

January 29, 2013

Mr. David K. Tanoue
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.

To whom it may concern,

We are the owner's of units number #708 and #2507 in the Four Paddle Building located at 2140 Kuhio Avenue. We would like our concerns to be entered into the testimony for the proposed building. We are not against improving the lot but we feel this 350' Ewa – Diamond Head oriented building is not acceptable or right for our neighborhood. It will actually caused more damage than good to our neighborhood.

1. In our letter dated November 10, 2012 to you, I demonstrated that the renderings from the builder are extremely inaccurate and manipulated to appear less harmful to the neighborhood. We feel a full environmental study should be conducted since the builder in not being forth coming on the true location and impact of the building.
2. If the proposed Ewa – Diamond Head oriented building is approved, every surrounding building will loose values. The Four Paddle values are already declining just from the mere proposal of an Ewa – Diamond Head oriented building. The city will loose money in property taxes as values in the neighborhood continue to decline.
3. If the proposed Ewa – Diamond Head oriented building is approved, there would be no incentive to improve the older buildings on Launiu and Kalaimoku Streets because they would be looking right into a wall. Having older unimproved buildings can and does invite more crime to the neighborhood.
4. The current proposed Ewa – Diamond Head oriented building does not meet “any” of the **Waikiki Special District Guidelines**, which clearly state a Mauka – Makai orientation is preferred. The Hughes Corporation who is developing the enormous Ward property understands the importance of the Mauka – Makai orientation for buildings. The developer of 2121 Kuhio does not care about the neighborhood, Waikiki or existing building guidelines. Their one and only concern is how many units they can cram into this small property to maximize their profits.
5. This developer not only wants to go against the preferred Mauka – Makai orientation but also wants to be granted a height variance.
6. The **Waikiki Neighborhood Board** is against the current requested orientation of this planned building and has stated so on several occasions in writing to the DPP.
7. In the presentation from the builder we see no mention of low-income units being made available. As with every new development we feel that should be a requirement.

8. The alleged public areas on the ground level will be just like at Trump Towers. A motor court, service driveways and elevators going the sixth floor where the building actually begins. When pressed about ground floor retail/restaurant space the developer back away stating there might be one corner retail space. All they committed to was a flowing sidewalk and some green belt.

To close, we feel that if this orientation is granted, it will do dire harm to the neighborhood just to benefit one developer. It will adversely affect those in Trump Towers and the hotels on Kalia, Beachwalk, Lewers, Fort DeRussy and people living Mauka of the Ala Wai. We feel as many others, including the **Waikiki Neighborhood Board** that the current requested orientation change should not be granted. If approval is given for the requested building we can say goodbye to the Makai - Mauka views for all of Waikiki. If this is approved, any landowner with a small parcel will be requesting the same orientation rights and height increase, which this building will have established as acceptable.

We hope that our concerns will be taken into account when the City is considering the approval for this poorly oriented monster of a building. The previously approved building was acceptable and worked for the neighborhood. Again, as a reminder, the renderings continue to be manipulated to make the building appear better to the planning commission. This is not what our neighborhood or Waikiki needs, not now or ever.

Thank you for your time.

Charles Snider and Daniel Muzinich
Four Paddle #2507 and #708