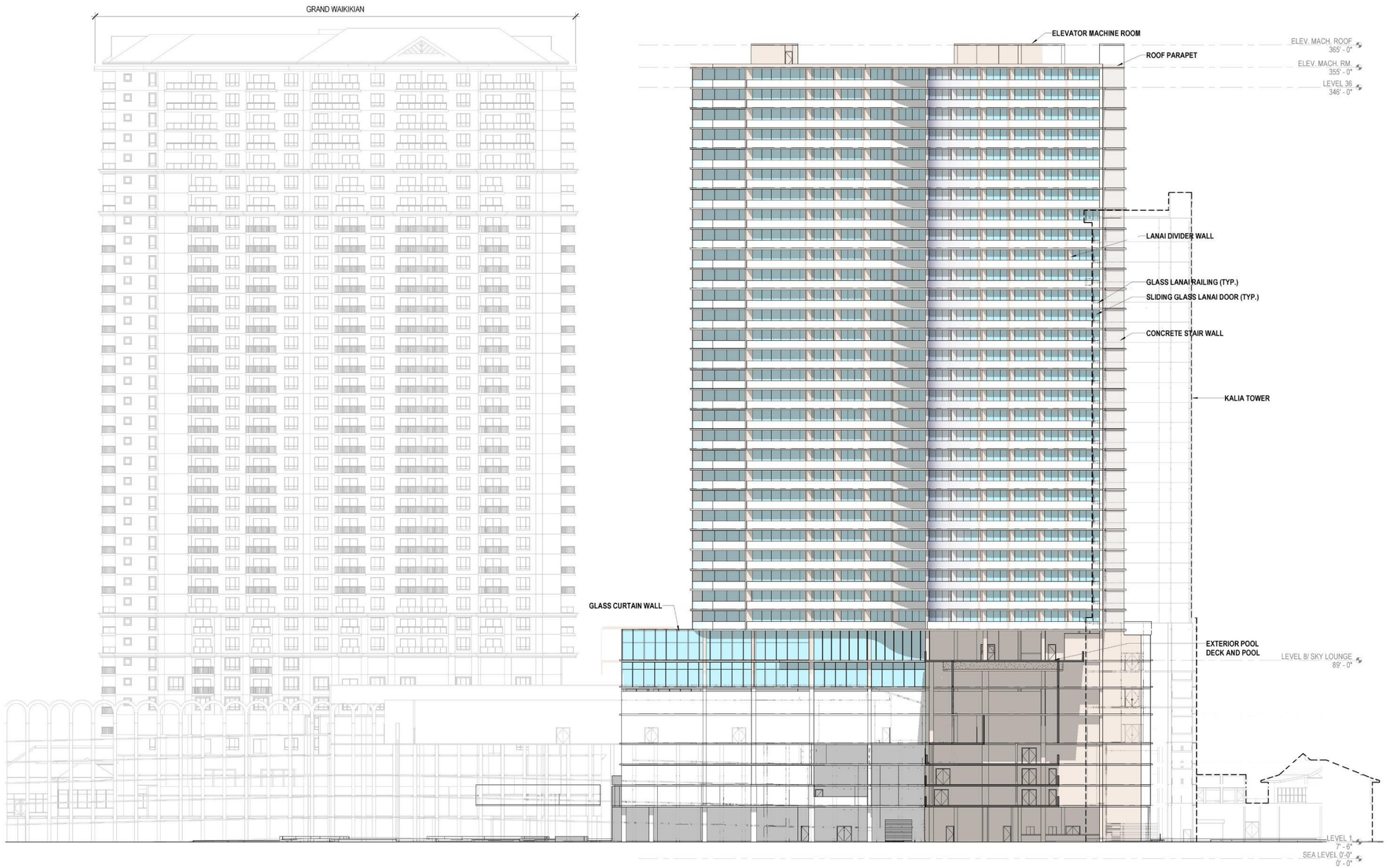


Figure 3.13 **Exterior Elevation – South**

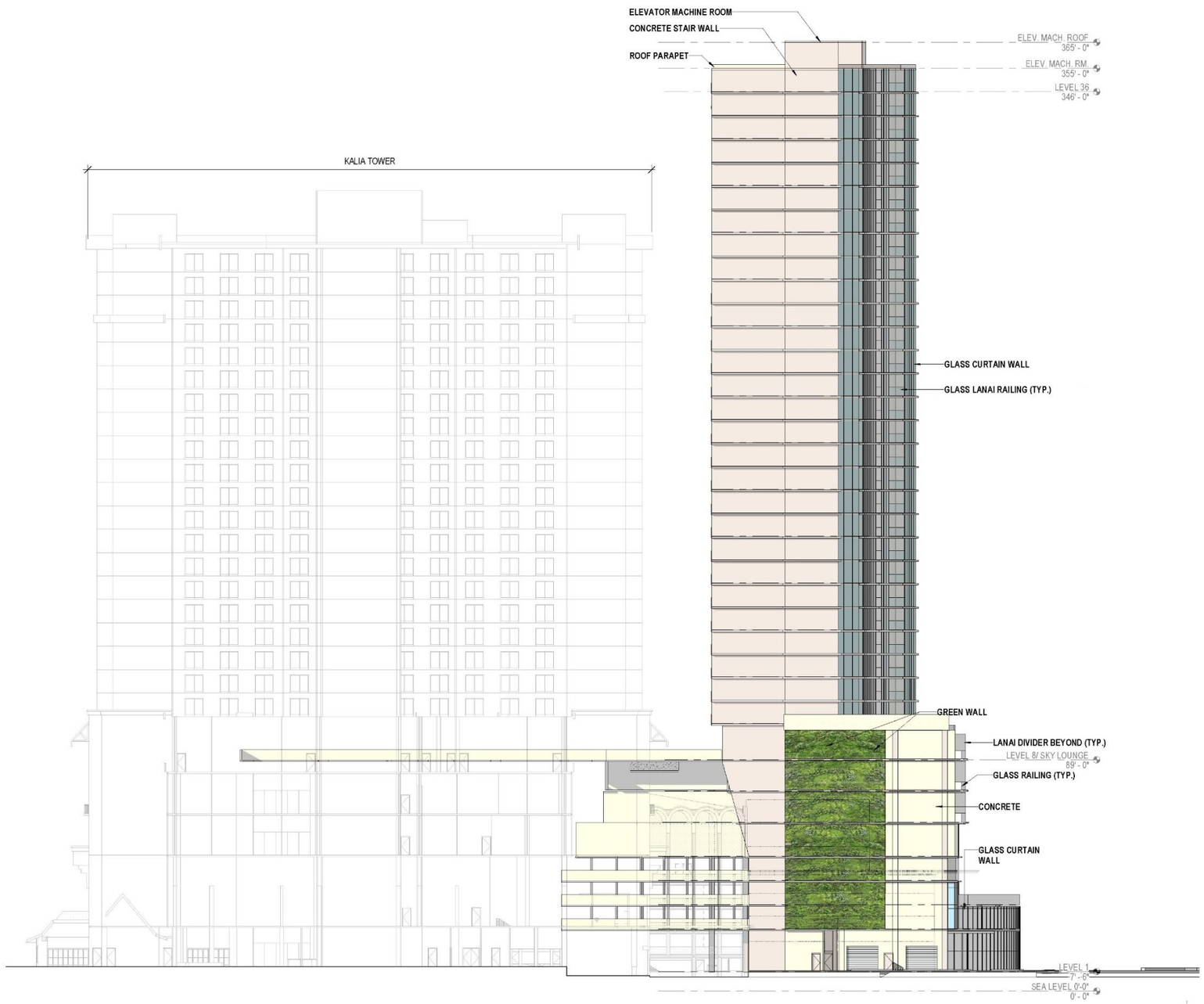


Figure 3.14 **Exterior Elevation – East**

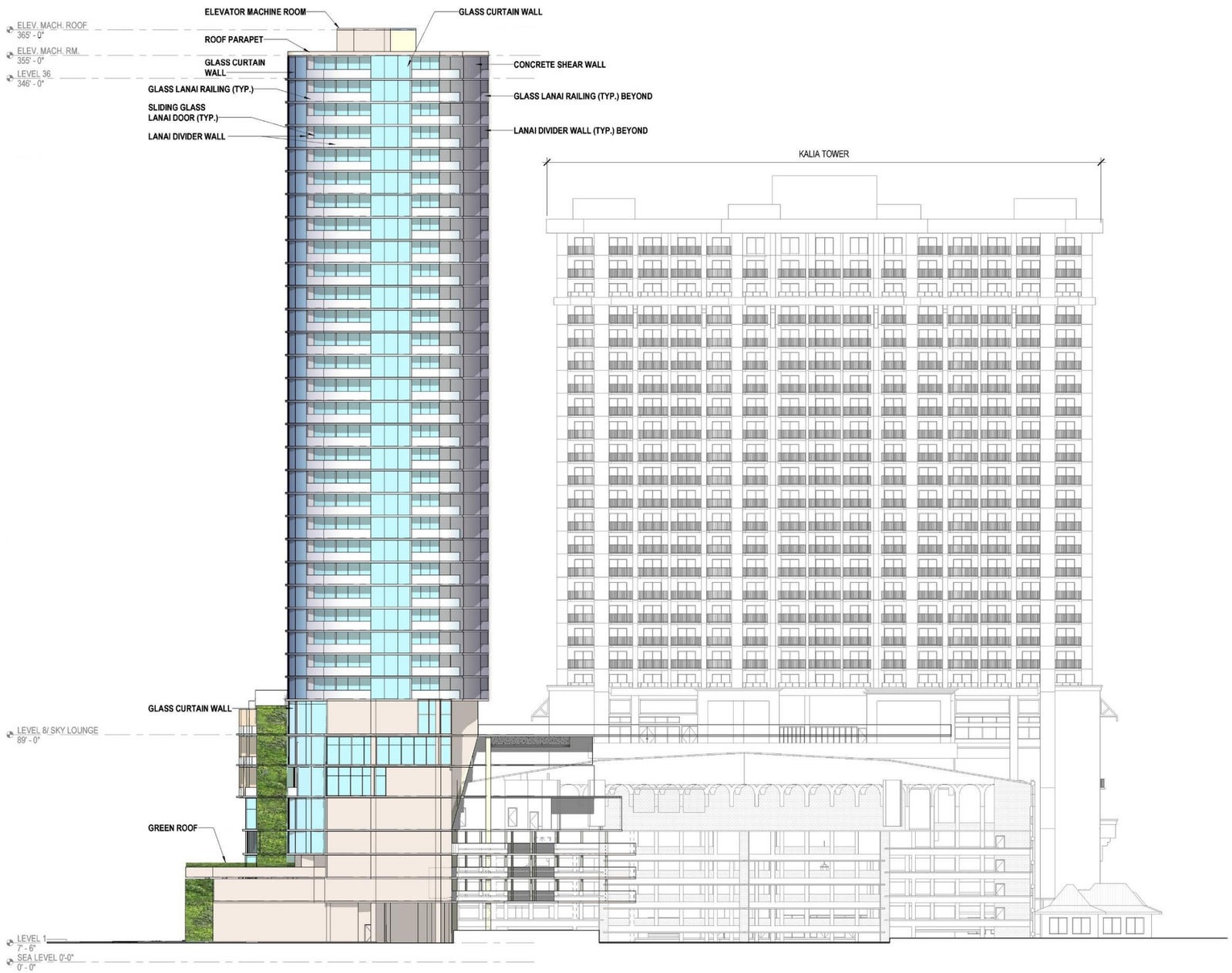


Figure 3.15 **Exterior Elevation – West**

This page left blank intentionally.

3.3.4 Summary of Hilton Hawaiian Village Master Plan Program

The HHV is a self-contained, world-renowned, premier beachside resort that covers approximately 22.24 acres of land. Since its construction over 60 years ago, HHV has remained strongly committed to creating exceptional guest experiences, as reflected in its current program. The existing Village Master Plan program includes structures to support various uses, activities, and functions including hotel guestrooms, timeshare units, retail, restaurants, open space, conferences, events, weddings, and parking.

The Project includes the expansion of HHV to include the three Added Parcels and construction of the new AMB Tower. Addition of the AMB Tower will add approximately 395,028 sf of floor area and approximately 515 hotel guestrooms to the Village, for a total of 3,375 hotel guestrooms overall. Ancillary uses within the AMB Tower include retail and food and beverage components. The AMB Tower will not increase the number of timeshare units at the Village. The AMB Tower will reach a maximum height of 350 feet (exclusive of permitted rooftop equipment and structures) and include 36 stories, which is comparable to other buildings in the Village and Waikīkī.

3.3.5 ‘Ewa Gateway to Waikīkī and Pedestrian Improvements

Expanding the HHV campus and replacing existing structures at the Project Site with the AMB Tower will reinvigorate and revitalize Ala Moana Boulevard as the primary ‘ewa gateway to Waikīkī, providing visitors with a more appealing and welcoming experience that reinforces the identity of Waikīkī as a premier global tourist destination. The tower will have a gracefully-curved glass façade following the curve of Ala Moana Boulevard, presenting a softer appearance of the tower along the streetscape. As illustrated in the following preliminary renderings, the new tower will present a timeless yet contemporary design that will complement the existing resort experience at the Village and the surrounding area (*Figures 3.16 through 3.22*). Select building materials will be subdued and have a natural appearance, contributing to a Hawaiian sense of place and complementing the natural setting and heritage of Waikīkī.

Development of the tower along Ala Moana Boulevard will enhance the immediate pedestrian surroundings and create an open, safe, and cohesive resort experience that improves connectivity with the HHV campus. Planned improvements to enhance the street frontage include landscaping with water features and an open, welcoming porte cochere. The tower podium will also include ground level retail comprised of the new ABC Store featuring outdoor seating, which will activate this portion of Ala Moana Boulevard and create a people-oriented and interactive streetscape (*Section 3.3.1.2* and *Figures 3.17 through 3.19*).

Figure 3.16 **Rendering: View from Ala Moana Boulevard Looking East**

Figure 3.17 **Rendering: Ground Perspective from Ala Moana Boulevard looking East**

Figure 3.18 Rendering: Exterior of ABC Store, Ground Perspective from Ala Moana Boulevard Looking South

Figure 3.19 Rendering: Exterior of ABC Store Ground Perspective from Ala Moana Boulevard Looking East

Figure 3.20 **Rendering: Porte Cochere View looking East**

Figure 3.21 **Rendering: Ground Perspective from Ala Moana Boulevard Looking Southwest (Parking Garage Entry/Exit in View)**

Figure 3.22 Rendering: View from Ala Moana Boulevard Looking Southwest

3.3.6 Landscaping and Open Space Summary

The existing site has been previously developed with limited landscaping, primarily consisting of ornamental trees, palms and shrubs (see *Section 4.3.4* for further detail). Existing trees and palms may be preserved, relocated elsewhere on site, or removed based on tree health and structure.

The planned landscape improvements along Ala Moana Boulevard and at the Floor 8 recreation deck will integrate tropical vegetation to invoke a welcoming experience that will accentuate the ‘ewa gateway into Waikīkī and fit with the tradition of the Village campus. At the ground-level porte cochere, a landscaping strip with a walled water feature will be integrated to create an appealing visual entryway to the hotel. The water feature would also help mitigate potential traffic noise along Ala Moana Boulevard. Overall, the landscaping palette may consist of native, Polynesian-introduced, or tropical trees, palms, and shrubs of varying sizes that provide shade and screening. As appropriate, the selection and use of native and Polynesian-introduced plants will be encouraged and will include the use of pohinahina (*Vitex rotundifolia*), a‘ali‘i (*Dodonaea viscosa*), kupukupu fern (*Nephrolepis cordifolia*), kalo or taro (*Colocasia esculenta*), na‘u or native gardenia (*Gardenia brighamii*), koki‘o or native white hibiscus (*H. kokio*), hala (*Pandanus tectorius*), ‘ulu or breadfruit (*Artocarpus altilis*), milo (*Thespesia populnea*), coconut trees (*Cocos nucifera*), Queen Emma spider lily (*Crinum augustum*), puakenikeni (*Fagraea berteroana*), and Singapore plumeria (*Plumeria obtusa*). Landscaping will be consistent with the WSD Guidelines and will be finalized as Project design progresses. As appropriate, the selection and use of native plants will be encouraged with specificity to express identified culturally appropriate themes and experiences throughout the HHV campus.

Approximately half of the existing HHV campus is dedicated to at-grade open space. As currently configured, open space provided at the Village is approximately 51.2 percent (*Figure 3.23*). Although the overall percentage of open space in the Village, as expanded, will be reduced to 50.4 percent, the total amount of open space within the Village will be increased[2] and will continue to exceed 50 percent, meeting both the LUO's standards for the WSD Resort Mixed Use Precinct and the open space requirement set forth in the PD-R (*Table 3.3*).

Table 3.3: Open Space Summary

Summary	Lot Area (SF)	Open Space (SF)	Percent (%) Open
Total HHV Approved in PD-R*	968,979 (22.24 acres)	496,117 sf	51.2%
Proposed AMB Tower	20,141 (0.46 acres)	2,373.9 sf	11.8%
Total HHV Open Space	989,120 (22.7 acres)	498,490.9 sf	50.4%

*HHV PD-R approved on October 4, 2011

3.3.7 Vehicle and Pedestrian Circulation

3.3.7.1 Vehicle Circulation

Primary vehicular access to the Project will be provided via a new porte cochere along Ala Moana Boulevard served by two one-way driveways. The new porte cochere and arrival area will create a welcoming feeling for guests arriving at the property, while helping to alleviate congestion and accommodate a safe flow of traffic to and on the site. Secondary access will be provided via an existing driveway at the east of the Project Site, which connects to an existing service lane that provides access to adjacent HHV uses, including the Mid-Pacific Conference Center and Coral Ballroom parking garage. The existing driveway will enhance connection at the Village by allowing vehicles going to the Coral Ballroom parking garage to avoid Ala Moana Boulevard, thereby minimizing traffic impacts on this busy thoroughfare. The existing service lane will provide access to valet operations at the AMB Tower and to service and loading areas.

Service vehicle circulation on the site will generally be maintained. An off-street loading dock and existing service lane for on-site deliveries will be provided in the rear of the AMB Tower on the ground floor. Access to the dock will be provided from the existing driveway along Ala Moana Boulevard. The existing service access lane provides sufficient room on-site for vehicles to enter and exit the new loading area.

[2] Expansion of the campus to include the Added Parcels will preserve all of the existing open space in the Village and will add approximately 2,373.9 square feet of additional open space to the campus. Even though additional open space is being added, the overall percentage of open space at the Village will be slightly reduced due to the increase in lot area from 22.24 acres to 22.7 acres.

Figure 3.23 **Open Space Summary**

3.3.7.2 Pedestrian Circulation

As the island's primary resort destination, Waikīkī is characterized by a high density of attractive destinations in close proximity to one another, high pedestrian traffic, and limited parking. A continuous sidewalk fronts the site along Ala Moana Boulevard, which periodically experiences heavy pedestrian activity typical of Waikīkī. In the vicinity of the site, existing landscaping and open space associated with the Grand Waikikian and Kālia Towers create a comfortable street-level environment for pedestrians. While trees and other landscaping features are provided, the overall pedestrian environment is adjacent to high volumes of vehicular traffic along Ala Moana Boulevard. Additionally, connectivity and convenient access along this segment of Ala Moana Boulevard is limited by long distances between the intersections with Hobron Lane and 'Ena Road/Kālia Road. This curving segment of Ala Moana Boulevard has a landscaped and fenced median, allowing no pedestrian crossing over a distance of 1,100 feet.

The Project will include sidewalk modifications along the AMB Tower frontage on Ala Moana Boulevard to provide continued access and a connection for pedestrians to the new tower and the wider HHV campus. Improvements at the site will include landscaping to provide a pedestrian-friendly experience along this portion of Ala Moana Boulevard, thereby enhancing the resort environment at the 'ewa gateway of Waikīkī and within the Village. The majority of pedestrians will access the AMB Tower from the porte cochere and open lobby area along Ala Moana Boulevard. Direct street access to the ground floor retail (ABC Store) will also be provided and include outdoor seating to activate the street and enhance the ground-level experience. Additionally, the tower will include various connections to the Village campus on different levels. A pedestrian bridge will be constructed to connect Floor 5 of the AMB Tower podium with the Coral Ballroom, while Floor 8 will share a pool and amenities deck with the Kālia Tower.

The Project will maintain the 8-foot sidewalk width to provide comfortable conditions for pedestrians. Additional improvements may also include the planting of trees to provide intermittent shade, water features, the incorporation of pavement markings/striping, wayfinding signs, and lighting to increase pedestrian safety and comfort along the ground level pedestrian routes. These improvements will also integrate the AMB Tower with the Village to facilitate access to various commercial destinations and recreational uses within the resort, further enhancing a cohesive resort environment.

3.3.8 Off-street Parking and Loading Summary

3.3.8.1 Off-street Parking

The planned AMB Tower will be a part of the existing Hilton Hawaiian Village. Therefore, off-street parking to support the Project is included in the overall HHV Master Plan and the existing PD-R approved in 2011. Under the 2011 PD-R, the Village was required to include 1,777 parking stalls, and provided 1,844 for an excess of 67 parking stalls.

Since approval of the Village Master Plan PD-R in 2011, parking requirements as articulated in the LUO have been modified and are no longer required in the PUC DP area where the Project is located. However, to meet anticipated demand of the hotel and retail uses, approximately 50 parking stalls will be provided on Floors 2 through 4 of the tower podium (*Figures 3.4 through 3.6*). Additionally, the adjacent Coral Ballroom parking garage will be reconfigured to recapture 36 stalls. Therefore, following construction of the Project, a total of 1,930 parking stalls will be provided at the Village (*Table 3.4*). Parking stalls for EVs will be provided, as required by City regulations.

Table 3.4: Off-street Parking Summary		
Location	**Parking Required**	**Parking Provided**
Existing HHV Campus	1,777[1]	1,844
AMB Tower Podium (Floors 2 through 4)	0[2]	50
Coral Ballroom Parking Basement (recaptured stalls)	-	36
TOTAL:	1,777	1,930

1 Source: Village Master Plan PD-R Approval, 2011

2 Per Bill 2 (2020), off-street parking is no longer required in the Primary Urban Center Development Plan Area (ROH, Section 21-6.20(a)).

3.3.8.2 Off-street Loading

ROH, Section 21-6 establishes off-street loading requirements and design standards. Similar to the off-street parking requirements, loading requirements for the Project are set forth in the existing PD-R approved in 2011 for the Village. Under the 2011 PD-R, the total required number of off-street loading stalls for the HHV campus is 43. At present, 44 off-street loading stalls are provided throughout the Village, for an excess of one stall.

ROH, Section 21-6.30 allows for on-site joint use of loading stalls on lots with more than one use. Since the Project includes both hotel lodging and retail/commercial uses, a 20 percent reduction in off-street loading stalls is permitted. As such, the AMB Tower will require six additional loading stalls, increasing the required total off-street loading stalls at the HHV campus to 49.

Five off-street loading stalls will be provided within the AMB Tower podium and the HHV campus currently contains one excess stall. Therefore, the required total of 49 off-street loading stalls will be provided with the Project. See *Table 3.5* for a summary.

Off-street loading will be provided on the ground floor of the AMB Tower (*Figure 3.3*). Access to the stalls will be provided from an existing service lane that is connected to a driveway along Ala Moana Boulevard.

When more than one loading area is required, specific dimension provisions must be met. Therefore, at least one third of these spaces must be built to meet the dimension requirements of 12 feet long by 35 feet wide, with a minimum vertical clearance of 14 feet. The remaining stalls may have horizontal dimensions of 8.5 feet long by 19 feet wide and a vertical clearance of at least 10 feet. The AMB Tower and HHV will meet this requirement.

Table 3.5: Off-street Loading Summary				
Existing or Proposed	**Use**	**Floor Area (sf)**	**Required**	**Provided**
Existing	Total Existing Hotel	3,007,516	32	33
	Existing Grand Islander Tower	545,708	5	5
	Total Existing Retail	183,831	6	6
Planned	AMB Tower Hotel	389,949	6	4
	AMB Tower Retail	6,051	1	1
	Allowed Reduction [1] (20%)	-	-1	-
	TOTAL	-	49	49

1 ROH, Section 21-6.30 allows for on-site joint use of parking and loading on lots with more than one use. Table 21-6.2 indicates a 20% reduction for lots both hotel/lodging and retail/commercial uses.

3.3.9 Comparison of LUO WSD and PD-R Development and Design Standards

The Village is located within the WSD Resort Mixed Used Precinct. Project compliance and fulfillment of the goals and objectives of the WSD are discussed in further detail in *Section 5.3.3*. According to Section 21-9.80-4(d) of the LUO, projects may obtain a PD-R approval to allow for creative redevelopment that would not be possible under strict adherence to development standards within the WSD. PD-R projects are only permitted in the designated Resort Mixed Used Precinct. The Village Master Plan was conceived as a PD-R project, as the entire property is located in the Resort Mixed-Use Precinct (*Figure 1.4*). Development of the AMB Tower will require an amendment (as permitted by the LUO) to the Village Master Plan's existing 2011 PD-R approval in order to include the Added Parcels and accommodate development of the AMB Tower.

Under a PD-R, design flexibility may be provided for project density and floor area, ground level open space, front yards, building height, transitional height setbacks, and landscaping when timely, demonstrable contributions benefitting the community and the stability, function, and overall ambiance and appearance of Waikīkī are produced. The Project's proposed compliance with the standards articulated in the LUO for the WSD Resort Mixed Use Precinct and with flexibility provided under the PD-R are described in the following sections.

3.3.9.1 Building Density and Floor Area

The LUO bases the maximum allowable density, or FAR, at a project site on the total land area of a zoning lot. Additionally, WSD provisions related to the calculation of maximum project floor area (Section 21-9.80-4(d)(3)(A) and Table 21-9.6(B)) specify that "in computing Project floor area, the FAR may be applied to the zoning lot area, plus one-half the abutting ROW area of any public street or alley." Various bonuses for providing additional area for public open space, pedestrian use, landscaped area, and arcade area, may also be allowed.

The 2011 Village Master Plan PD-R was approved based on a zoning lot area consisting of 968,979 sf. The AMB Tower site would add approximately 20,141 sf of land area to the lot, for a total land area of 989,120 sf. Additionally, a calculated street bonus of 118,517 sf is included. Therefore, the total

land area available for purposes of calculating the maximum allowable floor area for the expansion of the HHV campus and amendment to the PD-R is 1,107,637 sf. See *Table 3.6* for a summary.

Table 3.6: Land Area for FAR Calculation

	Area (sf)
Total Land Area of HHV TMK parcels	968,979 sf
Total Land Area of AMB Tower parcels	20,141 sf
Street Bonus Total	118,517 sf
Total Area for FAR Calculation	**1,107,637 sf**

*Note: Calculations are based on the current design, which is subject to further refinement throughout the design process.

ROH, Section 21-9.80-4(d)(3)(A) allows modifications of the general density standard for PD-R projects. The 2011 PD-R permitted a FAR of 3.70 or a floor area of 3,943,335 sf, whichever is more. Today, the HHV campus consists of 3,737,055 sf of built floor area, which is less than the floor area allowed under the existing PD-R permit. Improvements covered under the existing PD-R, but which have not yet been constructed, total approximately 206,280 sf. The planned AMB Tower will add an additional 395,028 sf of floor area to the HHV campus. Additionally, a contingency of 92,185 sf is planned for the AMB Tower. With the addition of the AMB Tower and future construction of approved master plan improvements, the new total floor area within the Village is estimated at approximately 4,430,548 sf. Refer to *Table 3.7* below:

Table 3.7: Existing and Proposed Floor Area – HHV Master Plan with AMB Tower

	Area (sf)
Total HHV Built Floor Area (Existing)	3,737,055 sf
Approved Area Under HHV Master Plan – To-be-built	206,280 sf
AMB Tower Floor Area (Proposed)	395,028 sf
AMB Tower Building Contingency (Proposed)	92,185 sf
Total Area	**4,430,548 sf**

*Note: Calculations are based on the current design, which is subject to further refinement throughout the design process.

In order to accommodate the AMB Tower, the Project seeks to increase the FAR at the Village from 3.70 to 4.00, as permitted under the PD-R standards set forth in the LUO. This would allow up to 4,430,548 sf of total floor area at the Village campus (*Table 3.8*). Therefore, the Project seeks to maximize the allowable floor area available to the Village under the PD-R process.

Table 3.8: Maximum Allowable Floor Area Under WSD PD-R		
	Floor Area Ratio (FAR)	Floor Area (sf)
Existing Development (PD-R Approved 2011)	3.7	3,943,335 sf
Maximum Allowable Density Under WSD PD-R[1]	4.0	4,430,548 sf
Total Proposed Area of HHV (Including AMB Tower)	4.0	4,430,548 sf

[1] Based on the Land Area for FAR Calculation shown in *Table 3.6*.

*Note: Calculations are based on the current design, which is subject to further refinement throughout the design process.

3.3.9.2 Ground Level Open Space

The LUO requires that a minimum of 50 percent of a zoning lot be devoted to open space where the project FAR is greater than 1.5. The PD-R also requires that open space must be at least 50 percent of the zoning lot area; however, this may be modified when beneficial public open spaces and related amenities are provided.

As discussed in *Section 3.3.6*, approximately half of the existing HHV campus is dedicated to at-grade open space. Existing open space at the Village is 51.2 percent. (*Figure 3.23*). The amount of at-grade open space to be added on the Added Parcels is approximately 2,373.9 sf. After expansion of the Village campus and development of the AMB Tower, the resulting overall open space for HHV will be increased. However, because less than 51.2 percent of the Added Parcels will be dedicated to open space, the percentage of the Village that is open space will be slightly reduced to approximately 50.4 percent (*Table 3.3*), but will continue to meet both the LUO's standards for the WSD Resort Mixed Use Precinct and applicable open-space requirements under the PD-R.

3.3.9.3 Building Height

A maximum building height of 350 feet (exclusive of permitted rooftop equipment and structures) is permitted under both the LUO's general development standards for the WSD Resort Mixed Use Precinct and a PD-R.

During the PD-R approval process, the Project will request a 350-foot maximum allowable height (exclusive of permitted rooftop equipment and structures) for the AMB Tower. See *Section 3.3.3* for further discussion and *Figures 3.12 through 3.15* for the planned tower elevations. Final height of the Project will be determined as the design progresses.

3.3.9.4 Front Yard

The LUO requires a minimum front yard width of 15 to 20 feet in the WSD Resort Mixed Use Precinct; however, front yards along Ala Moana Boulevard must be 20 feet. Additionally, front yard averaging is permitted, and may vary between the front property line and twice the minimum front yard, so long as the yard area street-side of the required yard is equal to the yard area behind the required yard. Under the PD-R, a 15-foot minimum yard is required, but may be modified. Side or rear yards are required only where a property in this precinct adjoins an Apartment Precinct, which neither the Project Site nor the Village does.

Approximately 337 sf of the tower podium encroaches approximately one to four feet into the 20-foot front yard setback along Ala Moana Boulevard (*Figure 3.24*). However, the AMB Tower provides an approximately 1,063.2-sf area behind the required front yard. The lobby area of the tower podium will be set back approximately 6.5 to 15 feet from the 20-foot front yard setback. Therefore, with yard averaging, the AMB Tower will provide an average 20-foot front yard width along Ala Moana Boulevard, and therefore will comply with the standards set forth for the WSD and allowed under the PD- R (*Figure 3.24*).

3.3.9.5 Transitional Height Setbacks

In the WSD Resort Mixed Use Precinct, for any portion of a structure above 40 feet in height, additional front, side, and rear height setbacks equal to one foot for each 10 feet (1:10) in height or fraction thereof must be provided. This standard may be modified for PD-R projects.

Three existing structures at HHV encroach within the transitional height setback. Two of these buildings (Ali‘i Tower and Diamond Head Apartments) were built prior to the current LUO standards. The Grand Waikikian transitional height setback encroachment was approved under its own PD-R.

The AMB Tower will be in conformance with the transitional height setback (*Figure 3.25*).

3.3.9.6 Summary of Comparison

Table 3.9 provides a summary comparison of WSD Resort Mixed Use and PD-R development standards provided in the LUO, and identifies the AMB Tower and Village Master Plan design controls intended to meet these standards.

3.4 Anticipated Project Schedule

The campus expansion and addition of the AMB Tower is expected to commence upon issuance of the required City and County of Honolulu permits and approvals, subject to market conditions at such time. Subject to such market conditions and receipt of necessary approvals, construction of improvements is currently anticipated to begin as early as late 2024 or 2025. Construction is anticipated to last 30 months, and the AMB Tower is currently estimated to be completed by early to mid-2027. Construction activities will occur in the following general phases: demolition, site preparation, excavation, foundation installation, structure construction, grading, installation of interior finishes and fittings, architectural coatings, and landscaping.

3.5 Estimated Construction Cost

The estimated construction cost for the development of the AMB Tower is currently projected at approximately $461.5M.

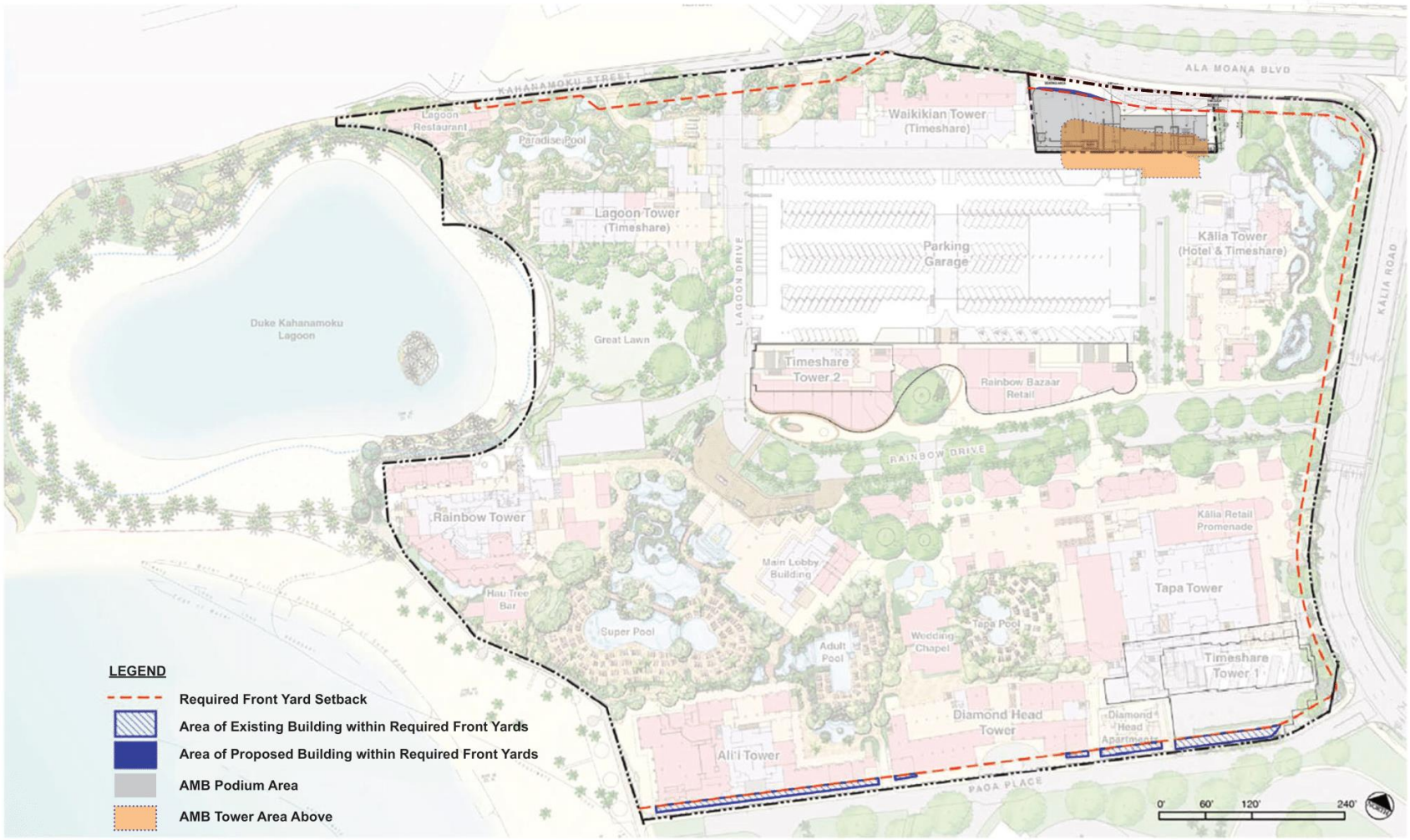


Figure 3.24 **Existing and Proposed Front Yards**

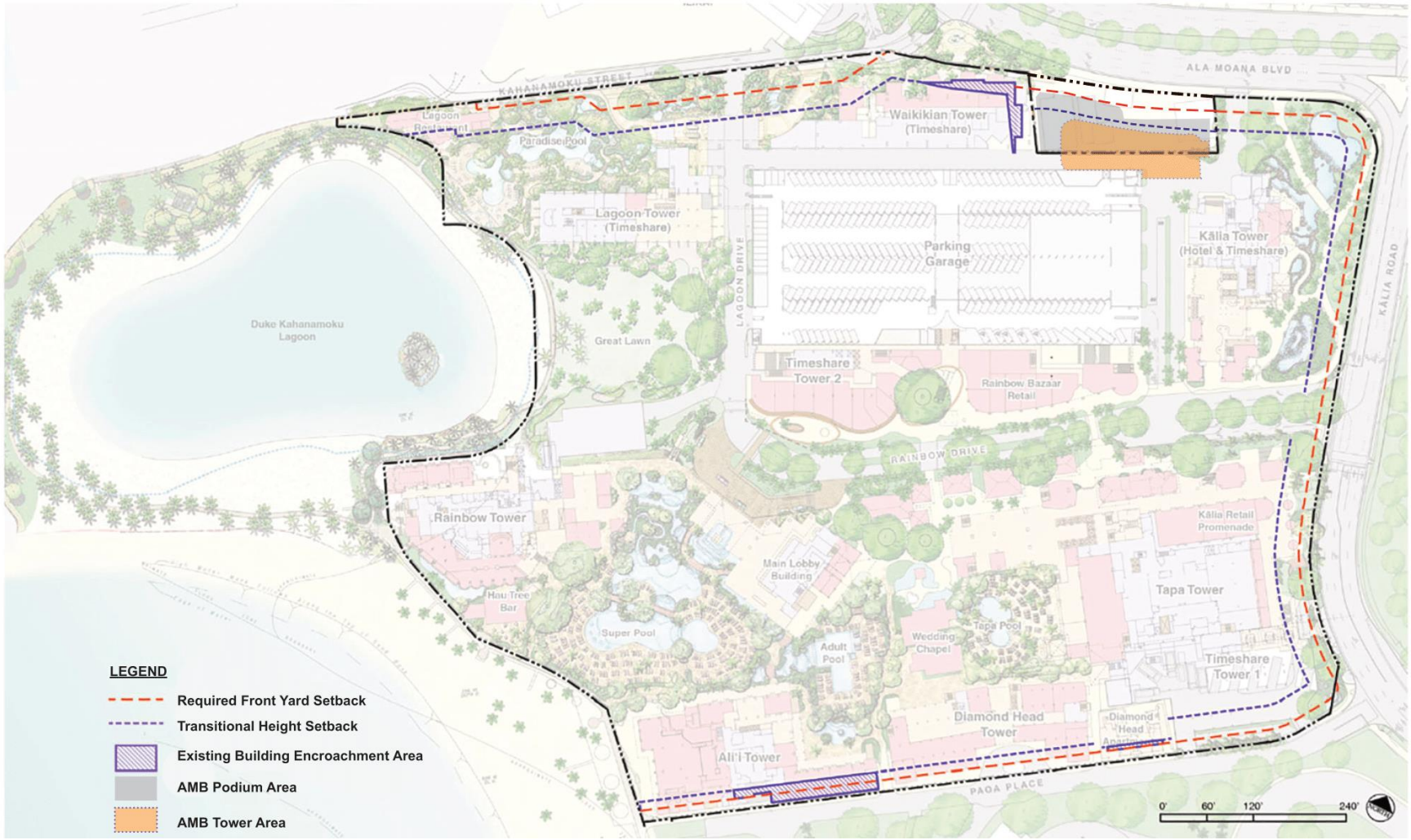


Figure 3.24 **Existing and Proposed Transitional Height Setbacks and Building Encroachment**

This page left blank intentionally.

Table 3.9: Comparison of Waikīkī Special District General and Planned Development Resort (PD-R) Design Standards

	Waikīkī Special District LUO General Requirements LUO Section 21-9.80-6	LUO Planned-Development Resort (PD-R) Requirements LUO Section 21.9.80-4	Proposed Hilton Master Plan Compliance with AMB Tower Amendment with PD-R
PD-R Applicability		• Permitted in Resort Mixed Use Precinct • Project Size at least 1 acre • Multiple lots under single owner and/or lessee holding leases with minimum 30 years remaining • Multiple lots must be contiguous (with exceptions)	• HHV encompasses 22.24 acres in the Resort Mixed Use Precinct. The AMB Tower project will add 0.46 acres, for a total of 22.7 acres, • The Added Parcels are comprised of three lots: one lot is owned by Park Ala Moana LLC and two lots are owned by SMK, Inc. Park Ala Moana LLC has the option to buy the two SMK, Inc. lots. • Improvements to connect the AMB Tower with the HHV campus are proposed at three adjacent parcels within the existing Hilton Hawaiian Village. The adjacent parcels are owned by Hilton Hawaiian Village LLC.
Maximum Floor Area • **LUO Section 21-9.80-6(b) & Table 21-9.6(B)** • **LUO Section 21-9.80-4(d)(3)(A)**	• Maximum FAR is 1.0 for the Resort Mixed Use Precinct; however, floor area bonuses may be provided. • Maximum FAR of 3.5 if open space bonuses are provided.	Maximum FAR not to exceed 4.0 unless existing FAR is greater than 3.3, then an increase in maximum density by up to 20 percent may be allowed, up to but not exceeding a maximum FAR of 5.0; or if the existing FAR is greater than 5.0, then the existing FAR may be the maximum density.	• Existing Permitted FAR under the PD-R is 3.70. • Addition of the AMB Tower will increase FAR at HHV to 4.00.
Maximum Building Height • **LUO Section 21-9.80-6(b) and Table 21-9.6(B)** • **LUO Section 21-9.80-4(d)(3)(C), and LUO Exhibit 21-9.15**	• Maximum building height on the Project Site is 350 ft (exclusive of permitted rooftop equipment and structures). • LUO Section 21.9.80-4(g) allows for a rooftop height exemption of up to 18 feet above the maximum height for necessary mechanical appurtenances and architectural features.	Maximum building height on the Project Site is 350 ft.	• Tallest existing structure at HHV is 350 ft. • AMB Tower is requesting a maximum height of 350 ft.
Precinct Transitional Height • **LUO Section 21-9.80-6(c)(2) and LUO Figure 21-9.2** • **LUO Section 21-9.80-4(d)(3)(D)**	In the Resort Mixed Use Precinct, for any portion of a structure above 40 ft in height, additional front, side, and rear height setbacks equal to one foot for each 10 ft (1:10) in height or fraction thereof needs to be provided	PD-R allows the WSD LUO general standard to be modified	The AMB Tower will be in conformance with the transitional height setback (*Figure 3.25).*
Minimum Yards • **LUO Section 21-9.80-6(c) and LUO Table 21-9.6(B)** • **LUO Section 21-9.80-4(c)(2) and Section 21-9.80-4(d)(3)(E)**	• Minimum 15 ft-20 ft. Required front yard of 20 ft along Ala Moana Boulevard. • The average yard may vary between the front property line and twice the minimum front yard so long as the yard area street-side of the required yard is equal to the yard area behind the required yard.	Minimum yards of 15 ft, but allows for the modification of this standard for PD-R projects	The AMB Tower will be in conformance with front yard setback requirements with front yard averaging *(Figure 3.24*).
Minimum Open Space • **LUO Table 21-9.6(B) and Section 21-9.80-6(c)(1)** • **LUO Section 21-9.80-4(d)(3)(F)**	Minimum 50% of a zoning lot must be devoted to open space where the project FAR is greater than 1.5	Minimum open space must be at least 50% of the zoning lot area, but may be modified when beneficial public open spaces and related amenities are provided	• Existing open space provided at the Village is 51.2 percent. (*Figure 3.23*). • Expansion of the Village to include the Added Parcels and development of the Project Site will add approximately 2,373.9 sf of new open space to the Village. The total area of open space in the Village will be approximately 50.4 percent.
Landscaping Requirements • **LUO Section 21.9.80-4(f)**	• Tree size>6 inches in diameter shall not be removed or destroyed (with exceptions) • Any tree removed which is visible from any street, park, or other public viewing area shall be replaced by an approved tree of minimum 2-inch caliper (with exceptions) • Where possible, trees proposed for removal shall be relocated to another area on project site • Parking structures shall be landscaped • Landscaped screening shall be required to prevent undesirable vistas • Whenever landscaping is required, use of fragrant, tropical vegetation, and native plants is encouraged • All fences/walls exceeding 36 inches in height (except moss rock wall) shall be landscaped • Landscaped areas to have adequate irrigation system	Landscaping requirements shall be as set forth in subsection (f), but these standards may be modified	• The EIS includes a Tree Assessment. Where feasible, identified trees within the AMB building footprint will be relocated on property (*Section 4.3.4*). • Further, where practical, new landscaping areas from street and public views may include new planting of trees of a minimum 2-inch caliper. • Design plans include the use of landscaping for screening areas. • Selection of plant palette for future landscaping will complement the existing HHV campus and may include native species and those typical of tropical vegetation. • There are no plans for fence or walls exceeding 36 inches. • Landscaped areas will have an adequate irrigation system.

This page left blank intentionally.

Section 4

Environmental Setting, Potential Impacts, and Recommended Mitigation Measures

Section 4

Environmental Setting, Potential Impacts, and Recommended Mitigation Measures

This section describes the existing environmental conditions and discusses potential impacts of the proposed action. Strategies to minimize impacts and to mitigate any significant impacts are identified.

4.1 Archaeological, Cultural, and Historic Resources

4.1.1 Archaeological Resources

As a privately funded project on private land, the planned Project is subject to historic preservation review by the Department of Land and Natural Resources (DLNR), State Historic Preservation Division (SHPD) pursuant to HRS, Section 6E-42 and HAR, Section 13-284. To facilitate consultation with SHPD, an archaeological Literature Review and Field Inspection Report (LRFI) for the Project was prepared by Cultural Surveys Hawai‘i (CSH) in 2017 (McDermott, 2017). Following submittal of the LRFI, SHPD determined that an Archaeological Inventory Survey (AIS) was necessary. In consultation with SHPD and Native Hawaiian cultural descendants of Waikīkī, CSH prepared a draft AIS (*Appendix B*) for the Project. The following section summarizes the findings of the AIS. The AIS is currently awaiting review and concurrence by SHPD (File No. 2017PR24629).

Existing Conditions

Background Summary

Located near the mouth of Pi‘inaio Stream, the traditional Hawaiian fishpond complexes of Paweo and Kaipuni were approximately 150 meters (m) northeast and east of the Project area, respectively. Likely constructed in the pre-Contact period, these fishponds were utilized into the later 1800s prior to being filled in with the development of the U.S. Army’s Fort DeRussy in the early 1900s. The Project area was adjacent to what was likely the shifting seaward-most portions of Pi‘inaio Stream as it met the prograding shoreline at Kālia. Pi‘inaio Stream was filled in with the construction of the Ala Wai Canal between 1921 and 1927. By the early 1900s, there were western-style dwellings (likely bungalows) in the Project area, one of which was owned by famed Native Hawaiian Olympian and surfer Duke Kahanamoku. Into the 1950s, the buildings within the Project area were one- and two-story dwellings, some labeled as apartments. The later 1950s through the 1980s saw the development of the HHV campus. During this period, land use within the Project area changed from residential to commercial.

Today, the Project area and vicinity are developed with high- and low-rise buildings and concrete- and asphalt-paved roads, walkways, and parking areas. Within the Project area, there are existing one- and two-story restaurant and commercial buildings. Landscaped trees and shrubs are also present.

No archaeological studies had been conducted within Parcels 4, 5, and 6 prior to the 2017 field inspection conducted by CSH as part of the LRFI for the Project. Several additional inspections were conducted in 2021 and 2022. During the investigations, no surface historic sites were identified.

The results of prior archaeological investigations within and adjacent to the Project area show abundant remnants of past historical land use, including artifacts and features from the mid-1800s through the mid-1900s. Two previously identified historic properties are partially within parcels 9 and 13 of the current Project area, and are described below (*Figure 4.1*):

1. State Inventory of Historic Places (SIHP) #s -2870. SIHP # -2870 comprises historical cultural layers with associated features and human remains; its interpolated boundaries extend into the southeastern portion of the current Project area.

2. SIHP # -6399. This property comprises five features, three of which are within the southern portion of the current Project area; these comprise a pit of indeterminate function, a post-Contact refuse pit, and a latrine or refuse pit.

Notably, these prior studies have not documented evidence of traditional Hawaiian land use. The potentially dynamic hydrological environment along Pi‘inaio Stream, where the drainage shifted periodically based on flow rates and changing shoreline conditions, may at least partially explain the lack of evidence for traditional Hawaiian land use. The results of prior archaeological investigations also show the Project area and its immediate vicinity have been subject to prior ground disturbance related to twentieth century development. Accordingly, the current AIS provided an opportunity to better assess the presence of archaeological deposits and evidence of traditional Hawaiian and/or historical land use preserved within this fully developed, and potentially heavily disturbed, Project area.

Archaeological Testing

As part of the AIS, CSH conducted subsurface testing across nine locations within the Project Site. The testing strategy was conducted in consultation with SHPD and Native Hawaiian cultural descendants of Waikīkī.

Three archaeological historic properties were documented during this AIS: SIHP #s -2870, -9156, and -9157. SIHP # -2870 is a previously identified historic property that was further documented during the current study. SIHP #s -9156 and -9157 are newly identified. The three historic properties are summarized in *Table 4.1*, and shown in *Figure 4.2*.

Table 4.1: Archaeological Historic Properties Identified in the AIS (2022)

State Inventory of Historic Places (SIHP) # 50-80-14-	Formal Type	Function/Description
1. 2870	Historical cultural layers with associated features and human remains	Habitation, activity area, refuse disposal, human burial
2. 9156	Human skeletal remains	Disarticulated remains in fill
3. 9157	Infrastructure remnants	Commercial and residential infrastructure

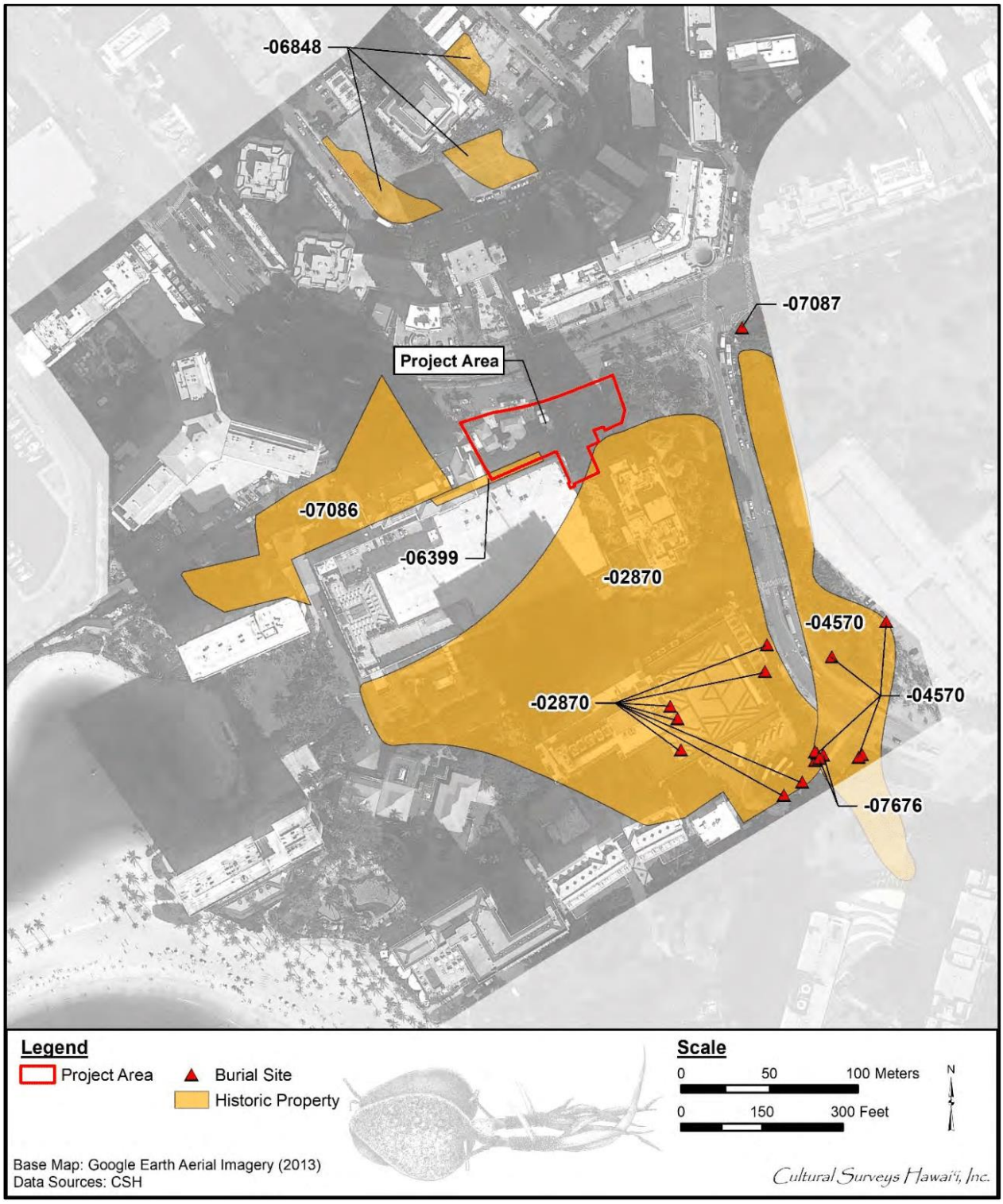


Figure 4.1 **Previously Identified Historic Properties Within and In the Vicinity of the AIS Study Area**

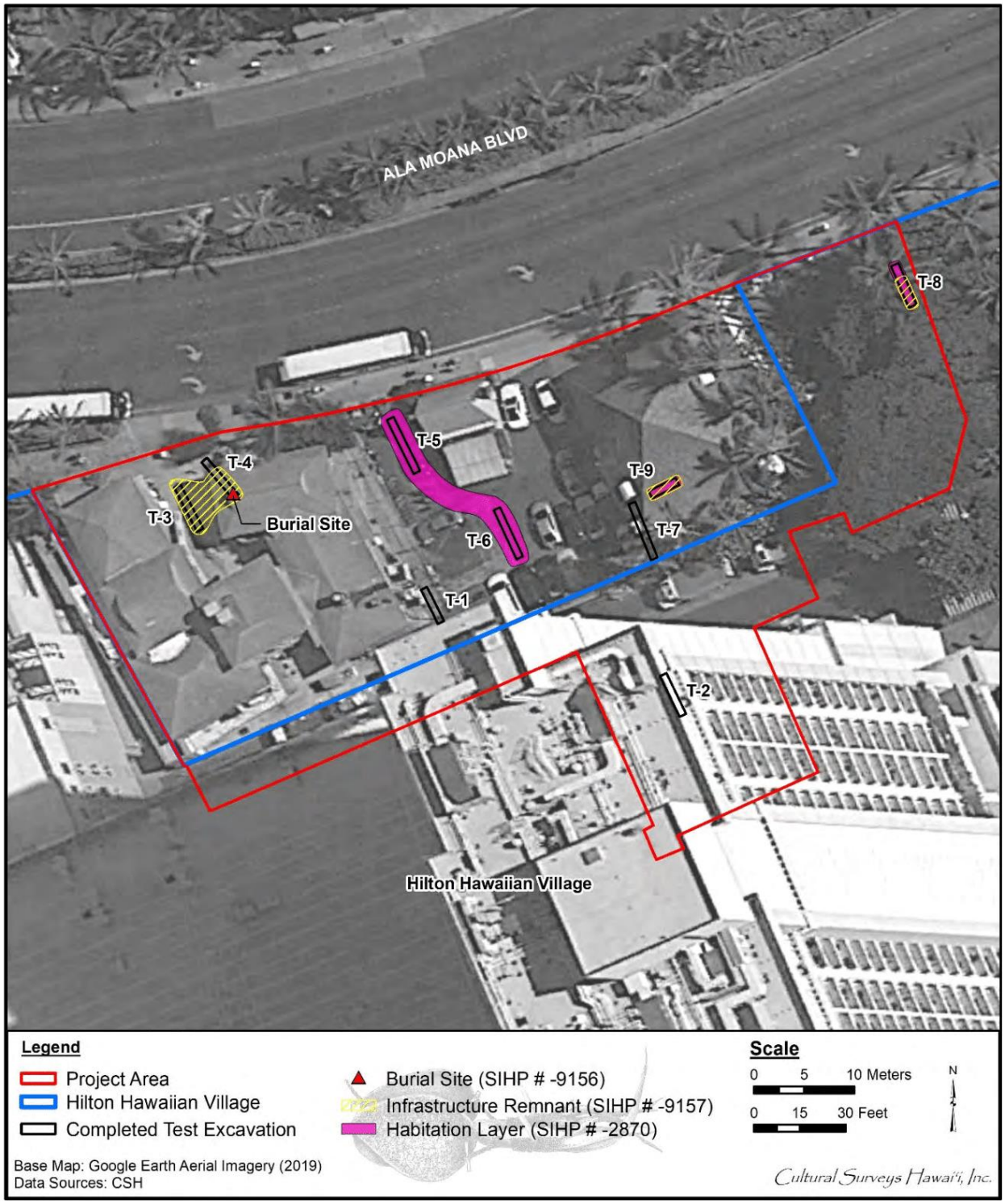


Figure 4.2 **Completed Test Excavations and Historic Properties Newly Identified Within the Study Area (2022)**

Historic property significance is evaluated and assessed based on five State of Hawai‘i historic property significance criteria established in HAR, Section 13-284-6. To be considered significant, a historic property must possess integrity of location, design, setting, materials, workmanship, feeling, and/or association and meet one or more of the following broad cultural/historic significance criteria:

a. Be associated with events that have made an important contribution to the broad patterns of our history;
b. Be associated with the lives of persons important in our past;
c. Embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value;
d. Have yielded, or is likely to yield, information important for research on prehistory or history; or
e. Have an important value to the Native Hawaiian people or to another ethnic group of the state due to associations with cultural practices once carried out, or still carried out, at the property or due to associations with traditional beliefs, events or oral accounts—these associations being important to the group’s history and cultural identity.

The following summarizes archaeological historic properties identified within the Project Site, as well as their significance and eligibility assessments pursuant to HAR, Section 13-284-6:

1. **SIHP # -2870, Historical Cultural Layers with Associated Features and Human Remains:** SIHP # -2870 consists of historical cultural layers with a total of 62 associated features and human burials, 19 of which were newly identified as part of the Project AIS. Previous studies documented SIHP # -2870 features comprising human skeletal remains, trash pits/concentrations, pits/trenches of indeterminate function, a possible filled drainage ditch, a possible fire pit, basalt boulder structural remnants, buried road surfaces, and abandoned residential utility lines with associated trenches. During the current study, SIHP # -2870 was documented as a “buried A horizon” and a culturally enriched fill deposit with associated features. Nineteen features were documented, comprising pits of indeterminate function, charcoal lenses, a bird burial, and post molds. The current study expanded the horizontal extent of SIHP # -2870 by 0.15 acres, giving it a total extent of approximately 8.2 acres.

   SIHP # -2870 was previously assessed by Hurlbett et al. (1992) as significant under State historic property significance Criterion d (has yielded, or is likely to yield, information important for research on prehistory or history), pursuant to HAR §13-284-6. All subsequent studies that documented SIHP # -2870 concurred with this prior assessment. Sroat et al. (2019) additionally assessed SIHP # -2870 as significant under State historic property significance Criterion e (have an important value to the Native Hawaiian people or to another ethnic group of the state due to associations with cultural practices once carried out, or still carried out, at the property or due to associations with traditional beliefs, events or oral accounts—these associations being important to the group’s history and cultural identity), pursuant to HAR, Section 13-284-6. SIHP # -2870 has yielded and has the potential to yield additional information regarding post-Contact land use, including burial practices, along the Kālia shoreline. It retains integrity of location, design, materials, workmanship, and feeling.

2. **SIHP # -2870, Human Skeletal Remains:** SIHP # -9156 comprises four small bone fragments originating within a near-surface fill deposit.

   SIHP # -9156 retains integrity of materials and is assessed as significant under State historic property significance Criterion d (has yielded, or is likely to yield, information important for research on prehistory or history) and Criterion e (have an important value to the Native

Hawaiian people or to another ethnic group of the state due to associations with cultural practices once carried out, or still carried out, at the property or due to associations with traditional beliefs, events or oral accounts — these associations being important to the group's history and cultural identity), pursuant to HAR §13-284-6. SIHP # -9156 has yielded important information on the distribution of burial sites along the Kālia shoreline and has important value to the Native Hawaiian people.

3. **SIHP # -9157, Infrastructure Remnants:** SIHP # -9157, buried historical infrastructure remnants, were identified in four test excavations. A review of historical maps and aerial photographs, as well as analysis of artifacts from underlying deposits, indicate these buried infrastructure remnants are associated with mid- twentieth century urban development of the Project area.

   SIHP # -9157 retains integrity of location and materials and is assessed as significant under State historic property significance Criterion d (has yielded, or is likely to yield, information important for research on prehistory or history), per HAR §13-284-6. It has yielded and has the potential to yield additional important information regarding twentieth century urban development along the Kālia shoreline.

Consultation

Consultation with SHPD for the Project was initiated in April 2017. Subsequently, three consultation meetings were conducted in 2021 with CSH, the Applicant, and previously recognized cultural descendants of Waikīkī. Meetings were held first to provide an overview of the Project and followed up with an update on the proposed AIS testing strategy. The Project was then presented at the January 2022 meeting of the O'ahu Island Burial Council (OIBC). Preliminary results of the AIS testing were provided to the OIBC in April 2022. During testing conducted for the AIS, human skeletal remains (SIHP # -9156) were identified during excavation of Test Trench 4. The SHPD was informed the same day via phone call and email. CSH has also requested comments from the Office of Hawaiian Affairs (OHA) on two occasions and has not received a response.

Potential Impacts and Mitigation Measures

Under State historic preservation review legislation, one of two project effect determinations must be established: 1) "No historic properties affected," where a project will have no effect on significant historic properties; or 2) "Effect, with agreed upon mitigation commitments," where a project will affect one or more significant historic properties, and the effects will potentially be harmful. However, the agreed upon mitigation commitments involving one or more forms of mitigation will reasonably and acceptably mitigate any harmful effects (HAR, Section 13-284-7).

Three significant historic properties (SIHP #s -2870, -9156, and -9157) were identified during the AIS, and the Project has the potential to affect these historic properties. The results of this AIS support a project effect determination of "Effect, with agreed upon mitigation commitments."

If a project will have an "effect" (impact) on significant historic properties, then a mitigation commitment proposing the form of mitigation to be undertaken for each significant historic property shall be submitted for SHPD review and acceptance. Mitigation may occur in the following five forms: A) Preservation, B) Architectural Recordation, C) Archaeological Data Recovery (which includes archaeological monitoring), D) Historical Data Recovery, and E) Ethnographic Documentation (HAR, Section 13-284-8).

Based on the AIS results and in consultation with the SHPD, the agreed upon mitigation commitments are archaeological data recovery in the form of archaeological monitoring for SIHP #s -2870 and -9157 and burial treatment for SIHP # -9156. Archaeological monitoring will be conducted in accordance with an Archaeological Monitoring Plan (AMP) meeting the requirements of HAR, Section 13-279-4. Burial treatment will be conducted in accordance with a Burial Treatment Plan (BTP) meeting the requirements of HAR, Section 13-300-33. The results and recommendations within the AIS are currently in review and awaiting concurrence from SHPD.

4.1.2 Cultural Impact Assessment

A Cultural Impact Assessment (CIA) was prepared by CSH to analyze the impact of the Project on cultural practices and features associated with the Project Site and the greater Waikīkī Ahupuaʻa. Background research and consultation were conducted to support the CIA, which is included as *Appendix C*. The following section summarizes the findings of the CIA.

Existing Conditions

CIA Consultation

CSH contacted Hawaiian organizations, agencies, and community members as well as cultural and lineal descendants in order to identify individuals with cultural expertise and/or knowledge of the Project area and vicinity. Community outreach letters were sent to 118 individuals or groups, and six responded. Of the six respondents, in-person, phone, or written consultation was conducted with the following three participants: Robert Clarke Paoa (Kamaʻāina of Kālia), Carolyn Keala Norman (Cultural Descendant), and Winifred "Niniaulani" Barr (Kamaʻāina of Kālia; Harbottle Descendant).

Based on the results of community consultation and background research conducted as part of this CIA, marine resources were identified as a resource where cultural practices (including traditional and customary Native Hawaiian rights) are being exercised in Waikīkī Ahupuaʻa. Additionally, the CIA identifies the following cultural practices within Waikīkī Ahupuaʻa:

1. Farming (kalo, banana, rice)
2. Fishing
3. Limu (seaweed) gathering
4. Salt Production
5. Recreational activities (swimming, surfing, paddling)
6. Laʻau Lapaʻau (medicine)
7. Moʻolelo (stories) and Wahi Pana (storied places)
8. Burial practices

Traditional Cultural Practices: Background and Consultation Results

The ahupuaʻa of Waikīkī was traditionally a center of chiefly residence, in addition to being a center of agricultural and aquacultural activities. A vast system of irrigated taro fields was constructed across the littoral plain from Waikīkī to the lower valleys of Mānoa and Pālolo in approximately AD 1400. This field system took advantage of streams descending from the valleys of Makiki, Mānoa, and Pālolo. The loʻi kalo, in combination with coconut groves and numerous fishponds along the Waikīkī shoreline, enabled the growth of a sizeable population.

The ʻili (traditional land division smaller than an ahupuaʻa) of Kālia was one of eight important fisheries along the Waikīkī coast. The fishing grounds from the reef to the shore were rich and were kapu, or prohibited, to anyone but the king and his representatives during certain seasons. Kālia was also known for a fishing technique used to catch schools of mullet. Interviewees also discussed the abundance of marine resources of Waikīkī and Kālia, however, no impacts to marine resources within the Project area and Waikīkī Ahupuaʻa were identified during the consultation process. The offshore waters of Kālia were also used for sport of heʻe nalu or surfing. Many of these areas no longer exist, as dredging and land filling have destroyed the ancient breaks. Reverence for the sport is evidenced by the construction and dedication of Papaʻenaʻena Heiau (a poʻokanaka class heiau). Interviewees also recalled swimming, surfing, and paddling in the ocean off Waikīkī and Kālia; however, no impacts to recreational activities were identified during the consultation process.

Several heiau stood in Waikīkī Ahupuaʻa, however, these heiau were not within or in close proximity to the current Project area. The Waikīkī Ahupuaʻa was also a location for healing. The healing pond of Kawehewehe was located in the vicinity of the current Saratoga Road. The healing beach also known as Kawehewehe was located nearby, in the area fronting the current Halekulani Hotel. Another site associated with healing is Nā Pōhaku ʻOla Kapaemāhū a Kapuni or the Wizard Stones of Kapaemāhū. According to moʻolelo, four soothsayers from the court of a Tahitian king came to Hawaiʻi and helped heal many people. These pōhaku remain visible to this day, and are located at Kūhiō Beach Park.

Potential Impacts and Mitigation Measures

No impacts to ongoing traditional cultural practices and natural resources or cultural sites and wahi pana within the Project area and Waikīkī Ahupuaʻa were identified during the consultation process.

At this time, CSH has determined that no ongoing cultural practices were identified within the Project area during community consultation. The Project area is also located in the general vicinity of ongoing cultural practices such as recreational activities and traditional burial practices.

The results of community consultation, underscored by background research conducted for this CIA, inform the following mitigation possibilities promoting and preserving cultural beliefs, practices, and resources of Native Hawaiians and other ethnic groups:

1. Based on available information there is potential for subsurface archaeological deposits within the Project area. As project-related ground disturbance is likely to be widespread throughout much, if not all of the Project area, there is potential for project effect on archaeological historic properties.
2. Project construction workers and all other personnel involved in the construction and related activities of the project should be informed of the possibility of inadvertent cultural finds, including human remains. In the event that any potential historic properties are identified during construction activities, all activities will cease and SHPD will be notified pursuant to HAR, Section 13-280-3. In the event that iwi kūpuna (ancestral remains) are identified, all earth moving activities in the area will stop, the area will be cordoned off, and the SHPD and the City and County of Honolulu Police Department (HPD) will be notified pursuant to HAR, Section 13-300-40. In addition, in the event of an inadvertent discovery of human remains, the completion of a burial treatment plan, in compliance with HAR, Section 13-300 and HRS, Section 6E-43, is recommended.

3. In the event that iwi kūpuna and/or cultural finds are encountered during construction, Project proponents should consult with cultural and lineal descendants of the area to develop a reinterment plan and cultural preservation plan for proper cultural protocol, curation, and long-term maintenance.

4.1.3 Historic Architectural Resources

Existing Conditions

According to the City Department of Budget and Fiscal Services Real Property Assessment Division website, the buildings within Parcel 004 (Waikīkī Mini Shops, 1831 Ala Moana Boulevard) were built in 1941, with an "effective year built" of 2000, indicating they have been significantly altered. The building within Parcel 005 (Budget Rent-a-Car, 1835 Ala Moana Boulevard) was built in 1968, with an "effective year built" of 1968. The building within Parcel 006 (Kobe Steakhouse, 1841 Ala Moana Boulevard) was built in 1964, with an "effective year built" of 1977. Similar to the buildings within Parcel 004, this effective year built indicates the Kobe Steakhouse building has been significantly altered since its initial construction. The SHPD Architecture Branch requested Reconnaissance Level Survey (RLS) architectural studies for the buildings on Parcels 004–006. The RLS studies were accepted in an SHPD review dated January 29, 2018 (Log Nos. 2017.02584, 2017.02585, and 2017.02586; Doc. No. 1801TGM16). The buildings in Parcels 004–006 were designated as SIHP #s 50-80-14-8190, 50-80-14-8189, and 50-80-14-8198, respectively. However, the review concluded "that all of the buildings are not eligible for listing on the Hawai‘i and National Registers of Historic Places. The buildings are not significant under any National Register criteria, and they do not contain historic integrity due to numerous changes to character defining features."

Potential Impacts and Mitigation Measures

Existing structures on the Added Parcels will be demolished to construct the Project. As concluded by the RLS, the buildings do not contain historic integrity and are neither eligible for listing on the Hawai‘i and National Registers of Historic Places nor significant under any National Register criteria. With the results of the RLS, no significant adverse impacts to historic architectural resources are anticipated.

4.2 Atmospheric and Meteorological Environment

4.2.1 Climate and Rainfall

Existing Conditions

Hawai‘i is comprised of several islands with diverse topography, but is generally classified as mountainous. These factors contribute to a mixture of climate regimes that exist within the island chain. Diverse climates can exist within relatively short distances on the same island due to topographical effects on wind direction and speed and rainfall patterns. O‘ahu is the third-largest of the Hawaiian Islands. The Ko‘olau Range, at an average elevation of 2,000 feet, parallels the northeastern coast. The Wai‘anae Mountains, somewhat higher in elevation, parallel the west coast.

Waikīkī lies along the southern coastal plain. The climate of the Waikīkī area is primarily affected by its leeward and coastal location. The predominant winds that affect the island are the trade winds that generally flow from the northeast, although its average frequency varies from 80 to 90 percent during the summer to only 50 percent in January. Lighter southeasterly winds prevail in the cooler winter months, with occasional strong wind events from winter storms. Wind speeds typically vary between about 5 and 15 miles per hour (mph) providing relatively good ventilation.

The Hawaiian Islands experience small diurnal and seasonal variations in ambient temperature. Average temperatures in the Project area are generally moderate, ranging from about 70°F to 80°F (Giambelluca et. al, 2014). Rainfall is often variable from one year to the next. Average annual rainfall amounts to about 26 inches (Giambelluca et. al, 2011), with summer months being the driest. Intense rains in the October to April winter season sometimes cause flash flooding. Thunderstorms are infrequent and usually mild.

Potential Impacts and Mitigation Measures

In Hawaiʻi, the annual and daily variation of temperature depends to a large degree on the elevation above sea level, the distance inland, and exposure to the trade winds. The Project would not affect climatic conditions; therefore, no mitigation measures are required. Activities related to the AMB Tower may result in minimal greenhouse gas emissions (GHGs), which are known to warm global climate. An inevitable outcome of global warming that may impact Hawaiʻi, including the AMB Tower, is SLR. As such, the Applicant is committed to proactively planning and designing the AMB Tower to be resilient and consider the anticipated impacts of higher ocean levels. The AMB Tower will be designed with a finished floor elevation of 7.5 feet above msl to mitigate potential impacts related to flooding. Utilities will be relocated at higher elevations, where feasible. Design of the tower will also, where feasible, include features to reduce potential impacts to the surrounding environment, including the use of LID measures, such as seepage wells, drywells, or permeable pavement to protect water quality. The use of green infrastructure features, such as a green wall on portions of the podium, may be incorporated where feasible. Landscaping will be integrated at the ground floor and throughout common amenities spaces. As part of its commitment to continued environmental responsibility at the Village, the AMB Tower will integrate HHV's longtime sustainability practices, including the implementation of various recycling programs, the use of low flow water fixtures, incorporation of electric vehicle (EV) charging, and bicycle storage. Hilton's "Light Stay" monitoring program will be used at the AMB Tower to manage its energy consumption. See *Sections 4.4.5 and 4.12* for further discussion.

4.2.2 Wind Conditions

A Pedestrian Wind Study was conducted by RWDI in March 2022 (*Appendix D*) to assess the effect of the AMB Tower on local wind conditions in pedestrian areas on and around the Project Site (both at grade and at higher levels of the tower), and to provide recommendations for minimizing adverse effects, if needed. The assessment utilized meteorological data and a site-specific wind tunnel model to analyze existing and anticipated wind conditions in the Project vicinity after the AMB Tower is constructed. The results of the study focused on critical pedestrian areas in the vicinity of the project, including building entrances, public sidewalks, and outdoor amenity areas of the adjacent Village buildings. A summary of the report is provided below.

Existing Conditions

Throughout the year, at-grade wind conditions at the Project Site are generally comfortable or better for pedestrian activities, such as walking. However, uncomfortable wind conditions may occur along the passageway between Kālia Tower and the Mid-Pacific Conference Center and Coral Ballroom parking garage due to two generalized windflows of northeasterly winds, including downwashing. Downwashing occurs when tall buildings intercept stronger winds at higher elevations and redirect them to the ground level, which can create a channeling effect where wind flow accelerates through the narrow space between two buildings.

On the existing pool deck on Floor 8 of the Kālia Tower, wind conditions that are comfortable and suitable for sitting or standing are present throughout the year. Existing wind conditions on the rooftop amenity terrace of the Mid-Pacific Conference Center and Coral Ballroom are also suitable for standing and strolling. Under existing conditions, wind speeds that meet safety criterion were identified at all of the locations analyzed.

