REPORT TO WAIKIKI CONVENTION CENTER AUTHORITY

ON THE EIS PREP NOTICE

FOR THE WAIKIKI CONVENTION CENTER

Comment Letters and the Proceedings of the Public Informational Meetings held on November 17 and November 27, 1989

Submitted by IFIC ENVIRONMENTAL RESEARCH GROUP

December 8, 1989
REPORT TO WAIKIKI CONVENTION CENTER AUTHORITY

ON THE EIS PREP NOTICE

FOR THE WAIKIKI CONVENTION CENTER

Comment Letters and the Proceedings
of the
Public Informational Meetings
held on
November 17 and November 27, 1989

Submitted by

PACIFIC ENVIRONMENTAL RESEARCH GROUP

December 8, 1989
TABLE OF CONTENTS

1. Title Page
2. Cover Letter
3. Executive Summary Report
4. Comment Letters

☐ John P. Whalen, Director of Land Utilization
   City and County of Honolulu, Department of Land Utilization
   November 22, 1989

☐ Norman Y. Quon, AIA, Project Director
   Kuliima Development Company
   November 17, 1989

☐ Charles F. McClure
   November 16, 1989

☐ Joseph Aveiro, Assistant Chief of Police
   Honolulu Police Department
   November 14, 1989

☐ Esther Ueda, Executive Officer
   State Land Use Commission
   November 8, 1989

☐ Chuck Y. Gee, Dean
   UH School of Travel Industry Management
   November 20, 1989

☐ Mary-Jane McMurdo, State Senator
   15th District/Moliiili-Waikiki
   November 22, 1989

☐ Mr. & Mrs. Larry Frowick
   November 11, 1989

☐ James W. Morrow, Director Environmental Health
   American Lung Association of Hawaii
   November 22, 1989

☐ Anita Benfatti, Chair
   Frances Delany, Business & Tourism Chair
   Waikiki Neighborhood Board
   November 17, 1989

☐ Mr. & Mrs. Edward Epstein
   November 17, 1989

☐ Barbara Hudman
   November 20, 1989

☐ Michael Shiroma, Chairperson
   McCully/Moliiili Neighborhood Board
   November 22, 1989
5. Proceedings of the Public Informational Meeting held on November 17, 1989

6. Proceedings of the Public Informational Meeting held on November 27, 1989

7. Lists of attendees at the Public Informational Meetings

8. Neighborhood Board No. 5, No. 8, and No. 9

9. Recent Press Reports on WCCA Project

10. Chart of the EIS Process
December 12, 1989

Mr. Alan Hayashi  
Executive Director  
Waikiki Convention Center Authority  
State of Hawaii  
Davis Pacific Center  
841 Bishop St., Rm 2222  
Honolulu, Hawaii 96813

Dear Mr. Hayashi,

RE: Waikiki Convention Center EIS Prep Notice and Public Information Meetings Report

Thank you for giving us the opportunity to prepare the EIS Prep Notice for the Waikiki Convention Center project, and to conduct the Public Informational Meetings on November 17 and 27, 1989.

Presented herewith is our report on the proceedings of the two meetings held at the Kapahulu-Waikiki Public Library and all the comment letters received in response to the EIS Prep Notice for the Waikiki Convention Center.

We trust that everything is in order. Please do not hesitate to contact either Ko Hayashi or myself at 522-6066 if you have any questions.

It has been a great pleasure working with you and your staff. We look forward to working with you again in 1990. Mahalo!

Yours sincerely,

Dr. Ross Prizzia  
President
SUMMARY
EIS Prep Notice Waikiki Convention Center
Testimony from two Public Informational Meeting and Written Comments

The EIS Prep Notice was published on October 20, 1989. It was mailed out to more than 99 individuals and groups, a release copy made available at public libraries and copies are distributed at the public meetings held on November 17 and November 27.

During the course of the comment period and the public meetings, more than twenty five written statements were received and thirty four people spoke at the two Public Informational Meetings held on November 17 and November 27.

Most speakers were inclined to be opposed to the placement of the convention center at the International Marketplace. However, speakers were reminded that the purpose of the meetings was to gather information to be utilized in the preparation of the draft Environmental Impact Statement and in developing the design concept of the Waikiki Convention Center.

Each public informational meeting lasted for about two hours and at each meeting, a record was kept. The records are filed with this report.

Comments were invited in the following areas:

1) General Comments and Testimony
2) Physical Resources
3) Aesthetic Resources
4) Biological Resources
5) Historical Resources
6) Cultural Resources
7) Archaeological Resources
8) Socio-Economic Resources
9) Infrastructure

Some questions relating to Act 96, the enabling legislation for the Waikiki Convention Center Authority were posed by meeting participants. These questions were responded to at the meetings. Most of the questions related to the size of the acreage for the proposed facility. Whatever the final acreage, it will be reflected in the draft EIS and the impact and mitigative measures will respond to the actual acreage to be used in the design.

The following people participated in the public meeting or commented in writing:
November 17, 1989

George Neroutsos
Anita Benfatti
Robin Smith
Edith DeMars
Eric Ryan
Rocky DeMars
Dr. Marvin Miura
Graham Enal
Connie Conrad
Eric Ryan
3 unidentified speakers

November 27, 1989

Ginny Tanji
Astrid Monson
Robin Smith
Senator Mary-Jane McMurdo
Sherry Horn
Gailene Wong
Dr. Marvin Miura
Robert DeMars
Anita Benfatti
Maynard Hufschmidt
J. T. Ruhtenberg
Wallace Lane
Comments on the potential environmental impacts generally fill into the following categories.

1) Socio-Economic Resources. Regarding the viability of the project and its impact on tax payers. Will the project pay for itself or will there be costs to the public? Will costs be offset by revenues or other income generated?

Also questions were raised as to whether the project might cause a negative impact toward tourism, particularly during the construction phase.

Will businesses be displaced and if so how will the negative impacts be mitigated?

2) Aesthetic Resources. From both governmental and private citizens, recommendations were made to look at the impacts of the height of the proposed project on views, both in relationship to Waikiki and to Mauka views as well. In addition, concerns over open space, building bulk, landscaping and density were addressed.

3) Infrastructure and Physical Resources. Traffic, dewatering sewage, and parking topped the list of comments on infrastructure. Testimonies highlighting the existence of an aging infrastructure and impacts during and after construction. Testifiers commented on the need to analyze the project’s effects on the transportation needs of residents/employees as well as conventioneers. Many concerns were raised about the potential impacts on air quality.

4) Biological Resources. Comments about the need to preserve the banyan trees were made by several participants. Are buildings and banyans compatible?
Additional Comments

☐ Restructure the format of EIS to conform to a more traditional approach. Use the term impacts rather than resources and organize the report in three categories: short-term impacts, long-term impacts and mitigative measures.

☐ Air quality - particularly within the parking structure.

☐ Loss of Cultural flavor from eliminating the International Market Place.

☐ Costs added to providing public services, ie. police, fire, water, etc.

☐ Affordable Housing needed for employees.

☐ Impacts, not only on Waikiki but across the Ala Wai should also be addressed.

☐ Impact of a second convention center on the project.

☐ Impact on the Airport -- need for further expansion?

☐ Will Waikiki Special Design District Standards be met?

☐ Effect of natural hazards, ie. earthquakes, tsunamis

☐ Impact on microclimatic conditions.

☐ Density - how much is too much?
Comment Letters

Received in response to the

EIS PREP NOTICE

for the

WAIKIKI CONVENTION CENTER
November 22, 1989

Pacific Environmental Research Group
436 Piikoi Street
Honolulu, Hawaii 96814

Attn: Dr. Ross Prizzia

Dear Dr. Prizzia:

Waikiki Convention Center
Environmental Impact Statement Preparation Notice (EISPN)
Tax Map Key 2-6-55; 2, 38, 53

We have reviewed the EISPN for the above described project and offer the following comments regarding information which should be included in the Draft Environmental Impact Statement (DEIS).

Reference, Page 3

Section 1.2.6., "Project Design Parameters" should include a comprehensive discussion of the convention center's design and how it relates to the design guidelines of the Waikiki Special District.

Reference, Page 5

Section 2.1.4.4, "Aesthetic Resource" should include an analysis of not only aesthetic resources adjacent to the project area but also the impact on regional views. The relationship to existing Waikiki development patterns such as general bulk or density scale, open space, landscaping, streetscape, height, pedestrian circulation patterns and wind circulation patterns should be included in this discussion.

Reference, Page 7

Section 2.5, "Infrastructure" should include an identification of the general costs to the City and State in relationship to increased infrastructure demands.
Reference, Page 8

Section 2.5.5, "Transportation and Parking" should include a discussion of all forms of transportation options, i.e., tour buses and pedestrian traffic. The EIS should discuss patterns of internal and external pedestrian traffic, as well as how the proposed project will affect the existing traffic patterns in that area of Waikiki. Staging and loading facilities should be discussed, particularly in relationship to the tour bus option.

Reference, Page 8

Section 2.5.7, "Recreation Facilities" should include an assessment of the impact of the proposed project on natural resources as well as on recreational facilities.

Reference, Page 9

The following individuals and organizations should be added to the Consulted Parties list:
   Mr. Alan Goda
   Dr. Kern Lowry, Department of Urban and Regional Planning, University of Hawaii - Manoa
   Citizen's Convention Center Council
   Waikiki Neighborhood Board #9

General Reference

A section should be included in the DEIS discussing the alternative uses of the proposed project site. In addition, this section should include a discussion of convention center alternatives, including: (1) no convention center; (2) one convention center; and (3) two convention centers.

Thank you for the opportunity to review the EISPN for the Waikiki Convention Center. If you have any questions, please contact Diane E. Borchardt of our staff at 527-5349.

Very truly yours,

JOHN P. WHALEN
Director of Land Utilization
November 17, 1989

Pacific Environmental Research Group
436 Piikoi Street
Honolulu, Hawaii 96814

Dear Sirs,

Thank you for allowing the opportunity to comment on the Waikiki Convention Center Project. At this time we have no comments on the project.

Sincerely yours,

KUILIMA DEVELOPMENT COMPANY

[Signature]

Hordian Y. Quon, AIA
Project Director

NYQ:syh
Gentlemen:

The International Market Place is a good place to construct a convention center.

An obvious concern is to relocate the vendors. Their stands are an attraction for some visitors who enjoy bargaining and the informal atmosphere (an environment to find certain controlled substances and personal services). The vendors as a group should be offered a new location off of Kalakaua or Kuhio. Most residents and many visitors do not want to be confronted with vendors on sidewalks.

Such a large complex will produce noise and heat from air-conditioning, fumes from cooking and garbage, carbon monoxide from garages, and noise from delivery vehicles. Mitigating measures need to be designed into the project to minimize adverse effects on neighboring properties. Twenty years ago I stayed in the Princess Kaiulani Hotel on a high floor next to International Market Place. I was amazed at the noise level and dirty air at that time.

The view for pedestrians should be interesting. The typical pedestal or platform for parking garages for high rise buildings is ugly from the street and interrupts the walking experience at street level. Possibilities are shopfronts and sidewalk cafes.

Very truly yours,

Charles F. McClure
November 14, 1989

Dr. Ross Prizzia, President
Pacific Environmental Research Group
436 Piikoi Street
Honolulu, Hawaii 96814

Dear Dr. Prizzia:

This is in response to the memorandum sent out by the Department of Business and Economic Development on October 27, 1989, with the environmental impact statement preparation notice for the proposed convention center at the International Market Place site.

As noted in the preparation notice, a project of this magnitude is certain to have a substantial impact on police services and traffic in the area. For planning purposes, our major concerns are public safety (especially during construction), crime prevention, and traffic flow (both during and after construction). We will appreciate having careful attention given to these concerns in the design, construction, and implementation of this project.

Sincerely,

DOUGLAS G. GIBB
Chief of Police

By

JOSEPH AVEIRO
Assistant Chief of Police
Support Services Bureau

cc: Alan S. Hayashi
November 8, 1989

Dr. Ross Prizzia  
President  
Pacific Environmental Research Group  
436 Piikoi Street  
Honolulu, Hawaii 96814

Dear Dr. Prizzia:

Subject: EISPNN for the Waikiki Convention Center at the  
International Market Place Site

Thank you for the opportunity to review the subject document.

We have no comments at this time.

Sincerely,

ESTHER UEDA  
Executive Officer

EU:to
Memorandum

TO: Dr. Ross Prizzia  
Pacific Environmental Research Group

FROM: Chuck Y. Gee  
Dean

SUBJECT: Comments on Environmental Impact Center Preparation Notice for Waikiki Convention Center

The notice was circulated to the faculty of the School of Travel Industry Management for comments on the scope, content, and concerns regarding the proposed development of the EIS. The following is a summary of the comments.

1.1.1 Overview

There is an assertion in the Overview which states "One of the major actions required to strengthen the tourism industry is the construction of a convention center in Waikiki..." Assuming that this may be true, a major shortcoming of this proposed EIS would be to ignore consideration of the impact of a proposed second convention center at the Aloha Motors site. If the objective of the State government and the industry is to maximize the economic benefits of a convention center while minimizing adverse social and environmental efforts, mention and consideration should be made of the possibility and effects of two convention centers in the Waikiki area. The real possibility of two centers affects every aspect of the proposed EIS (traffic, usage, etc.) and cannot be ignored.

1.2.6 Project design parameters only address lodging units. Of considerable importance is the inclusion of food and beverage operations which will not only support the new hotel rooms but must serve the people expected to use the convention facilities.

AN EQUAL OPPORTUNITY EMPLOYER
The anticipated density of this project is more than five times the current code allowance. What long term impact will this intense development have on surrounding built-environment beyond "aesthetics" mentioned under 2.1.4.4? Will the convention center help or hinder the "image" of Waikiki as a "resort" destination? To what degree are the preferences of the major land owner (Queen Emma Foundation) being considered?

2 1.4.1 The impact of sunlight blockage could also be addressed since this is not a factor now with the low rise development at International Market Place.

2.3.2 The cultural issues should not only consider historical factors but also the loss of cultural "flavor" when the International Market Place is eliminated. Will the proposed structure encourage any new cultural activities or exhibits as an integral part of the site?

2.4.5 To what extent will current licensees be involved in the development of a relocation/severance plan?

2.5.5 There must be inclusion of potential traffic impact from proposed projects such as the city's rapid transit system. Also of great importance is the impact of increased pedestrian traffic since most people are expected to walk to the site, e.g., will this add to the congestion on current sidewalks? What will be the cost to the public for other improvements which will be required to accommodate the center?

General comments: In an already congested area like Waikiki, it is of critical importance that an EIS address not only the impacts after the project is completed but also the impacts during construction on the various areas, hotels, and businesses.

