

Regarding: **Public comments on proposed 2121 Kuhio project**

Hearing Date: January 24, 2013 (subject: RESOLUTION 13-2)

From: Mark Harpenau (808) 782-5054 (Waikiki resident)

To whom it may concern,

Thank you for allowing this opportunity to express my concerns regarding 2121 Kuhio Project.

- 1) I support the 50-foot extension since it is the lesser of 2 evils. A wider building vs. a higher building. Less blockage of ocean and mountain view planes is the most important.
- 2) The developer had originally promised a 65-foot decrease in width with the 50-foot height allowance. Now they are saying only 48-feet. Is this number still subject to change if they receive a 50 foot height variance?
- 3) None of the community concerns, or the letters from the Waikiki Neighborhood Board have been included in the DPP's letter to this committee. Many of us are wondering why there is no mention of these in the DPP's recommendation.
- 4) The Waikiki Neighborhood Board has now submitted 2 letters to the DPP (dated August 1, 2012 and January 18, 2013), expressing their disapproval of the "wall" orientation. Both of their letters cite that the wall orientation specifically violates Waikiki Special District Design Guidelines which state that:
 - a. **"the long axis of all new high rise structures should be oriented in a mauka-makai direction..."**,
 - b. **"building forms which produce narrow towers are preferred"**.
- 5) It is rare that the Waikiki Neighborhood Board takes such a stance against development plans. Is any consideration being given to the Waikiki Board's requests for a change in building orientation?
- 6) The developers have on several occasions stated that the "wall" orientation meets the guidelines of least view obstruction from Kalakaua and Kuhio. How does this justification of building a "wall" apply to this project only, and not to every new development which can be seen from Kalakau or Kuhio?
- 7) The proposed "wall" is centered squarely at the end of Launiu Street. The incentive to re-develop on this street will be greatly diminished since it would remove remaining partial ocean views for any re-developments on Launiu Street.
- 8) Looking down almost every neighborhood street in Waikiki, towards the ocean from Ala Wai Blvd, you can see sky at the end of the street. Launiu Street will be the first to have a massive wall centered directly at the street's end. The negative impact on this street will be enormous.

- 9) If a “wall” is allowed to be built at this location, it clearly sets a precedent for more walls in the future. In the last 30 years, no other building has been built which has nearly the level of impact on both public and private views as this will have.
- 10) The city has the important responsibility to require and approve “creative planning” for the future. Please do not ignore the requests of the Waikiki Neighborhood Board and the community. The alternative “V-shaped” orientation provided by the developer would provide a more attractive building from every angle. But a “wall” is a wall, and walls are clearly wrong for the future of Waikiki.

Please view the image comparisons at the website: <http://2121kuhiotower.com/images-2/>

Thank you. Sincerely,

Mark Harpenau