Potential Impacts and Mitigation Measures

Construction of the AMB Tower will improve overall wind conditions across the site compared to existing conditions. A summary of the findings is provided below:

- After construction of the project, pedestrian-level wind speeds in the surrounding areas are expected to remain suitable for intended pedestrian use throughout the year. The existing uncomfortable locations through the Kālia Tower and Mid-Pacific Conference Center and Coral Ballroom parking garage passageway are predicted to be alleviated after completion of the project.
- Calm wind conditions throughout the year are expected at most at-grade areas around the AMB Tower perimeter, including the entrance locations. However, uncomfortable conditions may occur near the northeast corner of the tower due to downwashing and corner acceleration of prevailing winds from the northeast. Lower wind speeds at this area could be achieved by installing a canopy along the east façade of the tower to deflect winds accelerating down the façade away from the ground. In addition, the existing landscaping at the intersection of Ala Moana Boulevard and Kālia Road, which was not included in the wind tunnel model, is expected to help reduce the wind speeds in this area.
- Wind conditions at most above-grade locations of the AMB Tower are predicted to be comfortable for passive use year-round. On the Floor 8 shared pool deck, wind conditions are predicted to remain suitable for sitting or standing throughout the year, which are conducive to the intended passive use of this area. Slightly higher wind speeds with conditions comfortable for strolling are identified at the northwest corner of the Floor 8 pool deck during the summer. Design of the Project may consider wind mitigation options such as partition walls along sitting areas, as well as hard, and/ or soft landscaping features to achieve lower wind speeds.
- Wind speeds at grade level and most above-grade locations are anticipated to meet the pedestrian wind safety criterion, with exceptions of two locations near the northeast end of the Floor 8 podium roof (above-grade). However, higher wind speeds at this level may be acceptable as the roof is not accessible to the general public. If pedestrian access cannot be restricted for this area, design options to mitigate potential high wind speeds may be integrated into the Project and may include, but not be limited to raised railings with a minimum height of six feet, large canopy, and hard or soft landscaping features.

4.2.3 Air Quality

An Air Quality Technical Report to assess emissions associated with construction and operation of the project was prepared by Arcadis U.S., Inc. in March 2022 (*Appendix E*).

Existing Conditions

The ambient air quality in an area can be characterized in terms of whether it complies with National Ambient Air Quality Standards (NAAQS) and State Ambient Air Quality Standards (SAAQS), where applicable. The Clean Air Act requires the U.S. Environmental Protection Agency (EPA) to set national standards for emissions that are considered harmful to public health and the environment (criteria pollutants). The seven criteria pollutants are: carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), lead (Pb), ozone (O_3) and particulate matter (PM_{10} and $PM_{2.5}$).

GHGs are compounds in the Earth's atmosphere which play a critical role in determining temperature near the Earth's surface. GHGs include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and several chlorofluorocarbons. GHGs are commonly quantified in the equivalent mass of CO_2, denoted CO_2e, which considers the global warming potential of each individual GHG compound.

The State Department of Health's (HDOH), Clean Air Branch (CAB) has been monitoring ambient air quality in the State of Hawaiʻi since 1957. The network is comprised of 14 monitoring stations on the islands of Oʻahu, Kaua'i, Maui, and Hawaiʻi. The purpose of the network is to measure ambient air concentrations of the criteria pollutants previously described. The HDOH Air Monitoring Station nearest Waikīkī is located on the roof top of the HDOH main building at 1250 Punchbowl Street. Based on air monitoring data, Hawaiʻi is currently classified as in "attainment" for all Federal and State standards.

Present air quality in the Project area is primarily affected by air pollutants from motor vehicles, typical of urbanized environments. Natural sources of air pollution emissions that could affect the Project area at times but cannot be quantified very accurately include the ocean (sea spray), plants (aero-allergens), wind-blown dust, or distant volcanoes on Hawaiʻi Island.

Potential Impacts and Mitigation Measures

Short-term, intermittent air quality impacts of the Project are related to construction activities, including demolition of existing structures, site preparation, grading, structure construction, paving, and architectural coatings. Construction would generate emissions of the criteria pollutants as well as GHGs. Emissions were calculated by Arcadis using the California Emissions Estimator Model (CalEEMod) version 2020.4.0. Emissions from Project construction are anticipated to be minimal due to the relatively small scale and low intensity of construction activities. Maximum annual emissions of criteria pollutants from construction activities are projected at less than one ton per year, and these impacts will be temporary and localized.

Construction of the Project will comply with provisions of HAR, Title 11, Chapter 60.1-33, Fugitive Dust. To mitigate potential impacts to air quality during construction, a dust control management plan will be prepared and BMPs will be implemented. Construction BMPs will include, but not be limited to, replacing ground cover of the disturbed area, providing adequate water sources at the site, and reducing speed on unpaved roads. The Project will comply with construction BMPs recommended by HDOH CAB, including phasing of construction, locating potential dust-generating equipment in areas of the least impact, minimizing airborne and visible fugitive dust from shoulders and access roads, and controlling airborne and visible fugitive dust from debris being hauled away from the Project Site (*Appendix A*).

The primary air quality considerations related to operation of the AMB Tower include on-site area and stationary sources of emissions and mobile sources of emissions. The CalEEMod was used to estimate emissions from on-site area and stationary sources, as well as mobile sources, which would occur during long-term Project operations. Results of the model indicate that criteria pollutants and GHG emissions will increase with operational activities. Maximum operational emissions of criteria pollutants are projected to range from 0.028 tons per year for SO_2 to 14 tons per year for CO. However, the quantity is not large enough to result in significant adverse impacts to surrounding air quality and no mitigation measures are proposed. Since Waikīkī is a densely populated urban area with landmarks in close proximity, it is anticipated that most visitors to the AMB Tower and HHV campus will utilize different modes of active and public transportation, which will help to reduce mobile sources of emissions on site.

4.2.4 Urban Heat Island Effect

Existing Conditions

"Urban heat islands" occur when cities replace natural land cover with dense concentrations of pavement, buildings, and other surfaces that absorb and retain heat, and therefore experience much warmer temperatures than surrounding areas (EPA, n.d.). This effect may result in increased energy demand and consumption, elevated levels of air pollutants and GHGs, compromised human health and comfort, and impaired water quality. Climate change will likely lead to more frequent, severe, and longer heat waves during summer months, exacerbating the urban heat island effect.

Waikīkī is a densely populated urban area susceptible to urban heat island effect. According to the Oʻahu Community Heat Map, the Project area experiences average afternoon temperatures between 97.5 to 98.3 degrees Fahrenheit (*Figure 4.3*). In contrast, morning temperatures range between 83.6 to 85 degrees Fahrenheit and evening temperatures range between 88.5 to 89.5 degrees Fahrenheit.

Potential Impacts and Mitigation Measures

Construction of the AMB Tower will lead to a denser concentration of buildings at the HHV. However, the site is already developed, and existing vegetation consists of a few trees and shrubs (*Section 4.3.3*). The Project design includes substantially more vegetation than currently exists on the Project Site. Therefore, the Project is not anticipated to exacerbate the urban heat island effect in the Project vicinity.

Typical mitigation to reduce urban heat island effects aim to shade building surfaces, deflect radiation from the sun, and release moisture into the atmosphere. With the addition of the AMB Tower, at least 50 percent of the Village will remain as open space, helping to control the overall urban heat island effect. Design of the AMB Tower will include, but not be limited to, installation of landscaping and LID measures, where feasible. Green infrastructure features, such as a green wall on portions of the podium, may also be installed where feasible. The Project design will be finalized as the Project progresses.

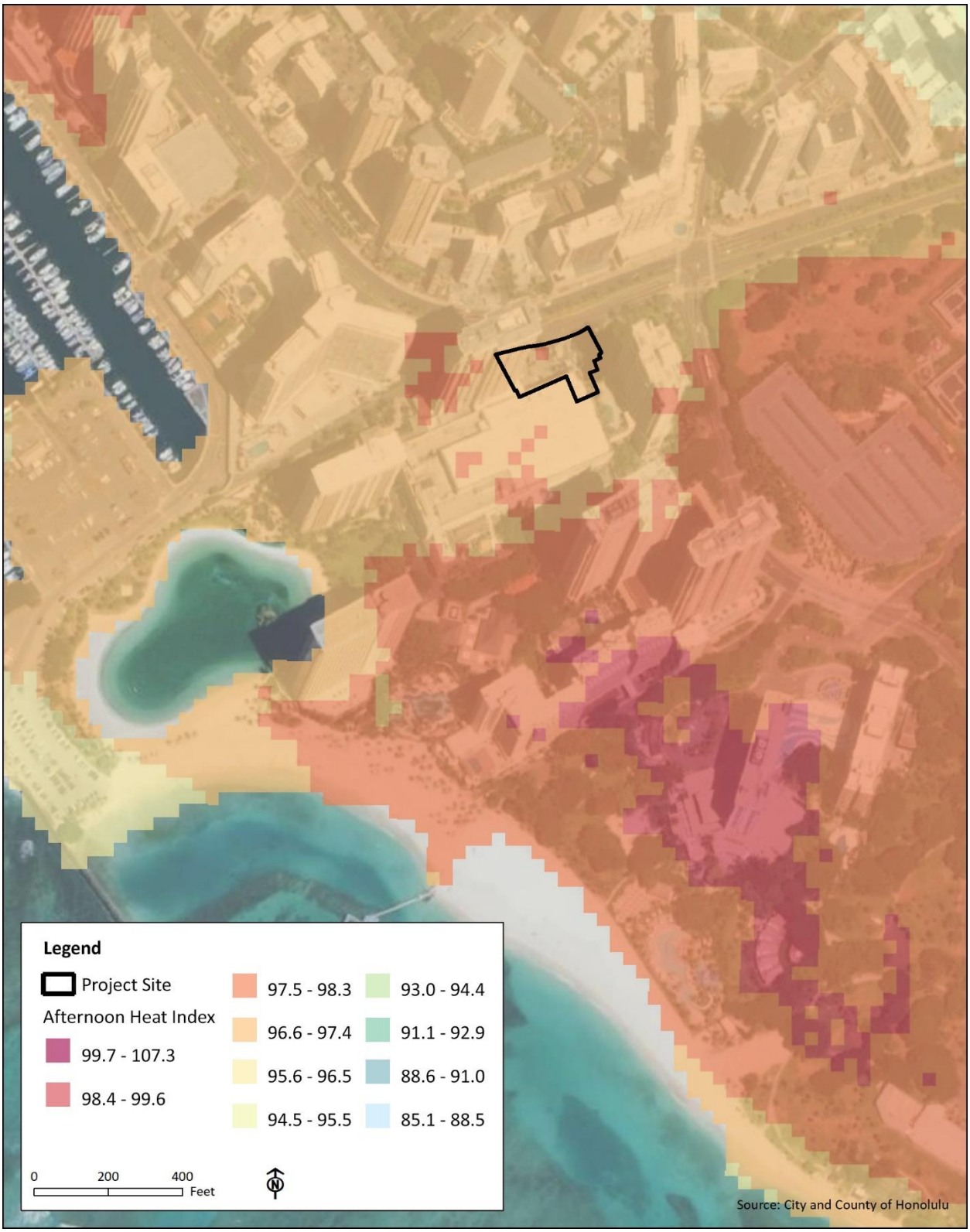


Figure 4.3 **Community Heat Map (Average Afternoon Temperatures)**

4.3 Terrestrial Environment

4.3.1 Topography, Geology and Soil Conditions

Existing Conditions

The geological formation of the Hawaiian archipelago is the result of volcanism. Each island protrusion from the ocean is the summit of a volcanic mountain rising from the ocean floor. The geologic creation of O‘ahu is a result of the Earth’s crust, comprised of irregular rigid segments, known as plates, moving over a hot spot of upwelling lava, which has remained relatively stationary for many millions of years. The plate under which O‘ahu lies is known as the Pacific plate, which has slowly moved over this span of time towards the northwest. O‘ahu was created through several stages of activity emanating from two volcanic domes. Through various stages of eruptions, erosion and land movement, the volcanic forms became what are known today as the Wai‘anae and Ko‘olau mountain ranges (Macdonald, 1983).

The Village is situated on relatively flat land adjacent to the Pacific Ocean in Waikīkī. Waikīkī is situated upon a reef formation that extends from Kaka’ako to the base of Lē’ahi (Diamond Head) crater. Topography of the AMB Tower site is generally flat with elevations ranging from 7 to 9 feet above msl.

The Project area consists entirely of Jaucas sand, 0 to 15 percent slopes (JaC) (*Figure 4.4*). According to the U.S Department of Agriculture, Natural Resources Conservation Service (formerly the Soil Conservation Service) publication, *Soil Survey of the Islands of Kauai, O‘ahu, Maui, Molokai, and Lanai, State of Hawai‘i, 1972*, JaC soils consist of excessively drained calcareous soils that occur as narrow strips on coastal plains adjacent to the ocean. This soil type developed in wind- and water-deposited sand from coral and seashells and is generally nearly level to strongly sloping. JaC soils are characterized by rapid permeability, very slow to slow runoff, slight water erosion, and severe wind erosion where areas of vegetation have been removed. The soil is described as having a low corrosivity for uncoated steel and concrete, and is typically used for urban development in addition to pasture, sugarcane, and truck crops.

Potential Impacts and Mitigation Measures

Construction of the AMB Tower will involve land disturbing activities that may result in soil erosion, such as clearing and grubbing, grading, excavation, and infilling of soil. During construction, soil erosion will be minimized through compliance with the City’s grading ordinance, and the applicable provisions of the HDOH Water Quality Standards (HAR, Section 11-54) and Water Pollution Control requirements (HAR, Section 11-55). Standard BMPs will be employed to minimize impacts and will be detailed in subsequent construction plans. BMPs may include, but not be limited to, phasing of construction activities, replacing ground cover of the disturbed area, providing adequate water sources at the site, and the use of temporary silt fencing and screens. Following construction, all areas of ground disturbance will be stabilized with appropriate materials including the use of vegetative ground cover. With the implementation of BMPs, potential impacts will be mitigated.

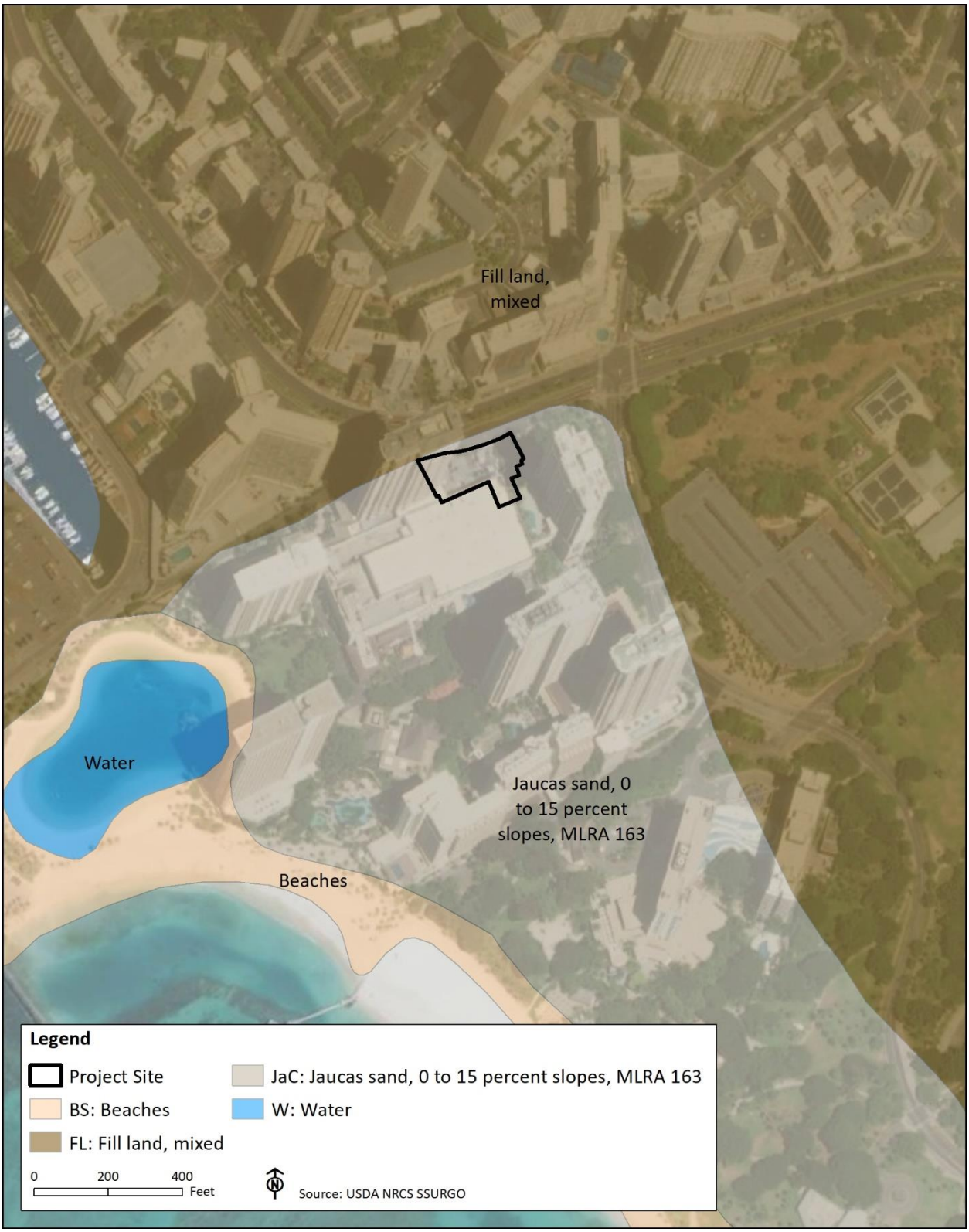


Figure 4.4 **Soils**

4.3.2 Surface Waters and Groundwater

Existing Conditions

Surface Waters

There are no naturally occurring sources of surface water present near or within the Project Site. The Project Site is developed with buildings and paved with asphalt or concrete surfaces. The nearest surface waters include the following: Duke Kahanamoku Lagoon (within HHV), approximately 850 feet to the southwest; Ala Wai Boat Harbor, approximately 800 feet to the west; the Pacific Ocean, approximately 1,170 feet to the south; and, the Ala Wai Canal, approximately 1,380 feet to the north.

Stormwater from much of the existing site is discharged into the Ala Wai Boat Harbor, as further discussed in *Section 4.8.1*. An existing 5-foot by 3-foot box drain within Ala Moana Boulevard on the opposite side of the roadway, or north, of the Project Site, collects stormwater from much of the existing site and smaller side streets in the vicinity, including Kālia Road, and conveys stormwater to the west, eventually discharging into the Ala Wai Boat Harbor.

Additionally, existing storm drainage infrastructure located behind the AMB Tower site collects runoff from the existing Kālia Tower loading dock and uncovered portions of the service roadways. Due to the low elevations in this area, a pump within the parking garage helps convey water to the drain lines through the parking garage and drain lines in the Great Lawn. Drain lines from other parts of the HHV campus also get routed to a sump area in the Great Lawn, where a pump is used to convey the water toward the Ala Wai Boat Harbor to discharge into the ocean. Ala Wai Harbor is classified as a Class A marine embayment by HDOH. According to HAR, Section 11-54, Class A waters are to be protected for recreational purposes and aesthetic enjoyment. Waste discharged into these waters shall not receive a high degree of treatment or control.

The harbor exchanges water with near-shore waters through its entrance channel. These waters are listed as “Honolulu Harbor and Shore Areas” under the Clean Water Act (CWA) Section 303(d) List of Impaired Waters (HDOH, 2022). Honolulu Harbor in the vicinity of the Project is listed as not meeting water quality standards for enterococci, total nitrogen (TN), nitrate + nitrite (NO_3+NO_2), total phosphorus (TP), turbidity, pathogens, metals, and total suspended solids (TSS).

Groundwater

O‘ahu is divided into seven major groundwater areas, primarily on the basis of geologic or hydrologic differences, which are further subdivided by shallower internal barriers to ground water flow. The entire Project area is located within the designated Southern O‘ahu freshwater lens groundwater area, which is bounded by ground water and topographic divides along the Wai‘anae crest to the west, the Waialua-Wahiawā district boundary to the north, the Ko‘olau crest to the northeast, and the Ka’au rift zone to the southeast.

Southern O‘ahu is further divided into six smaller groundwater subareas. Groundwater resources beneath the Project Site emanate from two distinct aquifers within the Pālolo aquifer system. The shallow aquifer is classified as a basal, unconfined, sedimentary aquifer, occurring in non-volcanic lithology. The groundwater protection status is reported as potentially usable; however, it is not considered ecologically important, nor would it be recommended for use as drinking water. The groundwater within this aquifer is described as moderate salinity, replaceable, with a high vulnerability to contamination. The deeper aquifer is classified as a basal, confined, flank aquifer, occurring in horizontally extensive lavas. The groundwater protection status is reported as being currently used for

drinking water purposes. The groundwater within this aquifer is described as fresh, irreplaceable, with a low vulnerability to contamination.

The closest potable water wells operated by the Honolulu Board of Water Supply (BWS) are located far inland of Waikīkī. Potable water sources closest to Waikīkī are within the Pālolo aquifer unit (5 million gallons per day (mgd), 30101 basal aquifer system) and Nu‘uanu aquifer unit (14 mgd, 30102 basal aquifer system) (Commission on Water Resources Management (CWRM), 2008). The hydrogeologic gradient in the vicinity of the Project Site is anticipated to be slight, with a general trend to the south. Groundwater levels may be influenced by leaking infrastructure, tidal fluctuations, and human activity. The direction and rate of groundwater flow across the Project Site is expected to be to the south and relatively slow. Shallow groundwater levels are anticipated to rise with future SLR, as discussed in *Section 4.4.5*.

Excavation during construction may require dewatering, which would be managed following the conditions of approval for a National Pollutant Discharge Elimination System (NPDES) Construction Dewatering permit from the HDOH, Clean Water Branch (CWB). The NPDES permit conditions will be administered in association with City permits for excavation and grading.

Potential Impacts and Mitigation Measures

The planned resort and commercial uses within the AMB Tower are similar to existing uses in the Village. Accordingly, the Project is not expected to significantly impact groundwater quantity or quality within, or down-gradient from, the site. Significant impacts to the coastal environment due to groundwater inputs are not expected from the project.

Potential short-term impacts to surface waters are related to construction activities, which are temporary in nature. Stormwater runoff will be minimized through compliance with HDOH and City regulations. Additionally, standard BMPs as discussed in *Section 4.8.1* will be employed to minimize impacts and will be detailed in subsequent construction plans. BMPs may include, but not be limited to, phasing of construction activities, use of temporary silt fencing and screens, the use of a stabilized construction ingress/egress, inlet protection, and temporary filter sock perimeter controls. With the implementation of BMPs, potential short-term impacts will be mitigated.

To mitigate potential stormwater runoff in the long-term, the use of LID measures and infiltration, such as seepage wells, drywells, or permeable pavement, will be integrated into the Project design, where feasible, and the Project will comply with applicable City Rules Relating to Water Quality, which are in place to protect water quality. Final treatment controls and BMPs will be assessed as the design phase continues. Additionally, source control BMPs, such as covering trash areas and loading docks and routing stormwater from paved areas to landscaped areas, will be included where necessary to prevent pollution of stormwater.

4.3.3 Botanical Resources

Existing Conditions

A Tree Assessment of the site was conducted by Tree Solutions and Environmental Consulting Services, Inc. which provides an inventory of existing botanical resources at the site, and recommendations regarding tree preservation, relocation, removal, and replacement. The report is included as *Appendix F*. The AMB Tower site currently consists of six trees, including plumeria and autograph trees, and 12 palms consisting of coconut and Traveler’s palm (*Table 4.2*).

Table 4.2: Existing Tree and Palm Species	
Species	**Common Name**
Plumeria sp	Plumeria tree
Clusia rosea	Autograph Tree
Cocos nucifera	Coconut Palm
Ravenala madagascariensis	Traveler's palm

Figure 4.5 identifies the locations of the 18 total existing trees and palms. None of the trees and palms were assessed as exceptional, historic, or native.

Potential Impacts and Mitigation Measures

Landscaping and water features at the AMB Tower will complement and enhance the existing lush, garden-like setting of the Village and evoke a Hawaiian sense of place. The addition of lush landscaping along the tower's Ala Moana Boulevard street frontage will encourage a comfortable and relaxing pedestrian environment. The landscaping palette at the AMB Tower may consist of native, Polynesian-introduced, or tropical trees, palms, and shrubs of varying sizes that provide shade and screening. Landscaping will be consistent with the WSD Guidelines and will be finalized as Project design progresses.

As shown in *Figure 4.5,* seven trees and palms are located outside the AMB Tower building footprint, and are therefore candidates for preservation. If these trees and palms hinder construction, they may be transplanted or removed. Two autograph trees (Nos. 14 and 16) have good health and structure and are candidates for transplant, but may be considered for removal due to low species value. The coconut palms inventoried on site were all in good health. While coconut palms No. 9, 10 and 15 had minor trunk wounds/scars, all were considered to be candidates for transplant based on health and size. The two traveler's palms (Nos. 8 and 13) are not transplant candidates and are recommended for removal. Four plumeria trees (Nos. 6, 7, 11, and 12) are in fair to poor condition and are recommended for removal.

As appropriate, the selection and use of native and Polynesian-introduced plants will be incorporated and will include the use of pohinahina (*Vitex rotundifolia*), aʻaliʻi (*Dodonaea viscosa*), kupukupu fern (*Nephrolepis cordifolia*), kalo or taro (*Colocasia esculenta*), naʻu or native gardenia (*Gardenia brighamii*), kokiʻo or native white hibiscus (*H. kokio*), hala (*Pandanus tectorius*), ʻulu or breadfruit (*Artocarpus altilis*), milo (*Thespesia populnea*), coconut trees (*Cocos nucifera*), Queen Emma spider lily (*Crinum augustum*), puakenikeni (*Fagraea berteroana*), and Singapore plumeria (*Plumeria obtusa*). The selection and use of native plants will be encouraged to express a Hawaiian sense of place and enhance the pedestrian experience throughout the HHV campus.

The current landscape within the Village also includes valuable cultural and Polynesian-introduced plant material, including coconut (*Cocos nucifera*), ti (*Cordyline fruticosa*), taro/kalo (*Colocasia esculenta*), kukui (*Aleurites moluccana*), hau (*Hibiscus tiliaceus*), and milo (*Thespesia populnea*). These and other related plant materials that help tell of the rich, cultural importance of the original Polynesian plant introduction are important components of the Village landscape and would be enhanced, where appropriate, at the AMB Tower site.

This page left blank intentionally.

Tree #	Species	Diameter (in)	Height (ft)	Crown Spread (ft)	Health	Structure	Mitigation	Comments
1	Coconut	-	25	15	Good	Good	Transplant	
2	Coconut	-	40	15	Good	Good	Transplant	
3	Coconut	-	40	15	Good	Good	Transplant	
4	Coconut	-	35	15	Good	Good	Transplant	
5	Coconut	-	35	15	Good	Good	Transplant	
6	Plumeria	16	20	15	Fair	Fair	Remove	2 trunks
7	Plumeria	8	10	5	Poor	Fair	Remove	
8	Traveler's Palm	-	10	15	Good	Fair	Remove	clump of 4 palms
9	Coconut	-	40	15	Good	Fair	Transplant	trunk wounds
10	Coconut	-	40	15	Good	Fair	Transplant	trunk wounds
11	Plumeria	-	10	10	Fair	Fair	Remove	
12	Plumeria	-	10	10	Fair	Fair	Remove	
13	Traveler's Palm	-	20	15	Good	Good	Remove	clump of 3 palms
14	Autograph	9	20	15	Good	Fair	Transplant/Remove	
15	Coconut	-	30	15	Good	Good	Transplant	minor trunk wound
16	Autograph	10	25	15	Good	Good	Transplant/Remove	
17	Coconut	-	30	15	Good	Fair	Transplant	minor trunk bend
18	Coconut	-	30	15	Good	Good	Transplant	

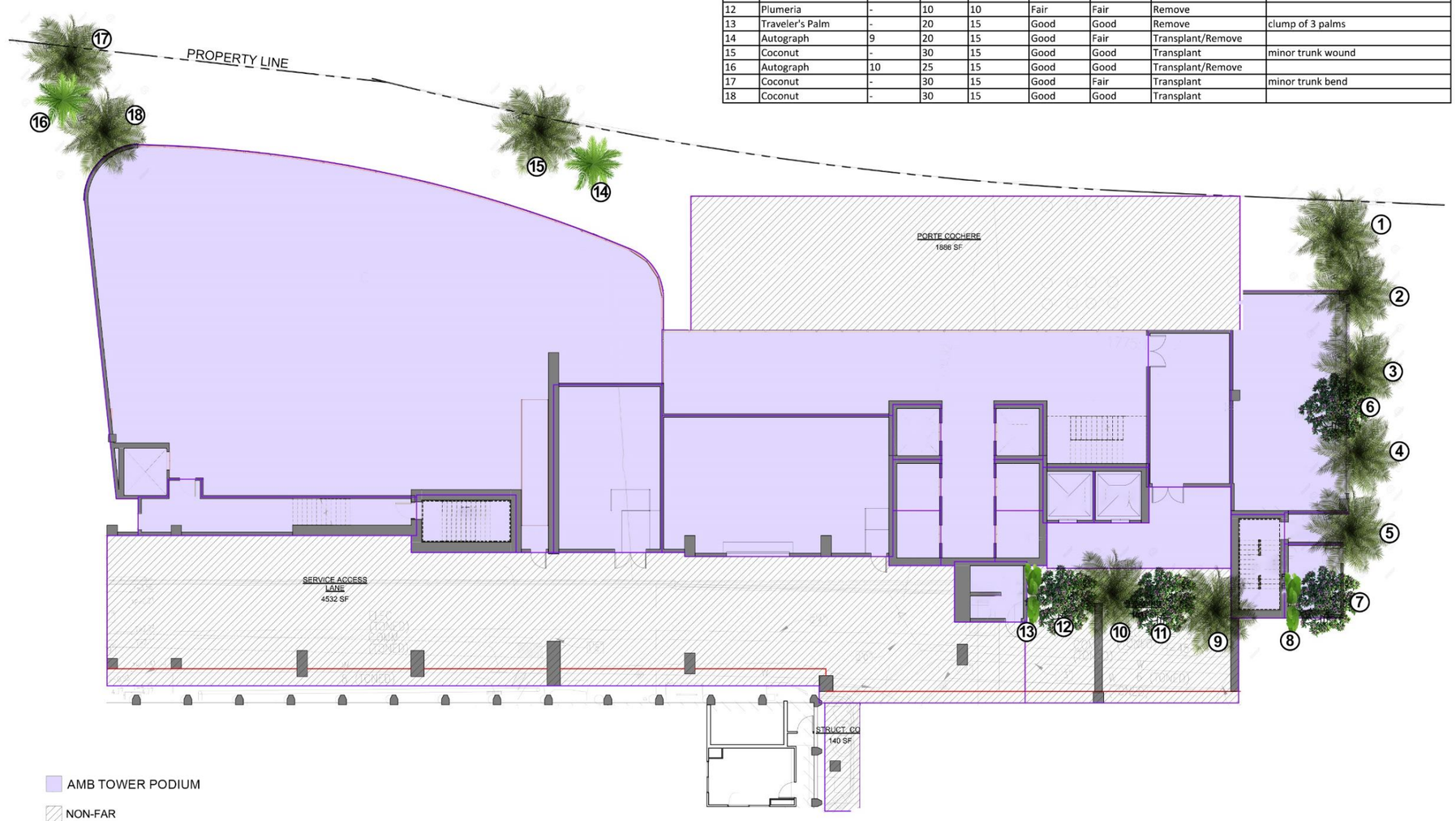


Figure 4.5 **Location of Existing Trees and Palms**

This page left blank intentionally.

In addition to appropriate native plants noted above, plants that will be considered for use at the AMB Tower include drought-tolerant plants that require less irrigation than traditional tropical landscape plantings. Plants that may be used include the oyster Plant (*Tradescantia spathacea*), natal plum (*Carissa macrocarpa and cultivars*), autograph tree (*Clusia rosea*), stephanotis (*Marsdenia floribunda*) and lignum vitae (*Guaiacum officinale*). In all, vegetation at the completed Project Site is anticipated to be significantly greater than currently exists.

4.3.4 Terrestrial Fauna and Avifauna

Existing Conditions

Terrestrial Fauna

Existing terrestrial fauna in the Project vicinity primarily consists of introduced, alien species common to urban environments including domestic dogs (*Canis familaris*), domestic cats (*Felis catus*), mongoose (*Herpestes auropunctatus*), rats (*Rattus spp.*) and mice (*Mus domesticus*).

The U.S. Fish and Wildlife Service (USFWS) advised that the Federal- and State-listed Endangered ʻōpeʻapeʻa, or Hawaiian hoary bat, (*Lasiurus semotus*) may occur in the Project vicinity (*Appendix A*). However, given the urbanized, developed character of the site, it is unlikely that the ʻōpeʻapeʻa occurs on the property.

Avifauna

In general, bird life in the Project area is modest in diversity and consists of introduced species such common mynah (*Acridotheres tristis*), cardinals (*Cardinalis cardinalis*), common pigeons (*Columba livia*), zebra doves (*Geopelia striata*), house finches (*Carpodacus mexicanus*), and rice birds (*Padda oryzivora).* These common birds are found throughout the urban areas of Honolulu.

The manu-o-kū or white tern (*Gygis alba rothschildi*) are also known to occur within the HHV campus and regularly fly above the Project area in small numbers. The manu-o-kū is a State-recognized indigenous seabird that is found on many Pacific islands and atolls. Prior to 1959, white terns were not known to breed in the main Hawaiian Islands and were found to be rare on Oʻahu. In the last two decades, they have been increasing in numbers and spreading across Oʻahu. They can now be seen regularly in greater Honolulu, and have successfully adapted to an urban environment. Manu-o-kū carry no special federal Protected, Endangered or Threatened status; however, they are listed by the State as Threatened. Additionally, the manu-o-kū is listed as protected species under the 50 Code of Federal Regulations, 10.13, Migratory Bird Treaty Act (MBTA).

USFWS advised that the following Federally-listed Endangered or Threatened species may occur in the Project vicinity: ʻakēʻakē or band-rumped storm-petrel (*Oceanodroma castro*), ʻuaʻu or Hawaiian petrel (*Pterodroma sandwichensis*), ʻaʻo (*Newell's shearwater*) (*Appendix A*). Additionally, the MBTA-protected ʻuaʻu kani or wedge-tailed shearwater (*Ardenna pacificus*) may occur in the vicinity.

No Hawaiian waterbirds, such as the aeʻo or Hawaiian stilt (*Himantopus mexicanus knudseni*), ʻalae keʻokeʻo or Hawaiian coot (*Fulica alai*), ʻalae ʻula or common moorhen (*Gallinula chloropus sandvicensis*) or Hawaiian duck (*Anas wyvlliana*) are known to occur at or in the vicinity of the site. Additionally, no suitable wetland habitat exists on the property.

Critical Habitat

No federally delineated Critical Habitat exists on or close to the Project Site. Thus, modifications on the site will not result in impacts to federally designated Critical Habitat. No equivalent statute exists under State law.

Potential Impacts and Mitigation Measures

Terrestrial Fauna

Generally, impacts to the Hawaiian hoary bat may occur during the clearing and grubbing phase of construction. In the unlikely event that the Hawaiian hoary bat is present, trimming or removal of foliage and/or trees on the Project Site may temporarily displace individual bats using trees for roosting. During the pupping season, females carrying pups may be less able to rapidly vacate a roost site while vegetation is being cleared. Additionally, adult female bats sometimes leave their pups in the roost tree while they forage, and small pups may be unable to flee a tree that is being felled. However, as discussed in *Section 4.3.3*, the site has been highly developed and vegetation on the site consists of 18 trees or palms, minimizing the likelihood that the Hawaiian hoary bat will utilize the properties for roosting. Mitigation measures to minimize the potential for short- and long-term impacts to the Hawaiian hoary bat include the following:

- Clearing and grubbing of woody vegetation taller than 15 feet would be planned to occur outside of the bat pupping season between June 1 and September 15.
- Barbed wire will not be utilized for fencing.

Avifauna

The indigenous manu-o-kū are known to occur in urbanized areas of Honolulu such as the Project Site. Manu-o-kū carry no special federal Protected, Endangered or Threatened status; however, they are listed by the State as Threatened and are protected by the MBTA. Additionally, Hawaiian seabirds may transit over the Project area when flying during their breeding season (March through November).

The principal potential impact that construction poses to protected avifauna is an increased threat of being downed after becoming disoriented by lights during the nesting season. The following avoidance measures and construction BMPs may be implemented, as needed, in order to mitigate potential short-term impacts to avifaunal resources:

- Trees will be examined prior to cutting to determine if there are white terns nesting in them, especially during the white tern breeding season (January thru June);
- Trees with nesting white terns will not be trimmed or removed;
- If night-time construction activity or equipment maintenance is required, all associated lights shall be shielded downward. When large flood/work lights are used, they shall be placed on poles that are high enough to allow the lights to be pointed directly at the ground;
- In the long-term, exterior facility lighting shall be shielded downward to reduce the potential for interactions of nocturnally flying seabirds with external lights and manmade structures;

- If a nest of an avifaunal species described above is discovered during construction, work will cease within a minimum radius of 100 feet of the nest for a minimum of 60 days. If a nest with chicks is discovered, work will cease for 30 days. These standard guidelines are intended to protect chicks, and may be shortened if monitoring is conducted often enough to note when chicks have fledged (usually five to nine weeks after hatching);
- If a previously undiscovered nest is found after work begins or a downed seabird is found during the duration of construction, work will cease within a minimum radius of 100 feet of the nest, and USFWS will be contacted within 24 hours; and,
- Information about seabird fallout will be provided to staff working on the site prior to the initiation of work.

No long-term adverse impacts to avifauna are expected from operation of the AMB Tower. HHV will coordinate with the DLNR Division of Forestry and Wildlife (DOFAW) and USFWS as needed.

4.4 Natural Hazards

4.4.1 Hurricane and Tropical Storm

Existing Conditions

In Hawai‘i, northeast tradewinds predominate throughout most of the year and generally range in velocity between 10 and 20 mph with tradewinds of 40-60 mph periodically occurring. When wind speeds exceed 70 mph, the storms are characterized as hurricanes. Hurricanes are also characterized by widespread heavy rains in excess of six inches, which may result in destructive flooding.

Hurricanes are classified according to “Category” according to wind speeds as follows: Category 1 hurricanes have wind speeds between 74 to 95 mph; Category 2 hurricanes have winds between 96 to 110 mph; Category 3 (major) have wind speeds of 111 to 129 mph; Category 4 (major) have wind speeds from 130 to 156 mph; and, Category 5 hurricanes have wind speeds exceeding 157 mph (HI-EMA, 2018). Category 1 and 2 storms are still dangerous and require preventative measures.

The weather associated with hurricanes and tropical storms can lead to storm surge, which is a rise of water generated by a storm, over and above the predicted astronomical tides. Storm surge occurs when water is pushed toward the shoreline by the force of winds from the storm (HI-EMA, 2018). Coastal areas are particularly vulnerable to storm surge due to extreme flooding caused by the rise in water level.

The National Oceanic and Atmospheric Administration (NOAA) depicts storm surge flooding vulnerability for hurricane-prone coastal areas in the U.S., including Hawai‘i, through its National Storm Surge Hazard maps. Data shows that the site could be vulnerable in Category 3 or 4 hurricane events (NOAA, 2018). The State of Hawai‘i is located in the Central Pacific basin where hurricane season runs from June 1 to November 30 (HI-EMA, 2018).

Hurricanes occasionally approach the Hawaiian Islands, but rarely reach the islands with hurricane force wind speeds. Records show that strong windstorms have struck all major Hawaiian Islands. The first recognized hurricane in Hawaiian waters was Hurricane Hiki, a Category 4 storm that hit in August 1950. Since that time, five hurricanes have caused serious damage in Hawai‘i: Nina (1957), Dot (1959), ‘Iwa (1982), Estelle (1986), and ‘Iniki (1992). The island of O‘ahu has not experienced a hurricane or tropical storm make direct landfall in modern history. However, the island has been

subject to indirect effects when storms pass close to the islands, such as heavy rain, strong winds, and storm surge. On Oʻahu, several storms have resulted in activation of the Emergency Operations Center between 2012 and 2017 (HI-EMA, 2018). Tropical Storm Iselle (2014) brought heavy rains and strong winds which resulted in downed trees and wires, and widespread power outages. The most recent storm to activate the EOC was Hurricane Douglas in 2020, which was the closest passing Pacific hurricane to the island of Oʻahu on record.

Potential Impacts and Mitigation Measures

It is difficult to predict when these events may arise, but it is reasonable to expect that future events will occur and may be increasing in frequency due to global climate change. The entire State is vulnerable to the damaging impacts of hurricanes. The coastal areas are more susceptible to damage caused by a combination of high winds and tidal surge. Inland areas, especially those in the 1 percent and 0.2 percent annual chance flood areas designated by Federal Emergency Management Agency (FEMA), are at risk due to heavy rains and flooding caused by storms. The Project Site is, however, no more or less vulnerable than the rest of Oʻahu to the destructive winds and torrential rains associated with hurricanes.

The AMB Tower will be designed to meet safety standards required for wind loads associated with hurricane force wind conditions. The National Weather Service provides guidance and issues a hurricane watch or warning when a storm is expected to make landfall. In the event of a hurricane or tropical storm, the Village will implement its emergency response plan at the AMB Tower to help protect the safety of guests and staff. Resort management and staff are trained in these special operational procedures. Guests would be directed by assigned resort staff to take appropriate action, which may include vertical relocation to higher floors to address the possibility of accompanying storm surge with high winds or relocation to an assigned shelter space on the property, depending on the conditions. The resort is also equipped with backup generators to maintain critical operational functions in the event of a power failure.

It is the resort's policy to take care of its own guests in the event of an emergency. However, in the event that the AMB Tower requires a complete evacuation of guests and personnel, they will be taken to an off-site shelter. The closest assigned emergency public shelter is the Hawaiʻi Convention Center. Public shelters are selectively opened based on the severity of the storm and the land area that may be most heavily affected.

4.4.2 Earthquake

Existing Conditions

The majority of earthquakes in Hawaiʻi are related to volcanic activity, particularly to the movement of magma beneath Kīlauea and Mauna Loa, on the island of Hawaiʻi. Other earthquakes are the result of exerted pressures released by magma that never reaches the surface. The U.S. Geological Survey (USGS) conducted a probabilistic seismic hazards assessment for the State of Hawaiʻi in 1997.

From this assessment, seismic zones were re-assigned for each county. The entire City and County of Honolulu lies in a seismic zone designated as Zone 2A.

Under the International Building Code (IBC) seismic provisions, a Zone 2A area could experience seismic activity between .075 and .10 of the earth's gravitational acceleration (g-force). In comparison, Hawaiʻi Island is classified as the highest seismic rating of Zone 4 due to its ongoing volcanic activity. This indicates that the island could experience severe seismic activity between .30 and .40 g-forces.

The last significant earthquake to hit Hawai‘i occurred in 2006, when a magnitude 6.7 earthquake struck Hawai‘i Island in the morning. The earthquake was felt and affected by neighboring islands, including O‘ahu, leaving many regions of the island without running water and power for the day.

Potential Impacts and Mitigation Measures

Seismic hazards are usually associated with causing damage including landslides, ground cracks, rock falls, and tsunamis. With a seismic zone rating of Zone 2A per the USGS, an earthquake is expected to cause only minor damage in the Project area. New development will be in compliance with the IBC and City standards, including earthquake design provisions. Further mitigative measures will include training resort staff in emergency response and evacuation procedures to assist employees and guests.

4.4.3 Flood Hazards

Existing Conditions

Based on the 2011 FEMA Flood Insurance Rate Maps (FIRM), the Project Site is located within Zone AE, indicating areas subject to inundation by the 1 percent annual chance flood event where the BFE has been determined (*Figure 1.7*). Zone AE is also considered a SFHA. For City regulatory purposes, the SFHA is considered a floodway area and is therefore subject to development standards articulated in ROH, Chapter 21A, Flood Hazard Areas (*Section 5.3.7*).

Discussion regarding passive flooding as a result of SLR is provided in *Section 4.4.5.*

Potential Impacts and Mitigation Measures

Design of the Project will comply with standards set forth in ROH, Chapter 21A (*Section 5.3.7*). As discussed in this Section and in *Section 4.8.1*, the site spans two BFE areas, and the highest 7-foot BFE will therefore be used. The finished floor elevation of AMB Tower is planned at 7.5 feet above msl.

It is the resort’s policy to implement its emergency response plan and take care of its own guests in the event of an emergency situation resulting from flood inundation. In the event that evacuation from the site is required, guests and personnel will be taken to the nearest assigned emergency public shelter, the Hawai‘i Convention Center.

4.4.4 Tsunami Inundation

Existing Conditions

The sudden displacement of the ocean floor (earthquakes), landslides, or volcanism can generate tsunamis, which are a series of waves that can reach speeds of up to 600 mph. Upon reaching a coastline, a tsunami can become a wall of water reaching heights of 30 feet or more and capable of moving inland several hundred feet. Known major tsunami events in Hawai‘i include the areas of East Hawai‘i (1946, 1960, 1975) and North Shore O‘ahu (1952, 1957).

The City classifies tsunami evacuation zones into the following three designations: Tsunami Evacuation Zone, where evacuation is required for any tsunami warning; Extreme Tsunami Evacuation Zone (XTEZ), where additional areas must be evacuated only during an extreme tsunami event generated from earthquakes of Magnitude 9 or higher on the Richter scale; and, safe areas that are anticipated to be outside of the inundated areas. According to the City Department of Emergency

Management Tsunami Evacuation Zone maps, the subject property is located within Tsunami Evacuation Zone (*Figure 4.6*). Therefore, there is potential for the Project Site to become affected by a major tsunami, if such an event were to occur.

Potential Impacts and Mitigation Measures

The actual impacts of tsunamis upon a particular area cannot be estimated beyond the possibility of the area sustaining heavy damage. The capacity of a structure to withstand the effects of a tsunami is dependent upon several factors including: the size and speed of the wave as it is transformed while approaching the shore, the type of structure, the site design and orientation of the structure and its surroundings, and the amount of debris that is swept in the movement of the wave.

The City has an emergency operations plan for evacuating areas potentially affected by a tsunami. Inland shelters have been identified, with the closest shelter to the AMB Tower being located at the Hawai‘i Convention Center. Tsunami Warning signals from the State Civil Defense sirens will be audible during a tsunami alert event, which will serve to alert guests to safety instructions at AMB Tower. In the event of a Tsunami Warning, the Village will implement its emergency response plan at the AMB Tower, which outlines procedures for natural disaster events.

Guests would be directed by assigned resort staff to take appropriate action, which may include vertical relocation to higher floors to address the possibility of accompanying storm surge with high winds or relocation to an assigned shelter space on the property, depending on the conditions. The resort is also equipped with backup generators to maintain critical functions of operation in the event of a power failure.

It is the resort’s policy to take care of its own guests in the event of an emergency. However, in the event that an emergency situation resulting from a tsunami requires evacuation from the site, guests and personnel will be taken to an off-site shelter. The closest assigned emergency public shelter is the Hawai‘i Convention Center.

4.4.5 Climate Change and Sea Level Rise

Existing Conditions

The ocean is the largest solar energy collector on Earth. Not only does water cover more than 70 percent of our planet’s surface, but it can also absorb large amounts of heat without large increases in temperature. The ability to store and release heat over long periods of time gives the ocean a central role in stabilizing the Earth’s climate system.

GHG emissions are a driving factor behind the increase in global temperature and SLR. Increased amounts of GHG are preventing heat radiated from the Earth’s surface from escaping into space as easily as it has in the past. Most of the excess atmospheric heat is passed back to the ocean, resulting in significantly increasing upper ocean temperatures over the past two decades.

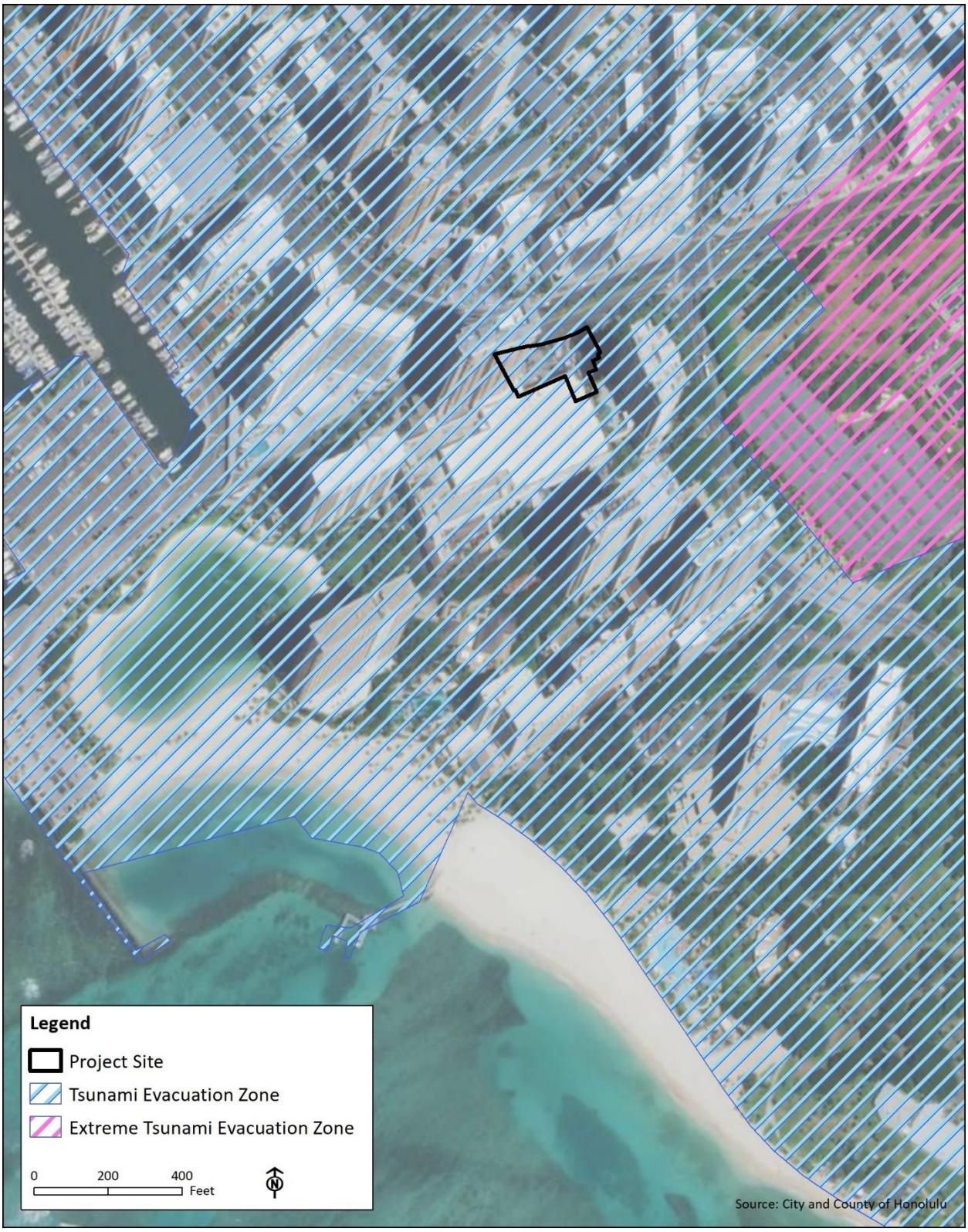


Figure 4.6 **Tsunami Evacuation Zone**

Presently, the warming of ocean water is raising global sea level due to the expansion of ocean water as it warms. Land-based ice, such as glaciers and ice sheets, are also greatly affected by global warming. These reserves of ice are located in places like Greenland and Antarctica. Typically, they experience melting during the warmer months of the year and the ice is replenished in colder months. However, with the average year-round global temperatures rising, ice caps and glaciers are experiencing a disproportionate amount of melting at an accelerated rate.

SLR is an inevitable outcome of global warming that will continue through many centuries even if human-generated GHG emissions were eliminated today. Rising ocean levels will increasingly threaten natural ecosystems and human structures near coastlines around the world.

The Intergovernmental Panel on Climate Change (IPCC) Fifth Assessment Report (AR5) provides projections of global mean SLR for four cases representing the climate response to GHG emission levels from different socioeconomic scenarios, referred to as Representative Concentration Pathways (RCPs). The RCPs describe possible climate futures based on how much GHGs are emitted. The "business as usual" (RCP8.5) scenario predicts a rise of 0.5 feet in 2030, 1.1 feet in 2050, 2.0 feet in 2075, and 3.2 feet in 2100. The RCP8.5 scenario is regarded as the most likely scenario and is used as the basis for modeling coastal hazards in the 2017 *Hawai'i Sea Level Rise Vulnerability and Adaptation Report*. This report was published by the Hawai'i Climate Commission and provides the first state-wide assessment for documenting Hawai'i's vulnerability to SLR. The report recommends planning for up to 3.2 feet of SLR by the year 2100 with potential increased adjustments based on new data and improved modeling.

Following this guidance issued by the State, under the Mayor's Directive 18-2 (2018), it is recommended that the City utilize the 3.2-foot Sea Level Rise Exposure Area (SLR-XA) model in the design of projects to minimize risks from climate change and SLR. The Hawai'i Sea Level Rise Viewer SLR-XA model developed by the Pacific Islands Ocean Observing System (PacIOOS) at the UH of Ocean and Earth Science and Technology (SOEST) models the potential impacts of SLR on future passive flooding, annual high wave flooding, and coastal erosion. The model indicates that the site is located within the 3.2-foot SLR-XA and therefore potentially subject to the combined effects of SLR (*Figure 4.7*).

Notably, the City Climate Change Commission is proposing to adopt a scenario that indicates 5.8 feet of SLR by 2100 for planning and design for government investment in public facilities and infrastructure. As of publication of this Draft SEIS, the guidance is pending formal policy review by the Honolulu City Council and Mayor.

Passive Flooding

As sea level rises, it exerts upward pressure on the lens of freshwater beneath the land surface, which causes the groundwater table to rise. Passive flooding occurs when groundwater percolates out of the ground in low-lying areas or ocean water overflows through storm drains. Passive flooding is exacerbated by rainfall as it prevents drainage and, as such, runoff and marine waters combine to produce larger impacts.

According to the PacIOOS SLR-XA model, the Project Site will experience an undetermined level of passive flooding due to the projected 3.2-foot rise in sea level by 2100, and the associated rise in shallow groundwater levels (*Figure 4.8*).

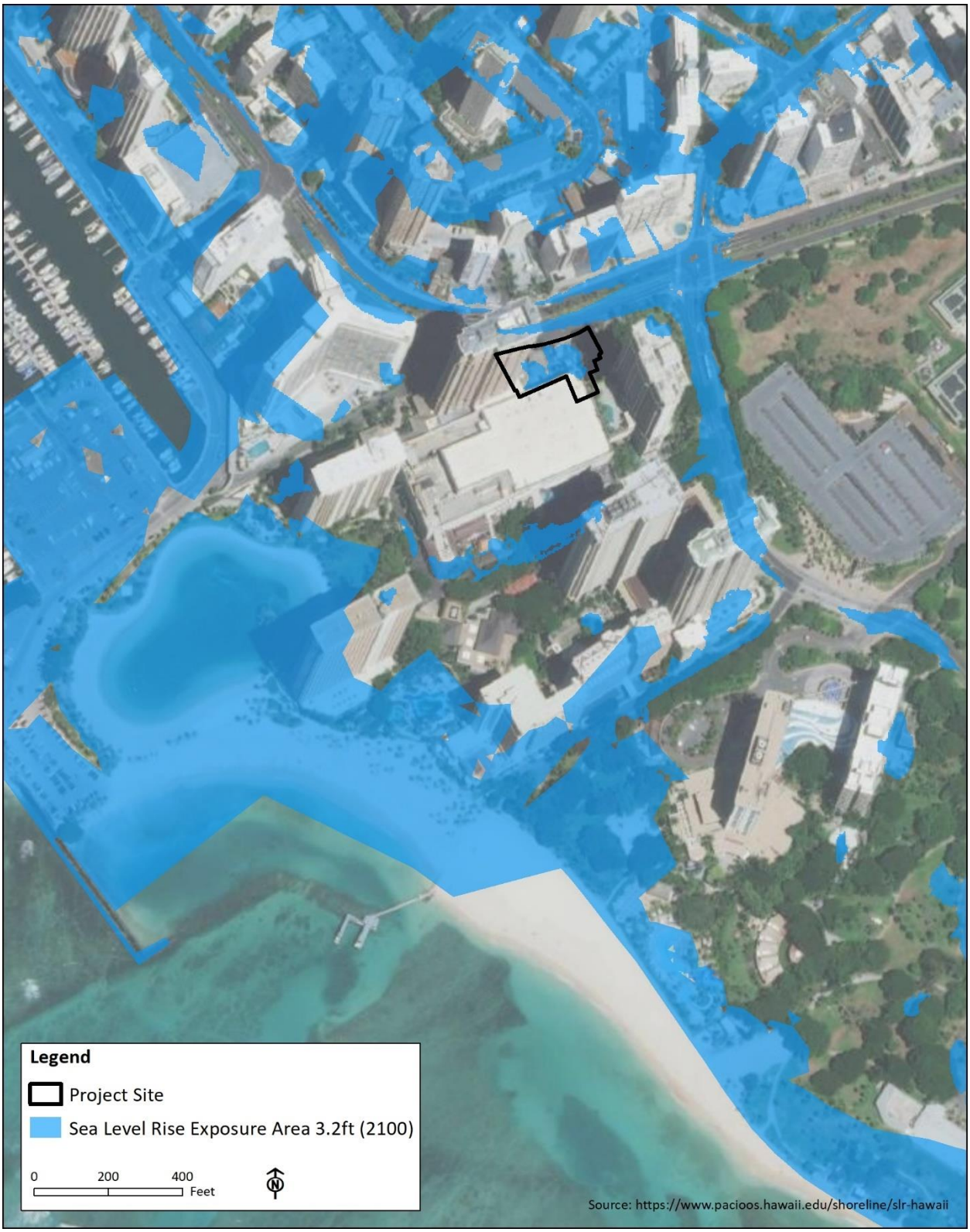


Figure 4.7 **3.2-foot Sea Level Rise Exposure Area (2100)**

Figure 4.8 **Passive Flooding (3.2 feet of Sea Level Rise by 2100)**

Annual High Wave Flooding and Coastal Erosion

In addition to passive flooding, SLR allows more wave energy to reach the shoreline. This results in higher wave runup and overtopping of the beach berm that may cause flooding along the shoreline edge of the HHV campus.

Coastal erosion is the process by which local SLR, strong wave action, and coastal flooding wear down or carry away rocks, soils, and sands along the coast. Erosion threatens the integrity of structures and infrastructure located along the coast. Moreover, beach loss results in a variety of negative economic, social, cultural, and environmental impacts.

The AMB Tower site is located approximately 800 feet from the nearest shoreline. As such, the SLR-XA model does not anticipate the site to be affected by annual high wave flooding and coastal erosion as a result of 3.2 feet of SLR by 2100 (*Figures 4.9 and 4.10*).

Potential Impacts and Mitigation Measures

SLR is an inevitable part of the Hawai‘i’s future. As such, the Project developer is committed to proactively planning and designing the AMB Tower to be resilient and address the impacts of higher ocean levels. This will ensure the ongoing successful, safe, and sustainable operation of the tower and entire Village for the foreseeable future. Additionally, as a member of the WBSIDA, HHV continues to support community stakeholders on a coordinated effort to address the effects of climate change and SLR in the region.

The site is situated approximately 800 feet inland from the shoreline and within the 3.2-foot SLR-XA. The PacIOOS model predicts that the site and surrounding roads will particularly be affected by future occasional passive flooding as a result of 3.2 feet of SLR. As such, the AMB Tower is designed with a finished floor elevation of 7.5 feet above msl to prevent passive flooding into the building. Additionally, access to the tower will be provided on multiple levels to locate exits away from potentially flooded areas.

Additional adaptation strategies will be integrated into the design to mitigate the effects of climate change and SLR, including the addition of landscaping and installation of LID, where feasible. The use of green infrastructure features may also be incorporated where feasible. In general, utility connections in new buildings are also vulnerable to the effects of SLR. As such, water meters, backflow preventers, electrical boxes, handholes, transformers, and equipment that could be damaged from flooding at the AMB Tower will be located at higher elevations, where feasible. Design will be finalized as the Project progresses.

As part of its commitment to continued environmental responsibility at the Village, the AMB Tower will integrate HHV’s longtime sustainability practices, including the implementation of various recycling programs for food, solid, and soap waste, the use of low flow water fixtures, and participation in Hilton’s “Light Stay” program to manage energy and water consumption.

With the addition of the AMB Tower, at least 50 percent of the Village will remain as open space, and additional vegetation will be added to the Project Site, helping to control the overall urban heat island effect. The Project also supports non-motorized transportation, such as walking or biking, which should help mitigate additional GHG emissions. Guests of the AMB Tower will be able to take advantage of the area’s high density of public transit services as an alternative to utilizing private vehicles. Parking facilities will include EV charging, and bicycle storage in compliance with the LUO will be provided.

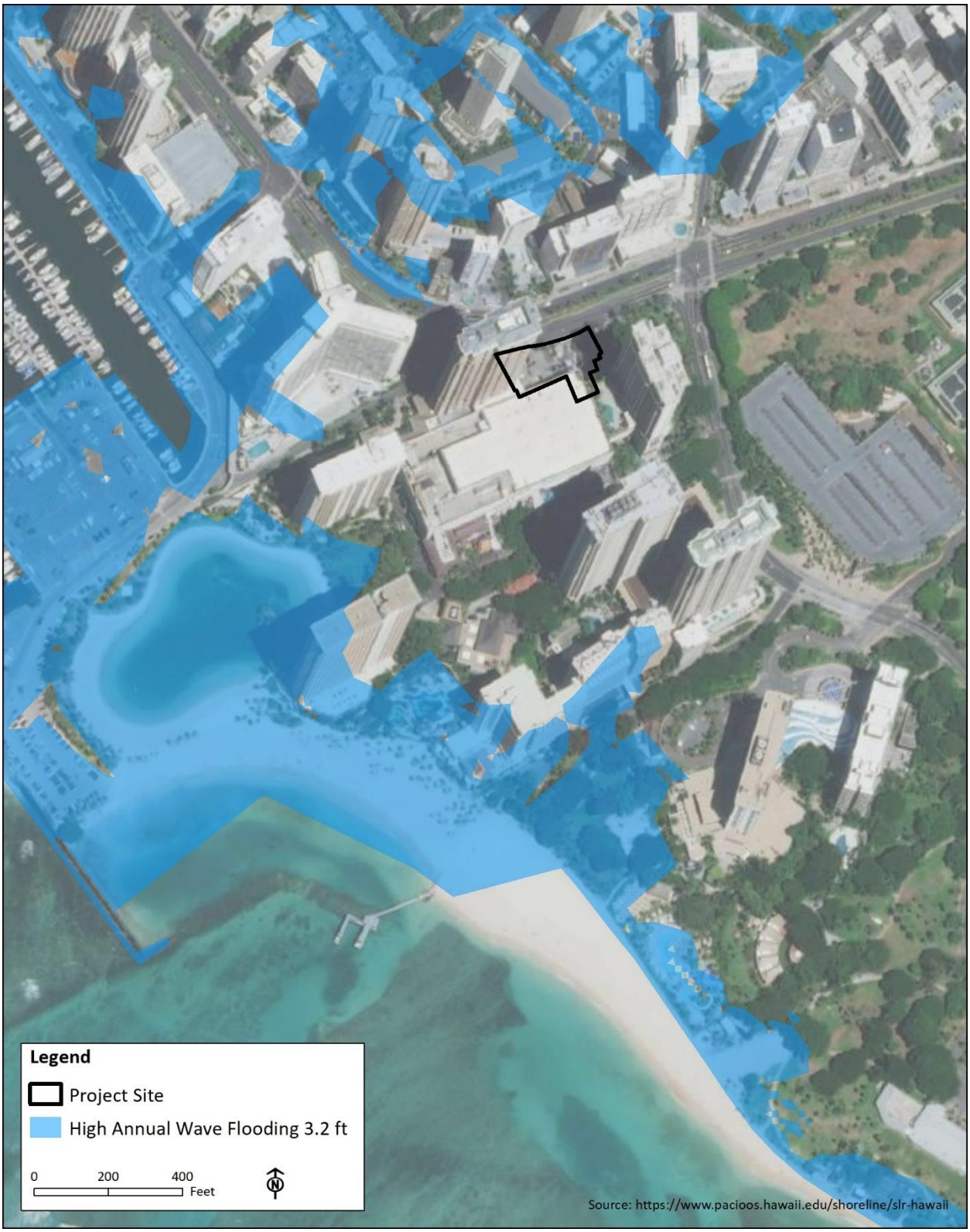


Figure 4.9 **Annual High Wave Flooding (3.2 feet of Sea Level Rise by 2100)**

Figure 4.10 **Coastal Erosion (3.2 feet of Sea Level Rise by 2100)**

4.5 Hazardous Materials

Existing Conditions

Since 2017, ENPRO Environmental has conducted several surveys and assessments of the three parcels that comprise the Project Site as part of the Applicant's due diligence. The surveys are summarized in *Appendix G*. Environmental work and surveys took place in 2017 and 2022. Based on the surveys, no additional environmental work is anticipated to be required. This section details the findings of each assessment.

First, a survey of materials including asbestos-containing material (ACM), lead paint, arsenic-containing canec board, and fluorescent light ballasts and mercury-containing light tubes was conducted in April 2017. All samples collected and analyzed for suspect ACM did not contain asbestos. Additionally, lead-containing paint and canec were not present. Approximately 180 fluorescent light ballasts and 260 light tubes were inventoried, and it was determined that future evaluation would be needed to confirm whether the ballasts have polychlorinated biphenyls (PCB) capacitors and if fluorescent light tubes were mercury-containing. All such light ballasts and light tubes will be handled in compliance with applicable laws.

The Phase I Environmental Site Assessment (ESA) was subsequently prepared in May 2017 (*Appendix H*). The Phase 1 ESA consists of a review of environmental records and past land uses, interviews, and a site reconnaissance. Recognized environmental conditions (RECs) at the properties were identified. RECs refer to the presence or likely presence of any hazardous substance or petroleum product in, on, or at the property 1) due to any release to the environment, 2) under conditions indicative of a release to the environment, or 3) under conditions that pose a material threat of a future release to the environment. According to the Phase I ESA, evidence of RECs in connection with the Project Site included the following:

- <u>Former underground storage tanks (UST):</u> Evidence indicating historical existence of USTs was observed on the southern and southwestern portions of parcel 5 at 1835 Ala Moana Boulevard. One 1,000-gallon gasoline UST on the southeastern portion of the property and one 3,000-gallon gasoline UST on the southwestern portion were installed in 1966 and 1976, respectively. Both the 1,000-gallon and 3,000-gallon tanks were removed in November 1990 and replaced with a single 10,000-gallon gasoline UST on the southeastern portion of the property, partially overlapping the previous UST footprints. A fuel pump was installed on the eastern border of the property.
- The 10,000-gallon UST was removed on March 2, 2004 by M. Nakai Repair Service, Ltd. The soil and groundwater samples did not contain detectable levels of petroleum hydrocarbon constituents; therefore, DOH issued a "No Further Action" letter for the site on May 10, 2004. The 1,000-gallon and 3,000 gallon USTs represented a REC that may have impacted the Project Site because insufficient documentation existed for the UST removals and an undetected leak may have occurred.
- <u>In-ground hydraulic lift equipment:</u> Parcel 4 at 1831 Ala Moana Boulevard contains the existing ABC Store and other retail and restaurant uses. The property includes an elevator using in-ground hydraulic lift equipment. Hydraulic oil on the property is not known to have been sampled for PCBs. This was considered a REC as an undetected leak may have occurred.

Additionally, the following environmental conditions, which are not considered RECs, were observed during the Phase I ESA:

- Suspect pesticide application beneath slab foundations due to the age of buildings.
- Suspect asbestos containing building materials
- Suspect lead containing paint
- Ecologically sensitive areas

Based on the findings of the Phase I ESA, ENPRO concluded that additional investigation was warranted. The following was recommended:

- Due to the age of the buildings, there is potential that pesticides may have been applied for termite control beneath the slab foundations. This is not considered to be a REC, but it may be a concern at the time the building slab is removed. ENPRO recommended sampling sub-slab soils for pesticide content.
- Site assessment documentation was weak for the removal of the 1,000-gallon and 3,000-gallon gasoline USTs at parcel 5/1835 Ala Moana Boulevard. This is considered to be a REC because an undetected leak may have occurred. ENPRO recommended soil and groundwater sampling be conducted around the former UST and piping locations at 1835 Ala Moana Boulevard.
- An elevator with in-ground hydraulic lift equipment is present on parcel 4 located at 1831 Ala Moana Boulevard. Interviews with people knowledgeable of the property indicate that the hydraulic oil has never been sampled for PCBs. This is considered to be a REC because an undetected leak may have occurred. ENPRO recommended sampling the hydraulic oil for PCBs and sampling the surrounding soil for oil following the removal of the in-ground hydraulic lift equipment.

Recommendations of the Phase I ESA were subsequently undertaken in August 2017, and results were as follows:

- Phase II Elevator Hydraulic Fluid Sampling: Sampled hydraulic fluid from the elevator located at parcel 4 (1831 Ala Moana Boulevard). The results of the laboratory analyses indicated no PCBs. ENPRO concluded that when the elevator is removed from service, the oil can be managed as non-PCB containing.
- Phase II Geotechnical Boring Sampling: A Phase II investigation of subsurface soils at the Paradise Rent-A-Car location. ENPRO collected groundwater and soil samples from two borings. Soil samples were at two depths: 2 ½ - 3 feet below ground surface (bgs), and 5 - 5 ½ feet bgs. The laboratory analysis of soil and groundwater did not detect contaminants of potential concern at levels above HDOH Environmental Action Levels.
- Phase II Subsurface Soil and Groundwater Sampling: A Phase II investigation included three borings developed into temporary monitoring wells at parcel 5/1835 Ala Moana Boulevard. Two soil samples and one groundwater sample were collected from each boring. Laboratory analysis indicated that none of the contaminants of potential concern were detected in either the soil or groundwater samples. Based on the results of the laboratory analyses, ENPRO concluded that no further investigation was warranted.

Based on the above work, the following was determined:

- Structures at the site did not have asbestos.
- Paint on structures did not have detectable levels of lead.
- Light fixtures will need further evaluation.
- Groundwater and soil sampling did not detect contaminants of potential concern above regulatory levels.

In anticipation of archaeological investigation within the interior of the Kobe Steakhouse on parcel 6 (1841 Ala Moana Boulevard), in 2022, ENPRO collected soil samples from eight trenches and analyzed for petroleum hydrocarbons, organochlorine pesticides, arsenic and lead. Analytical results determined none of the soil sampled exceeded regulatory limits for commercial use. Based on this work, the following was determined:

- Structures at the site did not have asbestos
- Paint on structures did not have detectable levels of lead
- Light fixtures will need further evaluation
- All groundwater and soil sampling has not detected contaminants of potential concern above regulatory levels.
- Soils from shallow trenches from the interior of the Kobe Steakhouse did not exceed regulatory limits for commercial use.

Potential Impacts and Mitigation Measures

Overall, the results of several surveys conducted at the site found no evidence of asbestos or lead paint, and groundwater and soil samples did not detect contaminants of potential concern above regulatory levels. All conducted assessments described above have confirmed that the Project will not result in adverse impacts.

However, light features that will be removed on site may need to be further evaluated. Any existing hazardous materials may be disturbed during demolition and excavation. Potential hazardous materials will be handled in accordance with Federal, State, and City regulations, including those not evaluated as part of the assessments. Lamps containing mercury in fluorescent light tubes which are no longer used will be removed and transported to a permitted facility prior to demolition. During removal, PCB ballasts will be identified per label identification. In the event that leaking ballasts are encountered, special handling and disposal will be implemented. Other hazardous chemicals and petroleum products used on site will be handled in accordance with applicable Federal, State, and City regulations and stored in appropriate locations within the site.

In the long-term, development of the Project will remove potential hazardous materials from the site, resulting in a safer environment. No mitigation measures are proposed.

4.6 Public Services

4.6.1 Police Protection

Existing Conditions

The Waikīkī region is under the protection of the HPD District 6, which extends from the Ala Wai Canal to Diamond Head and consists of twelve beats (650 to 662). The Village is within District 6, Sector 1, Beat 653, which includes the area makai of Ala Moana Boulevard and Kalākaua Avenue to Saratoga Avenue. The HPD Waikīkī substation is located on Kalākaua Avenue at Prince Kūhiō Beach. In 2021, there were 2,219 reported offenses in District 6, a reduction from 3,499 in 2020 (HPD, 2021). The majority of the offenses were related to larceny (1,633 offenses).

Waikīkī is host to numerous events per year. District officers work with community partners including the WBSIDA, Waikīkī Business Improvement District, Visitor Aloha Society of Hawai‘i, Business Watch, Hawai‘i Hotel Security Association, and others, to create a safe environment for Waikīkī residents and visitors. The District’s Crime Reduction Unit offers classes to hotel personnel (management, security, and housekeeping) on crime trends that could affect their guests.

Potential Impacts and Mitigation Measures

During construction, the Applicant will implement BMPs to mitigate for potential impacts to the public safety of the surrounding environment. BMPs may include, but not be limited to, the following, as recommended by HPD:

- Necessary signs, lights, barricades, and other safety equipment must be installed and maintained by the contractor during construction.
- Adequate notification be made to business and residents in the area prior to deliveries or possible road closures, as any impacts to pedestrian and/or vehicular traffic may lead to complaints.
- Coordination between Village security and HPD will be ongoing to ensure adequate police coverage is provided during construction activities that require police-assisted traffic guidance.

During operation of the AMB Tower, the on-site population and surrounding HHV will increase with the additional hotel lodging accommodations and retail and gathering opportunities for residents and visitors. Completion of the Project may require additional private resort security for future operations. The Project will also ensure guests continue to be informed of proper safety recommendations to minimize opportunities for theft on-property. Where possible, the AMB tower will participate in State and City public safety programs, such as the newly launched Safe and Sound Waikīkī initiative.

4.6.2 Fire Protection

Existing Conditions

The Waikīkī region is in the Second Battalion area designated by the HFD. The region is served by three fire stations, which include the following stations:

- Station 2: The Pāwaʻa Fire Station is located at Makaloa Street approximately 0.5 miles north of the Project Site. The station includes a ladder company, an engine company, and a rescue company.
- Station 7: The Waikīkī Fire Station is located at the corner of Kapahulu Avenue and Paki Street approximately 1.5 miles southeast of the Project Site. The station includes a ladder and engine company.
- Station 29: The Mōʻiliʻili Fire Station is located on Date Street approximately 0.8 miles northeast of the Project Site, and includes a ladder and engine company.

First response for medical and fire emergencies at the Project Site and the surrounding area is provided by HFD Station 2. The other stations would respond in the event that additional support is needed for first response or alarm fire. Additionally, HFD works with the City Emergency Medical Services (EMS) to provide first response to emergencies.

Potential Impacts and Mitigation Measures

HFD confirmed that significant impacts to fire protection services related to the Project are not anticipated (*Appendix A*). Construction of 515 hotel units within the AMB Tower will increase the de facto service population at the site, which may impact the need for fire protection services. Coordination with BWS and HFD will be ongoing to ensure that the water supply provided on-site is capable of meeting required fire flow for fire protection needs. Additionally, fire water protection service would connect to the existing HHV lines located in the service roadway in the rear of the tower podium. See *Section 4.8.1* for further discussion regarding fire water service. To ensure the provision of fire apparatus access per the requirements of the National Fire Protection Association (NFPA) One fire code, construction drawings will be submitted to HFD for review.

4.6.3 Emergency Medical Services & Hospital Services

Existing Conditions

EMS provides pre-hospital emergency medical care and emergency ambulance service on Oʻahu. The City has 21 ambulance units under three districts. Waikīkī is under District 2 and is covered by an EMS unit at the Waikīkī Fire Station. All EMS ambulance units are designated as advanced life support units, guaranteeing staffing by at least one paramedic.

Paramedics work closely with other emergency first responders, including the U.S. Coast Guard, HFD, and the City Ocean Safety and Lifeguard Services Division (OS). OS is the primary first responder to emergencies arising on the beach and in nearshore waters, and is divided into five operational districts. Waikīkī is within the OS' South Shore operational district; however, the portion of Kahanamoku Beach fronting the Village is not currently monitored by OS lifeguards.