CYG:wc
November 22, 1989

Ross Prizzia, Ph.D., President
Pacific Environmental Research Group
436 Piikoi Street
Honolulu, Hawaii 96814

Dear Dr. Prizzia:

I am perplexed by your request for comments on the NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT STATEMENT. At this point, it is difficult to comment since neither you nor we have been given any real details of this convention center plan. This is asking all of us to put the cart before the horse and to make specific comments on a nebulous proposition.

Frankly, this must be why most of your project appears to be boiler plate. Also, your emphasis on flora, fauna, and use of groundwater for irrigation seems somehow irrelevant for a Waikiki development. At the same time, you fail to focus on the real problems.

This convention center would have a tremendous environmental impact on Waikiki, yet you ignore, for example, such critical issues as the traffic gridlock along the Kuhio Avenue corridor and the horrendous disruptions to tourists and residents alike caused by such massive construction. Moreover, your report pays minimal attention to structural damage to existing buildings which can be caused by new construction. Extremely disturbing reports appeared recently on a relatively minor construction project in Waikiki which affected not only adjacent structures, but even some buildings across the Ala Wai Canal. It is critical that this factor be given high priority consideration.
I also take particular issue with your points justifying a convention center in your paragraph titled "Attributes of a Waikiki Site," but I will reserve further comment until I testify on Monday, November 27 at your scheduled public informational meeting.

Sincerely,

Mary-Jane McMurdo

Mary-Jane McMurdo
Senator, 15th District
November 11, 1989

To Whom it May Concern:

We do not know who to send this letter to, however, we are trying to find someone who will listen.

My husband and I do not know who is responsible for the idea of building a convention center at the International Market site. We cannot imagine such ridiculous thinking. In the first place, the Market is known the world over. Every tourist who comes to Oahu enjoys that area tremendously. It is beyond comprehension to put a convention center in the middle of Waikiki. Let us not forget the small shops and their owners who are trying to make a living by working rather than sitting around looking for a handout.

Last of all we beseech you to think of the tourists. It is a pleasure for them to stroll down Kalakaua and drop into the Market Place and Duke’s Lane. We have seen many markets the world over, however, there isn’t another that can compare with the one on Oahu.

Thank you for listening to someone who has lived here three months every year for the last ten years.

Sincerely yours,

Helen & Larry Froucek
Mr. & Mrs. Larry Froucek
201 Chun St.
Kaneohe, HI

P.S. I see the Pacific Environmental Research Group is hired by the State. Not the people.
November 22, 1989

Pacific Environmental Research Group
436 Piikoi Street
Honolulu, Hawaii 96814

Gentlemen:

Subject: Waikiki Convention Center

Pursuant to Title 11, Chapter 200, EIS Rules, we hereby request consulted party status in the preparation of the EIS for the subject project.

In preparing the EIS, we recommend that, as a minimum, you thoroughly evaluate and, to the extent possible, quantitatively analyze the following:

- local and regional cumulative traffic impacts
- cumulative traffic-related air quality impacts
- indirect, offsite air quality impacts such as electrical generation, solid waste disposal, etc.
- air quality impacts if more hotel rooms must be constructed to accommodate users of the convention center.
- air quality impacts of any parking structures which may be associated with the project including both external and internal impacts.
- ventilation systems in parking structures including locations of intakes/exhausts.
- measures to be implemented to avoid motor vehicle exhaust gas intrusion into buildings.
- effects of new buildings on local air movement and natural ventilation.
- air quality impacts of construction activity (vehicles, site preparation, etc.)
- specific mitigation measures which will be implemented to minimize both short and long-term air quality impacts.

Christmas Seals Fight TB, Asthma, Emphysema, Air Pollution
Your efforts in preparing a thorough environmental impact analysis and full disclosure document will be greatly appreciated and of great value to the public and government decision-makers.

Sincerely yours,

James W. Morrow
Director
Environmental Health

JWM:ct
18943

cc: OEQC
UH Environmental Center
The Waikiki Neighborhood Board finds the Environmental Impact Statement Preparation Notice for the Waikiki Convention Center inadequate and apparently done in haste. For example, citizens consistently refute the propaganda that the tourism industry will be strengthened by the construction of a convention center in Waikiki. We cite statistics and substantive documentation. Both are either ignored or bypassed with statements offered without refuting the criticisms. (p.1)

We question the statement that Waikiki is beginning to lose "incentive groups;" and that a "growing convention market exists." This contradicts the Wall St. Journal which cites the declining number of conventions and conventioneers.

The objectives (p.2) bear remarkable similarity to those proposed by the Hawaii Convention Park Council way back in '86. They are all subject to debate, except possibly the first.

In the early lobbying demands for a world class convention center, the cry was for conventions of 20,000 or 3 of 5,000. Those figures have been prudently modified; the change now asks the question, why the great need?

The project design parameters indicate that the developer is reaping profits by superseding zoning laws and by being permitted as many as 2800 hotel rooms. Why add all these if the project makes economic sense? It certainly is a perk for the developer, along with the height variance and retail office space. Your economic outlook is overly optimistic and unproven.
Subsurface composition represents an "if" situation for all of us. Why risk an already vulnerable Waikiki? Earthquakes, the de-watering process, infrastructure fragility readily demonstrate factors which must be weighed in the ultimate financial and ecological value of this undertaking.

In terms of air quality, why not reduce the present pollution now? There are bills pending in the Council. Why not support these? We entreat you for specifics if you wish to allay our anxieties, which are relevant to the entire island. What does the banyan tree "given special analysis" mean? Will it be preserved or not?

At the transportation Rapid Transit presentation at the Waikiki Neighborhood Board, nothing was mentioned about meetings with the Waikiki Convention Center Authority. Are we again dealing with vague generalities? Spell it out. What plans are proposed to upgrade existing recreational facilities? Will the beach erosion be dealt with immediately? It certainly should be.

Under City and County agencies, the Preparation Notice fails to mention any neighborhood board; certainly the Waikiki Neighborhood Board merits a place here!

Under interested individuals where are the bankers, engineers, planners and architects? The list contains many already promoting the convention center. Where are those without a conflict of interest?

In closing, the Waikiki Neighborhood Board hopes that the omissions and lack of specifics can be contained in the Environmental Impact Statement. But this Environmental Impact Statement Preparation Notice causes citizens to mistrust and question the entire project. Usually our misgivings are answered by responding that we are wrong; such replies constitute a poor and invalid response in a

Oahu's Neighborhood Board System-Established 1973
democratic society to a group of heavily taxed citizens.

Anita Benfatti
Chair
Waikiki Neighborhood Board

Frances Delany
Business & Tourism Chair
Waikiki Neighborhood Board
Nov. 17th

To Whom it may concern:

Before we moved over here 5 years ago, we mentioned here for about 15 years, like all new tourists, we loved the International Market Place. Now that we live here, naturally we have a lot of mainland visitors who love it too. When we tell them it may be torn down for a convention center, they just can’t believe it, as we all feel that’s about the last vestige of the ‘left on Waikiki’. If this place is going to be another concrete city, they may as well go to Florida or Mexico a lot cheaper.

If any of the powers that be lived near, they would surely know we have about all the congestion we can stand - into a pedestrian. There has to be a maestarium for any more building on Waikiki, but guess money talks louder!

Visitors are about fed up with Oahu, and are going to the other islands, let one of them have the center if it’s necessary to have one at all.

Sincerely,

Mr. & Mrs. Edward Epstein
To Whom it may Concern:

Topic: Convention Center

I deeply regret not being at the first of the two meetings being held but will be there next Mon.

I have lived here fifty of my fifty-five years and to think what our planning commission has gotten away with over the years plus our elected officials saddens me to no end.

If I remember correctly and if I didn't please excuse, a straw vote was taken to find out if the majority of the people wanted or felt we needed a convention center. The answer was a definite no yet here we are years later, wasted money being spent because our elected officials have decided they want not only one center but two. What kind of a democratic stance is this? It's like saying: if you and if you don't like what we do leave.

Environmentally speaking, for some reason, maybe the San Fran earth quake but I have a very stong feeling that this island is close to a disaster, floor wise in the near future. I feel the Waikiki building incident not too long ago was a hint of what could come. Why is it that greed over takes common sense I don't know.

Financially speaking, the money whether by private concern or taxes should be spent on our weak public educacional system, housing and cleaning up the trash and horrible oders that are taking over. Crime is going to be so evident that anyone in their right mind won't want to come and spend hard earned
wages for a honky-tonk vacation; expensive to
The Japan Japanese wouldn't spend their money
Japan the way we do. Ask them.

Our elected officials should have to bike
walk around several miles each week without e-
phones etc. so as to be aware of the more ser-
problems of this state.

Sincerely,

Barbara

[Signature]

Barbara Hudman
2333 Kapiolani Blvd. #2903
Honolulu, HI 96826
TO: PACIFIC ENVIRONMENTAL RESEARCH GROUP
436 PIIKOI STREET, HONOLULU, HI.

SUBJECT: CONVENTION CENTER ENVIRONMENTAL IMPACT PREPARATION NOTICE

NOV. 22, 1989

Please note our following concerns on your notice:

1. We strongly object to the use of the word "Resources" rather than "Impacts" in your outline because it obscures the document's purpose— to discuss the impacts of your proposal.

2. We suggest that the outline should emulate "traditional" EIS format by organizing the impacts into headings such as "Short Term Impacts", "Long Term Impacts", and "Mitigative Measures". For example, use of your format fails to distinguish impacts generated during the construction phase from impacts generated by the center's operation. Revision to a "traditional" format would facilitate efficient and accurate review of the document by reviewers.

3. We suggest the following additions to your document:
   - Dewatering—essential given the recent events in the excavation of the Duty-Free site.
   - Zoning Exemptions—essential given the proposal's aggressive departure from County zoning standards pertaining to density, height, and setbacks.
   - Natural Hazards—essential given the project's location in an area susceptible to tsunamis, earthquakes, erosion, and rises in sea level.
   - Ala Wai Canal Bridge—essential given the project's increase in local and regional traffic. Proposed bridges in the University Avenue area and proposed parking structures mauka of the Canal should be clearly identified and assessed.
   - Public Services—identification of increases in infrastructure and services such as police and fire protection should be clearly described. Proposals to offer "impact fees" to compensate the public for these services should be clearly identified and tallied for public review.
   - Affordable Housing—identification of the number of affordable dwellings in the project should be clearly described.

In conclusion, we look forward to reviewing your Draft EIS and hope that it will contain sufficient material, including conceptual architectural plans and traffic studies, to allow a study of the project's impacts on our neighborhood. Your projections of impacts to traffic on Kapahulu, McCully, Kalakaua, and Date Streets will be particularly examined by us.

Michael Shiroma 527-5312
Chairperson
November 20, 1989

Mr. Alan S. Hayashi  
Executive Director  
Waikiki Convention Center Authority  
841 Bishop Street, Suite 2222  
Honolulu, Hawaii 96813

Dear Mr. Hayashi:

Environmental Impact Statement Preparation Notice (EISPN) for the Proposed Waikiki Convention Center

The subject EISPN for the proposed Waikiki Convention Center was published in the October 23, 1989 OEQC Bulletin. Pursuant to Section 11-200-15 of Chapter 200 of Title 11 ("Environmental Impact Statement Rules") of the Administrative Rules, the Department of General Planning is requesting to be a consulted party for the proposed Waikiki Convention Center.

After our review of the available information, we have the following comments and recommendations to offer:

1. The Draft EIS should provide a "Table of Contents", and a statement of purpose and need for the action (project).

2. The Draft EIS should discuss the relationship and consistency of the proposed Waikiki Convention Center to the following land use policies:

   A. General Plan;

   B. Development Plan (DP) Land Use Map and DP Public Facilities Map;

   C. Waikiki Special District;

   D. Land Use Ordinance (LUO); and

   E. Special Management Area
3. Section 1.2.5. USE OF PUBLIC FUNDS AND LANDS, page 3, states that "It is anticipated that monies advanced by the State of Hawai‘i will be reimbursed by the selected private developer."

A "NOTICE OF REQUEST FOR PROPOSALS" for the development of the Waikiki Convention Center complex was published on page D-4 of the Honolulu Advertiser on Wednesday, November 15, 1989 (see attachment). When a developer is selected, the following information should be disclosed in the DEIS:

A. Name of Developer;
B. Name of Development Company or Establishment;
C. Address of Developer (In-State and Out-of-State);
D. Duration of the Construction Period; and
E. Total Estimated Cost of Construction.

4. With respect to the information presented in Section 1.2.6., pages 3 and 4, PROJECT DESIGN PARAMETER, indicate the basis for the ranges of hotel and condominium units in the different alternatives.

In addition, the inclusion of a plot plan (8-1/2" x 11") depicting the location of the proposed Waikiki Convention Center complex on the 5.2-acre project site would be appropriate.

5. According to Section 2.1.2., page 4, "The soil and subsurface investigation will also evaluate the potential settlement of adjacent areas during dewatering and subsurface construction activities."

In light of the recent ground settling problems associated with the Duty Free Expansion project, the Draft EIS should include mitigative measures and clearly state that the Waikiki Convention Center Authority and/or its selected developer would be liable for any damages/repairs to existing structures, roads, utilities, etc.
6. Sectin 2.1.3.1 GROUNDWATER, page 4, should also include qualitative and quantitative information on the existing groundwater conditions with regard to thickness of the lens and rate of recharge.

7. Section 2.1.3.4. DRAINAGE, FLOODING, page 5, should also assess the risk to tsunami inundation and include appropriate maps in the DEIS.

8. In Section 2.1.4.1. CLIMATE, page 5, we agree that "The project may also have an impact on the microclimatic conditions and the impact of the project on wind patterns will be evaluated." In addition, this section of the Draft EIS should also include an assessment of shadow effect impacts on neighboring establishments.

9. Section 2.1.4.2. AIR QUALITY, page 5, stated that "Preliminary air quality monitoring will be conducted and the identification of major sources of pollution, both fixed and mobile, will be made to establish a baseline. Air quality modeling will be conducted to determine the potential impact of the proposed project on the existing ambient air."

In order to establish the baseline data of the existing ambient air, the study design of the preliminary air quality monitoring should incorporate sample replications or modeling for specific target compounds analyses during trade/Kona wind conditions; peak/non-peak traffic flows; as well as peak/non-peak visitor seasons at selected sites where vehicles would be queuing. Preliminary air quality monitoring at these so called "hot spots" should disclose the ranges of pollution levels for applicable target compounds that are regulated pursuant to Chapter 59 of Title 11 ("AMBIENT AIR QUALITY STANDARDS"). Then the air quality modeling could be conducted under the worst case scenario to determine if the Hawaii State Ambient Air Quality Standards and/or National Ambient Air Quality Standards (SAAQS and/or NAAQS) would be exceeded. Should the target compound levels exceed the SAAQS and/or NAAQS, mitigation measures should be considered.
10. We concur with Section 2.1.4.4. AESTHETIC RESOURCE, page 5, which indicates that the Draft EIS will include analysis of view planes, open space, major landmarks and view corridors. This analysis should incorporate a schematic representation of the proposed Waikiki Convention Center complex and the surrounding area.

