

February 15, 2013

From: Mark Harpenau (member of Waikiki Area Residents Association, and owner at Four Paddle)  
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Regarding: **Additional testimony** against physical orientation of 2121 Kuhio Tower project in Waikiki

Dear DPP Director, Mr. Jiro Sumada,

As I'm sure you're aware, the **Waikiki Neighborhood Board**, along with both the **Waikiki Area Residents Association** and **Hawaii Thousand Friends**, plus many members of the Waikiki community have been working since May 2012 to change the planned "wall" orientation design of the proposed 2121 Kuhio Tower. All three organizations have all submitted testimony and letters to the DPP against the Diamond Head / Ewa orientation with "All" of its allowed density being used for ocean facing units only. This design is strongly opposed by the Waikiki Neighborhood Board and it severely violates Waikiki's urban planning model (known as **The Waikiki Special District Design Guidelines**). The Waikiki NB rarely takes a position like this. Hopefully, we've gotten past the days of helter-skelter senseless building of walls.

If the Developer of 2121 Kuhio gets approval for a massive wall with all ocean facing units, this will severely diminish any adherence and clout of the guidelines and open the gates for many more Diamond Head / Ewa walls in Waikiki. Every other newer building in Waikiki utilizes their allowed density with units on **multiple** sides. This will be a drastic deviation from the Guidelines which state as a key point that, "The long axis of **ALL new hi-rise structures** should be designed in a mauka/makai orientation".

The alternative "V-shaped" design is a beautiful structure and would still provide a highly coveted property for Ritz-Carlton, and even improve it by adding a slight mountain view to many of the units. It's hard to believe that the developers and Ritz-Carlton would not achieve the same investment goals with the "V-shaped" design. And it would encourage future re-development behind the tower.

I'm sure you've seen the Star Advertiser article in Wednesday's (Feb 13<sup>th</sup>) Star newspaper (link below). There is also a history of the community's efforts at: <http://2121KuhioTower.com>

The final decision now rests with you the DPP and the acting Director, Mr. Jiro Sumada, who will make this important decision before March 19, 2013. We are asking you to please show your support for the community and consult with the Developer in order to help retain the legitimacy of the guidelines, which were painstakingly created in 2002 by people with visions for the future and integrity of Waikiki.

Wednesday's Star Advertiser article:

<http://www.staradvertiser.com/s?action=login&f=y&id=190976861>

Thank you. Sincerely,

Mark Harpenau