A Straub Doctors on Call (SDOC) clinic is located on the second floor of the Rainbow Bazaar. SDOC offers a range of non-emergency medical care services, including urgent care, diagnosis and treatment of illness, pharmacy, laboratory, and x-ray for visitors and employees. Additionally, the Waikīkī Health Clinic (WHC) is a private non-profit community health center that provides non-emergency comprehensive services. WHC is located approximately one mile from the Village in Waikīkī on Oʻahu Avenue.

Kapiʻolani Medical Center for Women and Children (KMC), and the Queen's Medical Center (QMC) are the two primary main healthcare and emergency facilities that would service guests or visitors at the Village. KMC is located approximately 1.2 miles north of the site on Punahou Street, while QMC is approximately three miles northwest from the site on Punchbowl Avenue.

Designated resort staff and security are trained in first aid and cardiopulmonary resuscitation (CPR) as a preliminary response to emergencies at HHV while awaiting first responders.

Potential Impacts and Mitigation Measures

Short-term impacts to emergency medical and hospital services are not anticipated and no mitigation measures are required. Long-term operation of the AMB Tower will increase the de facto service population through the addition of hotel units and the provision of amenities. Resort staff and security will continue to be trained in first aid and CPR as a response for addressing emergencies on site while awaiting first responders. Resort guests will also be advised on available health care services, as necessary.

4.6.4 Educational Facilities

Existing Conditions

The Waikīkī community is part of the State Department of Education's (DOE) Kaimukī-McKinley-Roosevelt Complex Area. The State DOE public schools closest to AMB Tower include Ala Wai Elementary; Jefferson Elementary; Washington Middle School; Kaimukī High School; and McKinley High School.

Potential Impacts and Mitigation Measures

The Project does not involve construction of residential units, and is therefore not expected to affect existing educational facilities near the Project Site. No mitigation measures are proposed.

4.6.5 Libraries

Existing Conditions

The State public libraries closest to the Village include the McCully-Mōʻiliʻili Library, Waikīkī-Kapahulu Library, and Main State Library in downtown Honolulu.

Potential Impacts and Mitigation Measures

The AMB Tower project is not expected to affect existing library facilities near the Project Site; therefore, no mitigation measures are proposed.

4.6.6 Public Parks

Existing Conditions

Public parks provide open space and a natural outdoor environment for both residents of Hawaiʻi and tourists to enjoy. The following State and City public parks are within Waikīkī and walking distance to the AMB Tower: Duke Kahanamoku Beach Park; Fort DeRussy Beach Park; Ala Moana Regional Park; Ala Wai Community Park; Ala Wai Neighborhood Park; Ala Wai Promenade, Don Ho Memorial Park

(formerly known as Beach Walk Triangle); King Kalākaua Park; Kūhiō Avenue Mini Park; Kūhiō Beach Park; Honolulu Zoo, Kapiʻolani Park, and Princess Kaʻiulani Triangle.

While not publicly-owned, the Village campus includes various recreational opportunities for HHV guests and the public, including the 4.6-acre Duke Kahanamoku Lagoon. Under the existing PD-R, over 50 percent of the current 22.24-acre HHV campus is dedicated to open space.

Potential Impacts and Mitigation Measures

Construction of the AMB Tower site will not affect surrounding existing public park facilities; therefore, no mitigation is recommended. Redevelopment of the site for the AMB Tower will support and enhance existing connections to public parks and recreational resources in the Project vicinity. Additionally, open space at the Village campus will remain relatively unchanged at over 50 percent (*Section 3.3.6*).

4.7 Roadways and Circulation

A Traffic Impact Report (TIR) was prepared in April 2022 by Wilson Okamoto Corporation to identify and assess potential traffic impacts resulting from the construction and operation of the AMB Tower (*Appendix I*). Additionally, Wilson Okamoto Corporation conducted a Sidewalk Assessment to analyze the existing pedestrian environment and provide recommendations on the design of sidewalks in the vicinity of the AMB Tower (*Appendix J*). A summary of the studies is provided below.

4.7.1 Traffic

Existing Conditions

The Project Site is located in a densely developed area with a high volume of pedestrian and vehicular traffic. A majority of patrons to the existing site utilize non-motorized methods such as walking or biking. Existing vehicular access to the properties is along Ala Moana Boulevard, a State-owned road managed by the State Department of Transportation (HDOT), Highways Division. In the vicinity of the Project Site, Ala Moana Boulevard is a predominantly six-lane, two-way divided roadway generally oriented in the east-west direction. Northwest of the Project Site, Ala Moana Boulevard intersects Hobron Lane, a predominantly two-lane, two-way City roadway that is generally oriented in the north-south direction. East of the intersection with Hobron Lane, Ala Moana Boulevard intersects Kahanamoku Street, a predominantly two-lane, two-way private roadway generally oriented in the north-south direction providing access to adjacent hotel uses. Further east, Ala Moana Boulevard intersects with ʻEna Road at the southbound approach and Kālia Road at the northbound approach. ʻEna Road is a predominantly two-lane, two-way City roadway between Kalākaua Avenue and Ala Moana Boulevard. In the vicinity of the Village, Kālia Road is a predominantly five-lane, two-way City roadway generally oriented in the north-south direction.

The TIR studied the following three intersections, and based its analysis on the Project Site's general morning (AM) and afternoon (PM) peak traffic hours of 7:15 to 8:15 AM and 4:00 to 5:00 PM:

1. Ala Moana Boulevard and Hobron Lane
2. Ala Moana Boulevard and Kahanamoku Street
3. Ala Moana Boulevard and Kālia Road/ʻEna Road

Figure 4.11 shows baseline lane configurations at the three study intersections.

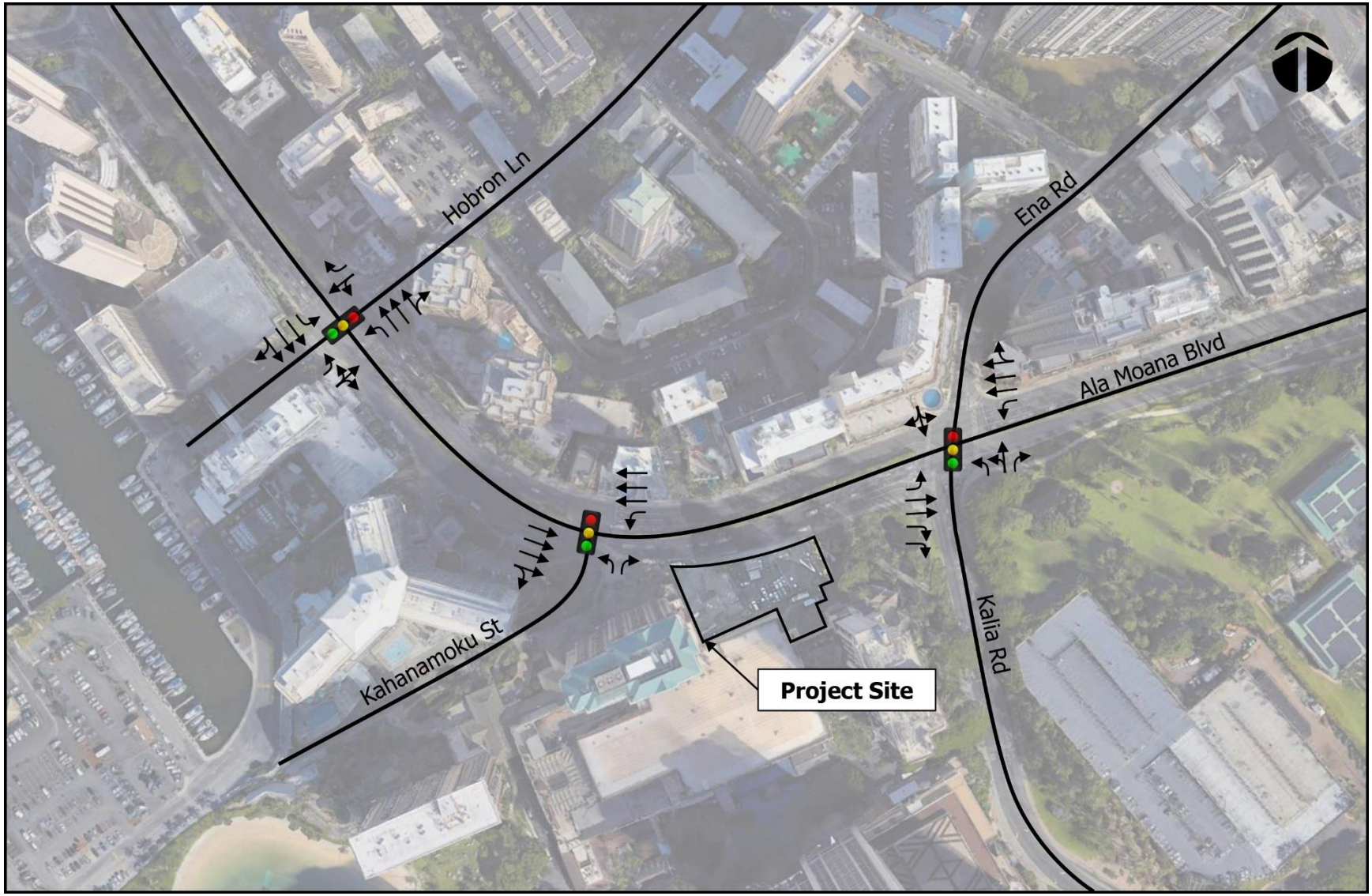


Figure 4.11 **Baseline Peak Hour Traffic Volumes and Lane Configurations**

Level of Service (LOS) is a qualitative measure describing the condition of traffic flow, ranging from ideal or free-flow traffic operating conditions at LOS A to unacceptable or potentially congested traffic operating conditions at LOS F. The City recognizes LOS D as the minimum acceptable LOS for its intersections in most urban areas. In the vicinity of the Project area, study intersections operate at LOS E or above. Intersections that operate at LOS E, which is considered unacceptable by the City and County of Honolulu, include the following: Hobron Lane northbound and southbound approaches to Ala Moana Boulevard in the PM peak hour; Kahanamoku Street northbound approach to Ala Moana Boulevard during both the AM and PM peak hour; Kālia Road northbound approach to Ala Moana Boulevard during both the AM and PM peak hour; and, the ‘Ena Road southbound approach to Ala Moana Boulevard during both the AM and PM peak hour. No intersections currently operate at LOS F.

Table 4.3 summarizes existing LOS and vehicle counts for each study intersection during the AM and PM peak hours. Existing (Year 2021) LOS and vehicle count estimates are based on HDOT’s Year 2017 counts provided prior to the COVID-19 pandemic and resulting reduction in traffic. A growth rate of 1.04 was applied to the Year 2017 traffic data to develop the baseline traffic counts that represent Year 2021 conditions. Refer to the TIR for more details on the study methodology.

At the intersection with Hobron Lane, Ala Moana Boulevard carries 1,103 vehicles eastbound and 906 vehicles westbound during the AM peak period. During the PM peak period, the traffic volumes are higher with 1,741 vehicles traveling eastbound and 1,202 vehicles traveling westbound. The eastbound and westbound approaches operate at LOS D during both peak periods. Vehicular queues periodically form on the Ala Moana Boulevard approaches of the intersection with the most significant queuing occurring during the PM peak period. Most of these queues cleared the intersection after each traffic signal cycle change. Hobron Lane carries 224 vehicles northbound and 453 vehicles southbound during the AM peak period. During the PM peak period, the overall traffic volume on Hobron Lane is 263 vehicles traveling northbound and 394 vehicles traveling southbound. The northbound approach of Hobron Lane operates at LOS C and LOS E during the AM and PM peak periods, respectively, while the southbound approach operates at LOS D during the AM peak period and LOS E during the PM peak period.

Table 4.3: Existing Levels of Service and Vehicle Count During AM and PM Peak Hours

Study Intersection		Existing LOS		Peak Period Traffic Volume	
		AM	PM	AM	PM
1. Ala Moana Boulevard and Hobron Lane	Ala Moana Boulevard & Hobron Lane Intersection	EB: D WB: D	EB: D WB: D	EB: 1,103 WB: 906	EB: 1,741 WB: 1,202
	Hobron Lane Approach	NB: C SB: D	NB: E SB: E	NB: 224 SB: 453	NB: 263 SB: 394
2. Ala Moana Boulevard & Kahanamoku Street	Ala Moana Boulevard & Kahanamoku Intersection	EB: A WB: A	EB: A WB: A	EB: 1,024 WB: 929	EB: 1,473 WB: 1,151
	Kahanamoku Street Approach	NB: E	NB: E	NB: 141	NB: 235
3. Ala Moana Boulevard and Kālia Road/‘Ena Road	Ala Moana Boulevard & Kālia Road/‘Ena Road Intersection	EB: D WB: C	EB: D WB: D	EB: 924 WB: 781	EB: 1,473 WB: 841
	Kālia Road Approach	NB: E	NB: E	NB: 392	NB: 635
	‘Ena Road Approach	SB: E	SB: E	SB: 111	SB: 145

Abbreviations:
NB: Northbound SB: Southbound EB: Eastbound WB: Westbound

At the intersection with Kahanamoku Street, Ala Moana Boulevard carries 1,024 vehicles eastbound and 929 vehicles westbound during the AM peak period. During the PM peak period, traffic volumes are higher with 1,473 vehicles traveling eastbound and 1,151 vehicles traveling westbound. The eastbound and westbound approaches of Ala Moana Boulevard operate at LOS A during both peak periods. Vehicular queues periodically form on the Ala Moana Boulevard approaches with the most significant queuing occurring during the PM peak period. Most of these queues cleared the intersection after each traffic signal cycle change.

Kahanamoku Street carries 141 vehicles and 235 vehicles northbound during the AM and PM peak periods, respectively. The northbound approach operates at LOS E during both peak periods. Vehicular queues periodically form on the Kahanamoku Street approach of the intersection with the most significant queuing observed during the PM peak period. Most of these queues cleared the intersection after each traffic signal cycle change.

At the intersection with Kālia Road/‘Ena Road, Ala Moana Boulevard carries 924 vehicles eastbound and 781 vehicles westbound during the AM peak period. During the PM peak period, traffic volumes are higher with 1,473 vehicles traveling eastbound and 841 vehicles traveling westbound. The eastbound approach of Ala Moana Boulevard operates at LOS D during both peak periods, while the westbound approach operates at LOS C and LOS D during the AM and PM peak periods, respectively. Vehicular queues periodically form on the Ala Moana Boulevard approaches of the intersection with the most significant queuing observed on the eastbound approach during the PM peak period. Most of these queues cleared the intersection after each traffic signal cycle change, but occasionally vehicles had to wait for more than one traffic signal cycle length.

The Kālia Road approach of the intersection carries 392 vehicles and 635 vehicles northbound during the AM and PM peak periods, respectively. The northbound approach operates at LOS E during both peak periods. ‘Ena Road carries 111 vehicles southbound during the AM peak period and 145 vehicles during the PM peak period. The southbound approach also operates at LOS E during both peak periods. The low levels of service on the side street approaches of Kālia Road and ‘Ena Road are influenced by the split phasing of this intersection. Vehicular queues periodically form on the Kālia Road approach of the intersection with the most significant queuing occurring during the PM peak period, sometimes extending to the intersection with Rainbow Drive. Most of these queues cleared the intersection after each traffic signal cycle change.

Potential Impacts and Mitigation Measures

Construction

Subject to market conditions and receipt of necessary entitlements and permits, construction for the Project is anticipated to start in late 2024 or 2025, and should be completed in approximately 30 months by 2027. Short-term traffic impacts from construction activities are anticipated during this duration as the result of the following: increases in truck traffic associated with removal and redistribution of excavation spoil or with imported fill materials and delivery of construction materials; increases in automobile traffic associated with construction workers travelling to and from the site; and, reductions in existing street capacity from temporary lane closures necessary for the construction of Project facilities.

Given the high volume of pedestrian and vehicular traffic in the Project area and in anticipation of short-term, construction-related impacts, a preliminary CMP has been prepared and included in the TIR. A more detailed CMP may be considered once specific details regarding construction activities are

available. BMPs to minimize conflicts with traffic during construction will be implemented wherever feasible and may include, but are not limited to, the following:

- Designate parking areas for construction-related vehicles and construction workers, and ensure no parking, queueing, or staging of construction-related vehicles occur outside of the designated construction area.
- Monitor ingress and egress of Project areas to allow safe passage of pedestrians and ensure effectiveness of management strategies along construction areas.
- Construction materials and equipment should be transferred to/from the Project Site during off-peak traffic hours to minimize any potential disruption to traffic on adjacent streets.
- Maintain existing pedestrian, bicycle, and vehicle access/crossings with the highest safety measures during construction.
- Implement BMP controls at the construction site to prevent dirt and debris from being carried off-site onto the surrounding roadways.
- Document existing roadway conditions prior to the start of construction and repair any damages as result of the construction of the proposed project. Ensure repairs meet American with Disabilities Act (ADA) requirements.
- Obtain a street usage permit from the appropriate agency for any construction-related work that may require the temporary lane closures along the adjacent roadways.
- Coordinate construction activities with and submit Project plans to the Department of Transportation Services (DTS), Public Transit Division (PTD) to ensure the Project development does not affect public transit services.

The majority of the construction work for Project is expected to take place between 8:30 AM and 3:00 PM. Occasionally, it may be necessary for construction work to occur during the evening hours, as well as on weekends to minimize impacts to surrounding uses. Should this occur, appropriate clearances and approvals will be obtained to ensure noise disruptions are within acceptable limits. In addition to on-site work, lane closures along Ala Moana Boulevard may be required to facilitate work within the public ROW. Since some of the construction activities will affect the surrounding roadways, traffic control plans (TCPs) will be prepared and submitted to the reviewing agencies for approval. The following general guidelines are provided for potential road closures associated with the project.

- All closures will generally be planned within the standard working hours for work along State roadways of 8:30 AM to 3:00 PM. Should closures outside of these hours be required, the necessary approvals from the appropriate reviewing agencies will be obtained. In addition, appropriate traffic control devices for more long-term closures may be implemented to ensure visibility and safety.
- The TCPs should be phased when possible to avoid overlapping closures and simultaneous detours.
- If work is occurring on the same block, the closures should be concurrent with each other instead of staggered to minimize the weaving of traffic. In addition, any required closures may be coordinated to ensure that simultaneous detours are not required. HPD Special Duty Officers may be utilized during working hours to facilitate vehicular traffic flow while temporary traffic control measures are implemented.

- Should 24-hour closures requiring pedestrian detours be necessary to facilitate work, safe and accessible alternate accommodations that are located on the same side of the roadway and in conformance with the ADA will be provided. In addition, BMPs to ensure pedestrian safety will be considered, including, but not limited to, covered walkways and temporary lighting.
- Where possible, the contractor may consider phasing or minimizing pedestrian closures to maintain access to the maximum feasible during construction.

Operation

The methodology used to generate anticipated trips from Project operation is based upon generally accepted techniques developed by the Institute of Transportation Engineers (ITE) and published in "Trip Generation, 10th Edition," 2017. ITE trip generation rates are developed empirically by correlating vehicle trip generation data with various land use characteristics such as the number of vehicle trips generated per hotel room. Notably, the planned retail space within the AMB Tower is expected to be comparable in size to the total square footage of the existing commercial uses on the west portion of the Project Site. In addition, similar to existing conditions, the majority of patrons are expected to originate from adjacent uses using non-motorized methods (walking, biking, etc.). As such, the retail space within the hotel is not expected to generate new trips within the Project vicinity.

The trip generation methodology also accounts for multi-modal trips made utilizing non-motorized modes such as walking and biking, as well as trips made using transit. Given that the proposed development will be located in an area with limited parking, high volumes of pedestrian traffic, and a high density of attractive destinations, guests associated with the Project may elect to use alternative modes of transportation rather than drive. As such, the trips generated by the Project were adjusted to account for the use of alternate modes of transportation.

Cumulative AM and PM peak hour traffic conditions in Year 2027 (the project's estimated completion year) both with and without the AMB Tower are summarized in *Table 4.4*. Under Year 2027 Without Project conditions, traffic operations along Ala Moana Boulevard are anticipated to remain the same. At the intersection with Hobron Lane, the eastbound and westbound approaches of the intersection are expected to continue operating at LOS D during both peak periods, whereas the northbound and southbound approaches are expected to continue operating at LOS E or better during both peak periods. Similarly, at the intersection with Kālia Road/'Ena Road, traffic operations on the eastbound and westbound approaches of the intersection are anticipated to continue operating at LOS D or better while the side street approaches are expected to continue operating at LOS E during both peak periods. As with existing conditions, low LOS on the side street approaches are influenced by high volume of through traffic along Ala Moana Boulevard and the split phasing of the northbound and southbound approaches of the intersection. The remaining study intersection at Kahanamoku Street is also anticipated to continue operating similar to baseline conditions.

Under Year 2027 With Project conditions, traffic operations in the vicinity of the AMB Tower are generally expected to remain similar to Without Project conditions. As previously discussed, the high volume of through traffic along Ala Moana Boulevard and the split phasing at the study intersections contribute to the lower levels of service on the side streets approaches of the intersection. At the intersection with Kahanamoku Street, the Ala Moana Boulevard approaches of the intersection are expected to continue operating at LOS A during both peak periods whereas the northbound approach is expected to continue operating at LOS E during both peak periods. Traffic operations at the intersections with Hobron Lane and Kālia Road/'Ena Road are also anticipated to continue operating at levels of service similar to Without Project conditions. See *Table 4.4*.

Table 4.4: Baseline and Projected Year 2027 (Without and With Project) LOS Traffic Operating Conditions							
Study Intersection	Approach/ Critical Movement	AM			PM		
		Baseline	Year 2027		Baseline	Year 2027	
			W/o Project	W/ Project		W/o Project	W/ Project
1. Ala Moana Boulevard and Hobron Lane	Eastbound	D	D	D	D	D	D
	Westbound	D	D	D	D	D	D
	Northbound	C	C	D	D	D	D
	Southbound	E	E	E	E	E	E
2. Ala Moana Boulevard and Kahanamoku Street	Eastbound	A	A	A	A	A	A
	Westbound	A	A	A	A	A	A
	Northbound	E	E	E	E	E	E
3. Ala Moana Boulevard and Kālia Road/'Ena Road	Eastbound	D	D	D	D	D	D
	Westbound	C	C	C	D	D	D
	Northbound	E	E	E	E	E	E
	Southbound	E	E	E	E	E	E

4.7.2 Multi-Modal Facilities

Existing Conditions

Pedestrian Facilities

The Project Site is located in Waikīkī, which is characterized by a high density of inviting destinations, high pedestrian traffic, and limited parking. Along Ala Moana Boulevard, continuous sidewalks are provided on both sides of the roadway with pedestrian crossings facilitated by curb ramps and protected pedestrian signal phases at the signalized intersections with Hobron Lane and Kālia Road/'Ena Road. Although trees and other landscaping features are provided along the sidewalks to increase the attractiveness of these facilities, the overall pedestrian environment is influenced by the presence of high volumes of vehicular traffic along this regional roadway. In addition, pedestrian connectivity and convenient access along this segment of Ala Moana Boulevard is impacted by the long distance between the intersections with Hobron Lane and 'Ena Road/Kālia Road with no opportunities for midblock crossing within 1,100 feet.

The pedestrian environment improves south of the Project Site. The planned Project will be integrated into the HHV campus, which includes a network of internal pedestrian connections to facilitate access to the various commercial and recreational destinations within the resort. The provision of open space, trees that provide intermittent shade, other landscaping treatments, and wayfinding signs further enhance the resort environment. Further south of the HHV along Kālia Road, there are open green spaces such as the Fort DeRussy Beach Park with pedestrian walkways that lead to other destinations within Waikīkī.

In addition to the TIR, a Sidewalk Assessment was conducted by Wilson Okamoto Corporation to analyze the existing pedestrian environment and provide recommendations on the design of sidewalks in the vicinity of the AMB Tower (*Appendix J*). Pedestrian survey counts during the AM peak hours of 6:00 AM to 9:00 AM and PM peak hours of 3:00 PM to 6:00 PM were conducted at the following two intersections as part of the Sidewalk Assessment:

1. Ala Moana Boulevard and Kahanmoku Street
2. Ala Moana Boulevard and Kālia Road/‘Ena Road

Pedestrian volumes and specific environmental conditions related to the effective walkway widths were used to determine Pedestrian Levels of Service (PLOS) ratings. The PLOS rating, generally similar to vehicular operating LOS designations, identifies the operational characteristics of a pedestrian facility as PLOS A through PLOS F, where PLOS A representing ideal operating conditions and PLOS F representing undesirable pedestrian conditions.

The existing pedestrian sidewalk along the Project Site frontage on Ala Moana Boulevard includes an 8-feet wide pedestrian sidewalk. Taking into account the existing shy distances from the roadway, adjacent buildings, and walkway obstructions such as traffic signs, the maximum effective sidewalk width along this segment of Ala Moana Boulevard is between 3.5 feet and 4 feet. The most constricted width is located adjacent to the traffic signs near the west end of the Project Site. During the PM peak hour, there are approximately 702 pedestrians utilizing this segment of sidewalk along Ala Moana Boulevard between Kahanamoku Street and Kālia Road. The PLOS for this sidewalk segment is PLOS A under baseline conditions which indicates that there is more than sufficient room for pedestrians to freely move in their desired path without needing to adjust their movements in response to other pedestrians along the walkway.

Bicycle Facilities

Bicycle facilities in the vicinity of the Project are currently limited. The nearest dedicated bike facility is located northeast of the Project along Kalākaua Avenue approximately 0.25 miles away from the Project Site (*Figure 4.12*). In addition, although there are several bike share stations located within the Waikīkī area, the nearest bike share station is located about 0.25 miles away from the project. Lack of convenient access to these facilities could dissuade the use of this mode in the vicinity of the project.

Public Transit Facilities

There are several existing transit resources located in the vicinity of the Project (*Figure 4.13*). These facilities are provided by TheBus, which is operated by O‘ahu Transit Services (OTS) for the City. Within a 0.25-mile-radius of the Project Site, there are total of five bus stop locations serving seven unique routes. Access to the nearby bus stops is via pedestrian facilities along Ala Moana Boulevard and Kālia Road. The provision of transit amenities, such as shelters and/or seating areas, are provided at bus stops, providing a more comfortable experience for transit passengers.

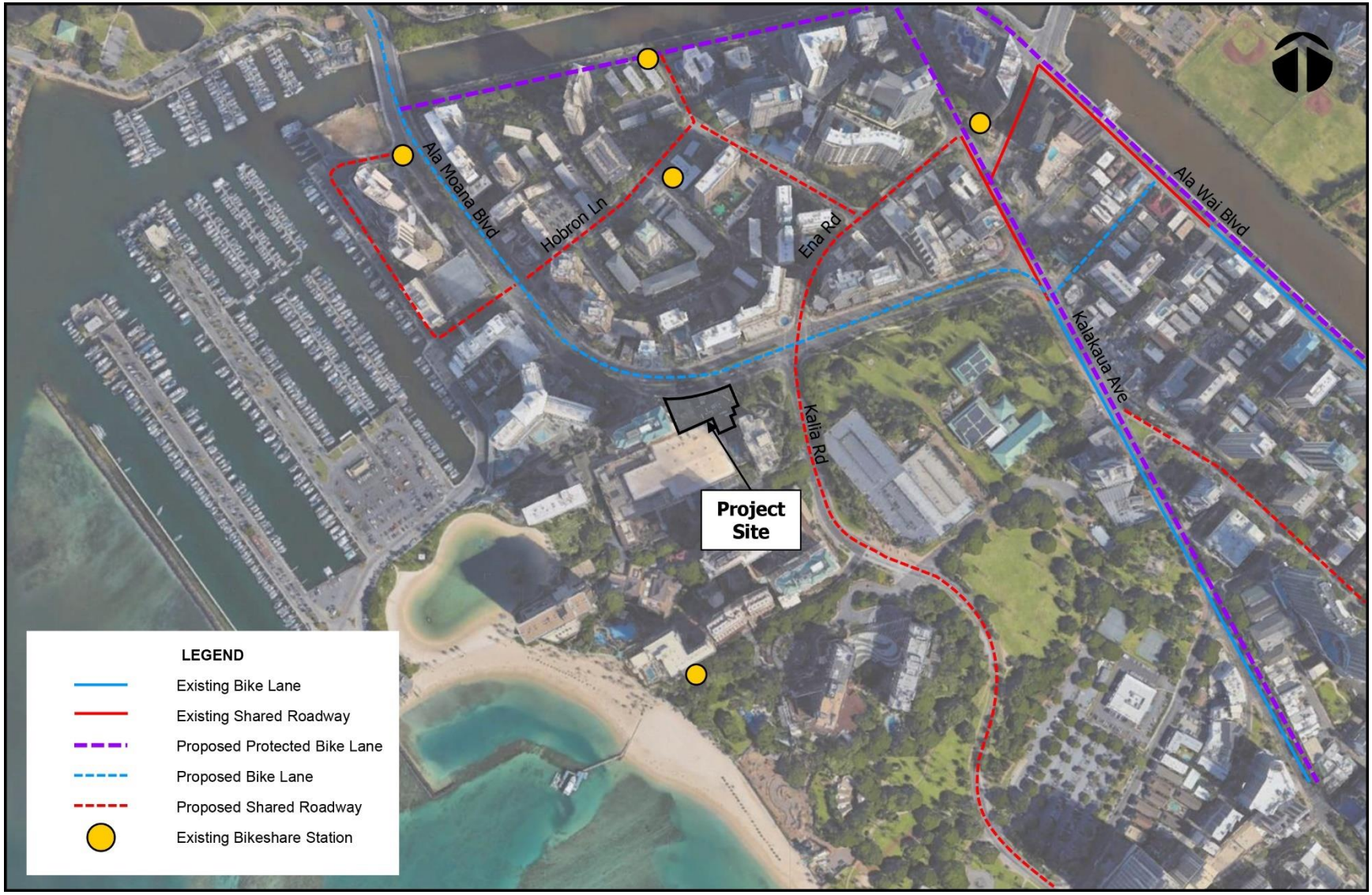
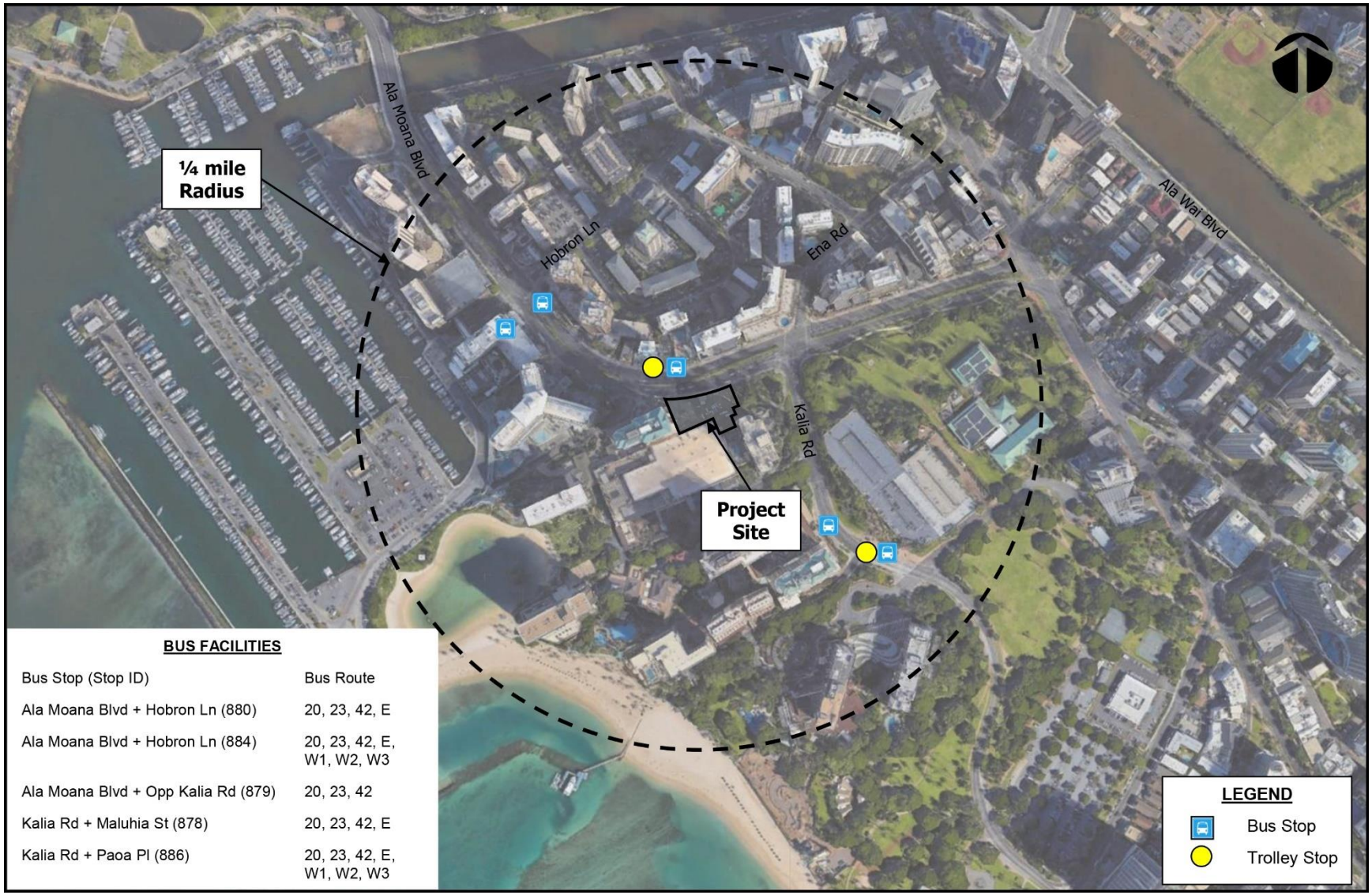


Figure 4.12 **Existing and Proposed Bicycle Facilities**



BUS FACILITIES

Bus Stop (Stop ID)	Bus Route
Ala Moana Blvd + Hobron Ln (880)	20, 23, 42, E
Ala Moana Blvd + Hobron Ln (884)	20, 23, 42, E, W1, W2, W3
Ala Moana Blvd + Opp Kalia Rd (879)	20, 23, 42
Kalia Rd + Maluhia St (878)	20, 23, 42, E
Kalia Rd + Paoa Pl (886)	20, 23, 42, E, W1, W2, W3

Figure 4.13 **Existing Transit Facilities**

In addition to services provided by TheBus, there are several trolley routes that serve the vicinity of the project. These services are provided by Waikīkī Trolley, Oli (JTB), Lealea (H.I.S.), and JALPAK. The nearest trolley stops to the Project are located at the adjacent Ilikai Hotel and near the Aqua Palms Waikīkī Hotel, both along Ala Moana Boulevard. The primary route for trolleys near the Project Site utilizes Ala Moana Boulevard to travel between Waikīkī and outside attractions in Honolulu. In addition, there is a trolley bus terminal located on the ground floor of the Grand Islander tower within the HHV that is served by trolleys, shuttles, and commercial buses.

Potential Impacts and Mitigation Measures

Pedestrian Facilities

The majority of visitors to the AMB Tower are expected to access the site from the front of the building along Ala Moana Boulevard, although multiple points of access from adjacent HHV buildings will be provided at different levels of the tower podium. The Project is expected to add 371 additional pedestrians to the study intersections during the PM peak hour, for a cumulative total of 1,073 pedestrians. Sidewalk modifications are planned along the Project Site frontage on Ala Moana Boulevard to provide access between on-and off-site uses, as well as a pedestrian connection separate from the sidewalk along roadway.

Previous design of the AMB Tower proposed narrowing the sidewalk in this segment from 8 feet to 6 feet to accommodate the AMB Tower's new porte cochere, as well as landscaping features. As a result, the Sidewalk Assessment found that this portion of Ala Moana Boulevard would operate at a lower PLOS C, indicating that there would be sufficient space for normal walking speeds, but pedestrians would frequently need to adjust their paths to avoid conflicts. As such, design of the AMB Tower was refined to maintain the 8-foot-wide sidewalk width to continue to provide comfortable operating conditions for pedestrians.

Development of the tower along Ala Moana Boulevard will enhance the immediate pedestrian surroundings and create an open, safe, and cohesive resort experience that improves connectivity with the HHV campus. Planned improvements to enhance the street frontage include landscaping with water features and an opening, welcoming porte cochere. The tower podium will also include ground level retail comprised of the ABC Store and outdoor seating, which will activate this portion of Ala Moana Boulevard and create a people-oriented and interactive streetscape

Bicycle Facilities

There are plans by the City to increase the availability of bicycle facilities along the roadways in the Project vicinity (*Figure 4.12*). These improvements are included in the *O'ahu Bike Plan* published by the City DTS, most recently updated in 2019. These improvements provide for the installation of buffered bike lanes along Ala Moana Boulevard to connect to improved bicycle facilities from Kalākaua Avenue to Fort Street Mall in Downtown Honolulu (Project I.D. 1-62). In addition, Hobron Lane, 'Ena Road, and Kālia Road are expected to be designated as shared roadways with street signage and sharrows installed to alert motorists to share the roadway with bicyclists. Although the addition of these facilities is expected to increase the availability of bicycle facilities in the vicinity of the project, the timeline for these improvements is unknown.

Existing pedestrian, bicycle, and vehicle access/crossings will be maintained with the highest safety measures during construction to the extent practicable. In the long-term, guests of the AMB Tower will be able to take advantage of the area's high density of attractions in close proximity, which encourages

non-motorized transportation modes, including walking and biking. Additionally, secured bicycle parking storage areas will be designated, consistent with the LUO. The Project developer may coordinate with the City DTS and the HDOT in the development of bicycle facilities proposed by the City and State bike plans in the vicinity of the Project and may consider incorporating bicycle facilities within the Project or coordinating with Bikeshare Hawai‘i or similar entities to explore implementing a bikeshare dock station on-site or in the vicinity .

Public Transit Facilities

Project plans will be coordinated with and submitted to the DTS-PTD to minimize impacts to public transit services. The surrounding community and industry groups will be kept informed of potential impacts to surrounding multi-modal facilities, as needed.

No long-term impact to public transit facilities is anticipated. Guests of the AMB Tower will be able to take advantage of the area’s high density of public transit services as an alternative to utilizing private vehicles.

4.7.3 Access and Parking

Existing Conditions

Primary vehicular access to the Project will be provided via a new porte cochere along Ala Moana Boulevard served by two one-way driveways. Secondary access will be provided via an existing driveway at the east of the Project Site, which connects to an existing service lane that provides access to adjacent HHV uses, including the Mid-Pacific Conference Center and Coral Ballroom parking garage. This service lane will provide valet operations at the AMB Tower through a connection to the parking garage, as well as access to service and loading areas.

Potential Impacts and Mitigation Measures

Both valet and self-parking for the Project is expected to be accommodated within the AMB Tower podium and adjacent Coral Ballroom parking garage, as well as elsewhere within the campus. As discussed in *Section 3.3.8*, the LUO does not promulgate off-street parking requirements for the Project as it is located within the PUC DP area. Additionally, the site is located within a dense area that is accessible by various modes of transportation. To meet anticipated demand, the AMB Tower podium will add approximately 50 parking stalls to the HHV campus. Additionally, the adjacent Coral Ballroom parking garage will be reconfigured to recapture 36 stalls. Overall, the total parking provided at the HHV campus will increase from 1,844 to 1,930 off-street parking stalls. Parking may be adjusted as design progresses.

To ensure safe access and circulation at the site, mitigation measures as proposed in the TIR will be implemented, as appropriate:

- Appropriate signage to direct motorists to the parking garage for self-parking or to utilize valet services at the porte cochere will be provided.
- Provide sufficient turning radii at all Project driveways to avoid or minimize vehicle encroachments to oncoming traffic lanes.

- Clearly delineate the pedestrian route between the Project Site and the Coral Ballroom parking garage on Floor 5 of the AMB Tower podium, including provision of adequate signage to direct those who self-park within the parking garage. Ensure these routes are in conformance to the ADA.
- If pedestrian access between Coral Ballroom parking garage and the Project is intended to be provided on the ground level, adequate pedestrian connections to/from the parking garage that are in conformance with the ADA will be provided. Access would be clearly delineated with pavement markings/striping and wayfinding signs posted at key decision points to direct visitors to their intended destinations on-site, and adequately lit to increase pedestrian safety at all hours.

Parking for employees of the AMB Tower may be accommodated throughout the HHV, as needed. Additionally, transportation demand strategies already implemented for HHV employees, such as bus passes, will apply to employees of the AMB Tower.

4.7.4 Loading and Delivery

Existing Conditions

ROH, Section 21-6 establishes off-street loading requirements and standards. When more than one loading area is required, specific dimension provisions must be met. At least one third of the loading spaces must be built to meet the dimension requirements of 12 feet long by 35 feet wide, with a minimum vertical clearance of 14 feet. The remaining stalls may have horizontal dimensions of 8.5 feet long by 19 feet wide and a vertical clearance of at least 10 feet.

Off-street loading requirements for the Project are set forth in the existing PD-R approved in 2011 for the Village. Under the 2011 PD-R, the total required number of off-street loading stalls for the HHV campus is 43. At present, 44 off-street loading stalls are provided throughout the Village, for an excess of one stall.

Potential Impacts and Mitigation Measures

ROH, Section 21-6.30 allows for on-site joint use of loading stalls on lots with more than one use. Since the Project includes both hotel lodging and retail/commercial uses, a 20 percent reduction in off-street loading stalls is permitted. As such, the AMB Tower will require six additional loading stalls to the overall Village campus, increasing the total required number of off-street loading stalls from 43 to 49.

Five additional loading stalls will be provided within the AMB Tower podium and the HHV campus currently contains one excess stall, therefore the required total of 49 off-street loading stalls will be provided with the Project. See *Table 3.5* for a summary. The stalls will comply with required dimensions articulated in the LUO.

A loading dock will be constructed in the rear of the building on the ground floor. Access to the dock will be provided from the existing service lane that is connected to a driveway along Ala Moana Boulevard.

Delivery management strategies, including enforcement of parking restrictions and management of loading/unloading times, use of additional attendants or security, and the development of a delivery schedule program will be employed to alleviate congestion in specific loading areas.

4.8 Infrastructure and Utilities

A Preliminary Engineering Report (PER) was prepared by BCH, a Bowers + Kubota Consulting Inc. Company, for the Project (*Appendix K*). The report verifies existing utilities, including drainage, water supply, wastewater treatment and disposal, solid waste, electricity and telecommunications, and gas. The PER discusses potential impacts of the project, and proposes mitigation measures. A summary of the report is provided below.

4.8.1 Drainage

Existing Conditions

Based on the 2011 Federal Emergency Management Flood Insurance Rate Maps (FIRM), the Project Site is located within Zone AE, indicating areas subject to inundation by the 1 percent annual chance flood event and where the BFE has been determined (*Figure 1.7*). The AMB Tower site spans two base flood elevations (BFEs). The BFE at the west portion of the site closest to the Grand Waikikian is 7 feet above msl, while the middle of the site straddles both the 7-foot and 6-foot elevation boundary. The eastern portion of the site is entirely within the BFE of 6 feet msl (*Figure 4.14*).

The anticipated stormwater runoff flows (Q) for the Project are provided in *Table 4.5*. See *Figure 4.15* for the drainage basins referenced in the table. *Table 4.5* indicates that construction of the AMB Tower is estimated to increase runoff towards Ala Moana Boulevard by 0.35 cubic feet per second (cfs) due to alterations of the drainage patterns towards a different drainage area. Additionally, it may increase runoff within the HHV campus by 0.85 cfs due to the proposed drainage connection.

Table 4.5: Stormwater Runoff Summary

Drainage Basin	Drainage Direction	Existing Runoff Q (cfs)	Developed Runoff Q (cfs)	Net Change Q (cfs)
1	Ala Moana Boulevard	1.17	1.52	0.35
2	Behind AMB Tower/onsite	1.38	0	-1.38
3	HHV Campus	1.36	2.21	0.85
Total		3.91	3.73	-0.18

Source: BWS Water System Standards, 2002, Table 100-18.

To mitigate potential impacts to drainage patterns, the use of LID measures and infiltration, such as seepage wells, drywells, or permeable pavement, will be integrated into the Project design. Drainage improvements will comply with the City's Rules Relating to Water Quality. As part of the requirements, geotechnical drilling and testing of the site may be conducted to determine infiltration rates and water surface elevations, and to help in determining other strategies to mitigate stormwater runoff and minimize adverse impacts to the drainage system.

As previously stated, portions of the existing drainage system may require rerouting based upon tower footings, columns, and walls used to connect the tower to the existing parking garage. Improvements made to the pump to accommodate both the existing condition and proposed increase in runoff will be evaluated as the design is further refined. Additional infiltration methods may also be considered where feasible to mitigate the anticipated net increase.

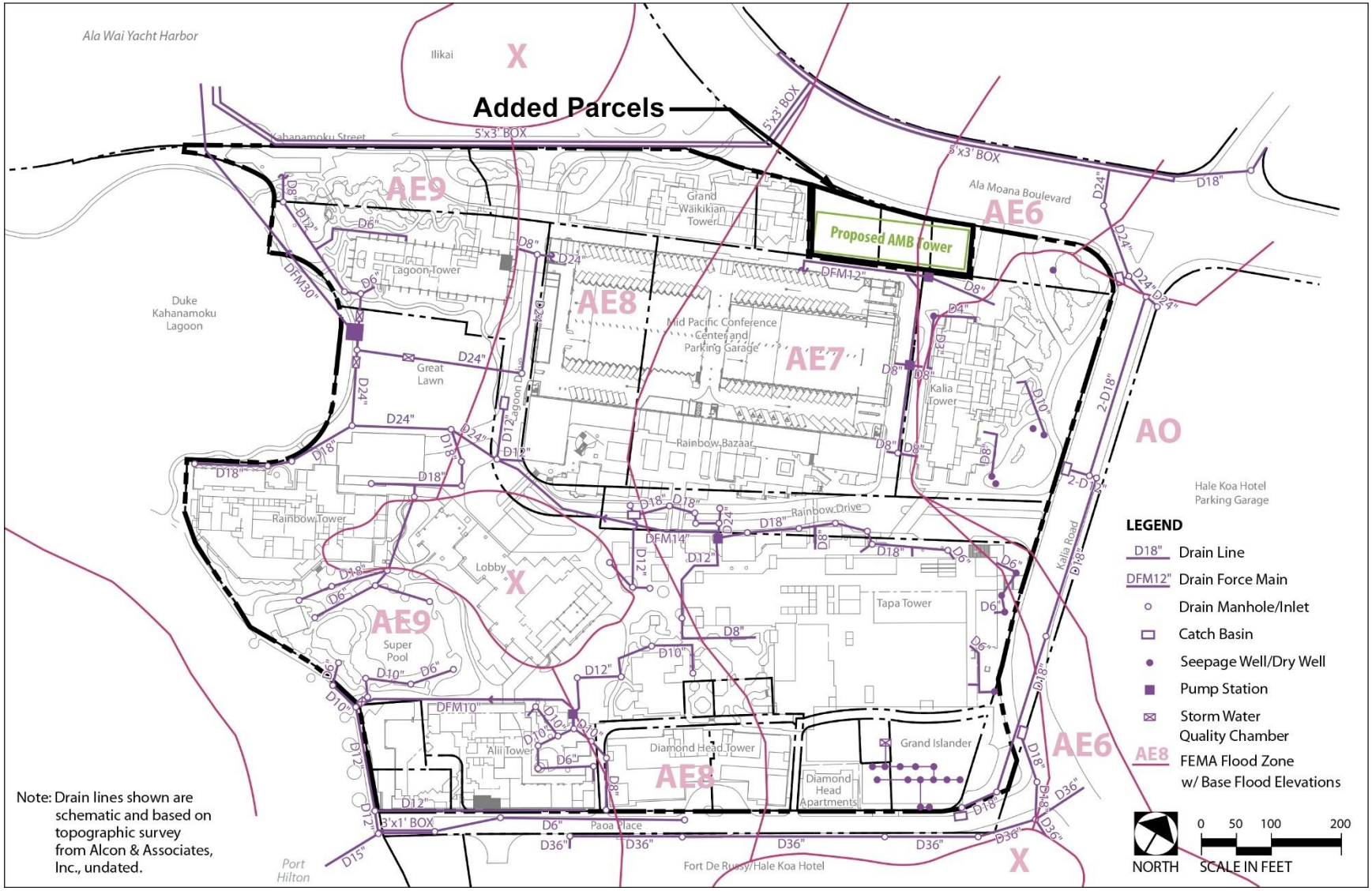
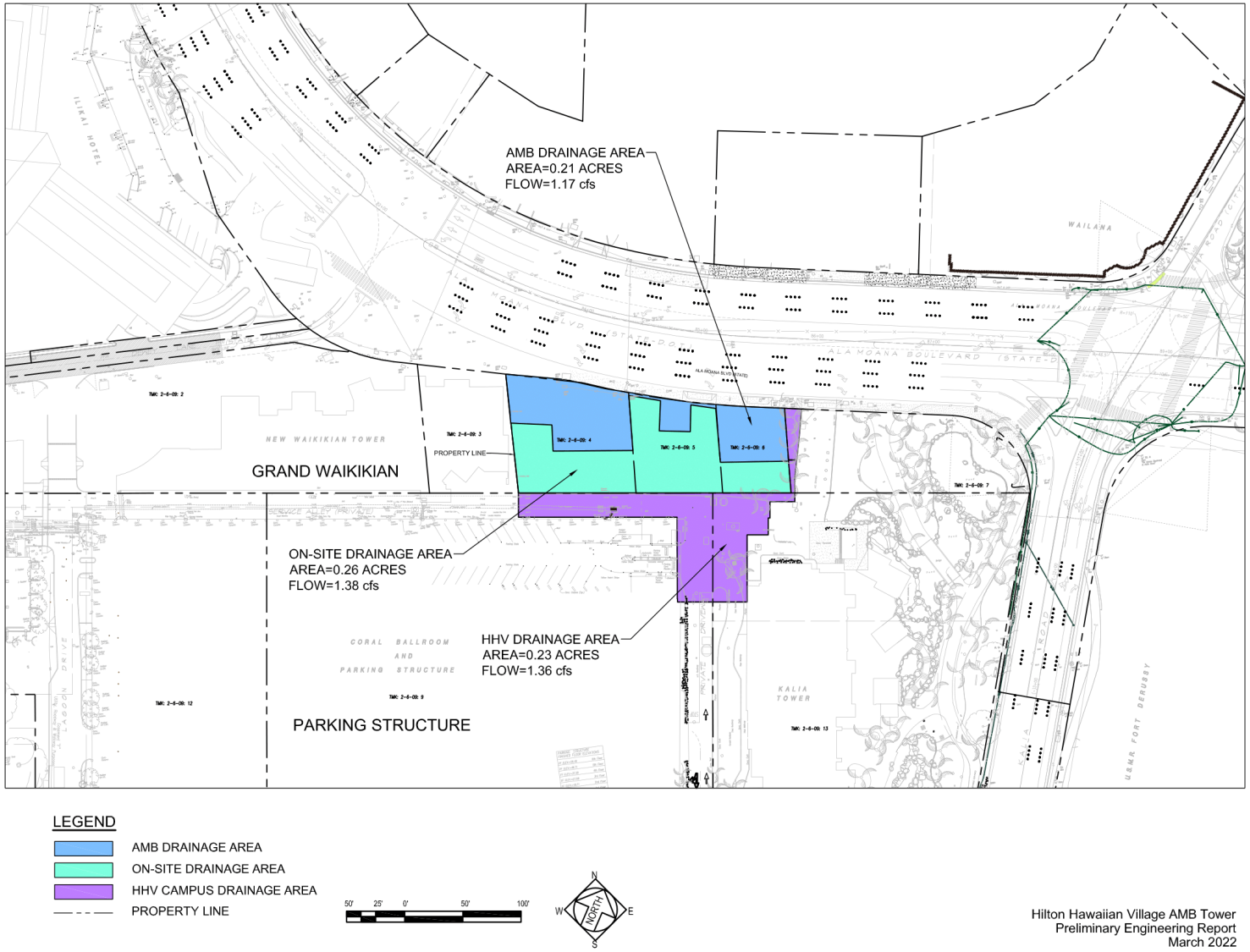


Figure 4.14 **Existing Drainage System**



Hilton Hawaiian Village AMB Tower
Preliminary Engineering Report
March 2022

Figure 4.15 **Drainage Areas**

The City's Rules Relating to Water Quality requirements protect pollutants from entering the storm drainage systems and help to reduce the quantity of runoff directly entering the system. Based on the regulations, the AMB Tower is designated as a Category 4, Priority B1 project as it is a building taller than 100 feet and has the potential to have significant impacts to water quality based on its land activities. In order to protect downstream water quality, various treatment controls and BMPs will be assessed as the design phase continues. LID BMPs to be integrated into the Project design may include, but not be limited to, green roofs, bioretention basins, vegetated bioswales, infiltration basins and trenches, seepage wells, drywells, detention basins, rainwater harvesting and reuse, permeable pavements, and manufactured treatment devices designed to remove trash and sediment in stormwater. Additionally, source control BMPs such as covering trash areas and loading docks and routing stormwater from paved areas to landscaped areas, will be included as necessary to prevent pollution of stormwater.

4.8.2 Water Supply

Existing Conditions

BWS supplies all of the water to the HHV campus through pipelines installed within the main roads surrounding the campus. There are 12-inch diameter water lines within Ala Moana Boulevard and Kahanamoku Street, and 8-inch water lines within Kālia Road and Paola Place (*Figure 4.16*).

Multiple water meters service the campus, with the main potable water service connection coming from the 12-inch diameter main within Ala Moana Boulevard. The secondary connection is located within Kālia Road fronting Kālia Tower. Other meters have been added to service the Grand Waikikian and the Grand Islander. These meters provide potable and fire water service to the campus, where a network of pipes in Lagoon Drive, various service roads, and behind buildings interconnect to create a looped system. The main potable water line through the campus is an 8-inch diameter line. Fire hydrants within the HHV campus connect from this looped domestic water line.

The largest fire service line is from the 12-inch diameter water main in Ala Moana Boulevard with a secondary connection from Kālia Road. Similar to the main potable water line, the 6-inch diameter fire line loops around the campus. Within the State and City roadways, fire hydrants are spaced approximately every 300 feet. There is adequate pipeline infrastructure around the area to support the AMB Tower.

Potential Impacts and Mitigation Measures

Water usage is anticipated to increase by 0.181 mgd (180,976 gallons per day (gpd)) with the planned improvements (*Table 4.6*). BWS noted in a letter (November 30, 2021) that the existing system currently has adequate capacity to accommodate the domestic water and off-site fire protection for the proposed development (*Appendix A*). The final approval of water availability will be determined when the building permit application is submitted for approvals. Domestic service would likely be provided from the 12-inch water main within Ala Moana Boulevard, while fire service would connect to the existing HHV campus fire lines located within the service roadway between the AMB Tower and the parking garage.

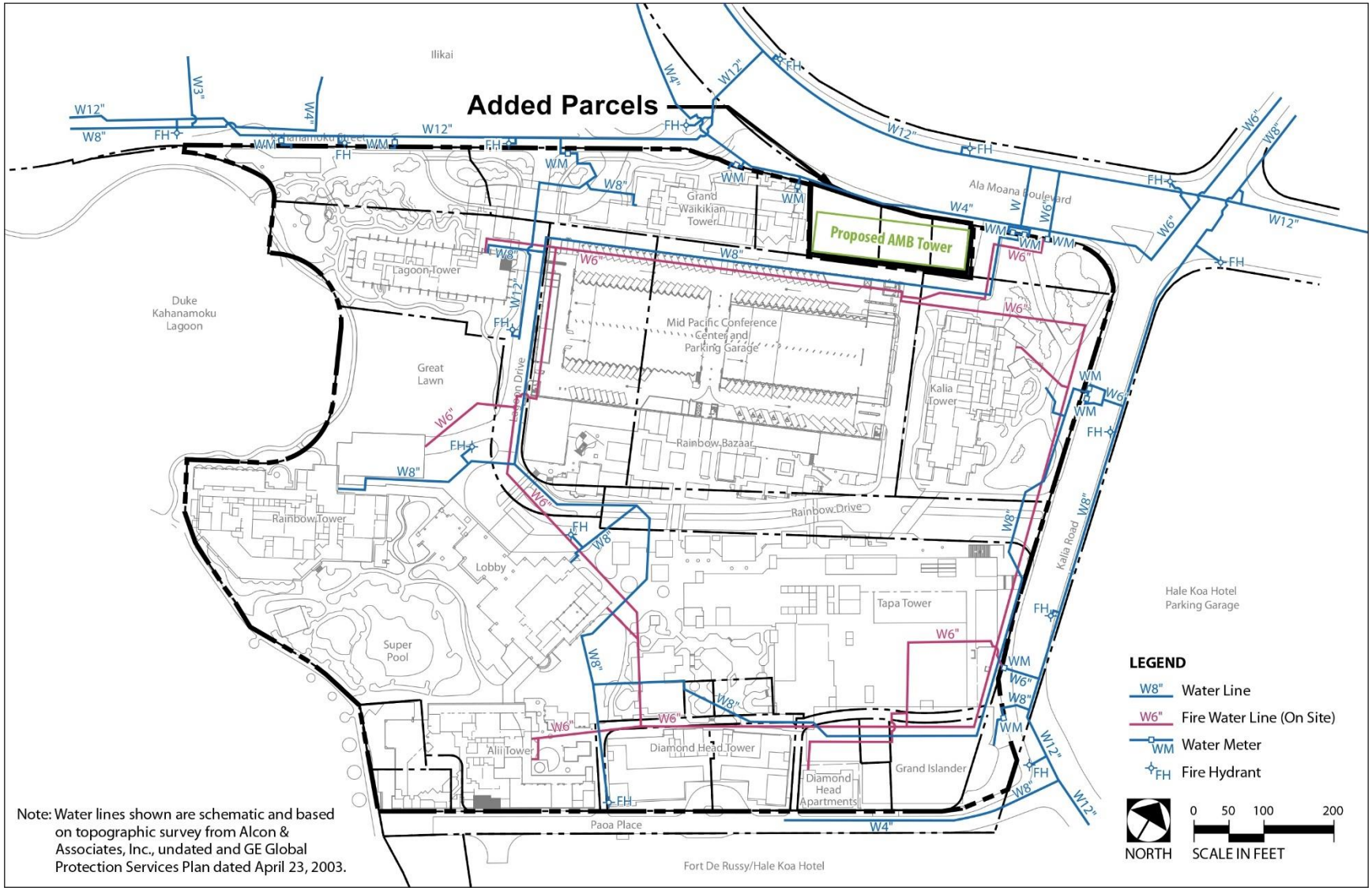


Figure 4.16 **Water System**

Table 4.6: Water Usage			
Phase	**No. of Units**	**Use Rate**	**Expected Usage**
Hotel Rooms	515 rooms	350 gallons/unit-day	180,250
Retail & Offices	6,051 sf	0.120 gallons/sf-day	725
TOTAL:			180,976 gpd (0.181 mgd)

Source: BWS Water System Standards, 2002, Table 100-18.

AMB Tower will also participate in Hilton's "Light Stay" program, which has been in place at HHV since 2014. Water conservation measures will be implemented in design of the AMB Tower as required by BWS and may include, but not be limited to, the use of Water Sense-labeled ultra-low flow water fixtures and toilets, and utilization of nonpotable water for irrigation.

The AMB Tower will be a high-rise building and may include booster pumps. As such, water hammer arrestors or expansion tanks to reduce pressure spikes and potential main breaks in the BWS system may be required for installation. BWS will continue to be consulted as Project design progresses. Final construction drawings will be reviewed and approved by BWS and HFD.

4.8.3 Wastewater Treatment and Disposal

Existing Conditions

To accommodate the Village Master Plan, HHV committed to improvements to the City wastewater collection system (Kālia Road/Ala Moana Boulevard/Kalākaua Avenue Sewer Improvements Memorandum of Agreement (MOA) dated December 31, 2012 between HHV and the City). In 2018, HHV completed these significant improvements to the City wastewater system, which included a 3,200-foot replacement and expansion of the 30-inch gravity sewer extending from Fort DeRussy to the Kālia Pump Station.

There are existing sewer lines within the surrounding roadways of the HHV campus. These sewers connect to the existing Fort DeRussy Wastewater Pump Station (FD WWPS), which can handle a peak design flow of 8.68 mgd. Wastewater from this pump station is eventually treated at the Sand Island Wastewater Treatment Plant (SI WWTP). A 12-inch diameter gravity sewer is located within the southern side Ala Moana Boulevard fronting the AMB Tower site, and provides a wastewater connection for the Grand Waikikian. Additionally, an 18-inch diameter sewer on the northern side of Ala Moana Boulevard provides sewer coverage to properties northwest of HHV (*Figure 4.17*).

Based on the Kālia Road/Ala Moana Boulevard/Kalākaua Ave Sewer Improvements MOA, a sewer transmission capacity of 638 Equivalent Single-Family Dwelling Units (ESDUs) was provided to HHV. Of this, 300 ESDUs of sewer transmission capacity was subsequently provided for the Grand Islander. Therefore, pursuant to the MOA, the City is required to approve up to 338 ESDUs for future improvements, including the AMB Tower.

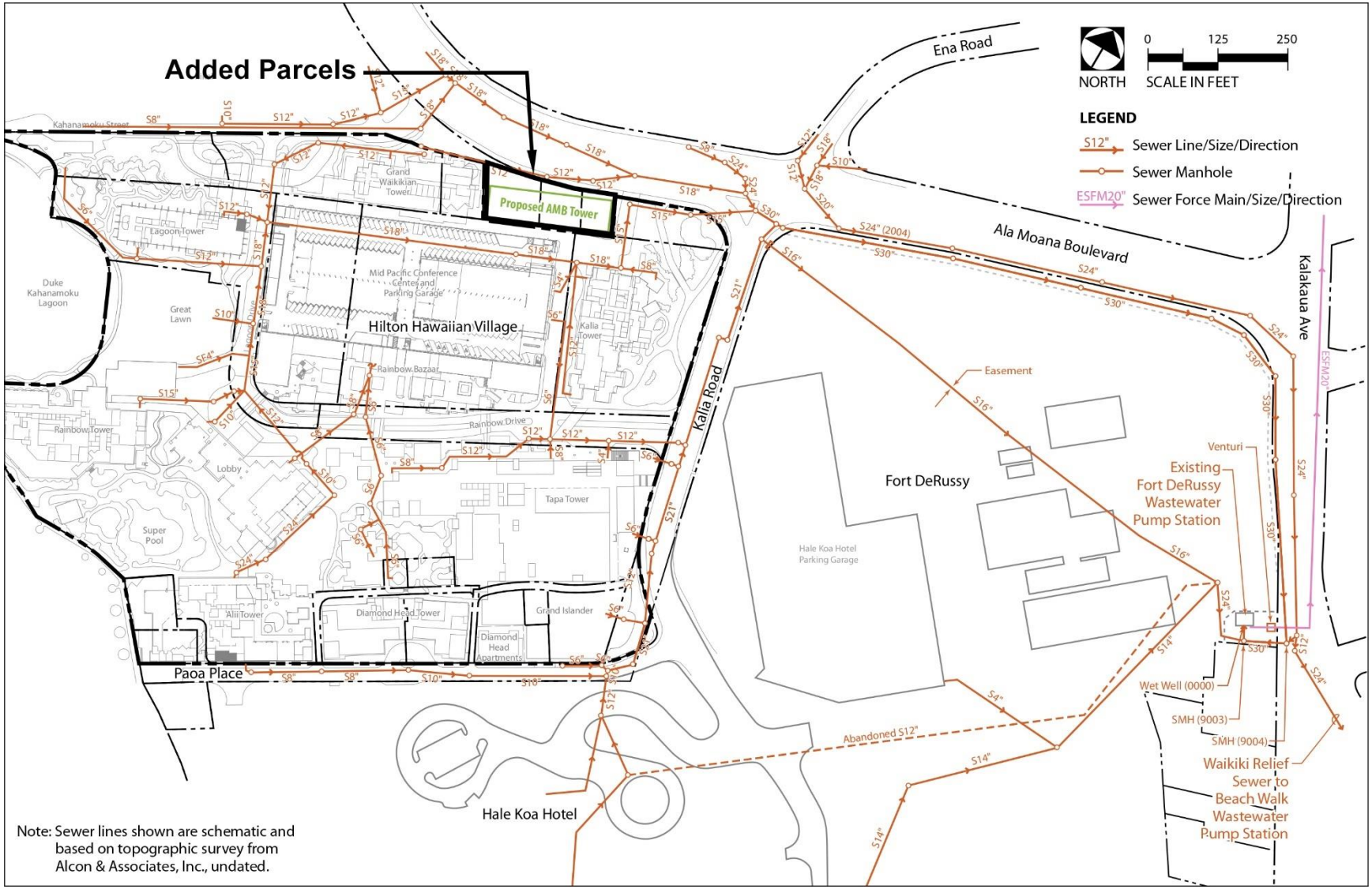


Figure 4.17 **Sewer System**

The existing sewer allocation available to the three parcels comprising the Project Site is equivalent to 10 multi-family units. Assuming each multi-family unit equals 2.8 persons per unit, there is a total allocation of 28 people or seven ESDUs. Should the existing structures remain occupied until construction begins, the seven ESDUs may be made available for HHV's credit from the MOA. This is in addition to the ESDUs already allocated to the property.

Potential Impacts and Mitigation Measures

The wastewater generated by the AMB Tower will be accommodated by the existing City sewer collection system without additional improvements. Based on AMB Tower's addition of 515 hotel units, the equivalent ESDUs for the Project would total 258 ESDUs. The remaining ESDUs for any future development at HHV would be 80 ESDUs (*Table 4.7*).

Table 4.7: Memorandum of Agreement (MOA) Equivalent Single-Family Dwelling Unit (ESDU) Allocation Summary

Phase	Units	Population[1]	Retail	ESDU[2]
Grand Islander	428 timeshare	1,199	N/A	300
AMB Tower	515 hotel	1,030	6,051 sf	258
Total ESDUs				558
			MOA ESDUs	638
			REMAINING EDSUs	80

[1] 1 timeshare unit = 2.8 people, 1 hotel unit = 2 people

[2] 1 ESDU = 4 people

The total wastewater generated from the Project is estimated in *Table 4.8* below, and would connect to the existing 12-inch diameter sewer line in Ala Moana Boulevard.

Table 4.8: Wastewater Generation

Phase	No. of Units	Use Rate	Expected Usage
Hotel Rooms	515 rooms	140 gallons/unit-day	72,100
Retail & Offices	6,051 sf	0.064 gallons/sf-day	389
TOTAL:			72,489 gpd (0.072 mgd)

Source: City and County of Honolulu, Wastewater System Design Standards, July 2017.

4.8.4 Solid Waste

Existing Conditions

HHV utilizes on-site compactors for solid waste management, with the compacted material hauled away by Oʻahu Waste Services, a private contractor. The solid waste is taken to either the City's H-POWER waste-to-energy facility, which processes up to 3,000 tons of the island's refuse per day; the City's Waimānalo Gulch landfill; or, various recycling services around Oʻahu. Food waste is collected and hauled away by a private food waste recycling contractor, Eco-Feed Incorporated. Approximately 32 tons a month of food waste is collected by the hotel and sent to the pig farms as feed.

Recycling of cardboard materials is also done through a private contractor and keeps almost 19,000 tons per month out of the landfill.

Potential Impacts and Mitigation Measures

In the short-term, solid waste will be generated from demolition and construction activities. The construction contractor will be responsible for the disposal of construction debris and solid waste generated, including any hazardous materials, to an acceptable waste disposal facility in accordance with Federal, State, and City and County of Honolulu regulations.

Solid waste from the AMB Tower is anticipated to generate 0.72 tons a day, as shown in *Table 4.9*. The increase in waste generated from the AMB Tower will not have a significant impact on the City's waste stream and disposal to the H-POWER Plant, which has the capacity to handle 3,000 tons per day.

Table 4.9: Solid Waste Generation

Phase	No. of Units	Use Rate	Expected Usage
Hotel Rooms	515 rooms	2.5 lbs./room-day	1,288 lbs./day
Retail & Offices	6,051 sf	0.026 lbs./sf-day	157 lbs./day
TOTAL:			1,445 lbs./day 0.72 tons/day 264 tons/year

Ongoing recycling and solid-waste reduction efforts at HHV will be implemented at the AMB Tower to minimize the amount of municipal solid waste generated by the project, and may include, but not be limited to, the following:

- Recycling glass, plastic bottles, cardboard, aluminum, and paper.
- The use of compostable or alternative disposal cutlery, like cups and silverware made from cornstarch or bamboo, will be encouraged.
- Sending usable food to Aloha Harvest or similar organizations for distribution to charities.
- Recycling food waste by sending it to pig farms for feed.
- Recycling frying oil for conversion to biodiesel.
- Recycling soap through organizations that collect and recycle discarded soap and plastic amenity bottles from hospitality partners and distribute hygiene kits to countries in need.

4.8.5 Power and Telecommunications

Existing Conditions

The Village is presently served by the Hawaiian Electric Company's (HECO), which has three service connection points to the campus. The nearest to the Project Site is located at the intersection of Kahanamoku Street and Ala Moana Boulevard. The Kahanamoku Street service connection presently serves the Grand Waikikian Tower and the Lagoon Pump Station.

Communications services to the site are provided by both Hawaiian Telcom and Spectrum, who both maintain various connection points to the Village, including a connection point at the intersection of Kahanamoku Street and Ala Moana Boulevard.

Potential Impacts and Mitigation Measures

HECO has indicated that the Project will be served from a 25-kilovolt circuit which is presently used for the Grand Waikikian. This point of connection will not require work within the City ROW, avoiding potential short-term, construction-related impacts.

It is anticipated that communication services will be provided by Hawaiian Telcom and Spectrum. Existing duct lines at the east of the site will be relocated to accommodate the services. Additionally, the new AMB Tower will connect to the existing HHV campus fiber for interconnection to the campus data systems. The Project will also connect to the Village campus fire alarm fiber loop for monitoring by HHV security.

Coordination with HECO, Hawaiian Telcom, and Spectrum during the design phase of the Project will be conducted to verify points of connection. No adverse impacts to electrical or communications infrastructure are anticipated, and no mitigation measures are proposed.

4.8.6 Gas

Existing Conditions

Natural gas is used for much of the cooking, hot water heating, and outdoor lighting of the tiki torches throughout the HHV campus. Hawaiʻi Gas supplies the natural gas through a 4-inch diameter gas line in Kālia Road and Ala Moana Boulevard. The 4-inch gas line that comes from Kālia Road enters the HHV campus on the north side of Kālia Tower and then follows the existing service lane on the south side of the site. A smaller 1 ¼-inch gas line extends across Ala Moana Boulevard to service the existing three parcels fronting Ala Moana Boulevard.

Potential Impacts and Mitigation Measures

There is adequate pipeline infrastructure for Hawaiʻi Gas to continue to service the HHV campus as well as the AMB Tower. Coordination with Hawaiʻi Gas during the design phase of the Project will be conducted to verify points of connection. Design of the AMB Tower will prioritize and maintain efficient on-site equipment to minimize the use of natural gas and combustion emissions, as practicable. No major impacts or infrastructure improvements are anticipated to the gas network.

4.9 Noise

An Acoustic Study was conducted for the Project in April 2022 by Y. Ebisu & Associates (*Appendix L)* to assess the existing and future (Construction Year 2027) traffic noise environment in the vicinity of the AMB Tower. Additionally, the study provides recommendations for minimizing identified noise impacts. A summary of the report's findings is provided below.

Existing Conditions

The noise descriptor currently used by public agencies to assess environmental noise is the Day-Night Average Sound Level (DNL). As a general rule, in urbanized areas which are shielded from high volume

streets, DNL levels range from 55 to 65 DNL and are usually controlled by motor vehicle traffic noise. Residences which front major roadways are generally exposed to levels of 65 DNL, and as high as 75 DNL when the roadway is a high-speed freeway. Noise acceptability standards are generally set by the U.S. Department of Housing and Urban Development, Federal Housing Administration (FHA).

A DNL of 65 or less is considered acceptable for residences. For commercial, industrial, and other non-noise sensitive land uses, exterior noise levels as high as 75 DNL are generally acceptable.

On the island of O‘ahu, HDOH regulates noise, including allowable day and nighttime noise standards for sensitive receptors, in accordance HAR, Title 11, Chapter 46, Community Noise Control. Notably, HDOH noise regulations are expressed in maximum allowable noise limits rather than DNL. Although they are not directly comparable to noise criteria expressed in DNL, HDOH noise limits for multifamily residential, commercial, and resort lands equate to approximately 60 DNL. This means that sound levels generated by the Project should not exceed those approximate DNL levels at or beyond the property line. The maximum permissible sound level can be exceeded for short periods but not for more than ten percent of the time within any twenty-minute period.

In the Project vicinity, the dominant noise source is traffic noise from Ala Moana Boulevard. Additional primary contributors to the existing background ambient noise levels include the following: traffic along Kālia Road; military jet aircraft flybys; tour bus idling along Ala Moana Boulevard; and, grounds maintenance activities. Traffic noise at the AMB Tower site currently ranges from 66 to 71 DNL, exceeding the FHA standard of 65 DNL.

Potential Impacts and Mitigation Measures

The Acoustic Study found that the dominant traffic noise source in the Project vicinity will continue to be from Ala Moana Boulevard. Increases in traffic noise levels along Ala Moana Boulevard by 2027 are expected to be 0.1 to 0.2 decibels (dB) without the Project and 0.3 dB with the project; therefore, significant increases in traffic noise levels are not expected to result from the AMB Tower. Similarly, future traffic noise increases along ‘Ena Road, Kālia Road, and Hobron Lane associated with the AMB Tower are not anticipated. Along Kahanamoku Street at Ala Moana Boulevard, Project traffic will increase existing traffic noise levels by 2.3 DNL above current traffic noise levels; however, the noise levels beyond the ROW are anticipated to remain below the acceptable standard of 65 DNL.

Unavoidable, but temporary, noise impacts to the surrounding environment may occur during construction of the project. Because construction activities are anticipated to be audible within the Project Site and at adjoining properties, the quality of the acoustic environment may be degraded to unacceptable levels during periods of construction. Mitigation measures to reduce construction noise to inaudible levels will not be practical in all cases, but the use of properly muffled and quieted equipment will be encouraged. The use of drilling and cast-in-place piles for foundation may also minimize risks of potential noise and vibration impacts on the surrounding area during the construction phase. The highest levels of construction-related noise are anticipated at the east end of the Grand Waikikian and at the north and west faces of the Kālia Tower, which are the closest structures to the Project Site. The availability of closure and air conditioning at these adjacent buildings will provide additional mitigation. Adverse construction-related noise impacts are not expected to occur inside air-conditioned structures which are beyond 70 to 450 feet of the Project Site. Inside naturally ventilated structures, however, mitigation by closure of all doors and windows facing the construction site is recommended to further reduce interior noise levels.

In addition to the above-mentioned BMPs, the Project will comply with HDOH construction noise limits and curfew times in accordance with HAR, Title 11, Chapter 46. Under current permit procedures,

noisy construction activities are restricted to hours between 7:00 AM and 6:00 PM, from Monday through Friday, and exclude certain holidays. Construction activities are typically restricted to the hours of 9:00 AM to 6:00 PM on Saturdays, with construction not permitted on Sundays. The use of heavy equipment would be scheduled as much as possible during daylight hours to avoid disturbing area residents during the evening.

In the long term, noise impacts from project-related traffic are not anticipated. Design of the AMB Tower will incorporate noise mitigation measures, which may include, but not be limited to, the following: closure, glass sliding doors at the lobby, air conditioning within common areas and units, special glazing, the use of weather seals, and a landscaping and water feature at the porte cochere. The existing resort units located in the immediate vicinity of the Project along Ala Moana Boulevard and Kālia Road currently provide air conditioning, helping to minimize potential noise impacts from the AMB Tower on the Village.