11. With respect to Section 2.4.4. Social Characteristics, page 7, we agree that a social impact analysis is warranted.

12. In Section 2.4.5. Relocation/Severance of Licensees and Lessees, page 7, the "relocation/severance plan" should be prepared and fully disclosed as an appendix of the Draft EIS.

13. Section 2.5.2. Water Supply, page 8, should contain information on the proposed project's average daily, maximum day and peak hour water demands. Information concerning the identification of the water source, availability and required water line and meter improvements should be fully disclosed in the Draft EIS.

14. With regard to Section 2.5.3. Sewage, page 8, the Draft EIS should disclose the projected peak sewer flow that would be generated from the proposed project and the available capacity of downstream sewer lines and the appropriate wastewater treatment plant that would process the sewage.

15. According to Section 2.5.5. Transportation and Parking, page 8, "A traffic survey and analysis is one of the major first studies which will be undertaken." We concur with this statement and recommend that an overall "Traffic Control Plan" be developed and submitted in the Draft EIS for review and approval by the Department of Transportation Services. The Draft EIS should also state that all costs for implementation, monitoring and updating of this Traffic Control Plan shall be paid for by the proposing agency and/or its developer.
16. We suggest adding a VIBRATION assessment to 2.0 DESCRIPTION OF THE EXISTING ENVIRONMENT or possibly appending this assessment to 2.1.4.3. NOISE. The vibration assessment should address potential impacts to adjacent structures and establishments during the construction period and provide mitigative measures.

We hope these comments are helpful in preparing the Draft Environmental Impact Statement. If you have any questions regarding our comments, please contact Matthew Higashida at 527-6056.

Sincerely,

DONALD A. CLEGG
Chief Planning Officer

DAC:it

Attachment

cc: OEQC

Dr. Ross Prizzia, Pacific Environmental Research Group
NOTICE OF REQUEST FOR PROPOSALS

The Waikiki Convention Center Authority of the State of Hawaii (WCCA) is requesting proposals for the development of the Waikiki convention center complex. The selected developer and the WCCA will negotiate a development agreement.

The development site for the Waikiki convention center project is the International Market Place (IMP) (1-2-34, 1-4-22, 1-4-22, 1-4-23), on the Island of Oahu, State of Hawaii.

The WCCA will consider development proposals for the development site and, at the election of the developer, for adjacent lands. Proposals which include integration of adjacent area outside of the development site boundaries shall describe the boundaries and uses of such areas and describe how the developer will obtain development rights to such areas.

ELIGIBILITY TO SUBMIT A PROPOSAL

1. Experience in a major urban project;
2. Credit worthiness and sufficient financial resources to complete the project;
3. Authorization to do business in the State of Hawaii and all necessary licenses;
4. Other qualifications set forth in the RFP.

A written notice of intent to submit a proposal shall be received by the WCCA by Friday, December 29, 1989, at 4:30 p.m.

INFORMATIONAL AND DEVELOPER BRIEFINGS

An informational briefing will be held at the State Capitol Auditorium, Honolulu, Hawaii 96813, on Tuesday, November 28, 1989, at 9:00 a.m. A developer briefing will be held at the Davies Pacific Center, 841 Bishop Street, Suite 2222, Honolulu, Hawaii 96813, on Tuesday, January 9, 1990, at 9:00 a.m.

Proposals shall be submitted to the Waikiki Convention Center Authority, Davies Pacific Center, 841 Bishop Street, Suite 2222, Honolulu, Hawaii 96813, no later than Friday, March 16, 1990, at 4:30 p.m.

For further information contact Alan S. Baysam, Executive Director, Waikiki Convention Center Authority, Davies Pacific Center, Suite 2222, Honolulu, Hawaii 96813, Phone (808) 548-5771.
November 9, 1989

Mr. Leigh Wai Doo
City Council Member
City Hall
530 S. King Street
Honolulu, Hawaii 96813

Dear Mr. Doo:

The mentality of some of City Council on the subject of the convention center is difficult to comprehend. It is apparent that some members, perhaps you as well, wish to win the battle on height and density on the Aloha site while loosing the war by destroying the International Market Place!

Moreover, since Council has no control over height and density on the International Market site, we will end up with exceeding the Waikiki height limit by 150 or more feet not to mention a further overload of density. The alternative is far more damaging than the Aloha site height, density question. Further, the Aloha site does not carry a maintenance cost to the taxpayer!

Possible prevention of the destruction of the "last green spot" market place tourist attraction lies with the approval of the Aloha site. It is hoped that in such event, the governor and state legislature will reverse their position on the market place. Most certainly we do not need two convention centers!

Should that fail, in view of the population's 69% opposition to the market place location, the last hope is that Oahu's residents will execute another "Sandy Beach!"

A convention center in Waikiki must not be permitted. Thankfully there is another major election next year, well before a shovel hits the market place.
The Aloha site is a reasonable political compromise, when in truth the convention center should not be located on either site.

J. T. RUHTENBERG
2213 St. Louis Drive
Honolulu, Hawaii 96813

cc: All City Council members
Governor John Waihee
Mayor Frank Fasi
Senator Steve Cobb
Congressman Calvin Say
W. Lawrence Clapp, Chairman Waikiki Improvement Assoc
All Neighborhood Boards
Editor, Honolulu Advertiser
Editor, Star Bulletin
Editor, Pacific Business News
KGU News
Comments on the Waikiki Convention Center:

I WANT TO KNOW!

Why is the convention going to be placed at the international ntrnplace even though no one wants it there?

Why don't we have a chance to vote on this issue? Why is all major tourist attraction being destroyed?

Traffic in Waikiki is very heavy now what will it be like with a convention center? If the sewers are not large enough now, how can they handle such a large structure?

I thought you were not allowed to destroy a Banyan tree? What will happen to the beautiful tree at the international ntrnplace? Why isn't the Aroha motors property used instead when it is much larger and will be put up for free, why must we be subjected to all the air and noise pollution?

Name: Norman W. Brennan Phone: Res. 923 4234
Address: 2452 Tusitala St. #101 City: Honolulu Phone: Bus.
Hi Zip: 96815 Organization: ____________________________
Comments on the Waikiki Convention Center:

[Handwritten text]

Name: [Handwritten name]
Address: [Handwritten address]
City: [Handwritten city]
Zip: [Handwritten zip]

Phone: [Handwritten phone]
Organization: [Handwritten organization]

Date: [Handwritten date]
Comments on the Waikiki Convention Center:

**No Convention Center In or Near Waikiki**

Waikiki has the highest hotel occupancy rate in the nation. Already at near capacity, there is no need for a convention center.

Tom Metrano said that mainland convention center officials said that two convention centers won't hurt. These mainland officials have never sat in traffic gridlock on Kapiolani, Ali Wai, Ala Moana, or Kalakaua streets. They don't know what they are talking about. Even one convention center will make a traffic disaster.

Convention center moguls claim that there will not be an increase in the number of tourists but convention center attendees will be "quality" tourists. Then why the need for massive 500 ft. towers of hotel rooms and condos?

To break the 350ft. height limit is to open a can of worms. Hawaii already has a labor shortage. A convention center(s) will make it worse. Labor brought into Honolulu will compete with local residents for already tight affordable housing.

A convention center(s) will lower the quality of life for residents of Honolulu.

Name: Margaret J. Durbin
Address: 1462 Kalani Kai Pl.
City: Honolulu Zip: 96821

Phone: Res. 377-5739

Organization: Pacific Environmental Research Group
My name is Astrid Monson and I chair the League of Women Voters' Planning and Zoning Committee.

The League has consistently believed that the basic issue is not where a Convention Center is built, nor who should build it, but whether it should be built at all.

On October 11 we sent to the City's Department of Land Utilization our comments on the Aloha Motors site proposal. Many of the questions we raised are, we think, equally applicable to the International Market Place site, though it may be in some respects a better choice but in others, worse. However, I wish to emphasize that we have not in any sense chosen one site above the other.

Our concerns can be classified into four categories: 1) general city planning and zoning issues; 2) design questions such as height, density, and open space; 3) infrastructure; and 4) economic and social impacts.

I. GENERAL PLANNING ISSUES

a. Does construction of a massive complex containing over 3,000,000 square feet of floor area on a five-acre site make sense in congested Waikiki? The proposed floor area -- most of which would be in condominium, hotel, or commercial use rather than in the Convention Center itself -- is equal to almost half the floor area now existing in our entire downtown. Has adequate consideration been given to finding a larger site in a less congested location, preferably adjacent to a beach, even, for example, in the new city at West Beach or on a neighbor island?

b. According to the Preparation Notice, the Waikiki Center is intended to accommodate the smaller and medium-sized Conventions only. Yet from the beginning the need to build a Center has been said to be based on the fact that Honolulu's existing meeting facilities cannot adequately accommodate mega-size conventions -- the lawyers, doctors, dentists, realtors. Since these have upwards of 20,000 attendees and the proposed Center will provide for only up to 10,000, would this not still be the case? Since there will be by 1995 400 Convention Centers in the United States, and these large meetings are few and far between, we agree it would be imprudent to build a Center large enough to accommodate them. The question then arises: Is there a need to build a Center to accommodate meetings of the size existing facilities regularly have now?

c. Honolulu, in spite of its beauty and climate, does suffer handicaps -- it is off-center and remote from mainland industrial and commercial centers. Transportation of both people and freight is expensive. National trends show conventions getting smaller, with a tendency toward splitting large national ones into several smaller regional meetings in order to cut down on expenses. After the initial burst of interest, can we expect enough business to make the Center viable and, if not, who will pick up the tab? Will we have another white elephant on our hands?
d. After many years of study and effort, the Waikiki Special Design District was adopted as a zoning tool. Its main thrust was sharply to limit further hotel construction in the area and to reduce permitted heights and densities and require considerably increased ground level open space in each development. The subject proposal, we are informed, is exempt from these provisions as a State project. However, just as in the Aloha Motors case, we feel that deviating so extensively from the standards other development has to meet, is totally unacceptable. As we said in connection with that site, we do not think that any mitigating features "can successfully disguise the sheer monumental brutality of so overwhelming an intrusion into the fabric of a community like Honolulu."

Though the proposed height is lower than at Aloha Motors, the fact that approximately the same amount of floor area is proposed on about half as much land makes it at least equally unacceptable under any standard of urban planning or zoning. Have studies been made of how such a development will affect the future of Waikiki in the next half century, or indeed of what that future should be?

e. Finally, there is the question of trade-offs. We are told that the Center will be given to the State at no cost to the tax-payer, as is also the case at Aloha Motors. Though this may be true in terms of the initial construction cost of the Center itself, there are many other costs -- both financial, for supporting facilities and needed increases in infrastructure capacity, and in the lowering of standards governing land development, such as height and density restrictions and open space requirements. Are the gains to the total community -- not just Waikiki's hotel and restaurant operators or other commercial interests -- worth these costs?

II. DESIGN QUESTIONS

We realize that no design plan has yet been formulated. All we have to go on is an imaginary illustration shown in the press last October 1 and entitled "What the State convention center would probably look like." In order to get all the desired density on the site, the picture shows buildings, presumably 400 feet high, along three sides of the site, each presenting a sheer wall to the adjoining streets and forming a narrow canyon with the buildings opposite. The space in the middle seems to contain a lower building, presumably the Convention Center itself, and a landscaped open area some stories up in the air, with parking below. The illustration shows no open space at ground level, though we believe the Waikiki Special Design District requires 50% of the lot.

A rough computation shows that the development would have a floor area ratio of about 13.5, which is nearly twice the density allowed even in the heart of the downtown financial district. Even there this requires ground level open space of at least 35% of the lot in order to earn the maximum FAR. In the Waikiki Special Design District the maximum FAR is 2.6, which makes the proposal five times as dense as the rest of the District. What would be the impact of this on the rest of the District and its zoning regulations?

III. IMPACTS ON INFRASTRUCTURE

Proponents of the International Place site point out, correctly in our opinion, that it is well located in relation to many of Waikiki's major hotels and that many attendees could walk to it. The EIS Preparation Notice mentions various alternative development concepts, with the number of hotel units on the site ranging from 0 to 2800.

Though such construction and the proximity to hotels would probably would moderate potential traffic impacts and parking needs connected with meetings, these should be carefully analyzed. Off- or on-loading of exhibits and equipment, particularly for trade shows, would represent a major problem because of the heavy trucks and containers
required. The site's Kalakaua Ave. frontage is very narrow, and the other streets adjoining the site are busy arteries which could hardly accommodate loading vans in addition to the buses, taxis, and private cars used by attendees not within walking distance. In addition, special events -- dinners, concerts, receptions, balls, and other events attended by local residents -- would bring in concentrated traffic at certain times which could not but clog this already highly congested area. Rail transit is mentioned in the Preparation Notice, but as yet there is no assurance that it can be financed or supported, and even if it is eventually built, experience shows that a large proportion of the people will still prefer other means of transportation. Could a Convention Center on this site handle the amount of traffic it will generate? Will adjacent streets have to be widened -- in fact, can they be?

Other infrastructure demands -- particularly water and sewer -- are a major problem as well. System capacities and facilities -- perhaps far from Waikiki -- may have to be significantly increased to accommodate the proposed complex. This can result in significant cost to the public. In claiming that the Convention Center will be free of cost, were all these infrastructure costs brought into the equation?

IV ECONOMIC AND SOCIAL IMPACTS

Among the benefits frequently mentioned are: 1) more and better-spending visitors; 2) more jobs; and 3) more tax revenues. We need more realistic data on the extent to which the proposed Center would result in such benefits, and we assume the EIS will provide documented estimates. At this point we can make a few observations based on our analysis of the Aloha Motors proposal:

a. What is the net increase we can expect a year over those who could be accommodated in existing facilities and who would come to Honolulu anyway? On the other hand, how many ordinary tourists may be turned off by the prospect of large numbers of conventioners filling up the restaurants, crowding the beaches, filling the shops, and generally flooding the Waikiki area? Non-convention visitors look askance at such situations and may well look elsewhere for relaxation and peaceful recreation. Judging by attendance estimates in the Aloha Motors application, if just 1% or 2% of the tourist anticipated by 1995 were to avoid Honolulu for these reasons, would this cancel out the gains expected from building the Convention Center?

b. How many net new jobs would the Center generate, both during construction and permanently afterwards? In view of our current labor shortage, especially in the construction trades, where would these come from? If from outside Oahu, how would we provide housing for them and their families? What would be the net increase in permanent jobs over what jobs would be created on the site or elsewhere in Waikiki even if the Center were not built? What about the loss of the jobs formerly in the Marketplace?

