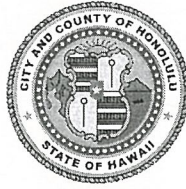


DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8000 • FAX: (808) 768-6041  
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RICK BLANGIARDI  
MAYOR



DEAN UCHIDA  
DIRECTOR

DAWN TAKEUCHI APUNA  
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI  
DEPUTY DIRECTOR

October 29, 2021

2021/ED-15 (JML)

Ms. Mary Alice Evans, OPSD Director  
State of Hawaii  
Office of Planning and Sustainable Development  
Environmental Review Program  
235 South Beretania Street, Room 702  
Honolulu, Hawaii 96813

Dear Ms. Evans:

SUBJECT: Supplemental Environmental Impact Statement  
Determination  
Chapter 343, Hawaii Revised Statutes,  
Title 11, Chapter 200, Hawaii Administrative Rules  
Chapter 25, Revised Ordinances of Honolulu

Project: Hilton Hawaiian Village – Village Master Plan Improvements  
AMB Tower

Applicant: Hilton Hawaiian Village Beach Resort & Spa  
Park Ala Moana LLC  
SMK, Inc.

Agent: G70 (Jeffrey Overton)

Location: 2005 Kalia Road - Waikiki  
1831, 1835 and 1841 Ala Moana Boulevard - Waikiki

Tax Map Keys: 2-6-009: 004, 005, 006, 007, 009, and 013

With this letter, the Department of Planning and Permitting determines that a Supplemental Environmental Impact Statement (SEIS) is required, in accordance with Hawaii Administrative Rules Section 11-200.1-30(b).

We hereby transmit this SEIS determination for the Hilton Hawaiian Village – Village Master Plan Improvements AMB Tower, located at the subject site in Waikiki, on the island of Oahu, for publication in the next edition of "*The Environmental Notice*" on **November 8, 2021**.

Ms. Mary Alice Evans  
October 29, 2021  
Page 2

Enclosed, please find a completed publication form.

Should you have any questions, please contact Janet Meinke-Lau, of our staff, at (808) 768-8033, or [j.meinkelau@honolulu.gov](mailto:j.meinkelau@honolulu.gov).

Very truly yours,

  
for Dean Uchida  
Director

Enclosures

cc: Tracy Camuso, G70

**From:** [webmaster@hawaii.gov](mailto:webmaster@hawaii.gov)  
**To:** [DBEDT OPSD Environmental Review Program](#)  
**Subject:** New online submission for The Environmental Notice  
**Date:** Friday, October 29, 2021 11:26:24 AM

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**Action Name**

Hilton Hawaiian Village – Village Master Plan Improvements AMB Tower

**Type of Document/Determination**

Supplemental environmental impact statement (EIS) determination

**HRS §343-5(a) Trigger(s)**

- (5) Propose any use within the Waikīkī area of O‘ahu

**Judicial district**

Honolulu, O‘ahu

**Tax Map Key(s) (TMK(s))**

(1) 2-6-9: 4, 5, 6, 7, 9, 13

**Action type**

Applicant

**Other required permits and approvals**

Numerous

**Discretionary consent required**

Planned Development-Resort Amendment/Major Modification; Waikīkī Special District Permit (Major)

**Approving agency**

City and County of Honolulu, Department of Planning and Permitting

**Agency contact name**

Janet Meinke-Lau

**Agency contact email (for info about the action)**

[j.meinkelau@honolulu.gov](mailto:j.meinkelau@honolulu.gov)

**Agency contact phone**

(808) 768-8033

**Agency address**

650 South King Street  
7th floor  
Honolulu, HI 96813  
United States  
[Map It](#)

**Accepting authority**

City and County of Honolulu, Department of Planning and Permitting

**Applicant**

Hilton Hawaiian Village Beach Resort & Spa c/o Park Hotels & Resorts; Park Ala Moana; SMK

**Applicant contact name**

Jonathan Fuisz

**Applicant contact email**

[ambtower@g70.design](mailto:ambtower@g70.design)

**Applicant contact phone**

(571) 302-5757

**Applicant address**

c/o Park Hotels & Resorts, 1775 Tysons Blvd.  
7th floor  
Tysons, VA 22102  
United States  
[Map It](#)

**Was this submittal prepared by a consultant?**

Yes

**Consultant**

G70

**Consultant contact name**

Jeffrey Overton

**Consultant contact email**

[ambtower@g70.design](mailto:ambtower@g70.design)

**Consultant contact phone**

(808) 523-5866

**Consultant address**

111 S. King Street  
Suite 170  
Honolulu, Hawaii 96813  
United States  
[Map It](#)

**Action summary**

In 2011, the Hilton Hawaiian Village (HHV) Master Plan was designed as the next chapter of HHV's continuing dedication to support Waikīkī as a premier visitor destination. The Applicant proposes to expand the HHV Master Plan to include a 0.46-acre site along Ala Moana Boulevard. This expansion includes replacing existing structures at the site with the new AMB Tower, which will provide hotel lodging accommodations in a contemporary ambience. The AMB Tower will improve the quality and character of the Ala Moana Boulevard frontage at the 'ēwa gateway to Waikīkī and enhance the Village experience for both Waikīkī visitors and local residents. The new tower is planned to include an open lobby area, porte cochere, ground floor retail accessible to pedestrians, parking, landscaping and pedestrian walkways, food and beverage offerings, pool and recreation area, and fitness area. Development of the project will produce new jobs through construction and long-term operation.

**Attached documents (signed agency letter & EA/EIS)**

- [HHVMasterPlan-AMBHotel-SEISPN-November2021.pdf](#)
- [DPP-determination-letter-to-ERP.pdf](#)

**Shapefile**

- The location map for this determination is the same as the location map for the associated Final EIS.

**Action location map**

- [ProjectSite1.zip](#)

**Authorized individual**

Janet Meinke-Lau

**Authorization**

- The above named authorized individual hereby certifies that he/she has the authority to make this submission.