4.10 Socio-Economic Conditions

Existing Conditions

Population and Demographics

In 2020, the residential population of Waikīkī was estimated at approximately 25,940 persons (U.S. Census Bureau, 2020). The average daily population of the region fluctuates based on a transient visitor population. According to the State Department of Business, Economic Development, and Tourism (DBEDT) April 2022, the average daily visitor population of Waikīkī consisted of approximately 99,023 visitors (DBEDT, 2022).

As shown in *Table 4.10*, Waikīkī's residential population is generally older and has a racial mix with proportionately more Caucasians and fewer Native Hawaiian or Pacific Islanders as compared to the rest of Oʻahu. The proportion of owner-occupied units is lower compared to the rest of the island, with many of the vacant units held for occasional use as short-term vacation rentals. The median household income of Waikīkī residents was $64,977, lower than the Oʻahu average of $87,722.

Table 4.10: Waikīkī and Oʻahu Population and Demographics

	Waikīkī[1]	Honolulu County (Oʻahu)[2]
Total Population	25,940	1,000,890
Age (% of Total Population)		
Under 5 Years	3.1%	6.1%
5-17 Years	9.1%	21.0%
18-64 Years	65.7%	54.7%
65 Years and Older	22.1%	18.2%
Race (% of Total Population)		
White (alone)	36.4%	21.6%
Asian (Alone)	43.2%	42.9%
Native Hawaiian and other Pacific Islander (alone)	3.8%	9.6%

Table 4.10: Waikīkī and Oʻahu Population and Demographics		
	Waikīkī[1]	Honolulu County (Oʻahu)[2]
Other Races (alone)	4.2%	3.1%
Two or More Races	12.4%	22.8%
Income		
Median Household Income (in 2020 dollars), 2016-2020	$64,977	$87,722
Housing Occupancy and Tenure		
Total Housing Units	22,805	372,626
By Owner (% of all occupied units), 2016-2020	45.7%	57.5%

[1] Source: U.S. Census Bureau, 2016-2020 American Community Survey, Zip Code 96815

[2] Source: U.S. Census Bureau, 2021 Population Estimates

Over the last 40 years, Waikīkī's residential population showed sharp growth rate increases in the 1960's through the 1980's, then leveling off in the 1990's (*Table 4.11*). Following the 1990's, the residential population growth rate in Waikīkī decreased by 0.23 percent. However, population in the area has increased 14.3 percent in the last 20 years. Projections by the DBEDT estimate that the resident population on Oʻahu overall is projected to grow at an annual rate of 0.3 percent during the 2016 to 2024 period (DBEDT, 2018).

Table 4.11: Population Trends (1960-2021)						
Total Population	**1960**	**1970**	**1980**	**1990**	**2000**	**2021**
Waikīkī	11,075	13,124	17,384	19,768	19,723	25,940
Percent Growth	*N/A*	*18.5%*	*32.45%*	*13.71%*	*-0.23%*	*31.5%*
Oʻahu	500,409	629,176	762,565	836,231	875,670	1,000,890
Percent Growth	*N/A*	*25.73%*	*21.2%*	*9.66%*	*4.72%*	*14.3%*

Source: John M. Knox & Associates Inc., 2011; U.S. Census Bureau, 2021.

Supporting Local Business

HHV is undoubtedly one of the largest hotel purchasers of local goods and services in the state. One of HHV's missions is to offer as many local products as possible in its restaurants, including local produce, meats, seafood, coffee, and other products. HHV sources these goods from hundreds of local businesses across the island chain, including, but not limited to, Hāmākua Mushrooms, Mari's Garden, Surfing Goat Dairy, Fresh Island Seafood Co. and more. The Village's Waikīkī Starlight Lūʻau operates five nights a week and is run by a local production company, which employs dozens of singers, musicians and dancers. Additionally, HHV's nightly live music shows support local entertainers. The AMB Tower will continue this support of local businesses through the purchase of local goods and services.

Current Economic Overview

An Economic Impact Analysis and Public Cost Benefit Assessment was conducted by CBRE, Inc. to assess the project's impact on the Oʻahu economy and State and City over time (*Appendix M*). The analysis provides a current economic overview of the Waikīkī district, and is summarized below.

The AMB Tower is located in the Waikīkī area on the Island of Oʻahu. An iconic resort destination, Waikīkī serves a significant role in the State's economy as the anchor of the visitor industry, and, by extension, a major employment center. Prior to the onset of the COVID-19 pandemic, Oʻahu/Waikīkī was experiencing an extended visitor industry upcycle and a healthy general economy. The island had shown strong growth in the three most critical industry data points (Total Visitor Arrivals, Total Visitor Days and Total Visitor Expenditures), with continuous double-digit percentage gains between 2010 and 2019. All-time records were again set in each category in 2019, for the fifth consecutive year, and visitor statistics in January/February of 2020 were the strongest in four decades.

Following the onset of the COVID-19 pandemic, the trans-pacific quarantine for Hawaiʻi was instituted in late March 2020 and continued until October 15, 2020 when the State's Safe Travel plan, which included a quarantine bypass, commenced. During several months of closure, the Oʻahu tourism and hotel industries were virtually shuttered, and visitor arrivals, spending, and employment plunged by approximately 90 percent. Most sectors of Hawaiʻi's economy were heavily impacted, with unemployment surging above 30 percent and per capita personal income dropping.

With the commencement of a quarantine bypass, the tourism industry, and Waikīkī by extension, began recovering quickly despite logistical issues impacting hotels, restaurants/bars, and rental cars, and difficulty filling staffing needs. By mid- to late-2021, the number of westbound travelers from the Mainland U.S. reached pre-pandemic numbers. With the on-going re-opening of Japan/Asian and Pacific countries to Hawaiʻi for travel, Oʻahu visitor counts, spending, occupancy, and economic activity is expected to return to stabilized trends by 2023-24, barring a variant surge or recession. Among the favorable economic indicators and trends on Oʻahu, the unemployment rate has dropped to a current level (May 2022) of about 6.7 percent, down nearly two-thirds from the 19.4 percent in 2020 during pandemic-era quarantine.

Demand for hotel properties has surged to record levels since early 2021. The barrier to entry into the Waikīkī lodging market is high because of several factors, including the limited number of development sites. While many hotels in Waikīkī have been recently renovated or repositioned, there has not been an entirely new hotel built in the district in decades due to economic conditions, with lodging additions being limited to condotels, timeshare, and resort condominiums.

It is estimated that the unmet lodging demand on Oʻahu through 2032 will total approximately 2,670 units, even if all proposed projects are built and before accounting for illegal short-term rentals being closed by the City (CBRE, 2022). As a result, more visitors are staying in illegal short-term vacation rentals and beds and breakfasts located in residential communities that were not designed to accommodate tourists. New City regulations intended to limit illegal short-term rentals are expected to further exacerbate the shortage of lodging accommodations. The demand for additional lodging inventory on Oʻahu, widely considered to be in a period of "tight supply", will continue to rise over the near to mid-term.

Overall, the UH Economic Research Organization *Forecast Project – County Forecast* (May 2022) shows strong recovery and growth for Honolulu County in 2022, followed by slowing but continuing annual percentile growth over the subsequent two years. The overall near to mid-term outlook is favorable.

Potential Impacts and Mitigation Measures

Economic and Fiscal Impacts

The following section summarizes the findings of the Economic Impact Analysis (*Appendix M*) as it relates to the following indicators: population and demographics, employment and wage income, guest population and spending, and capital investment and construction costs. Two models used in the analysis were based on two time periods: first, from entitlements through construction completion (estimated from 2022 to 2027), and, second, from stabilized annual operation (estimated to be 2028) thereafter. The first model (micro-model) was designed by CBRE to reflect Direct and upper-level Indirect impacts only. This model is subject-specific. Anticipated impacts of the Project are primarily based on this model. The second model (State Inter-County Input-Output Model) quantifies the total Direct, Indirect and Induced "effects" of various forms of business and spending activity as it flows through the economy of the islands. Application of this model results in significantly higher economic out-flow indicators than those form the direct, subject-specific micro-model.

Population and Demographics

The AMB Tower will not add permanent residents to the Project Site. However, guests at the AMB Tower represent additions to the Oʻahu de facto population count, and, as such, create proportionate additional operating costs for the City and State from a per capita perspective. However, the actual additional costs and impact on services from visitors will be minimal, as they will place no to limited demands on public schools and most governmental services or facilities, and are unlikely to require expansion of emergency services and regional infrastructure.

As a direct result of the project, new jobs will be created. It is possible that some neighbor island or U.S. continent residents may move to Oʻahu, resulting in in-migration. However, employees are expected to be comprised of local residents already living in the State or on the island. Therefore, the current population and demographics of Waikīkī and Oʻahu are not expected to be significantly impacted.

Employment and Wage Income

The development of the AMB Tower will result in significant expenditures that will favorably impact the Oʻahu economy on both a direct and indirect basis, increasing the level of capital investment and capital flow in the region, which will in turn create employment and widen the tax base.

Numerous short-term jobs will be created both on- and off-site by the project, including employment related to planning and design, construction and equipment operation, and other specialty trades, both on- and off-site. The estimated 30-month construction period of the AMB Tower is anticipated to create a total of approximately 2,441 “worker-years” of employment (the equivalent of 52 work weeks at 40 hours per week) in the trades and supply businesses, averaging about 900 workers annually, with an estimated $190.4M in wages (averaging about $76M per year). Of the estimated total of 2,441 worker-years, 1,831 worker years of on-site employment and 610 worker years of off-site/secondary employment are anticipated.

After completion of construction, permanent employment positions will be created by the lodging operation, ground floor retail, and maintenance of the AMB Tower grounds. Approximately 370 new worker-years of FTE jobs related to hotel and retail operations will be created on a stabilized basis, with cumulative annual wages totaling $28.5M. Additionally, associated secondary/off-site

employment is anticipated to create 123 stabilized FTE jobs with total wages of $7.7M per year. It is estimated that the Project will create a total of 493 FTE jobs on a stabilized basis.

The construction, maintenance, and indirect/off-site employment opportunities created by the Project will not all be "new" jobs requiring new Oʻahu residents and workers, but will be vitally needed new opportunities for in-place resident construction trade workers and existing local businesses. The jobs associated with the hotel and commercial operations are “new” positions and represent an expansion of the Oʻahu employment pool; although, the ABC Stores tenant will be re-locating and expanding, and will not generate all "new" positions.

It is estimated that the off-site/indirect work created will be steered towards existing Oʻahu suppliers, equipment providers, and other service companies, which will help to mitigate the impacts of economic cycles on their business activities. In this regard, the combination of employment types generated by the Project will beneficially support existing businesses, while also providing a substantial number of new employment opportunities and contributing to the sustainable health of the Oʻahu economic community for the next generation of residents.

The general island economy also will benefit from the Project, as its guests, employees, and businesses will spend discretionary income in off-site shops, restaurants, and service establishments throughout Oʻahu. Guests are projected to have daily expenditures comparable with the average Oʻahu visitor.

Indirectly, as these wages, profits, and expenditures move through the regional economy, they will have a ripple, or "multiplier," effect which increases the amount of capital flowing to the entire island from the development of the subject. Construction, operational and other workers earning wages via the Project and associated off-site/supporting efforts will spend most of their income on living and entertainment expenses while supporting and patronizing other island businesses. Hotel guests will spend on restaurants, shopping, entertainment and activities throughout Oʻahu. Much of this spending would be re-directed by these businesses to other island industries, and significant portions of these secondary profits would in turn be put back through the region's economic and tax structure.

Guest Population and Spending

Discretionary spending by AMB Tower guests will be a significant addition to the Waikīkī region and the general Oʻahu economy. At stabilized occupancy, the average daily de facto guest population of the hotel is estimated at 1,020 persons assuming a 90 percent occupancy rate. The Economic Impact Analysis estimates that the total AMB Tower guest spending off site will be approximately $33.9M annually.

Capital Investment and Construction Costs

Substantial direct and indirect economic impacts associated with the Project are the result of the capital investment and entrepreneurship necessary to convert an under-developed property into a valuable revenue, employment and tax-producing asset. The Oʻahu economy will be meaningfully stimulated by the capital investments, guest spending and business operations of the development.

The development of AMB Tower will bring in an estimated $461.5M of direct development capital (i.e., total construction impact comprised of wages, contractor/supplier profit, and other construction costs) into Oʻahu during the construction period.

The Total Base Economic Impact of the AMB Tower project including all capital investment and on- and off-site economic activity during construction is estimated at $499.6M and at $137.6M annually on a stabilized basis (*Table 4.12*).

Table 4.12: Summary of Economic Impacts/Activity Associated with the Project

Analysis Item	Totals During Build-Out	Stabilized Annually Thereafter
	June 2022 to June 2027	2028 and Beyond
Total Construction Wages	$152,339,200	
Contractor Profits	$46,151,693	
Supplier Profits	$18,460,677	
Other Construction Costs	$244,565,359	
Total Construction Impact:	**$461,516,929**	
Hotel and Retail Operating Gross Revenue	$38,084,800	$82,212,425
Off-Site Wages		$7,697,456
Total Hotel Guest Population Spending[1]		$33,869,336
Hotel Maintenance and Repairs[2]		$13,845,508
TOTAL BASE ECONOMIC IMPACT	**$499,601,729**	**$137,624,725**

[1] Off-site, excluding hotel and rental car.
[2] Estimated at 3% of direct construction costs annually.
Source: CBRE, 2022

State Input/Output Macro Model

The Economic Impact Analysis (*Appendix M*) also analyzes the impacts of the Project for O‘ahu and statewide using the Hawai‘i Inter-County Input-Output Economic Model (2017 data approved by DBEDT in 2021) Type II multipliers. A Type II multiplier accounts for the direct effect, the indirect effect, plus the economic activity produced by the consumption spending related to the earnings induced by the direct and indirect effects of the final demand change (called the induced effect).

In every instance, application of the macro Input-Output multipliers resulted in higher dollar, employment, and tax revenue indicators than the subject-focused micro model results described previously, which was designed to reflect Direct and upper-level Indirect impacts only.

Under the State Input/Output model, the total State economic impact from construction of the Project would reach $969.2M, there would be 4,870 total construction worker-years of jobs created and a total of 5,270 worker-year jobs in all sectors, and the total increase in direct-effect earnings statewide would be $102.1M.

The State model also estimates the total annual economic output from ongoing hotel and retail business activity within the AMB Tower would be $302.6M annually on a stabilized basis. The total number of worker-years island-wide attributable to the subject dollars flowing through the economy would be 1,377 direct-effect positions upon stabilization and 1,575 positions throughout the State.

Public Fiscal Impacts (Cost/Benefit Assessment)

The purpose of the Public Cost Benefit Assessment (*Appendix M*) is to delineate the direct areas in which the construction and long-term operation of the AMB Tower will potentially impact the public. Specifically, the goal is to quantify and compare the costs of providing expanded City and State services to the Project and its guest population versus the economic benefits that accrue to governmental coffers via an increase in local and state tax and fee payments arising from the new economic activity associated with the development. The following section summarizes the findings of the analysis as it relates to the following indicators: City Real Property Taxes (RPT), various State taxes, and per capita expenditures for the City and State.

City and County of Honolulu Real Property Taxes

For the City, the primary tax revenue source will be from RPT paid by the owners of the Project. RPT comprised 39 percent of the total general fund revenues. The City will realize Real Property Taxes and other secondary receipts and development fees totaling $13.3M during the entitlement/building period and $18.4M annually on a stabilized basis thereafter. This does not include City impact fees that may be charged to the Project.

Taxes to the State of Hawai'i (Income, Gross Excise, and Transient Accommodation Taxes)

The State will receive an estimated $10.0M in primary receipts from State Income Taxes during the build-out period and $2.0M annually on a stabilized bases from worker wages and profits from businesses.

The State will also collect Gross Excise Taxes (GET) of 4.712 percent on the gross amount of construction contracts, construction supplies, spending by workers and hotel guests, and from the on-going business activity (lodging, commercial, and renovations). During the construction period these receipts will total $25.3M and a stabilized amount of $6.3M annually.

Hotel rooms are subject to a Transient Accommodations Tax (TAT) which is currently set at a total of 13.25 percent of gross room revenues. On a stabilized basis, AMB Tower will pay some $7.8M annually to the State and County.

In recent fiscal years, Income Tax, GET and TAT have generated about 72 percent of total State general fund revenues, and secondary taxes and fees the remainder. The Economic Impact Analysis anticipates the AMB Tower activity will result in similar ratios of secondary taxes flowing from the project relative to the primary sources quantified.

The secondary State receipts are equal to 0.39 times the Income Tax and GET totals (28 percent divided by 72 percent plus 1.0).

Application of the total tax ratio of 1.39 to the AMB Tower income tax, GET and TAT sums results in a cumulative total estimated State tax collection from the subject of $49.1M during the build-out period, and $22.5M annually on a stabilized basis. State impact fees which may be charged to the AMB Tower project are not included in this estimation.

See *Table 4.13* for a summary of gross public revenues.

Table 4.13: Total Gross Public Revenues		
Analysis Item	**Cumulative During Build-out Period**	**Stabilized Annually Thereafter**
	June 2022 to June 2027	**2028 and Beyond**
City and County of Honolulu Receipts	$13,288,105	$18,382,179
State of Hawai‘i Receipts	$49,111,074	$22,471,692
Total Gross Public Revenues	**$62,399,178**	**$40,853,871**

City and State Per Capita Costs

The Project will increase the de facto population on O‘ahu by adding guests to the site, which may result in new governmental costs per capita after the Project is operationally stabilized. There are no costs during the build-out period as there is no increase in the island population during this time. Per capita costs begin once the hotel opens and occupancy ramps-up.

The estimated stabilized proportionate annual per capita costs to the City and State will total approximately $3.8M for O‘ahu and approximately $12.5M for the State. See *Table 4.14* for a summary of the estimated City and State per capita cost. The estimation is based on a conservative assumption that each new person added to the O‘ahu community is "responsible for" a similar tax cost/obligation as every other person on the island, regardless of status as a resident or visitor.

The AMB Tower guests represent additions to the O‘ahu de facto population count and, as such, create proportionate additional operating costs for the State and City when viewed from a per capita perspective. However, the actual additional costs and impact on services from the AMB Tower guests will be minimal as they are not anticipated to place demands on public schools, prisons, social/welfare support, and most governmental services or facilities, and are unlikely to increase emergency services and regional infrastructure beyond the existing threshold. The Project represents an expansion of the Village, and guests will be well-served by the new AMB Tower and existing campus infrastructure and services.

Table 4.14: Total City and State Per Capita Cost		
Analysis Item	**Cumulative During Build-out Period**	**Stabilized Annually Thereafter**
	June 2022 to June 2027	**2028 and Beyond**
City and County of Honolulu (per capita basis)	$0	$3,821,447
State Costs of Services (per capita basis)	$0	$12,491,325
Total Public Costs	**$0**	**$16,312,772**

Total Net Public Benefits to City and State

The public fiscal impacts of the Project are summarized in *Table 4.15*. As shown in the table, both the City and the State will be provided with a net positive benefit (or "profit") from the AMB during both the build-out period of the Project and on an annual stabilized basis of operation. After accounting for the per capita costs of servicing the “new” AMB Tower guests following construction completion, the City is estimated to gain a net benefit ("profit") of $13.3M during the development period and $14.6M annually on a stabilized basis following completion of the hotel. The State is estimated to have net fiscal benefits of $49.1M during development and $10.0M stabilized per year thereafter. Overall, the

Project is estimated to net both the City and State over $62.4M during the build-out phase and $24.5M stabilized per year thereafter in public fiscal benefits.

Table 4.15: Total Net Public Benefits		
Analysis Item	Cumulative During Build-out Period	Stabilized Annually Thereafter
	June 2022 to June 2027	2028 and Beyond
City and County of Honolulu Net Benefit[1]	$13,288,105	$14,560,732
State of Hawai'i Receipts Net Benefit[1]	$49,111,074	$9,980,367
TOTAL NET PUBLIC BENEFITS	**$62,399,178**	**$24,541,098**

[1] Totals are derived by subtracting the Total County and State Per Capita Costs (*Table 4.14*) from the Total Gross Public Revenues (*Table 4.13*).

4.11 Visual Resources

Existing Conditions

Within the objectives of the LUO, the City emphasizes the maintenance of views from public viewing areas and streets in Waikīkī. The PUC DP further identifies specific significant public views of Waikīkī landmarks, the ocean, and the mountains from public vantage points that should be maintained and preserved. Prominent view corridors identified in the PUC DP include the following:

- Preserve a visual relationship with the ocean from Kalākaua Avenue, Kālia Road, and Ala Moana Boulevard.
- Views of Diamond Head from the Punchbowl Lookout.
- Intermittent ocean views from Kālia Road across Fort DeRussy Park from the Ala Wai Bridge on Ala Moana Boulevard.
- Continuous ocean views along Kalākaua Avenue, from Kūhiō Beach to Kapahulu Avenue.
- Ocean views from Ala Wai Yacht Harbor.
- Ocean views from Kūhiō Beach Park.
- Views of the Ala Wai Yacht Harbor from Ala Moana Park (Magic Island Park).
- Mauka views from the portions of the following streets mauka of Kūhiō Avenue: Nohonani Street, Nāhua Street, Kānekapōlei Street, Kai'olu Street, Lewers Street, Walina Street, and Seaside Avenue.
- View of Diamond Head from Ala Wai Boulevard between McCully Street and Kapahulu Avenue.

The visual environment within the Project Site is typical of the dense, urban environment of Waikīkī. Existing one- and two-story structures on the site are surrounded by the 38-story Grand Waikikian Tower to the west, 25-story Kālia Tower to the east, and the 5-story Coral Ballroom parking garage.

Directly across the Project Site along Ala Moana Boulevard, the surrounding environment is characterized by a mix of resort and residential buildings ranging from one to 38 stories tall. In the Project vicinity, pedestrian-level views toward the ocean along Ala Moana Boulevard are restricted due to the presence of existing surrounding structures. Intermittent views of the Ala Wai Harbor and ocean

are accessible along Ala Moana Boulevard and Hobron Lane, and continue to open further west. Similarly, pedestrian-level mauka views of the Koʻolau Mountains from Ala Moana Boulevard are intermittent and open further east; however, these views are still obstructed by existing structures. Pedestrian-level views of Diamond Head are not available from the Project Site or from nearby open space areas, such as Fort DeRussy Park. Views of Diamond Head and the ocean within the Project Site and immediate surrounding area are accessible in buildings at higher floor levels.

Within the Village, buildings range from one to 38 stories tall. This existing built landscape is complemented by pockets of open space throughout the property that enhance various view corridors.

Potential Impacts and Mitigation Measures

During construction, the presence of construction equipment may impact the view from the surrounding environment. The use of construction fencing will mitigate these potential impacts to the extent possible, and equipment will be confined to work areas. All construction-related equipment will be removed following the completion of work.

The Project vicinity is typical of the dense, urban environment of Waikīkī, with buildings ranging from one to 38 stories tall. The existing one- and two-structures at the site will be demolished and replaced by the 36-story AMB Tower. The finished floor elevation of the tower is 7.5 feet above msl and the maximum height of the tower will be 350 feet (exclusive of permitted rooftop equipment and structures), which complies with development standards set forth in the LUO (*Section 3.3.9*).

A View Analysis was conducted by G70 to assess potential impacts of the Project on the surrounding area (*Figures 4.18 through 4.29*). The following viewpoints summarized in *Figure 4.18* were analyzed:

1. View from Fort DeRussy on the corner of Kālia Road and Paoa Place from Fort DeRussy (*Figure 4.19*)
2. View of Village area from the corner of Kalākaua Avenue and Ala Moana Boulevard (*Figure 4.20*)
3. View from Magic Island and Ala Moana Beach Park (*Figure 4.21*)
4. View from Ala Wai Yacht Harbor (*Figure 4.22*)
5. View from Punchbowl Lookout (*Figure 4.23*)
6. View from Waikīkī Beach fronting Kahanamoku Lagoon (*Figure 4.24*)
7. View from Ala Moana Boulevard, Kālia Road, and ʻEna Road (*Figure 4.25*)
8. View from Waikīkī Aquarium (*Figure 4.26*)
9. View of Duke Kahanamoku Lagoon and Parking Lot at Holomoana (*Figure 4.27*)
10. View from Ala Moana Boulevard and Hobron Lane Intersection (*Figure 4.28*)
11. View from Fort DeRussy at end of Saratoga Road (*Figure 4.29*)

This page left blank intentionally.

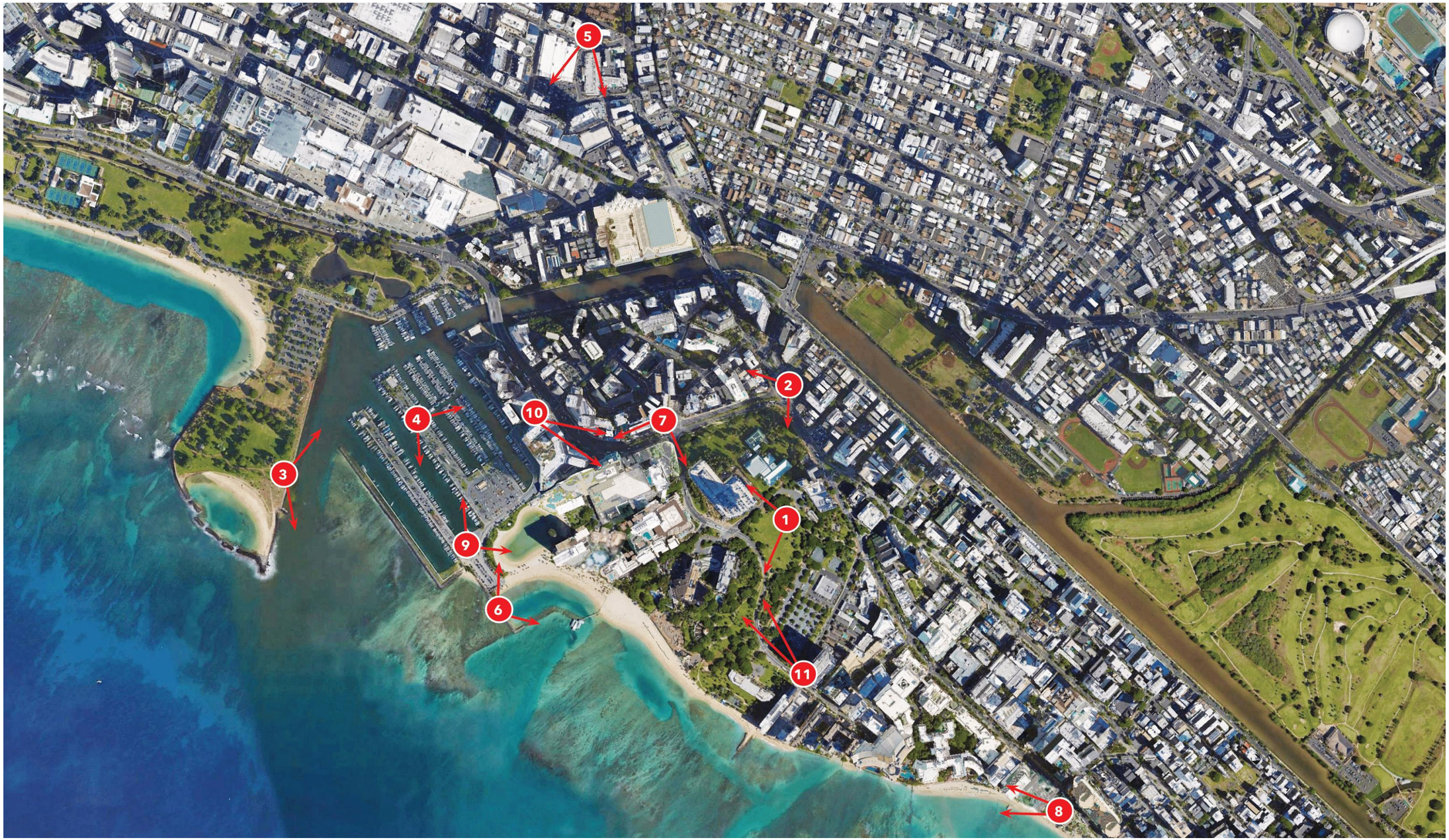


Figure 4.18 **View Study Photo Map Key**

BEFORE

Figure 4.19 **View No. 1: View from Fort DeRussy on the corner of Kālia Road and Paoa Place**

BEFORE

AFTER

Figure 4.20 **View No. 2: View of Village area from the corner of Kalākaua Avenue and Ala Moana Boulevard**

BEFORE

AFTER

Figure 4.21 **View No. 3: View from Magic Island and Ala Moana Beach Park**

BEFORE

Figure 4.22 **View No. 4: View from Ala Wai Yacht Harbor**

BEFORE

AFTER

Figure 4.23 **View No. 5: View from Punchbowl Lookout**

BEFORE

AFTER

Figure 4.24 **View No. 6: View from Waikīkī Beach fronting Kahanamoku Lagoon**

BEFORE

AFTER

Figure 4.25 **View No. 7: View from Ala Moana Boulevard, Kālia Road, and ʻEna Road**

BEFORE

AFTER

Figure 4.26 **View No. 8: View from Waikīkī Aquarium**

BEFORE

AFTER

Figure 4.27 **View No. 9: View of Duke Kahanamoku Lagoon and Parking Lot at Holomoana**

BEFORE

AFTER

Figure 4.28 **View No. 10: View from Ala Moana Boulevard and Hobron Lane Intersection (Looking East)**

BEFORE

AFTER

Figure 4.29 **View No. 11: Road View from Fort DeRussy at the Kālia Road and Saratoga Road**

As shown in the study, public views as articulated in the PUC DP will be minimally affected. A majority of public views in the area already consist of buildings that define the urban form of Waikīkī. The AMB Tower is located inland (approximately 800 feet from the shoreline) and will blend with the surrounding urban environment in terms of its orientation, scale, height, form, and design. The Project will not be discernable from the Ala Wai Yacht Harbor, Punchbowl Lookout, Ala Moana Beach Park, or Kūhiō Beach Park. It will be visible from Fort DeRussy Park; however, the addition of the AMB Tower will have minimal impact on views from this location as it will be located between two existing buildings, as shown in *Figure 4.19*. Makai views from Fort DeRussy Park at Kālia Road and from Kalākaua Avenue are currently partially blocked by existing buildings.

As is true of any large-scale development in a dense and growing urban environment, some loss of views from existing buildings is an inevitable result of in-fill development in this portion of Waikīkī. Some high-rise residential condominiums across Ala Moana Boulevard from the Project Site near ‘Ena Road have views that may be partially blocked by the new tower. Views at the street level will be significantly upgraded by the streetscape improvements described in the SEIS, and expansive views from these condominiums to the southeast, across Fort DeRussy, will be unaffected.

The Project will enhance the visual environment of the site at street level by replacing the existing dated or dilapidated buildings with the AMB Tower, a timeless, contemporary structure featuring modern, culturally appropriate design using materials that complement the surrounding environment. The AMB Tower will reinvigorate Ala Moana Boulevard as the primary ‘ewa gateway to Waikīkī, providing visitors with a more appealing, welcoming experience. Landscaping and pedestrian access along Ala Moana Boulevard will be renewed and enhanced as part of the project. This area will also provide an open, safe and inviting pedestrian experience that supports connectivity with the HHV campus and the broader Waikīkī neighborhood.

4.12 Sustainability Practices

Existing Conditions

Green Practices

As the largest resort in Waikīkī, HHV has remained committed to environmental responsibility and engaged in community-wide discussions on pertinent issues such as climate change and SLR (*Section 4.4.5*). Launched at the Village in 2014, Hilton’s “Light Stay” is a technology program that measures and manages the environmental and social impact of the Village. In addition to tracking water and energy consumption, the platform monitors waste generation, social impact (e.g., volunteering, donations), risk mitigation, and best practice sharing.

Sustainable practices that are currently in place at the Village include the following:

- In a proactive effort to address water conservation, HHV asks guests to help conserve water by providing simple tips on how to do so via the in-room newsletter and stickers placed on all guest room mirrors.
- Glass, plastic bottles, cardboard, aluminum, and paper are recycled.
- The use of compostable or alternative disposal cutlery, like cups and silverware made from cornstarch or bamboo, is encouraged.
- Usable food is sent to Aloha Harvest or similar organizations for distribution to charities.

- Food waste is recycled and sent to pig farms for feed.
- Frying oil is used for biodiesel conversion.
- Soap is recycled (currently through the Clean the World program, which is a national social enterprise that collects and recycles discarded soap and plastic amenity bottles from hospitality partners and distributes the hygiene kits to countries in need).

Responsible Tourism and Hospitality

The Project will support HHV's overall efforts in responsible tourism. HHV offers unique amenities like the Duke Kahanamoku Lagoon, world-class shopping and dining, on-campus programming like the Waikīkī Starlight Lūʻau and other activities for guests to enjoy on the property, thereby reducing the impact on busy roads and visitor hotspots. Further, the AMB Tower will add additional amenities on site that will be available for all HHV guests.

In partnership with the HTA and the Hawaiʻi Visitors and Convention Bureau (HVCB), HHV informs guests on the environment and culture of Oʻahu in an effort to encourage more responsible, thoughtful tourism. HHV also participates in the HTA Mālama Hawaiʻi program, which aims to educate and encourage visitors to give back to the islands through volunteer experiences with local nonprofits. The resort partners with the Kualoa Ranch to teach mālama ʻāina, giving visitors the opportunity to thatch traditional Hawaiian hale (grass huts), assist with cleaning, planting, harvesting the kalo (taro), or mālama of the laʻau lapaʻau (medicinal plants).

HHV participates in Hilton's "Travel with Purpose" initiative, through which Hilton has committed to increasing its investment in social impact and substantially reducing its environmental footprint through responsible hospitality across its value chain – including in Hawaiʻi – by 2030. HHV's goals align with the United Nation's (UN) Sustainable Development Goals (SDGs), and Hilton's "Light Stay" program is used to monitor its progress.

Additionally, opportunities to implement the HTA's Destination Management Action Plan (DMAP) for Oʻahu, including educational and community service programming for visitors, will be evaluated.

Potential Impacts and Mitigation Measures

The Project is being proactively planned and designed to be sustainable and resilient and to address the impacts of climate change and SLR. Sustainability efforts are in alignment with goals articulated for the State and City, as described throughout *Section 5.0*. The AMB Tower plans to incorporate existing sustainability practices of the Village, described above, into its design and operations. Planned design and operational measures include, but are not limited to, the following:

- The AMB Tower will be designed with a finished floor elevation of 7.5 feet above msl, exceeding the FEMA-designated base flood elevation of 7 feet.
- Utilities will be relocated at higher elevations, where feasible.
- LID measures, such as seepage wells, drywells, or permeable pavement, will be integrated into the Project design, as feasible.
- Green infrastructure features, such as a green wall along portions of the podium, may be installed where feasible.

- Non-motorized transportation modes, such as walking and biking, will be encouraged through enhanced connectivity to the Village campus, installation of landscaping features along Ala Moana Boulevard, activation of the street frontage through ground floor retail and outdoor seating, maintenance of the 8-foot-wide sidewalk, and provision of bicycle storage.
- Design of off-street parking stalls will adhere to the City's EV charging standards.
- The Project will maintain over 50 percent of open space at the Village, which helps to mitigate the overall heat island effect.
- Hilton's "Light Stay" and HHV's recycling programs as described above will be adopted and modified in accordance with new technology over time.
- During construction, materials resulting from demolition activity such as asphalt, concrete, and steel, will be re-used or recycled, to the extent possible.
- The Project will incorporate low-flow plumbing fixtures to encourage water efficiency.
- Recycled water may be used for the new landscaping at the AMB Tower site and at proximate areas, including the existing landscaped area along Kālia Road and Ala Moana Boulevard, pending further detailed design and analysis.
- The Project will use low-emittance window glazing, air-conditioning controls, and use of compact fluorescent lamps and light-emitting diodes light fixtures will help with energy efficiency of the project.
- The Project will use low-emitting materials for applications of adhesives, sealants, paints, carpets and flooring systems to promote a healthy indoor environment.

4.13 Summary of Probable Impacts

4.13.1 Interrelationships and Cumulative Environmental Impacts

AMB Tower is part of HHV's continuing reinvestment into one of Waikīkī's primary resort destinations at the 'ewa gateway to the region. The Project also represents a continuing trend of reinvestment into Waikīkī. Some notable and completed redevelopment projects within the past 15 years that have transformed the Waikīkī corridor include the Grand Waikikian and Grand Islander projects, the Duke Kahanamoku Lagoon restoration, International Marketplace, Ritz-Carlton Residences Waikīkī Beach, Waikīkī Beach Walk by Outrigger Reef Waikīkī Beach Resort, Sheraton Waikīkī Beach Hotel, and the Royal Hawaiian Center. Currently, there are several ongoing public and private redevelopment efforts in Waikīkī, which include the following:

- The U.S. Army has proposed a long-range plan for redevelopment of the Fort DeRussy Complex, including renovations to the Battery Randolph U.S. Army Museum and landscape enhancements. In addition to the museum, the complex includes the Daniel K. Inouye Asia-Pacific Center for Security Studies, the Waikīkī U.S. Post Office, Fort DeRussy Beach and the Hale Koa hotel. Construction would require the closure of Kālia Road, which would impact the HHV campus and surrounding area. This project would undergo the environmental review process, and its timeline is currently unknown.
- The DLNR is currently undertaking various beach improvement and maintenance projects in the Fort DeRussy, Halekūlani, Royal Hawaiian, and Kūhiō beach sectors of Waikīkī. Projects include the construction of new beach stabilization structures, and the recovery of offshore sand and its placement on the shoreline. While select projects have started construction, the

scope covers beach maintenance actions that are intended to be conducted on a periodic basis and may be adapted as sea levels continue to rise. WBSIDA is a stakeholder in the project, and HHV is a contributing member of the WBSIDA.

- Lilia Waikīkī is a 28-story residential tower along Kūhiō Avenue providing 400 rental units and 40,000 sf of retail. The project is currently leasing and is planned to open in 2022.
- Kyo-ya renovation and redevelopment of the Princess Ka‘iulani Hotel, including the demolition of existing hotel buildings located at the corner of Kalākaua Avenue and Ka‘iulani Avenue and the construction of a 33-story tower with 1,009 hotel rooms and a six-story commercial podium, parking structure, and amenities.
- The City Department of Design and Construction (DDC) has proposed improvements to the Waikīkī War Memorial Complex Natatorium, including reestablishing public access to this portion of Kapi‘olani Regional Park. The memorial is located approximately 1.6 miles southeast of the Project Site.

4.13.2 Potential Secondary Effects

Secondary impacts are indirectly caused by the action and may occur later in time, but are still reasonably foreseeable in the future. The Project will expand the Village and replace aging retail and restaurant spaces with the contemporary AMB Tower. The Project will provide approximately 515 hotel guestrooms, helping to meet existing and future demands of the visitor industry and complementing the variety of accommodations at HHV in order to meet the evolving expectations of today’s resort guest. Associated improvements at the site will enhance the identity of HHV and Waikīkī as a premier, global tourism destination and help to reinvigorate Ala Moana Boulevard as the primary ‘ewa gateway to Waikīkī, providing visitors with a more appealing, welcoming experience. Landscaping and pedestrian access along Ala Moana Boulevard will be renewed and enhanced as part of the project. This area will provide an open, safe and inviting pedestrian experience that supports connectivity with the HHV campus and the broader Waikīkī neighborhood.

In the long term, the AMB Tower and associated retail and amenities will require additional goods and services from other businesses in Waikīkī and across the state. This demand may create additional jobs outside of HHV.

4.13.3 Relationship Between Local Short-term Uses of the Environment and the Maintenance and Enhancement of Long-term Productivity

The relationship between the short-term uses of the environment and the long-term productivity of the Project primarily involves the short-term impacts during construction and the long-term land use change of the property from a limited and partially-abandoned commercial use to a mixed-use property consisting primarily of hotel lodging accommodations and accessory uses.

Short-term impacts during construction include temporary noise, air, and soil erosion impacts from the demolition of the existing buildings, excavation, and construction of the new tower. Construction activities are required to adhere to State and City regulations and to ensure the use of proper equipment and regular vehicle maintenance. BMPs as discussed throughout this EIS and summarized in *Table 1.1* will be employed during construction to mitigate potential short-term impacts.

Traffic, including pedestrian, bicycle, bus, and vehicle circulation, may also be impacted temporarily during construction when materials and equipment are transported to the site and if any lane or road

closures are required (*Section 4.7*). An AMP will be implemented during construction to ensure protection of archaeological resources. Construction will cease if any inadvertent archaeological finds are discovered. Construction will be limited to daylight hours to minimize impacts to neighboring residents during construction.

Short-term impacts during construction will also include the temporary displacement of the ABC Store. The existing ABC Store located within the Project Site will be reconstructed, expanded and relocated on the ground floor of the AMB Tower, serving as a key retail space within the tower podium that will be available to the general public.

The Project will maintain and enhance the long-term productivity of the site, which is currently underutilized. Expansion of the HHV campus and development of the AMB Tower will fortify Waikīkī as a resort destination and add new vibrancy to the ‘ewa gateway of Waikīkī. As the visitor industry continues to recover from the COVID-19 pandemic, development of the AMB Tower will provide a modern and high-quality hotel product that meets the expectations of today’s resort guest. In addition to hotel rooms, the Project will include ground floor retail accessible to pedestrians along Ala Moana Boulevard and guest amenities including food and beverage offerings, a fitness center, and a pool and recreation area. The AMB Tower will connect to the HHV campus to create a cohesive resort experience. Development of new hotel accommodations is critical for maintaining the success and long-term viability of HHV and of Waikīkī, as O‘ahu’s primary resort area and a world-class visitor destination.

Trade-offs among short-term and long-term gains and losses

The short-term inconveniences caused by construction activity include the possible closure of businesses and amenity areas in the Village, increased noise and dust, and increased traffic due to construction vehicles. Once construction is completed, the HHV campus will be expanded for a cohesive resort experience, AMB Tower will have new hotel accommodations and upgraded retail and amenity offerings, and the street frontage along Ala Moana Boulevard will be revitalized. These long-term benefits are believed to significantly outweigh the relatively short-term losses anticipated during construction

Foreclosure of future options

Expansion of the Village campus and development of the AMB Tower on an underutilized site along Ala Moana Boulevard maintains reasonable uses of the property, but will foreclose other potential uses of the property.

Narrowing of the range of beneficial uses of the environment

Located at the ‘ewa gateway of Waikīkī, the Village has been developed as a tourist destination since its inception. The Project does not propose a change in land use or a narrowing of the range of beneficial uses of the environment. In contrast, the Project will add hotel lodging accommodations to the site. Expanding the HHV to include the AMB Tower will complement existing surrounding resort uses. The planned improvements will optimally revitalize and enhance the resort experience within the Village and the surrounding area, and strengthen HHV as a major and iconic destination in the important Waikīkī region.

Long-term risks to health and safety

The Project will not create long term risk to health and safety. As discussed throughout, climate change and SLR are an inevitable part of Hawai'i's future. As such, the Applicant is committed to proactively planning and designing the AMB Tower to be adaptive and resilient to ensure the ongoing successful, safe, and sustainable operation of the tower and entire Village for the foreseeable future. Design of the tower will incorporate mitigation measures such as elevation, LID, and strategic placement of utilities. See *Section 4.4.5* for further discussion. Additionally, the severity and frequency of storms may increase due to climate change. As such, standard operating procedures at the Village will also be in place at the AMB Tower (*Section 4.4*).

Existing structures on the site that are outdated or dilapidated are planned to be removed. Accordingly, hazardous materials will be disposed of properly prior to demolition.

4.13.4 Irreversible and Irretrievable Commitments of Resources

Construction of the AMB Tower will require the irreversible and irretrievable commitments of fiscal resources, labor, energy, construction materials and the various resources used to demolish existing dated or dilapidated structures. There will be a permanent commitment of funds and resources to plan, design, construct and operate the facilities. Redevelopment of the site should be weighed against the consequence of taking no action, which would result in the site's continuation as an underutilized property.

Expansion of the Village to include the three subject parcels and development of the AMB Tower represents a permanent commitment of land to the HHV campus. The Project will support HHV's position as a world-renowned, premier beachside resort and optimally revitalize Waikīkī's 'ewa gateway. It will allow the Village to continue to provide a variety of accommodation needs that meet the expectations and demands of today's resort guest and to continue to provide the public benefits it has contributed to the community for decades. The Project will support Waikīkī's unique social and economic function, continues to focus resort development in Waikīkī consistent with State and City policies, and will meet the objectives of the Village Master Plan, as discussed in *Section 2.0*.

4.13.5 Adverse Environmental Effects that Cannot Be Avoided

Implementation of the Project will produce unavoidable impacts in the short and long term. Short-term effects are generally associated with construction and are therefore temporary. Long-term effects generally follow completion of the improvements and relate to net changes to either programs or operations, and are permanent. Effects that are considered both adverse and unavoidable are discussed below.

Short-term Effects

- Construction activities are expected to generate short-term impacts to air quality, primarily from fugitive dust emissions (*Section 4.2.3*).
- Temporary increases in soil erosion will result from construction operations, there will be a modest increase in GHGs due to the commuting of laborers and operation of equipment during construction, and small amounts of soil and dust may be carried beyond the construction site in surface runoff water (*Sections 4.3.1, 4.3.2, and 4.8.1*).

- Traffic impacts from construction activities would be expected to occur as the result of the following: increases in truck traffic associated with removal and redistribution of excavation spoil or with delivery of imported fill and construction materials; modest increases in automobile traffic associated with construction workers travelling to and from the site; and, reductions in existing street capacity from temporary lane closures necessary for the construction of the Project (*Section 4.7.1*).
- Unavoidable, but temporary, noise impacts may occur during the demolition and construction activities within the Project Site (*Section 4.9*).

Long-term Effects

- Three significant historic properties (SIHP #s -2870, -9156, and -9157) were identified during the AIS, and the Project has the potential to affect these historic properties. The results of this AIS support a project effect determination of "Effect, with agreed upon mitigation commitments." Based on the AIS results and in consultation with the SHPD, the agreed upon mitigation commitments are archaeological data recovery in the form of archaeological monitoring for SIHP #s -2870 and -9157 and burial treatment for SIHP # -9156. Archaeological monitoring will be conducted in accordance with an AMP meeting the requirements of HAR, Section 13-279-4, and burial treatment will be conducted in accordance with a BTP meeting the requirements of HAR, Section 13-300-33. The results and recommendations within the AIS are currently in review and awaiting concurrence from SHPD (*Section 4.1.1)*.
- The Project Site is expected to experience occasional passive flooding as a result of 3.2 feet of global SLR predicted by 2100, as discussed in *Section 4.4.5,* although measures will be taken to mitigate the impacts of flooding. The Applicant is committed to proactively planning and designing the AMB Tower to be resilient and to ensure the ongoing successful, safe, and sustainable operation of the tower. The AMB Tower is designed with a finished floor elevation of 7.5 feet above msl to protect the building from flooding. Additionally, access to the tower will be provided on multiple levels to locate exits away from potentially flooded areas. Additional mitigation measures that may be integrated into the design are discussed in *Section 4.4.5*.
- There will be some increase in vehicular and pedestrian traffic in the immediate Project area. In the long-term, traffic conditions in the immediate area are expected to remain similar to conditions in the absence of the Project (*Section 4.7.1*).
- An increase in hotel accommodations will result in an increase in water consumption, wastewater disposal, and solid waste generation. Therefore, there will be increased demand on existing utilities and infrastructure. Where practical and feasible, sustainable design practices, technology, and recycling will be utilized to minimize demand requirements (*Section 4.8*).
- The addition of people at the Project Site and within the overall Village may result increase in noise as more people will frequent the area (*Section 4.9*).
- As is true of any large-scale development in a dense and growing urban environment, some loss of views from existing buildings is an inevitable result of in-fill development in this portion of Waikīkī. Some high-rise residential condominiums across Ala Moana Boulevard from the Project Site, near 'Ena Road, have views that may be partially blocked by the new tower. Public views articulated in the PUC DP will be minimally impacted. Views at the street level will be significantly upgraded by the streetscape improvements described in the SEIS, and expansive

views from these condominiums to the southeast, across Fort DeRussy, will be unaffected (*Section 4.11*).

- Existing dilapidated or aging structures at the site will be replaced by the new AMB Tower, which will present a timeless yet contemporary design that will complement the existing resort experience at the Village and the surrounding area (*Section 4.11*).
- The AMB Tower will provide ground-floor retail space for the existing ABC Store at the site; however, the other existing businesses would not be relocated in the HHV expansion.
- Will facilitate the City's goal of preserving Waikīkī as a resort district.

4.14 Unresolved Issues

Below are identified issues that are actively being addressed, but that are currently unresolved:

- **Archaeological, Cultural, and Historic Resources:** An AMP and BTP will be prepared by CSH for the project. Consultation is currently being conducted with cultural descendants to determine the appropriate handling of iwi kūpuna or other culturally or historically significant properties that may be found in the course of excavation or construction.

Section 5

Relationship of the Proposed Project to Land Use Plans, Policies and Controls for the Affected Area

Section 5

Relationship of the Proposed Project to Land Use Plans, Policies and Controls for the Affected Area

The relationship of the AMB Tower project to the following Federal, State, and City land use plans, policies and regulatory controls is assessed below:

Federal

- Coastal Zone Management Act
- Title III of the Americans with Disabilities Act

State of Hawai‘i

- Environmental Impact Statements (HRS, Chapter 343)
- Land Use Commission (HRS, Chapter 205)
- Hawai‘i State Plan (HRS, Chapter 226)
- Hawai‘i 2050 Sustainability Plan (HRS, Section 226-65)
- Hawai‘i State Functional Plans
- Hawai‘i Tourism Authority- Hawai‘i Tourism Strategic Plan: 2020-2025
- Coastal Zone Management (HRS, Chapter 205A)

City and County of Honolulu

- General Plan
- Primary Urban Center Development Plan
- Land Use Ordinance and Waikīkī Special District (ROH, Section 21-9.80)
- Planned Development-Resort Permit (ROH, Section 21-9.80-6)
- Special Management Area (ROH, Chapter 25)
- Shoreline Setback (ROH, Chapter 23)
- Flood Hazard Areas (ROH, Chapter 21A)
- Waikīkī Livable Community Project
- Climate Action Plan 2020-2025

5.1 Federal

5.1.1 Coastal Zone Management Act

In 1972, the Federal government enacted the Coastal Zone Management Act (CZMA) CZMA to effectively manage, use, protect, and develop coastal areas in the U.S. The CZMA was a government response to increasing and competing demands upon habitats and resources of coastal lands and waters. Such demands often resulted in a loss of living marine resources and wildlife; depleted nutrient-rich areas; shoreline erosion; diminished open space for public use; and permanent and adverse changes to ecological systems. Under the CZMA, states are authorized to work in a unified manner with Federal and local governments to develop programs, policies, evaluation criteria, and development standards that lend to the effective protection and prudent use of coastal lands and waters.

The enforcement authority for the Federal Coastal Management Program (Public Law 104-150, as amended in 1996) has been delegated to the State under HRS, Chapter 205A, Coastal Zone Management (CZM) Program. The State defines the coastal zone management area as the following:

> "All lands of the State and the area extending seaward from the shoreline limit of the State's police power and management authority, including the United States territorial sea."

Discussion: The Project is not located within the coastal zone management area, as defined by the State. The Project improvements are designed to conform to the goals, policies, and objectives of Hawai'i's CZM Program. A full discussion of the plan's compatibility with HRS, 205A is provided in Section 5.2.7.

5.1.2 Title III of the Americans with Disabilities Act

In 1991, the Federal government enacted the ADA to provide equal accessibility for persons with disabilities. The ADA Title III covers businesses that are considered public accommodations. Public accommodations include private entities that own, lease, or operate facilities such as restaurants, retail stores, and hotels. Public accommodations must comply with basic nondiscrimination requirements that prohibit exclusion, segregation, and unequal treatment of persons with disabilities, as addressed in the ADA. They also must comply with specific requirements related to architectural standards for new and altered buildings: reasonable modifications to policies, practices, and procedures; effective and accessible communication; and other access requirements.

Discussion: Design of the AMB Tower and associated improvements will adhere to applicable architectural standards to ensure facilities are ADA-accessible. Additionally, improvements to pedestrian facilities associated with the Project will meet ADA requirements.

5.2 State of Hawai'i

5.2.1 Environmental Impact Statements, Hawai'i Revised Statutes Chapter 343

Under HRS, Chapter 343, the State legislature found that the quality of humanity's environment is critical to its well-being, and that human activities have broad and profound effects upon the interrelations of all components of the environment. Accordingly, the environmental review process is necessary to integrate the review of environmental concerns with existing planning processes of the State and counties. This process alerts decision makers to significant environmental effects that may

result from the implementation of certain actions, and discloses proposed mitigation measures to address potential impacts. HRS, Chapter 343 states that a process of reviewing environmental effects is important to enhance environmental consciousness, encourage cooperation and coordination, and invite community participation during the public comment period. As such, the State has established a system of environmental review to ensure that concerns are given appropriate consideration in decision-making, in addition to economic and technical considerations. This process alerts decision makers to significant environmental effects which may result from the implementation of certain actions, and discloses proposed mitigation measures to address potential impacts.

Discussion: This Draft SEIS has been prepared in compliance with environmental requirements outlined in HRS, Chapter 343 and HAR, Chapter 11-200.1. The 2011 Village Master Plan EIS was required due to the proposed land use within the WSD. Because the Project includes expansion of HHV and construction of the AMB Tower within the WSD, this SEIS is required in order to supplement the 2011 EIS.

An SEISPN for the Project was published by the ERP in the November 8, 2021 edition of The Environmental Notice. Subsequently, a SEIS Public Scoping Meeting was held virtually on November 15, 2021 at 5:30 p.m. Comment letters received during the SEISPN 30-day review period are attached as Appendix A. See responses to comments and further discussion in Section 7.0.

5.2.2 State Land Use Commission, Hawai‘i Revised Statutes Chapter 205

Under HRS, Chapter 205, all lands of the State are to be classified in one of four categories: Urban, Rural, Agricultural, and Conservation. The State Land Use Commission (LUC), an agency of DBEDT, is responsible for each district’s standards and for determining the boundaries of each district. The LUC is also responsible for administering all requests for district reclassifications and/or amendments to district boundaries, pursuant to HRS, Chapter 205-4, and HAR, Title 15, Chapter 15 as amended.

Discussion: The Project is located in the State Land Use Urban District. The Urban District generally includes lands characterized by “city-like” concentrations of people, structures and services. Regulation of land located within the State Land Use Urban District lies with the respective counties, not with the State, and permitted uses are established by respective county ordinances or rules (in this case, the City & County of Honolulu’s Land Use Ordinance).

Use of the Project Site for the AMB Tower is allowable within the Urban District and is consistent with the surrounding area. Development of the Project must meet standards articulated in the LUO, and is subject to approval by the City’s DPP, and by the City Council. See Section 5.3 for further discussion.

5.2.3 Hawai‘i State Plan, Hawai‘i Revised Statutes Chapter 226

In 1978, the State Legislature found a need to improve the planning process in the State, to increase the effectiveness of government and private actions, to improve the coordination among different agencies and levels of government, and to provide for the wise use of Hawai‘i’s resources to guide the future development of the State. Under HRS, Chapter 226 (Hawai‘i State Planning Act), the Hawai‘i State Plan serves as a guide for the future long-range development of the State. The Hawai‘i State Plan identifies the goals, objectives, policies, and priorities for the State; provides a basis for determining priorities and allocating limited resources, such as public funds, services, human resources, land, energy, water, and other resources; improves coordination of Federal, State, and County plans, policies, programs, projects, and regulatory activities; and establishes a system for plan

formulation and program coordination to provide for an integration of all major State and County activities.

Table 5.1 assesses and evaluates how the AMB Tower supports the Hawai‘i State Plan, as promulgated under HRS, Chapter 226. Where appropriate, if the State Plan goals are not applicable, it is so noted.

Table 5.1: Hawai‘i State Plan, Hawai‘i Revised Statutes, Chapter 226 **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**	**S**	**N/S**	**N/A**
Section 226-4: State Goals. In order to guarantee, for the present and future generations, those elements of choice and mobility that insure that individuals and groups may approach their desired levels of self-reliance and self-determination, it shall be the goal of the State to achieve:			
(1) A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawai‘i's present and future generations	X		
(2) A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.	X		
(3) Physical, social and economic well-being, for individuals and families in Hawai‘i, that nourishes a sense of community responsibility, of caring, and of participation in community life.	X		
Discussion: *The Project will add new hotel lodging accommodations to the HHV campus and strengthen the Village as an iconic destination drawing visitors to Waikīkī and thereby supporting local businesses. Replacing existing dated structures with a new hotel tower will reinvigorate and revitalize Ala Moana Boulevard as the primary ‘ewa gateway to Waikīkī, providing visitors with a more appealing and welcoming experience. Improvements along the Project's street frontage will enhance connectivity and the overall pedestrian experience in the area. The Project will also support Waikīkī's critical social and economic function, and will provide short-term jobs related to construction, as well as long-term quality jobs in the hospitality industry.*			
Section 226-5: Objective and Policies for Population. (A) It shall be the objective in planning for the State's population to guide population growth to be consistent with the achievement of physical, economic, and social objectives contained in this chapter; (B) To achieve the population objective, it shall be the policy of this State to:			
(1) Manage population growth statewide in a manner that provides increased opportunities for Hawai‘i's people to pursue their physical, social and economic aspirations while recognizing the unique needs of each county.			X
(2) Encourage an increase in economic activities and employment opportunities on the neighbor islands consistent with community needs-and desires.			X
(3) Promote increased opportunities for Hawai‘i's people to pursue their socioeconomic aspirations throughout the islands.	X		
(4) Encourage research activities and public awareness programs to foster an understanding of Hawai‘i's limited capacity to accommodate population needs and to address concerns resulting from an increase in Hawai‘i's population.			X
(5) Encourage federal actions and coordination among major governmental agencies to promote a more balanced distribution of immigrants among states, provided that such actions do not prevent the reunion of immediate family members.			X
(6) Pursue an increase in federal assistance for states with a greater proportion of foreign immigrants relative to their state's population.			X
(7) Plan the development and availability of land and water resources in a coordinated manner so as to provide for the desired levels of growth in each geographic area.	X		
Discussion: *The expansion of the Village to include AMB Tower will create short-term construction-related jobs and long-term hospitality career opportunities for all levels within service and management. As described in Section 4.10, the Project is estimated to add approximately 370 new FTE jobs on site, and 123 FTE jobs off-site on a stabilized basis (2028 and beyond).*			

Table 5.1: Hawai‘i State Plan, Hawai‘i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Section 226-6: Objectives and Policies for the Economy in General. (A) Planning for the State's economy in general shall be directed toward achievement of the following objectives:			
(1) Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawai‘i's people, while at the same time stimulating the development and expansion of economic activities capitalizing on defense, dual-use, and science and technology assets, particularly on the neighbor islands where employment opportunities may be limited.	X		
(2) A steadily growing and diversified economic base that is not overly dependent on a few industries, and includes the development and expansion of industries on the neighbor islands.			X
(B) To achieve the general economic objectives, it shall be the policy of this State to:			
(1) Promote and encourage entrepreneurship within Hawai‘i by residents and nonresidents of the State.			X
(2) Expand Hawai‘i's national and international marketing, communication, and organizational ties, to increase the State's capacity to adjust to and capitalize upon economic changes and opportunities occurring outside the State.	X		
(3) Promote Hawai‘i as an attractive market for environmentally and socially sound investment activities that benefit Hawai‘i's people.	X		
(4) Transform and maintain Hawai‘i as a place that welcomes and facilitates innovative activity that may lead to commercial opportunities.	X		
(5) Promote innovative activity that may pose initial risks, but ultimately contribute to the economy of Hawai‘i.			X
(6) Seek broader outlets for new or expanded Hawai‘i business investments	X		
(7) Expand existing markets and penetrate new markets for Hawai‘i's products and services	X		
(8) Assure that the basic economic needs of Hawai‘i's people are maintained in the event of disruptions in overseas transportation.			X
(9) Strive to achieve a level of construction activity responsive to, and consistent with, State growth objectives.	X		
(10) Encourage the formation of cooperatives and other favorable marketing arrangements at the local or regional level to assist Hawai‘i's small-scale producers, manufacturers, and distributors	X		
(11) Encourage labor-intensive activities that are economically satisfying and which offer opportunities for upward mobility.	X		
(12) Encourage innovative activities that may not be labor-intensive, but may otherwise contribute to the economy of Hawai‘i.	X		
(13) Foster greater cooperation and coordination between the government and private sectors in developing Hawai‘i's employment and economic growth opportunities.	X		
(14) Stimulate the development and expansion of economic activities which will benefit areas with substantial or expected employment problems.	X		
(15) Maintain acceptable working conditions and standards for Hawai‘i's workers.	X		
(16) Provide equal employment opportunities for all segments of Hawai‘i's population through affirmative action and nondiscrimination measures.	X		
(17) Stimulate the development and expansion of economic activities capitalizing on defense, dual-use, and science and technology assets, particularly on the neighbor islands where employment opportunities may be limited.			X
(18) Encourage businesses that have favorable financial multiplier effects within Hawai‘i's economy, particularly with respect to emerging industries in science and technology.	X		
(19) Promote and protect intangible resources in Hawai‘i, such as scenic beauty and the aloha spirit, which are vital to a healthy economy.	X		
(20) Increase effective communication between the educational community and the private sector to develop relevant curricula and training programs to meet future employment needs in general, and requirements of new or innovative potential growth industries in particular.			X

Table 5.1: Hawai‘i State Plan, Hawai‘i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
(21) Foster a business climate in Hawai‘i--including attitudes, tax and regulatory policies, and financial and technical assistance programs--that is conducive to the expansion of existing enterprises and the creation and attraction of new business and industry.	X		
Discussion: *The increase in hotel operations and amenities will add to renewed economic activity. As discussed in Section 4.10, the Project is expected to generate 1,831 worker years on site and 610 worker years off-site during the construction period. To support operation of the Project, approximately 370 FTE jobs on site are anticipated to be created, and 123 FTE off-site jobs are expected to be generated in the long term. There are also expected to be significant indirect contributions to the economy through associated visitor spending and off-site servicing and support operations for the AMB Tower.*			
Section 226-7 Objectives and Policies for the Economy – Agriculture. (A) Planning for the State's economy with regard to agriculture shall be directed towards achievement of the following objectives:			
(1) Viability of Hawai‘i's sugar and pineapple industries.			X
(2) Growth and development of diversified agriculture throughout the State.			X
(3) An agriculture industry that continues to constitute a dynamic and essential component of Hawai‘i's strategic, economic, and social well-being.			X
(B) To achieve the agriculture objectives, it shall be the policy of this State to:			
(1) Establish a clear direction for Hawai‘i's agriculture through stakeholder commitment and advocacy.			X
(2) Encourage agriculture by making best use of natural resources.			X
(3) Provide the governor and the legislature with information and options needed for prudent decision making for the development of agriculture.			X
(4) Establish strong relationships between the agricultural and visitor industries for mutual marketing benefits.	X		
(5) Foster increased public awareness and understanding of the contributions and benefits of agriculture as a major sector of Hawai‘i's economy.			X
(6) Seek the enactment and retention of federal and State legislation that benefits Hawai‘i's agricultural industries.			X
(7) Strengthen diversified agriculture by developing an effective promotion, marketing, and distribution system between Hawai‘i's food producers and consumers in the State, nation, and world.	X		
(8) Support research and development activities that strengthen economic productivity in agriculture, stimulate greater efficiency, and enhance the development of new products and agricultural by-products.			X
(9) Enhance agricultural growth by providing public incentives and encouraging private initiatives.			X
(10) Assure the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.			X
(11) Increase the attractiveness and opportunities for an agricultural education and livelihood.			X
(12) In addition to the State's priority on food, expand Hawai‘i's agricultural base by promoting growth and development of flowers, tropical fruits and plants, livestock, feed grains, forestry, food crops, aquaculture, and other potential enterprises.			X
(13) Promote economically competitive activities that increase Hawai‘i's agricultural self-sufficiency, including the increased purchase and use of Hawai‘i-grown food and food products by residents, businesses, and governmental bodies as defined under section 103D-104.	X		
(14) Promote and assist in the establishment of sound financial programs for diversified agriculture.			X
(15) Institute and support programs and activities to assist the entry of displaced agricultural workers into alternative agricultural or other employment.			X
(16) Facilitate the transition of agricultural lands in economically non-feasible agricultural production to economically viable agricultural uses.			X
(17) Perpetuate, promote, and increase use of traditional Hawaiian farming systems, such as the use of loko i‘a, māla, and irrigated lo‘i, and growth of traditional Hawaiian crops, such as kalo, ‘uala, and ‘ulu.	X		
(18) Increase and develop small-scale farms.			X

Table 5.1: Hawai‘i State Plan, Hawai‘i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Discussion: *The State's policies for the economy in regard to agriculture are supported by HHV's use of locally produced agricultural products.*			
Section 226-8 Objective and Policies for the Economy - Visitor Industry. (A) Planning for the State's economy with regard to the visitor industry shall be directed towards the achievement of the objective of a visitor industry that constitutes a major component of steady growth for Hawai‘i's economy. (B) To achieve the visitor industry objective, it shall be the policy of this State to:			
(1) Support and assist in the promotion of Hawai‘i's visitor attractions and facilities.	X		
(2) Ensure that visitor industry activities are in keeping with the social, economic, and physical needs and aspirations of Hawai‘i's people.	X		
(3) Improve the quality of existing visitor destination areas by utilizing Hawai‘i's strengths in science and technology.			X
(4) Encourage cooperation and coordination between the government and private sectors in developing and maintaining well-designed, adequately serviced visitor industry and related developments which are sensitive to neighboring communities and activities.	X		
(5) Develop the industry in a manner that will continue to provide new job opportunities and steady employment for Hawai‘i's people.	X		
(6) Provide opportunities for Hawai‘i's people to obtain job training and education that will allow for upward mobility within the visitor industry.	X		
(7) Foster a recognition of the contribution of the visitor industry to Hawai‘i's economy and the need to perpetuate the aloha spirit.	X		
(8) Foster an understanding by visitors of the aloha spirit and of the unique and sensitive character of Hawai‘i's cultures and values.	X		
Discussion: *The expansion of the Village to include to AMB Tower will provide a variety of hotel guestroom accommodations that meet the expectations and demands of today's resort guest, enhance Waikīkī as a premier, global tourism destination, maintain the unique and sensitive character and aloha spirit of the islands. As discussed in Section 4.10, the Project is estimated to add 1,831 worker years on site and 610 worker years off-site during the construction period. In the long term, 370 FTE jobs on site and 123 FTE jobs off site are anticipated to be created. Other sectors of the local economy will be supported through increased demand for goods and services needed at the AMB Tower. There is anticipated to be an overall benefit to the State's economy from the creation of jobs and wages. Overall, there will be a positive net economic benefit to both the State and City.*			
Section 226-9 Objective and Policies for the Economy - Federal Expenditures. (A) Planning for the State's economy with regard to federal expenditures shall be directed towards achievement of the objective of a stable federal investment base as an integral component of Hawai‘i's economy. (B) To achieve the federal expenditures objective, it shall be the policy of this State to:			
(1) Encourage the sustained flow of federal expenditures in Hawai‘i that generates long-term government civilian employment;			X
(2) Promote Hawai‘i's supportive role in national defense, in a manner consistent with Hawai‘i's social, environmental, and cultural goals by building upon dual-use and defense applications to develop thriving ocean engineering, aerospace research and development, and related dual-use technology sectors in Hawai‘i's economy;			X
(3) Promote the development of federally supported activities in Hawai‘i that respect statewide economic concerns, are sensitive to community needs, and minimize adverse impacts on Hawai‘i's environment;			X
(4) Increase opportunities for entry and advancement of Hawai‘i's people into federal government service.			X
(5) Promote federal use of local commodities, services, and facilities available in Hawai‘i.			X
(6) Strengthen federal-state-county communication and coordination in all federal activities that affect Hawai‘i.			X
(7) Pursue the return of federally controlled lands in Hawai‘i that are not required for either the defense of the nation or for other purposes of national importance, and promote the mutually beneficial exchanges of land between federal agencies, the State, and the counties.			X
Discussion: *The State's policies for the economy in regard to federal expenditures are not directly applicable to the Project.*			

Table 5.1: Hawai'i State Plan, Hawai'i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Section 226-10 Objective and Policies for the Economy - Potential Growth Activities. (A) Planning for the State's economy with regard to potential growth activities shall be directed towards achievement of the objective of development and expansion of potential growth activities that serve to increase and diversify Hawai'i's economic base. (B) To achieve the potential growth activity objective, it shall be the policy of this State to:			
(1) Facilitate investment and employment growth in economic activities that have the potential to expand and diversify Hawai'i's economy, including but not limited to diversified agriculture, aquaculture, renewable energy development, creative media, health care, and science and technology-based sectors			X
(2) Facilitate investment in innovative activity that may pose risks or be less labor-intensive than other traditional business activity, but if successful, will generate revenue in Hawai'i through the export of services or products or substitution of imported services or products;			X
(3) Encourage entrepreneurship in innovative activity by academic researchers and instructors who may not have the background, skill, or initial inclination to commercially exploit their discoveries or achievements;			X
(4) Recognize that innovative activity is not exclusively dependent upon individuals with advanced formal education, but that many self-taught, motivated individuals are able, willing, sufficiently knowledgeable, and equipped with the attitude necessary to undertake innovative activity;			X
(5) Increase the opportunities for investors in innovative activity and talent engaged in innovative activity to personally meet and interact at cultural, art, entertainment, culinary, athletic, or visitor-oriented events without a business focus;	X		
(6) Expand Hawai'i's capacity to attract and service international programs and activities that generate employment for Hawai'i's people;	X		
(7) Enhance and promote Hawai'i's role as a center for international relations, trade, finance, services, technology, education, culture, and the arts;	X		
(8) Accelerate research and development of new energy-related industries based on wind, solar, ocean, underground resources, and solid waste;			X
(9) Promote Hawai'i's geographic, environmental, social, and technological advantages to attract new or innovative economic activities into the State			X
(10) Provide public incentives and encourage private initiative to attract new or innovative industries that best support Hawai'i's social, economic, physical, and environmental objectives			X
(11) Increase research and the development of ocean-related economic activities such as mining, food production, and scientific research;			X
(12) Develop, promote, and support research and educational and training programs that will enhance Hawai'i's ability to attract and develop economic activities of benefit to Hawai'i			X
(13) Foster a broader public recognition and understanding of the potential benefits of new or innovative growth-oriented industry in Hawai'i;			X
(14) Encourage the development and implementation of joint federal and State initiatives to attract federal programs and projects that will support Hawai'i's social, economic, physical, and environmental objectives			X
(15) Increase research and development of businesses and services in the telecommunications and information industries.			X
(16) Foster the research and development of non-fossil fuel and energy efficient modes of transportation;			X
(17) Recognize and promote health care and health care information technology as growth industries.			X
Discussion: *The Project will enhance HHV as a destination in Waikīkī and support the Village's existing use as a major venue for local, national, and international programs.*			
Section 226-10.5 Objectives and Policies for the Economy - Information Industry. (A) Planning for the State's economy with regard to telecommunications and information technology shall be directed toward recognizing that broadband and wireless communication capability and infrastructure are foundations for an innovative economy and positioning Hawai'i as a leader in broadband and wireless communications and applications in the Pacific Region. (B) To achieve the information industry objective, it shall be the policy of this State to:			

Table 5.1: Hawai‘i State Plan, Hawai‘i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
(1) Promote efforts to attain the highest speeds of electronic and wireless communication within Hawai‘i and between Hawai‘i and the world, and make high speed communication available to all residents and businesses in Hawai‘i			X
(2) Encourage the continued development and expansion of the telecommunications infrastructure serving Hawai‘i to accommodate future growth and innovation in Hawai‘i's economy			X
(3) Facilitate the development of new or innovative business and service ventures in the information industry which will provide employment opportunities for the people of Hawai‘i;			X
(4) Encourage mainland- and foreign-based companies of all sizes, whether information technology-focused or not, to allow their principals, employees, or contractors to live in and work from Hawai‘i, using technology to communicate with their headquarters, offices, or customers located out-of-State			X
(5) Encourage greater cooperation between the public and private sectors in developing and maintaining a well-designed information industry;			X
(6) Ensure that the development of new businesses and services in the industry are in keeping with the social, economic, and physical needs and aspirations of Hawai‘i's people			X
(7) Provide opportunities for Hawai‘i's people to obtain job training and education that will allow for upward mobility within the information industry;			X
(8) Foster a recognition of the contribution of the information industry to Hawai‘i's economy; and			X
(9) Assist in the promotion of Hawai‘i as a broker, creator, and processor of information in the Pacific.			X
Discussion: *While the Project supports the State's policies for the economy in regard to the information industry, they are not directly applicable to the Project.*			
Section 226-11 Objectives and Policies for the Physical Environment - Land-based, Shoreline, and Marine Resources. (A) Planning for the State's physical environment with regard to land-based, shoreline and marine resources shall be directed towards achievement of the following objectives:			
(1) Prudent use of Hawai‘i's land-based, shoreline, and marine resources.	X		
(2) Effective protection of Hawai‘i's unique and fragile environmental resources.	X		
(B) To achieve the land-based, shoreline, and marine resources objectives, it shall be the policy of this State to:			
(1) Exercise an overall conservation ethic in the use of Hawai‘i's natural resources.	X		
(2) Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.	X		
(3) Take into account the physical attributes of areas when planning and designing activities and facilities.	X		
(4) Manage natural resources and environs to encourage their beneficial and multiple uses without generating costly or irreparable environmental damage.	X		
(5) Consider multiple uses in watershed areas, provided such uses do not detrimentally affect water quality and recharge functions.			X
(6) Encourage the protection of rare or endangered plant and animal species and habitats native to Hawai‘i.	X		
(7) Provide public incentives that encourage private actions to protect significant natural resources from degradation or unnecessary depletion.			X
(8) Pursue compatible relationships among activities, facilities and natural resources.	X		
(9) Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational and scientific purposes.	X		
Discussion: *The Project is compatible with existing surrounding uses and relationships between the urban and nearby shoreline environment. The construction of the AMB Tower demonstrates a prudent use of an urban landscape by redeveloping and improving an existing underutilized property. The Project will not impact rare or endangered plant or animal species. Potential construction-related impacts to water quality will be mitigated through BMPs and no significant adverse long-term impacts are anticipated (Sections 4.3.2 and 4.3.3). The Project will complement and support existing programs at the HHV that protect the natural environment.*			