Since many of the permanent new jobs would be in low-paying occupations, would this just exacerbate resentment against "rich" visitors who stay in "luxury" hotels and eat in expensive restaurants? Is it really good long-range social policy to discourage the moderate-income leisure traveler in favor of the well-heeled convention attendee? In the Miami Beach example cited in the Preparation Notice, is it not possible that the decline noted in the proportion of pleasure travelers was due, at least in part, to its deterioration as a source of pleasure? Is this the future of Waikiki as it gets ever more crowded, ever more densely built up?

c. What would the net increase in tax revenues actually be after allowing for what would have been collected anyway from attendees in existing facilities and from those who will be replaced by convention attendees? How would this compare with the costs incurred to provide infrastructure and other public facilities whose need will be generated by the Center, and its annual operating losses which the State will presumably have to absorb? Will the Center, as a State-owned facility, pay property tax and what revenues would derive from its alternative development as zoned?

These are some of the questions we think the EIS should answer. Thank you.
The most destructive fact of the proposed Convention Center is that the will of residents is being ignored and statistics regarding need for a convention center are disregarded.

Statistics gathered by the League of Women Voters show that the need has been exaggerated. I request that these statistics be provided to the public.

Please answer the question of exactly how many conventions of a size large enough to fill this center can reasonably be expected to come to Honolulu each year.

Marie G. Brooks
2161 Kalia Road, #1016
Honolulu, HI 96815

923-3264

Resident owner and registered voter for 21 years in Honolulu.
COMMENTS BY SENATOR MARY-JANE MCMURDO (15TH DISTRICT
MOILIILI-WAIKIKI) ON THE WAIKIKI CONVENTION CENTER AND
THE PROPOSED EIS

It is my understanding that in Hawaii there has never been an EIS which has materially changed any proposed project. This bears out the contention of many that EIS's are generally a "whitewash" giving further credence to a project. The mere fact that over 70% of the population of Oahu, on several surveys, oppose the International Market Place for a convention center is evidence that there are valid reasons for this opinion. It is my opinion that if your study is properly done, you will find out why so many people oppose this site and will include the information in your report.

Some years ago, those who put together the material which resulted in the formation of the Waikiki Special Design District, determined that 30,000 hotels room was the maximum which should be allowed in Waikiki lest the population become so dense that it could adversely affect the public appeal for the area as a visitor destination. We now have 35-37,000 hotel rooms which, considering the overcrowded conditions we have today, pretty much validates the earlier study that we should have held the limit to 30,000. This is undoubtedly the reason so many visitors and convention
groups are selecting the neighbor islands rather than Oahu. The project you are looking at envisions the addition of around 3,000 hotel rooms or a combination with condominiums. When these are added to the 600 or so rooms to open shortly at the old Kaiser Hospital site, we will have approximately 40,000 hotel rooms or more than one-third the number recommended by the Waikiki Special Design District. I would ask that you take a very hard look at this.

Then, when you look at the Socio-Economic Resources, I feel that you must consider very carefully just what economic input could be credited to the proposed convention center. As you know, our larger hotels such as the Sheraton and the Hilton Hawaiian Village, can already handle conventions in the 5,000 attendee range. In addition, the use of multiple hotel allows for conventions in the 25-30,000 range such as the most recent Dental Association Convention. With these present facilities, we are now doing a thriving convention business, as well as an unbelievable general visitor business. Our 85-90% annual hotel occupancy rate is the envy of the world! Therefore, what you must look at is how much more can we possibly handle. I emphasize the word MORE, because it is this added increment which must justify the social costs to be levied on the local community and the State as a whole.

It is because of these concerns and others that I take exception to the statements included under paragraph 1.2.2
Attributes of a Waikiki Site. The added congestion in Waikiki will not insure the "diversification and stability of the State's most important resort area", as stated in your document; but will surely degrade the area making it less desirable to visitors, and could very likely kill the goose that lays those wonderful golden eggs!

Thank you for this opportunity to discuss these issues.
Good evening. I'm Anita Benfatti, Chair of the Waikiki Neighborhood Board. Thank you for the opportunity to testify this evening. Also, I'd like to acknowledge the important input of Frances Delany, our Business & Tourism Chair to this testimony.

The Waikiki Neighborhood Board in responding to the W.C.C.A. public meetings continues to be puzzled because its presentations receive neither replies nor questioning. Our Board resents spot zoning, traffic gridlock, pollution as well as other unsubstantiated assumptions made in conjunction with the promotion of the convention center. Doubt and uncertainty about the management of these existing confrontations overwhelm the citizenry. If these problems cannot be resolved or better managed, let us move to a location where their intensity will be less strident.

Why risk an already vulnerable Waikiki? Who gains? Yes, we have heard all the rosy predictions about more jobs and more tax revenue and more diversified tourism, and our need for a "world class" (please translate with specifications and comparisons) convention center. Therefore we are supposed to believe that all of us gain from the convention center. How? We now have a budget surplus! Waikiki contributes to the state approximately 45% of the state tax for visitor expenditures; 16% of the gross excise taxes; 60% of the hotel room taxes collected statewide; and 14% of the county's real property tax collections. Waikiki also represents 3% of Oahu's population. We now risk killing the goose that lays the golden egg. Picture the reaction of travel agents when construction starts-construction of such immense proportions! Waikiki may never regain its consistent tourist flow!
The rules state that a developer to be selected must have a property interest. How any potential developer can acquire a property interest strains credibility. Can it be that the "mega-developer" (Midweek, Oct. 25, 1989) who already has a plan for the "Waikiki International Convention Plaza" will be the probable choice? How cozily ironic! Further, a developer has several options concerning the numbers of hotel rooms and condos. As many as 2800 hotel rooms can be built; this option reduces the percentage of space needed for parking.

As more of the scenario becomes public, Waikiki residents become more frustrated and discouraged. Today, as we speak, Waikiki requires more scrutiny and more effective management, not more density and height allowance. What groups lobbied so successfully that the citizens' concerns were eliminated?

Why the great push for this project when human needs remain unmet? This project bears little input for the common good. The authority has no check on its autonomy and has power to supersede all regulations pertaining to the Waikiki Design District. What price will already overbuilt and overcrowded Waikiki pay in terms of revenue and citizen unrest for the convention center? Based on residents replies, the price is too high!

Too early for specifics about traffic control, displacements, dewatering, etc.? We believe the size and location of this convention center affirm that it is already too late to ameliorate these urban blights. The infrastructure should be assessed NOW, before convention center excavation starts. We hear no discussion for this, only from citizen' outcry about the stability of present structures.
We plead with you to hear us! We are sincere in our quest for the best for Waikiki.

Anita Benfatti
Chair
Waikiki Neighborhood Board

Frances Delany
Business & Tourism Chair
Waikiki Neighborhood Board
December 4, 1989

Pacific Environmental Research Group  
436 Piikoi Street  
Honolulu, Hawaii 96814 

RE: EIS - Waikiki Convention Center

Dear Sirs: 

The Outdoor Circle has read the EIS Preparation Notice with interest and have few points we would like to make.

1.2.6 Project Design Parameter, Pg. 4

The Outdoor Circle opposes any variance or relaxation to the height limit in Land Use Ordinance - Waikiki Special Design District regulations.

2.2. Biological Resources - 22.1 Flora

"The existing Banyan tree will be given special analysis". The Banyan tree is protected by Act 105, Exceptional Trees, enacted by the Legislature of the State of Hawaii. The island of Oahu has a County Arborist Advisory Committee who review all actions which might endanger exceptional trees.

With the large number of condominiums and hotel rooms to be added, we hope utilities are carefully studied and analyzed, water being such a precious resource.

2.1.44 Aesthetic Resource

We do have concern with the view planes of Diamond Head, open spaces, and the impact on the existing beach and shoreline.

Sincerely,

Betty Crocker  
President
Pacific Environmental Research Group
436 Piikoi Street
Honolulu, HI 96814

Gentlemen:

Thank you for the opportunity to comment on the scope of the Environmental Impact Study to be prepared for the Waikiki Convention Authority. In reviewing the scope of the proposed study, we have several concerns. Our major concerns are the lack of mention of the environmental impact of the construction phase of this project on Waikiki and the lack of mention of the traffic impacts of delivery trucks, condominium dwellers, and employees. Only convention attendees were mentioned.

It is also very difficult to discuss the scope of an environmental impact statement without actually knowing what the exact development will consist of—we are given a range of possibilities on page 1.2.6, page 3. In the past the Waikiki Convention Authority and others have been stressing the need for a larger convention center than that catering to a mid-size group. In fact, we have heard that point made that the center should be capable of handling two simultaneous conventions of the mid-size range. Exactly what size are we considering? Until the configuration of hotel units to condominium units is known, one cannot evaluate the traffic and parking adequately—not to mention the other impacts.

Some of our questions are as follows:

1.2.3. Objectives of the Proposed Project
The objectives appear to have changed somewhat and the basis for making these changes should be documented. The last sentence speaks of "balancing the leisure tourist with the lucrative international market." What is this market? The implication is that it is a convention market. None of the state studies have addressed this. We have a similar concern with the first sentence on page 3, "Contribute to the establishment of Hawaii as an international business center."

2.1.4.4. Aesthetic Resource
What exactly does this mean? Also, many would agree that no matter what one thinks about the International Marketplace as it exists today, it is a resource because of the open space and the plants and trees.

2.4.2 Economic Resources
Specific mention is made of looking at potential industries that might benefit from the project—what about those that might be adversely affected. What about the economic impact
of the convention center operation being returned to the state after two years—after the developer has taken the tax benefits? Another economic impact to scrutinize very carefully is the track record of the State of Hawaii in the maintenance of any kind of project—be it landscaping, buildings, the stadium or the state capitol. Has the State of Hawaii ever demonstrated adequately that it is capable of truly maintaining a facility?

2.4.3 Employment Characteristics
Where will the employees come from? Where will they be housed?

2.4.4 Social Characteristics
How will this development affect the availability of reasonable housing in the Waikiki area? Where will the residents go?

2.5.5 Transportation and Parking
What about the impact of the truck traffic for all deliveries including the exhibits for the convention center? What about parking for employees, condominium residents, etc.? What about the traffic and parking impact from a local event?

These are just a sampling of questions raised by a quick review of the scope of environmental impact statement. The McCully-Moiliili Neighborhood Board 8 raised an excellent point regarding your choice of words and speaking of resources rather than impacts. Another point that should be addressed is the fact that the Waikiki Special Design District Plan is being set aside in order to develop this project. What exactly is the justification for doing this? Who really benefits in terms of this project? Thank you for this opportunity to comment. Since our group has now monitored this issue since the summer of 1987, we feel that we have accumulated some collective knowledge on the issue of a convention center for Hawaii, we would also like to respectfully ask about the credentials of the group that will be completing this study. We feel that this information should be public knowledge as well.

We look forward to your response to our comments and questions.

Sincerely,

Ginny M. Tanji
President

cc: Waikiki Convention Authority
December 6, 1989

Dr. Ross Prizzia, President
Pacific Environmental Research Group
436 Piikoi Street
Honolulu, Hawaii 96814

Subject: EISPN for Convention Center at
the International Marketplace Site

Dear Dr. Prizzia:

Thank you for the opportunity to respond to
the Environmental Impact Statement
Preparation Notice dated October 20, 1989.

As you may know, on October 12, we sponsored
"Waikiki Tomorrow: A Conference on the
Future" which was attended by nearly 500
persons from government, the visitor industry
and residents. A full report on the
conference will be available soon.

We wish to be a consulted party on the
development of the draft Environmental Impact
Statement for the Waikiki Convention Center.
Please call should you have any questions.

Sincerely yours,

Sophie Ann M. Aoki
President

Enclosure
Proceedings
of the
Public Informational Meeting

on the

WAIIKIKI CONVENTION CENTER

held on
November 17, 1989
at the Kapahulu-Waikiki Public Library
Sorry we're starting about 15 minutes late. It's 6:45.

We thank you all for coming on this chilly evening and joining us here tonight.

My name is Judy Sobin and I'm serving as moderator for this public informational meeting. This is on the proposed Waikiki Convention Center Project. My role is to help facilitate, help convey your views, sentiments and concerns so that the input can be incorporated early in the process. Hopefully it will make a real difference.

I would like to introduce to you Mr. Ko Hayashi who is sitting next to me. He is the Executive Vice President of Pacific Environmental Research Group, an independent consulting firm which has been contracted by the State of Hawaii to prepare the notices which have been handed out tonight.

Thank you, Judy.

I would like to thank all of you who have showed up tonight to attend this important meeting. By your presence and participation tonight and through the process you're telling us very eloquently how important this project is to you and your neighborhood and your organization and to your community.

By way of clarification: I am not related to Alan Hayashi, the Executive Director of the Waikiki Convention Center Authority. We just happen to have the same last name. It's a very common name here in the islands. It's like "Smith".
The major objective of tonight's proceedings is to give you an opportunity to present your views, sentiments and concerns on the Waikiki Convention Center. Your valuable input will be addressed in the Draft Environmental Impact Statement and these insights also could play important roles in the development of the design concept for the facility and to address major environmental issues.

So now I would like to ask Judy to cover tonight's agenda and to proceed with the speakers. I hope more of you, even if you haven't signed up on the official speakers' list, feel free to join in and express your views tonight.

JUDY SOBIN:

Thank you, Ko.

Just a quick correction: if anybody was confused by the TMK, the correct TMK is within the Prep Statement handed out tonight. There was an error in the original publication and that has been corrected both in the OEQC Bulletin and on the Prep Notice. So I hope there was no confusion or that none remains now.

Tonight - the first of the public informational meetings - we will entertain comments on the following topics. First, we would like to hear your general comments or questions that you would like to have raised. Then we would like to hear about the physical resources concerns, including soil, water, air; the concerns about the aesthetic resources and finally, concerns about biological resources, including flora and fauna. Then the second meeting will cover other environmental issues.

The second meeting that will be held on the Prep Notice is scheduled for November 27. There's a list up there on the blackboard in case you missed it. It's going to be on a Monday night so perhaps people would like to come out and we will hear comments on other subjects which have not been covered tonight which include the historical resources, cultural resources, archaeological resources, socio-economic resources and infrastructure concerns.
If you’re unable to come to the next meeting we ask you to please write down your comments. There is a comment sheet in the back of the room. JoAnne and Pia, have been asking people to sign them as they come in. We ask you to fill them out tonight or send them in at the address which is up on the board there. Ko will repeat it because I don’t remember it.

KO HAYASHI:

It’s 436 Piikoi, Honolulu, Hawaii, 96814. And it’s right on your comment sheet.

JUDY SOBIN:

Can you believe this? We have only one speaker signed up to speak here and I hope that there will be others after George in case he does leave anything out. He doesn’t usually.

Also, we are recording tonight’s hearing and so we ask you to please state your name and any affiliation for the record.

Thank you.

GEORGE NEROUTSOS:

Madam chair, my name is George Neroutsos. I am here tonight to help speak on behalf of the Four C’s. We’re somewhat upset at the arrogance of the authority and we hope this is not going to carry over to the State in their review of environmental considerations.

