

January 29, 2013
Via certified mail

Mr. Jiro Sumada
Director of Department of Planning and Permitting
City and County of Honolulu
650 South King St. 7th Fl.
Honolulu, HI 96813

Subject: Testimony regarding 2121 Kuhio Tower for Public Hearing: Feb 12, 2013.

Dear Mr. Sumada,

Thank you for the opportunity to share our voices in regards to the 2121 Kuhio Tower development. We own and manage three properties in Waikiki, two of which are ocean view condos in the Four Paddle building, which will be severely impacted by the proposed Wall Tower at 2121 Kuhio Avenue. Everyone in our company are Hawaii residents, some of us born and raised in Hawaii and have children who wish to continue the business should it not become economically unviable due to this building project. In general, the building of “the wall tower” jeopardizes the quality of our properties, the experience of our tenants who significantly contribute to Hawaii's economy, and the perpetuation of our family’s business to our children. These are merely our personal concerns, which do not even begin to touch upon those of the entire community. In the following, we will outline our key points in our opposition of the wall layout and in our support of the proposed “V-Shaped” design for the building positioned to minimize the impact on the Four Paddle building as well as the entire area. Please see the enclosed “Latest Images” from the <http://2121kuhiotower.com/images-2/> webpage.

PACREP LLC is not a Hawaii owned corporation, and their actions can never fully integrate the ideals of the local people, no matter how hard they try. PACREP does not have the same vested interest in this area and community, as all of us do. In this sense, we kindly urge you and the Honolulu Department of Planning and Permitting to implement the recommendations of the people. It is kama’ainas like us who work and live in Hawaii, sustainably fuel the economy, create community, and pay taxes. We are those who respect the land and views and try to preserve them for our communities, visitors and ohanas. **The community and the Waikiki Neighborhood Board very strongly oppose the wall.**

The proposed wall structure will be the first wall built here in Waikiki in over 30 years this close and parallel to the ocean and does not comply with the Waikiki Special District Guidelines, in particular “the long axis of all new high rise structures should be oriented in a mauka-makai direction to minimize obstruction of mauka views....”

Yes, we agree it is a potentially profitable construction project in the immediate future yet the wall design and orientation will undoubtedly stunt development mauka side and negatively impact property values. No one wants to build, buy, or rent a property whose ocean view is now obstructed by a massive condo-tel. Furthermore, less people will be attracted to Waikiki Beach if their view of the mountains is obstructed and they sun-bath in the shadow of a great unsightly wall high rise. In the long run, these negative effects will definitely outweigh the immediate economic appeal of this development.

In addition, building a wall parallel to the ocean sets a very bad precedent for future development projects in Waikiki. If this is allowed, how can the city say “no” to future developers wanting to build walls vs. perpendicular towers? By allowing this project to happen you are opening doors to other special interest groups to construct buildings parallel to the ocean, which will further obstruct mountain and ocean views for existing residents and visitors. This is extremely unfair to residents and guests who would be forced to live behind these walls. Also it will limit the availability of ocean and mountain view properties. How is it fair that predominately well-off guests at the condo-tel get ocean and mountain views, while residents and less-wealthy visitors don't?

We respect PACREP's right to build and respectfully request they build the proposed V-shaped building. The V-Shaped design does not detract from any of the appeal of the 2121 Kuhio development, yet it does prove more beneficial for visitors and the local community. The V-Shaped design is more aesthetically appealing and blocks less mauka and makai views, which will allow more people to enjoy the exquisite beauty of the ocean and the mountains. Thus this orientation is highly preferable to the wall. Please respect the Waikiki Neighborhood Board and our voices and reject permits for the proposed wall, which will degrade Waikiki indefinitely, and recommend the attractive V-Shaped building.

Thank you very much for your consideration.

Sincerely,

Cynthia Bloom
Manager