Table 5.1: Hawai'i State Plan, Hawai'i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Section 226-12 Objective and Policies for the Physical Environment - Scenic, Natural Beauty, and Historic Resources.			
(A) Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawai'i's scenic assets, natural beauty, and multi-cultural/historical resources.			
(B) To achieve the scenic, natural beauty, and historic resources objective, it shall be the policy of this State to:			
(1) Promote the preservation and restoration of significant natural and historic resources.	X		
(2) Provide incentives to maintain and enhance historic, cultural, and scenic amenities.	X		
(3) Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.		X	
(4) Protect those special areas, structures, and elements that are an integral and functional part of Hawai'i's ethnic and cultural heritage.	X		
(5) Encourage the design of developments and activities that complement the natural beauty of the islands.	X		
Discussion: *As discussed in Section 4.1.1, an AIS was prepared for the Project, and proposes mitigation of potential impacts to historic archaeological properties present on the Project Site, including archaeological monitoring in accordance with an AMP under HAR, Section 13-279-4, and burial treatment in accordance with a BTP under HAR, Section 13-300-33. The results and recommendations within the AIS are currently in review and awaiting concurrence from SHPD. Additionally, cultural community consultation will be ongoing throughout the entitlement process and any significant finds during construction will be reported to SHPD, OHA, the OIBC, and the participating members of the cultural community consultation process.* *As is true of any large-scale development in a dense and growing urban environment, some loss of views from existing buildings is an inevitable result of in-fill development in this portion of Waikīkī. Some high-rise residential condominiums across Ala Moana Boulevard from the Project Site near 'Ena Road have views that may be partially blocked by the new tower. Views at the street level will be significantly upgraded by the streetscape improvements described in the SEIS, and expansive views from these condominiums to the southeast, across Fort DeRussy, will be unaffected.*			
Section 226-13 Objectives and Policies for the Physical Environment - Land, Air, and Water Quality.			
(A) Planning for the State's physical environment with regard to land, air, and water quality shall be directed towards achievement of the following objectives:			
(1) Maintenance and pursuit of improved quality in Hawai'i's land, air, and water resources.	X		
(2) Greater public awareness and appreciation of Hawai'i's environmental resources.	X		
(B) To achieve the land, air, and water quality objectives, it shall be the policy of this State to:			
(1) Foster educational activities that promote a better understanding of Hawai'i's limited environmental resources.	X		
(2) Promote the proper management of Hawai'i's land and water resources.	X		
(3) Promote effective measures to achieve desired quality in Hawai'i's surface, ground and coastal waters.	X		
(4) Encourage actions to maintain or improve aural and air quality levels to enhance the health and well-being of Hawai'i's people.	X		
(5) Reduce the threat to life and property from erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, and other natural or man-induced hazards and disasters.	X		
(6) Encourage design and construction practices that enhance the physical qualities of Hawai'i's communities.	X		
(7) Encourage urban developments in close proximity to existing services and facilities.	X		
(8) Foster recognition of the importance and value of the land, air, and water resources to Hawai'i's people, their cultures and visitors.	X		
Discussion: *Planned improvements are designed to complement the natural beauty of Hawai'i. The removal of vacant/dilapidated or aging buildings will enhance the visual environment with a new tower featuring a modern, culturally appropriate design and materials. The AMB Tower will be inspired to reflect Hawai'i's rich heritage in a modern, contemporary form.* *Construction-related impacts to air and water will be mitigated through BMPs and are anticipated to last only through the duration of the construction period (Sections 4.2.3, 4.3.2, and 4.3.3). Design of the tower will consider protection from potential natural hazards and be built in accordance with Federal, State, and City requirements (Section 4.4).*			

Table 5.1: Hawai'i State Plan, Hawai'i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Section 226-14 Objective and Policies for Facility Systems - In General.			
(A) Planning for the State's facility systems in general shall be directed towards achievement of the objective of water, transportation, waste disposal, and energy and telecommunication systems that support statewide social, economic, and physical objectives.			
(B) To achieve the general facility systems objective, it shall be the policy of this State to:			
(1) Accommodate the needs of Hawai'i's people through coordination of facility systems and capital improvement priorities in consonance with State and county plans.	X		
(2) Encourage flexibility in the design and development of facility systems to promote prudent use of resources and accommodate changing public demands and priorities.			X
(3) Ensure that required facility systems can be supported within resource capacities and at reasonable cost to the user.	X		
(4) Pursue alternative methods of financing programs and projects and cost-saving techniques in the planning, construction, and maintenance of facility systems.	X		
Discussion: *Off-site and on-site improvements to surrounding facility systems (water, wastewater, roadways, solid waste, power, and telecommunications) will be coordinated with the appropriate State and City agencies or private utility providers, as discussed in Sections 4.3.3 and 4.8 (see also Appendix K). Existing facility systems are expected to have the capacity to meet the needs of the Project without adding new public facility infrastructure.*			
226-15 Objectives and Policies for Facility Systems - Solid and Liquid Wastes.			
(A) Planning for the State's facility systems with regard to solid and liquid wastes shall be directed towards the achievement of the following objectives:			
(1) Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes.	X		
(2) Provision of adequate sewerage facilities for physical and economic activities that alleviate problems in housing, employment, mobility, and other areas.	X		
(B) To achieve solid and liquid waste objectives, it shall be the policy of this State to			
(1) Encourage the adequate development of sewerage facilities that complement planned growth.	X		
(2) Promote re-use and recycling to reduce solid and liquid wastes and employ a conservation ethic.	X		
(3) Promote research to develop more efficient and economical treatment and disposal of solid and liquid wastes.	X		
Discussion: *The Project is expected to generate 0.72 tons of solid waste per day, which will not have a significant impact on the City's waste stream and disposal to the H-POWER Plant, which has the capacity to handle 3,000 tons per day. As discussed in Section 4.8.4, the AMB Tower will implement existing recycling efforts practiced at the HHV campus to minimize solid waste. Measures include, but may not be limited to, the following:* • *Glass, plastic bottles, cardboard, aluminum, and paper will be recycled.* • *The use of compostable or alternative disposal cutlery, like cups and silverware made from cornstarch or bamboo, will be encouraged.* • *Usable food will be sent to Aloha Harvest or similar organizations for distribution to charities.* • *Food waste will be recycled and sent to pig farms for feed.* • *Frying oil will be used for biodiesel conversion.* • *Soap will be recycled (currently through the Clean the World program, which is a national social enterprise that collects and recycles discarded soap and plastic amenity bottles from hospitality partners and distributes the hygiene kits to countries in need).* • *The AMB Tower will utilize sewer capacity previously created and paid for in connection with prior projects at the campus (i.e., the Grand Islander).*			
226-16 Objective and Policies for Facility Systems - Water.			
(A) Planning for the State's facility systems with regard to water shall be directed towards achievement of the objective of the provision of water to adequately accommodate domestic, agricultural, commercial, industrial, recreational, and other needs within resource capacities.			
(B) To achieve the facility systems water objective, it shall be the policy of this State to:			

Table 5.1: Hawai'i State Plan, Hawai'i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
(1) Coordinate development of land use activities with existing and potential water supply.	X		
(2) Support research and development of alternative methods to meet future water requirements well in advance of anticipated needs.			X
(3) Reclaim and encourage the productive use of runoff water and wastewater discharges.	X		
(4) Assist in improving the quality, efficiency, service, and storage capabilities of water systems for domestic and agricultural use.	X		
(5) Support water supply services to areas experiencing critical water problems.			X
(6) Promote water conservation programs and practices in government, private industry, and the general public to help ensure adequate water to meet long-term needs.	X		
Discussion: *The existing water system has adequate capacity to accommodate the domestic water and off-site fire protection for the Project. The Project will implement Hilton's "Light Stay" program to monitor water usage. Water conservation measures, such as drip systems, moisture sensors, nonpotable water for irrigation, etc., will be implemented where feasible (Section 4.8.2).*			
226-17 Objectives and Policies for Facility Systems - Transportation.			
(A) Planning for the State's facility systems with regard to transportation shall be directed towards the achievement of the following objectives:			
(1) An integrated multi-modal transportation system that services statewide needs and promotes the efficient, economical, safe, and convenient movement of people and goods.	X		
(2) A statewide transportation system that is consistent with and will accommodate planned growth objectives throughout the State.	X		
(B) To achieve the transportation objectives, it shall be the policy of this State to:			
(1) Design, program, and develop a multi-modal system in conformance with desired growth and physical development as stated in this chapter;	X		
(2) Coordinate State, county, federal, and private transportation activities and programs toward the achievement of statewide objectives;			X
(3) Encourage a reasonable distribution of financial responsibilities for transportation among participating governmental and private parties;			X
(4) Provide for improved accessibility to shipping, docking, and storage facilities;			X
(5) Promote a reasonable level and variety of mass transportation services that adequately meet statewide and community needs;			X
(6) Encourage transportation systems that serve to accommodate present and future development needs of communities;	X		
(7) Encourage a variety of carriers to offer increased opportunities and advantages to inter-island movement of people and goods;			X
(8) Increase the capacities of airport and harbor systems and support facilities to effectively accommodate transshipment and storage needs;			X
(9) Encourage the development of transportation systems and programs which would assist statewide economic growth and diversification;			X
(10) Encourage the design and development of transportation systems sensitive to the needs of affected communities and the quality of Hawai'i's natural environment;	X		
(11) Encourage safe and convenient use of low-cost, energy-efficient, non-polluting means of transportation;	X		
(12) Coordinate intergovernmental land use and transportation planning activities to ensure the timely delivery of supporting transportation infrastructure in order to accommodate planned growth objectives; and			X
(13) Encourage diversification of transportation modes and infrastructure to promote alternate fuels and energy efficiency.	X		

Table 5.1: Hawai‘i State Plan, Hawai‘i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Discussion: *The Project supports alternative modes of transportation. The site is located in Waikīkī, an area characterized by a high density of attractive destinations, high pedestrian traffic, and limited parking. Development of the tower along Ala Moana Boulevard will enhance the immediate pedestrian surroundings and create an open, safe, and cohesive resort experience that improves connectivity with the HHV campus. Planned improvements to enhance the street frontage include landscaping with water features and an opening, welcoming porte cochere. The 8-foot-wide sidewalk will be preserved to maintain comfortable conditions for pedestrians. The tower podium will also include ground level retail comprised of the ABC Store and outdoor seating, which will activate this portion of Ala Moana Boulevard and create a people-oriented and interactive streetscape. Provided parking will include EV charging stalls, and adequate bicycle storage will be provided.*			
226-18 Objectives and Policies for Facility Systems - Energy. (A) Planning for the State's facility systems with regard to energy shall be directed toward the achievement of the following objectives, giving due consideration to all:			
(1) Dependable, efficient, and economical statewide energy systems capable of supporting the needs of the people;			X
(2) Increased energy security and self-sufficiency through the reduction and ultimate elimination of Hawai‘i's dependence on imported fuels for electrical generation and ground transportation;			X
(3) Greater diversification of energy generation in the face of threats to Hawai‘i's energy supplies and systems;			X
(4) Reduction, avoidance, or sequestration of greenhouse gas emissions from energy supply and use; and	X		
(5) Utility models that make the social and financial interests of Hawai‘i's utility customers a priority.			X
(B) To achieve the energy objectives, it shall be the policy of this State to ensure the provision of adequate, reasonably priced, and dependable energy services to accommodate demand. (C) To further achieve the energy objectives, it shall be the policy of this State to:			
(1) Support research and development as well as promote the use of renewable energy sources;			X
(2) Ensure that the combination of energy supplies and energy-saving systems is sufficient to support the demands of growth;	X		
(3) Base decisions of least-cost supply-side and demand-side energy resource options on a comparison of their total costs and benefits when a least-cost is determined by a reasonably comprehensive, quantitative, and qualitative accounting of their long-term, direct and indirect economic, environmental, social, cultural, and public health costs and benefits;			X
(4) Promote all cost-effective conservation of power and fuel supplies through measures including: (A) Development of cost-effective demand-side management programs; (B) Education; (C) Adoption of energy-efficient practices and technologies; and (D) Increasing energy efficiency and decreasing energy use in public infrastructure;	X		
(5) Ensure to the extent that new supply-side resources are needed, the development or expansion of energy systems utilizes the least-cost energy supply option and maximizes efficient technologies;			X
(6) Support research, development, and demonstration of energy efficiency, load management, and other demand-side management programs, practices, and technologies;			X
(7) Promote alternate fuels and energy efficiency by encouraging diversification of transportation modes and infrastructure;	X		
(8) Support actions that reduce, avoid, or sequester greenhouse gases in utility, transportation, and industrial sector applications; and			X
(9) Support actions that reduce, avoid, or sequester Hawai‘i's greenhouse gas emissions through agriculture and forestry initiatives.			X
(10) Provide priority handling and processing for all State and county permits required for renewable energy projects;			X
(11) Ensure that liquefied natural gas is used only as a cost-effective transitional, limited-term replacement of petroleum for electricity generation and does not impede the development and use of other cost-effective renewable energy sources; and			X
(12) Promote the development of indigenous geothermal energy resources that are located on public trust land as an affordable and reliable source of firm power for Hawai‘i.			X

Table 5.1: Hawai'i State Plan, Hawai'i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Discussion: *Planning for the State's facility systems with regard to energy does not directly apply to the Project. However, the Project will integrate energy-conserving measures as part of the Village's wider efforts to support sustainability and resiliency. As part of its commitment to continued environmental responsibility at the Village, the AMB Tower will integrate HHV's longtime sustainability practices, including the implementation of various recycling programs and the use of low flow water fixtures (Section 4.8.2). Hilton's "Light Stay" monitoring program will be used at the AMB Tower to manage its water and energy consumption (Section 4.12).* *Landscaping, preservation of open space, and LID measures, such as seepage wells, drywells, or permeable pavement, where feasible, will be integrated into the Project design to protect water quality and to help mitigate potential urban heat island effects. The Project's location in Waikīkī, an area characterized by a high density of attractive destinations, high pedestrian traffic, and public transit option, will support the option to travel without a car. Off-street parking constructed as part of the Project will include EV charging, and the podium will include adequate bicycle storage.*			
226-18.5 Objectives and Policies for Facility Systems - Telecommunications. (A) Planning for the State's telecommunications facility systems shall be directed towards the achievement of dependable, efficient, and economical statewide telecommunications systems capable of supporting the needs of the people. (B) To achieve the telecommunications objective, it shall be the policy of this State to ensure the provision of adequate, reasonably priced, and dependable telecommunications services to accommodate demand. (C) To further achieve the telecommunications objective, it shall be the policy of this State to:			
(1) Facilitate research and development of telecommunications systems and resources;			X
(2) Encourage public and private sector efforts to develop means for adequate, ongoing telecommunications planning;			X
(3) Promote efficient management and use of existing telecommunications systems and services; and			X
(4) Facilitate the development of education and training of telecommunications personnel.			X
Discussion: *The State's policies for facility systems in regard to telecommunications are not directly applicable to the Project.*			
226-19 Objectives and Policies for Socio-Cultural Advancement - Housing. (A) Planning for the State's socio-cultural advancement with regard to housing shall be directed toward the achievement of the following objectives:			
(1) Greater opportunities for Hawai'i's people to secure reasonably priced, safe, sanitary, and livable homes, located in suitable environments that satisfactorily accommodate the needs and desires of families and individuals, through collaboration and cooperation between government and nonprofit and for-profit developers to ensure that more affordable housing is made available to very low-, low- and moderate-income segments of Hawai'i's population.			X
(2) The orderly development of residential areas sensitive to community needs and other land uses.			X
(3) The development and provision of affordable rental housing by the State to meet the housing needs of Hawai'i's people.			X
(B) To achieve the housing objectives, it shall be the policy of this State to			
(1) Effectively accommodate the housing needs of Hawai'i's people.			X
(2) Stimulate and promote feasible approaches that increase housing choices for low-income, moderate-income, and gap-group households.			X
(3) Increase homeownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing.			X
(4) Promote appropriate improvement, rehabilitation, and maintenance of existing housing units and residential areas.			X
(5) Promote design and location of housing developments taking into account the physical setting, accessibility to public facilities and services, and other concerns of existing communities and surrounding areas.			X
(6) Facilitate the use of available vacant, developable, and underutilized urban lands for housing.			X
(7) Foster a variety of lifestyles traditional to Hawai'i through the design and maintenance of neighborhoods that reflect the culture and values of the community.			X
(8) Promote research and development of methods to reduce the cost of housing construction in Hawai'i.			X

Table 5.1: Hawai‘i State Plan, Hawai‘i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Discussion: *The Project plans to provide hotel lodging accommodations; therefore, the State's policies for the socio-cultural advancement in regard to housing are not directly applicable to the Project.*			
226-20 Objectives and Policies for Socio-Cultural Advancement - Health. (A) Planning for the State's socio-cultural advancement with regard to health shall be directed towards achievement of the following objectives:			
(1) Fulfillment of basic individual health needs of the general public.			X
(2) Maintenance of sanitary and environmentally healthful conditions in Hawai‘i's communities.	X		
(B) To achieve the health objectives, it shall be the policy of this State to:			
(1) Provide adequate and accessible services and facilities for prevention and treatment of physical and mental health problems, including substance abuse.			X
(2) Encourage improved cooperation among public and private sectors in the provision of health care to accommodate the total health needs of individuals throughout the State.			X
(3) Encourage public and private efforts to develop and promote statewide and local strategies to reduce health care and related insurance costs.			X
(4) Foster an awareness of the need for personal health maintenance and preventive health care through education and other measures.			X
(5) Provide programs, services, and activities that ensure environmentally healthful and sanitary conditions.	X		
(6) Improve the State's capabilities in preventing contamination by pesticides and other potentially hazardous substances through increased coordination, education, monitoring, and enforcement.			X
(7) Prioritize programs, services, interventions, and activities that address identified social determinants of health to improve native Hawaiian health and well-being consistent with the United States Congress' declaration of policy as codified in title 42 United States Code section 11702, and to reduce health disparities of disproportionately affected demographics, including native Hawaiians, other Pacific Islanders, and Filipinos. The prioritization of affected demographic groups other than native Hawaiians may be reviewed every ten years and revised based on the best available epidemiological and public health data.			X
Discussion: *The Project is not anticipated to have an adverse impact on health services. Wastewater disposal and solid waste services will meet regulatory requirements to mantain public health standards (Section 4.8.3 and 4.8.4).*			
226-21 Objective and Policies for Socio-Cultural Advancement - Education. (A) Planning for the State's socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations. (B) To achieve the education objective, it shall be the policy of this State to:			
(1) Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.			X
(2) Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.			X
(3) Provide appropriate educational opportunities for groups with special needs.			X
(4) Promote educational programs which enhance understanding of Hawai‘i's cultural heritage.	X		
(5) Provide higher educational opportunities that enable Hawai‘i's people to adapt to changing employment demands.			X
(6) Assist individuals, especially those experiencing critical employment problems or barriers, or undergoing employment transitions, by providing appropriate employment training programs and other related educational opportunities.			X
(7) Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.			X
(8) Emphasize quality educational programs in Hawai‘i's institutions to promote academic excellence.			X
(9) Support research programs and activities that enhance the education programs of the State.			X

Table 5.1: Hawai‘i State Plan, Hawai‘i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Discussion: *The AMB Tower will join in and support existing cultural, art, and educational programming on the HHV campus. HHV participates in the HTA's Mālama Hawai‘i program, which aims to educate and encourage visitors to give back to the islands through volunteer experiences with local nonprofits. The resort also partners with the Kualoa Ranch to teach mālama ‘āina, giving visitors the opportunity to thatch traditional Hawaiian hale (grass huts), assist with cleaning, planting, harvesting the kalo (taro), or mālama of the la‘au lapa‘au (medicinal plants).*			
226-22 Objective and Policies for Socio-Cultural Advancement - Social Services. (A) Planning for the State's socio-cultural advancement with regard to social services shall be directed towards the achievement of the objective of improved public and private social services and activities that enable individuals, families, and groups to become more self-reliant and confident to improve their well-being. (B) To achieve the social service objective, it shall be the policy of the State to:			
(1) Assist individuals, especially those in need of attaining a minimally adequate standard of living and those confronted by social and economic hardship conditions, through social services and activities within the State's fiscal capacities.			X
(2) Promote coordination and integrative approaches among public and private agencies and programs to jointly address social problems that will enable individuals, families, and groups to deal effectively with social problems and to enhance their participation in society.			X
(3) Facilitate the adjustment of new residents, especially recently arrived immigrants, into Hawai‘i's communities.			X
(4) Promote alternatives to institutional care in the provision of long-term care for elder and disabled populations.			X
(5) Support public and private efforts to prevent domestic abuse and child molestation, and assist victims of abuse and neglect.			X
(6) Promote programs which assist people in need of family planning services to enable them to meet their needs.			X
Discussion: *While the Project supports the State's policies for the socio-cultural advancement in regard to social services, they are not directly applicable to the Project.*			
226-23 Objective and Policies for Socio-Cultural Advancement - Leisure. (A) Planning for the State's socio-cultural advancement with regard to leisure shall be directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations. (B) To achieve the leisure objective, it shall be the policy of this State to:			
(1) Foster and preserve Hawai‘i's multi-cultural heritage through supportive cultural, artistic, recreational, and humanities-oriented programs and activities.	X		
(2) Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.	X		
(3) Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.	X		
(4) Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved.	X		
(5) Ensure opportunities for everyone to use and enjoy Hawai‘i's recreational resources.	X		
(6) Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.	X		
(7) Provide adequate and accessible physical fitness programs to promote the physical and mental well-being of Hawai‘i's people.			X
(8) Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk, and traditional art forms.	X		
(9) Encourage the development of creative expression in the artistic disciplines to enable all segments of Hawai‘i's population to participate in the creative arts.	X		
(10) Assure adequate access to significant natural and cultural resources in public ownership.			X
Discussion: *The AMB Tower will support continued cultural and artistic educational programs and performances at the Village. The Project will facilitate improved connectivity to the Village and enhance the enjoyment of recreational activities at the HHV campus.*			

Table 5.1: Hawai'i State Plan, Hawai'i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
226-24 Objective and Policies for Socio-Cultural Advancement - Individual Rights and Personal Well-Being. (A) Planning for the State's socio-cultural advancement with regard to individual rights and personal well-being shall be directed towards achievement of the objective of increased opportunities and protection of individual rights to enable individuals to fulfill their socio-economic needs and aspirations. (B) To achieve the individual rights and personal well- being objective, it shall be the policy of this State to:			
(1) Provide effective services and activities that protect individuals from criminal acts and unfair practices and that alleviate the consequences of criminal acts in order to foster a safe and secure environment.			X
(2) Uphold and protect the national and State constitutional rights of every individual.			X
(3) Assure access to, and availability of, legal assistance, consumer protection, and other public services which strive to attain social justice.			X
(4) Ensure equal opportunities for individual participation in society.	X		
Discussion: *Through the provision of quality jobs and extension of business to local companies, the Project supports the individual rights and personal well-being of HHV staff and local residents.*			
226-25 Objective and Policies for Socio-Cultural Advancement - Culture. (A) Planning for the State's socio- cultural advancement with regard to culture shall be directed toward the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawai'i's people. (B) To achieve the culture objective, it shall be the policy of this State to:			
(1) Foster increased knowledge and understanding of Hawai'i's ethnic and cultural heritages and the history of Hawai'i.	X		
(2) Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawai'i's people and which are sensitive and responsive to family and community needs.	X		
(3) Encourage increased awareness of the effects of proposed public and private actions on the integrity and quality of cultural and community lifestyles in Hawai'i.	X		
(4) Encourage the essence of the aloha spirit in people's daily activities to promote harmonious relationships among Hawai'i's people and visitors.	X		
Discussion: *The Village's commitment to offering cultural and artistic educational programs, artistic demonstrations, events, and performances at the Village will continue under the Project.* *As discussed in Section 4.1.1, an AIS was prepared for the Project, and proposes mitigation of potential impacts to historic archaeological properties present on the Project Site, including archaeological monitoring in accordance with an AMP under HAR, Section 13-279-4, and burial treatment in accordance with a BTP under HAR, Section 13-300-33. The results and recommendations within the AIS are currently in review and awaiting concurrence from SHPD. Additionally, cultural community consultation will be ongoing throughout the entitlement process and any significant finds will be reported to SHPD, OHA, the OIBC, and the participating members of the cultural community consultation process.*			
226-26 Objectives and Policies for Socio-Cultural Advancement - Public Safety. (A) Planning for the State's socio- cultural advancement with regard to public safety shall be directed towards the achievement of the following objectives:			
(1) Assurance of public safety and adequate protection of life and property for all people.	X		
(2) Optimum organizational readiness and capability in all phases of emergency management to maintain the strength, resources, and social and economic well-being of the community in the event of civil disruptions, wars, natural disasters, and other major disturbances.	X		
(3) Promotion of a sense of community responsibility for the welfare and safety of Hawai'i's people.	X		
(B) To achieve the public safety objectives, it shall be the policy of this State to:			
(1) Ensure that public safety programs are effective and responsive to community needs.			X
(2) Encourage increased community awareness and participation in public safety programs.			X
(C) To further achieve public safety objectives related to criminal justice, it shall be the policy of this State to:			
(1) Support criminal justice programs aimed at preventing and curtailing criminal activities.			X
(2) Develop a coordinated, systematic approach to criminal justice administration among all criminal justice agencies.			X

Table 5.1: Hawai‘i State Plan, Hawai‘i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
(3) Provide a range of correctional resources which may include facilities and alternatives to traditional incarceration in order to address the varied security needs of the community and successfully reintegrate offenders into the community.			X
(D) To further achieve public safety objectives related to emergency management, it shall be the policy of this State to:			
(1) Ensure that responsible organizations are in a proper state of readiness to respond to major war-related, natural, or technological disasters and civil disturbances at all times.			X
(2) Enhance the coordination between emergency management programs throughout the State.			X
Discussion: *As with the entire Village campus, hotel security and staff at AMB Tower will be trained to address a range of situations that require immediate response to emergencies or unlawful activity on-site. Response plans are in place in the event of natural disasters (Section 4.4).*			
226-27 Objectives and Policies for Socio-Cultural Advancement - Government. (A) Planning the State's socio-cultural advancement with regard to government shall be directed towards the achievement of the following objectives:			
(1) Efficient, effective, and responsive government services at all levels in the State.			X
(2) Fiscal integrity, responsibility, and efficiency in the State government and county governments.			X
(B) To achieve the government objectives, it shall be the policy of this State to:			
(1) Provide for necessary public goods and services not assumed by the private sector.			X
(2) Pursue an openness and responsiveness in government that permits the flow of public information, interaction, and response.			X
(3) Minimize the size of government to that necessary to be effective.			X
(4) Stimulate the responsibility in citizens to productively participate in government for a better Hawai‘i.			X
(5) Assure that government attitudes, actions, and services are sensitive to community needs and concerns.			X
(6) Provide for a balanced fiscal budget.			X
(7) Improve the fiscal budgeting and management system of the State.			X
(8) Promote the consolidation of State and county governmental functions to increase the effective and efficient delivery of government programs and services and to eliminate duplicative services wherever feasible.			X
Discussion: *While the Project supports the objectives and policies for socio-cultural advancement in regard to government, they are not directly applicable to the Project.*			
Hawai‘i State Plan - HRS Ch. 226 - Part III. Priority Guideline			
226-101 Purpose. The purpose of this part is to establish overall priority guidelines to address areas of statewide concern.			
226-102 Overall Direction. The State shall strive to improve the quality of life for Hawai‘i's present and future population through the pursuit of desirable courses of action in seven major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, quality education, principles of sustainability, and climate change adaptation.			
226-103 Economic Priority Guidelines. (A) Priority guidelines to stimulate economic growth and encourage business expansion and development to provide needed jobs for Hawai‘i's people and achieve a stable and diversified economy:			
(1) Seek a variety of means to increase the availability of investment capital for new and expanding enterprises. (A) Encourage investments which: (i) Reflect long term commitments to the State; (ii) Rely on economic linkages within the local economy; (iii) Diversify the economy;	X		

Table 5.1: Hawai‘i State Plan, Hawai‘i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
(iv) Reinvest in the local economy; (v) Are sensitive to community needs and priorities; and (vi) Demonstrate a commitment to provide management opportunities to Hawai‘i residents.			
(B) Encourage investments in innovative activities that have a nexus to the State, such as:			
(i) Present or former residents acting as entrepreneurs or principals;			X
(ii) Academic support from an institution of higher education in Hawai‘i;			X
(iii) Investment interest from Hawai‘i residents;			X
(iv) Resources unique to Hawai‘i that are required for innovative activity; and	X		
(v) Complementary or supportive industries or government programs or projects.			X
(2) Encourage the expansion of technological research to assist industry development and support the development and commercialization of technological advancements.			X
(3) Improve the quality, accessibility, and range of services provided by government to business, including data and reference services and assistance in complying with governmental regulations.			X
(4) Seek to ensure that State business tax, labor laws, and administrative policies are equitable, rational, and predictable.			X
(5) Streamline the processes for building and development permit and review and telecommunication infrastructure installation approval and eliminate or consolidate other burdensome or duplicative governmental requirements imposed on business, where scientific evidence indicates that public health, safety, and welfare would not be adversely affected.			X
(6) Encourage the formation of cooperatives and other favorable marketing or distribution arrangements at the regional or local level to assist Hawai‘i's small-scale producers, manufacturers, and distributors.	X		
(7) Continue to seek legislation to protect Hawai‘i from transportation interruptions between Hawai‘i and the continental United States.			X
(8) Provide public incentives and encourage private initiative to develop and attract industries which promise long-term growth potential and which have the following characteristics:			
(a) An industry that can take advantage of Hawai‘i’s unique location and available physical and human resources.	X		
(b) A clean industry that would have minimal adverse effects on Hawai‘i’s environment.	X		
(c) An industry that is willing to hire and train Hawai‘i’s people to meet the industry's labor needs at all levels of employment.	X		
(d) An industry that would provide reasonable income and steady employment.	X		
(9) Support and encourage, through educational and technical assistance programs and other means, expanded opportunities for employee ownership and participation in Hawai‘i business.			X
(10) Enhance the quality of Hawai‘i’s labor force and develop and maintain career opportunities for Hawai‘i’s people through the following actions:			
(A) Expand vocational training in diversified agriculture, aquaculture, information industry, and other areas where growth is desired and feasible.			X
(B) Encourage more effective career counseling and guidance in high schools and post-secondary institutions to inform students of present and future career opportunities.			X
(C) Allocate educational resources to career areas where high employment is expected and where growth of new industries is desired.			X
(D) Promote career opportunities in all industries for Hawai‘i’s people by encouraging firms doing business in the State to hire residents.			X
(E) Promote greater public and private sector cooperation in determining industrial training needs and in developing relevant curricula and on- the-job training opportunities.			X
(F) Provide retraining programs and other support services to assist entry of displaced workers into alternative employment.			X
(B) Priority guidelines to promote the economic health and quality of the visitor industry:			

Table 5.1: Hawai‘i State Plan, Hawai‘i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
(1) Promote visitor satisfaction by fostering an environment which enhances the Aloha Spirit and minimizes inconveniences to Hawai‘i's residents and visitors.	X		
(2) Encourage the development and maintenance of well- designed, adequately serviced hotels and resort destination areas which are sensitive to neighboring communities and activities and which provide for adequate shoreline setbacks and beach access.	X		
(3) Support appropriate capital improvements to enhance the quality of existing resort destination areas and provide incentives to encourage investment in upgrading, repair, and maintenance of visitor facilities.	X		
(4) Encourage visitor industry practices and activities which respect, preserve, and enhance Hawai‘i’s significant natural, scenic, historic, and cultural resources.	X		
(5) Develop and maintain career opportunities in the visitor industry for Hawai‘i’s people, with emphasis on managerial positions.	X		
(6) Support and coordinate tourism promotion abroad to enhance Hawai‘i's share of existing and potential visitor markets.	X		
(7) Maintain and encourage a more favorable resort investment climate consistent with the objectives of this chapter.	X		
(8) Support law enforcement activities that provide a safer environment for both visitors and residents alike.	X		
(9) Coordinate visitor industry activities and promotions to business visitors through the State network of advanced data communication techniques.	X		
(C) Priority guidelines to promote the continued viability of the sugar and pineapple industries:			
(1) Provide adequate agricultural lands to support the economic viability of the sugar and pineapple industries.			X
(2) Continue efforts to maintain federal support to provide stable sugar prices high enough to allow profitable operations in Hawai‘i.			X
(3) Support research and development, as appropriate, to improve the quality and production of sugar and pineapple crops.			X
(D) Priority guidelines to promote the growth and development of diversified agriculture and aquaculture:			
(1) Identify, conserve, and protect agricultural and aquacultural lands of importance and initiate affirmative and comprehensive programs to promote economically productive agricultural and aquacultural uses of such lands.			X
(2) Assist in providing adequate, reasonably priced water for agricultural activities.			X
(3) Encourage public and private investment to increase water supply and to improve transmission, storage, and irrigation facilities in support of diversified agriculture and aquaculture.			X
(4) Assist in the formation and operation of production and marketing associations and cooperatives to reduce production and marketing costs.			X
(5) Encourage and assist with the development of a waterborne and airborne freight and cargo system capable of meeting the needs of Hawai‘i's agricultural community.			X
(6) Seek favorable freight rates for Hawai‘i's agricultural products from inter-island and overseas transportation operators.			X
(7) Encourage the development and expansion of agricultural and aquacultural activities which offer long-term economic growth potential and employment opportunities.			X
(8) Continue the development of agricultural parks and other programs to assist small independent farmers in securing agricultural lands and loans.			X
(9) Require agricultural uses in agricultural subdivisions and closely monitor the uses in these subdivisions.			X
(10) Support the continuation of land currently in use for diversified agriculture.			X
(11) Encourage residents and visitors to support Hawai‘i's farmers by purchasing locally grown food and food products.			X
(E) Priority guidelines for water use and development:			

Table 5.1: Hawai‘i State Plan, Hawai‘i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
(1) Maintain and improve water conservation programs to reduce the overall water consumption rate.	X		
(2) Encourage the improvement of irrigation technology and promote the use of non-potable water for agricultural and landscaping purposes.			X
(3) Increase the support for research and development of economically feasible alternative water sources.			X
(4) Explore alternative funding sources and approaches to support future water development programs and water system improvements.			X
(F) Priority guidelines for energy use and development:			
(1) Encourage the development, demonstration, and commercialization of renewable energy sources.			X
(2) Initiate, maintain, and improve energy conservation programs aimed at reducing energy waste and increasing public awareness of the need to conserve energy.	X		
(3) Provide incentives to encourage the use of energy conserving technology in residential, industrial, and other buildings.	X		
(4) Encourage the development and use of energy conserving and cost-efficient transportation systems.	X		
(G) Priority guidelines to promote the development of the information industry:			
(1) Establish an information network that will serve as the catalyst for establishing a viable information industry in Hawai‘i.			X
(2) Encourage the development of services such as financial data processing, products and services exchange, foreign language translations, telemarketing, teleconferencing, a twenty-four-hour international stock exchange, international banking, and a Pacific Rim management center.			X
(3) Encourage the development of small businesses in the information field such as software development, the development of new information systems and peripherals, data conversion and data entry services, and home or cottage services such as computer programming, secretarial, and accounting services.			X
(4) Encourage the development or expansion of educational and training opportunities for residents in the information and telecommunications fields.			X
(5) Encourage research activities, including legal research in the information and telecommunications fields.			X
(6) Support promotional activities to market Hawai‘i's information industry services.			X
(7) Encourage the location or co-location of telecommunication or wireless information relay facilities in the community, including public areas, where scientific evidence indicates that the public health, safety, and welfare would not be adversely affected.			X

Discussion: *The AMB Tower will enhance the quality of the visitor experience at HHV by rejuvinating Ala Moana Boulevard as the ‘ewa gateway to Waikīkī. The proposed action will have a positive effect on the State’s economy through the addition of 515 hotel rooms and increased visitor spending and short-term and long-term employment.*

The Project will support HHV’s overall efforts in responsible tourism, as discussed in Section 4.12. HHV offers unique amenities like the Duke Kahanamoku Lagoon, world-class shopping and dining, on-campus programming like the Waikīkī Starlight Lū‘au and other activities for guests to enjoy on the property, thereby reducing the impact on busy roads and visitor hotspots. Further, the AMB Tower will add additional amenities on site that will be available for all HHV guests, and, in part, to the general public.

Hilton’s “Light Stay” monitoring program will be implemented at the AMB Tower to measure and manage the environmental impact of the Project, including tracking water and energy consumption and waste generation. Additional measures to increase energy efficiency of the Project include, but are not limited to, the incorporation of low-flow plumbing fixtures to encourage water efficiency; the use of low-emittance window glazing, air-conditioning controls, and use of compact fluorescent lamps and light-emitting diodes light fixtures; and, the use of low-emitting materials for applications of adhesives, sealants, paints, carpets and flooring systems to promote a healthy indoor environment. See Section 4.12.

Existing utilities at the site will accommodate the Project, and water conservation measures will be implemented in accordance with State and City requirements (Section 4.8).

Table 5.1: Hawai‘i State Plan, Hawai‘i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
226-104 Population Growth and Land Resources Priority Guidelines.			
(A) Priority guidelines to effect desired statewide growth and distribution:			
(1) Encourage planning and resource management to insure that population growth rates throughout the State are consistent with available and planned resource capacities and reflect the needs and desires of Hawai‘i's people.			X
(2) Manage a growth rate for Hawai‘i's economy that will parallel future employment needs for Hawai‘i's people.			X
(3) Ensure that adequate support services and facilities are provided to accommodate the desired distribution of future growth throughout the State.			X
(4) Encourage major State and federal investments and services to promote economic development and private investment to the neighbor islands, as appropriate.			X
(5) Explore the possibility of making available urban land, low-interest loans, and housing subsidies to encourage the provision of housing to support selective economic and population growth on the neighbor islands.			X
(6) Seek federal funds and other funding sources outside the State for research, program development, and training to provide future employment opportunities on the neighbor islands.			X
(7) Support the development of high technology parks on the neighbor islands.			X
(B) Priority guidelines for regional growth distribution and land resource utilization:			
(1) Encourage urban growth primarily to existing urban areas where adequate public facilities are already available or can be provided with reasonable public expenditures, and away from areas where other important benefits are present, such as protection of important agricultural land or preservation of lifestyles.	X		
(2) Make available marginal or nonessential agricultural lands for appropriate urban uses while maintaining agricultural lands of importance in the agricultural district.			X
(3) Restrict development when drafting of water would result in exceeding the sustainable yield or in significantly diminishing the recharge capacity of any groundwater area.			X
(4) Encourage restriction of new urban development in areas where water is insufficient from any source for both agricultural and domestic use.			X
(5) In order to preserve green belts, give priority to State capital-improvement funds which encourage location of urban development within existing urban areas except where compelling public interest dictates development of a noncontiguous new urban core.			X
(6) Seek participation from the private sector for the cost of building infrastructure and utilities, and maintaining open spaces.	X		
(7) Pursue rehabilitation of appropriate urban areas.	X		
(8) Support the redevelopment of Kaka’ako into a viable residential, industrial, and commercial community.			X
(9) Direct future urban development away from critical environmental areas or impose mitigating measures so that negative impacts on the environment would be minimized.	X		
(10) Identify critical environmental areas in Hawai‘i to include but not be limited to the following: watershed and recharge areas; wildlife habitats (on land and in the ocean); areas with endangered species of plants and wildlife; natural streams and water bodies; scenic and recreational shoreline resources; open space and natural areas; historic and cultural sites; areas particularly sensitive to reduction in water and air quality; and scenic resources.			X
(11) Identify all areas where priority should be given to preserving rural character and lifestyle.			X
(12) Utilize Hawai‘i's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline, conservation lands, and other limited resources for future generations.	X		
(13) Protect and enhance Hawai‘i's shoreline, open spaces, and scenic resources.	X		

Table 5.1: Hawai'i State Plan, Hawai'i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Discussion: *The Project will replace existing outdated structures at the Project Site with the new AMB Tower, which will revitalize the 'ewa gateway to Waikīkī. The urbanized district of Waikīkī has been planned as the anchor resort area of the State. Continuing to focus resort development in Waikīkī is consistent with the State's plan to direct urban development away from critical areas reserved for conservation or other uses.* *HHV remains committed to reducing its carbon footprint through its participation in Hilton's "Light Stay" program, which will be implemented at the AMB Tower. Design of the tower will, where feasible, also include features to reduce potential impacts to the surrounding environment, including the use of LID measures and water conservation strategies. The use of green infrastructure features, such as a green wall on portions of the podium, may be incorporated where feasible. The AMB Tower will add new public benefits, to be confirmed during the PD-R permit process. HHV will also continue providing its numerous benefits to the public, including maintenance of open space and entertainment offerings (such as the weekly fireworks show on Duke Kahanamoku Beach).*			
226-105 Crime and Criminal Justice Priority Guidelines. (A) Priority Guidelines in the Area of Crime and Criminal Justice:			
(1) Support law enforcement activities and other criminal justice efforts that are directed to provide a safer environment.	X		
(2) Target State and local resources on efforts to reduce the incidence of violent crime and on programs relating to the apprehension and prosecution of repeat offenders.			X
(3) Support community and neighborhood program initiatives that enable residents to assist law enforcement agencies in preventing criminal activities.			X
(4) Reduce overcrowding or substandard conditions in correctional facilities through a comprehensive approach among all criminal justice agencies which may include sentencing law revisions and use of alternative sanctions other than incarceration for persons who pose no danger to their community.			X
(5) Provide a range of appropriate sanctions for juvenile offenders, including community-based programs and other alternative sanctions.			X
(6) Increase public and private efforts to assist witnesses and victims of crimes and to minimize the costs of victimization.			X
Discussion: *The HHV ensures the safety of its guests with the provision of hotel security and maintenance of emergency response plans and procedures.*			
226-106 Affordable Housing Priority Guidelines. (A) Priority guidelines for the provision of affordable housing:			
(1) Seek to use marginal or nonessential agricultural land and public land to meet housing needs of low- and moderate-income and gap-group households.			X
(2) Encourage the use of alternative construction and development methods as a means of reducing production costs.			X
(3) Improve information and analysis relative to land availability and suitability for housing.			X
(4) Create incentives for development which would increase home ownership and rental opportunities for Hawai'i's low- and moderate-income households, gap-group households, and residents with special needs.			X
(5) Encourage continued support for government or private housing programs that provide low interest mortgages to Hawai'i's people for the purchase of initial owner- occupied housing.			X
(6) Encourage public and private sector cooperation in the development of rental housing alternatives.			X
(7) Encourage improved coordination between various agencies and levels of government to deal with housing policies and regulations.			X
(8) Give higher priority to the provision of quality housing that is affordable for Hawai'i's residents and less priority to development of housing intended primarily for individuals outside of Hawai'i.			X
Discussion: *While the Project supports the objectives and policies for affordable housing, they are not directly applicable to the Project.*			

Table 5.1: Hawai‘i State Plan, Hawai‘i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
226-107 Quality Education Priority Guidelines. (A) Priority guidelines to promote quality education:			
(1) Pursue effective programs which reflect the varied district, school, and student needs to strengthen basic skills achievement.			X
(2) Continue emphasis on general education "core" requirements to provide common background to students and essential support to other university programs.			X
(3) Initiate efforts to improve the quality of education by improving the capabilities of the education work force.			X
(4) Promote increased opportunities for greater autonomy and flexibility of educational institutions in their decision-making responsibilities.			X
(5) Increase and improve the use of information technology in education by the availability of telecommunications equipment for. (a) The electronic exchange of information. (b) Statewide electronic mail. (c) Access to the Internet.			X
(6) Pursue the establishment of Hawai‘i's public and private universities and colleges as research and training centers of the Pacific;			X
(7) Develop resources and programs for early childhood education;			X
(8) Explore alternatives for funding and delivery of educational services to improve the overall quality of education; and			X
(9) Strengthen and expand educational programs and services for students with special needs.			X
Discussion: *The objectives and policies for education are not directly applicable to the Project; however, increased State revenues (e.g., from Transient Accommodations Taxes and General Excise Taxes) will help support the State's educational objectives.*			
226-107 Sustainability Priority Guidelines. (A) Priority guidelines to promote sustainability:			
(1) Encourage balanced economic, social, community, and environmental priorities	X		
(2) Encourage planning that respects and promotes living within the natural resources and limits of the State.	X		
(3) Promote a diversified and dynamic economy.	X		
(4) Encourage respect for the host culture.	X		
(5) Promote decisions based on meeting the needs of the present without compromising the needs of future generations.	X		
(6) Consider the principles of the ahupua‘a system.			X
(7) Emphasize that everyone, including individuals, families, communities, businesses, and government, has the responsibility for achieving a sustainable Hawai‘i.	X		
Discussion: *The Project Site has been previously developed, and infrastructure is adequate to serve the AMB Tower. HHV is committed to reducing its water consumption and carbon footprint through its participation in Hilton's "Light Stay" program, which will be implemented at the AMB Tower. The Project will help contribute to a dynamic economy through the provision of short-term and long-term jobs, induced support of other local businesses and industries, retail and hotel accommodations that increase choice at the Village, and increased visitor spending, while maintaining the aloha spirit fundamental to the hospitality industry.*			
226-109 Climate Change Adaptation Priority Guidelines. Priority guidelines to prepare the State to address the impacts of climate change, including impacts to the areas of agriculture; conservation lands; coastal and nearshore marine areas; natural and cultural resources; education; energy; higher education; health; historic preservation; water resources; the built environment, such as housing, recreation, transportation; and the economy shall:			

Table 5.1: Hawai‘i State Plan, Hawai‘i Revised Statutes, Chapter 226 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
(1) Ensure that Hawai‘i’s people are educated, informed, and aware of the impacts climate change may have on their communities			X
(2) Encourage community stewardship groups and local stakeholders to participate in planning and implementation of climate change policies			X
(3) Invest in continued monitoring and research of Hawai‘i’s climate and the impacts of climate change on the State.			X
(4) Consider native Hawaiian traditional knowledge and practices in planning for the impacts of climate change.			X
(5) Encourage the preservation and restoration of natural landscape features, such as coral reefs, beaches and dunes, forests, streams, floodplains, and wetlands, which have the inherent capacity to avoid, minimize, or mitigate the impacts of climate change.	X		
(6) Explore adaptation strategies that moderate harm or exploit beneficial opportunities in response to actual or expected climate change impacts to the natural and built environments.	X		
(7) Promote sector resilience in areas such as water, roads, airports, and public health, by encouraging the identification of climate change threats, assessment of potential consequences, and evaluation of adaptation options.	X		
(8) Foster cross-jurisdictional collaboration between county, State, and federal agencies and partnerships between government and private entities and other nongovernmental entities, including nonprofit entities.			X
(9) Use management and implementation approaches that encourage the continual collection, evaluation, and integration of new information and strategies into new and existing practices, policies, and plans.			X
(10) Encourage planning and management of the natural and built environments that effectively integrate climate change policy.	X		
Discussion: *SLR is an inevitable part of Hawai‘i’s future, and the Project developer is committed to proactively planning and designing the AMB Tower to be resilient and take into account the impacts of higher ocean levels. As discussed in Section 4.4.5, 3.2 feet of SLR by the year 2100 may result in passive flooding on the site. The AMB Tower will be designed with a finished floor elevation of 7.5 feet above msl to prevent passive flooding into the building. Utilities will be located at higher elevations where feasible. LID measures, where feasible, will be incorporated and will be determined as design progresses. The use of green infrastructure features, such as a green wall on portions of the podium, may be incorporated where feasible. HHV will continue to contribute and participate with local stakeholders regarding a regional coordinated effort to address the effects of climate change and SLR.* *As part of its commitment to continued environmental responsibility at the Village, the AMB Tower will integrate HHV’s longtime sustainability practices, including the implementation of various recycling programs, the use of low flow water fixtures, incorporation of EV charging, and bicycle storage. Hilton’s “Light Stay” monitoring program will also be used at the AMB Tower to manage its water and energy consumption. See Section 4.12 for further discussion on sustainable practices.*			

5.2.4 Hawai‘i 2050 Sustainability Plan

Updated in June 2021, the Hawai‘i 2050 Sustainability Plan serves as the State’s sustainability and climate strategic action plan; aligns the State’s goals, policies, and actions with the United Nations (UN) Sustainable Development Goals (SDGs); and recommends sustainability and climate change actions for 2020–2030. The revised plan guides the coordination and implementation of Hawai‘i’s sustainability and climate adaptation goals, principles, and policies, pursuant to HRS, Section 226-65. It also provides recommendations for a sustainable and resilient economic recovery for Hawai‘i.

The Hawai‘i 2050 Sustainability Plan identifies eight focus areas with 38 strategies and more than 250 recommended actions toward a sustainable Hawai‘i. The focus areas align with priorities identified through public and stakeholder engagement, as well as ongoing commitments the State has made. The Project’s consistency with the focus areas and strategies outlined in the Hawai‘i 2050 Sustainability Plan are discussed in *Table 5.2*.

Table 5.2: Hawai'i 2050 Sustainability Plan **HRS, Section 226-65** **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**	**S**	**N/S**	**N/A**
1. Promote a Sustainable Economic Recovery			
Strategy 1: Support farmer livelihoods			X
Strategy 2: Support local markets for locally grown food	X		
Strategy 3: Promote sustainable & resilient farmland, practices, and infrastructure			X
Strategy 4: Invest in green workforce development beginning with youth.			X
Strategy 5: Foster the development of jobs that can sustain families financially.	X		
Strategy 6: Support diversification of the economy.			X
Strategy 7: Reduce the environmental footprint of the tourism industry.	X		
Strategy 8: Support native Hawaiian culture and reduce impacts of the tourism industry to local communities.	X		
Discussion: As discussed in Section 4.10, the Project will result in direct and indirect benefits that will support the economic recovery of the tourism industry and wider Waikīkī region. Benefits will include both short- and long-term jobs, increased spending, State and City revenue, and support of local businesses and other sectors through the purchase of goods and services needed to operate the AMB Tower. To support its sustainability and reduce its carbon footprint, the AMB Tower will participate in Hilton's "Light Stay" program to monitor and conserve energy and water. Additionally, the Project will, where feasible, incorporate water-saving measures as required by BWS and LID measures to protect water quality. Design of the tower will nurture a Hawaiian sense of place and enhance the visitor experience at HHV.			
2. Reduce Greenhouse Gas Emissions			
Strategy 9: Measure, manage, and plan for GHG emission reduction.			X
Strategy 10: Incorporate climate change planning into decision-making processes.	X		
Strategy 11: Promote energy conservation and efficiency through outreach, communication, and community and public engagement.			X
Strategy 12: Continue to invest in the deployment of clean energy technologies to reduce reliance on fossil fuels.	X		
Strategy 13: Expand the adoption of zero emission vehicles.			X
Strategy 14: Promote alternative modes of transportation.	X		
Strategy 15: Reduce the generation of waste, including plastic waste.	X		
Strategy 16: Increase diversion of waste through recycling, reuse, and composting.	X		
Discussion: According to the Air Quality study conducted for the Project (Appendix D), in the long-term, air quality could be impacted by on-site area and stationary and mobile sources; however, these impacts are not expected to be significant. Additionally, the AMB Tower is not anticipated to generate a large amount of vehicular traffic (Section 4.7.1). Guests of the Project will be able to take advantage of the area's high density of services in the vicinity to reduce vehicular use. The Project will improve the pedestrian environment at its street frontage along Ala Moana Boulevard. More pedestrian traffic could mean less vehicular traffic, and thereby incrementally support the reduction of GHG emissions. Finally, as is currently done at the Village campus, the Project will implement recycling of food waste, cardboard, glass, and plastics.			
3. Improve Climate Resilience			
Strategy 17: Integrate climate change adaptation and resilience considerations into planning and implementation.	X		
Strategy 18: Assess and communicate the impacts of climate change to residents, businesses, and communities most likely to be impacted.			X
Strategy 19: Implement actions that improve the State's resilience to climate change.	X		
Strategy 20: Increase the resilience of vulnerable populations to the impacts of climate change and other shocks and stressors.			X

Table 5.2: Hawai'i 2050 Sustainability Plan **HRS, Section 226-65** **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**	**S**	**N/S**	**N/A**
Discussion: *The design of the Project considers the future impacts of SLR and includes. adaptive design and resilience planning. The tower will include a finished floor elevation of 7.5 above msl. LID measures will be incorporated and will be determined as design progresses. The use of green infrastructure features, such as a green wall on portions of the podium, may be incorporated where feasible. Utilities will be located at higher elevations where feasible.*			
4. Advance Sustainable Communities			
Strategy 21: Advance smart growth initiatives and multimodal transportation systems.	X		
Strategy 22: Advance sustainability in school and university operations			X
Strategy 23: Integrate sustainable design principles into new and existing buildings.	X		
Discussion: *The Project is located at the 'ewa gateway to Waikīkī, a densely populated residential and resort neighborhood. The site is developed, but has been underutilized. Locating the Project in an area that has adequate infrastructure and has already been developed is consistent with smart growth initiatives. Guests of the Project will be able to take advantage of the area's high density of services in the vicinity to reduce vehicular use. The Project will improve the pedestrian environment along Ala Moana Boulevard through the provision of a welcoming porte cochere, landscaping, water features, and ground-floor retail with an open seating area. With construction of the Project, the Village campus will continue to have more than 50 percent of open space, much of which is available to the public as a benefit. In addition, HHV maintains the adjacent 4.6-acre Duke Kahanamoku Lagoon and the adjacent beach for the benefit of the public.*			
5. Advance Equity			
Strategy 24: Strengthen broadband access to support digital learning and online solutions in rural areas.			X
Strategy 25: Continue to improve economic and social sustainability of individuals through access to affordable housing.			X
Strategy 26: Continue to implement strategies that reduce homelessness in Hawai'i to enhance livelihoods.			X
Strategy 27: Continue to advance opportunities for all, regardless of gender.	X		
Discussion: *The Project will support sustainable employment opportunities for all, regardless of gender identification.*			
6. Institutionalize Sustainability Throughout Government			
Strategy 28: Invest in staff and other resources to coordinate and advance sustainability goals across State agencies and local governments.			X
Strategy 29: Update State policies to reflect sustainability and climate change priorities.			X
Strategy 30: Incorporate sustainability into government operations.			X
Discussion: *The Hawai'i 2050 Sustainability Plan's focus area of institutionalizing sustainability through government is not directly applicable to the Project.*			
7. Preserve the Natural Environment			
Strategy 31: Improve water quality through reduced pollution and dumping.	X		
Strategy 32: Support water reuse strategies to conserve water.	X		
Strategy 33: Establish policies to protect Hawai'i's unique marine ecosystems.			X
Strategy 34: Manage climate change impacts to marine resources.			X
Strategy 35: Protect and manage watersheds.	X		
Strategy 36: Continue to adopt strategies that protect land-based natural resources.			X
Strategy 37: Conserve working forest landscapes, protect forests from harm, and enhance public benefits from trees and forests.			X
Discussion: *The Project will mitigate potential short- and long-term impacts to water quality due to stormwater runoff through compliance with the conditions of the necessary City grading permit and applicable provisions of HAR, Sections 11-54 and 11-55. Low-impact development measures, such as seepage wells, drywells, or permeable pavement, where feasible, will be integrated into Project design in the long term.*			

Table 5.2: Hawai‘i 2050 Sustainability Plan HRS, Section 226-65 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
8. Perpetuate Traditional Ecological Knowledge and Values			
Strategy 38: Ground climate and sustainability strategies in our cultural foundation.	X		
Discussion: *HHV participates in the HTA's Mālama Hawai‘i program, which aims to educate and encourage visitors to give back to the islands through volunteer experiences with local nonprofits. The resort also partners with the Kualoa Ranch to teach mālama ‘āina, giving visitors the opportunity to thatch traditional Hawaiian hale (grass huts), assist with cleaning, planting, harvesting the kalo (taro), or mālama of the la‘au lapa‘au (medicinal plants).* *An AIS and CIA were conducted during the preparation of the SEIS to assess the sensitivity and potential presence of historic resources, including subsurface resources such as burials (Section 4.1). As needed, identified mitigative measures that are in accordance with State Historic Preservation laws will be administered, should such resources be discovered. Additionally, cultural community consultation will be ongoing through the entitlement process and any significant finds will be reported to SHPD, OHA, the OIBC, and the participating members of the cultural community consultation process.*			

5.2.5 Hawai‘i State Functional Plans

Developed in the late 1980s and early 1990s as part of the Statewide Planning System, the State Functional Plans are the primary guidance tools for implementing the Hawai‘i State Plan. While the Hawai‘i State Plan establishes long-term objectives for Hawai‘i, the purposes of the Functional Plans are to identify major statewide concerns; define current strategies for particular functions; identify major relationships among different functions; and provide strategies for departmental policies, programs, and priorities. The Functional Plans provide guidance as to State and County roles and the allocation of resources to fulfill identified activities in the areas of agriculture, conservation lands, education, employment, energy, health, higher education, historic preservation, housing, human services, recreation, tourism, transportation, and water resources. Applicable functional plans and their objectives are discussed in *Table 5.3.*

Table 5.3: Hawai‘i State Functional Plans S = Supportive, N/S = Not Supportive, N/A = Not Applicable		S	N/S	N/A
Employment State Functional Plan (1990)				
Objective I.A:	Improve the qualifications of entry level workers and their transition to employment			X
Objective I.B:	Develop and deliver education, training and related services to ensure and maintain a quality and competitive workforce.	X		
Objective II.A:	Improve labor exchange			X
Objective III.A:	Improve quality of life for workers and families.	X		
Objective IV.A:	Improve planning of economic development, employment and training activities	X		
Discussion: *As described in Section 4.10, the Project is anticipated to add 1,831 worker years on site and 610 worker years off-site during the construction period. In the long term, 370 FTE jobs on site and 123 FTE jobs off site are anticipated to be created. The creation of jobs and wages will result in a multiplier effect, increasing the flow of capital into the local economy. Operation and maintenance of the AMB Tower will also require goods and services from other local businesses, stimulating and supporting local industries.*				
Historic Preservation State Functional Plan (1991)				
Policy A.1:	Expand Statewide Historic Sites Inventory Program			X
Policy B.1:	Provide timely historic property reviews which are integrated effectively into the land use regulatory system.	X		
Policy B.2:	Establish and make available a variety of mechanisms to better protect historic properties.			X

Table 5.3: Hawai'i State Functional Plans **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**		S	N/S	N/A
Policy C.1:	Evaluate and designate significant historic properties for legal recognition in a timely manner.	X		
Policy C.2:	Encourage the preservation and maintenance of historical properties through economic incentives and support.			X
Policy C.3:	Explore innovative means to better manage historic properties.	X		
Policy C.4:	Encourage proper preservation techniques.	X		
Policy D.1:	Provide adequate facilities to preserve historic resources.	X		
Policy E.1:	Provide support and coordination to activities involved with the collection and conservation of historic records and materials.	X		
Policy F.1:	Support programs to facilitate the public's gathering of historic information			X
Policy F.2:	Coordinate and support programs to disseminate information to the public.			X
Policy G.1:	Provide opportunities for continuing education for persons involved with collecting and preserving historical resources.			X
Discussion: *An AIS was prepared for the Project (Section 4.1.1), and proposes mitigation commitments for potential impacts to historic archaeological properties present on the Project Site, including archaeological monitoring in accordance with an AMP meeting the requirements of HAR, Section 13-279-4, and burial treatment in accordance with a BTP meeting the requirements of HAR, Section 13-300-33. The results and recommendations within the AIS are currently in review and awaiting concurrence from SHPD. Additionally, cultural community consultation will be ongoing through the entitlement process and any significant finds will be reported to SHPD, OHA, the OIBC, and the participating members of the cultural community consultation process.* *Existing structures on the Added Parcels will be demolished to construct the Project. As concluded by the RLS, the buildings do not contain historic integrity and are neither eligible for listing on the Hawai'i and National Registers of Historic Places nor significant under any National Register criteria. With the results of the RLS, no significant adverse impacts to historic architectural resources are anticipated.*				
Tourism State Functional Plan (1991)				
Objective I.A:	Development, implementation and maintenance of policies and actions which support the steady and balanced growth of the visitor industry.	X		
Objective II.A:	Development and maintenance of well-designed visitor facilities and related developments which are sensitive to the environment, sensitive to neighboring communities and activities, and adequately serviced by infrastructure and support services.	X		
Objective III.A:	Enhancement of respect and regard for the fragile resources which comprise Hawai'i's natural and cultural environment. Increased preservation and maintenance efforts.	X		
Objective IV.A:	Support of Hawai'i's diverse range of lifestyles and natural environment.	X		
Objective IV.B:	Achievement of mutual appreciation among residents, visitors, and the visitor industry.	X		
Objective V.A:	Development of a productive workforce to maintain a high quality visitor industry.	X		
Objective V.B:	Enhancement of career and employment opportunities in the visitor industry.	X		
Objective VI.A:	Maintenance of high consumer awareness of Hawai'i as a visitor destination in specific desired market segments.	X		
Discussion: *The Project will support the continued recovery and planned growth of the visitor industry in Waikīkī. AMB Tower will provide 515 new hotel guestrooms and upgraded amenities available for use by all HHV visitors. The new tower will enhance the Project Site by replacing outdated or dilapidated buildings with a new tower that reflects Hawai'i's rich heritage and cultural diversity in a contemporary form. Economic expansion will result from increased employment, extending business to local companies beyond HHV, increased tax revenues to the State and County governments, and overall increased visitor spending.*				

Table 5.3: Hawai‘i State Functional Plans S = Supportive, N/S = Not Supportive, N/A = Not Applicable		S	N/S	N/A
Transportation State Functional Plan (1991)				
Objective A:	Expansion of the transportation system and reduction of congestion by increasing transportation capacity, modernizing transportation infrastructure, improving regional mobility, and promoting the development of public transportation systems.			X
Objective B:	Reduction of travel demand through zoning and decentralization initiatives, by closing the gap between where people live and work.			X
Objective C:	Management of existing transportation systems through a program of transportation systems management.			X
Objective D:	Identification and reservation of lands and rights-of-way required for future transportation improvements.			X
Objective E:	Planning and designing State highways to enhance inter-regional mobility.			X
Objective F:	Improving and enhancing transportation safety	X		
Objective G:	Improved transportation maintenance programs.			X
Objective H:	Ensure that transportation facilities are accessible to people with disabilities.	X		
Objective I:	Development of a transportation infrastructure that supports economic development initiatives.			X
Objective J:	Expansion of revenue bases for transportation improvements.			X
Objective K:	Providing educational programs.			X
Discussion: *The AMB Tower will enhance and activate Ala Moana Boulevard as the ‘ewa gateway to Waikīkī through improved landscaping, increased connectivity to the HHV, and sidewalk improvements. The 8-foot-wide sidewalk will be preserved to maintain comfortable conditions and safety for pedestrians. Visitors to the site will also benefit from greater pedestrian access to various modes of transportation (e.g., bike facilities and bus stops). The porte cochere will be designed to be ADA-accessible.*				

5.2.6 Hawai‘i Tourism Authority- Hawai‘i Tourism Strategic Plan: 2020-2025

The Hawai‘i Tourism Authority (HTA) was established by Act 156, SLH 1998 to “strategically manage Hawai‘i tourism in a sustainable manner consistent with economical goals, cultural values, preservation of natural resources, community desires, and visitor industry needs.” Introduced in 2020, *The Hawai‘i Tourism Strategic Plan: 2020-2025*, the plan outlines four interacting “Pillars” supported by research and other administrative functions, and outlines goals and objectives for each. The Pillars, goals and objectives are outlined and discussed in *Table 5.4*:

Table 5.4: Hawai‘i Tourism Strategic Plan: 2020-2025 S = Supportive, N/S = Not Supportive, N/A = Not Applicable		S	N/S	N/A
Natural Resources Pillar				
Goal:	Dedicate resources to programs that enhance and support Hawai‘i’s natural resources and cultural sites to improve the quality of life for all of Hawai‘i’s residents and to enhance the visitor experience.	X		
Objective 1:	Encourage and support sustainable and responsible tourism.	X		
Objective 2:	Engage and encourage active natural and cultural resource management strategies in areas frequented by visitors.	X		
Objective 3:	Promote visitor industry alignment with the Aloha+ Challenge, Hawai‘i’s recognized model to achieve the UN SDGs, especially for energy and water			X

Table 5.4: Hawai'i Tourism Strategic Plan: 2020-2025 S = Supportive, N/S = Not Supportive, N/A = Not Applicable		S	N/S	N/A
Discussion: *The Project will add approximately 515 new guestrooms to the HHV campus to serve existing and future demands. The urbanized district of Waikīkī has been planned as the anchor resort area of the State. Continuing to focus resort development in Waikīkī is consistent with the State's plan to direct urban development away from critical areas reserved for conservation or other uses.* *An AIS was prepared for the Project (Section 4.1.1), and proposes mitigation of potential impacts to historic archaeological properties present on the Project Site, including archaeological monitoring in accordance with an AMP under HAR, Section 13-279-4, and burial treatment in accordance with a BTP under HAR, Section 13-300-33. The results and recommendations within the AIS are currently in review and awaiting concurrence from SHPD. Additionally, cultural community consultation will be ongoing throughout the entitlement process and any significant finds will be reported to SHPD, OHA, the OIBC, and the participating members of the cultural community consultation process.* *HHV remains committed to reducing its carbon footprint through its participation in Hilton's "Light Stay" monitoring program, which will be implemented at the AMB Tower. Sustainability measures, as described in Section 4.12, will be implemented where feasible, and will include the use of LID measures and water conservation strategies. The use of green infrastructure features, such as a green wall on portions of the podium, may be incorporated where feasible. The AMB Tower will add new public benefits, to be confirmed during the PD-R permit process. HHV will also continue providing its numerous benefits to the public, including maintenance of open space, and provision of entertainment (such as weekly fireworks shows at Duke Kahanamoku Beach).* *The AMB Tower will enable HHV to continue to support existing cultural, art, and educational programming on the HHV campus. HHV participates in the HTA's Mālama Hawai'i program, which aims to educate and encourage visitors to give back to the islands through volunteer experiences with local nonprofits. The resort also partners with the Kualoa Ranch to teach mālama 'āina, giving visitors the opportunity to thatch traditional Hawaiian hale (grass huts), assist with cleaning, planting, harvesting the kalo (taro), or mālama of the la'au lapa'au (medicinal plants).*				
Hawaiian Culture Pillar				
Goal:	Ho'oulu (grow) the uniqueness and integrity of the Native Hawaiian culture and community through genuine experiences for both visitors and residents.	X		
Objective 1:	Support the everyday use of the Hawaiian language.	X		
Objective 2:	Ensure the accurate portrayal of Hawaiian culture by HTA's marketing contractors			X
Objective 3:	Encourage accurate portrayal of Hawaiian culture in visitor industry marketing and experiences for visitors.	X		
Objective 4:	Increase understanding and respect for cultural practitioners, cultural sites, and cultural resources	X		
Objective 5:	Provide the visitor industry with opportunities for Native Hawaiian cultural education and training for its workforce.	X		
Discussion: *An AIS and CIA were prepared for the Project (Section 4.1). The Applicant will continue to consult with cultural descendants on an appropriate plan to preserve historic properties that may be found on the site.* *Design of the AMB Tower will feature architectural elements that reflect a Hawaiian sense of place and cultural diversity in a contemporary form. The use of 'ōlelo Hawai'i may be incorporated into Project signage. HHV will also continue to hold cultural programming at the resort to bring awareness to the host culture and promote responsible tourism.* *The AMB Tower will enable HHV to continue to support existing cultural, art, and educational programming on the HHV campus. HHV participates in the HTA's Mālama Hawai'i program, which aims to educate and encourage visitors to give back to the islands through volunteer experiences with local nonprofits. The resort also partners with the Kualoa Ranch to teach mālama 'āina, giving visitors the opportunity to thatch traditional Hawaiian hale (grass huts), assist with cleaning, planting, harvesting the kalo (taro), or mālama of the la'au lapa'au (medicinal plants).*				
Community Pillar				
Goal:	Work to make sure residents and local communities benefit from tourism by supporting projects valued by the community and aligned with the destination's brand and image; informing both residents and visitors of these projects and events; strengthening relations between residents and visitors; and forming partnerships to build a resilient tourism workforce and community.	X		
Objective 1:	Generate and/or invest in initiatives and projects that provide for positive resident-visitor interaction, celebrate Hawai'i's multicultural heritage, and support better relations between communities and the tourism industry.	X		

Table 5.4: Hawai'i Tourism Strategic Plan: 2020-2025 S = Supportive, N/S = Not Supportive, N/A = Not Applicable		S	N/S	N/A
Objective 2:	Help build a globally competitive visitor industry workforce with programs for residents starting from school age to college students, and to those already in the visitor industry.	X		
Objective 3:	Generate effective messages to enhance residents' understanding of how Hawai'i tourism helps perpetuate Hawaiian culture, preserve the environment, and support communities	X		
Objective 4:	Support education and prevention programs to improve safety among visitors and residents and to maintain Hawai'i's reputation as a safe destination.	X		
Objective 5:	Actively participate in Hawai'i Emergency Management Agency's (HI-EMA's) preparedness exercises and serve as a communications link to assist Hawai'i's visitor industry and visitors during times of crisis			X
Objective 6:	Identify, mitigate, and address key issues threatening community support for tourism and the integrity of Hawai'i's tourism industry by working with public agencies and private organizations	X		
Objective 7:	Support sports programs that create community engagement, have marketing value, provide economic benefits, support Hawai'i's youth, and are aligned with Hawai'i's brand.	X		
Discussion: *Expanding the HHV campus and replacing existing structures at the Project Site with the AMB Tower will help to reinvigorate and revitalize Ala Moana Boulevard as the primary 'ewa gateway to Waikīkī, providing visitors with a more appealing, welcoming experience that reinforces the identity of Waikīkī as a premier, global tourism destination. As discussed in Section 4.10, the Project is expected to generate approximately 370 permanent FTE jobs on site and 123 FTE jobs off-site, resulting in a multiplier effect as wages result in an increased flow of capital through the local economy. By extension, through its utilization of local goods and services as described in Section 4.10, the AMB Tower will also support other local businesses.* *Design of the AMB Tower will feature architectural elements that reflect a Hawaiian sense of place in a contemporary form. The Project will also support HHV's ongoing cultural programming to bring awareness to the host culture and promote responsible tourism. HHV participates in the HTA's Mālama Hawai'i program, which aims to educate and encourage visitors to give back to the islands through volunteer experiences with local nonprofits. The resort also partners with the Kualoa Ranch to teach mālama 'āina, giving visitors the opportunity to thatch traditional Hawaiian hale (grass huts), assist with cleaning, planting, harvesting the kalo (taro), or mālama of the la'au lapa'au (medicinal plants).*				
Brand Marketing Pillar				
Goal:	Take the lead in protecting and enhancing Hawai'i's globally competitive brand in a way that is coordinated, authentic, and market-appropriate; is focused on Hawai'i's unique culture and natural environment; and supports Hawai'i's economy by effectively attracting higher-spending, lower-impact travelers.	X		
Objective 1:	Ensure that Hawai'i's brand image is globally aligned and consistent with marketing principles of authenticity, uniqueness, and Responsible Tourism.	X		
Objective 2:	Ensure marketing is focused on higher-spending, lower impact market segments in each market area.			X
Objective 3:	Maintain or improve the strength of Hawai'i's brand relative to its competitors.	X		
Discussion: *For over 60 years, HHV has remained strongly committed to creating exceptional experiences for guests from around the world. The purpose of expanding HHV to include the AMB Tower in the Village Master Plan is to provide a variety of accommodation needs that meet the expectations and demands of today's resort guest, revitalize the 'ewa gateway of Waikīkī, and strengthen the HHV campus as a major and iconic destination, drawing visitors to Waikīkī. The AMB Tower will feature a fresh, modern design that also reflects Hawai'i's rich heritage and cultural diversity in a contemporary form.* *The Project will support HHV's overall efforts in responsible tourism. HHV offers unique amenities like the Duke Kahanamoku Lagoon, world-class shopping and dining, on-campus programming like the Waikīkī Starlight Lū'au and other activities for guests to enjoy on the property, reducing the impact on busy roads and visitor hotspots. The AMB Tower will add additional amenities on site that will be available for all HHV guests.* *In partnership with the HTA and the Hawai'i Visitors and Convention Bureau (HVCB), HHV educates meeting planners about O'ahu and its culture in an effort to shape more responsible, thoughtful visitors. Hilton's "Travel with Purpose" initiative is committed to doubling its investment in social impact and cutting its environmental footprint in half through responsible hospitality across its properties– including in Hawai'i – by 2030. HHV also participates in the HTA Mālama Hawai'i program, which aims to educate and encourage visitors to give back to the islands through volunteer experiences with local nonprofits. The resort partners with the Kualoa Ranch to teach mālama 'āina, giving visitors the*				

Table 5.4: Hawai‘i Tourism Strategic Plan: 2020-2025 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
opportunity to thatch traditional Hawaiian hale (grass huts), assist with cleaning, planting, harvesting the kalo (taro), or mālama of the la‘au lapa‘au (medicinal plants).			

5.2.7 Coastal Zone Management, Hawai‘i Revised Statutes Chapter 205A

Under HRS, Chapter 205A, CZM is a comprehensive program that establishes and enforces standards and policies to guide the development of public and private lands within coastal areas. The State CZM objectives and policies address the following 10 subject areas: (1) recreational resources, (2) historic resources, (3) scenic and open space resources, (4) coastal ecosystems, (5) economic uses, (6) coastal hazards, (7) managing development, (8) public participation, (9) beach protection, and (10) marine resources. The subject areas primarily relate to potential development impacts on the shoreline, nearshore, and ocean environments.

The State’s SMA permitting system is part of the CZM Program. The SMA permit is a management tool administered by counties to assure that uses, activities, or operations on land or touching water within an SMA are designed and carried out in compliance with the CZM objectives and policies and SMA guidelines as articulated in ROH, Chapter 25 (see *Section 5.3.5* for further discussion). *Table 5.5* discusses the Project’s compliance with the CZM objectives and policies articulated in HRS, Chapter 205A.