Let me tell you why we’re a little upset. The notification of this meeting was on Tuesday in the Honolulu papers. Just three days notice. In just three days we don’t have the opportunity to gather our constituents or citizens as quick as that. So I ask first that we be allowed to provide testimony at our next meeting on the 27th.

This whole issue is the most emotional one for those of us who live and work in Waikiki. It is suggested that many of our residents will be displaced and there are serious infrastructure problems.
Many of us are simply outraged that in the midst of our community a large imposing convention center is going to be placed. Many have written and many have talked about this issue so I won't prolong my conversation but I ask that we be given consideration as an organization. The reason I say this is a certain amount of arrogance is in this document because you don't include the Four C's. They've been most visible for two years in any testimony before the City, County and before the state legislature.

Coincidentally, I am the vice chairman of Waikiki Neighborhood Board and past chairman. You don't include our Board in this. Neither I nor the chair will always be able to pick up a rumor and get here tonight.

So, I ask, Madam chairman, to give us that consideration: to provide testimony at our next meeting.

JUDY SOBIN:

Thank you, George. I'd like to have Ko Hayashi comment on that and even some of your concerns.

KO HAYASHI:

George, our sincerest apology for leaving your organization and perhaps numerous other organizations in the community off the list. We will try to remedy this and correct it on the draft of all future meetings. And in fact, we did mail out to every neighborhood board member of all neighborhood boards involved by this project including Waikiki, Diamond Head, Kapahulu and Moiliili-McCully. Each member got a notice on this meeting but we really apologize.

In future correspondence and notifications we will include you. And by all means we are looking forward to your views and comments in the November 27th meeting. You can also submit your comments in writing. So our deepest apology. It was not meant intentionally at all. And we would like you to submit other names of
groups that should be included.

JUDY SOBIN:

We have another speaker: Anita Benfatti. Open a lane for her and if you could just state your name and who you are representing.

ANITA BENFATTI:

I would like to mention that we did receive the notice at our November 4th meeting. And, as a matter of fact, Ko did come to that meeting.

I'd like to acknowledge Frances Delany who also worked on this testimony from the Waikiki Neighborhood Board which I will read.

The Waikiki Neighborhood Board finds the Environmental Statement for the Waikiki Convention Center inadequate and apparently done in haste. For example, citizens consistently refute the propaganda that the tourism industry will be strengthened by the construction of a convention center in Waikiki. We cite statistics and substantive documentation. Both are either ignored or bypassed with statements offered without refuting the criticisms.

We question the statement that Waikiki is beginning to lose "incentive groups"; and that "growing convention market exists". This contradicts the Wall St. Journal which cites the declining number of conventions and conventioneers.

The objectives bear remarkable similarity to those proposed by the Hawaii Convention Park Council way back in '86. They are all subject to debate, except possibly the first.

In the early lobbying demands for a world class convention center, the cry was for conventions of 20,000 or 3 of 5,000. Those figures have been prudently modified; the change now asks the question, why the great need?

The project design parameters indicate that the developer is reaping profits by superseding zoning laws and by being permitted as many as 2800 hotel rooms. Why
add all these if the project makes economic sense? It certainly is a perk for the
developer, along with the height variance and retail office space. Your economic
outlook is overly optimistic and unproven.

Subsurface composition represents an "if" situation for all of us. Why risk an
already vulnerable Waikiki? Earthquakes, the de-watering process, infrastructure
fragility readily demonstrate factors which must be weighed in the ultimate financial
and ecological value of this undertaking.

In terms of air quality, why not reduce the present pollution now? There are
bills pending in the Council. Why not support these? We entreat you for specifics if
you wish to allay our anxieties, which are relevant to the entire island. What does the
banyan tree "given special analysis" mean? Will it be preserved or not?

At the transportation Rapid Transit presentation at the Waikiki Neighborhood
Board, nothing was mentioned about meetings with the Waikiki Convention Center
Authority. Are we again dealing with vague generalities? Spell it out. What plans are
proposed to upgrade existing recreational facilities? Will the beach erosion be dealt
with immediately? It certainly should be.

Under City and County agencies, the Preparation Notice fails to mention any
neighborhood board; certainly the Waikiki Neighborhood Board merits a place here.

Under interested individuals where are the bankers, engineers, planners and
architects? The list contains many already promoting the convention center. Where
are those without a conflict of interest?

In closing, the Waikiki Neighborhood Board hopes that the omissions and lack
of specifics can be contained in the Environmental Impact Statement. But this
Environmental Impact Statement Preparation Notice causes citizens to mistrust and
question the entire project. Usually our misgivings are answered by responding that
we are wrong; such replies constitute a poor and invalid response in a democratic
society to a group of heavily taxed citizens. (End of written statement)

One last note. If I may mention again in the interest of individuals, I was very surprised and I did mention before and I would like to mention again now, just that I recollect that we just had a Waikiki Futures Conference. I participated heavily in the social and economic task force of that conference and I saw a great number of names in that task force listed in the Prep Notice. And it sure looked like someone just pulled these names off and added them in it. And I found it very distressful.

JUDY SOBIN:

Thank you very much, Anita.

Yes, Robin. Would you please come to the mike so we can record it.

ROBIN SMITH:

I'm Robin Smith, a former board member.

Looking at this notice you failed to mention - if I can find it here - under "Project Design Parameters" development of the 13 point F.A.R. block there. I don't see that it has been mentioned in this document and it seems to me that the public should know that amount density of 13.2, I believe it was.

And just another question. On page nine, maybe I'm reading something into this, I shouldn't. It further mentioned the project is slated for development in the Waikiki Diamond Head area of Oahu. Does that just mean the Diamond Head end?

I'm not sure what that means.

And also on Figure 1-1. This has been a concern of mine from the beginning. The bill states 5.2 acres. The original bill was 9.2 acres which includes the Waikiki Beachcomber and the bill was later during the legislature cut back to 5.2 but most things that I read seem to be going beyond the 5.2. And Figure 1.1 shows International Market Place site including the theaters which is these acres plus the Beachcomber and the International Market Place, which is nine something.
So how many acres are we talking about when we are talking about the International Convention Center site?

JUDY SOBIN:
Would you address this point, Ko?

KO HAYASHI:
The Figure 1.1 was just for identification. It didn’t mean to give the impression that the project would be larger than what was mandated. So it would include only the 5.2 acres.

ROBIN SMITH:
Why does that include the whole area then?

KO HAYASHI:
What I am saying is, it was just for identification. Some people who don’t live in the neighborhood might not be familiar with the location.

ROBIN SMITH:
And I notice in the bill - maybe this is not the place to bring it up - it does state something about the developer of adjacent lands but seeing and hearing indicates that the figure of 5.2 is not the accurate size that you are contemplating.

Thank you.

JUDY SOBIN:
Thank you very much, Robin. We will certainly take those concerns back. Are there any other people who would like to testify or just raise a question or comment? This is the quietest Waikiki group that I have ever heard.

Yes?

EDITH DE MARS:
Good evening. My name is Edith DeMars. I’m a resident of Waikiki. I have been a resident of Honolulu off and on since 1945 so I’m not a newcomer.
It seems to be a constant on the part of this state to destroy the quality of life that we enjoy. I noticed that one of the business leaders said if all we had to offer was a beautiful place with sunshine and water and so forth, people wouldn't tend to come here for conventions.

My question is why do we care whether they come here for conventions? We have heard said that if we have one facility for 23,000 people, will people come here for conventions? We have already handled 14,000 for conventions here in Waikiki already. Everyone that I have talked to have said we do not need a convention center and yet the state is running ahead roughly using our money of which there is supposed to be a surplus.

I ask that we retain the quality of life. It looks as if because of certain persons' greed in the business community and I shall say perhaps the State of Hawaii, also, because of their regard for the almighty dollar, no one is paying any attention to the quality of life that we want, that we have and that we wish to maintain.

Thank you very much.

JUDY SOBIN:

Thank you very much, Edith.

Well, has that given anybody else some ideas about things to say? (Pause)

I would like to just remind people that there are comment sheets and if people feel that they would rather put their comments in writing we would really appreciate this.

If we could just speak to George's comment for a moment. We will have another meeting on November 27th and Ko has given his word that all of the groups who have not been notified about this meeting tonight will be notified and, as well as the issues that we would like to cover at the next meeting.

Yes?
ERIC RYAN:

My name is Eric Ryan. I'm on the Neighborhood Board here on Saint Louis Heights and Kapahulu-Diamond Head but I'm not representing them this evening. My comments go toward a bit of confusion right now about how this is going to be paid for. I read early in this description that public funds are only going to be used for conducting studies at this time. It is anticipated that monies used by the State will be reimbursed. A little later it is stated that the proposed project may use State funds. Can I get some guarantee in writing that in the end not one dime of tax payers money will not be used for all of this? Has that ever been determined? Has that ever been ruled out that no tax payers' money will ever be used for this supposedly private project?

JUDY SOBIN:

Would you please speak to this, Ko?

KO HAYASHI:

We will certainly convey your concern to the Waikiki Convention Center Authority.

ERIC RYAN:

But they haven't confirmed yet?

KO HAYASHI:

No.

JUDY SOBIN:

I see we have someone else.

ROCKY DE MARS:

My name is Rocky DeMars. I'm a resident of Waikiki. Eric mentioned State funds; hasn't the so called "Waikiki Convention Center Authority" already spent upwards of $5 million of State funds on this?
JUDY SOBIN:

We will ask Ko if he has that information.

KO HAYASHI:

Not to my recollection. All the State can fund is to set up the Authority, to set them up in operation to carry on their work. So I'm sure some State money has been expended. But I haven't heard the figure $5 million. Perhaps you're thinking of interested developers who may have spent that kind of money.

JUDY SOBIN:

Thank you.

Yes?

DR. MARVIN MIURA:

I suggest that at the hearing on biological resources and on the 27th you will be discussing historical resources, cultural resources, etc. Just in case some of the people here may not have the opportunity to come on the 27th would you go through and see if anyone wants to testify on some of those specific issues? And then move on to the topics that will be held on the 27th, also.

JUDY SOBIN:

Sure. I hope people will feel comfortable to do that. We have made it clear that we want to hear any kind of comments and any specific comments regarding the categories we are looking at, any environmental issues. So they would include the historical resources, archaeological resources, socio-economic resources as well as infrastructure concerns. We invite you to offer comments tonight on those as well as on the 27th if you have any.

But if you would like more time to prepare we welcome more comments and any on any of these issues on the 27th.

Thank you.
Yes, sir?

GRAHAM ENAL:

Madam chair -

JUDY SOBIN:

I'm sorry. Can we get that mike working?

Could you repeat your name please?

GRAHAM ENAL:

My name is Graham Enal. I'm an overseas architect. I have been involved in designing and planning two convention centers before and, in fact, I was with the group that made the presentation to the Council last year.

I struggle with the concept that's being proposed here. I do understand what goes into a convention center and one doesn't have to be too bright to go down and look at the Sheraton facilities and Hilton facilities and realize that is really sort of what is being developed in this proposal. So I struggle to see why this is being called a convention center on the site of the International Market Place as compared to a conference facility. I would wind up calling this not a convention center. It is really a conference facility.

I wish people would call it by its right name. Include exhibition space, banquet rooms, back-up space, storage facilities, and fast food facilities if you are going to come up with the square footage being sought out here as a convention center.

Last year we came up with a minimum square footage of 750,000 required to run basic conventions here in Waikiki. That's my first point.

The second point is that of course to make a facility work one must get the people there and get them out. And that concerns us a lot because I'm interested in the movement of people because of my involvement in a lot of sky work. And people will simply not walk for a 10-15 minute period to get to a facility. And that's been
proven all over the United States. And when you say that the climate is much warmer, people will not get dressed up to walk to a convention center and then walk for 10 or 15 minutes back.

I would like to raise the question of back-up facilities and services. To back-up a normal convention center you need at least 3-5 acres of open storage space. It handles containers and all the other equipment that is necessary to run an exhibition. That's almost the size of this entire site. I'm not too sure where that has been addressed.

And you will simply not get the major conventions and exhibitions from the mainland.

That's about all the comments I'd like to make. I'd like to open it to others.

JUDY SOBIN:
Thank you very much.
Is there anybody else who would like to speak?

CONNIE CONRAD:
My friends encouraged me -

JUDY SOBIN:
Could you have him speak into the mike because we can't hear him.
Thank you.

CONNIE CONRAD:
Can you hear me? A little louder. Is that better? Oh, thank you, I'll do my best but I know this is a very controversial subject and everyone's got a love affair with your own views.

JUDY SOBIN:
Would you state your name for the record, sir?

CONNIE CONRAD:
I'm Connie Conrad and I have lived here for 55 years and I came here as a young architect and practiced up to the time of my retirement. And I retired ten years ago.

I worked pretty hard on the convention center about a year ago and I have been kind of lazy lately. But just off the top of my head I will say some of my few informal views.

I have seen Waikiki grow from about three hotels to what we have today. And you're not going to stop growth; the growth is going to happen. When I came here we had 20,000 visitors a year and now you've got six million. And you've got probably 35-40,000 hotel rooms today. So the picture changes and that's in the short period of 55 years.

So without going over and rehashing all of that, it's happened and it's going to happen to a much greater extent as time goes on. And I say if you manage it wisely it can be done very beautifully and we will have a very beautiful metropolitan city. Tremendous growth but it can be done with gardens and greenery and well planned buildings. But landscaping and greenery will be very important and air space, space between buildings.

Now I would like to say that Waikiki in my mind is very crowded and I think that some of the major hotels would just love to see a convention center squeezed into the middle of their streets. And that's the bottom line.

Now fine if it would help those people but it will also not improve the quality of life and the beauty of Waikiki. In fact, it will be damaging and hurt some of those very hotels which so desperately wanted it to be right next to their hotels.

This is nonsense. A, B, C. Now for their own benefit and for the benefit of everyone, it only makes sense to really be logical and place the hotel where it is not crowded and where it is not congested and where there is open space and it will not
crowd the land. And this valuable area can be in the center. This is the key point: in
the very center between the old - and the present growth and new growth. That's the
bottom line. Put it in the the middle, between the present - the existing growth and the
new growth. And I'll demonstrate that.

(Large map opened and held by Judy Sobin next to the other map on stage)

This happens to be just - I won't tie it up there but it is a tenuous map of Waikiki
with the Royal Hawaiian Hotel and with the Market Place site as central. So you can
see how this continues on. If this is too difficult for you or if you could prop it down
maybe that would help a little bit. If you get tired you can drop it but if you bring it up a
little closer especially that end. This is kind of how it works. I draw these little sketches
myself. I even had another one that went on here that showed the rest of Ala Moana
Park and Blaisdell Auditorium. I had a nice big drawing but I was lazy tonight and
only brought a little.

