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Department of Planning and Permitting

Via email: jshoji@honolulu.gov

RE: Special District Permit – Major (SDD) File No. 2012/SDD-73 (JS)
2121 Kuhio Avenue

Hawaii's Thousand Friends opposes the Diamond Head/Ewa orientation of the proposed development at 2121 Kuhio Avenue.

The Diamond Head/Ewa orientation and form of the proposed building does not comply with the Waikiki Special Design Guidelines (WSD) that states:

- building forms which produce narrow towers are preferred
- buildings with a series of graduated, stepped forms are preferred for new projects
- the long axis of all new high-rise structures should be oriented in a mauka-makai direction to minimize obstruction of mauka views...

The proposed development will not be a narrow tower but instead will be a solid wall blocking view plains from *existing* condos and Launiu Street. The building is neither oriented in a mauka-makai direction to minimize obstruction of mauka views nor is it stepped back as specified in the WSD.

Should DPP permit 2121 Kuhio to be built in the Diamond Head/Ewa direction and not in keeping with the WSD the genie will be out of the bottle. Future developers will point to 2121 Kuhio as the example as to why their development should also be exempted from compliance with the WSD.

When purchasing property people rely on the City and zoning and planning laws such as the WSD to protect their interests. Approval of the Diamond Head/Ewa orientation of the building and disregard for other requirements will be a betrayal of that trust.