Table 5.5: Coastal Zone Management Program HRS Section 205 A- Objective and Policies S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
OBJECTIVES & POLICIES			
(1) Recreational resources;			
Provide coastal recreational opportunities accessible to the public.			
(A) Improve coordination and funding of coastal recreational planning and management; and	X		
(B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:			
(i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;	X		
(ii) Requiring restoration of coastal resources that have significant recreational and ecosystem value, including but not limited to coral reefs, surfing sites, fishponds, sand beaches, and coastal dunes, when these resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when restoration is not feasible or desirable;			X
(iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;			X
(iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;			X
(v) Ensuring public recreational uses of county, State and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources.			X
(vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect, and where feasible, restore the recreational value of coastal waters	X		
(vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing			X
(viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of Section 46-6.			X

Table 5.5: Coastal Zone Management Program HRS Section 205 A- Objective and Policies S = Supportive, N/S = Not Supportive, N/A = Not Applicable		S	N/S	N/A
Discussion: *The Project supports the objectives for recreational opportunities. While not located along the shoreline, the AMB Tower will serve to connect the 'ewa side of the Village to the HHV campus, which offers direct access to Duke Kahanamoku Beach and the shoreline. HHV maintains the Lagoon, beach, and shoreline area directly adjacent to the Village and provides an open-access policy that guides residents and visitors to the beach via wayfinding signage. The Project will support the continuance of such public benefits as maintenance of and access to shoreline areas (including Kahanamoku Lagoon).* *The Project will also mitigate potential short- and long-term impacts to water quality due to stormwater runoff through compliance with the conditions of the necessary City grading permit and applicable provisions of HAR, Sections 11-54 and 11-55. LID measures, such as seepage wells, drywells, or permeable pavement, will be integrated into Project design.*				
(2)	**Historic resources;**			
	Protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.			
(A)	Identify and analyze significant archaeological resources;	X		
(B)	Maximize information retention through preservation of remains and artifacts or salvage operations; and	X		
(C)	Support State goals for protection, restoration, interpretation, and display of historic resources.	X		
Discussion: *Section 4.1 discusses historic and cultural resources in the Project area. The Applicant will continue to consult with cultural descendants on a plan to appropriately handle any historic finds that may be encountered on the site. An AMP will be prepared and reviewed by SHPD for implementation during construction.*				
(3)	**Scenic and open space resources;**			
	Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.			
(A)	Identify valued scenic resources in the coastal zone management area;			X
(B)	Ensure that new developments are compatible with their visual environment by designing and locating those developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;	X		
(C)	Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and			X
(D)	Encourage those developments that are not coastal dependent to locate in inland areas.	X		
Discussion: *The AMB Tower is located inland (approximately 800 feet from the shoreline) and will blend with the surrounding urban environment. The Project will not be discernable from public views articulated in the PUC DP, including the Ala Wai Yacht Harbor, Punchbowl Lookout, Ala Moana Beach Park, or Kūhiō Beach Park. It will be visible from Fort DeRussy Park; however, makai views from the park at Kālia Road and from Kalākaua Avenue are already partially blocked by existing buildings.* *As is true of any large-scale development in a dense and growing urban environment, some loss of views from existing buildings is an inevitable result of in-fill development in this portion of Waikīkī. Some high-rise residential condominiums across Ala Moana Boulevard from the Project Site, near 'Ena Road, have views that may be partially blocked by the new tower. Views at the street level will be significantly upgraded by the streetscape improvements described in the SEIS, and expansive views from these condominiums to the southeast, across Fort DeRussy, will be unaffected.* *The Project will enhance the visual environment of the Project Site by replacing the existing dated or dilapidated buildings with the AMB Tower, a contemporary structure featuring modern, culturally appropriate design using materials that complement that surrounding environment.*				
(4)	**Coastal ecosystems;**			
	Protect valuable coastal ecosystems, including reefs, beaches, and coastal dunes, from disruption and minimize adverse impacts on all coastal ecosystems.			
(A)	Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;	X		
(B)	Improve the technical basis for natural resource management;			X
(C)	Preserve valuable coastal ecosystems of significant biological or economic importance, including reefs, beaches, and dunes;			X

Table 5.5: Coastal Zone Management Program HRS Section 205 A- Objective and Policies S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
(D) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and			X
(E) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and non-point source water pollution control measures.	X		
Discussion: *The Project will mitigate potential short- and long-term impacts to water quality due to stormwater runoff through compliance with the conditions of the City grading permit and applicable provisions of HAR, Sections 11-54 and 11-55. LID measures, such as seepage wells, drywells, or permeable pavement, will be integrated into Project design where feasible.*			
(5) Economic uses;			
Provide public or private facilities and improvements important to the State's economy in suitable locations.			
(A) Concentrate coastal dependent development in appropriate areas;	X		
(B) Ensure that coastal dependent development and coastal related development are located, designed, and constructed to minimize exposure to coastal hazards and adverse social, visual, and environmental impacts in the coastal zone management area; and	X		
(C) Direct the location and expansion of coastal development to areas designed and used for that development and permit reasonable long-term growth at those areas, and permit coastal development outside of designated areas when: (i) Use of designated locations is not feasible; (ii) Adverse environmental effects and risks from coastal hazards are minimized; and (iii) The development is important to the State's economy.	X		
Discussion: *The HHV campus was developed over 60 years ago within the designated WSD.The characteristics of the Project Site and surrounding environment are consistent with development of the AMB Tower. The Project Site is located approximately 800 feet inland from the shoreline and will not interfere with other coastal-dependent or coastal-related development. The Project will utilize previously developed, underutilized urban land for the new AMB Tower, which will support existing and anticipated demand for hotel guestrooms in the resort area, add needed jobs to the region, and enhance the existing Village campus.*			
(6) Coastal hazards;			
Reduce hazard to life and property from coastal hazards.			
(A) Develop and communicate adequate information about the risks of coastal hazards;			X
(B) Control development, including planning and zoning control, in areas subject to coastal hazards;	X		
(C) Ensure that developments comply with requirements of the National Flood Insurance Program; and	X		
(D) Prevent coastal flooding from inland projects.	X		
Discussion: *The Project is not expected to pose a hazard to life, property, or coastal ecosystems. The parcels and immediate surrounding areas are located within Flood Zone D, areas where flood hazards are undetermined, but possible, and within the extreme tsunami evacuation zone (Sections 4.4.3 and 4.4.4). It is also within the 3.2-foot SLR-XA, and is particularly susceptible to chronic passive flooding. As such, design of the AMB Tower will have a finished floor elevation of 7.5 feet above msl, and will adhere to IBC, State, and City building code standards to promote public safety. Utilities will be located at higher elevations where feasible. LID measures will be incorporated where feasible, and will be determined as design progresses. The use of green infrastructure features, such as a green wall on portions of the podium, may also be incorporated where feasible.*			
(7) Managing development;			
Improve the development review process, communication, and public participation in the management of coastal resources and hazards.			
(A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;			X
(B) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and			X
(C) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.	X		

Table 5.5: Coastal Zone Management Program HRS Section 205 A- Objective and Policies S = Supportive, N/S = Not Supportive, N/A = Not Applicable		**S**	**N/S**	**N/A**
Discussion: *This Draft SEIS has been prepared in compliance with environmental requirements outlined in HRS, Chapter 343 and HAR, Chapter 11-200.1. The Project will be conducted in compliance with all necessary State and City environmental rules and regulations as discussed throughout this SEIS.*				
(8)	**Public participation;**			
	Stimulate public awareness, education, and participation in coastal management.			
(A)	Promote public involvement in coastal zone management processes;	X		
(B)	Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and			X
(C)	Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.			X
Discussion: *A SEISPN was published by the ERP in The Environmental Notice on November 8, 2021 to notify agencies, organizations, and individuals that a Draft SEIS would be prepared for the Project. Publication of the SEIS was followed by a 30-day public comment period to solicit guidance on the scope of the studies to be prepared and to gather input on important topics to be covered in the Draft SEIS. A total of 23 agencies and individuals provided responses during the public comment period. In addition, a SEIS public scoping meeting was held virtually on November 15, 2021 to collect further input. See Section 7.0 for a listing of those who provided comments, input received during the SEIS public scoping meeting, and responses provided.*				
(9)	**Beach and coastal dune protection;**			
(A)	Protect beaches and coastal dunes for:			
	(i) Public use and recreation;	X		
	(ii) The benefit of coastal ecosystems; and	X		
	(iii) Use as natural buffers against coastal hazards;	X		
(B)	Coordinate and fund beach management and protection.			
(A)	Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;	X		
(B)	Prohibit construction of private shoreline hardening structures, including seawalls and revetments, at sites having sand beaches and at sites where shoreline hardening structures interfere with existing recreational and waterline activities;			X
(C)	Minimize the construction of public shoreline hardening structures, including seawalls and revetments, at sites having sand beaches and at sites where shoreline hardening structures interfere with existing recreational and waterline activities;			X
(D)	Minimize grading and damage to coastal dunes;			X
(E)	Prohibit private property owners from creating a public nuisance by inducing or cultivating the private property owner's vegetation in a beach transit corridor; and			X
(F)	Prohibit private property owners from creating a public nuisance by allowing the private property owner's unmaintained vegetation to interfere or encroach upon a beach transit corridor.			X
Discussion: *The AMB Tower site is not located along the coastline. The Project will enhance connectivity within the HHV campus, which continues to maintain an open access policy for the public to access Duke Kahanamoku Beach and the shoreline. The construction of the AMB Tower does not propose shore-hardening structures.*				
(10)	**Marine and coastal resources;**			
	Promote the protection, use, and development of marine and coastal resources to assure their sustainability.			
(A)	Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;			X
(B)	Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;			X
(C)	Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;			X

Table 5.5: Coastal Zone Management Program HRS Section 205 A- Objective and Policies S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
(D) Promote research, study, and understanding of ocean and coastal processes, impacts of climate change and sea level rise, marine life, and other ocean resources to acquire and inventory information necessary to understand how coastal development activities relate to and impact ocean and coastal resources; and			X
(E) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.			X
Discussion: *The Project will not impact the protection or use of marine and coastal resources. BMPs will be in place to mitigate potential impacts to the environment, as described throughout Section 4.0.*			

5.3 City and County of Honolulu Plans, Policies and Controls

5.3.1 City and County of Honolulu General Plan

The General Plan for the City was adopted in 1977 and subsequently amended. The Revised O‘ahu General Plan was adopted by City Council on December 21, 2021 under Resolution 21-023, CD1 and signed by the Mayor on January 14, 2022. The 2021 General Plan is a statement of long-range socio-economic, environmental, and design objectives and policies to be achieved for the general prosperity and welfare for the people of the O‘ahu. It is intended to serve as a guide for all levels of government, private enterprise, neighborhood and citizen groups, organizations, and individual citizens (City and County of Honolulu Revised Charter, 2000). The General Plan consists of 11 subject areas and provides the framework for the City’s expression of public policy concerning the needs of the people and the functions of government. The subject areas address all aspects of health, safety, and welfare for O‘ahu’s communities, and include the following: population trends and growth, economic activity, the natural environment, housing, transportation and utilities, energy, physical development and urban design, public safety, health and education, culture and recreation, and government operations and fiscal management. *Table 5.6* discusses how the Project addresses the applicable objectives and policies of the City’s General Plan.

The proposed action’s consistency with the applicable objectives and policies of the 2021 General Plan is described in *Table 5.6*.

Table 5.6: City and County of Honolulu General Plan S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
PART I: POPULATION			
Objective A: To plan for anticipated population in a manner that acknowledges the limits of O‘ahu’s natural resources, protects the environment, and minimizes social, cultural, and economic disruptions.			
Policy 1: Allocate efficiently the money and resources of the City in order to meet the needs of O‘ahu's current and future population.			X
Policy 2: Provide adequate support facilities to accommodate future numbers of visitors to O‘ahu while seeking to minimize disruption to residents and protect the natural environment.	X		
Policy 3: Seek a balanced pace of physical development in harmony with the City's environmental, social, cultural, and economic goals by effecting and enforcing City regulations.	X		
Policy 4: Establish geographic growth boundaries to accommodate future population growth while at the same time protecting valuable agricultural lands, environmental resources, and open space.			X
Policy 5: Support family planning and social equity.			X
Objective B: To establish a pattern of population distribution that will allow the people of O‘ahu to live, work and play in harmony.			

Table 5.6: City and County of Honolulu General Plan S = Supportive, N/S = Not Supportive, N/A = Not Applicable		S	N/S	N/A
Policy 1:	Facilitate the full development of the primary urban center through higher-density redevelopment and the provision of adequate infrastructure.	X		
Policy 2:	Encourage development within the secondary urban center at Kapolei and the ʻEwa and Central Oʻahu urban-fringe areas to relieve developmental pressures in the remaining urban-fringe and rural areas and to meet housing needs not readily provided in the primary urban center.			X
Policy 3:	Manage land use and development in the urban-fringe and rural areas so that: a. Development is contained within growth boundaries; and b. Population densities in all areas remain consistent with the character, culture, and environmental qualities desired for each community.	X		
Policy 4	Direct growth according to Policies 1, 2, and 3 above by providing development capacity and needed infrastructure to support a distribution of Oʻahu's resident population that is consistent with the following for the Primary Urban Center: 43% distribution of the 2040 Oʻahu population.	X		
Discussion: *Expansion of the HHV to include the Project Site is consistent with the General Plan's policies for population growth as indicated above. The site is currently underutilized and will be redeveloped with the AMB Tower. The Project will provide 515 hotel guestrooms to accommodate existing and anticipated hotel lodging needs. The Project adds jobs to Waikīkī, maintaining and enhancing the region as an important employment growth center in a manner consistent with planned development in the PUC. As discussed in Section 4.8, the Project Site is adequately served by utilities.*				
PART II: BALANCED ECONOMY				
Objective A:	To promote diversified economic opportunities that enable all the people of Oʻahu to attain meaningful employment and a decent standard of living.			
Policy 1:	Support a strong, diverse, and dynamic economic base that protects the natural environment and is resilient to changes in global conditions.	X		
Policy 2:	Encourage the viability of businesses and industries, including support for small businesses, which contribute to the economic and social well-being of Oʻahu residents.	X		
Policy 3:	Pursue opportunities to grow and strategically develop non-polluting industries such as healthcare, agriculture, renewable energy, and technology in appropriate locations that contribute to Oʻahu's long-term environmental, economic, and social sustainability.			X
Policy 4:	Support entrepreneurship and innovation through creative efforts such as partnerships with businesses and non-profit organizations, and by encouraging complementary policies that support access to capital markets.			X
Policy 5:	Foster a healthy business climate by streamlining regulatory processes to be transparent, predictable, and efficient.			X
Policy 6:	Encourage the development of local, national, and world markets for the products of Oʻahu-based industries.			X
Policy 7:	Explore and encourage alternate economic models that reflect traditional cultural values and improve economic resilience, i.e., subsistence, barter and a culture of reciprocity and sharing.			X
Objective B:	To maintain a successful visitor industry that creates living wage employment, enhances quality of life, and actively supports our unique sense of place, natural beauty, Native Hawaiian culture, and multi-cultural heritage.			
Policy 1:	Encourage the visitor industry to support the quality of the visitor experience, the economic and social well-being of communities, the environment, and the quality of life of residents.	X		
Policy 2:	Respect and emphasize the value that Native Hawaiian culture, its cultural practitioners, and other established ethnic traditions bring to enrich the visitor experience and appreciation for island heritage, culture, and values.	X		
Policy 3:	Guide the development and operation of visitor accommodations and attractions in a manner that avoids unsustainable increases in the cost of providing public services and infrastructure, and that respects existing lifestyles, cultural practices, and natural, cultural, and historic resources.	X		
Policy 4:	Partner with the private sector to support the long-term viability of Waikīkī as a world class visitor destination and as Oʻahu's primary resort area, and to support adequate adaptation strategies against climate change impacts.	X		
Policy 5:	Provide related public expenditures for rural and urban-fringe areas that are highly impacted by the visitor industry.			X

Table 5.6: City and County of Honolulu General Plan S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Policy 6: Provide for a high-quality, livable, and safe environment for visitors and residents in Waikīkī, and support measures to ensure visitors' and residents' safety in all areas of O'ahu.	X		
Policy 7: Concentrate on the quality of the visitor experience in Waikīkī, rather than on development densities.	X		
Policy 8: Facilitate the development of the following secondary resort areas: Ko 'Olina, Turtle Bay, Hoakalei, and Mākaha Valley in a manner that respects existing lifestyles and the natural environment.			X
Policy 9: Preserve scenic qualities of O'ahu for residents and visitors alike.	X		
Policy 10: Encourage physical improvements, social services, and cultural programs that contribute to a high-quality visitor experience, while seeking financial support of these improvements from the visitor industry.	X		
Objective C: To ensure the long-term viability, continued productivity, and sustainability of agriculture on O'ahu.			
Policy 1: Foster a positive business climate for agricultural enterprises of all sizes, as well as innovative approaches to farming as a business, to ensure the continuation of agriculture as an important component of O'ahu's economy.			X
Policy 2: Support agricultural diversification to strengthen the agricultural industry and make more locally grown food available for local consumption.			X
Policy 3: Foster market opportunities and increased consumer demand for safe, locally grown, fresh, processed, and value-added agricultural products.			X
Policy 4: Streamline the implementation of regulations to enhance a producer's ability to develop, market, and distribute locally grown food and products.			X
Policy 5: Identify the economic benefits of local food production for local markets. Provide economic incentives to encourage local food production and sustainability, and encourage agricultural and aquaculture occupations.			X
Policy 6: Promote small-scale farming activities and other operations, such as truck farming, flower growing, aquaculture, livestock production, taro growing, subsistence farms, and community gardens.			X
Policy 7: Encourage landowners to actively use agricultural lands for agricultural purposes, and to pursue the long-term preservation of agricultural land with high productivity potential for agricultural production.			X
Policy 8: Encourage sustainable agricultural production to coexist on lands with renewable energy generation.			X
Policy 9: Prohibit the urbanization of agricultural land located outside the City's growth boundaries.			X
Policy 10: Support and encourage technologies and agricultural practices that conserve and protect water, soil, air quality, and drainage areas, reduce carbon emissions, and promote public health and safety.			X
Policy 11: Support and encourage the availability and use of non-potable water for irrigation, where feasible.			X
Policy 12: Provide plans, incentives, and strategies to ensure the affordability of agricultural land for farmers.			X
Policy 13: Encourage both public and private investments to improve and expand agricultural infrastructure, such as irrigation systems, agricultural processing centers, and distribution networks.			X
Policy 14: Promote farming as a desirable and fulfilling occupation by encouraging agricultural education and training programs and by raising public awareness and appreciation for agriculture.			X
Policy 15: Protect the right to farm by enforcing right-to-farm laws, enacting policies to protect agricultural operations, and imposing meaningful buffer zones.			X
Policy 16: Seek ways to discourage agricultural theft and vandalism.			X
Policy 17: Recognize the scenic value of agricultural lands as an open-space resource and amenity.			X
Objective D: To use the economic resources of the sea in a sustainable manner.			
Policy 1: Encourage the fishing industry to maintain its viability at a level that does not degrade or damage marine ecosystems.			X
Policy 2: Encourage the ongoing development of aquaculture, ocean research, and other ocean-related industries.			X

Table 5.6: City and County of Honolulu General Plan S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Policy 3: Encourage the expansion of ocean recreation activities for residents and visitors that are operated in a sustainable manner.			X
Objective E: To ensure meaningful employment and economic equity.			
Policy 1: Support public and private training and employment programs to prepare residents for existing and future jobs, including those for historically marginalized communities.			X
Policy 2: Make full use of State and Federal employment and training programs.			X
Policy 3: Encourage the provision of retraining programs for workers in industries with planned reductions in their labor force.			X
Policy 4: Identify emerging industries, encourage investments needed to support the industries, and develop a skilled workforce in these fields			X
Objective F: To maintain federal programs and economic activity on Oʻahu consistent with the City's infrastructure and environmental goals.			
Policy 1: Take full advantage of Federal programs and grants which will contribute to the economic and social well-being of Oʻahu's residents.			X
Policy 2: Encourage the Federal government to pay for the cost of public services used by Federal agencies.			X
Policy 3: Encourage the Federal government to lease new facilities rather than construct them on tax exempt public land.			X
Policy 4: Encourage the military to purchase locally all needed services and supplies which are available on Oʻahu.			X
Policy 5: Encourage the continuation of a high level of military-related employment both on and off base in the Hickam-Pearl Harbor, Wahiawā, Kailua-Kāneʻohe, and ʻEwa areas.			X
Objective G: To bring about orderly economic growth on Oʻahu.			
Policy 1: Concentrate economic activity and government services in the primary urban center and in the secondary urban center at Kapolei.	X		
Policy 2: Advance the equitable distribution of City capital spending, employment opportunities, infrastructure investments, and other benefits throughout communities based on need and regardless of income level. Allow infrastructure and business activity in urban fringe areas appropriate to population needs.			X
Policy 3: Maintain sufficient land in appropriately located commercial and industrial areas to help ensure a favorable business climate on Oʻahu.	X		
Policy 4: Encourage the continuation of a high level of military-related employment in the Hickam-Pearl Harbor, Wahiawa, Kailua-Kaneohe, and ʻEwa areas.			X
Discussion: *The Project meets the City's objectives and policies as they relate to a balanced economy, particularly with regards to maintaining a successful visitor industry, encouraging improvements that enhance the visitor experience, ensuring meaningful employment, and bringing about orderly economic growth. Expansion of the HHV campus to include the Project Site, which consists of dilapidated or outdated structures, will enhance the quality of the visitor and residence experience by installing pedestrian improvements such as landscaping, activating the streetscape, and replacing dated structures with the new AMB Tower that will reflect a Hawaiian sense of place and cultural diversity in a contemporary form.* *The Project will add 515 hotel guestrooms to the HHV campus to meet existing and anticipated demand for a variety of accommodation choices. As discussed in Section 4.10, the Project is estimated to create 1,831 worker years on site and 610 worker years off-site during the construction period. In the long term, 370 FTE jobs on site and 123 FTE jobs off site are anticipated to be generated. It is expected that there will be an overall benefit/multiplier effect to the State and City economy from creation of these jobs and generation of wages. Operation of the AMB Tower will also require goods and services from other local small businesses, thereby supporting the growth of other industries on the island. In addition to the direct economic impacts of the AMB Tower, the Project will add new public benefits, to be confirmed during the PD-R permit process.* *HHV will continue to provide its robust public benefits program that supports the community and provides a high-quality visitor and pedestrian experience through access to and maintenance of recreational/shoreline areas, weekly entertainment (e.g., public fireworks show), and maintenance of a friendly pedestrian environment.*			

Table 5.6: City and County of Honolulu General Plan **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**	**S**	**N/S**	**N/A**
Design of the AMB Tower will protect the surrounding natural environment through the implementation of mitigation measures discussed in Section 4.0. Public views articulated in the PUC DP will be protected; however, there may be unavoidable adverse impacts to views from surrounding residential towers at high floors (Section 4.11).			
PART III: NATURAL ENVIRONMENT AND RESOURCE STEWARDSHIP			
Objective A: To protect and preserve the natural environment.			
Policy 1: Protect O'ahu's natural environment, especially the shoreline, valleys, and ridges, from incompatible development.	X		
Policy 2: Seek the restoration of environmentally damaged areas and natural resources.			X
Policy 3: Preserve, protect, and restore stream flows and stream habitats to support aquatic and environmental processes and riparian, scenic, recreational, and Native Hawaiian cultural resources.			X
Policy 4: Require development projects to give due consideration to natural features and hazards such as slope, inland and coastal erosion, flood hazards, water-recharge areas, and existing vegetation, as well as to plan for coastal hazards that threaten life and property.	X		
Policy 5: Require sufficient setbacks from O'ahu's shorelines to protect life and property, preserve natural shoreline areas and sandy beaches, and minimize the future need for protective structures or relocation of structures.			X
Policy 6: Design and maintain surface drainage and flood-control systems in a manner which will help preserve natural and cultural resources.	X		
Policy 7: Protect the natural environment from damaging levels of air, water, and noise pollution.	X		
Policy 8: Protect plants, birds, and other animals that are unique to the State of Hawai'i and the Island of O'ahu.			X
Policy 9: Increase tree canopy and ensure its integration into new developments, and protect significant trees on public and private lands.	X		
Policy 10: Increase public awareness and appreciation of O'ahu's land, air, and water resources.			X
Policy 11: Support the State and federal governments in the protection of the unique environmental, marine, cultural and wildlife assets of the Northwestern Hawaiian Islands.			X
Policy 12: Plan, prepare for, and mitigate the impacts of climate change on the natural environment, including strategies of adaptation.	X		
Objective B: To preserve and enhance the natural monuments and scenic views of O'ahu for the benefit of both residents and visitors.			
Policy 1: Protect the Island's well-known resources: its mountains and craters; forests and watershed areas; marshes, rivers, and streams; shoreline, fishponds, and bays; and reefs and offshore islands.	X		
Policy 2: Protect O'ahu's scenic views, especially those seen from highly developed and heavily traveled areas.	X		
Policy 3: Locate roads, highways, and other public facilities and utilities in areas where they will least obstruct important views of the mountains and the sea.			X
Policy 4: Protect and expand public access to the natural and coastal environment for recreational, educational, and cultural purposes, and maintain access in a way that does not damage natural, historic, or cultural resources.			X
Discussion: *Design of the AMB Tower will protect the surrounding natural environment through the implementation of mitigation measures discussed throughout Section 4.0. Potential impacts to water quality will be mitigated through compliance with the conditions of the City grading permit and applicable provisions of HAR, Sections 11-54 and 11-55.* *The Project will also consider the future impacts of SLR. Design of the AMB Tower will include a finished floor elevation of 7.5 above msl. LID measures such as seepage wells, drywells, or permeable pavement, will be integrated into the Project design. Utilities will be located at higher elevations where feasible. The Project will increase the vegetation provided on the site and may consist of native, Polynesian-introduced, or tropical trees, palms, and shrubs of varying sizes that provide shade and screening. Landscaping will be consistent with the WSD Guidelines and will be finalized as Project design progresses. Additionally, public views articulated in the PUC DP will be protected; however, there may be unavoidable adverse impacts to views from surrounding residential towers at high floors (Section 4.11).*			

Table 5.6: City and County of Honolulu General Plan S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
PART IV: HOUSING			
Objective A: To ensure a balanced mix of housing opportunities and choices for all residents at prices they can afford.			
Policy 1: Support programs, policies, and strategies that will provide decent and affordable homes for local residents, especially those in the lowest income brackets			X
Policy 2: Streamline approval and permit procedures, in a transparent manner, for housing and other development projects.			X
Policy 3: Encourage innovative residential developments that result in lower costs, sustainable use of resources, more efficient use of land and infrastructure, greater convenience and privacy, and a distinct community identity.			X
Policy 4: Support and encourage programs to maintain and improve the condition of existing housing.			X
Policy 5: Make full use of government programs that provide assistance for low- and moderate-income renters and homebuyers.			X
Policy 6: Maximize local funding programs available for affordable housing.			X
Policy 7: Provide financial and other incentives to encourage the private sector to build homes for low- and moderate-income residents.			X
Policy 8: Encourage and participate in joint public-private development of low- and moderate-income housing.			X
Policy 9: Encourage the replacement of low- and moderate-income housing in areas which are being redeveloped at higher densities.			X
Policy 10: Promote the design and construction of dwellings which take advantage of O‘ahu's year-round moderate climate and use other sustainable design techniques.			X
Policy 11: Encourage the construction of affordable homes within established low-density and rural communities by such means as ‘ohana units, duplex dwellings, and cluster development that embraces the ‘ohana concept by maintaining multi-generational proximity for local families.			X
Policy 12: Promote higher-density, mixed-use development where appropriate, including rail transit-oriented development, to increase the supply of affordable and market housing in convenient proximity to jobs, schools, shops, and public transit.			X
Policy 13: Encourage the production and maintenance of affordable rental housing.			X
Policy 14: Encourage the provision of affordable housing designed for the elderly and people with disabilities in locations convenient to critical services and to public transit.			X
Policy 15: Encourage equitable relationships between landowners and leaseholders, between landlords and tenants, and between condominium developers and owners.			X
Policy 16: Support collaborative partnerships that work toward immediate solutions to house and service homeless populations and also toward long-term strategies to prevent and eliminate homelessness.			X
Policy 17: Support programs to address all facets of homelessness, so that every homeless person has a place to stay, along with the infrastructure and support services that are needed.			X
Objective B: To reduce speculation in land and housing.			
Policy 1: Encourage the State government to coordinate its urban-area designations with the developmental policies of the City and County.			X
Policy 2: Discourage speculation in lands outside of areas planned for urban use, reduce the prevalence of vacant dwelling units, and reduce the use of residential dwelling units for short-term vacation rentals.			X
Policy 3: Seek public benefits from increases in the value of land owing to City and State developmental policies and decisions.			X
Policy 4: Require government-subsidized housing to be delivered to appropriate purchasers and renters.			X
Policy 5: Ensure that owners of housing properties, including government-subsidized housing, maintain housing affordability over the long term.			X

Table 5.6: City and County of Honolulu General Plan S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Objective C: To provide residents with a choice of living environments that are reasonably close to employment, schools, recreation, and commercial centers, and that are adequately served by transportation networks and public utilities.			
Policy 1: Ensure that residential developments offer affordable housing to people of different income levels and to families of various sizes to alleviate the existing condition of overcrowding.			X
Policy 2: Encourage the fair distribution of low- and moderate-income housing throughout the Island.			X
Policy 3: Encourage the co-location of residential development and employment centers with commercial, educational, social, and recreational amenities in the development of desirable communities.			X
Policy 4: Encourage residential development in suburban areas where existing roads, utilities, and other community facilities are not being used to capacity, and in urban areas where higher densities may be readily accommodated.			X
Policy 5: Support mixed-use development and higher-density redevelopment in areas surrounding rail transit stations.			X
Policy 6: Discourage residential development in areas where the topography makes construction difficult or hazardous, where sea level rise and flooding are a hazard, and where providing and maintaining roads, utilities, and other facilities would be extremely costly or environmentally damaging.			X
Policy 7: Encourage public and private investments in older communities as needed to keep the communities vibrant and livable.			X
Policy 8: Encourage the military to provide housing for active duty personnel and their families on military bases and in areas turned over to military housing contractors.			X
Discussion: *While the Project supports the General Plan objectives and policies in regard to housing, they are not directly applicable to the Project.*			
PART V: TRANSPORTATION AND UTILITIES			
Objective A: To create a multi-modal transportation system that moves people and goods safely, efficiently, and at a reasonable cost and minimizes fossil fuel consumption and greenhouse gas emissions; serves all users, including limited income, elderly, and disabled populations; and is integrated with existing and planned development.			
Policy 1: Develop a comprehensive, well-connected and integrated ground transportation system that reduces carbon emissions and enables safe, comfortable and convenient travel for all users, including motorists, pedestrians, bicyclists, and public transportation users of all ages and abilities.	X		
Policy 2: Provide multi-modal transportation services to people living within the ‘Ewa, Central O‘ahu, and Pearl City-Hawai‘i Kai corridors primarily through a mass transit system including exclusive right-of-way rail transit and feeder-bus components as well as through the existing highway system.			X
Policy 3: Provide transportation services outside the ‘Ewa, Central O‘ahu, and Pearl City-Hawai‘i Kai corridors primarily through a system of express- and feeder-buses as well as through the highway system with limited to moderate improvements sufficient to meet the needs of the communities being served.			X
Policy 4: Work with the State to ensure adequate and safe access for communities served by O‘ahu's coastal highway system, and to plan for the relocation of highways and roads subject to sea level rise away from coastlines.			X
Policy 5: Support the rail transit system as the transportation spine for the urban core, with links to the airport and maritime terminals, which will work together with other alternative modes of transit and transit-oriented development to reduce automobile dependency and increase multi-modal travel.			X
Policy 6: Support the development of transportation plans, programs, and facilities that are based on Complete Streets features. Maintain and improve road, bicycle, pedestrian, and micro mobility facilities in existing communities to eliminate unsafe conditions.	X		
Policy 7: Design street networks to incorporate greater roadway and pathway connectivity.			X
Policy 8: Make available transportation services to people with limited mobility: the young, the elderly, the handicapped, and the poor.			X
Policy 9: Consider environmental, social, cultural, and climate change and natural hazard impacts, as well as construction and operating costs, as important factors in planning transportation system improvements.	X		

Table 5.6: City and County of Honolulu General Plan S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Policy 10: Reduce traffic congestion and maximize the efficient use of transportation resources by pursuing transportation demand management strategies such as carpooling, telecommuting, flexible work schedules, and incentives to use alternative travel modes.			X
Policy 11: Enhance pedestrian-friendly and bicycle-friendly travel via public and private programs and improvements.	X		
Policy 12: Maintain separate aviation facilities for general aviation operations to supplement the capacity of the Daniel K. Inouye International Airport.			X
Policy 13: Support improvements to Kalaeloa Barbers Point Harbor as O'ahu's second deep-water harbor.			X
Policy 14: Support the operation, maintenance and improvement of Honolulu Harbor as O'ahu's primary cargo and ocean transportation hub.			X
Policy 15: Advance the transition to electric and alternative fuel infrastructure to provide adequate and accessible charging spaces and renewal fueling stations for ground transportation on O'ahu.	X		
Objective B: Provide an adequate supply of water and environmentally sound systems of waste disposal for O'ahu's existing population and for future generations, and support a one water approach that uses and manages freshwater, wastewater, and stormwater resources in an integrated manner.			
Policy 1: Develop and maintain an adequate, safe, and reliable supply of fresh water in a cost-effective way that supports the long-term sustainability of the resource and considers the impacts of climate change.			X
Policy 2: Help to develop and maintain an adequate, safe, and reliable supply of water for agricultural and industrial needs in a resource-integrated and cost-effective way that supports the long-term health of the resource.			X
Policy 3: Use technologies that provide water, waste disposal, and recycling services at a reasonable cost and in a manner that addresses environmental and community impacts.			X
Policy 4: Encourage the increased availability and use of recycled or brackish water to meet nonpotable demands.			X
Policy 5: Pursue strategies and programs to reduce the per capita consumption of water and the per capita production of waste.	X		
Policy 6: Provide safe, reliable, efficient, and environmentally sound waste-collection, waste disposal, and recycling services that consider the near- and long-term impacts of climate change during the siting and construction of new facilities.	X		
Policy 7: Pursue programs to expand on-island recycling and resource recovery from O'ahu's solid waste and wastewater streams.	X		
Policy 8: Support initiatives that educate the community about the importance of conserving resources and reducing waste streams through reduction, reuse, and recycling.			X
Policy 9: Require the safe use and disposal of hazardous materials.	X		
Objective C: To ensure reliable, cost-effective, and responsive service for all utilities with equitable access for residents.			
Policy 1: Maintain and upgrade utility systems in order to avoid major breakdowns and service interruptions.			X
Policy 2: Provide improvements to utilities in existing neighborhoods to reduce substandard conditions, and increase resilience to use fluctuations, natural hazards, extreme weather, and other climate impacts.			X
Policy 3: Facilitate timely and orderly upgrades and expansions of utility systems.			X
Policy 4: Increase the efficiency of public-serving utilities by encouraging a mixture of uses with peak periods of demand aligning with the availability of resources.			X
Objective D: To maintain transportation and utility systems which will help O'ahu continue to be a desirable place to live and visit.			
Policy 1: Provide adequate resources to ensure the maintenance and improvement of transportation systems and utilities.			X
Policy 2: Evaluate the social, cultural, economic, and environmental impact of additions to the transportation and utility systems before they are constructed.			X
Policy 3: Require the installation of underground utility lines wherever feasible.			X

Table 5.6: City and County of Honolulu General Plan S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Policy 4: Seek improved taxing powers for the City in order to provide a more equitable means of financing transportation and utility services.			X
Policy 5: Evaluate impacts of sea level rise on existing public infrastructure, especially sewage treatment plants, roads, and other public and private utilities located along or near O'ahu's coastal areas, and avoid the placement of future public infrastructure in threatened areas.			X
Discussion: *The Project will include sidewalk modifications and added landscaping along Ala Moana Boulevard to enhance the pedestrian environment and provide access connecting pedestrians to the building and the wider HHV campus. Ground floor retail within the AMB Tower will activate the streetscape, consistent with Complete Streets principles.* *Long-term adverse impacts to vehicular traffic conditions at the site are not anticipated to occur with the Project. To minimize impacts during construction, BMPs will be implemented and a Construction Management Plan will be prepared, as required. Alternative transportation options, including bikes, TheBus, and The Trolley, will continue to be accessible from the Project Site.* *Safe, reliable solid waste collection will serve the Project. The AMB Tower will continue practices implemented at the Village, including recycling of food waste and hauling away of cardboard, glass, and plastics by a private food recycler. The Project will also integrate water conserving measures to the extent possible. Refer to Section 4.8 for further discussion regarding utilities.* *Recycled water may be used for the new landscaping at the AMB Tower site and at proximate areas, including the existing landscaped area along Kālia Road and Ala Moana Boulevard, pending further detailed design and analysis.*			
PART VI: ENERGY			
Objective A: To increase energy self-sufficiency through renewable energy and maintain an efficient, reliable, resilient, and cost-efficient energy system.			
Policy 1: Encourage the implementation of a comprehensive plan to guide and coordinate energy conservation and renewable energy development and utilization programs.			X
Policy 2: Support and encourage programs and projects, including economic incentives, regulatory measures, and educational efforts, and seek to eliminate O'ahu's dependence on fossil fuels.			X
Policy 3: Ensure access to an adequate reserve of fuel and energy supplies to aid disaster response and recovery.			X
Policy 4: Support the increased use of solid waste energy recovery and other biomass energy conversion systems.			X
Policy 5: Support and participate in research, development, demonstration, commercialization, and optimization programs aimed at developing cost-effective and environmentally sound renewable energy supplies.			X
Policy 6: Support State and federal initiatives to utilize renewable energy sources.			X
Policy 7: Manage resources and development of communities in line with long-term efficiency and sustainability goals and targets in the areas of energy, carbon emissions, waste streams, all utilities, and food security.	X		
Policy 8: Encourage and equitably incentivize the use of commercially available renewable energy systems in public facilities, institutions, residences, and business developments.			X
Policy 9: Consider health, safety, environmental, cultural, and aesthetic impacts, as well as resource limitations, land use patterns, and relative costs in all major decisions on renewable energy.			X
Policy 10: Work closely with the State and federal governments in the formulation and implementation of all City energy-related programs and regulations, including updating building energy codes.			X
Objective B: To conserve energy through the more efficient management of its use and through more energy-efficient technologies.			
Policy 1: Ensure that the efficient use of energy is a primary factor in the preparation and administration of land use plans and regulations.			X
Policy 2: Provide incentives and, where appropriate, mandatory controls to achieve energy efficient and sustainable siting and design of new developments. Support the increased use of nationally recognized energy efficiency and resource conservation rating and certification systems.			X
Policy 3: Provide incentives and, where appropriate, mandatory controls to reduce energy consumption in existing buildings and outdoor facilities, and in design and construction practices.			X

Table 5.6: City and County of Honolulu General Plan S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Policy 4: Promote the development of a multi-modal transportation system that minimizes and seeks to eliminate fossil fuel consumption and greenhouse gas emissions.			X
Policy 5: Encourage the implementation of an adaptable and reliable electrical grid, energy transmission, energy storage, microgrids, and energy generation technologies.			X
Policy 6: Support the availability and use of energy efficient vehicles, especially hybrid, fuel cell, and pure electrical vehicles.	X		
Objective C: To foster an ethic of energy conservation that inspires residents to engage in sustainable practices.			
Policy 1: Provide citizens with the information they need to fully understand severe climate change, supply chain issues, costs, security, and other issues associated with O'ahu's dependence on imported fossil fuels.			X
Policy 2: Increase consumer awareness of available renewable energy sources and their costs and benefits.			X
Policy 3: Provide information concerning the impact of public and private decisions on future energy generation, transmission, storage, and use.			X
Policy 4: Provide communities with timely, relevant, and accurate information concerning renewable energy facilities proposed in their area, and ensure adequate buffer zones required for health or safety.			X
Discussion: *Through participation in the Hilton "Light Stay" program implemented across the Village campus, and to be implemented at the AMB Tower, the Project supports the intent of the General Plan's objectives and policies related to energy.*			
PART VII: PHYSICAL DEVELOPMENT AND URBAN DESIGN			
Objective A: To coordinate changes in the physical environment of O'ahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located.			
Policy 1: Provide infrastructure improvements to serve new growth areas, redevelopment areas, and areas with badly deteriorating infrastructure.			X
Policy 2: Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and other public facilities and services.	X		
Policy 3: Require new developments to provide or pay the cost of all essential community services, including roads, utilities, schools, parks, and emergency facilities that are intended to directly serve the development.	X		
Policy 4: Facilitate and encourage compact, higher-density development in urban areas designated for such uses.	X		
Policy 5: Encourage the establishment of mixed-use town centers that are compatible with the physical and social character of their community.	X		
Policy 6: Facilitate transit-oriented development in rail transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion.			X
Policy 7: Encourage the clustering of development to reduce the cost of providing utilities and other public services.	X		
Policy 8: Locate new industries and new commercial areas so that they will be well-related to their markets and suppliers, and to residential areas and transportation facilities.			X
Policy 9: Locate community facilities on sites that will be convenient to the people they are intended to serve.			X
Policy 10: Discourage uses which are major sources of noise, air, and light pollution			X
Policy 11: Implement siting and design solutions that seek to reduce exposure to natural hazards, including those related to climate change, flooding, and sea level rise.	X		
Policy 12: Prohibit new airfields, high-powered electromagnetic-radiation sources, and storage places for fuel and explosives from locating on sites where they will endanger or disrupt nearby communities.			X
Policy 13: Promote opportunities for the community to participate meaningfully in planning and development processes, including new forms of communication and social media.			X
Objective B To plan and prepare for the long-term physical impacts of climate change.			
Policy 1: Integrate climate change adaptation into the planning, design, and construction of all significant improvements to and development of the built environment.	X		

Table 5.6: City and County of Honolulu General Plan S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Policy 2: Coordinate plans in the private and public sectors that support research, monitoring, and educational programs on climate change.			X
Policy 3: Prepare for the anticipated impacts of climate change and sea level rise on existing communities and facilities through mitigation, adaptation, managed retreat, or other measures in exposed areas.	X		
Objective C: To develop the urban corridor stretching from Waiʻalae-Kāhala to Pearl City as the island's primary urban center.			
Policy 1: Provide downtown Honolulu and other major business centers with a well-balanced mixture of uses.			X
Policy 2: Encourage the development of attractive residential communities in downtown and other business centers.			X
Policy 3: Maintain and improve downtown as the financial and office center of the island, and as a major retail center.			X
Policy 4: Provide for the continued viability of the Hawaiʻi Capital District as a center of government activities and as an attractive park-like setting in the heart of the city.			X
Policy 5: Foster the development of Honolulu's waterfront as the State's major port and maritime center, as a people-oriented mixed-use area, and as a major recreation area with accommodation for sea level rise.			X
Objective D: To develop a secondary urban center in ʻEwa with its nucleus in the Kapolei area.			
Policy 1: Support public projects that are needed to facilitate development of the secondary urban center at Kapolei.			X
Policy 2: Encourage the development of a major residential, commercial, and employment center within the secondary urban center at Kapolei.			X
Policy 3: Encourage the continuing development of the area encompassing Campbell Industrial Park, Kalaeloa Barbers Point Harbor, and West Kapolei as a major industrial center.			X
Policy 4: Coordinate plans for the development of the secondary urban center at Kapolei with the State and federal governments, major landowners and developers, and the community.			X
Policy 5: Cooperate with the State and federal governments in the improvements to the deep water harbor at Kalaeloa Barbers Point.			X
Policy 6: Encourage the development of the Ocean Pointe/Hoakalei Communities as a major residential and recreation area emphasizing recreational activities and a waterfront commercial center containing light-industrial, commercial, and visitor accommodation uses.			X
Objective E: To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live.			
Policy 1: Develop and maintain urban-fringe areas as predominantly residential areas characterized by generally low rise, low density development which may include significant levels of retail and service commercial uses as well as satellite institutional and public uses geared to serving the needs of households.			X
Policy 2: Coordinate plans for developments within the ʻEwa and Central Oʻahu urban-fringe areas with the State and Federal governments and with major landowners and developers, agricultural industries, and the community			X
Policy 3: Maintain a "green belt" of open space and agricultural land around developed communities in the ʻEwa and Central Oʻahu areas of Oʻahu.			X
Policy 4: Maintain rural areas that reflect an open and scenic setting, dominated by small to moderate size agricultural pursuits, with small towns of low-density and low-rise character, and which allows modest growth opportunities tailored to address area residents' future needs.			X
Policy 5: Encourage the development of a variety of housing choices including affordable housing in rural communities, to give people the choice to continue to live in the community that they were raised in.			X
Policy 6: Ensure the social and economic vitality of rural communities by supporting infill development and modest increases in heights and densities around existing rural town areas where feasible to maintain an adequate supply of housing for future generations.			X
Objective F: To create and maintain attractive, meaningful, and stimulating environments throughout Oʻahu.			
Policy 1: Encourage distinctive community identities for both new and existing communities and neighborhoods.			X
Policy 2: Require the consideration of urban design principles in all development projects.	X		

Table 5.6: City and County of Honolulu General Plan S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Policy 3: Require developments in stable, established communities and rural areas to be compatible with the existing communities and areas.			X
Policy 4: Provide design guidelines and controls that will allow more compact development and intensive use of lands in the primary urban center and along the rail transit corridor.	X		
Policy 5: Seek to protect residents' quality of life and to maintain the integrity of neighborhoods by strengthening regulatory and enforcement strategies that address the presence of inappropriate non-residential activities.	X		
Policy 6: Promote public and private programs to beautify the urban and rural environments.	X		
Policy 7: Design public structures to meet high aesthetic and functional standards and to complement the physical character of the communities they will serve.	X		
Policy 8: Design public street networks to be safe and accessible for users of all ages and abilities, to accommodate multiple modes of travel to be visually attractive and to support sustainable ecological processes, such as stormwater infiltration.	X		
Policy 9: Recognize the importance of using Native Hawaiian plants in landscaping to further the traditional Hawaiian concept of mālama ʻāina and to create a more Hawaiian sense of place.	X		
Objective G: To promote and enhance the social and physical character of Oʻahu's older towns and neighborhoods.			
Policy 1: Encourage new construction in established areas to be compatible with the character and cultural values of the surrounding community.	X		
Policy 2: Encourage, wherever desirable, the rehabilitation of existing substandard structures.			X
Policy 3: Provide and maintain roads, public facilities, and utilities without damaging the character of older communities.			X
Policy 4: Seek the satisfactory relocation of residents before permitting their displacement by new development, redevelopment, or neighborhood rehabilitation.			X
Policy 5: Acknowledge the cultural and historical significance of kuleana lands, the ancestral ownership of kuleana lands, and promote policies that preserve and protect kuleana lands.			X
Policy 6: Support and encourage cohesive neighborhoods which foster interactions among neighbors, promote vibrant community life, and enhance livability.	X		
Discussion: *The Project will be developed and designed in a manner consistent with the General Plan. The Project is located in Waikīkī, where development has been planned for and is compatible with surrounding high-rise resort and residential towers. Design of the AMB Tower will feature architectural elements that reflect Hawaiʻi's rich heritage and cultural diversity in a contemporary form, consistent with the City's WSD guidelines. Planned improvements to enhance the street frontage include landscaping with water features and an opening, welcoming porte cochere. As appropriate, the selection and use of native plants will be encouraged with specificity to express identified culturally appropriate themes and experiences throughout the HHV campus.* *In prior redevelopment of the Village campus, HHV provided necessary infrastructure upgrades; therefore, adequate infrastructure is available to the AMB Tower project (Section 4.8). Utilities will be relocated where needed, and will not adversely impact public facilities. Long-term impacts to air quality and noise are not anticipated (Sections 4.2.3 and 4.9).* *The Project Site may be susceptible to passive flooding with 3.2 feet of SLR (Section 4.4.5). As such, design of the tower will consider adaptive design and resiliency planning. Design will include a finished floor elevation of 7.5 above msl, and LID measures will be incorporated where feasible and will be determined as design progresses. Utilities will be located at higher elevations where feasible. The use of green infrastructure features, such as a green wall on portions of the podium, may also be incorporated where feasible. HHV will continue its contribution and participation with local stakeholders regarding a regional coordinated effort to address the effects of climate change and SLR.*			
PART VIII: PUBLIC SAFETY AND COMMUNITY RESILIENCE			
Objective A: To prevent and control crime and maintain public order.			
Policy 1: Provide a safe environment for residents and visitors on Oʻahu.	X		
Policy 2: Provide adequate criminal justice facilities and staffing for City and County law- enforcement agencies.			X

Table 5.6: City and County of Honolulu General Plan S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Policy 3: Provide adequate training, staffing, and support for City public safety agencies.			X
Policy 4: Emphasize improvements to police and prosecution operations which will result in a higher proportion of wrongdoers who are arrested, convicted, and punished for their crimes.			X
Policy 5: Support policies and programs that expand access to treatment, rehabilitation, and reentry programs for adult and juvenile offenders.			X
Policy 6: Keep the public informed of the nature and extent of criminal activity on O'ahu			X
Policy 7: Establish and maintain programs to encourage public cooperation in the prevention and solution of crimes, and promote strong community-police relationships.			X
Policy 8: Seek the help of State and federal law-enforcement agencies to curtail the activities of organized crime syndicates on O'ahu.			X
Policy 9: Conduct periodic reviews of criminal laws to ensure their relevance to the community's needs and values.			X
Policy 10: Cooperate with other law-enforcement agencies to develop new methods of addressing crime. Support communication and coordination across federal, State and City law enforcement and corrections agencies.	X		
Policy 11: Encourage the improvement of rehabilitation programs and facilities for criminals and juvenile offenders.			X
Objective B: To protect the people of O'ahu and their property against natural disasters and other emergencies, traffic and fire hazards, and unsafe conditions.			
Policy 1: Keep up-to-date and enforce all City and County safety regulations.	X		
Policy 2: Require all developments in areas subject to floods and tsunamis, and coastal erosion to be located and constructed in a manner that will not create any health or safety hazards or cause harm to natural and public resources.	X		
Policy 3: Participate with State and federal agencies in the funding and construction of flood control projects, and prioritize the use of ecologically sensitive flood-control strategies whenever feasible.			X
Policy 4: Collaborate with State and federal agencies to provide emergency warnings, protection, mitigation, response, and recovery, during and after major emergencies such as tsunamis, hurricanes, and other high-hazard events.			X
Policy 5: Cooperate with State and federal agencies to provide protection from war, civil disruptions, pandemics, and other major disturbances.			X
Policy 6: Reduce hazardous traffic conditions.			X
Policy 7: Provide adequate resources to effectively prepare for and respond to natural and manmade threats to public safety, property, and the environment.	X		
Policy 8: Foster disaster-ready communities and households through implementation of resilience hubs and other resiliency strategies.			X
Policy 9: Plan for the impacts of climate change and sea level rise on public safety, in order to minimize potential future hazards.	X		
Policy 10: Develop emergency management plans, policies, programs, and procedures to protect and promote public health, safety, and welfare of the people.	X		
Policy 11: Provide educational materials on emergency management preparedness, fire protection, traffic hazards, and other unsafe conditions.			X
Discussion: *The Project supports the General Plan objectives and policies in regard to public safety. The AMB Tower will provide security to help ensure the safety of visitors and guests. In the event of a natural disaster or emergency, HHV has protocols in place to inform visitors as to proper actions to be taken. In the long term, the Project is preparing for the potential impacts of 3.2 feet of SLR by the year 2100, which may result in future occasional passive flooding. The AMB Tower will be designed with a finished floor elevation of 7.5 feet above msl to prevent passive flooding into the building and to protect public safety.*			

Table 5.6: City and County of Honolulu General Plan S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
PART IX: HEALTH AND EDUCATION			
Objective A: To protect the health and well-being of residents and visitors.			
Policy 1: Encourage the provision of health-care facilities that are accessible to both employment and residential centers.			X
Policy 2: Encourage prompt and adequate ambulance and first-aid services in all areas of O'ahu.			X
Policy 3: Coordinate City and County health codes and other regulations with State and Federal health codes to facilitate the enforcement of air-, water-, and noise-pollution controls.	X		
Policy 4: Integrate public health concerns such as air and water pollution as a consideration in land use planning decisions.	X		
Policy 5: Encourage healthy lifestyles by supporting opportunities that increase access to and promote consumption of fresh, locally grown foods.	X		
Policy 6: Encourage healthy lifestyles through walkable and livable communities, safe street crossings, safe routes to schools, and parks and pathways for pedestrians and bicyclists.	X		
Policy 7: Support efforts to make healthcare accessible and affordable for everyone.			X
Policy 8: Support efforts to improve and expand access to mental health, drug treatment, community-based programs, and other similar programs for those requiring such services.			X
Policy 9: Support becoming an age-friendly city that provides people of all ages with user-friendly parks and other public gathering places, that offers safe streets and multi-modal transportation options, that provides an adequate supply of affordable housing, that encourages growth in needed and desirable jobs, that provides quality health-care and support services, and that encourages civic participation, social inclusion, and respect between interest groups.			X
Policy 10: Plan for our aging population's growing health-care, personal service, and diverse daily activity needs, and encourage these services to be provided in a timely manner, including age-specific social activities.			X
Objective B: To provide a wide range of educational opportunities for the people of O'ahu.			
Policy 1: Support education programs that encourage the development of employable skills.			X
Policy 2: Encourage the provision of informal educational programs for people of all age groups.			X
Policy 3: Encourage the after-hours use of school buildings, grounds, and facilities.			X
Policy 4: Encourage the construction of school facilities that are designed for flexibility and high levels of use.			X
Policy 5: Facilitate the appropriate location of childcare facilities as well as learning institutions from the preschool through the university levels			X
Policy 6: Encourage outdoor learning opportunities and venues that reflect our unique natural environment and Native Hawaiian culture.			X
Objective C: To make Honolulu the center of higher education in the Pacific.			
Policy 1: Encourage continuing improvement in the quality of higher education in Hawai'i, as well as ways to make higher education more affordable.			X
Policy 2: Encourage the development of diverse opportunities in higher education.			X
Policy 3: Encourage research institutions to establish branches on O'ahu.			X
Policy 4: Establish Honolulu as a knowledge center and international Pacific crossroads hub.			X
Discussion: *The Project supports the above General Plan objectives and policies regarding health. It is anticipated that guests of the AMB Tower will benefit from the SDOC clinic on the HHV campus, available to all visitors and the public. The Project has also considered air quality and water pollution concerns, and will implement BMPs to mitigate potential short-term impacts during construction (Sections 4.2.3 and 4.3.2, respectively). During the construction and operation of the AMB Tower, applicable Federal, State, and City controls related to air, water, and noise pollution will be implemented, as discussed throughout this SEIS. The Project is not anticipated to have adverse impacts on public health.*			

Table 5.6: City and County of Honolulu General Plan S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
PART X: CULTURE AND RECREATION			
Objective A: To foster the multiethnic culture of Hawai‘i and respect the host culture of the Native Hawaiian people.			
Policy 1: Recognize the Native Hawaiian host culture, including its customs, language, history, and close connection to the natural environment, as a dynamic, living culture and as an integral part of O‘ahu’s way of life.	X		
Policy 2: Promote the preservation and enhancement of local cultures, values and traditions.	X		
Policy 3: Encourage greater public awareness, understanding, and appreciation of the cultural heritage and contributions to Hawai‘i made by O‘ahu’s various ethnic groups.	X		
Policy 4: Foster equity and increased opportunities for positive interaction among people with different ethnic, social, and cultural backgrounds.			X
Policy 5: Preserve the identities of the historical communities of O‘ahu.			X
Objective B: To preserve and enhance O‘ahu's cultural, historic, architectural, and archaeological resources.			
Policy 1: Promote the restoration and preservation of early Hawaiian structures, artifacts, and landmarks.	X		
Policy 2: Identify and, to the extent possible, preserve and restore buildings, sites, and areas of social, cultural, historic, architectural, and archaeological significance.	X		
Policy 3: Cooperate with the State and federal governments in developing and implementing a comprehensive preservation program for social, cultural, historic, architectural, and archaeological resources.	X		
Policy 4: Promote the interpretive and educational use of cultural, historic, architectural, and archaeological sites, buildings, and artifacts.	X		
Policy 5: Seek public and private funds, and encourage public participation and support, to protect, preserve and enhance social, cultural, historic, architectural, and archaeological resources.			X
Policy 6: Provide incentives for the restoration, preservation, maintenance, and enhancement of social, cultural, historic, architectural, and archaeological resources.			X
Policy 7: Encourage the protection of areas that are historically important to Native Hawaiian cultural practices and to the cultural practices of other ethnicities, in order to further preserve and continue these practices for future generations.	X		
Objective C: To foster the visual and performing arts.			
Policy 1: Encourage and support programs and activities for the visual and performing arts.	X		
Policy 2: Encourage creative expression and access to the arts by all segments of the population.			X
Policy 3: Provide permanent art in appropriate City public buildings and places.			X
Objective D: To provide a wide range of recreational facilities and services that are readily available to residents and visitors alike, and to balance access to natural areas with the protection of those areas.			
Policy 1: Develop and maintain community-based parks to meet the needs of the different communities on O‘ahu.			X
Policy 2: Develop, maintain, and expand a system of regional parks and specialized recreation facilities, based on the cumulative demand of residents and visitors.	X		
Policy 3: Develop, maintain, and improve urban parks, squares, and beautification areas in high density urban places.	X		
Policy 4: Encourage public and private botanic and zoological parks on O‘ahu to foster an awareness and appreciation of the natural environment.			X
Policy 5: Encourage the State to develop and maintain a system of natural resource-based parks, such as beach, shoreline, and mountain parks.			X
Policy 6: Ensure that public recreational facilities balance the demand for facilities against capital and operating cost constraints so that they are adequately sized and properly maintained			X
Policy 7: Ensure and maintain convenient and safe access to beaches, ocean environments and mauka recreation areas in a manner that protects natural and cultural resources.			X

Table 5.6: City and County of Honolulu General Plan S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Policy 8: Encourage ocean and water-oriented recreation activities that do not adversely impact the natural environment and cultural assets, or result in overcrowding or overuse of beaches, shoreline areas and the ocean.			X
Policy 9: Require all new developments to provide their residents with adequate recreation space.			X
Policy 10: Utilize our unique natural environment in a responsible way to promote cultural events and activities, and maintain cultural practices.			X
Policy 11: Encourage the after-hours, weekend, and summertime use of public schools facilities for recreation.			X
Policy 12: Provide for safe and secure use of public parks, beaches, and recreation facilities.			X
Policy 13: Create and promote recreational venues for kūpuna and keiki and for kamaʻāina and malihini.	X		
Policy 14: Encourage the State and Federal governments to transfer excess and underutilized land to the City and County for public recreation use.			X
Discussion: *The Project meets the General Plan's objectives and policies for culture and recreation. Design of the AMB Tower will feature architectural elements that reflect Hawaiʻi's rich heritage and cultural diversity in a contemporary form. The Project will beautify the existing streetscape and encourage pedestrian access to areas that are currently not available for public use. An AIS and CIA were prepared for the Project (Section 4.1). The AIS proposes mitigation measures for potential impacts to historic archaeological properties present on the Project Site, including archaeological monitoring in accordance with an AMP under HAR, Section 13-279-4, and burial treatment in accordance with a BTP under HAR, Section 13-300-33. The results and recommendations within the AIS are currently in review and awaiting concurrence from SHPD. Additionally, cultural community consultation will be ongoing throughout the entitlement process and any significant finds will be reported to SHPD, OHA, the OIBC, and the participating members of the cultural community consultation process.*			
PART XI: GOVERNMENT OPERATIONS AND FISCAL MANAGEMENT			
Objective A: To promote increased efficiency, effectiveness, and responsiveness in the provision of government services by the City and County of Honolulu.			
Policy 1: Maintain and adequately fund County government services at the level necessary to be effective.			X
Policy 2: Promote alignment and consolidation of State and City functions whenever more efficient and effective delivery of government programs and services may be achieved.			X
Policy 3: Ensure that government attitudes, actions, and services are sensitive to community needs and concerns, and held accountable to the public trust.			X
Policy 4: Sufficiently fund and staff the timely preparation, maintenance, and update of public policies and plans to guide and coordinate City programs and regulatory responsibilities.			X
Policy 5: Expand the adoption of technology across all City agencies to achieve greater transparency, efficiency, and accountability to the general public throughout government operations.			X
Objective B: To ensure fiscal integrity, responsibility, and efficiency by the City and County government in carrying out its responsibilities.			
Policy 1: Provide for a balanced budget.			X
Policy 2: Allocate fiscal resources of the City and County to efficiently implement the policies of the General Plan and Development Plans.			X
Policy 3: Ensure accountability and transparency in government operations.			X
Objective C: To achieve equitable outcomes for City programs, policies, and allocation of resources throughout the Oʻahu community.			
Policy 1: Promote policies that actively address and eliminate disparate outcomes for historically underserved communities.			X
Policy 2: Seek equitable distribution of City investments towards promoting employment opportunities, infrastructure, and other community benefits appropriate to the community needs and proportionate to the population size.			X
Policy 3: Promote adherence to processes that advance procedural, distributional, structural, intergenerational, and cultural equity within the City.			X

Table 5.6: City and County of Honolulu General Plan S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Policy 4: Provide resources for City employees to understand and actively advance equity solutions within all agencies of City government.			X
Discussion: *The General Plan objectives and policies regarding government operations and fiscal management are not directly applicable to the Project.*			

5.3.2 City and County of Honolulu Primary Urban Center Development Plan

The City and County of Honolulu prepares and updates eight Development Plans (DPs) and Sustainable Communities Plans (SCPs) for the island of O‘ahu. Each of these plans corresponds to one geographic area and serves as a guide for projected growth and future development. The DPs/SCPs are required by City Charter and are adopted by City Council Ordinance.

The purpose of the DPs is to implement the comprehensive vision of the General Plan through policies and guidelines that reflect the unique conditions, geography and concerns of each region. The Project and Village campus are located within the PUC DP area, which stretches from Kāhala to Pearl City, extending along a portion of the southern coastline to the top of the mountain watersheds. It is the most populous of the DP areas, and is called on to absorb the majority of projected population growth by the City General Plan.

The PUC DP was adopted in 2004, and is currently undergoing revision. DPP has released a public review draft, which states a vision for the PUC DP through 2035, and has closed the public comment period. The timeline for publication and adoption of the final updated PUC DP is unknown. Accordingly, the following *Table 5.7* presents an overview of policies and guidelines provided in the current adopted PUC DP (2004), and discusses how the Project supports the PUC DP’s Vision Statement and land use policies.

Table 5.7: City and County of Honolulu Primary Urban Center Development Plan S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
The Vision for the PUC’s Future (2025) The PUC stretches from Kahala to Pearl City. It hosts the capital of the State of Hawai‘i, is the State’s commercial and financial center, and the home of its premier educational and cultural institutions. It is the heart of Hawai‘i’s economic, political and cultural life. The value created in the PUC nourishes the entire State. The Key Elements of the vision for the PUC reflect the size and importance of Honolulu and its lead role in the State’s business:			
Honolulu’s natural, cultural and scenic resources are protected and enhanced.	X		
Livable neighborhoods have business districts, parks and plazas, and walkable streets.	X		
The PUC offers in-town housing choices for people of all ages and incomes.			X
Honolulu is the Pacific’s leading city and travel destination	X		
A balanced transportation system provides excellent mobility for residents and visitors.	X		
Discussion: *The Project is consistent with the planned vision of the PUC DP. Expanding the HHV campus and replacing existing structures at the Project Site with the AMB Tower will reinvigorate and revitalize Ala Moana Boulevard as the primary ‘ewa gateway to Waikīkī, providing visitors with a more appealing, welcoming experience that reinforces the identity of Waikīkī as a premier, global tourism destination.* *Development of the tower along Ala Moana Boulevard will enhance the immediate pedestrian surroundings and create an open, safe, and cohesive resort experience that improves connectivity with the HHV campus. Planned improvements to the street frontage will support non-motorized transportation (i.e., walking and biking) and include the integration of landscaping with water features and an open, welcoming porte cochere.*			

Table 5.7: City and County of Honolulu Primary Urban Center Development Plan S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
The tower podium will also include ground level retail comprised of the ABC Store and outdoor seating, which will activate this portion of Ala Moana Boulevard and create a people-oriented and interactive streetscape for the benefit of all residents and visitors. *The implementation of BMPs as described throughout Section 4.0 will help to mitigate for potential impacts to the surrounding environment.*			
Protecting and Enhancing Natural, Cultural and Scenic Resources			
Preserve historic and cultural sites.	X		
Preserve and protect natural resource and constraint areas	X		
Preserve panoramic views of natural landmarks and the urban skyline	X		
Improve access to shoreline and mountain areas	X		
Develop stream greenbelts			X
Provide parks and active recreation areas			X
Discussion: The Project meets the General Plan's objectives and policies for culture and recreation. Design of the AMB Tower will feature architectural elements that reflect a Hawaiian sense of place and cultural diversity in a contemporary form. An AIS was prepared for the Project (Section 4.1.1), and proposes mitigation measures for potential impacts to historic archaeological properties present on the Project Site, including archaeological monitoring in accordance with an AMP under HAR, Section 13-279-4, and burial treatment in accordance with a BTP under HAR, Section 13-300-33. The results and recommendations within the AIS are currently in review and awaiting concurrence from SHPD. Additionally, cultural community consultation will be ongoing throughout the entitlement process and any significant finds will be reported to SHPD, OHA, the OIBC, and the participating members of the cultural community consultation process.			
Cultivating Livable Neighborhoods			
Develop a system for collaborative neighborhood planning			X
Cultivate existing and new "neighborhood centers"			X
Promote mixed land uses	X		
Create parks that draw people and activity			X
Make streets "pedestrian-friendly"	X		
Discussion: The Project includes improvements to the 'ewa gateway to Waikīkī that will benefit both residents and visitors. Planned improvements to enhance the street frontage include landscaping with water features, and an opening, welcoming porte cochere. Connectivity within the HHV will be emphasized and enhanced. The tower podium will also include ground level retail comprised of the ABC Store and outdoor seating, which will activate this portion of Ala Moana Boulevard and create a people-oriented and interactive streetscape.			
In-Town Housing choices			
Promote people-scaled apartment and townhouse dwellings in low- or midrise buildings oriented to the street			X
Improve the feasibility of redeveloping small lots			X
Reduce costs for apartment homes			X
Provide adequate schools and parks for in-town neighborhoods			X
Expand the capacity of infrastructure, including water supply, sewers, and storm drains			X
Preserve and expand the current inventory of affordable rental housing units			X
Support the retention, rehabilitation and improvement of older, low-rent apartment buildings			X
Provide for special needs housing			X
Provide incentives and cost savings for affordable housing			X
Provide for high-density housing options in mixed-use developments around transit stations			X
Discussion: The PUC DP's objectives regarding in-town housing choices are not directly applicable to the Project.			

Table 5.7: City and County of Honolulu Primary Urban Center Development Plan **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**	**S**	**N/S**	**N/A**
The Pacific's Leading City			
Create public open space along the Pearl Harbor waterfront and strengthen the physical and visual connections between the urban center and the water			X
Redevelop the Downtown/Iwilei waterfront			X
Stimulate the development of high technology and knowledge-based industries			X
Develop and implement a plan for a vibrant and livable Waikīkī	X		
Support attractions that are of interest to both residents and visitors in the Ala Moana/Kakaako/Downtown corridor	X		
Provide opportunities for the development of visitor units in the Ala Moana/Kakaako/Downtown corridor	X		
Provide opportunities for the development of village inns in existing commercial centers and allow bed and breakfast establishments in residential neighborhoods			X
Support continuation of military uses			X
Enhance Honolulu Harbor and harbor-related uses			X
Support industrial uses in Kalihi-Pālama industrial districts			X
Define the role of town centers and promote a mixture of land uses in Aiea/Pearl City			X
Encourage the full use of existing private and public parking garages			X
Discussion: *Expanding the HHV campus and replacing existing structures at the Project Site with the AMB Tower will help to reinvigorate and revitalize Ala Moana Boulevard as the primary 'ewa gateway to Waikīkī, providing visitors with a more appealing, welcoming experience that reinforces the identity of Waikīkī as a premier global tourism destination. It will provide 515 hotel guestrooms, meeting the PUC DP's policy of developing visitor units in the Ala Moana corridor, and is compatible with surrounding high-rise resort and residential towers. Amenities at the AMB Tower will be available for guests of the HHV, providing new opportunities for recreation. The Project will also include a food and beverage component and ground floor retail, which will serve as an attraction for both residents and visitors in the area.*			
Develop a Balanced Transportation System			
Implement land use strategies to achieve a balanced transportation system	X		
Improve the public transit system, including development of a rapid transit component			X
Implement Transportation Demand Management (TDM) strategies			X
Review existing plans and establish priorities for roads and road improvements			X
Implement the Honolulu Bicycle Master Plan			X
Enhance and improve pedestrian mobility	X		
Encourage the full use of existing private and public parking garages			X
Discussion: *As the island's primary resort destination, Waikīkī is characterized by a high density of attractive destinations in close proximity to one another, elevated pedestrian traffic, and limited parking. The Project will include sidewalk modifications along the AMB Tower frontage on Ala Moana Boulevard to provide access and connect pedestrians to the building and the wider HHV campus. Improvements, including landscaping, will provide a continuous pedestrian-friendly experience along this portion of Ala Moana Boulevard, and enhance the resort environment at the 'ewa gateway of Waikīkī and within the Village.*			

5.3.3 City and County of Honolulu Land Use Ordinance: Waikīkī Special District

The purpose of the LUO (ROH, Chapter 21) is to regulate land use in a manner that will encourage orderly development in accordance with adopted land use policies, including the City General Plan and the PUC DP. The LUO also promotes and protects public health, safety, and welfare by:

- Minimizing adverse effects resulting from the inappropriate location, use or design of sites and structures;
- Conserving the city's natural, historic and scenic resources and encouraging design that enhances the physical form of the city; and
- Assisting the public in identifying and understanding regulations affecting the development and use of land.

The LUO articulates development and design standards for each zoning district that are applicable to the location, height, bulk and size of structures, yard areas, off-street parking facilities, and open spaces, and the use of structures and land for agriculture, industry, business, residences or other purposes.

As a recognized resort destination, Waikīkī continues to attract visitors from all parts of the world, serving as the foundation for the State's tourism industry, a major and vital employment center, and home for thousands of full-time residents. As such, in the City's commitment to maintain the socio-economic vitality of Waikīkī, the area is designated as a Special District, with specific design standards and guidelines established to direct its future growth (LUO, Sec. 21-9.80). Within the WSD, the AMB Tower site and the entirety of the HHV campus are zoned as Resort Mixed Use Precinct.

The Project's compliance with the objectives and general requirements and design controls for the WSD Resort Mixed Use Precinct are discussed in *Table 5.8*.

Notably, within the WSD Resort Mixed Use Precinct, projects may seek flexibility from certain strict development standards of the Special District under the approval of a PD-R. The HHV is developed under an existing PD-R; therefore, the Project will request an amendment to that PD-R to include the Added Parcels and develop the AMB Tower project, and to allow for continued development flexibility. See *Section 3.3.9* for the Project's proposed compliance with the development standards articulated in the LUO for the WSD Resort Mixed Use Precinct. For a discussion of the Project's compliance with review standards for issuing a PD-R permit, please see *Section 5.3.4*.