But never the less, getting to the point. Here's the area - it doesn't make a lot of
sense; I visualize this all happened, first of all, really so much happened since
Statehood in the last 30 years. Certainly it was going on since I came here in 1934
with 20,000 visitors but in the 30 years of statehood we have seen a growth - in the last
ten years - that is tremendous. The growth is tremendous. The growth should
continue and I feel it would grow into this direction - (points on map) over into this
direction very beautifully and very well planned into the direction of Kakaako. And that
giant piece of land here which is the same size of Waikiki. That was destined to
happen. Consequently it only makes sense to place a convention center as a nucleus
to this site right here of ten acres.

It is far superior to a site of five acres. Five acres, that's a toy. And they want to
make a man. There are almost five acres for a building 40 stories high, jammed in
there, squeezed in there.
And these are good business men and good press men. They want to make a buck and they want to make some money. That's the American way but it is also our way to tell them what we think of it. It is our duty to tell them that it will make a mess. There's industry men who must discuss growth into this area in the effort towards a new direction here.

Excuse my enthusiasm. Once I get going I like to talk.

Anyhow, here's the point. Here we have the George Gusselman Park which is 125 acres. Then you've got Ala Moana Shopping Center which is 52 acres. And those two together you've got close to 175 acres. You know if these acres here and you've got 200 acres which is almost the size of Waikiki itself with the development of the hotels.

Now moving on a little. By the berm you've got tremendous open area for an airpad, too. You've got the open space of Fort DeRussy so there's a lot of open space there that can be beautifully developed, carry a very large convention center which I emphasize will be in the very center, the center between what exists and what will be developed.

When we say what will be developed, look what's come over here at the 13th block. There's tremendous acreage here. One highrise is planned to go up. They're planning four from what I've seen and that's been 100 - excuse me, just thinking of the number of units they have in there - 1,000 condominium units were planned in that one development. 1,000 and then I don't know the exact number in the new development here but it's very large, very extensive. And we start speaking about adjacent sites to it and here we have allowed Kelly - he has four and a half acres there and he's planned at least two and a half towers there.

So the movement is development.

The Hilton Hawaiian Village, which is our largest hotel, has twenty hundred
rooms and is in close proximity when the traffic is just around in this area here and
here and in here which is very low density and in a small district; where mostly there
are some highrises but you've got about thirty-four acres of land that is semi-open in
space compared to the solid density of Waikiki.

Now doesn't it make a lot more sense with some good planning to start
concentrating on a development plan that can utilize this area in here which is so
much more open and so strategically located to marking off and planning a convention
center in this location which will be the center between what exists and the new which
would develop in this way?

Now bless my soul. I note very well in the next 35, 40 years or less there will be
a tremendous amount of development there. In fact, if I may pause for a moment and
say that 17 new highrise buildings have been announced in the paper in just the last
month to be developed in the Kakaako area adjacent to the where Gus Park has put
up his two large towers and in that they make a very world's worth of development in
this area and it's infringing on growth in this direction.

So the whole thing will come down to development. As sure as I say anything
about it. It's going to happen. Won't happen tomorrow but give it a few years. This
didn't happen over night. So I say planning is the key. And good planning in my
humble opinion is to center your attention on the developing in - now here in the Ala
Moana Center. How many people go in there in a month? Three and a half million
people in a month and that's today. Give it a little time and you'll have 5 million people
in and out of there in the month.

Now naturally these things all develop some problems. Transportation is a
major problem. That's the key to the whole thing and the automobile is - you're
getting a pretty rough deal and it's been good to its limit, I might say that - I'm skipping
around. But transportation-wise I've always said and I'll say it again, that we can help
ourselves tremendously by developing immediately a hydrofoil system from the airport right to Waikiki. I believe we're developing a hydrofoil right in the Ewa direction and they wanted it to go this way. And the people of Waikiki had some opposition to it but nevertheless. First, in five minutes they can go right to a Wikiwiki bus and have a beautiful, gorgeous arrival to Waikiki by water. That would be fabulous; miss all the traffic and have a picturesque arrival.

And we have natural harbors right out here that can be utilized. Maybe Kewalo could be one but a more important one right here at Ala Moana. First of all, you can have right here with the Convention Center of Waikiki. Next, here to the Reef Hotel there is a 350-foot pier that goes out. Now that can be developed and I have proposed that could be developed as a landing as a future hydrofoil and many ways it can be developed. In fact, right in front of Fort DeRussy lands with a little architectural imagination one could build a little arrival and departure point with a museum gracefully below it. And there's lots of parking right there, consequently that would be bringing the people right into the heart of Waikiki. That would help the tourist industry. That's number one.

Number two. The Hilton Hawaiian Village already has a lovely pier out there and their own tenants could come in here directly to the Hilton which has twenty-seven hundred rooms. That means 5,000 people. They would love to arrive by -

JUDY SOBIN:
Mr. Conrad, I would personally love to stay and listen to you -

CONNIE CONRAD:
I get carried away so I'll shorten it up.

Consequently coming in and leaving by carrier over water serving this entire area could be done right. Looking here we have a size out here of 130 feet. This can be dredged. It can be utilized. Six or seven carriers can line up and have a beautiful,
gorgeous landing to be enriched by. It can be beautified and last.

Right here in this area 500 cars and subcompacts can park. From the parking there can be enlarged to handle 1500 cars on two levels. You skate a little bit. You go up a little bit. And with two decks of parking and it takes no space from the parking. You gain the whole park and you have maybe three times such parking.

I'm going on quickly. This all ties in.

Let me see what else was there - but I think transportation by utilizing the water and then I think ultimately the height - the elevated monorail system can be worked in beautifully. That's the bigger problem. Build the monorail. It could happen very quickly. But you don't have to have anything. (inaudible) The water's there.

So I don't want to take too much time. I'm going to just say one thing and then I'm going to quit.

If you take the Moana Hotel, the Moana Surfrider and - (map held up again) thank you very much - if you take the Moana Hotel and Moana Surfrider and Kelly's Outrigger then, and the Sheraton Hotels group and the other half of the Halekulani, that entire group will fit for your feeling of size. That will fit in your entire area. That whole area will absorb all of that. I only say that to give you a feeling of how large an area that is.

We have in this general area here some 35 acres of land that can be utilized more beautifully with foliage and additional accommodations or hotel towers and et cetera. And it can be developed beautifully.

ERIC RYAN:

In a nut shell: I guess you're opposing the International Market Place site and Aloha site.

CONNIE CONRAD:

My apology. It took me an awful long time to say it. But yes, I admire the Aloha
Motor site. Those owners, all they wanted to do was capitalize and build and make a giant hotel five acres in size and they hope have the convention center there. I say turn it around. I say, sure, we want two convention centers but let's put it in the right place and also develop 35 acres of land around it which you can't do in Waikiki.

So thank you very much.

JUDY SOBIN:

Thank you very much. Thank you Mr. Conrad.

Now who would like to follow that act? Is there anybody else that has some comments?

Some people have come in late. What we are doing is taking any comments on any of the issues that are on the board back there and we would appreciate any comments that you might have. And if you do not have a copy of the preparation notice I think there are still copies on the desk if you will come in.

How about then in the back row? Anybody else? Any comments? If not we're going to close this meeting tonight and invite you all to come back on Monday, November 27. In the mean time any of the groups that were mentioned tonight that may not have been notified will be notified at the next meeting and we invite you to come and speak on any of the issues there: aesthetic, cultural, historical, socio-economic resources or on the infrastructure concerns.

Yes, Eric?

ERIC RYAN:

Will you permit more general comments at that time?

JUDY SOBIN:

Yes, we will permit more general comments at that time.

Please pick up a comments form or if you prefer just use your own letter.

UNIDENTIFIED SPEAKER #1:
What is the time to complete the Draft EIS?

JUDY SOBIN:
I'll let Ko answer that.

KO HAYASHI:
In the range of about six months from the time the developer completes his design concept for the project.

JUDY SOBIN:
I see Georgia Miller just came in. Would you like to offer some comments Georgia? Ok.

So anybody else? Yes, please.

UNIDENTIFIED SPEAKER # 2:
How many acres in the three parcels that was covered in the legislation?

KO HAYASHI:
I believe it's 5.2 acres

UNIDENTIFIED SPEAKER #2:
Thank you.

UNIDENTIFIED SPEAKER #3:
We keep hearing that you're obligated to go through with this project because it is a state law; is that true?

KO HAYASHI:
I can say that the Waikiki Convention Authority is set up by the State legislature. As you know the State legislature is a body of individuals who can write laws or amend laws and do whatever they like. The Convention Center Authority, I believe, does not have the ability to change the law, though.

JUDY SOBIN:
Some other questions or concerns? I see JoAnne is moving up. Was there
anybody else who wanted to testify?

Wait a moment. I believe there are also some copies of the statute on the table in the front. If anybody does not have a copy of the statute you might want to pick up one. Pia, do we still have some there? Yes, we do. So please feel free to pick up one. If there's another preparation notice please feel free to take one tonight.

Is there anything else, Ko?

KO HAYASHI:

If anyone wants to speak again on any of the topics, please sign up at the reception table.

JUDY SOBIN:

Thank you very much for coming. Hope to see you on the 27th.
Proceedings
of the
Public Informational Meeting

on the

WAIKIKI CONVENTION CENTER

held on
November 27, 1989
at the Kapahulu-Waikiki Public Library
WAIKIKI CONVENTION CENTER INFORMATIONAL MEETING #2

November 27, 1989

Waikiki-Kapahulu Public Library

JUDY SOBIN:

Thank you for coming tonight everyone.

The purpose of tonight's meeting is to get your thoughts, questions and
concerns regarding environmental issues as they relate to the Waikiki Convention
Center at the International Market Place. The sole purpose of this meeting tonight is to
gather information that will be utilized in the preparation of the Draft Environmental
Impact Statement and in developing the design concept of the Waikiki Convention
Center.

Testimony or comments on the merits of Act 96, the law which created the
Waikiki Convention Center Authority are not appropriate at tonight's meeting.

The Preparation Notice for the Waikiki Convention Center EIS was prepared by
the Pacific Environmental Research Group. This is an independent firm which has
been contracted by the Waikiki Convention Center Authority. Pacific Environmental
Research Group is a division of Management Planning and Administration
Consultants, Inc., a locally owned corporation doing business in the State of Hawaii
since 1971.

The Prep Notice has been available for review and is available in the back of
the room in case you haven't gotten it yet over the past month. It was mailed to
individuals and organizations listed in the document as well as to each Neighborhood
Board member of the Waikiki, Moiliili-McCully, and Diamond Head-Kapahulu-St. Louis
Heights Neighborhood Boards.

While most of you are familiar with the Environmental Impact Statement and the
process, I would like to take a few moments to explain its purpose and the process involved.

An Environmental Impact Statement is an informational document required by law. An EIS must show the effects of the proposed action on the environment and on the economic and social welfare of the State. It also must disclose the effects of the economic activities arising out of the proposed action. Finally it must recommend measures to mitigate adverse impacts and alternatives including the environmental impacts of those alternatives.

A Draft EIS is then published and a comment period of 45 days is set in motion. We are in the first phase of this, just in the preparation of the notice for that EIS. So we are seeking your comments today to proceed with that EIS process. Normally comments are simply received in writing. However, due to the magnitude and the uniqueness of this project we have elected to hold this public meeting, the two public meetings to open the process as much as possible.

Tonight is the second of the public meetings and we will be entertaining comments in the following order: historical resources, cultural resources, archaeological resources and socio-economic resources. The carry over agenda from November 17 includes: general comments and testimony, physical resources, aesthetic resources and biological resources.

If anybody would like to comment on these issues and is unable to speak tonight for one reason or another please feel free to comment in writing. There are comment sheets in the back or you can mail your comments to the corporation, Pacific Environmental Research Group, 436 Piikoi. Honolulu, 96814. But we urge you to take one of the forms tonight if you do not want to comment in writing or if you are unable to for some reason comment orally.

I would like to introduce to you tonight Ko Hayashi who is the executive vice-
president of the Pacific Environmental Research Group and project manager for the
Waikiki Convention Center EIS Prep Notice.

KO HAYASHI:

Good evening. I would like to thank each and everyone of you for coming out
again tonight on a Monday night to this very important meeting because again, by your
presence here, that is eloquent testimony that you are really concerned about the
process and about the proposed project, whatever your views and remarks on it.

By way of clarification: in the first announcement of the Preparation Notice in
the Office of Environmental Quality Control’s Bulletin, the TMK, the Tax Map Key for the
proposed project was misstated. It has since been corrected both in the OEQC
Bulletin and in the Prep Notice. The correct TMKs are: 2-6-22 parcels 23,8 and 43. In
addition some community members, organizations and groups were inadvertently left
off the first distribution lists. Subsequently the list has been corrected and the copies
were distributed to those groups and individuals and also made available to anyone
who called and requested copies and they were also available at all 43 public libraries
throughout the State.

The objective of tonight’s meeting is to have you present your views, comments
and concerns on the environmental impact of the Waikiki Convention Center. All
those comments received tonight and also in writing by mail will be considered in the
preparation of the Draft EIS as well as in the design of the project.

One further note. Since there were a lot of questions from community members
and certain organizations, we also took the liberty of extending the comment period an
additional two weeks. And so we can continue to receive written comments up to
December 7. So if you didn’t finish your written statements we welcome you to mail
those in and if you need the address it’s out there at the registration table.

So Judy, let’s begin. Thank you.
GINNY TANJI:

May I ask you a question? In the beginning of your reading -

JUDY SOBIN:

Excuse me. Could you wait for 30 seconds and then I'll finish and then I'll ask
you to come back to the microphone?

What we'd like to do now is we'd like to call each speaker in the order of the
issues as we previously identified them. We ask you to please state your name and
any affiliation so that our recording specialist, Rose Brennan, sitting up front will
get your remarks accurately.

If you have written testimony it would be very helpful for us to have it and a copy
of it from you. End if another speaker has already expressed your views it will not be
necessary to repeat it since it will have already been recorded.

I'd like to proceed. Did you just have a question? Would you come to the
microphone?

GINNY TANJI:

My name is Ginny Tanji. I don't represent any particular organization but I
missed a comment of yours that said something was not appropriate this evening.

JUDY SOBIN:

The comment was that we are discussing the environmental issues this
evening. If there are comments made on issues that do not relate to the environment
we ask you to please hold that for another occasion.

GINNY TANJI:

Thank you.

JUDY SOBIN:

Thank you.

The first speaker is on socio-economic resources. There appears to be no one
signed up for historical, cultural or archaeological resources. Are there any speakers that failed to sign up? Okay. So nobody on historical resources? Cultural resources? No speakers. Archaeological resources? No speakers.

Socio-economic resources we have Astrid Monson.

ASTRID MONSON:

Judy, I have sort of an overall statement. Did you want me to read it all at once?

JUDY SOBIN:

You're the only speaker on socio-economic resources.

ASTRID MONSON:

Thank you.