Table 5.8: Land Use Ordinance – Waikīkī Special District **ROH, Section 21-9.80** **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**	**S**	**N/S**	**N/A**
Sec. 21-9.80 Waikīkī Special District--Findings.			
(A) To the world, Waikīkī is a recognized symbol of Hawai'i; and the allure of Waikīkī continues, serving as the anchor for the State's tourist industry. In addition to its function as a major world tourist destination, Waikīkī serves as a vital employment center and as a home for thousands of full-time residents.			
(B) The creation of the Waikīkī Special District was largely a response to the rapid development of the 1960s and 1970s, and the changes produced by that development. Now, Waikīkī can be described as a mature resort plant and residential locale. Waikīkī needs to maintain its place as one of the world's premier resorts in an international market; yet, the sense of place that makes Waikīkī unique needs to be retained and enhanced.			
(C) Because of the city's commitment to the economic, social and physical well-being of Waikīkī, it is necessary to guide carefully Waikīkī's future and protect its unique Hawaiian identity. (Added by Ord. 99-12)			

Table 5.8: Land Use Ordinance – Waikīkī Special District ROH, Section 21-9.80 S = Supportive, N/S = Not Supportive, N/A = Not Applicable		S	N/S	N/A
The objectives of the Waikīkī Special District are to:				
a)	Promote a Hawaiian sense of place at every opportunity.	X		
b)	Guide development and redevelopment in Waikīkī with due consideration to optimum community benefits. These shall include the preservation, restoration, maintenance, enhancement and creation of natural, recreational, educational, historic, cultural, community and scenic resources.	X		
c)	Support the retention of a residential sector in order to provide stability to the neighborhoods of Waikīkī.			X
d)	Provide for a variety of compatible land uses which promote the unique character of Waikīkī, emphasizing mixed uses.	X		
e)	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.	X		
f)	Provide for the ability to renovate and redevelop existing structures which otherwise might experience deterioration. Waikīkī is a mature, concentrated urban area with a large number of nonconforming uses and structures. The zoning requirements of this special district should not, therefore, function as barriers to desirable restoration and redevelopment lest the physical decline of structures in Waikīkī jeopardize the desire to have a healthy, vibrant, attractive and well-designed visitor destination.	X		
g)	Enable the city to address concerns that development maintain Waikīkī's capacity to support adequately, accommodate comfortably, and enhance the variety of worker, resident and visitor needs.	X		
h)	Provide opportunities for creative development capable of substantially contributing to rejuvenation and revitalization in the special district, and able to facilitate the desired character of Waikīkī for areas susceptible to change.	X		
i)	Encourage architectural features in building design which complement Hawai'i's tropical climate and ambience, while respecting Waikīkī's urbanized setting. The provision of building elements such as open lobbies, lanais, and sunshade devices is encouraged.	X		
j)	Maintain, and improve where possible: mauka views from public viewing areas in Waikīkī, especially from public streets; and a visual relationship with the ocean, as experienced from Kalākaua Avenue, Kālia Road and Ala Moana Boulevard. In addition, improve pedestrian access, both perpendicular and lateral, to the beach and the Ala Wai Canal.	X		
k)	Maintain a substantial view of Diamond Head from the Punchbowl lookouts by controlling building heights in Waikīkī that would impinge on this view corridor	X		
l)	Emphasize a pedestrian-orientation in Waikīkī. Acknowledge, enhance and promote the pedestrian experience to benefit both commercial establishments and the community as a whole. Walkway systems shall be complemented by adjacent landscaping, open spaces, entryways, inviting uses at the ground level, street furniture, and human-scaled architectural details. Where appropriate, open spaces should be actively utilized to promote the pedestrian experience.	X		
m)	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.	X		
n)	Support a complementary relationship between Waikīkī and the convention center.	X		
Discussion: *The Project is an opportunity for creative development that will significantly rejuvenate the largest resort property in Waikīkī, and allow HHV to continue to meet the evolving expectations of guests from around the world. The expansion of the HHV campus and replacement of existing outdated or dilapidated structures at the site is consistent with the WSD's objectives of revitalizing the Special District. In addition to hotel guestrooms, the Project will include food and beverage components available to all guests and will also include a ground floor retail with outdoor seating that will be available to the general public.* *Design will feature architectural elements that complement the unique surroundings and reflect Hawai'i's rich heritage and cultural diversity in a contemporary form. Consistent with the WSD, the porte cochere will offer a welcoming arrival area.*				

Table 5.8: Land Use Ordinance – Waikīkī Special District ROH, Section 21-9.80 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
The lobby will be enclosed with sliding glass doors to create an open feeling while also mitigating potential traffic noise along Ala Moana Boulevard. Design of this area will provide a close indoor-outdoor relationship at the pedestrian ground level. Improvements along Ala Moana Boulevard, including landscaping and water features, will promote an interactive and positive pedestrian experience to visitors and residents alike. *The tower is oriented in a fashion to preserve public viewsheds to the extent possible and will not have a significant adverse impact of significant public views, including those from Punchbowl. Existing public benefits provided at the HHV will continue and will not be affected by expansion of the Village campus.*			
Sec. 21-9.80-3 Prominent view corridors and historic properties. i. The following streets and locations identify significant public views of Waikīkī landmarks, the ocean, and the mountains from public vantage points:			
(1) Intermittent ocean views from Kālia Road across Fort DeRussy Park and from the Ala Wai Bridge on Ala Moana Boulevard; (2) Continuous ocean views along Kalākaua Avenue, from Kūhiō Beach to Kapahulu Avenue; (3) Ocean views from Ala Wai Yacht Harbor; (4) Ocean views from Kūhiō Beach Park; (5) Views of Ala Wai Yacht Harbor from Ala Moana Park (Magic Island Park); (6) Mauka views from the portions of the following streets mauka of Kūhiō Avenue: (a) Nohonani Street; (b) Nāhua Street; (c) Kanekapōlei Street; (d) Kai'olu Street; (e) Lewers Street; (f) Walina Street; and (g) Seaside Avenue (7) View of Diamond Head from Ala Wai Boulevard between McCully Street and Kapahulu Avenue.	X		
ii. Development should preserve, maintain and enhance these views whenever possible. Additional yard area and spacing between buildings may be required by the director, in connection with the issuance of special district permits, and the council and/or the director, in connection with planned development-resort and planned development-commercial approvals pursuant to Section 21-2.110-2, to protect these significant views.	X		
iii. Development should preserve, maintain and enhance historic properties whenever possible. Special district permit applications involving buildings over 50 years old shall be submitted to the State Department of Land and Natural Resources for review and comments. (Added by Ord. 99-12)	X		
Discussion: *The visual environment within the Project Site is typical of the dense, urban environment of Waikīkī. Existing one- and two-structures at the site will be demolished and replaced by the 36-story AMB Tower. The maximum height of the tower will be 350 feet (exclusive of permitted rooftop equipment and structures), which complies with development standards set forth in the LUO.* *As shown in the view study conducted for the Project (Section 4.11), existing public views articulated above will be minimally affected. A majority of public views in the area currently consist of buildings that define the urban form of Waikīkī. The AMB Tower is located inland (approximately 800 feet from the shoreline) and will blend with the surrounding urban environment, and is designed appropriately in its orientation, scale, height, form, and design. The Project will not be discernable from the Ala Wai Yacht Harbor, Punchbowl Lookout, Ala Moana Beach Park, or Kūhiō Beach Park. It will be visible from Fort DeRussy Park; however, makai views from the park at Kālia Road and from Kalākaua Avenue are currently partially blocked by existing buildings.* *As is true of any large-scale development in a dense and growing urban environment, some loss of views from existing buildings is an inevitable result of in-fill development in this portion of Waikīkī. Some high-rise residential condominiums across Ala Moana Boulevard from the Project Site, near 'Ena Road, have views that may be partially blocked by the new tower. Views at the street level will be significantly upgraded by the streetscape improvements described in the SEIS, and expansive views from these condominiums to the southeast, across Fort DeRussy, will be unaffected.*			

Table 5.8: Land Use Ordinance – Waikīkī Special District ROH, Section 21-9.80 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
The Project will enhance the visual environment of the Project Site by replacing the existing dated or dilapidated buildings with the AMB Tower, a contemporary structure featuring modern, culturally appropriate design using materials that complement that surrounding environment. The AMB Tower will help to reinvigorate Ala Moana Boulevard as the primary 'ewa gateway to Waikīkī, providing visitors with a more appealing, welcoming experience. Landscaping and pedestrian access along Ala Moana Boulevard will be renewed and enhanced as part of the Project. This area will provide an open, safe and attractive pedestrian experience that supports connectivity with the HHV campus and the broader Waikīkī neighborhood. *An AIS was prepared for the Project (Section 4.1.1), and proposes mitigation measures for potential impacts to historic archaeological properties present on the Project Site, including archaeological monitoring in accordance with an AMP under HAR, Section 13-279-4, and burial treatment in accordance with a BTP under HAR, Section 13-300-33. The results and recommendations within the AIS are currently in review and awaiting concurrence from SHPD. Additionally, cultural community consultation will be ongoing throughout the entitlement process and any significant finds will be reported to SHPD, OHA, the OIBC, and the participating members of the cultural community consultation process.* *Existing structures on the Added Parcels will be demolished to construct the Project. As concluded by the RLS, the buildings do not contain historic integrity and are neither eligible for listing on the Hawai'i and National Registers of Historic Places nor significant under any National Register criteria. With the results of the RLS, no significant adverse impacts to historic architectural resources are anticipated.*			
Sec. 21-9.80-4 General requirements and design controls. The design of buildings and structures in the Waikīkī Special District should always reflect a Hawaiian sense of place, as outlined in the design controls of this section. These design controls shall be supplemented by a design guidebook prepared and made available to the public by the director. The design guidebook shall be used as a principal tool by the director to express those various planning and architectural design elements which demonstrate consistency with the intent, objectives, guidelines, and standards of the Waikīkī Special District. The director shall submit the design guidebook and any revisions thereof to the council for review and comment prior to making the guidebook and any revisions available to the public. The following requirements shall be applied in all precincts within the district. Where the following requirements are silent, the applicable provisions of this chapter shall apply.			
(a Uses and Structures Allowed in Required Yards and Setbacks. The provisions of Section 21-4.30 shall apply except as provided by this subsection. No business activity of any kind, including advertising, promotion, solicitation, merchandising or distribution of commercial handbills, or structures or any other use or activity, except as provided by this subsection, shall be located or carried out within any required yard, street or building setback area, except those areas occupied by enclosed nonconforming buildings.	X		
(b) Curb Cuts. Curb cuts for driveway openings and sight distances at all intersections shall comply with the design standards of the department of transportation services unless modified by the city council. The number of curb cuts should be kept to a minimum in order to enhance pedestrian movement along sidewalks.	X		
(c) Design Guidelines.			
(1) General Guidelines. All structures, open spaces, landscape elements and other improvements within the district shall conform to the guidelines specified on the urban design controls marked Exhibit 21-9.15, set out at the end of this article, the design standards contained in this section and other design guidelines promulgated by the director to further define and implement these standards.	X		
(2) Yards. Yard requirements shall be as enumerated under development standards for the appropriate zoning precinct under Table 21-9.6(B).	X		
(3) Automobile Service Stations and Car Rental Establishments			X
(4) Utility Installations. Utility installations shall be designed and installed in an aesthetic manner so as to hide or screen wires and equipment completely from view, including views from above (except for antennas).	X		
(5) Building Materials. Selection and use of building materials should contribute to a Hawaiian sense of place through the use of subdued and natural materials, such as plaster finishes, textured concrete, stone, wood and limited use of color-coated metal. Freestanding walls and fences should be composed of moss rock, stucco-finished masonry or architectural concrete whenever possible. Colors and finishes shall be characterized as being absorptive rather than reflective. The use of shiny metal or reflective surfaces, including paints and smooth or plastic-like surfaces should be avoided.	X		
(6) Building Scale, Features and Articulation. Project designs should provide a human scale at ground level. Buildings composed of stepped forms are preferred. Articulated facades are encouraged to break up building bulk. Use of the	X		

Table 5.8: Land Use Ordinance – Waikīkī Special District ROH, Section 21-9.80 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
following building features is encouraged: sunshades; canopies; eaves; lanais; hip-form roofs for low-rise, freestanding buildings; recessed windows; projecting eyebrows; and architectural elements that promote a Hawaiian sense of place.			
(7) Exterior Building Colors. Project colors should contribute to a tropical resort destination. They should complement or blend with surrounding colors, rather than call attention to the structure. Principal colors, particularly for high-rise towers, should be of neutral tones with more vibrant colors relegated to accent work. Highly reflective colors shall not be permitted.	X		
(8) Ground Level Features. (A) Within a development, 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 on-site open spaces, mountains and the ocean. (B) Building facades at the ground level along open spaces and major streets (including Kalākaua Avenue, Kūhiō Avenue, Kapahulu Avenue, Ala Wai Boulevard and Ala Moana Boulevard) shall be devoted to open lobbies, arcade entrances, and display windows, and to outdoor dining where it is permitted. (C) Where commercial uses are located at ground level, other than as required by paragraph (B), at least one-half of the total length of the building facade along streets shall be devoted to open lobbies, arcade entrances, display windows and outdoor dining where permitted. (D) The street facades of ground level hotel lobbies should include wide, open entryways. Ventilation in these lobbies should primarily depend on natural air circulation. (E) Where buildings are situated between a street and the shoreline or between a street and open spaces, ground level lobbies, arcades and pedestrian ways should be provided to create visual links between the street and the shoreline or open space. (F) Where blank walls must front a street or open space, they shall be screened with heavy landscaping or appropriately articulated exterior surfaces. (G) Ground level parking facilities should not be located along any street, park, beachfront, public sidewalk or pedestrian way. Where the site plan precludes any other location, the garage may front these areas provided landscaping is provided for screening. Principal landscaping shall include trees, and secondary landscape elements may include tall hedges and earth berms. (H) For purposes of the Waikīkī Special District, an "open lobby" shall mean a ground-floor lobby which shall not be enclosed along the entire length of at least two of its sides or 50 percent of its perimeter, whichever is greater, and which shall provide adequate breezeways and views to interior and/or prominent open spaces, intersecting streets, gateways or significant pedestrian ways.	X		
(9) Outdoor Lighting. Outdoor lighting shall be subdued or shielded so as to prevent glare and light spillage onto surrounding properties and public rights-of-way. It shall not be used to attract attention to structures, uses or activities; provided, however, that indirect illumination which shall be integrated with the architectural design of a building may be allowed when it is utilized to highlight and accentuate exterior building facades, and architectural and/or ground level features. Rotating, revolving, moving, flashing and flickering lights shall not be visible to the public, except lighting installed by a public agency for traffic safety purposes or temporary lighting related to holiday displays.	X		
Discussion: *The Project is consistent with general design guidelines and controls set forth for the WSD. The AMB Tower is designed as a contemporary structure featuring modern, culturally appropriate design using materials and colors that complement the surrounding environment and reflect the district's rich heritage. As such, it will help to reinvigorate Ala Moana Boulevard as the primary 'ewa gateway to Waikīkī, providing visitors with a sense of arrival to a special place and more appealing, welcoming experience.* *The Project will adhere to average front yard setback requirements, providing an average 20-foot front yard setback along the street frontage at Ala Moana Boulevard (Section 3.3.9.4). Outdoor seating provided for the Project, accessory to the ground floor retail, is allowed within the front yard. Consistent with the WSD, the ground-level lobby along Ala Moana Boulevard will offer a close indoor-outdoor relationship at the pedestrian ground level and create visual links. The lobby will be enclosed with sliding glass doors to create an open feeling, while also mitigating potential traffic noise and dust and enhancing security along Ala Moana Boulevard. Improvements along Ala Moana Boulevard, including the landscaping and water feature, will promote an interactive and positive pedestrian experience to visitors and residents alike. Outdoor lighting will be subdued and shielded so as to prevent glare onto surrounding properties or public ROW.*			

Table 5.8: Land Use Ordinance – Waikīkī Special District ROH, Section 21-9.80 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
With the addition of the Project to the Village campus, HHV will exceed the maximum FAR of 3.50 for the Resort Mixed Use Precinct. The existing FAR of the Village is 3.76. The Applicant will seek a maximum FAR of 4.00 during the PD-R amendment process. *Refer to Section 3.0 for further description of the Project and Table 3.9 for a summary of the Project's compliance with design controls for the WSD Resort Mixed Use Precinct.*			
Sec. 21-9.80-4(f) General requirements and design controls: Landscaping. (1) Any tree six inches or greater in trunk diameter shall not be removed or destroyed except as follows: (A) The tree is not visible from any street, park or other public viewing area. (B) Appropriate development of the site cannot be achieved without removal of the tree. (C) The tree is a hazard to the public safety or welfare. (D) The tree is dead, diseased or otherwise irretrievably damaged. (E) The applicant can demonstrate the tree is unnecessary due to overcrowding of vegetation.	X		
(2) Any tree removed which is visible from any street, park or other public viewing area shall be replaced by an approved tree of a minimum two-inch caliper, except palms which shall have a minimum trunk height of 15 feet, or by alternative approved landscaping material, unless the replacement results in overcrowded vegetation. Larger replacement trees may be required depending on the size of the trees removed.	X		
(3) Where possible, trees proposed for removal shall be relocated to another area of the project site.	X		
(4) Parking structures shall be landscaped. Rooftop parking areas shall also be landscaped wherever they are visible to the public.	X		
(5) Landscaped screening shall be required to prevent undesirable vistas and sight lines, and to reduce the visual impact of blank walls and parked vehicles. Spacing and other design elements shall be determined by species, plant size and mix of plant material.	X		
(6) Whenever landscaping is required, the use of fragrant, lush, tropical vegetation and native plant species is encouraged.	X		
(7) All fences and walls exceeding 36 inches in height, except for moss rock walls, shall be landscaped with vine or hedge planting, or other approved vegetation on the street side.	X		
(8) All landscaped areas shall include an adequate irrigation system.	X		
Discussion: *The planned landscape improvements along Ala Moana Boulevard and at the Floor 8 recreation deck will integrate lush, fragrant, tropical vegetation to invoke a more appealing and welcoming experience that will accentuate the 'ewa gateway into Waikīkī and fits with the tradition of the Village campus. Existing trees will be preserved where possible or relocated to the extent practical. The landscaping palette may consist of native, Polynesian-introduced, or tropical trees and palms of varying sizes that provide shade and screening. Water features will be integrated to complement the landscaping. Overall landscaping will be consistent with the WSD Guidelines and will be finalized as Project design progresses. As appropriate, the selection and use of native plants will be encouraged with specificity to express identified culturally appropriate themes and experiences throughout the HHV campus. Additionally, adequate irrigation will be provided.*			
Sec. 21-9.80 4(g) General requirements and design controls: Height Regulations. (1) Rooftop Height Exemption: The director may exempt necessary mechanical appurtenances, and utilitarian and architectural features from the height regulations of the special district, provided they are erected only to such height as is necessary to accomplish the purpose they serve, but in no case exceeding 18 feet above the maximum height limit for roof forms and 12 feet above the maximum height limit for all other appurtenances and features. These building elements may be exempted only if the director finds they do not obstruct any significant views which are to be preserved, protected and enhanced and are consistent with the intent and objectives of the Waikīkī Special District. The design of roof treatment shall be attractive, contextual and an integral part of the building's design scheme. Except for flagpoles and smokestacks, all items listed in Section 21-4.60(c) shall also be exempt from the height provision of this subsection.	X		
(2) Coastal Height Setbacks: In addition to the above limits, there is a need to step back tall buildings from the shoreline to maximize public safety and the sense of open space and public enjoyment associated with coastal resources. Accordingly, the following minimum setbacks shall apply to all zoning lots along the shoreline:			X

Table 5.8: Land Use Ordinance – Waikīkī Special District ROH, Section 21-9.80 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
(A) There shall be a building height setback of 100 feet in which no structure shall be permitted. This setback shall be measured from the certified shoreline; and (B) Beyond the 100-foot line there shall be a building height setback of 1:1 (45 degrees) measured from the certified shoreline.			
(3) The Council by resolution may approve a building that exceeds the building height limits established in Exhibit 21-9.15 and on the zoning map, provided that the council determines that the building with the added height would not be visible within the view cones from the Punchbowl lookout towards Diamond Head and the horizon line of the ocean or form the Kalakaua Avenue frontage of Fort DeRussy towards the slopes and ridgeline of the Koʻolau Range, and the building does not exceed a height of 350 feet.			X
Discussion: *The maximum height of the AMB Tower will reach 350 feet (exclusive of permitted rooftop equipment and structures), which complies with provisions of the LUO. The Project is not located along the shoreline; therefore, coastal height setbacks do not apply.*			
Sec. 21-9.80 4(h) General requirements and design controls: Parking. Off-street parking shall be provided in accordance with Article 6.	X		
Discussion: *The planned AMB Tower is included in the overall HHV Master Plan. Since development of the Village Master Plan, parking requirements as articulated in the LUO have changed. A minimum parking count is no longer required in the PUC DP area where the Project is located. However, to meet anticipated demand of the retail and hotel uses, approximately 50 parking stalls will be provided in the AMB Tower podium, which will be linked with the existing parking structure. Parking will be located in the rear of the podium and will not be visible from the street frontage. Refer to Section 3.3.8 for details regarding off-street parking requirements.*			

5.3.4 City and County of Honolulu Land Use Ordinance: Planned Development-Resort

The purpose of the PD-R is to provide opportunities for creative redevelopment not possible under a strict adherence to the development standards of the Special District. Flexibility may be provided for project density, height, precinct transitional height setbacks, yards, open space, and landscaping when timely, demonstrable contributions benefiting the community and the stability, function, and overall ambiance and appearance of Waikīkī are produced. PD-R projects are only permitted in the WSD Resort Mixed Used Precinct. Conceptual project plans proposed under a PD-R are reviewed by the City DPP and approved by the City Council. Following City Council approval, the project is further reviewed in detail by the DPP and the Design Advisory Committee, and ultimately approved by the DPP Director.

The Village is located within the WSD Resort Mixed Used Precinct and, pursuant to the Village Master Plan, has been developed under a PD-R (Resolution 11-278). The Project will require amendments to the HHV Village Master Plan's existing 2011 PD-R approval. The Applicant will seek amendments to the PD-R following completion of the environmental review process.

Section 3.3.9 discusses the Project's compliance with site development and design standards allowed under a PD-R pursuant to ROH, Section 21-9.80-4(d) (see also *Table 3.9*). Overall, the expansion of the Village to include the new AMB Tower will require flexibility from certain design standards allowed under the LUO's provisions for a PD-R, including an increase of FAR from 3.76 to 4.00.

Approval of a PD-R is subject to compliance with various criteria articulated in ROH, Section 21-9.80-4(d)(4)(F). The Project's compliance with the criteria is summarized in *Table 5.9* below.

Table 5.9: Land Use Ordinance – Planned Development–Resort Review Criteria **ROH, Section 21-9.80-4(d)(4)(F)** **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**	**S**	**N/S**	**N/A**
Section 21-9.80-4(d)(4)(F) Approval by Director **Upon council approval of the conceptual plan for the PD-R or PD-A project, the application for the project, as approved in concept by the council, will continue to be processed by the director as provided under Section 21-2.110-2. Additional documentation may be required by the director, as necessary. The following criteria will be used by the director to review applications:**			
i. The project will conform to the approved conceptual plan and any conditions established by the council in its resolution of approval;	X		
Discussion: *The Applicant will seek City Council approval of the Project's conceptual plan pursuant to the PD-R application process articulated in the LUO.*			
ii. The project also well implement the objectives, guidelines, and standards of the Waikīkī special district and this subsection (d);	X		
Discussion: *The Project implements the objectives, guidelines, and standards of the WSD (Table 5.8 of Section 5.3.3). The Project will significantly rejuvenate the largest resort property in Waikīkī, allowing HHV to continue to meet the evolving expectations of guests from around the world. The expansion of the HHV campus and replacement of existing outdated or dilapidated structures at the site is consistent with the WSD's objectives of revitalizing the Special District in a manner that benefits both residents and visitors. In addition to providing 515 hotel guestrooms, the Project will include improvements to the Ala Moana Boulevard street frontage, ground floor retail with outdoor seating available to the public, food and beverage components, and amenities available to all visitors and guests. The Project will create jobs, both directly and induced, and supports Waikīkī's role as, not only the State's tourism anchor, but a major employment center.* *Further, the Project meets the purpose of the PD-R. Amendments to the existing HHV Village Master Plan PD-R will allow for the creative redevelopment of the campus to include the Project parcels and addition of the AMB Tower. This expansion will create a more cohesive resort environment, revitalize the 'ewa gateway to Waikīkī, and strengthen the Village as a major and iconic destination drawing visitors to Waikīkī and local businesses.*			
iii. The project will exhibit a Hawaiian sense of place. The document "Restoring Hawaiianness to Waikīkī" (July 1994) and the supplemental design guidebook to be prepared by the director should be consulted by applicants as a guide for the types of features that may fulfill this requirement;	X		
Discussion: *The AMB Tower will present a contemporary design that will complement the existing resort experience at the Village and the surrounding area. The design will reflect a Hawaiian sense of place and cultural diversity, and will utilize modern materials to complement the natural setting and reflect a connection to the environment of Waikīkī. Landscaping and water features will be incorporated and may consist of native, Polynesian-introduced, or tropical trees, palms, shrubs, and ornamentals of varying sizes. Details on design features that will express a Hawaiian sense of place will be finalized as the Project progresses.*			
iv. The project must demonstrate a high level of compliance with the design guidelines of this special district and this subsection;	X		
Discussion: *The Project's compliance with WSD design standards is discussed in Table 5.8 of Section 5.3.3. As the Project is planned within the HHV campus, it will comply with development standards for Projects developed under a PD-R, including those related to maximum floor area, building height, transitional height, minimum yards, open space, and landscaping.* *Design will feature architectural elements that complement the unique surroundings and reflect Hawai'i's rich heritage and cultural diversity in a contemporary form. Consistent with the WSD, the ground-level arcade and lobby along Ala Moana Boulevard will offer a close indoor-outdoor relationship at the pedestrian ground level and create visual links. The lobby will be enclosed with sliding glass doors to create an open feeling, while also mitigating potential traffic noise and dust and enhancing security along Ala Moana Boulevard. Parking within the AMB Tower will be provided in the rear of the building, providing screening from the street frontage.* *Details on design features will be finalized as the Project progresses.*			
v. The project must contribute significantly to the overall desired urban design of Waikīkī;	X		
Discussion: *Expansion of the HHV campus and replacement of existing outdated or dilapidated structures at the site will contribute significantly to the overall urban design of the WSD. The Project will revitalize the 'ewa gateway to Waikīkī through improvements to the Ala Moana Boulevard street frontage, ground floor retail with outdoor seating to activate the streetscape, and landscaping treatments.*			

Table 5.9: Land Use Ordinance – Planned Development–Resort Review Criteria ROH, Section 21-9.80-4(d)(4)(F) S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
vi. The project must reflect appropriate "contextual architecture";	X		
Discussion: *Design of the AMB Tower will reflect a Hawaiian sense of place and cultural diversity, and will utilize materials that complement the natural setting and reflect a connection to the environment of Waikīkī. Landscaping and water features will be incorporated and may consist of native, Polynesian-introduced, or tropical trees, palms, shrubs, and ornamentals of varying sizes. Details on design will be finalized as the Project progresses.*			
vii. The project must demonstrate a pedestrian system, open spaces, and landscaping and water features (such as water gardens and ponds) that must be integrated and prominently conspicuous throughout the project site at ground level;	X		
Discussion: *The AMB Tower will essentially maintain existing open space at the HHV Campus. Under the existing PD-R, open space approved for the Village is 51.2 percent. (Figure 3.23). After expansion of the Village campus and development of the AMB Tower, the resulting overall open space at the Village will be approximately 50.4 percent.* *The tower will enhance connectivity throughout the HHV campus and will directly integrate with the Village at various points of location. It will also enhance connectivity for the public from Ala Moana Boulevard to the campus grounds.* *Landscaping and water features will be incorporated along the street frontage and amenities areas, and may consist of native, Polynesian-introduced, or tropical trees, palms, shrubs, and ornamentals of varying sizes.*			
viii. The open space plan must provide useable open spaces, green spaces, water features, public places and other related amenities that reflect a strong appreciation for the tropical environmental setting reflective of Hawai'i;	X		
Discussion: *As discussed above, usable open space will be retained at the campus with development of the Project. After expansion of the Village campus and development of the AMB Tower, the resulting overall open space at the Village will be approximately 50.4 percent. Landscaping and water features will be incorporated along the AMB Tower street frontage and amenities areas, and may consist of native, Polynesian-introduced, or tropical trees, palms, shrubs, and ornamentals of varying sizes. Existing open space at the Village, including the Great Lawn and pools, will continue to be available to visitors.*			
ix. The system of proposed pedestrian elements must contribute to a strong pedestrian orientation that must be integrated into the overall design of the project, and must enhance the pedestrian experience between the project and surrounding Waikīkī areas; and	X		
Discussion: *The Project will enhance connectivity to the Village and revitalize the 'ewa gateway to Waikīkī. Consistent with the WSD, the ground-level arcade and lobby along Ala Moana Boulevard will offer a close indoor-outdoor relationship at the pedestrian ground level and create visual links. The lobby will be enclosed with sliding glass doors to create an open feeling, while also mitigating potential traffic noise and dust and enhancing security along Ala Moana Boulevard. Improvements along Ala Moana Boulevard, including landscaping and water features, will promote an interactive and enhanced pedestrian experience to visitors and residents alike.*			
x. The parking management plan must minimize impacts upon public streets where possible, must enhance local traffic circulation patterns, and must make appropriate accommodations for all anticipated parking and loading demands. The approved parking management plan will constitute the off-street parking and loading requirements for the project.	X		
Discussion: *The planned AMB Tower is included in the overall HHV Master Plan. Since development of the Village Master Plan, parking requirements as articulated in the LUO have changed. A minimum parking count is no longer required in the PUC DP area where the Project is located. However, to meet anticipated demand of the retail and hotel uses, approximately 50 parking stalls will be provided in the AMB Tower podium, and linked to the existing HHV parking garage. Parking will be located in the rear of the podium and will not be visible from the street frontage.* *In addition to off-street parking, the Project will also provide five off-street loading stalls and will comply with requirements articulated in ROH, Section 21-6. Refer to Section 3.3.8 for details regarding off-street parking and loading requirements.*			

5.3.5 City and County of Honolulu Special Management Area

Within the City, the SMA Use Permit application review is administered by the DPP, and the decision on its issuance is rendered by the City Council. It is the policy of the City to preserve, protect, and to restore the natural resources of the coastal zone of Hawai‘i. The SMA designation places special controls on development within an area along the shoreline to avoid permanent loss of valuable resources and to insure that adequate public access is provided to publicly-owned or used beaches, recreation areas, and natural reserves. The Project is located in the designated SMA and valued at over $500,000 (*Figure 1.6*); therefore, an SMA Use Permit, Major is required.

Issuance of the SMA Use Permit, Major is based on the consistency of the Project with the policies and objectives specified in the CZM Law (*Table 5.5*) and review guidelines articulated in ROH, Chapter 25. *Table 5.10* discusses the Project's compliance with the SMA review guidelines (ROH, Section 25-3.2):

Table 5.10: Special Management Area – Objectives and Policies **ROH, Chapter 25** **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**	**S**	**N/S**	**N/A**
(a) All development in the special management area are subject to reasonable terms and conditions set by the authority in order to ensure:			
1) Adequate access, by dedication or other means, to publicly owned or used beaches, recreation areas, and natural reserves is provided to the extent consistent with sound conservation principles;	X		
2) Adequate and properly located public recreation areas and wildlife preserves are reserved.	X		
3) Provisions are made for solid and liquid waste treatment, disposition, and management that will minimize adverse effects upon special management area resources.	X		
4) Alterations to existing land forms and vegetation; except crops, and construction of structures shall cause minimum adverse effect to water resources and scenic and recreational amenities and minimum danger of floods, landslides, erosion, siltation or failure in the event of earthquake.	X		
Discussion: *The Project will not restrict access to beaches, recreation areas and natural reserves adjacent to the HHV campus. HHV maintains an open-access policy for residents and visitors to enjoy these recreational resources.* *Adequate solid and liquid waste treatment will be provided for the AMB Tower, as discussed in Section 4.8.4. A slight increase of solid waste is anticipated from the Project; however, this will not result in a significant adverse impact to City services. As part of its commitment to continued environmental responsibility at the Village, the AMB Tower will integrate HHV's longtime sustainability practices, including the implementation of various recycling programs, the use of low flow water fixtures, incorporation of EV charging, and bicycle storage. The AMB Tower's estimated sewer transmission capacity is within HHV's limits allotted in the Memorandum of Agreement (2012) with the City.* *Soil disturbance will be limited to construction-associated grading and excavation. The impact of construction activities on soils will be mitigated through implementation of BMPs, including strict erosion control and dust control measures. Storm water quality and water quantity and quality control will be consistent with City and State standards. Construction, grading and drainage plans for the Project will be submitted to appropriate agencies for review and approval. Finally, design of the Project will incorporate landscaping and installation of LID measures to mitigate the impacts and protect water quality.* *The AMB Tower site is within the XTEZ where additional areas must be evacuated during an extreme tsunami event, flood inundation area (Zone AE), and the 3.2-foot SLR-XA. Design of the tower will have a finished floor elevation of 7.5 above msl, and will be in compliance with IBC, State, and City safety standards to minimize potential impacts of natural hazards and promote public safety (Section 4.4). In the case of a natural hazard event, standard emergency operating procedures of the hotel and village will be implemented.*			
(b) No development shall be approved unless the authority has first found:			
1) That the development will not have any substantial adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interests. Such adverse effects shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect, and the elimination of planning options;	X		

Table 5.10: Special Management Area – Objectives and Policies ROH, Chapter 25 S = Supportive, N/S = Not Supportive, N/A = Not Applicable		S	N/S	N/A
2)	That the development is consistent with the objectives, policies, and special management area guidelines of this chapter and any guidelines enacted by the legislature;	X		
3)	That the development is consistent with the county general plan and zoning. Such a finding of consistency does not preclude concurrent processing where a general plan or zoning amendment may also be required.	X		
Discussion: *The construction of the AMB Tower will not create substantial adverse environmental impacts. Identified potential long-term impacts and recommended mitigation measures are discussed throughout Section 4.0. The site has been previously developed and is situated within the dense resort region of Waikīkī. The Project is scaled for the surrounding area, and design elements will be reflective of the community's character.* *The Project is consistent with the policies and objectives set forth in HRS, Chapter 205A CZM (Section 5.2.7), as well as the ROH, Chapter 25 SMA guidelines. The Project is also consistent with the City General Plan and PUC DP (Sections 5.3.1 and 5.3.2). The Project will reinvigorate and revitalize Ala Moana Boulevard as the primary 'ewa gateway to Waikīkī, providing visitors with a more appealing, welcoming experience that reinforces the identity of Waikīkī as a premier, global tourism destination. The AMB Tower will provide accommodation choice to meet the demands and expectations of today's visitor. It will also provide direct and induced jobs, reinforcing the region as an employment center. Additionally, utilizing goods and services from other local businesses, the Project will also support the growth of other sectors of the economy (Section 4.10).* *The Project parcels are zoned WSD Resort Mixed Use Precinct, as is the entirety of the HHV campus. The proposed hotel and retail uses are allowed within this zoning district, and the Project is consistent with LUO development standards for the WSD Resort Mixed Use Precinct (Section 5.3.3). Additionally, the Applicant will seek an amendment to the HHV Village Master Plan 2011 PD-R to include the Project and seek flexibility from certain development standards (Section 3.3.9).*				
(c) The authority shall seek to minimize, where reasonable:				
i.	Dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough or lagoon;	X		
ii.	Any development which would reduce the size of any beach or other area usable for public recreation;	X		
iii.	Any development which would reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the special management areas and the mean high tide line where there is no beach;	X		
iv.	Any development which would substantially interfere with or detract from the line of sight toward the sea from the State highway nearest the coast;	X		
v.	Any development which would adversely affect water quality, existing areas of open water free of visible structures, existing and potential fisheries and fishing grounds, wildlife habitats, or potential or existing agricultural uses of land.	X		
Discussion: *Development of the Project will not involve dredging or filling, and will not adversely impact public access and usage of coastal resources, wildlife preserves, coastal views, and water quality. Project improvements will not reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the SMA.* *Pedestrian-level public coastal views from Ala Moana Boulevard will not be affected by the Project (Section 4.11). The Project will incorporate site-specific BMPs to protect water quality and prevent stormwater runoff and sediment discharges from the site. No adverse effects are anticipated to water quality, open water, fisheries or fishing grounds, wildlife habitats, or potential or existing agricultural uses of the land.*				

5.3.6 City and County of Honolulu Shoreline Setback

To accomplish the objectives of HRS, Chapter 205A discussed in *Section 5.2.7,* shoreline setback areas were established, and counties were authorized to develop and administer permitting systems to control development within the shoreline setback area. The shoreline setback area encompasses the land between the certified shoreline and the shoreline setback line, generally established 40 feet inland from the certified shoreline with exceptions that allow for adjustments.

City Shoreline Setback rules are defined in ROH, Chapter 23 pursuant to HRS, Chapter 205A and regulated by the City DPP. The purpose of the policy is to:

> *"(a) protect and preserve the natural shoreline, especially sandy beaches; to protect and preserve public pedestrian access laterally along the shoreline and to the sea; and to protect and preserve open space along the shoreline…[and to] reduce hazards to property from coastal floods." (ROH Section 23-1.2)*

Specifically, ROH, Chapter 23 establishes standards that generally prohibit within the shoreline area any construction or activity which may adversely affect beach processes, public access along the shoreline, or shoreline open space. However, allowances are permitted for specific structures and circumstances with the approval of a variance. Notably, Act 16 (SB2060, SD2, HD2) adopted on September 15, 2020 amended HRS, Chapter 205A . The City DPP is in the process of making revisions to ROH, Chapter 23, which must then be adopted by the Honolulu City Council. The following subsections analyze the Project's consistency with the current regulations under ROH, Chapter 23.

Discussion: *The Project is located approximately 800 feet inland from the shoreline and is therefore not within the shoreline setback area. A shoreline setback variance will not be required.*

5.3.7 City and County of Honolulu, Flood Hazard Areas

Congress has determined that regulation of construction in areas subject to flood hazards is necessary for the protection of life and property and reduction of public costs for flood control, rescue and relief efforts, thereby promoting the safety, health, convenience and general welfare of the community. In order to achieve these purposes, ROH, Chapter 21A, Flood Hazards, establishes flood hazard areas and imposes restrictions upon manmade changes to improved and unimproved real estate within the areas. These restrictions are necessary to qualify the City for participation in the federal flood insurance program.

DPP is tasked with granting or denying development permits in accordance with the provisions of ROH, Chapter 21A.

The Project Site is located within Zone AE, indicating areas subject to inundation by the 1 percent annual chance flood event and where the BFE has been determined (*Figure 1.7*). Zone AE is also considered a SFHA. For City regulatory purposes, the SFHA is considered a floodway area and is therefore subject to development standards articulated in ROH, Chapter 21A. Zone AE is further classified as a SHFA – Flood Fringe Area. In addition to adhering to development standards outlined in the LUO, the following standards are applicable to the Flood Fringe Area according to ROH, Section 21A-1.8:

"(a) In areas designated on the flood maps as zone AE or AH:

(1) All new construction or substantial improvements of residential structures shall have the lowest floor, including basements, elevated to or above the base flood elevation.

(2) All new construction or substantial improvements of nonresidential structures shall have the lowest floor elevated to or above the base flood elevation; or together with attendant utility and sanitary facilities, be designed and constructed so that below the base flood elevation, the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy due to the base flood.

(3) Within zone AH, adequate drainage paths shall be provided around structures on slopes to guide floodwaters around and away from proposed structures."

Discussion: The site spans two BFE areas, and the highest 7-foot BFE will therefore be used. The finished floor elevation of AMB Tower is planned at 7.5 feet above msl, therefore complying with the provisions of ROH, Chapter 21A.

A licensed professional architect or engineer will develop or review the design, specifications, and plans and certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of the chapter.

5.3.8 City and County of Honolulu Waikīkī Livable Community Project

The Waikīkī Livable Community Project (WLCP) (2003) is a federally-funded planning study that was conducted under a grant obtained from Federal Highway Administration's Transportation and Community and System Preservation Pilot Program (TCSP) and federal funding from the O'ahu Metropolitan Planning Organization. The TCSP is a nationwide program providing cities and communities with grants to investigate the relationship between transportation and community. The transportation system in Waikīkī consists of a street network and sidewalk network. The WLCP examines how Waikīkī's system of public streets, sidewalks, and ROW are used and how the system might improve. The WLCP was designed, with assistance from the Waikīkī community and stakeholders, to improve transportation, circulation and pedestrian activity to assist in the improvement and support of the revitalization of Waikīkī as a pedestrian first community.

The Project's compliance with relevant objectives and guidelines identified in the WLCP are discussed in *Table 5.11*.

Table 5.11: Waikīkī Livable Community Project **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**	**S**	**N/S**	**N/A**
WLCP Mission Statement: Waikīkī is a distinct, premier resort, residential and urban district. It must maintain its Hawaiian sense of place and economic vitality. Seeking solutions and compromises in physical planning, landscaping, and various modes of transportation, shall meet the needs of visitors, residents, and team members alike in the spirit of Aloha.			
Discussion: The Project meets the vision statement articulated in the WLCP. The Project supports and reinforces the identity of Waikīkī as a premier neighborhood, global destination, and employment center. The AMB Tower will incorporate features that convey a Hawaiian sense of place, as discussed throughout Sections 5.3.3 and 5.3.4.			
Vision Statements			
Kūhiō Avenue Vision Statement: Celebrating Living in Waikīkī. Kūhiō Avenue will be Waikīkī's "Main Street" where residents and visitors will gather.			X
Ala Wai Boulevard Vision Statement: A Stage for Recreation and Culture. Ala Wai Boulevard and Canal will focus on recreation and culture on the land and in the water.			X

Table 5.11: Waikīkī Livable Community Project **S = Supportive, N/S = Not Supportive, N/A = Not Applicable**	**S**	**N/S**	**N/A**
Kalākaua Avenue Vision Statement: One of the World's Greatest Streets. Kalākaua Avenue will be the gathering place, where Waikīkī's main attractions occur.			X
Ala Moana Boulevard Vision Statement: A Green Gateway. Ala Moana Boulevard will continue to be a major gateway to Waikīkī, conveying a sense of arrival and welcome to visitors and residents.	X		
Mauka - Makai Streets: Creating Neighborhoods with Unique Character. Pedestrian traffic will be encouraged along mauka-makai streets, the character of the individual neighborhoods will be highlighted and developed.	X		
Discussion: *The Project directly supports the WLCP vision for Ala Moana Boulevard as the gateway to Waikīkī. Planned improvements will provide residents and visitors with a more appealing, welcoming experience that reinforces the identity of Waikīkī as a premier global destination. The new AMB Tower will replace existing outdated structures and present a contemporary design that will complement the existing resort experience at the Village and the surrounding area. Improvements along Ala Moana Boulevard, including landscaping and water features, will promote an interactive and positive pedestrian experience to visitors and residents alike. The tower podium will also include ground level retail comprised of the ABC Store and outdoor seating, which will activate this portion of Ala Moana Boulevard and create a people-oriented and interactive streetscape for the benefit of all residents and visitors.*			
1.Pedestrian Routes			
Secondary pedestrian routes are sidewalk space along streets connecting primary pedestrian routes to recreational pedestrian routes and to pedestrian routes and attractions beyond Waikīkī. They are intended to accommodate lower volumes of pedestrian activity than the primary pedestrian routes. Roadways identified as secondary pedestrian routes include: Ala Moana Boulevard (between Atkinson Boulevard and Kālia Road)	X		
Design Principles and Improvements (Ala Moana Boulevard) 1. Sidewalks along secondary pedestrian routes should have a minimum width of 8-10 feet where possible. 2. Textured sidewalk pavement is recommended for secondary routes along Ala Moana Boulevard. 3. Provide continuous, even illumination on both sides of the street for a sense of comfort and safety at night along secondary routes. 4. Replace existing street light fixtures with historic light fixtures on Ala Moana Boulevard.	X		
Street/Sidewalk Improvements 1. Overhead utility lines detract from the character of streetscapes. Undergrounding of utility lines is recommended along the following streets: Ala Moana Boulevard, between Ala Moana bridge and Kalakaua Avenue. 2. Private developments fronting primary and secondary pedestrian routes are important contributors to defining the character of streetscapes. It is recommended that the WSD permit process encourage property owners to provide pedestrian enhancements such as street café dining and inviting storefronts, complementing landscaping in setbacks, outdoor seating areas, and arcades and gathering areas. 3. Add distinctive street furnishings. Amenities such as benches, canopies, and landscaping enhance the environment for pedestrians. Providing a place for people to rest, people-watch, and interact with people.	X		
Discussion: *The Project supports the WLCP goals for improvements street/sidewalk improvements. The Project will enhance connectivity to the Village and revitalize the 'ewa gateway to Waikīkī. Consistent with the WSD, the ground-level arcade and lobby along Ala Moana Boulevard will offer a close indoor-outdoor relationship at the pedestrian ground level and create visual links. The lobby will be enclosed with sliding glass doors to create an open feeling, while also mitigating potential traffic noise and dust and enhancing security along Ala Moana Boulevard. Improvements along Ala Moana Boulevard, including landscaping and water features, will promote an interactive and enhanced pedestrian experience to visitors and residents alike. Ground floor retail within the AMB Tower will be accessible from the street frontage and include an outdoor seating area. Finally, the Project will maintain the existing sidewalk width of 8 feet along Ala Moana Boulevard.*			

Table 5.11: Waikīkī Livable Community Project S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
VII. Entry Features			
Entry features are important for well renowned urban resort areas such as Waikīkī. They help to establish a sense of arrival for first-time as well as repeat visitors. They offer a physical gesture of welcome, which is essential. Entry features create a pedestrian-friendly environment. Entry features are recommended at the main vehicle and pedestrian roadways/pathways into Waikīkī: 1. Ala Moana Boulevard Bridge 2. Ala Moana Boulevard and Kalakaua Avenue	X		
Design Principles: design elements recommended for entry features include: • Landscaped lava rock with a water feature that represents the meaning of Waikīkī, "Spouting Water," such as reflected in the existing entry feature at the Kapahulu Avenue and Ala Wai Boulevard intersection. • Lush tropical landscaping • Torches or other fire element, as appropriate • Lighting	X		
Discussion: *As the Project is located at the primary 'ewa gateway to Waikīkī, it will be designed to provide residents and visitors with a more appealing, welcoming experience. Planned improvements are consistent with the WLCP, including the use of landscaping and lighting, as appropriate.*			
VIII. Signage			
Design • Entry and identification/entry features at Ala Moana Boulevard. • Parking direction/instruction signs to direct residents and visitors to public parking lots • Wayfinding and directional signage, to include signs for recreational paths, bicycle paths, beach access, orientation signs, etc. • International symbols	X		
Discussion: *The Project will include appropriate wayfinding signage to enhance the pedestrian experience at the site and promote connectivity through the overall Village campus.*			

5.3.9 City and County of Honolulu Climate Action Plan 2020-2025

The City Climate Action Plan (CAP) was prepared by the Office of Climate Change, Sustainability, and Resiliency (OCCSR) as a strategy for O'ahu to address climate change and fossil fuel emissions. The CAP presents nine strategies with 47 specific actions for the City to pursue to reduce GHG emissions from ground transportation, electricity, and waste. While the CAP focuses on City actions to pursue, the Project supports several key actions, as discussed in *Table 5.12*:

Table 5.12: City and County of Honolulu Climate Action Plan 2020-2025: Strategies and Actions S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Strategy 1: Encourage Density and Mixed Land Use in Strategic Areas			
1.1 Continue to adopt policies that support greater housing affordability located near transit and in areas in proximity to job centers and key destinations.			X
1.2 Continue revising the City's land use and zoning regulations to allow for mixed-use development across O'ahu to support "complete communities."	X		
1.3 Work with private sector to provide connectivity and streetscape infrastructure in new developments to support complete streets principles.	X		

Table 5.12: City and County of Honolulu Climate Action Plan 2020-2025: Strategies and Actions S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Discussion: *The Project directly complements the CAP's vision to support complete streets principles through connectivity and streetscape infrastructure. The Project will enhance connectivity to the Village and revitalize the 'ewa gateway to Waikīkī. Consistent with the WSD, the ground-level arcade and lobby along Ala Moana Boulevard will offer a close indoor-outdoor relationship at the pedestrian ground level and create visual links. The lobby will be enclosed with sliding glass doors to create an open feeling, while also mitigating potential traffic noise and dust and enhancing security along Ala Moana Boulevard. Improvements along Ala Moana Boulevard, including landscaping and water features, will promote an interactive and enhanced pedestrian experience to visitors and residents alike. Ground floor retail within the AMB Tower will be accessible from the street frontage and include an outdoor seating area. Finally, the Project will maintain the existing sidewalk width of 8 feet along Ala Moana Boulevard.*			
Strategy 2: Enable and Provide Multiple Modes of Green Transportation			
2.1 Implement the O'ahu Bike Plan and continue to build out protected bikeways for all ages and abilities with safe connections between existing bike lanes.			X
2.2 Develop a City-focused Transportation Demand Management (TDM) program and consider updating the telework policy	X		
2.3 Complete the O'ahu Pedestrian Plan and implement high priority pedestrian projects	X		
2.4 Plan and plant trees as part of roadway rehabilitation projects to provide shade for pedestrian, bicycle, and transit infrastructure and promote comfort for frequent trips.	X		
2.5 Repurpose general travel and parking lanes for multimodal and active transportation use.			X
2.6 Increase non-vehicular mode share in new multi-family housing and commercial developments through TDM programs.	X		
2.7 Identify candidate projects and develop dedicated bus lanes along high occupancy transit corridors.			X
2.8 Launch integrated transit fare card (Holo) to include a fare-capping program for relevant daily, monthly, and annual rates			X
2.9 Hire a Mobility Manager to leverage opportunities to increase micromobility services.			X
2.10 Create a universal trip planning and fare app to improve the connectivity of multimodal transportation options.			X
2.11 Seek innovative business solutions to deliver Vehicle Miles Traveled reduction services.			X
Discussion: *The Project supports the CAP goals for supporting multimodal forms of transportation. Landscaping and water features will be provided along the Ala Moana Boulevard street frontage to create a pedestrian-friendly environment. Design of the tower will include bicycle storage, designated off-street parking stalls with EV charging, and existing TDM programs at the Village will be implemented for staff to encourage the use of public and active forms of transportation.*			
Strategy 3: Encourage Mode Shift through Parking Efficiency			
3.1 Allow for flexibility in the provision of parking by eliminating minimum off-street parking requirements.	X		
3.2 Encourage unbundling of the sale or rent of multi-dwelling housing units from parking in Transit-Oriented Development (TOD) and other suitable neighborhoods.			X
3.3 Develop curb management systems within TOD and other high-demand areas			X
3.4 Maximize efficiency of public parking at City-owned lots and parking spaces in destinations with high transportation alternatives. Implement dynamic metering rates.			X
3.5 Repurpose underutilized public parking in preference to multimodal transportation infrastructure, urban greenery, and public-serving spaces.			X

Table 5.12: City and County of Honolulu Climate Action Plan 2020-2025: Strategies and Actions S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Discussion: *The Project supports parking efficiency through the reconfiguration of existing stalls at the adjacent Coral Ballroom parking garage to support parking needs of the AMB Tower. The AMB Tower podium will only include a modest provision of approximately 50 parking stalls to meet anticipated demand of the hotel and retail uses. Overall, the Project supports the use of alternative modes of transportation. Guests will be able to take advantage of the Project's close proximity to a large concentration of destinations in Waikīkī. Development of the tower along Ala Moana Boulevard will enhance the immediate pedestrian surroundings and create an open, safe, and cohesive resort experience that improves connectivity with the HHV campus and in the surrounding environment.*			
Strategy 4: Electrify the City Fleet and Support High Efficiency Vehicles			
4.1 Develop and adopt an electric bus purchasing policy for the City's bus fleet to reach 100% renewable-powered city fleet goal by 2035.			X
4.2 Develop a plan and implement City passenger vehicle fleet transition to achieve 100% clean fleet goal by 2035.			X
4.3 Develop, for EV buses and other City owned EVs, charging protocols such that it facilitates integration of intermittent renewable energy			X
4.4 Expand EV charging infrastructure for the City EV fleet by tripling public charging capacity on City facilities; enable electricity cost recovery			X
4.5 Provide private car sharing with high fuel efficiency vehicles priority access parking to enable point-to-point service in high usage areas.			X
Discussion: *The Project supports the CAP's objectives to electrify the City fleets; however, this is not directly related to the AMB Tower. The AMB Tower podium will include charging stations at certain parking stalls as required by City rules to support the use of EVs.*			
Strategy 5: Reduce Energy Demand by Increasing Energy Efficiency			
5.1 Put in place a system to regularly update relevant building code ordinances, adopt State codes as required, and consider adopting further local standards to reduce greenhouse gas emissions over time.			X
5.2 Develop a "lead by example" municipal energy and water benchmarking program for covered City facilities along with data transparency, reporting, and building performance standards. Develop internal and publicly-available dashboard with energy and water data reporting protocols.			X
5.3 Develop a building energy benchmarking program, building performance standards, and transparent reporting mechanisms for large covered commercial and multi-family buildings.	X		
5.4 Deploy a Healthy and Resilient Buildings program in response to COVID-19.			X
Discussion: *The Hilton "Light Stay" monitoring program will be implemented at the AMB Tower to measure and manage the environmental impact of the Project, including tracking water and energy consumption and waste generation. Additional measures to increase energy efficiency of the Project include, but are not limited to, the incorporation of low-flow plumbing fixtures to encourage water efficiency; the use of low-emittance window glazing, air-conditioning controls, and use of compact fluorescent lamps and light-emitting diodes light fixtures; and, the use of low-emitting materials for applications of adhesives, sealants, paints, carpets and flooring systems to promote a healthy indoor environment. See Section 4.12.*			
Strategy 6: Maximize Energy Efficiency and Renewable Energy throughout City Operations and Assets			
6.1 Retrofit City buildings, facilities, and operations to be more energy efficient.			X
6.2 Leverage City rooftops, parking lots, and other previously developed lands to increase on-site and City-owned renewable energy generation by 200%.			X
6.3 Continue to pilot and implement flexible energy demand response programs for City operations.			X
6.4 Facilitate and invest in energy efficiency for City-owned housing.			X
Discussion: *The Project does not directly involve city-owned assets.*			
Strategy 7: Expand Renewable Energy Planning and Expedite Permitting			
7.1 Proactively engage with State partners in land use and community planning for large-scale renewable energy projects and assess City lands and facilities for additional utility-scale energy projects.			X

Table 5.12: City and County of Honolulu Climate Action Plan 2020-2025: Strategies and Actions S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
7.2 Streamline permitting for solar PV (including distributed battery technologies) on commercial, multifamily, and townhome rooftops through use of online platforms.			X
7.3 Continue to advocate before the PUC for fair and efficient regulation around the renewable energy transition.			X
7.4 Launch a Solarize O'ahu pilot to increase residential solar access for low- to moderate-income households.			X
Discussion: *The Project supports the CAP's objectives to expand renewable energy planning and expedite permitting; however, this is not directly related to the AMB Tower.*			
Strategy 8: Promote Waste Prevention			
8.1 Continue to eliminate single-use plastics and expand multiple-use foodware and serviceware in food distribution and sale.	X		
8.2 Establish a Sustainable (Low GHG) Procurement Policy for the City.			X
8.3 Strengthen infrastructure and partnerships for edible food recovery	X		
8.4 Advance development of a volume-based residential refuse pickup program that appropriately prices refuse pickup services for customers.			X
8.5 Expand the location of public drinking water fountains and retrofit existing public drinking fountains to include devices capable of refilling reusable water flasks, cups and containers.			X
8.6 Establish a building deconstruction reuse and recycling program; enable reuse, recycling, and repair systems.	X		
8.7 Develop end-of-life requirements for solar PV and other relevant renewable energy technologies, including battery storage.			X
Discussion: *The Project supports waste prevention, as described in Sections 4.8.4 and 4.12. Practices at the Village will be implemented at the AMB Tower, and may include the following:* • *Glass, plastic bottles, and cardboard will be recycled.* • *The use of compostable or alternative disposal cutlery, like cups and silverware made from cornstarch or bamboo, will be encouraged.* • *Usable food will be sent to Aloha Harvest or similar organizations for distribution to charities.* • *Soap will be recycled through the Clean the World program, which is a national social enterprise that collects and recycles discarded soap and plastic amenity bottles from hospitality partners, and distributes the hygiene kits to countries in need.*			
Strategy 9: Maximize Waste Resource Efficiency			
9.1 Implement methane collection systems at landfill and wastewater treatment facilities, where feasible, that would allow the City or others to benefit from methane capture and reuse.			X
9.2 Explore the feasibility of adding an anaerobic digester capacity or other resource recovery project to the City's solid waste and wastewater processing and treatment infrastructure.			X
9.3 Based on lifecycle GHG analysis, assess the benefits of flow of materials to out of-State recycling instead of H-POWER.			X
9.4 Explore new public-private partnerships to increase the diversion of food and other organic materials from the waste stream through composting and/or other solutions.	X		
Discussion: *The Project supports the CAP's objectives for waste resource efficiency, specifically as it relates to the diversion of food from the waste stream. As described in Sections 4.8.4 and 4.12, existing practices at the Village will be implemented at the AMB Tower, and will include recycling food waste by sending it to pig farms for feed and recycling frying oil for conversion to biodiesel.*			

5.4 EIS Significance Criteria

The potential impacts of the Project have been fully examined and discussed in this SEIS. The following is an assessment of Project's impacts based on the 13 significance criteria established in HAR 11-200.1-13.

(1) Irrevocably commit a natural, cultural, or historic resource;

Discussion: The Project does not involve a significant loss of natural or cultural resources. An AIS and CIA were conducted during the preparation of the SEIS to assess the sensitivity and potential occurrence of historic resources, including subsurface resource such as burials (*Section 4.1*). The AIS identified three significant historic properties within the Project Site. Pursuant to HAR, Section 13-284-8, the Project will have an "effect with mitigation commitments." In consultation with SHPD, archaeological monitoring and burial treatment are proposed as appropriate mitigation for potential impacts to the affected sites. Accordingly, an AMP and BTP will be prepared in consultation with SHPD and Native Hawaiian cultural descendants. The CIA determined that the Project will not result in impacts to ongoing traditional cultural practices and natural resources or cultural sites and wahi pana within the Project area. In the event that iwi kūpuna and/or cultural finds are encountered during construction, identified mitigation measures, in accordance with State Historic Preservation laws, will be administered. Additionally, cultural community consultation will be ongoing throughout the entitlement process and any significant finds will be reported to SHPD, OHA, the OIBC, and the participating members of the cultural community consultation process.

An RLS was also conducted for the Project and determined that the existing structures on the Added Parcels were not considered to be historically significant. The SHPD concurred with this determination, and, as such, no significant adverse impacts to historic architectural resources are anticipated.

(2) Curtail the range of beneficial uses of the environment;

Discussion: The range of beneficial uses of the environment is not significantly curtailed by the planned Project. Located at the 'ewa gateway of Waikīkī, the Village has been developed as a tourist destination since its inception over 60 years ago. The Project Site has also been developed, and is currently underutilized, with some structures remaining in a dilapidated state. The Project plans to replace the structures with the AMB Tower, which will add hotel lodging accommodations and other accessory uses to the site and complement existing surrounding resort uses. The planned expansion of the Village and construction of the AMB Tower is consistent with the objectives of the WSD, standards for the Resort Mixed Use Precinct, and current land uses. The Project will improve the character and setting of the 'ewa gateway to Waikīkī in general, and create a cohesive resort environment within the Village campus.

(3) Conflict with the State's environmental policies or long-term environmental goals established by law;

Discussion: The Project is consistent and supportive of State and City long-term goals related to the environment, as discussed throughout this section. The Project Site is currently developed, and is planned to be integrated into the HHV campus. The Project supports the City's goals of concentrating development in already dense areas, and keeping tourists in designated resort areas. Sustainable design practices and BMPs will help minimize potential impacts of the AMB Tower on the surrounding environment. As part of its commitment to continued environmental responsibility at the Village, the AMB Tower will integrate HHV's longtime sustainability practices, including the implementation of

various recycling programs, the use of low flow water fixtures, incorporation of EV charging, and bicycle storage (*Sections 4.8.2, 4.8.4, and 4.12*). Hilton's "Light Stay" monitoring program will be used at the AMB Tower to manage its water and energy consumption.

With the addition of the AMB Tower, at least 50 percent of the Village will continue to be maintained as open space, helping to control the overall urban heat island effect. Landscaping will be integrated at the ground floor and throughout common amenities spaces, and LID measures will be incorporated and will be determined as design progresses. The use of green infrastructure features, such as a green wall on portions of the podium, may also be incorporated where feasible. Improvements to landscaping along Ala Moana Boulevard will help to enhance the pedestrian environment and encourage active forms of transportation.

(4) Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State;

Discussion: The proposed improvements within the Village will positively benefit the State's economic welfare by providing new hotel facilities, and enhancing the visitor experience of one of Waikīkī's flagship resort destinations. Economic and social benefits will result from increased employment, support for other local businesses, and State and City tax revenues (*Section 4.10*). The Project reflects HHV's dedication to maintaining Waikīkī as one of the world's premier global destinations.

(5) Have a substantial adverse effect on public health;

Discussion: The AMB Tower is consistent with existing land uses and will not substantially affect public health. The Project will continue to support the health and well-being of its team members and guests, as is currently done at the HHV. Additionally, the Village campus is supported by an SDOC clinic located on the campus. Solid waste and wastewater collection and disposal services will meet regulatory requirements to maintain public health standards. Long-term adverse impacts to air, water quality, and noise are not anticipated as a result of the AMB Tower (*Sections 4.2.3, 4.3.2, and 4.9*).

(6) Involve adverse secondary impacts, such as population changes or effects on public facilities;

Discussion: The Village improvements will not have substantial secondary impacts, such as effects on public facilities or population changes (*Sections 4.6 and 4.10*). The net addition of approximately 515 hotel guestrooms will primarily affect the daily visitor or de facto population in Waikīkī. However, the increase in population is anticipated to be minor. Existing water, power, and wastewater systems are available to accommodate the AMB Tower (*Section 4.8*). It is anticipated that necessary relocation of utilities will not take place within the City ROW; therefore, no short-term impacts are anticipated.

(7) Involve a substantial degradation of environmental quality;

Discussion: The Project will not involve a substantial degradation of environmental quality on-site or in the surrounding environment. Construction impacts related to noise and air quality are temporary and will be minimized by implementing construction and erosion control BMPs, as described throughout *Section 4.0* of this SEIS. Long-term significant impacts to air and water quality, noise, and natural resources are not anticipated. The Project will integrate sustainable design features, such as LID and the use of water conservation features, which will be determined as design progresses.

(8) Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions;

(8) Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions;

Discussion: The Project is not anticipated to have substantial cumulative adverse impacts on the environment, and is not intended as a commitment to a larger action by the Applicant. This SEIS is intended to complement the 2011 Village Master Plan, and serves as a full disclosure of the expansion of the HHV and construction of the AMB Tower. The 2011 EIS identifies all other Village Master Plan components that have been constructed or are planned in the future.

The Project directly responds to the State and the City's expressed objectives and policies for the WSD and visitor industry. Additional improvements to the street frontage along Ala Moana Boulevard will provide benefits to the overall Waikīkī region and create a cohesive resort environment. The modernizing of retail space and amenities at the site will reinvigorate the visitor experience and local economy. The planned improvements are within the existing developed area which is served by existing utilities, thereby reducing impacts to public infrastructure and the environment.

(9) Have a substantial adverse effect on a rare, threatened, or endangered species, or its habitat;

Discussion: The Project Site does not contain known rare, threatened, or endangered species or critical habitat. As outlined in *Section 4.3.4,* to avoid potential impacts to Hawaiian hoary bats, tree disturbance will be limited during bat birthing and pup rearing season, in the unlikely event that they may inhabit at the site. Additionally, mitigation measures as outlined in *Section 4.3.4* to minimize impacts to manu-o-kū or Hawaiian seabirds that may occasionally fly over the Project Site will be implemented. Design of the AMB Tower will incorporate light fixtures that are shielded downwards to mitigate potential impacts to birds. No long-term impacts are anticipated.

(10) Have a substantial adverse effect on air or water quality or ambient noise levels;

Discussion: An Air Quality Technical Report (*Appendix E*) and Acoustic Study (*Appendix L*) were conducted for the Project to assess potential impacts to the environment as a result of the Project. Temporary impacts associated with construction are identified throughout *Section 4.0* of this SEIS. Short-term effects on air, water quality/stormwater runoff, and ambient noise levels during construction will be mitigated through adherence to State and City regulations and mitigation measures, as summarized in *Table 1.1*.

No detrimental long-term impacts to air, water, or acoustic quality are anticipated from the Project. While stationary and mobile sources of emissions slightly increase as a result of the Project, significant adverse impact on air quality is not anticipated (*Section 4.2.3*). There may be a minimal increase of traffic noise levels with the Project; however, noise levels will remain within the acceptable standard. BMPs to mitigate the potential increase in long-term noise include the use of air conditioning in AMB Tower units, closure of units, special glazing, and the use of weather seals (*Section 4.9*).

(11) Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;

Discussion: The AMB Tower site is within the XTEZ, flood inundation area (Zone AE), and the 3.2-foot SLR-XA. To mitigate potential impacts to the Project due to natural hazards, design of the tower will have a finished floor elevation of 7.5 above msl, and will be in compliance with IBC, State, and City safety standards to minimize potential impacts of natural hazards and promote public safety (*Section 4.4*). Additional mitigation measures to address passive flooding that may result from the anticipated

3.2 feet in SLR will include, but are not limited to, locating utilities at higher elevations where feasible and the use of LID measures. The use of green infrastructure features, such as a green wall on portions of the podium, may be incorporated where feasible. Final measures will be determined as design progresses.

(12) Have a substantial adverse effect on scenic vistas and view planes, during day or night, identified in county or State plans or studies; or

Discussion: Short-term impacts to visual resources related to construction of the AMB Tower will be mitigated by the use of fencing and confining equipment to work areas. In the long-term, no adverse impacts to public views articulated in the PUC DP are anticipated. Due to its location along Ala Moana Boulevard, the AMB Tower will be most discernable along this road between Hobron Lane and Kalākaua Avenue. Therefore, there will be unavoidable adverse impacts to existing views from some private residential high-rise condominiums in the Project vicinity. However, in the long term, the Project will enhance the visual environment of the Project Site by replacing the existing dated or dilapidated buildings with the AMB Tower. Landscaping and pedestrian access along Ala Moana Boulevard will be renewed, enhancing the surrounding visual environment.

(13) Require substantial energy consumption or emit substantial greenhouse gases.

Discussion: As a component of the Village Master Plan, the AMB Tower will incorporate Hilton's "Light Stay" program into its own operation in an effort to conserve energy. Water conservation measures will be implemented in design of the AMB Tower as required by BWS and may include, but not be limited to the utilization of nonpotable water for irrigation and the use of Water Sense-labeled ultra-low flow water fixtures and toilets. While stationary and mobile sources of emissions slightly increase as a result of the Project, there will be no significant adverse impact on air quality (*Section 4.2.3*).

This page left blank intentionally.

Section 6

Alternatives to the Proposed Project

Section 6

Alternatives to the Proposed Project

The Village Master Plan reflects HHV's vision and intent to transform the Village through a well-defined and coordinated planning process. Over the decades, HHV has continuously reinvested in its campus as part of its commitment to providing a world-class visitor experience in Waikīkī. The AMB Tower furthers that commitment to ensuring a high quality of guest experience at HHV and in Waikīkī. The purpose of expanding HHV to include the AMB Tower is to provide a variety of accommodation needs that meet the expectations and demands of today's resort guest, revitalize an important portion of Waikīkī's 'ewa gateway, strengthen the Village as a major and iconic destination, and to advance Waikīkī's social and economic condition. The AMB Tower is a direct fulfillment of the Village Master Plan's primary objectives, which are listed below in relevant part:

Master Plan Objectives Advanced by the Project

1. Fortify Waikīkī as a world-class resort destination and add new vibrancy to the entrance of Waikīkī.
2. Improve the guest experience at the Village.
3. Provide the local construction industry with quality jobs, stimulate local construction spending, and increase revenues to the City's and State's tax base.
4. Create long-term hospitality career opportunities for all levels within service and management.
5. Support other local businesses within Waikīkī.
6. Develop sustainable practices to minimize demand on local infrastructure and resources.
7. Maintain and enhance the quality of the near-shore coastal environment and its resources by prudent management actions.
8. Ensure the quality of the existing open spaces in the Village and connectivity to surrounding areas.
9. Help maintain a Hawaiian sense of place celebrating the history and cultural vibrancy of Waikīkī and Kālia.
10. Enable HHV to continue and expand its community leadership role and make significant social investment in Hawai'i.

Evaluation Criteria

Within the context of the Village Master Plan Objectives, HHV established six primary Evaluation Criteria (I-VI) in the 2011 EIS that must be satisfied for the Village Master Plan to be economically viable, and socially and environmentally responsible. The six criteria were developed to analyze alternative actions included in the Master Plan. Expansion of the Village campus to include the AMB Tower is therefore evaluated using the following criteria:

I. Meet present market demand and expectations of today's resort guests and clientele.

II. Create a positive economic return on investment.

III. Revitalize the overall resort experience by providing a balanced mix of accommodations and a diverse selection of retail, dining, amenities and recreational activities.

IV. Generate new long-term employment while sustaining existing jobs on-property.

V. Create incentives for broad-based visitor expenditures beyond direct accommodations.

VI. Seek to minimize and mitigate adverse impacts of development on the area's natural, cultural, social and economic environment through sound development planning, preserving and enhancing open space, and creating and offsetting natural, cultural, social and economic benefits for Village guests and the surrounding community.

In addition to the Project, five alternatives to the AMB Tower were evaluated and assessed for their ability to achieve the Village Master Plan Objectives and satisfy the Evaluation Criteria. The Project is considered the Preferred Alternative. The development alternatives include the following:

1. No-Action
2. Alternative Design
3. Alternative Development Site
4. Alternative Use as Timeshare or Condominium/Apartment
5. Alternative Use as a Commercial Development

6.1 No-Action Alternative

The No-Action Alternative is the baseline against which all other alternatives are measured. Under this scenario, HHV would be maintained in its existing configuration. Ongoing operations and accommodations at the site would continue. The increased demand for hotel rooms in Waikīkī would not be met. Existing facilities and infrastructure would largely remain the same. Ongoing operations and regularly scheduled maintenance of existing campus facilities are assumed to continue.

Under this scenario, the AMB Tower and associated amenities, pedestrian and landscaping improvements fronting Ala Moana Boulevard, community benefits, property expansion, and connection within the campus, would not be actualized. The Project parcels would not be utilized to their full potential, and existing outdated buildings would remain. The opportunity to expand the campus to include the Project Site, thereby refreshing the property and reinvesting in the Village, would be missed. HHV would not reach its full potential as a current and future world class resort, and the existing Project area – at the prominent 'ewa gateway to Waikīkī along Ala Moana Boulevard – would remain dated and inconsistent with the identity of Waikīkī as a premier, global tourism destination. Improvements to the Ala Moana Street frontage would not be realized, and this portion of the road would remain inactivated and unattractive for pedestrians. Without comprehensive improvements, the properties would remain underutilized and in eventual need of redevelopment. The positive net benefits associated with the Project would not be realized.

Under the No-Action Alternative, existing jobs should not be affected, but anticipated temporary new jobs and the full-time new jobs would not be created. As a result, there would be no positive benefit of new employment opportunities for the construction industry or additional long-term operational employment in support of the AMB Tower. Further, the new employment and business associated with

ancillary uses within the AMB Tower, including retail and food and beverage offerings, would not occur. Off-site businesses in Waikīkī that would have provided additional goods and services to the expanded number of Village visitors would also not benefit. Although the No-Action Alternative may result in less environmental impacts, it would not produce the benefits anticipated by the AMB Tower. In the long-term, taking no action at the property may produce negative environmental impacts through deterioration of the existing structures. Therefore, the No-Action Alternative is not considered a reasonable solution to an economy that is dependent on the continued strength and vitality of the Waikīkī visitor industry.

An assessment of the No-Action Alternative under the six Evaluation Criteria (I-VI) shows the following:

- *Criterion I: Meet present market demand and expectations of Hilton's guests and clientele*.

  Discussion: The No-Action Alternative would not meet the present market demand and other expectations of HHV's guests. New hotel guestrooms have not been constructed at the Village since 2001. There is a demonstrated demand at the Village for a variety of accommodations and guest amenities, which would not be fully realized in this scenario.

- *Criterion II: Create a positive economic return on investment.*

  Discussion: There would be no new economic returns anticipated from the No-Action Alternative.

- *Criterion III: Revitalize the overall resort experience by providing a balanced mix of accommodations and a diverse selection of retail, dining, amenities and recreational activities.*

  Discussion: Under this alternative, revitalization of the 'ewa gateway to Waikīkī along Ala Moana Boulevard would not occur. The addition of amenities and ground floor retail and the associated outdoor seating at the AMB Tower would not be provided. Existing structures at the property may continue to age or deteriorate. The ideal balanced mix of accommodations would not be realized. No new public benefits at the Village would result from this scenario.

- *Criterion IV: Generate new long-term employment while sustaining existing jobs on-property.*

  Discussion: While existing jobs at the site would continue, no new long-term employment opportunities would result from the No-Action scenario.

- *Criterion V: Create incentives for broad-based visitor expenditures beyond direct accommodations.*

  Discussion: The No-Action Alternative would not create additional incentives for broad-based visitor expenditures beyond direct accommodations.

- *Criterion VI: Seek to minimize and mitigate adverse impacts and create benefits for Village guests and the surrounding community.*

  Discussion: The No-Action Alternative would not preserve any undeveloped lands, as the Project Site has already been developed for many decades. Moreover, the No-Action Alternative may produce negative environmental impact in the long run through deterioration of the existing structures and would not produce any of the new benefits offered by construction and integration of the AMB Tower into the HHV campus, including a significantly improved and welcoming streetscape at the 'ewa gateway to Waikīkī.

The No-Action Alternative does not achieve the stated Master Plan Objectives, and does not satisfy any of the Evaluation Criteria, including meeting market demand and creating significant additional employment opportunities. Although this alternative may result in less environmental impact in the short-term, long-term incremental environmental impacts from the Project are not expected to be significant, and the lack of action taken at the property would prevent the Project's positive and

beneficial impacts from being realized. Additionally, this may eventually result in an overall negative effect on the future of HHV and diminish Waikīkī's position as a world-class visitor destination. The No-Action Alternative is not a practical strategy for effective stewardship of the Village and is dismissed from further consideration.

6.2 Alternative Design

An alternative design for the AMB Tower was evaluated for the Project which would use all of the existing authorized density (floor area) provided under the Hilton Hawaiian Village PD-R permit or request additional amendments, including increased flexibility for ground level open space, front yards, and transitional height setbacks. Under this alternative, the existing dining and retail spaces on the Added Parcel parcels would be demolished and replaced with a 350-foot hotel tower, as is currently proposed in the Project, but with 689 hotel guestrooms instead of 515 as proposed. However, this alternative design would minimize the setbacks of the property and create a much larger and wider structure. The design would reflect a more massive, covered appearance as compared to a softer and more natural glass structure that blends with the existing setting, as is planned with the AMB Tower. The hotel would reflect a more massive appearance along Ala Moana Boulevard, which is a key location as the entry to the Village campus and gateway to Waikīkī.

This alternative to the planned Project would result in the layout and construction of a substantially larger hotel tower. Thus, this Project alternative would result in a greater overall footprint on the site. As a result, improvements to the streetscape and pedestrian walkways would be more limited than in the preferred Project. Short-term construction and long-term hospitality jobs may be realized under this alternative, but they would not be expected to be materially greater than those to be realized under the preferred design. This design would lead to greater adverse impacts to the surrounding environment, particularly with regard to viewplanes, streetscape, infrastructure, traffic, and pedestrian facilities.

The objectives of the Village Master Plan would not be met by the Alternative Development Site option. An assessment under the six Evaluation Criteria (I-VI) shows the following:

- *Criterion I: Meet present market demand and expectations of Hilton's guests and clientele*.

  Discussion: Under this alternative, a larger AMB Tower providing 689 rooms would be constructed. This would meet the present market demand for hotel lodging units. However, the streetscape and pedestrian walkways throughout the campus would be limited, which would not meet guest expectations in regard to connectivity and an overall comfortable resort experience. Design of a larger tower would reduce opportunities for landscaping and would not blend with the existing setting of the Village campus.

- *Criterion II: Create a positive economic return on investment.*

  Discussion: A larger tower may result in unneeded inventory, resulting in a lower return on investment.

- *Criterion III: Revitalize the overall resort experience by providing a balanced mix of accommodations and a diverse selection of retail, dining, amenities and recreational activities.*

  Discussion: While construction of a larger hotel would further the goal of providing a balanced mix of accommodations and amenities, the preferred AMB Tower design achieves this goal with fewer negative impacts.

- *Criterion IV: Generate new long-term employment while sustaining existing jobs on-property.*

  Discussion: While some additional short-term construction and long-term hospitality jobs may be created under this alternative, it would not be expected to result in a significantly greater number of jobs than the AMB Tower as planned.

- *Criterion V: Create incentives for broad-based visitor expenditures beyond direct accommodations.*

  Discussion: While a larger tower might accommodate more visitors than the planned Tower design, incentives for broad-based visitor expenditures beyond direct accommodations would not necessarily be greater than with the preferred design. There is no assurance that all additional rooms could be filled, and a less welcoming tower and streetscape may be less attractive to visitors, creating a potentially negative impact on demand and off-site spending

- *Criterion VI: Seek to minimize and mitigate adverse impacts and create benefits for Village guests and the surrounding community.*

  Discussion: Under this alternative, the hotel would be a more expansive built mass along Ala Moana Boulevard, resulting in increased adverse impacts to the surrounding environment. A larger hotel would also demand more infrastructure. Property setbacks and pedestrian and landscaping enhancements along Ala Moana Boulevard would be minimized, resulting in a less attractive and less welcoming revitalization at the ‘ewa gateway to Waikīkī.

Although the Alternative Design would achieve most or all of the stated Master Plan Objectives, it does so to a lesser degree than the preferred AMB Tower design. Although this alternative may result in additional hotel accommodations, there can be no guarantee that the additional rooms provided by the larger tower would be filled, and the prospects of marginally greater employment and marginally greater visitor expenditures in a larger tower may not be realized. Further the larger tower would likely result in more significant adverse environmental impacts than the preferred alternative. A larger building mass along Ala Moana Boulevard makes this alternative a less attractive option for meeting the Project’s goal of revitalizing the ‘ewa gateway to Waikīkī. For these reasons, this Alternative has been dismissed from further consideration.

6.3 Alternative Development Site

Alternative Development Site – Away from HHV: The HHV campus goals are to revitalize and reinvest in its assets at the existing Village property and to support Waikīkī as a world-class visitor destination by revitalizing its ‘ewa gateway. Given this objective, the options to develop the AMB Tower at an alternative site away from HHV is not considered a practical alternative. The Project parcels are located directly adjacent to the Village and operations in the new tower can be readily integrated into the rest of the resort. Vacant properties in Waikīkī are infrequent, and there are no other available properties adjacent to the Village campus that are practical for HHV expansion or redevelopment or that could be added to the existing PD-R permit. Demolition, infrastructure improvements, and other steps necessary to develop an alternative site could also have significantly greater environmental impacts than the planned Project if the alternative site were not already developed, as is the Project Site. There would also be additional traffic to link the alternative site to HHV.

Locating the tower in a different neighborhood is not practical and is inconsistent with the City’s and State’s stated goals to focus resort development in the urbanized district of Waikīkī to preserve critical areas reserved for conservation or other uses. Developing the Project at an alternative site would require construction of additional facilities since the Project would not be able to share amenities and support buildings with the HVV campus, resulting in less efficient economies of scale and potential

wasting of resources. Waikīkī is already densely developed and designated as a preferred tourist zone. Attracting tourists to and keeping them in Waikīkī is sensible and appropriate from a planning perspective and is consistent with both the State's and the City's goals, and with the HTA's recently adopted DMAP for O'ahu. Additional development that upgrades the already densely developed areas of Waikīkī is preferred over new development elsewhere, and helps mitigate the negative impacts to traditional residential neighborhoods on O'ahu that results from illegal vacation rentals in non-resort areas. Further, building the AMB Tower in another location would not address the goal of significantly improving the 'ewa gateway to Waikīkī or improving the pedestrian experience along Ala Moana Boulevard.

Alternative Development Site – Within HHV Campus: An alternative development site within the existing HHV campus is also not as favorable as developing the preferred Project Site. Developing the Project on other locations within the HHV campus would not upgrade the 'ewa gateway to Waikīkī and would not eliminate underutilized and deteriorating structures that are currently located on the Added Parcels. The pedestrian experience along Ala Moana Boulevard would not be improved. The location of the alternative development site within the campus would be difficult to connect to the existing parking structure, thereby inhibiting overall connectivity throughout the Village campus. Placing a new tower in the existing boundaries of the Village would also likely reduce open space within the campus and impair operations during construction to a far greater degree than the envisioned Project would.

The objectives of the Village Master Plan would not be met by the Alternative Development Site option. An assessment under the six Evaluation Criteria (I-VI) shows the following:

- *Criterion I: Meet present market demand and expectations of Hilton's guests and clientele.*

  Discussion: Developing the Project at an alternative site away from the Village campus would not meet the present market demand for additional hotel accommodations at the Village site or the expectations of visitors for a cohesive resort experience. An alternative site off campus would not enjoy connectivity to the Village campus and would not offer guests the full benefits and amenities associated with the HHV campus. Developing the Project within the existing Village campus would significantly disrupt existing operations, thereby failing to meet the expectations of HHV's guests. The reduction of open space within the Village would negatively affect the guest experience and would fail to meet this criterion.

- *Criterion II: Create a positive economic return on investment.*

  Discussion: Higher costs of an Alternative Location scenario could result in substantially lower return on investment and could result in higher costs to the City and State to provide supporting infrastructure that already exists at sufficient scale on the proposed site.

- *Criterion III: Revitalize the overall resort experience by providing a balanced mix of accommodations and a diverse selection of retail, dining, amenities and recreational activities.*

  Discussion: If the Project were developed at an alternative site, pedestrian and landscape improvements along Ala Moana Boulevard and enhanced connectivity throughout the Village campus would not be realized. The opportunity to revitalize the 'ewa gateway to Waikīkī would be lost, and activation of this portion of the Village to enhance the visitor experience would not occur. The efficiency of having a number of compatible resort amenities and accommodations at a single location would also be lost, resulting in fewer added public benefits at the Village.

- *Criterion IV: Generate new long-term employment while sustaining existing jobs on-property.*

  Discussion: This option would produce construction and long-term hospitality jobs. However, the Project would not benefit from integration into the main HHV campus, or from the significant pedestrian improvements envisioned by the preferred Project.

- *Criterion V: Create incentives for broad-based visitor expenditures beyond direct accommodations.*

  Discussion: The separation of hotel guests from the businesses at the Village campus would deprive the businesses of new customers, resulting in fewer incentives for broad-based visitor expenditures beyond direct accommodations at the Village and in the surrounding neighborhood.

- *Criterion VI: Seek to minimize and mitigate adverse impacts and create benefits for Village guests and the surrounding community.*

  Discussion: Environmental impacts of developing an alternative site are likely to be greater than building on land adjacent to the Village campus due to the need to prepare an alternative site for development, including infrastructure improvements. Building within the existing campus would likely entail significantly more demolition and groundwork than the planned Project, resulting in greater environmental impact and would almost certainly result in a loss of open space. Development outside the Village would likely require the construction of on-site amenities for a stand-alone project that are currently provided by the Village and would likely also require significant improvements to municipal infrastructure supporting a stand-alone project. In either scenario, the significant streetscape improvements and revitalization of the ‘ewa gateway to Waikīkī would not occur.

The Alternative Development Site would not achieve the full range of stated Master Plan Objectives and does not satisfy several of the Evaluation Criteria. Under this scenario, expectations of visitors for a cohesive resort experience would not be met and improvements at the ‘ewa gateway to Waikīkī would also not occur. Preparation of a separate site would result in added cost and environmental impacts. For these reasons, this Alternative has been dismissed from further consideration.

6.4 Alternative Use as Timeshare or Condominium/ Apartment

Alternative uses for the proposed AMB Tower have been evaluated. The AMB Tower could be developed as a timeshare and/or residential apartment or condominium project, or a mix of those uses. These alternative uses would likely result in a larger floorplate, which would result in a larger, more dense structure given that the typical timeshare or condominium/apartment unit is significantly larger than the typical hotel room, and would not meet the demands of transient hotel guests. A larger, more dense building presents issues similar to those addressed in *Section 6.2*. Reduction of potential hotel room inventory at HHV and in Waikīkī would reduce the number of long-term hospitality jobs that could be provided because the number of employees needed to operate a timeshare or condominium/apartment is less than those needed to operate a hotel. In addition, timeshare or condominium/apartment uses may demand more parking than hotel uses and would thereby result in increased traffic-related impacts.

Condominium/apartments are permitted in the Resort Mixed-Use District. However, they are not currently offered at the Village (other than the Diamond Head Apartments, a small apartment building that is used for employee housing and by other, typically short-term, apartment renters). Park Ala Moana LLC, as a subsidiary of Park Hotels & Resorts Inc. (a publicly-traded hotel ownership company), would not be interested in constructing the Project for condominium/apartment uses, as it would meet

neither its core business of investing in hotel and resort properties nor its operational goal of providing additional hotel lodging accommodations at HHV. Additionally, development of condominium/ apartment products would be inconsistent with the resort experience at the HHV campus and may alter the nature of the Village as a visitor destination. The addition of more condominium/apartment units to HHV would require a different approach to the future of the resort and would not achieve the objectives of the Village Master Plan.

Timeshares are also permitted in the Resort Mixed-Use District. However, in the last 15 years, additional timeshare products have been added to the HHV campus, while no new hotel guestrooms have been constructed since 2001. Developing new timeshares instead of new hotel guestrooms would not meet the demand for new hotel accommodations and amenities As with the timeshare alternative, Park Ala Moana LLC, as a subsidiary of Park Hotels & Resorts Inc. (a publicly-traded hotel ownership company), would not be interested in constructing the Project for timeshare only, as it would not meet its business and operational goals. This alternative would provide less beneficial impacts in terms of employment, support for local jobs, and other objectives of the Master Plan.

In fact, few of the stated objectives for the Village Master Plan would be met by the Alternative Use as Timeshare or Condominium/Apartment to the same degree as the AMB Tower. An assessment of this alternative under the six Evaluation Criteria (I-VI) shows the following:

- *Criterion I: Meet present market demand and expectations of Hilton's guests and clientele.*

  Discussion: The Alternative Use as timeshare or condominium/apartment does not meet the present and anticipated demand for a new, contemporary hotel product at the Village. In particular, constructing condominium/apartments is inconsistent with the resort environment of HHV. Condominium/apartments would also not add updated amenities to the Village campus and would not satisfy the expectations of its guests.

- *Criterion II: Create a positive economic return on investment.*

  Discussion: The return on investment from these alternatives uses may be less favorable than the returns associated with the AMB Tower project, and the investment would not be a desirable investment for the Village owners, whose focus is on owning hotels and resorts.

- *Criterion III: Revitalize the overall resort experience by providing a balanced mix of accommodations and a diverse selection of retail, dining, amenities and recreational activities.*

  Discussion: Construction of more timeshare units does not strike the proper balance of accommodations at the Village campus, and condominiums/apartments are inconsistent with the resort nature of the Village. If the Project were developed as a timeshare or condominium/apartment, the mix of commercial opportunities and recreational amenities that would be available to hotel guests as part of the AMB Tower would not be provided.

- *Criterion IV: Generate new long-term employment while sustaining existing jobs on-property.*

  Discussion: This alternative would reduce the potential for long-term hospitality jobs, as timeshares and condominiums/apartments require significantly less employment for operation than a hotel.

- *Criterion V: Create incentives for broad-based visitor expenditures beyond direct accommodations.*

  Discussion: Under this alternative, there would be fewer guestrooms and, therefore, a smaller number of additional visitors attracted to the property than with the preferred alternative. Hotel amenities and retail outlets might not be constructed or might be available to a smaller number of individuals than would be true with the AMB Tower. The lower number of timeshare, condo or

apartment units as compared to hotel units may result in overall less business for dining establishments, retail stores, and other local businesses both on the Village campus and off-site, meaning fewer visitor expenditures beyond accommodations. HHV's demand for local goods and services as described in *Section 4.10* would be lower for a timeshare project than for a hotel and even lower for condominium or apartment residents.

- *Criterion VI: Seek to minimize and mitigate adverse impacts and create benefits for Village guests and the surrounding community.*

  Discussion: While the addition of timeshare or residential condominium/apartment use at the site may result in impacts to the environment and the community that are similar to the AMB Tower project, the change to a more residential character at the Village would not be consistent with the Village's business plan and could negatively impact the overall Village environment. A timeshare or residential project could be expected to have a greater impact on traffic and parking than a hotel would, and use of water, electricity and other resources could be greater. A timeshare or residential project would be expected to create far less demand for social, cultural and economic offerings within the Village and the surrounding community and would offer fewer benefits to hotel guests.

The Alternative Use as Timeshare or Condominium/Apartment would not achieve several of the Master Plan objectives and would not satisfy the six Evaluation Criteria to the same degree as a hotel tower. Construction of more timeshare units would not meet the need for additional hotel rooms at the Village, and condominiums/apartments are inconsistent with both the Village's overall resort environment and its owner's investment objectives. These uses would also result in substantially fewer long-term jobs than hotel use. This alternative may result in increased environmental impacts to the surrounding environment, especially in regard to traffic. Therefore, this Alternative is dismissed from further consideration.

6.5 Alternative Use as Commercial Development

The Village is one of Waikīkī's leading destinations, providing commercial and retail attractions that are utilized by Village guests and area locals alike. The alternative use of the site for commercial development would maintain and expand on the existing commercial uses of the property. Under this alternative, the existing commercial buildings on the Project Site might be expanded or replaced with renovated or new commercial structures (subject to the feasibility and financial viability of such a project), thereby potentially expanding retail use in Waikīkī and drawing additional patrons to the site.

However, Park Ala Moana LLC, as a subsidiary of Park Hotels & Resorts Inc. (a publicly-traded hotel ownership company), would not be interested in acquiring these properties for commercial redevelopment purposes, as it would meet neither its core business of investing in hotel and resort properties nor its operational goal of providing additional hotel lodging accommodations at HHV. If not integrated into the Village, commercial development on the Added Parcels would require new parking and other dedicated supporting infrastructure, resulting in increased costs and potentially lower return on investment as compared to the proposed AMB Tower development, With this alternative, the HHV campus would not be expanded and additional visitor resort accommodation, experiences, and amenities would not be created.

Under this development alternative, commercial uses would continue to operate independently and this area in Waikīkī's 'ewa gateway would not provide a cohesive resort experience at HHV.

An assessment of the Alternative Use as Commercial Development under the six Evaluation Criteria (I-IV) shows the following:

- *Criterion I: Meet present market demand and expectations of Hilton's guests and clientele.*

  Discussion: This alternative would not meet the demonstrated demand at the Village and in Waikīkī for new hotel guestrooms and guest amenities.

- *Criterion II: Create a positive economic return on investment.*

  Discussion: The site might remain underutilized compared to other commercial properties in Waikīkī. Assuming project feasibility and financial viability, economic return on investment under this alternative might be substantially less than would be realized with the planned Project (due to the need to make available on-site parking and other supporting infrastructure for a commercial project that would be provided within the Village for a new hotel tower).

- *Criterion III: Revitalize the overall resort experience by providing a balanced mix of accommodations and a diverse selection of retail, dining, amenities and recreational activities.*

  Discussion: Commercial development of the Added Parcels would not meet the objective of revitalizing the overall resort experience by improving and expanding the offering of hotel accommodations and other amenities at the Village.

- *Criterion IV: Generate new long-term employment while sustaining existing jobs on-property.*

  Discussion: The Alternative Use as a Commercial Development would create some construction employment and long-term employment, but it is expected that this option would create substantially fewer temporary and permanent jobs than the AMB Tower.

- Criteria V: Create incentives for broad-based visitor expenditures beyond direct accommodations.

  Discussion: Under this alternative, additional commercial/retail opportunities could possibly enhance visitor expenditures, but it would not increase the number of visitors making expenditures in the area. The need to provide parking and other infrastructure to support a stand-alone commercial operation could challenge the economic viability of such a project.

- *Criterion VI: Seek to minimize and mitigate adverse impacts and create benefits for Village guests and the surrounding community.*

  Discussion: The Added Parcels are already developed, and existing operations on the Added Parcels already have an environmental impact. Expansion of the commercial development on the Added Parcels would likely increase the impact on the environment. Depending on the nature of Commercial Development, impacts on the surrounding environment might be greater than or less than the impact of operating a hotel, but the long-term environmental impact of operating a hotel in this already densely developed part Waikīkī is not expected to be significant. Development of a stand-alone commercial project on the site would not produce any of the benefits to the surrounding community offered by integrating the Added Parcels into the Village and building the AMB Tower. Planned streetscape improvements might not be made.

The Alternative Use as a Commercial Development falls outside of the Village owner's core business and misses the opportunity to integrate key parcels along Ala Moana Boulevard into the HHV campus. Under this alternative, the properties would likely remain underutilized, due to the challenges of building a stand-alone project on the site. The enhancements to the streetscape and revitalization of the 'ewa gateway to Waikīkī envisioned by the AMB Tower project might not occur. Additionally, this alternative does not address demand for new hotel guestrooms at the Village, and would not increase

visitor spending in Waikīkī. The full range of stated Master Plan Objectives and six Evaluation Criteria would also not be achieved with this alternative; therefore, it is dismissed from further consideration.

6.6 Preferred Alternative (Project)

The Project would expand the existing HHV campus to include the three Added Parcels along Ala Moana Boulevard and replace existing dated structures with the contemporary AMB Tower. This preferred alternative best meets the Project's purpose of expanding HHV to provide a variety of accommodation needs that meet the expectations and demands of today's resort guest; revitalize an important portion of Waikīkī's 'ewa gateway; strengthen the Village as a major and iconic destination; and support Waikīkī's social and economic vitality. Further, it achieves the objectives of the Village Master Plan and satisfies all six Evaluation Criteria.

An assessment of the Preferred Alternative (i.e., the AMB Tower project) under the six Evaluation Criteria (I-IV) shows the following:

- *Criterion I: Meet present market demand and expectations of Hilton's guests and clientele.*

  Discussion: This alternative provides new hotel accommodations and amenities to HHV guests, and meets both the present and anticipated market demand and expectations of visitors to Waikīkī.

- *Criterion II: Create a positive economic return on investment.*

  Discussion: Investing in the expansion of the Village and construction of the AMB Tower will enhance the guest experience and attract both guests and local visitors, creating a positive economic return on investment for the Project.

- *Criterion III: Revitalize the overall resort experience by providing a balanced mix of accommodations and a diverse selection of retail, dining, amenities and recreational activities.*

  Discussion: Development of new hotel accommodations is vital for maintaining the Village's success and helps ensure the long-term viability of Waikīkī as a world-class visitor destination area. Building the AMB Tower will help revitalize the overall resort experience at HHV by expanding and balancing the mix of accommodations available at the resort and adding new retail, dining, amenities and recreational opportunities for guests. The Project also revitalizes the streetscape along Ala Moana Boulevard, creating a positive and welcoming experience to visitors approaching the primary 'ewa gateway to Waikīkī.

- *Criterion IV: Generate new long-term employment while sustaining existing jobs on-property.*

  Discussion: Expansion of the Village to include the AMB Tower will create long-term hospitality career opportunities at all levels of service and management. As addressed in *Section 4.10*, the Project is estimated to add a total of 493 FTE jobs, both on- and off-site.

- *Criteria V: Create incentives for broad-based visitor expenditures beyond direct accommodations.*

  Discussion: Adding 515 hotel guestrooms and related amenities to the Village will bring more visitors to Waikīkī who will spend money at businesses within the Village and in the surrounding community. Reinvigorating this portion of Ala Moana Boulevard, at the primary 'ewa gateway to Waikīkī, will help maintain the region's iconic and historic sense of place and is expected to draw new visitors to the area to support local businesses.

- *Criterion VI: Seek to minimize and mitigate adverse impacts and create benefits for Village guests and the surrounding community.*

  Discussion: While short-term construction-related impacts are anticipated, as discussed elsewhere in this SEIS, the Project is expected to create substantial long-term economic, cultural, and social benefits. Landscaping and pedestrian access along Ala Moana Boulevard will be renewed and enhanced as part of the Project, creating an open and attractive pedestrian experience that supports connectivity with the HHV campus and the broader Waikīkī neighborhood, Constructing the AMB Tower on the Project Site will help preserve open space within the Village and will help the Village in its commitment to promoting and preserving Hawaiian culture and maintaining the area's natural, cultural, social and economic environment.

Although the five alternative development scenarios would be compatible with existing zoning and neighboring uses, they do not meet the objectives of the Village Master Plan to the same degree as the Preferred Alternative. In comparison to the Project, the alternatives considered each fail to meet several important objectives of the Village Master Plan and, when examined under the six Evaluation Criteria, would have potentially greater environmental impact and produce fewer benefits for the community and local economy. Therefore, they are less viable alternatives from the perspective of the established Village Master Plan.

The Preferred Alternative was determined to be the most viable option, as it achieves the objectives of the Village Master Plan and satisfies the six Evaluation Criteria to a greater degree than the alternatives.

Section 7

Agencies and Parties Consulted

Section 7

Agencies and Parties Consulted

7.1 Consultation List

The SEISPN was published by the ERP in *The Environmental Notice* on November 8, 2021 to notify agencies, organizations, and individuals that a Draft SEIS would be prepared for the Project. Publication of the SEISPN was followed by a 30-day public comment period to solicit guidance on the scope of the studies to be prepared and to gather input on important topics to be covered in the Draft SEIS. *Table 7.1* lists those agencies, organizations, and individuals that received notification of the SEISPN publication. A total of 23 agencies and individuals provided responses during the public comment period. Those listed in *Table 7.1* will also be notified of the availability of this Draft SEIS in conjunction with the publication in *The Environmental Notice*.

Table 7.1: Agencies, Organizations and Individuals Receiving Copies of the Draft SEIS

Respondents and Distribution	Early Consultation	Received Early Consultation Comments	Receiving Draft SEIS
Federal Agencies			
U.S. Fish and Wildlife Service (USFWS)	X	X	X
State of Hawai‘i Agencies			
Department of Agriculture			X
Department of Accounting and General Services (DAGS)	X	X	X
Department of Business, Economic Development & Tourism (DBEDT)	X		X
DBEDT, Energy Division	X		X
DBEDT, Office of Planning and Sustainable Development	X	X	X
Department of Defense	X		X
Department of Education	X		X
Department of Hawaiian Home Lands (DHHL)	X	X	X
Department of Health (HDOH)[1]	X	X	X
Department of Human Services	X		X
Department of Labor and Industrial Relations	X		X
Department of Land and Natural Resources (DLNR)[2]	X	X	X
DLNR, Historic Preservation Division	X		X
Department of Transportation (HDOT)	X	X	X

Table 7.1: Agencies, Organizations and Individuals Receiving Copies of the Draft SEIS			
Respondents and Distribution	**Early Consultation**	**Received Early Consultation Comments**	**Receiving Draft SEIS**
Hawaii Housing Finance and Development Corporation	X		X
Hawaii Tourism Authority	X		X
Office of Hawaiian Affairs	X		X
University of Hawai‘i, Environmental Center	X		X
City and County of Honolulu Agencies			
Board of Water Supply (BWS)	X	X	X
Department of Community Services (DCS)	X	X	X
Department of Design and Construction (DDC)	X	X	X
Department of Environmental Services (ENV)	X	X	X
Department of Facility Maintenance (DFM)	X	X	X
Department of Planning and Permitting (DPP)	X	X	X
Department of Parks and Recreation (DPR)	X	X	X
Department of Transportation Services (DTS)	X	X	X
Honolulu Fire Department (HFD)	X	X	X
Honolulu Police Department (HPD)	X	X	X
Waikīkī Neighborhood Board, No. 9	X		X
Office of Climate Change, Sustainability, and Resiliency			X
Elected Officials			
U.S. Senator Brian Schatz			X
U.S. Senator Mazie Hirono			X
U.S. Representative Ed Case, First Congressional District			X
State Senator Sharon Moriwaki, District 12	X		X
State House Representative Adrian K. Tam, District 22	X		X
Mayor Rick Blangiardi	X		X
City Council Chair and District Representative Tommy Waters, District 4	X		X
City Council Vice Chair Esther Kia‘āina, District 3	X		
City Council Zoning and Planning Committee Chair Brandon Elefante, District 8	X		X
City Council Zoning and Planning Committee Member, Councilmember Radiant Cordero, District 7	X		
Native Hawaiian Groups and Descendant Groups			
Cultural Descendants Previously Identified with HHV[3]	X		X

Table 7.1: Agencies, Organizations and Individuals Receiving Copies of the Draft SEIS			
Respondents and Distribution	**Early Consultation**	**Received Early Consultation Comments**	**Receiving Draft SEIS**
Native Hawaiian Chamber of Commerce	X		X
Native Hawaiian Hospitality Association	X		X
O‘ahu Island Burial Council	X		X
Libraries			
Waikīkī Public Library	X		X
State Main Library	X		X
Legislative Reference Bureau	X		X
Individuals and Organizations			
Hawai‘i Chamber of Commerce	X		X
Hawai‘i Hotel Alliance	X		X
Hawai‘i Lodging and Tourism Association	X		X
Honolulu Star Advertiser	X		X
Hawai‘i Tourism Authority	X		X
Waikīkī Improvement Association	X		X
Waikīkī Business Improvement District Association	X		X
Waikīkī Residents Association	X		X
Barbara Snyder[4]		X	X
John T.		X	X
Justin Michalek		X	X
Mark Monoscalco		X	X
Michael Brant		X	X
Robert Randel		X	X
Utilities			
Hawaiian Electric Company			X
Hawaiian Telcom			X
Spectrum			X

[1] Individual comments provided by the following divisions: HDOH Clean Air Branch (CAB), Clean Water Branch (CWB), Safe Drinking Water Branch (SDWB), and Solid and Hazardous Waste Branch (SHWB).

[2] Comments provided by DLNR Engineering Division

[3] See *Section 4.1* for detailed information regarding consultation with Cultural Descendants as part of the AIS and CIA.

[4] This individual provided two comment letters.

7.2 SEIS Public Scoping Meeting

Publication of the SEISPN in *The Environmental Notice* was followed by a public scoping meeting held on November 15, 2021. The meeting was held virtually in accordance with State and City orders related to the COVID-19 pandemic that were in place at the time. Thirteen members of the public attended. Community questions and concerns primarily related to the following: AMB Tower design and development standards, traffic and pedestrian safety, property ownership, construction schedule, density at the HHV campus, and studies to be conducted, including the CIA, Wind Study, and PER. The following comments and questions were raised and received verbal responses, which are summarized below:

1. Tower Design and Development Standards: A community member expressed appreciation to HHV for how well the campus has been maintained as it has expanded and emphasized that the current aesthetic should be retained at the AMB Tower site.

   Another participant expressed concern about obstructing their private views and asked if the AMB Tower would adhere to setbacks. Response: AMB Tower will comply with the City's zoning development standards (which include requirements for setbacks and height), subject to any flexibility that may be provided (*e.g.*, Project density).

   Lastly, a community member asked about the maximum height allowed in the Resort Mixed Use District. Response: It has been confirmed that the AMB Tower would adhere to development standards for the district allowed under the PD-R and will not exceed a height of 350 feet (exclusive of permitted rooftop equipment and structures).

2. Traffic and Pedestrian Safety: Concern about potential vehicular traffic that would be generated by the AMB Tower, circulation at the site, and pedestrian safety was expressed by two participants. Response: A TIR analyzing vehicular and pedestrian traffic has been prepared and is attached as *Appendix I*. The results of the TIR are discussed in *Sections 4.7.1* and *4.7.2* of this SEIS.

3. Property Ownership: One participant inquired about the ownership of the three Project properties. Response: Parcel 4 is owned by Park Ala Moana LLC, while parcels 5 and 6 are currently owned by SMK, Inc. (*Table 3.2*). Both landowners are listed as Applicants for the planned Project. It is expected that Park Ala Moana LLC will own all three parcels prior to commencement of construction.

4. Construction Schedule: A community member inquired about the anticipated construction timeline for the Project. Response: Subject to market conditions and receipt of necessary entitlements and permits, construction is expected to begin in late 2024 or 2025. Construction is anticipated to last 30 months, and the AMB Tower is estimated to be complete in early to mid-2027.

5. Density at the HHV Campus: Two participants expressed concern about density at the HHV campus. One participant inquired about conducting a study to analyze density overall. The resident was concerned about overcrowding within the Village campus and the area vicinity, including at adjacent beaches, particularly in the context of social distancing. Response: This SEIS focuses on the AMB Tower site, and a separate study on overall density and beach capacity will not be included in the scope of this SEIS.

6. **Cultural Impact Assessment:** A Cultural Descendant asked if a CIA would be conducted for the Project. The participant was advised that a CIA would be prepared by CSH, and the participant was asked to send their thoughts on what should be included in the scope of the study. The participant responded that they would save their comments for the upcoming consultation with CSH. The CIA prepared by CSH is attached to this SEIS as *Appendix C*, and its results are discussed in *Section 4.1.2*.

7. **Wind Study:** A participant expressed interest in reading the forthcoming wind study examining air flow between buildings. Response: A wind study has been prepared and is attached to this SEIS as *Appendix D*. The results of the wind study are discussed in *Section 4.2.2*.

8. **Infrastructure Study:** The same participant also expressed interest in the impact of the Project on municipal infrastructure, with particular interest in sewer infrastructure. Response: A PER has been prepared and is attached to this SEIS as *Appendix K.* The results of the PER are discussed in *Section 4.8* of this SEIS including a discussion of wastewater and sewer capacity in *Section 4.8.3*.

7.3 Comment Letter Summary

A total of 23 agencies and individuals provided comments during the 30-day public SEISPN comment period. Copies of each comment letter are provided in *Appendix A*. A summary of comments received and associated responses is provided in *Table 7.2*. Comments are organized by major topics.

Table 7.2: SEISPN Summary of Comments and Responses		
Comments	**Commenter**	**Responses**
Biological Resources		
Species that may occur in the Project Area: Hawaiian hoary bat (*Lasiurus cinereus semotus*), band-rumped storm-petrel Hawai‘i DPS/‘akē‘akē (*Oceanodroma castro*), Hawaiian petrel/‘ua‘u (*Pterodroma sandwichensis*), Newell’s shearwater/‘a‘o (*Puffinus auricularis newelli*), wedge-tailed shearwater/‘ua‘u kani (*Ardenna pacificus*), white tern/manu-o-kū (*Gygis alba*).	USFWS	Construction BMPs will be implemented to mitigate for the possibility of Hawaiian hoary bats or Hawaiian seabirds overflying the Project area. See *Section 4.3.4* for further discussion.
Hazardous Wastes		
Hazardous Waste Program: • The state regulations for hazardous waste and used oil are in chapters 11-260.1 to 11-279.1, Hawaii Administrative Rules (HAR). These rules apply to the identification, handling, transportation, storage and disposal of regulated hazardous waste and used oil. Generators, transporters and treatment, storage, and disposal facilities of hazardous waste and used oil must adhere to these requirements. Violations are subject to penalties under chapter 342J, HRS.	HDOH Solid and Hazardous Waste Branch (SHWB)	The Applicant will ensure that hazardous materials of all types will be managed in accordance with applicable law. Refer to *Section 4.5* for further discussion.
Underground Storage Tank Program • The state's underground storage tank (UST) regulations, found in chapter 11-280.1, HAR, include specific requirements that UST owners and operators must meet when installing, operating, and permanently closing their UST systems and addressing releases from USTs. Violations are subject to penalties under chapter 11-280.1, HAR, and chapter 342L, HRS. • For release response actions, responsible parties and their consultants and contractors should follow the applicable guidance in the Department of Health Hazard Evaluation Emergency (HEER) Office Technical Guidance Manual, HEER Environmental Action Level (EAL) guidance, and other guidance documents on the DOH HEER Office website, including those pertaining to Multi-Increment Sampling of soil, low flow groundwater sampling, soil vapor sampling, and Environmental Hazard Evaluations (EHE)/Environmental Hazard Management Plans (EHMP).	HDOH SHWB	As discussed in *Section 4.5*, there is evidence indicating the historical existence of USTs at the site. Further soil and groundwater sampling may be conducted around the former UST location at parcel 004, as needed. Contractors will be required to follow applicable law.

Table 7.2: SEISPN Summary of Comments and Responses		
Comments	**Commenter**	**Responses**
Solid Wastes		
Generators of solid waste are required to ensure that their wastes are properly delivered to permitted solid waste management facilities. Managers of construction and demolition projects should require their waste contractors to submit disposal receipts and invoices to ensure proper disposal of wastes.	HDOH SHWB	The construction contractor will be responsible for the disposal of any construction debris and solid waste generated, including any hazardous materials, to an acceptable waste disposal facility in accordance with Federal, State, and City regulations (*Section 4.8.4*). Once construction is complete, solid waste from hotel operations will be handled in accordance with applicable law and consistent with HHV's existing practices.
Chapter 342G, HRS, encourages the reduction of waste generation, reuse of discarded materials, and the recycling of solid waste. Businesses, property managers and developers, and government entities are highly encouraged to develop solid waste management plans to ensure proper handling of wastes and divert recyclables from being landfilled. The project developer is highly encouraged to develop a solid waste management plan to ensure proper handling of wastes and divert recyclables from being landfilled. Ideally, the plan would seek to maximize waste diversion and minimize disposal. Such plans should include designated areas to promote the collection of reusable and recyclable materials.	HDOH SHWB	As discussed in *Section 4.8.4*, HHV's existing solid waste management and recycling practices will be implemented in the operation of the AMB Tower. This includes recycling of food waste, cardboard, glass, and plastics, which will continue to be hauled away by a private food recycler.
Construction Impacts and Best Management Practices		
If your project requires an Air Pollution Control Permit: You must obtain an air pollution control permit from the Clean Air Branch and comply with all applicable conditions and requirements. If you do not know if you need an air pollution control permit, please contact the Permitting Section of the Clean Air Branch.	HDOH CAB	An Air Pollution Control Permit is not anticipated to be required, as the Project does not involve construction or operation of a stationary air pollution source (such as factories or power plants) as articulated in HAR, Section 11-60.1-62. However, if required, a permit will be obtained.
If your project includes construction or demolition activities that involve asbestos: You must contact the Asbestos Abatement Office in the Indoor and Radiological Health Branch.	HDOH CAB	Should asbestos be identified on site, the Applicant will coordinate with the HDOH Asbestos Abatement Office of the Noise, Radiation and Indoor Air Quality Branch prior to demolition, and work with contractors who are specifically trained in abatement of asbestos containing materials to safely remove hazardous materials and limit potential exposure to anyone who may be onsite during demolition.

Table 7.2: SEISPN Summary of Comments and Responses		
Comments	**Commenter**	**Responses**
Construction Impacts and Best Management Practices (continued)		
You must control the generation of all airborne, visible fugitive dust. Note that construction activities that occur near to existing residences, businesses, public areas and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies and mitigates all activities that may generate airborne, visible fugitive dust. The plan, which does not require Department of Health approval, should help you recognize and minimize potential airborne, visible fugitive dust problems. Construction activities must comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 on Fugitive Dust. In addition, for cases involving mixed land use, we strongly recommend that buffer zones be established, wherever possible, in order to alleviate potential nuisance complaints. You should provide reasonable measures to control airborne, visible fugitive dust from the road areas and during the various phases of construction. These measures include, but are not limited to, the following: a. Planning the different phases of construction, focusing on minimizing the amount of airborne, visible fugitive dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact; b. Providing an adequate water source at the site prior to start-up of construction activities; c. Landscaping and providing rapid covering of bare areas, including slopes, starting from the initial grading phase; d. Minimizing airborne, visible fugitive dust from shoulders and access roads; e. Providing reasonable dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and f. Controlling airborne, visible fugitive dust from debris being hauled away from the Project Site.	HDOH CAB	A dust control management plan will be developed and implemented during the construction phase. BMPs will include, but not be limited to, those recommended by the HDOH CAB.

Table 7.2: SEISPN Summary of Comments and Responses		
Comments	**Commenter**	**Responses**
Construction Impacts and Best Management Practices (continued)		
Any project and its potential impacts to State waters must meet the following criteria: a. Antidegradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected. b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters. c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).	HDOH CWB	BMPs to protect water quality during construction will be implemented in accordance with HAR, Section 11-54, and are described in *Sections 4.3.2 and 4.8.1*.
You may be required to obtain National Pollutant Discharge Elimination System (NPDES) permit coverage for point source water pollutant discharges into State surface waters (HAR, Chapter 11-55). Point source means any discernible, confined, and discrete conveyance from which pollutants are or may be discharged.	HDOH CWB	Excavation during construction may require dewatering, which would be managed following the conditions of approval for an NPDES Construction Dewatering permit from the HDOH, CWB. The NPDES permit conditions will be administered in association with City permits for Excavation and Grading.
A Section 401 Water Quality Certification (WQC) is required if your project/activity: a. Requires a federal permit, license, certificate, approval, registration, or statutory exemption; and b. May result in a discharge into State waters. The term "discharge" is defined in Clean Water Act, Subsections 502(16), 502(12), and 502(6). Examples of "discharge" include, but are not limited to, allowing the following pollutants to enter State waters from the surface or in-water: solid waste, rock/sand/dirt, heat, sewage, construction debris, any underwater work, chemicals, fugitive dust/spray paint, agricultural wastes, biological materials, industrial wastes, concrete/sealant/epoxy, and washing/cleaning effluent.	HDOH CWB	The Project will not require a federal license, certificate, approval, registration, or statutory exemption; therefore, a WQC is not anticipated to be required.
Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage and/or Section 401 WQC are required, must comply with State Water Quality Standards. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of $25,000 per day per violation and up to 2 years in jail.	HDOH CWB	The Applicant confirms that potential impacts to surface waters resulting from soil erosion will be minimized by compliance with HAR, Sections 11-54 and 11-55. Additionally, standard BMPs as discussed in *Sections 4.3.2 and 4.8.1* will be employed to further minimize impacts.

Table 7.2: SEISPN Summary of Comments and Responses		
Comments	**Commenter**	**Responses**
Construction Impacts and Best Management Practices (continued)		
It is the State's position that all projects must reduce, reuse, and recycle to protect, restore, and sustain water quality and beneficial uses of State waters. Project planning should: a. Treat storm water as a resource to be protected by integrating it into project planning and permitting. The approaches necessary to do so, including low impact development methods or ecological bio-engineering of drainage ways must be identified in the planning stages to allow designers opportunity to include those approaches up front, prior to seeking zoning, construction, or building permits. b. Clearly articulate the State's position on water quality and the beneficial uses of State waters. The plan should include statements regarding the implementation of methods to conserve natural resources (e.g., minimizing potable water for irrigation, gray water re-use options, energy conservation through smart design) and improve water quality. c. Consider stormwater BMP approaches that minimize the use of potable water for irrigation through storm water storage and reuse, percolate storm water to recharge groundwater to revitalize natural hydrology, and treat storm water which is to be discharged. d. Consider the use of green building practices, such as pervious pavement and landscaping with native vegetation, to improve water quality by reducing excessive runoff and the need for excessive fertilization, respectively. e. Identify opportunities for retrofitting or bio-engineering existing storm water infrastructure to restore ecological function while maintaining, or even enhancing, hydraulic capacity. Consideration should be given to areas prone to flooding, or where the infrastructure is aged and will need to be rehabilitated.	HDOH CWB	As described in *Sections 4.3.2 and 4.8.1*, the use of infiltration, such as seepage wells, drywells, or permeable pavement, will be integrated into the Project design to mitigate impacts to drainage patterns and water quality. Drainage improvements will comply with the City's Rules Relating to Water Quality. As part of the requirements, geotechnical drilling and testing of the site may be conducted to determine infiltration rates and water surface elevations, and to help in determining other strategies to mitigate stormwater runoff and minimize adverse impacts to the drainage system.
Construction Traffic Impacts		
All necessary signs, lights, barricades, and other safety equipment be installed and maintained by the contractor during the construction phase.	HPD	To ensure public safety in the Project vicinity during construction, the contractor will follow necessary BMPs including, but not limited to, installing and maintaining signage, lights, barricades, and other safety equipment.

Table 7.2: SEISPN Summary of Comments and Responses		
Comments	**Commenter**	**Responses**
Construction Traffic Impacts (continued)		
HPD also recommends that adequate notification be made to businesses and residents in the area prior to deliveries or possible road closures, as any impacts to pedestrian and/or vehicular traffic may lead to complaints.	HPD	As recommended in the TIR prepared for the Project (*Appendix I*), the contractor will provide adequate notification to area representatives, the neighborhood board, residents, businesses, emergency personnel, and Oahu Transit Services, Inc. to minimize impacts to pedestrian and/or vehicular traffic.
The area representatives, neighborhood board, as well as the area residents, businesses, emergency personnel (fire, ambulance, and police), Oahu Transit Services, Inc. (TheBus and TheHandi-Van), etc., should be kept apprised of the details and status throughout the project and the impacts that the project may have on the adjoining local street area network.	DTS	Outreach with relevant stakeholders is ongoing. Area representatives, neighborhood board, residents, businesses, emergency personnel, and Oahu Transit Services, Inc. will be kept apprised of the Project.
Traffic Impact Report (TIR)[1]		
Based on the review of the project information, the HDOT anticipates a potential adverse impact to HDOT highways. A Traffic Impact Assessment Report (TIAR) prepared and stamped by a licensed engineer shall be submitted. The TIAR should include: a. A description of existing traffic conditions and use of multimodal routes in the study area. b. 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. c. An analysis of project-related direct, indirect, and cumulative transportation impacts, including impacts associated with multimodal transportation and safety. d. Recommend mitigation for impacts to transportation. e. Labeled jurisdictions of roadways in the vicinity. f. Location of existing and proposed site access driveways.	HDOT	A TIR was prepared for the Project and is provided as *Appendix I*. The TIR includes a description of existing traffic and multimodal conditions, forecasted traffic and multimodal conditions, analysis on potential Project-related impacts, recommended mitigation for potential impacts, and a discussion of existing and proposed site access driveways. Overall, the TIR found that there may be temporary increases in construction-related traffic, particularly during mobilization and demobilization of the construction area. There are no anticipated long-term adverse impacts related to operation of the Project. Traffic conditions are generally expected to remain similar to Year 2027 Without Project conditions. See *Section 4.7* for a summary of the report.

[1] The following terms are used interchangeably throughout *Table 7.2* to refer to the traffic study: Traffic Impact Assessment (TIA), Traffic Impact Assessment Report (TIAR), and Traffic Impact Report (TIR). A TIR was prepared for the Project.

Table 7.2: SEISPN Summary of Comments and Responses		
Comments	**Commenter**	**Responses**
Traffic Impact Report (TIR) (continued)		
The Applicant shall coordinate with HDOT 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 3 percent.	HDOT	A TIR and Sidewalk Assessment were prepared for the Project and are provided in *Appendix I and Appendix J,* respectively. The TIR analyzed the following three main intersections along Ala Moana Boulevard in the Project vicinity, as discussed in *Section 4.7.1:* 1. Ala Moana Boulevard and Hobron Lane 2. Ala Moana Boulevard and Kahanamoku Street 3. Ala Moana Boulevard and Kālia Road/'Ena Road
The applicant shall perform a traffic impact assessment to examine the vehicle, pedestrian, bicycle, and public transit stress and comfort levels at the nearby intersections and driveways with corresponding improvements to mitigate these impacts by applying Complete Streets principles. The applicant shall discuss the future year growth rate, trip generation and distribution, mode split, and route assignment assumptions used in the report.	DTS	The TIR assesses existing and proposed vehicle, pedestrian, bicycle, and public transit conditions at nearby intersections. The report also discusses the future year growth rate, trip generation and distribution, mode split, and route assignment assumptions that were used to inform the results and recommendations. Further, mitigation measures are proposed to address potential impacts. See *Section 4.7* for a summary of the report.
The Traffic Impact Assessment (TIA) should identify an appropriate speed limit for the streets adjacent to the project by analyzing conflict density and activity level, among other contextual factors, to determine the speed limit that will best minimize the risk of a person being killed or seriously injured. The National Association of City Transportation Officials Safe Speed Study methodology is recommended. A Safe Speed Study should be conducted for the longest relevant segment of a street corridor affected by the project.	DTS	The Project is located along Ala Moana Boulevard, which is under State jurisdiction. The Applicant will coordinate with HDOT as needed.
The applicant shall submit all native files (e.g., Synchro, Excel, etc.) for the raw multi-modal counts and accompanying analyses to the Regional Planning Branch at dtsplanningdiv@honolulu.gov. Please refer to the Department of Transportation Services TIA Guide for multimodal assessment tools and recommended analyses. The TIA Guide can be found at http://vwww4.honolulu.gov/docushare/dsweb/View/Collection-7723.	DTS	Native files for multi-modal counts and accompanying analyses will be provided to the DTS Regional Planning Branch upon publication of the SEIS.

Table 7.2: SEISPN Summary of Comments and Responses		
Comments	**Commenter**	**Responses**
Traffic Impact Report (TIR) (continued)		
The TIA should discuss bicycle parking. The project shall quantify the number of secure on-site bicycle parking that will be provided. Refer to Section No. 21-6.150 Bicycle Parking in the City and County of Honolulu Land Use Ordinance for minimum requirements. ii. Bikeshare Station. Investigate the feasibility of including a bikeshare station on the project premises, to be maintained by the management entity. Bikeshare stalls shall not be counted as part of the provision of required bicycle parking. iii. Bicycle Repair Station. Examine feasibility of installing on-site tools and space for bicycle repair near bicycle parking area. iv. Pedestrian Improvements. Installation of lighting; pedestrian-oriented green infrastructure, trees, or other greening landscape consistent with the Complete Streets furniture zone; and trash receptacles per the Complete Streets Design Manual, Pedestrian Master Plan, Waikīkī Special District Guidelines, and any applicable streetscape plan.	DTS	As discussed in *Section 4.7.2,* the Project will designate secured bicycle parking consistent with the LUO. A final number will be determined as Project design progresses. Pedestrian improvements, including landscaping and lighting, will be installed along Ala Moana Boulevard, enhancing the ʻewa gateway to Waikīkī.
A discussion regarding off-street parking, site generated parking demand, and proposed parking mitigation measures shall be added to this report. The applicant's parking discussion shall also include the following: i. If employee parking will be provided, investigate an employee parking cash out policy. ii. Include a description of how the project will promote, encourage, and monitor transit use by its staff and guests in the TIA.	DTS	Off-street parking is discussed in the TIA (*Appendix I*) and summarized in *Sections 3.3.8* and *4.7.3.*
The TIA should also include a discussion of a proposed Priority 1 Bike Lane project (Project ID 1-62 in the 2019 Oahu Bike Plan) is located on Ala Moana Boulevard fronting the Project Site. Any proposed driveway or porte cochere should be designed to minimize conflicts between bicyclists and turning vehicles. The management entity or owners' association should adopt (i.e., be responsible for litter removal, cleaning and maintenance of bus stop shelter, benches and floor area) any anticipated future bus stops fronting the Project Site at no cost to the City.	DTS	The TIA identifies proposed State and City bicycle facilities in the vicinity of the Project (see summary provided in *Section 4.7.2*). The planned driveways and porte cochere along Ala Moana Boulevard will be designed to minimize conflicts between bicyclists and turning vehicles. Transit stops are not planned along the street frontage of the AMB Tower.

Table 7.2: SEISPN Summary of Comments and Responses		
Comments	**Commenter**	**Responses**
Site Access and Design		
The project proposes to use the existing driveway on State Route 92. The applicant shall verify with the HDOT Highways Division, Oahu District Engineer (or County District Engineer) that the driveway meets current standards for the type and volume of anticipated traffic.	HDOT	Existing driveways along Ala Moana Boulevard serving the Project Site will be reconfigured and replaced by a new porte cochere served by two one-way driveways. The Project developer will consult with HDOT and other agencies to ensure that the new driveways will meet State and City standards for the type and volume of anticipated traffic.
Project plans (vehicular and pedestrian circulation, sidewalks, parking and pedestrian pathways, vehicular ingress/egress, etc.) should be reviewed and approved by the Disability and Communication Access Board (DCAB) to ensure full compliance with Americans with Disabilities Act requirements.	DTS	Design of the Project will be in conformance with the ADA and finalized plans will be submitted to DCAB for review and approval.
Utilities (Sewer and Water)		
The existing water system is adequate to accommodate the domestic demands and off-site fire protection to the proposed development. However, please be advised that this information is based upon current data, and therefore, the Board of Water Supply (BWS) reserves the right to change any position or information stated herein up until the final approval of the building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.	BWS	The Applicant acknowledges that a final decision on the availability of water will be confirmed upon submittal and approval of the building permit application. See *Section 4.8.2* for further discussion regarding water requirements for the Project.
When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission, and daily storage.	BWS	The Applicant understands that BWS Water System Facilities Charges must be paid when water is made available to the Project.
Water conservation measures are required for all proposed developments. These measures include utilization of nonpotable water for irrigation using rain catchment, drought tolerant plants, xeriscape landscaping, efficient irrigation systems, such as a drip system and moisture sensors, and the use of Water Sense labeled ultra-low flow water fixtures and toilets.	BWS	Water conservation measures will be implemented in design of the AMB Tower and may include, but not be limited to, the following: efficient irrigation systems such as a drip system and moisture sensors, utilization of nonpotable water for irrigation, drought tolerant plants, and the use of Water Sense-labeled ultra-low flow water fixtures and toilets (*Section 4.8.2*).

Table 7.2: SEISPN Summary of Comments and Responses		
Comments	**Commenter**	**Responses**
Utilities (Sewer and Water) (continued)		
High-rise buildings with booster pumps will be required to install water hammer arrestors or expansion tanks to reduce pressure spikes and potential main breaks in our water system.	BWS	The Applicant acknowledges that the AMB Tower may be required to install water hammer arrestors or expansion tanks to reduce pressure spikes and potential main breaks in our water system.
The proposed project is subject to BWS Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Applications.	BWS	The Applicant understands the comment and will adhere to BWS Cross-Connection Control and Backflow Prevention requirements prior to the issuance of building permits applications.
The construction drawings should be submitted for our approval, and the construction schedule should be coordinated to minimize impact to the water system.	BWS	The Applicant will ensure that construction plans will be submitted to BWS for approval, and the contractor will coordinate construction activities to minimize potential impacts to the water system.
The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department (HFD).	BWS	The Applicant will coordinate on-site fire protection requirements with HFD.
A sewer connection application for the proposed project should be submitted to the Department of Planning and Permitting, Site Development Division, Wastewater Branch.	ENV	A sewer connection application for the Project will be submitted to the DPP, Site Development Division, Wastewater Branch.
The proposed project is subject to the terms and conditions of the enclosed Kālia Rd/Ala Moana Blvd/Kalakaua Ave Sewer Improvements MOA, December 31, 2012	ENV	Design of the Project will adhere to the terms and conditions of the subject MOA. See *Section 4.8.3* for further discussion. Pursuant to the MOA, the City shall approve no more than 338 ESDUs for future improvements, including the AMB Tower. The ESDUs for the Project are anticipated to total 258 ESDUs.

Table 7.2: SEISPN Summary of Comments and Responses		
Comments	**Commenter**	**Responses**
Flood Zone		
The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high-risk areas). Be advised that 44CFR, Chapter 1, Subchapter B, Part 60 reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards. The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project.	DLNR	A discussion on flood zones is provided in *Section 4.4.3* of the SEIS. The Project is located within FEMA Flood Zone AE, where the BFE has been determined. Further, FEMA Flood Zone AE is designated as a SFHA subject to inundation by the 1% Annual Chance Flood, also known as the base flood. As such, a BFE of 7 feet is used for the Project. Design of the Project will adhere to County development standards for the SFHA articulated in ROH Chapter 21A. The finished floor elevation of AMB Tower is planned at 7 feet and 6 inches above msl.
Cultural and Historic Resources		
After reviewing the materials submitted, due to its lack of proximity to Hawaiian Home Land, we do not anticipate any impacts to our lands or beneficiaries from the project.	DHHL	The Applicant confirms that there will be no anticipated impacts to Hawaiian Home Lands.
We highly encourage all agencies to consult with Hawaiian Homestead community associations and other (N)native Hawaiian organizations when preparing environmental assessments in order to better assess potential impacts to cultural and natural resources, access and other rights of Native Hawaiians.	DHHL	Consultation with kūpuna, lineal descendants, and Native Hawaiian organizations was conducted as part of the draft AIS and CIA prepared for the Project (*Appendices B and C*, respectively). See *Section 4.1.* for further discussion. The Applicant will continue ongoing dialogue with consulted parties as the Project progresses.
Design		
If the AMB Tower will conform to the heights of the Grand Waikikian (368 feet) and the Grand Islander (400 feet) then it will be approximately 400 feet tall. What is the proposed maximum height of the AMB Tower?	Mark Monoscalco	Both the Grand Waikikian and the Grand Islander are 350 feet tall (exclusive of permitted rooftop equipment and structures). As discussed in the *Section 3.3.3*, the AMB Tower is also proposed to reach a maximum height of 350 feet (exclusive of permitted rooftop equipment and structures), adhering to development standards for the Resort Mixed Use District.

Table 7.2: SEISPN Summary of Comments and Responses		
Comments	**Commenter**	**Responses**
Design (continued)		
The parcels of property under the proposed AMB Tower are not all owned by the same owner. The AMB Tower will ask for an increase in allowable floor area ratio using open space in other areas of the Hilton Hawaiian Village property. What section of the Land Use Ordnance permits a property owner to request additional floor area ratio using another property owner's open space as a bonus? For example, if 2 people purchase a parcel in Waikīkī and one of those people also owns a parcel in Kailua, can the open space from the parcel in Kailua be used to calculate the floor area ratio for the new parcel in Waikīkī?	Mark Monoscalco	HHV is developed under an existing PD-R approved in 2011. The purpose of the PD-R is to allow for flexible and creative redevelopment. Flexibility from various development standards may be provided, including open space and project density, when timely and demonstrable contributions benefiting the community and the stability, function, and overall ambiance and appearance of Waikīkī are produced. Currently, the LUO allows planned development flexibility on lands in the Waikīkī Special District's Resort Mixed Use and Apartment Districts and in designated TOD Special Districts. Pursuant to the LUO, Section 21-9.80-4(d), "multiple lots may be part of a single PD-R or PD-A project if the owners, lessees, developers or other designated representatives, including, but not limited to, a board or association of homeowners, condominium owners, timeshare owners, or cooperative housing owners, in lieu of individual owners, consent." The multiple landowners of the Project parcels have consented to development of the AMB Tower and are collectively identified as Applicants. Further, it is expected that Park Ala Moana LLC will own all Added Parcels prior to commencement of construction. Additionally, in general, multiple lots of a single PD-R project must be contiguous, provided that lots that are not contiguous may be part of a single project if certain conditions are met. The Added Parcels are contiguous with the existing Village campus.

Table 7.2: SEISPN Summary of Comments and Responses		
Comments	**Commenter**	**Responses**
Open Space		
Also included in the Supplemental Environmental Impact Statement Notice of Preparation is the following: "Description of Proposed Project Inclusion of the new parcels will increase the floor area available to the Village under the Hilton Hawaiian Village Planned Development-Resort (PDR), following approval by the City and County of Honolulu, Department of Planning and Permitting (DPP) in accordance with the PD-R approval process set forth in the Land Use Ordinance. As part of the project, the applicant will request an increase in the allowable Floor Area Ratio (FAR) within the Village from 3.7 to 4.0 as permitted by existing land use laws. Under the approved 2011 PD-R, 3,943,335 SF of floor area is permitted for the Hilton Hawaiian Village Master Plan. With the proposed campus expansion and increased FAR, the new total floor area available will be 4,397,044 SF. The existing development within the Village comprises 3,737,055 SF and 396,000 SF will be added by the AMB Tower. The inclusion of the three new parcels within the Village will also help to preserve the existing open space and natural setting of the resort." How is it possible to construct a 400-foot tall, 396,000 square foot tower on a 0.46-acre parcel and claim that this will "help to preserve the existing open space and natural setting of the resort"? The AMB Tower will reduce the amount of open space along Ala Moana Blvd.	Mark Monoscalco	As explained in this SEIS, the AMB Tower will have a maximum height of 350 feet (exclusive of permitted rooftop equipment and structures). Approximately half of the existing HHV campus is dedicated to at-grade open space. As currently configured, open space provided at the Village is approximately 51.2 percent (*Figure 3.23*). Although the overall percentage of open space in the Village, as expanded, will be reduced to 50.4 percent, the total amount of open space within the Village will be increased and will continue to exceed 50 percent, meeting both the LUO's standards for the WSD Resort Mixed Use Precinct and the open space requirement set forth in the PD-R (*Table 3.3*). The existing Project Site consists of outdated or dilapidated structures with limited open space. As discussed throughout *Section 3.3*, the AMB Tower will help to improve the site and reinvigorate Ala Moana Boulevard as the primary 'ewa gateway to Waikīkī. Landscaping and pedestrian access along Ala Moana Boulevard will be enhanced as part of the Project, and will provide an open, safe and inviting experience that supports connectivity within the HHV campus and the broader Waikīkī neighborhood. Moreover, a substantial portion of the HHV campus is dedicated open space, much of which is comprised of outdoor amenities accented by purposefully designed landscaped gardens (*Section 3.3.6).* Open space at the Village campus will remain over 50 percent. Over half of the HHV campus will remain dedicated to open space following development of the AMB Tower.

Table 7.2: SEISPN Summary of Comments and Responses		
Comments	**Commenter**	**Responses**
Visual Impacts		
Also included in the Supplemental Environmental Impact Statement Notice of Preparation is the following: "12. Substantially affects scenic vistas and viewplanes identified in county or state plans: The project includes a hotel tower that may affect vistas and view perspectives from certain public and private locations in Waikīkī. The SEIS will include a view impact analysis with simulations of view conditions before and after development, as experienced from locations surrounding the Project Site." Hilton Hawaiian Village has gradually constructed a 300- to 400-foot-tall wall of buildings completely surrounding their property and blocking all vistas and view perspectives from outside their property. Each new tower impacted a portion of the vistas and view perspectives. Each individual new tower was approved with the understanding and acceptance that there was some loss of vistas and view perspectives. The cumulative effect of the loss of vistas and view perspectives must be considered. The AMB Tower will block the last open vista and view perspective from outside of the Hilton Hawaiian Village property. See the 2 attached photos for a before and after illustration of the loss of vistas and view perspectives.	Mark Monoscalco	Existing structures at the HHV do not exceed the maximum allowed height of 350 feet (exclusive of permitted rooftop equipment and structures). The design of the AMB Tower is also proposed to reach a maximum height of 350 feet (exclusive of permitted rooftop equipment and structures), adhering to development standards for the Resort Mixed Use District. A View Study conducted for the Project shows that public views identified in the PUC DP will be minimally affected by the AMB Tower (*Section 4.11*). A majority of public views in the area include buildings that define the urban form of Waikīkī. The Project will not be discernable from the Ala Wai Yacht Harbor, Punchbowl lookout, Ala Moana Beach Park, or Kūhiō Beach Park. While it will be visible from Fort DeRussy Park; makai views from the park at Kālia Road and from Kalākaua Avenue are partially obstructed by existing buildings. See *Figure 4.18*, which shows that the AMB Tower will be visible from that location, but the view from that location is already largely obscured by existing buildings, such that the additional impact on views from this location is minimal. As is true of any large-scale development in a dense and growing urban environment, some loss of views from existing buildings is an inevitable result of in-fill development in this portion of Waikīkī. Some high-rise residential condominiums across Ala Moana Boulevard from the Project Site near ‘Ena Road have views that may be partially blocked by the new tower. Views at the street level will be significantly upgraded by the streetscape improvements described in the SEIS, and expansive views from these condominiums to the southeast, across Fort DeRussy, will be unaffected. The Project will improve the visual environment of the Project Site by replacing the existing dated or dilapidated buildings with the AMB Tower, a timeless, contemporary structure featuring modern, culturally appropriate design using materials that complement that surrounding environment. The AMB Tower will

Table 7.2: SEISPN Summary of Comments and Responses		
Comments	**Commenter**	**Responses**
		help to reinvigorate Ala Moana Boulevard as the primary ‘ewa gateway to Waikīkī, providing visitors with a more appealing, welcoming experience. Landscaping and pedestrian access along Ala Moana Boulevard will be renewed and enhanced as part of the Project. This area will provide an open, safe and inviting pedestrian experience that supports connectivity with the HHV campus and the broader Waikīkī neighborhood.
The proposed new tower will also block the sight lines for many people living in the area. The two existing Hilton towers have already significantly damaged the view to the East and the view to DeRussy park. This new tower will eliminate at least 50% of the little view left from my condo. Not only to the park, but also just the light from the sky will be blocked. Why should the Hilton be allowed to block the views of so many existing people? Why should they not first be required to build their new tower where their existing parking structure sits and partially block the views from their own tower. They would not like to block the views of their own existing towers but are happy to block the views and air flows for everyone else. I really hope modifications to their plan can be made and that any new construction on that proposed site be limited to no more than 2 stories in height to protect the views. The Hilton should be required to build their new tower on the site of their existing parking garage and partially block their own views before being allowed to damage the conditions for everyone else just to preserve it for themselves.	Robert Randal	As discussed In *Section 4.11*, as is true of any large-scale development in a dense and growing urban environment, some loss of views from existing buildings is an inevitable result of in-fill development in this portion of Waikīkī. Some high-rise residential condominiums across Ala Moana Boulevard from the Project Site near ‘Ena Road have views that may be partially blocked by the new tower. Views at the street level will be significantly upgraded by the streetscape improvements described in the SEIS, and expansive views from these condominiums to the southeast, across Fort DeRussy, will be unaffected. The Applicant has the opportunity expand HHV to include the Project parcels, which are currently underutilized and comprised of outdated or dilapidated structures. The Project will improve the visual environment of the Project Site by replacing the structures with the AMB Tower, a timeless, contemporary structure featuring modern, culturally appropriate design using materials that complement that surrounding environment. Building the tower on HHV’s parking structure would deprive the resort of parking needed for its operations, and building elsewhere inside the existing campus would eliminate a substantial area of open space during the period of construction. The Project is anticipated to provide economic and social benefits to the overall Waikīkī community. Replacing existing structures with a new tower will help to reinvigorate and revitalize Ala Moana Boulevard as the primary ‘ewa gateway to Waikīkī, providing residents and visitors with a more appealing, welcoming experience. It will also help maintain Waikīkī’s iconic

Table 7.2: SEISPN Summary of Comments and Responses		
Comments	**Commenter**	**Responses**
		and historic sense of place. Landscaping and pedestrian access along Ala Moana Boulevard will be renewed and enhanced as part of the Project. This area will provide an open, safe and inviting pedestrian experience that supports connectivity with the HHV campus and the broader Waikīkī neighborhood. The Applicant acknowledges the suggestion to construct the tower above the existing parking structure. However, siting the AMB Tower in this location would still impact private views. Furthermore, locating the AMB Tower elsewhere on the HHV campus and closer to the shoreline would result in greater adverse impacts to the surrounding environment than the planned Project.
Wind and Noise Impacts		
The towers block and change the natural wind flow in the area and the noise from the already heavy traffic bounces off the existing towers and amplifies the sound. Building another tower will further erode the living conditions in the area and benefit no one other than the Hilton corporation. I really hope modifications to their plan can be made and that any new construction on that proposed site be limited to no more than 2 stories in height to protect the air flow to the existing residents & buildings and to prevent creating an even worse "noise tunnel" with the traffic noise bouncing off the towers.	Robert Randal	Several studies were conducted as part of comprehensive preparatory work for the Project. A Pedestrian Wind Study (*Appendix D*) was conducted for the Project, and is summarized in *Section 4.2.2*. The study found that wind conditions in the surrounding areas are expected to remain suitable for intended pedestrian use throughout the year, and that existing uncomfortable locations through the Kālia Tower and Mid-Pacific Conference Center passageway will be alleviated with construction of the Project . Additionally, a Noise Study (*Appendix L*) conducted for the Project found that, in the long term, no significant increases in traffic noise are anticipated to occur as a result of the Project. Unavoidable, but temporary, short-term noise impacts may occur during construction of the Project and will be mitigated as discussed in *Section 4.9*.

Table 7.2: SEISPN Summary of Comments and Responses		
Comments	**Commenter**	**Responses**
Tourism/Overcrowding Concerns		
There is no need for another tower except greed. So glad the one proposed for Rainbow Bazaar didn't go through. I enjoy visiting all the shops and restaurants. I am an owner and don't need more people coming there. It is crowded enough! The beach is way over crowded in prime season. Can't get lounge chairs by the pool. I come there to relax, not stand in line for food and other amenities.	Barbara Snyder	The urbanized district of Waikīkī has been planned as the anchor resort area of the State. Continuing to focus resort development in Waikīkī is consistent with State and City policies to direct urban development away from critical areas reserved for conservation or other uses. As discussed in the Economic Impact Analysis prepared for the Project (*Appendix M*), it is estimated that the unmet lodging demand on O‘ahu through 2032 will total approximately 2,670 units, even if all proposed projects are built and before accounting for short-term rentals being closed by the City. The Project will directly fulfill the demonstrated demand for hotel guestrooms in the designated resort area of Waikīkī, while preserving areas identified for other uses. The AMB Tower will complement and enhance existing retail and recreational opportunities at the HHV campus. Amenities provided in the AMB Tower will be available for use by all HHV guests, and will include a recreation area, fitness center, and ground-floor retail. The Project will therefore expand amenities available within the Village campus. As an added benefit, the expansion of the HHV to include the Project will help to reinvigorate Ala Moana Boulevard and provide an open, safe and inviting pedestrian experience that supports connectivity within the HHV campus and the broader Waikīkī neighborhood. Additionally, the project will evaluate opportunities to implement the HTA’s DMAP for O‘ahu, including educational and community service programming for visitors.

Table 7.2: SEISPN Summary of Comments and Responses		
Comments	**Commenter**	**Responses**
Tourism/Overcrowding Concerns (continued)		
I think the proposed new tower is a further step in the wrong direction. After a year of COVID-19, most everyone talked about over-tourism and trying to solve tourism here so it is better for residents of Hawai‘i. I'm sure my message won't matter or be heard (as the hotel and tourism lobby runs O‘ahu) but at what point is tourism not sustainable? How many visitors are too many? I do not pretend to know the answers, but we need to figure it out as a community. Do we have enough hotel rooms already? Do we need another tower that will house thousands of visitors a day in an already crowded Waikīkī?	John T.	As discussed in the Economic Impact Analysis prepared for the Project (*Appendix M*), it is estimated that the unmet lodging demand on O‘ahu through 2032 will total approximately 2,670 units, even if all proposed projects are built and before accounting for short-term rentals being closed by the City. Further, evolving City regulations on short-term rentals are expected to further exacerbate the shortage of guestrooms. The demand for additional lodging inventory on O‘ahu, widely considered to be in a period of "tight supply", will continue to rise over the near to mid-term. New hotel guestrooms have not been constructed at the HHV campus since 2001. The AMB Tower will meet existing demand for guest capacity and expand accommodation choices, which supports the long-term viability of Waikīkī as O‘ahu’s primary resort area and a world-class visitor destination. Since at least the [early] 1900s, Waikīkī has served as the center of Hawaii’s hospitality industry. As such, appropriate infrastructure has been provided. Continuing to focus the visitor industry in Waikīkī is in alignment with the State and City’s long-term land use plans.

Table 7.2: SEISPN Summary of Comments and Responses		
Comments	**Commenter**	**Responses**
Tourism/Overcrowding Concerns (continued)		
Aloha, I vehemently disagree with the planned Hilton tower in Waikīkī. The island has enough traffic, people, and overpopulation as it is. Jonathan Fuisz says, " This project will add needed capacity within the visitor area of Waikīkī...," which is akin to spitting in our face since we have well since maxed out the capacity of our island. The greedy tourism industry continues to rape the islands virtues and resources. We can only sustain so many people, and if the current flow of people is not enough then the island and businesses MUST diversify income streams. Has this pandemic not proven this? ENOUGH IS ENOUGH!	Justin Michalek	As discussed in the Economic Impact Analysis prepared for the Project (*Appendix M*), it is estimated that the unmet lodging demand on O‘ahu through 2032 will total approximately 2,670 units, even if all proposed projects are built and before accounting for short-term rentals being closed by the City. Further, evolving City regulations on short-term rentals are expected to further exacerbate the shortage of hotel guestrooms. The demand for additional lodging inventory on O‘ahu, widely considered to be in a period of "tight supply", will continue to rise over the near to mid-term. New hotel guestrooms have not been constructed at the HHV campus since 2001. The AMB Tower will meet existing demand for guest capacity and expand accommodation choices, which supports the long-term viability of Waikīkī as O‘ahu’s primary resort area and a world-class visitor destination. As noted above, Waikīkī has served for many decades as the center of the Hawaii’s hospitality industry. As such, appropriate infrastructure has been provided. Continuing to focus the visitor industry in Waikīkī is in alignment with the State and City’s long-term land use plans.

Table 7.2: SEISPN Summary of Comments and Responses		
Comments	**Commenter**	**Responses**
Tourism/Overcrowding Concerns (continued)		
I am totally against Hilton building any more on the resort. Enough towers already. Crowded with people as it is. Probably adverse environmental impact - more people - more garbage and waste and water usage. Please turn down the proposal.	Barbara Snyder	A discussion on the potential environmental impacts and proposed mitigation measures is summarized in *Section 1.6* and discussed in detail in *Chapter 4.0.* As discussed in the Economic Impact Analysis prepared for the Project (*Appendix M*), it is estimated that the unmet lodging demand on O‘ahu through 2032 will total approximately 2,670 units, even if all proposed projects are built and before accounting for short-term rentals being closed by the City. Further, evolving City regulations on short-term rentals are expected to further exacerbate the shortage of hotel guestrooms. The demand for additional lodging inventory on O‘ahu, widely considered to be in a period of "tight supply", will continue to rise over the near to mid-term. New hotel guestrooms have not been constructed at the HHV campus since 2001. The AMB Tower will meet existing demand for guest capacity and expand accommodation choices, which supports the long-term viability of Waikīkī as O‘ahu’s primary resort area and a world-class visitor destination. As noted above, Waikīkī has served for many decades as the center of the Hawaii’s hospitality industry. As such, appropriate infrastructure has been provided. Continuing to focus the visitor industry in Waikīkī is in alignment with the State and City’s long-term land use plans.

Table 7.2: SEISPN Summary of Comments and Responses		
Comments	**Commenter**	**Responses**
Project Demand		
The Supplemental Environmental Impact Statement Notice of Preparation includes the following: "2.1 Project Setting and Description Existing Conditions The Village provides a variety of unique accommodations, services, amenities, and experiences for its guests. Accommodations are currently located primarily within eight main towers: Ali‘i Tower, Rainbow Tower, Tapa Tower, Kālia Tower, Diamond Head Tower, Lagoon Tower, the Grand Waikikian, and the Grand Islander. A total of 2,971 hotel rooms and 1,248 timeshare units are approved on-site (To date, 2,860 hotel rooms and 1,088 timeshare units currently exist on-site.)." If Hotel Rooms are at such a premium that a new tower is required why has Hilton Hawaiian Village spent the last 10 years building new timeshare units and converting existing hotel rooms to timeshare?	Mark Monoscalco	New hotel guestrooms have not been constructed at the HHV campus since 2001. The AMB Tower will meet existing demand for guest capacity and expand accommodation choices, which supports the long-term viability of Waikīkī as O‘ahu’s primary resort area and a world-class visitor destination.
Registration Fees		
Let's see that they are charged $2500/unit/year "registration fee" like Waikīkī vacation rental owners will be under DPP's Bill 41.	Michael Brant	Bill 41 relates to short-term rentals and does not apply to the Project.

Section 8

References

Section 8

References

AECOM Technical Services, Inc. (2019, October 28). *Final Environmental Impact Statement for the Waikīkī War Memorial Complex.* Prepared for the City and County of Honolulu Department of Design and Construction.

Arcadis. (2022, September). *Air Quality Technical Report: Hilton Hawaiian Village AMB Tower*.

BCH, a Bowers + Kubota Consulting, Inc. Company. (2022, August). *Hilton Hawaiian Village AMB Tower Preliminary Engineering Report.*

CBRE, Inc. (2022, September). *Economic Impact Analysis and Public Cost Benefit Assessment of the Proposed AMB Hotel Tower at Hilton Hawaiian Village.*

City and County of Honolulu Board of Water Supply. (2002). *Board of Water Supply Water System Standards.*

City and County of Honolulu Department of Environmental Services. (2017, July). *City and County of Honolulu Wastewater System Design Standards.*

City and County of Honolulu Department of Planning and Permitting. (2004, June). *Primary Urban Center Development Plan.*

City and County of Honolulu Department of Planning and Permitting. (2011, October 4). *Application for a Planned Development-Resort/Special District Permit Application No. 2011/SDD-53 (PD-R).*

City and County of Honolulu Department of Planning and Permitting. (2011, October 4). *Application for a Special Management Area Use Permit No. 2011/SMA-34.*

City and County of Honolulu Department of Planning and Permitting. (2021, August). *Waikīkī Special District Design Guidelines*.

City and County of Honolulu Department of Planning and Permitting. (2021, November). *O'ahu General Plan (2021).* Adopted December 1, 2021.

City and County of Honolulu Office of Climate Change, Resiliency, and Sustainability and the University of Hawaiʻi at Mānoa Institute for Sustainability and Resiliency (ISR) and the UH Economic Research Organization (UHERO). (2021, July). *City and County of Honolulu Climate Action Plan 2020-2025*, adopted by the Honolulu City Council June 2021.

Cultural Surveys Hawaiʻi, Inc. (September 2022). *Archaeological Inventory Survey (AIS) Report for the Ala Moana Boulevard Tower Project, Hilton Hawaiian Village Campus, Waikīkī Ahupuaʻa, Honolulu (Kona) District, Oʻahu TMKs: [1] 2-6-009:004–006 and portions of 007, 009, and 013.*

Cultural Surveys Hawaiʻi, Inc. (September 2022). *Cultural Impact Assessment (CIA) for the Ala Moana Boulevard Tower Project, Hilton Hawaiian Village Campus, Waikīkī Ahupuaʻa, Honolulu (Kona) District, Oʻahu TMKs: [1] 2-6-009:004–006 and portions of 007, 009, and 013.*

ENPRO Environmental. (2017, May 11). *Environmental Due Diligence Summary, Hilton Hawaiian Village Ala Moana Tower 3 Site.*

ENPRO Environmental. (2022, July 26). *Environmental Due Diligence Summary, Hilton Hawaiian Village Ala Moana Tower 3 Site.*

G70 (2011, June). *Hilton Hawaiian Village: Village Master Plan Final Environmental Impact Statement*. Prepared for Hilton Hawaiian Village Beach Resort & Spa

G70 (2013, August). *Kālia-Fort DeRussy Wastewater System Improvements Final Environmental Assessment.* Prepared for the City and County of Honolulu, Department of Environmental Services; Hilton Hawaiian Village Beach Resort & Spa; and, U.S. Army Garrison, Hawaii.

Giambelluca, T.W., Q. Chen, A.G. Frazier, J.P. Price, Y.-L. Chen, P.-S. Chu, J.K. Eischeid, and D.M. Delparte. (2013). Online Rainfall Atlas of Hawaiʻi. *Bull. Amer. Meteor. Soc.* 94, 313-316, doi: 10.1175/BAMS-D-11-00228.1.

Giambelluca, T.W., X. Shuai, M.L. Barnes, R.J. Alliss, R.J. Longman, T. Miura, Q. Chen, A.G. Frazier, R.G. Mudd, L. Cuo, and A.D. Businger. (2014). Evapotranspiration of Hawaiʻi. Final report submitted to the U.S. Army Corps of Engineers—Honolulu District, and the Commission on Water Resource Management, State of Hawaiʻi.

Hawaiʻi Climate Change Mitigation and Adaptation Commission. (2017). Hawaiʻi Sea Level Rise Vulnerability and Adaptation Report. Prepared by Tetra Tech, Inc. and the State of Hawaiʻi Department of Land and Natural Resources, Office of Conservation and Coastal Lands, under the State of Hawaiʻi Department of Land and Natural Resources Contract No: 64064.

Hawaiʻi Emergency Management Agency. (2018). *State of Hawaiʻi 2018 Hazard Mitigation Plan.* Prepared by Tetra Tech, August 6, 2018.

Hawaiʻi Tourism Authority. (2020). *Hawaiʻi Tourism Authority Strategic Plan 2020-2025.*

Honolulu Police Department. (2021). *Honolulu Police Department Annual Report 2021.*

Intergovernmental Panel on Climate Change. (2014). *Climate Change 2014: Synthesis Report. Contribution of Working Groups I, II and III to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change* [Core Writing Team, R.K. Pachauri and L.A. Meyer (eds.)]. IPCC, Geneva, Switzerland, 151 pp.

John M. Knox and Associates (2010). *Socioeconomic Context: Hilton Hawaiian Village Master Plan Improvements.* Prepared for Hilton Hawaiian Village and G70.

RWDI. (2022, August 23). *Hilton Hawaiian Village AMB Tower Pedestrian Wind Study*.

Sea Engineering, Inc. (2021, June). *Waikīkī Beach Improvement and Maintenance Program Draft Programmatic Environmental Impact Statement.* Prepared for the State Department of Land and Natural Resources.

State of Hawaiʻi. Hawaiʻi State Plan Policy Council. (1986). *Hawaiʻi State Plan: Revised*.

State of Hawaiʻi Department of Agriculture. (1991). *Hawaiʻi State Plan, State Functional Plan: Agriculture.*

State of Hawaiʻi Department of Business, Economic Development, and Tourism. (1991). *Hawaiʻi State Plan, State Functional Plan: Tourism.*

State of Hawaiʻi Department of Business, Economic Development, and Tourism. (2003, May). "The Economic Contribution of Waikīkī." DBEDT E-reports.

State of Hawaiʻi Department of Business, Economic Development, and Tourism, Research and Economic Analysis Division. (2018, June). *Population and Economic Projections for the State of Hawaiʻi to 2045.*

State of Hawaiʻi Department of Business, Economic Development, and Tourism, Research and Economic Analysis Division. (2021, April). *Hawaiʻi's Labor Market Impact During COVID-19.* Prepared by Dr. Wayne Liou, Economist, under the direction of Dr. Eugene Tian, Division Administrator.

State of Hawaiʻi Department of Business, Economic Development, and Tourism. (2022, May 24). *Outlook for the Economy, 2nd Quarter 2022 Report.* Retrieved from [https://dbedt.hawaii.gov/economic/qser/outlook-economy/#:~:text=Hawaii%20will%20welcome%20an%20estimated,increase%2036.7%20percent%20in%202022]

State of Hawaiʻi Department of Business, Economic Development, and Tourism. (2022). "DBEDT Quarterly Tourism Forecast." Retrieved from [https://dbedt.hawaii.gov/visitor/tourism-forecast/]

State of Hawaiʻi Department of Business, Economic Development, and Tourism. (2022). "Tourism Dashboard." Retrieved from [http://dbedt.hawaii.gov/visitor/tourism-dashboard/]

State of Hawaiʻi Department of Health, Clean Water Branch. (2022, February 14). *2022 State of Hawaiʻi Water Quality Monitoring and Assessment Report (Public Comment Update).* Integrated Report to the U.S. Environmental Protection Agency and the U.S. Congress Pursuant to §303(d) and §305(b), Clean Water Act (P.L. 97-117).

State of Hawaiʻi Department of Labor and Industrial Relations. (1991). *Hawaiʻi State Plan, State Functional Plan: Employment.*

State of Hawaiʻi Department of Land and Natural Resources. (1991). *Hawaiʻi State Plan, State Functional Plan: Historic Preservation.*

State of Hawai‘i, Office of Planning and Sustainability. (2021, June). *Hawai‘i 2050 Sustainability Plan: Charting a Course for the Decade of Action (2020-2030).*

State of Hawai‘i Department of Transportation. (1991). *Hawai‘i State Plan, State Functional Plan: Transportation.*

Tree Solutions and Environmental Consulting Services, Inc. (2022, July 28). *Tree Assessment at Hilton Hawaiian Village AMB Tower.*

U.S. Census Bureau. (2021). “QuickFacts, Honolulu County: 2021 Population Estimates.” Retrieved from [https://www.census.gov/quickfacts/honolulucountyhawaii]

U.S. Census Bureau. (2022). “2016-2020 American Community Survey 5-year Data Profile Update.” Retrieved from [https://www.census.gov/acs/www/data/data-tables-and-tools/data-profiles/]

U.S. Environmental Protection Agency. (2022, March 23). “Reduce Urban Island Heat Effect.” Retrieved from [https://www.epa.gov/green-infrastructure/reduce-urban-heat-island-effect#:~:text=%22Urban%20heat%20islands%22%20occur%20when,heat%2Drelated%20illness%20and%20mortality]

U.S. Geological Survey. (1997, March 11). *Summary of the O‘ahu, Hawai‘i Regional Aquifer – System Analysis.* U.S. Geological Survey Professional Paper 1412-A.

Wilson Okamoto Corporation. (2003, April). *Waikīkī Livable Community Project Livability and Mobility Workbook.* Prepared for the City and County of Honolulu, Department of Transportation Services.

Wilson Okamoto Corporation. (2022, April). *Traffic Impact Report for Park Hotel and Resorts.*

Wilson Okamoto Corporation. (2022, April 6). *Park Hotels and Resorts – Ala Moana Boulevard Tower: Sidewalk Assessment.*

Y. Ebisu and Associates. (2022, April). *Acoustic Study for the AMB Tower Project.*

Section 9

Preparers of the Draft SEIS

Section 9

Preparers of the Draft SEIS

Below is a list of individuals that contributed to the preparation and completion of this Draft SEIS. The list includes the name of the individual and their role, or the name of the company and the subfield of professional expertise utilized to conduct and complete the SEIS.

Park Hotel & Resorts	**Title**
Jonathan Fuisz	Senior Vice President

Group 70 International, Inc.	**Title**
Norman G.Y. Hong	Principal Architect
Jeffrey H. Overton	Principal Planner
Tracy Camuso	Principal Planner
Liana J. Takamine	Project Architect
Noelle Besa Wright	Project Planner
Stephanie Saephan	GIS Specialist
Silas Haglund	Graphics
Colin Park	Visual Analysis
Cookie Matsui	Visual Analysis
Reyna DePonte	Administrative Support

Technical Consultants	**Area of Specialty**
Y. Ebisu & Associates	Acoustic Assessment
Cultural Surveys Hawai‘i	Archaeological Inventory Survey
ARCADIS U.S., Inc.	Air Quality Assessment
Cultural Surveys Hawai‘i	Cultural Impact Assessment
CBRE	Economic and Fiscal Impact Analysis
Wilson Okamoto Corporation	Pedestrian Sidewalk Assessment
Rowan Williams Davies & Irwin Inc.	Pedestrian Wind Assessment
BCH, a Bowers + Kubota Consulting, Inc. Company	Preliminary Engineering Report
Wilson Okamoto Corporation	Traffic Impact Report
Tree Solutions and Environmental Consulting Services, Inc.	Tree Assessment