Judy and Mr. Hayashi, I'm Astrid Monson from the League of Women Voters.

We have perhaps a little different slant on this than many of you here tonight because we're not part of the Waikiki community and perhaps looking at the whole convention center issue from a somewhat different perspective. But since we did at the request of DLNR did an analysis of the Aloha Motors site and had some fairly critical things to say about it. And also since we had as an organization agreed not to take sides in discussing one site against the other but rather to talk in terms of the impact of a convention center no matter where it is. We thought that we ought to in fairness, tonight, comment and be critical of this one. I hope you don't mind.

I will not read my statement. It's much too long and detailed and if anyone's interested they can look at it.

But just in summary. We have four basic questions: one of them is city planning, and its impact; the second is the design of the site; the third is infrastructure; and the fourth was social and economic impacts. And I'll just raise a very brief of summary of these four points.

Under general planning, we felt that in most cases that most convention centers
have a very massive, complex corridor with much more convention centers on small sites. We felt that the Marketplace site was better located but was smaller and we wondered whether other possibilities in the broader sense had been considered of finding larger sites if necessary, perhaps even not in Waikiki.

Secondly, we felt that both proposals do not really pretend to accommodate the very, very big conventions which we understood was the reason that we need a convention center, that we could not now accommodate 20,000 people type convention. And from the Preparation Notice we see that this one is planned for 2,000 and 10,000 size conventions which raises the question - perhaps we are now getting close to commenting on the bill - as to why are we building one at all if we’re not going to build a big one.

Thirdly, Honolulu’s wonderful climate and people - and all the rest of it - and beauty are balanced out by our remote location, our location far from the centers of industry and commerce which in the end might mean that we don’t get as many conventions as we’re hoping for and if we don’t who pays the loss?

Fourthly, this is still under General Planning, that the deviation from the standards, draining standards for Waikiki, are very, very major. We know that the State doesn’t have to comply with those standards but we still are a little bit startled by the F.A.R. density five times the normal density for Waikiki. We question that.

And finally, the question of trade offs, who benefits and who pays in the long run in the community if such a center is built.

Going down to design. We think the impact, of course, of the 400-feet building which in the little newspaper mock up, which is the only thing we know about the design, shows sheer walls 400 feet high on the three sides of the convention center forming literally canyons with the building across. The low building in the middle, which is presumably the convention center, which covers all the rest of the site - there
is no open space that we can see on ground level even though the Waikiki Special Design District requires 50% open space on the ground. It is showing a ratio of a density of 3.5 on the ground maximum is 2.6.

We wonder about the impact of such a sheer mass of buildings on the rest of Waikiki and its effect on planning and zoning from then on because people will say well, if they can do it why can't we.

My third point on infrastructure: we are concerned, of course, about the traffic. We think the one good aspect of this site is that it is closer to hotels so fewer people will have to be transported. On the other hand, loading of the vans and big trucks be a terrible problem. There's no room on Kalakaua to do it and the other surrounding and major arteries. We can't imagine what would happen if a bunch of trucks and vans were stopped and trying to load. We had heard mentioned rail, if a rail transit were built it would help. We do not know if transit will be built or when it will be built. And experience has shown that even if you have rail transit a lot of people still come by bus and by car.

Water and sewer. As in the case of the other site, the overall capacities of the city's facilities cannot accommodate much more development. And there would be a major water and sewer construction. They keep saying that it won't cost the tax payers anything. Well, maybe at the start it will be built for free but nobody's going to build these other things for free.

Finally, economic and social impacts. The major arguments for the convention center was more visitors, more jobs and more taxes. We think the EIS should look into all of these things very, very carefully. The only estimates we have are visitors from the other project. And they did not show enormous numbers of visitors. Something like eight years from now they hope to have additional more visitors than now which maybe would amount to 2% of the total visitor annual attendance. And we fear that if
the policy which is to attract the well-paying rich conventioneer as over against the modest priced recreation visitor really goes through we might lose perhaps as much as we gain. So that has to be looked into carefully.

The question of jobs - construction jobs. We have no unemployed construction workers. We're bringing them in right now from the mainland. If a huge project like this were built we'd have to bring in some more. That means housing for perhaps 1,000 or 1,500 families. And then, of course, the permanent jobs that are created. If they are like all other visitor jobs they will not be very high paying jobs.

And finally, the tax revenues. We don't know if the convention center as a State agency pays taxes or if it does not. We are likely to find if the annual operating costs if have to be paid by the State may well be quite an offsetting thing to the tax revenues that are created by the jobs and businesses.

Anyhow, all of these are just questions. We raised them about the other center and we thought we'd better raise them here.

JUDY SOBIN:

Thank you, Astrid.

Now we'll have - are there any speakers here on infrastructure specifically? We have no one signed up.

We'll be going along then. We will have general comments and testimony.

Robin Smith?

ROBIN SMITH:

I'm Robin Smith, a Waikiki resident and former board member.

What I have to say I said last time but it is a deep concern of mine. This document does address 5.2 acres. All indications are that it will not be 5.2 acres but at least nine if not more. Then the RFP indicates that the developer may not go outside of the site which probably would be at least nine acres.
This EIS would not be appropriate then, in my opinion. It's appropriate for what
you're dealing with, 5.2 acres. How is it appropriate for the larger site which, in my
opinion, is inevitable?

JUDY SOBIN:
Robin, I think what we'll have to do is pass that along to the Authority. They will
have to deal with that. It's an important question.

ROBIN SMITH:
Could I ask just one more? Maybe it could be just clarified. On page nine it
says, on the top, it says "Further more the project is slated for development in the
Waikiki-Diamond Head area of Oahu." Does that mean literally Diamond Head or
what because I don't consider the International Market Place the Diamond Head end
of Waikiki?

JUDY SOBIN:
I'd like to have Ko comment on that.

KO HAYASHI:
It was meant just very general, broad vicinity.

ROBIN SMITH:
The reason I ask is there has been broad rumor - and I got the rumor from a
police woman - that you're looking at the Ewa end of Kapiolani Park for a tour bus
station turnaround.

KO HAYASHI:
That is just pure conjecture or rumor. I have no knowledge of that and I don't
think at this point anybody else does. But we will raise your concern.

ROBIN SMITH:
Well, I am very concerned about the 5.2 acres becoming 9-12 acres. And this
would change the EIS in my opinion totally.
KO HAYASHI:

In that case it would require a brand new or at least major revision in addition.

ROBIN SMITH:

Thank you, very much.

JUDY SOBIN:

Thank you, Robin.

The next speaker is Senator Mary-Jane McMurdo.

SENATOR MCMURDO:

Good evening. Thank you very much for the opportunity to testify on this. My remarks are general except they address some of the different groups that you have up there.

It's my understanding that in Hawaii there has never been a EIS which has materially changed any proposed project. This bears out the contention of many that EISs are generally a whitewash which give further credence to a project. The mere fact that over 70% of the population of Oahu on several surveys oppose the International Market Place as a convention center is evidence that there are valid reasons for this opinion. It is my opinion that if your study is properly done you will find out why so many oppose this site and you will include this information in your report.

Some years ago those who put together the material which resulted in the formation of the Waikiki Special Design District determined that 30,000 hotel rooms was the maximum that would be allowed in Waikiki lest the population become so dense that it would adversely affect the public appeal of the area as a visitor destination, to say nothing as a place to live as well. We now have 35-37,000 hotel rooms which, considering the overcrowded conditions we have today pretty much validates the earlier study that we should have held the limit to 30,000. This is undoubtedly the reason that so many visitors and convention groups are selecting the
neighbor islands rather than Oahu.

The project that you are looking at envisions the addition or around - if I am correct in this - 3,000 hotel rooms or combination with condominiums. When these are added to the 600 or so rooms to open shortly at the old Kaiser Hospital site we will have approximately 40,000 hotel rooms or more than one-third the number recommended by the Waikiki Special Design District. I would ask that you take a very hard look at this.

I am going to deviate from my written testimony tonight because I meant to address the infrastructure as well which I did in my earlier letter.

On the way down Kuhio Avenue tonight I must say that that is a frightful, irritating, disgusting road and how they are going to handle any more traffic on there after the convention center is done to say nothing about - (applause) - how you can add concrete trucks and all of the stuff that comes in on construction to Kuhio Avenue is beyond me.

The other two things that I am very, very concerned about is this dewatering that happened on the Lewers project. I don't know if you are aware of this or not but it not only affected buildings in the adjacent area but it also affected buildings on Iolani School and it has also, I understand, had some affect on one of the condos just off of University.

The other thing that I think is extremely important, and I won't go into the rest of the infrastructure because I am sure there are many other people who are much better at this sort of thing, only to say that those of us who live in Waikiki know that we have very aging and inadequate infrastructure for water, sewage, everything. This is very, very important for you to be sure to take into consideration.

Then when you look at the socio-economic resources, I feel that you must consider very carefully just what economic input could be credited to the proposed
convention center. As you know our larger hotels such as the Sheraton and Hilton Hawaiian Village can already handle conventions in the 5-10,000 attendee range. In addition, the use of multiple hotel rooms allows for conventions in the 25-30,000 range such as the most recent Dental Association Convention. These present facilities are doing a thriving convention business right now, as well as an unbelievable general visitor business. Our 80-90% annual occupancy rate is the envy of the world.

Therefore, what you must look at is how much more can we possibly handle. I emphasize the word "more" because it is this added increment which must justify the social costs to be levied on the local community and on the State as a whole.

And as for actual costs, I think one thing that must be emphasized over and over and over - and Astrid touched on it generally - is two years after this convention center is finished this lovely little package goes back to the State taxpayer to support forever and ever and ever. And with all of the research that I have done on convention centers it is very, very difficult and impossible to find a convention center that pays for itself. So while the people who wanted this and the developers and the people get their money up front for building this the taxpayer is going to be stuck with this. So I think this is probably the most socio-economic issue that you must take into consideration. I get a little emotional about this.

(written statement) It is because of these concerns and others that I take exception to the statements included under paragraph 1.2.2 on the Attributes of a Waikiki Site. The added congestion in Waikiki will not insure the "diversification and stability of the State's most important resort are", as stated in your document; but will surely degrade the area making it less desirable to visitors, and could very likely kill the goose that lays those wonderful golden eggs.

Thank you for this opportunity to discuss these issues.

JUDY SOBIN:
I think Ko Hayashi has a couple of comments he'd like to make.

KO HAYASHI:

Thank you, Senator McMurdo.

I just wanted to clarify a couple of points. One, on generally all EIS studies being whitewashes for the developers of the project, while that may be your opinion I think many groups and individuals and legislators, probably you yourself, in the community fought hard not only in Hawaii but across the nation for strong environmental laws. And the “EIS process” was adopted, and in fact Hawaii took the lead in this to help bring about the process so that citizens like yourselves on a whole vast array of projects could have their day to comment and to have their say and to perhaps change projects or in some cases perhaps even stop projects or at least raise their opinions. This specific process, as we all know, also took the process a little further and went through the State legislature. That would be the main venue, I guess, to take up. But once the legislature made it a law this is what the authority is carrying out.

And on your other comment about the EIS being properly done. I assure you that if our firm or any other firm is retained to do the Draft EIS phase of the EIS study that surely it would have to be done properly and sufficiently and incorporate a lot of the issues you folks have raised and many other concerns and areas that people in the technical field and scientific field. We will also take a real hard look at.

Thank you very much. I just wanted to clarify.

SENATOR MCMURDO:

I just wanted to say I'd be glad to do it and maybe it won't backfire on us.

(INAUDIBLE)

JUDY SOBIN:

Thank you. Your comments are both in the record. Thank you very much.
Our next speaker is Ginny Tanji.

GINNY TANJI:

My name is Ginny Tanji, president of the Citizens’ Neighborhood Center Council. I thank you for the opportunity to comment on the scope of the Environmental Impact Study.

In reviewing the scope of the proposed study we have several concerns. Our major concerns are the lack of mention of the environmental impact of the construction phase on Waikiki. We feel that that’s a very serious lack.

Then the lack of mention of the traffic impacts on trucks and condominium dwellers and employees in your section on traffic. Only the convention attendees were mentioned.

It is also very difficult to talk about the scope of the Environmental Impact Statement without actually knowing what the exact development will consist of. We were given a range of choices on Page 1.2 - no, excuse me - it’s 1.2.6, page 3. In the past the Waikiki Convention Authority and others have been catering to a mid size group. They said that that was what they were looking at - excuse me - in the past the Waikiki Convention Center and others have been stressing the need for a larger convention center than that catering to a mid size group. In fact, we have heard the point made that the convention center should be capable of handling two simultaneous conventions of that mid size range. Exactly what size are we considering? Until the configuration of hotel rooms and condominium units are known one cannot evaluate the traffic and parking adequately, not to mention the other impacts.

Some of our other questions are as follows and then I have some specific comments.

On 1.2.3, “Objectives of the Proposed Project”. The objectives appear to have
changed somewhat and the basis for making these changes should be documented. The last sentence speaks of "balancing the leisure tourist with the lucrative international market". What is this market? The implication is that it is a convention market. None of the State studies have addressed this.

We have similar concern that the first sentence on page 3, "contribute to the establishment of Hawaii as an international business center", again, nothing has documented that.

Then 2.1.4.4, Aesthetic Resource. Again, what exactly does this mean? Also, would agree that no matter what you think about the International Market Place as it exists today, it is a resource because of the open space and the plants and the trees.

Then when you look at Economic Resources no mention is made at looking at potential industries that might benefit from the project. What about those that might be objectionable? Again, I object to the term "resources" there.

Employment considerations also. Where will the employees come from? Where will they be housed? Those questions need to be addressed.

The social changes that will be for all of us, including the exhibit of convention center. What about the parking for employees, condominium residents, etc.? What about the traffic and parking from a local event? I think that that really needs to be addressed.

These are just a sampling of some of the questions raised by a quick review of the scope of the EIS statement. I thank you for this opportunity to comment.

Now since our group has now monitored this issue since December of 1987, we feel that we have accumulated some collective knowledge on the issue of a convention center for Hawaii and what we would also like to respectfully ask what are the credentials of the group that will be completing the EIS. We feel that this should be public knowledge.
Thank you.

JUDY SOBIN:

Thank you very much.

While the group that is doing the Prep Notice for this Environmental Impact Statement is not in question tonight. We are talking about the environmental issues. I will ask Mr. Hayashi if he's willing to make a brief statement on the qualifications of the organization.

KO HAYASHI:

Just a brief remark. On our staff and in the EIS team assembled for the Pacific Environmental Research Group we have a number of people with long, extensive experience culminating over 50 years of joint experience, working on over 100 EISs, everything from doing EIS for projects like landfills, sewer treatment plants, water development, resort development, etc. Our clients range from groups that include State and County agencies, the U.S. Navy, the Corps of Engineers, the U.S. Army and private firms.

On a project of this magnitude certainly we would, if we are selected to do the next stage which is the Draft EIS stage, we would also include on the team expertise of individuals from other firms, not only here in the State of Hawaii but also from the U.S. mainland and perhaps internationally. So the exact composition of the team and even the firm to do the EIS has not been decided upon. But certainly that would be made public knowledge.

Thank you very much.

JUDY SOBIN:

The next speaker is Sherry Horn.

SHERRY HORN:

Thank you very much. My name is Sherry Horn and I've been involved in a
number of petition drives and a number of concerned citizens' groups.

One of the reasons I'm under - I'm vehemently against this. I don't think we the
citizens of Hawaii have all of the facts of what exactly is happening.

JUDY SOBIN:

Ms. Horn, can I ask you to please stick to the environmental issues.

SHERRY HORN:

All right.

JUDY SOBIN:

Thank you.

SHERRY HORN:

But I'm sticking to the environmental issues. But I just want to say one thing.

We don't have all the facts.

The environmental issue that we are talking about here is not only sewage and
the pollution but we're going to talk about the impact of the air that circulates through
Waikiki. We cannot breathe. The carbon monoxide which affects our lungs. There is
dirt and grime that we dust off our tables when we're doing our housework. And the
environment can only stick and only can handle so much pollution. And I am sure if
they still have the monitoring the Department of Health for environmental health impact
in the wind direction we would find that Honolulu is the most carbon monoxide city
there is in the whole United States.

Just because the fact that we have some corridors - the wind circulation, the
trades are not like they used to be, besides the sewage that was brought up and the
traffic patterns. So I want people to take a look and to think about not only cigarettes
can cause cancer but greediness, carbon monoxide from cars and all the other things
that go on in the air also contribute to it so let's take a look at our health. That's a
thought.
JUDY SOBIN:
Thank you very much.
Our next speaker is Gailene Wong.

GAILENE WONG.
I'm Gailene Wong and I'm representing the Hawaii Convention Parks Division. The HCPD is a private, non tax-supported advocacy group that promotes and encourages the development of a world class convention center in or next to Waikiki. We are here tonight to address issues raised in the agenda dealing with general and economic issues.

It is important to document current economic generators within the site and to document and to document the increases due to the convention center.

We have just returned from an extensive two-week trip to the mainland interviewing meeting planners, facility operators, producers, industry representatives, government policy makers and community leaders. Each of them stressed that the objectives for building a center was to generate new businesses for the city by filling hotel rooms. We can anticipate the same economic benefits here in Waikiki. That's why communities vie aggressively for the convention and trade show business.

Estimates prepared for the Department of Business and Economic Development indicate that public revenue benefits may average more than $20 million each year after reaching steady State operations in five years. Part of the new revenues will come from excise tax collections on the convention business. This is direct spending from conventioneers, their families, show planners and exhibitors. The transient accommodation tax collection also will increase.

We also found that there continues to be a going market for conventions and incentive meetings particularly in the size range we're planning in Waikiki. Many organizations are finding that they are planning more meetings although there are
fewer attendees for each meeting. For example, the American Academy of Orthopedic
Surgeons observes that it needs more conventions with fewer attendees per
convention in order to better serve its membership. This is because there is a trend to
segment national general membership meetings into several affiliated specialty
organizations. The Association of Operating Room Nurses senior meeting planner
told us that there are now some 80 separate organizations active under the umbrella
of her national association.

Many meeting planners feel that Hawaii could become an international
business center with a convention center. When people see Hawaii as a destination
suitable for more than a vacation spot, we could enhance the business atmosphere.
The meeting planner realizes that one reason that attendees come to Hawaii is for a
vacation. But many of their members are attending the convention to conduct
business. They are here to learn in the many meeting sessions and to evaluate sales
opportunities during the exhibition period.

At present many planners are constrained by the limited amount of dedicated
exhibit areas that are available in Waikiki. This often means meetings here lose
exhibitor revenues that can be collected where adequate exhibit facilities exist.

Clearly the proposed project will meet the objectives stated in section 1.2.3. I
am unable to consider each objective here tonight but I will be glad to provide
additional information to you.

Thank you very much for the opportunity to present our views.

JUDY SOBIN:

Thank you very much, Ms. Wong.

We have no further speakers signed up under general comments.

Yes, sir? Would you like to come up?

DR. MARVIN MIURA:
Good evening. I didn't sign up to speak because I'm not a resident of Waikiki.
However I am the director of the State Office of Environmental Quality Control and I've
heard comments tonight that I would like to clarify.

First of all, the EIS is a document which is an informational document that will
address, or should address, all of the socio-economic, historical, archaeological,
infrastructure, air pollution. This document will address all of this. Otherwise it would
not pass our office for review.

Secondly, in the EIS process - I mean criticisms have been raised that in the
EIS process it's an after-the-fact document, that it is a document to justify projects after
the design phase has been completed. Let me assure you that this is not going to be
the case for this particular project for the following reason is that there is no design for
this project yet.

The meetings that are being held, this is the second meeting as I understand,
are not required by law. These are informational meetings to solicit additional
information on the content, the concerns the people may have in the development of
the EIS. This is a very unique project and being such, the Authority is working very
closely with the public even before the design phase so the design - whoever
assumes the project of this magnitude will be able to incorporate some of your
concerns. The concerns, such as that have been raised for example tonight, the long
term impacts. These would be answered. But in addition to this, the short term
construction related impacts will also be addressed. You can't address something
when you don't know what's going to happen.

Now that's what I wanted to say.

Also there's one more other thing - another thing is that I've heard of two sites
being developed here, you know--Aloha Motor site as well as the International Market
Place. I haven't seen any EIS or Prep Notice coming in for the alternatives, for the
Aloha Motor site.

What I was just wondering about right now is that I think we should have as much information out as possible in the development of probably the most significant project that will be affecting Waikiki and therefore the entire State’s visitor industry.

I would be happy to answer any specific questions that may arise.

JUDY SOBIN:

Are there any questions for Dr. Miura? Senator McMurdo?

SENATOR MCMURDO:

Dr. Miura, one of my big concerns about this is that there isn’t any plans. Will there be another EIS? There certainly must be a difference in the impact, as Robin Smith mentioned, when there is 5.2 acres we are developing or 9 acres or more. Will there be a supplementary EIS depending on what the plan eventually turns out to be.

DR. MARVIN MIURA:

May I respond to that?

JUDY SOBIN:

Yes, Dr. Miura.

DR. MARVIN MIURA:

The entire EIS process consists of three major documents. One is the Prep Notice, the Draft EIS and the final EIS. You’re at the first stage right now which is the Prep Notice. It brings out - it’s similar to what the federal agencies do - it’s called a scoping process. It brings out all of the concerns. Now whether we’re talking about 5.2 acres or 10, 15, or 20 or 50 acres. These are questions - we are in the planning phase right now, as I understand it.

The main thing is that we understand that there are plans for a convention center. All right. If the developer or whoever is going to do the development, goes for 5.2 acres or whatever and takes it all the way through, the impacts undoubtedly will be
addressed to that density of 2.5 acres.

All right. In the event that the size of the project increases to double that either
two options are available: go back to the Draft EIS to address the additional concerns
or put in a supplemental EIS depending on the time and the magnitude of the change.

So yes, at every phase during the Prep Notice period, as you are in the phase
right now, there's public input. In the Draft EIS there's public input also.

Does that answer your question, Senator?

SENATOR MCMURDO:

Yes.

JUDY SOBIN:

Robin Smith?

ROBIN SMITH:

But to follow up on that it means the public needs to know this is a possibility in
the EIS and the size should be in the EIS.

DR. MARVIN MIURA:

It will be - I am sure that is - if it is known at that time for that project whether it is
5 of 11 acres he will be -

ROBIN SMITH:

I mean It should be in this one.

JUDY SOBIN:

At this moment the project only consists of 5.2 acres. That's the only information
that this company has to deal with. When that changes that change will be publicized.

Are there any further questions? Yes?

UNIDENTIFIED SPEAKER #1:

Yes, I don't quite understand. In view of the fact that the request for this
proposal has already gone out in the paper, requesting the development proposals
from developers and then talking about the fact that they can expand the size of the proposal as they wish. Would you clarify that?

DR. MIURA:

I'm sorry that's - I'm not trying to evade the issue. I haven't even seen that.

JUDY SOBIN:

I'd like to have Ko Hayashi speak to that.

KO HAYASHI:

What you are speaking about really comes under the authority of the Waikiki Convention Center Authority. You can ask the members of that Authority and they have, I believe, monthly meetings which are open to the public. I encourage you to take your concerns to them in written form or attend their meeting and raise these points and maybe get clarification from them on what they meant by that ad.

I guess they were giving flexibility to firms that may wish to submit a development plan.

Yes, sir?

ROBERT DEMARS:

My name is Robert DeMars. I don't see how the Waikiki Convention Authority can expect anybody to prepare an EIS if they don't know whether it is going to be 5 acres or less acres and it comes out in the newspaper that it might be 11.

How can you do your job?

JUDY SOBIN:

We're going to do our job on information we have. The information that we have is that the Preparation Notice was to be prepared on the 5.2 acre site. If there's any change in that there will be a change in the Draft EIS or that another Preparation Notice will be sent out.

That is all the questions, I think.
Would you like to speak Mr. Hayashi?

ALAN HAYASHI:
May I address that question there?

JUDY SOBIN:
Sure.

ALAN HAYASHI:
I’m Alan Hayashi with the Waikiki Convention Center Authority.

Your question is to site sizing. At this point the legislature has mandated a 5.2 acre site. That’s the size of the blueprint that we are working with. However in the rules and regulations we have made provision in the event a developer - for instance, some of you may have heard that Consolidated Theaters are interested possibly in incorporating their site into the development. If that would be an eventuality then the EIS would be modified by the supplemental process in the draft review revised. The EIS at this time is addressing the 5.2 in order to get information, as Dr. Miura has said, for us to judge some of the concerns you have out in the community and impact on the building.

But at the point in time when we receive the development proposals we’ll know what we’re dealing with. At this point we don’t have any idea. The mandate from the legislature is a 5.2 site. That we inherited. We’re working with that size and we will do the best we can. If somebody comes in with more land that EIS will be adjusted to take care of those concerns also.

I just thought I’d clarify that.

JUDY SOBIN:
Thank you Mr. Hayashi.

Are there any further comments?

DR. MARVIN MIURA:
One last comment.

It's a matter of timing. If the size were to be increased before the EIS officially was published in the OEQC bulletin, then it would address the entire 10 acres or 150 acres or whatever we're talking about. But if it came after that's a different story. OK?

Is that clear? No?

One last thing. This is a planning - the EIS here is being used as a planning tool. You have a wonderful opportunity. The Authority is bending over backwards to accommodate this. So any of the criticisms you have, the concerns that have been raised here tonight saying that this is something after the fact is far from the truth.

JUDY SOBIN:

Thank you very much Dr. Miura.

Anita?

ANITA BENFATTI:

I thought I signed up here tonight under general comments. I did.

JUDY SOBIN:

OK. I don't have you signed up here but please come up.

ANITA BENFATTI:

I did.

JUDY SOBIN:

OK. I didn't get it up here yet. Please come. Could you bring any other sign-ins up here?

ANITA BENFATTI:

Disappeared somewhere.

OK. Good evening. I'm Anita Benfatti, chair of the Waikiki Neighborhood Board.

I guess this is Part Two of our comments. Also I'd like to acknowledge the vital input of Francis Delany, our Business and Tourism chair to this testimony.
The Waikiki Neighborhood Board in responding to the Waikiki Convention Center Authority public meetings continues to be puzzled because its presentations have received neither replies nor questioning so again we also have concerns about the actual input - what's going to happen in this EIS.

Why risk, again what we feel again economically, an already vulnerable Waikiki? Who gains? We've all heard the rosy predictions about more jobs, quality jobs, the entry level jobs that would wind up being really more upscale type jobs than in the industry. But again we have doubts. We hear about the tax revenues, diversified tourism, upscale tourism and our need for a so-called "world class" convention center. Again we feel we have not really seen specifications about this and comparisons. Even now we're hearing predictions about recession, down trend in tourism and such.

Therefore, we are supposed to believe that all of us gain from this convention center with some of the predictions we hear. How when we know here we have had a budget surplus in our State?

Waikiki contributes in the State approximately 45% of the State tax for visitor expenditures; 16% of the gross excise taxes, 60% of the hotel room taxes collected statewide, and 14% of the county's real property tax collections. Waikiki also represents 3% of Oahu's population.

We also feel that we are killing the goose that lays the golden egg. Picture the reaction of travel agents when construction starts - construction of such immense proportions. Waikiki may never recover or regain its consistent tourist flow.

The rules state that a developer to be selected must have a property interest. Again this confuses us. How can any potential developer suddenly acquire a property interest? It strains our credibility. Again we are suspicious. We saw some articles in Midweek recently and we are wondering. Again we heard about some "mega-developer" who is involved in this. Again we are just wondering how is there really
going to be choice when a developer is selected? How cozily ironic, we're just feeling about that.

Further, a developer has several options concerning the relationship of the number of condos and the relationship of the number of hotel rooms. Again, as many as 2800 hotel rooms can be built. Again I'd like to remind people that this option would reduce the percentage of space needed for parking.

Just this weekend a Waikiki resident did mention to me, how could they possibly do this, when we - again, Senator McMurdo mentioned - the 30-35,00 hotel rooms, they don't realize the statute, what can happen here.

As more of the scenario becomes public, Waikiki residents do become more frustrated and discouraged. Today, as we speak, we as Waikiki residents feel that Waikiki needs more scrutiny, more effective management, not more density and height allowance. What groups lobbied, again so successfully that the citizens' concerns were eliminated? Why the great push for this project - and again, getting into the social area - when the human needs remain unmet? We all hear about the homeless. Not much is done. We hear about affordable housing. It's not really affordable. Again this project, many of us feel, does bear little input for the common good even though we are led to believe that it would be for the common good.

The Authority has no check on its autonomy and would supersede regulations pertaining to the District -

JUDY SOBIN:

Ms. Benfatti, would you stick to the environmental issues, please?

ANITA BENFATTI:

The concern we have is what price ultimately will we pay for an overbuilt and overcrowded Waikiki? What would we pay in terms of revenue and citizen unrest for the convention center? Based on resident replies the price is too high.
Again, we feel that not enough attention is being paid to the issue of traffic control. And we hear about rapid transit. We’re not really clear that it will be funded. Displacement we hear about. We hear about the displacement of small business persons at the Marketplace. Also we’d like to remind everyone there would be displacement of Waikiki residents as well.

Dewatering, again concerns us. Slippage of buildings, and such. Settlement - so called settlement of buildings. And again, I would like to remind people that there are various newly remodeled hotels in this area that would be impacted.

We believe that size and location of this convention center affirm that it is already too late to try to mitigate these urban problems. The infrastructure should be assessed now. We’re worried about sewage problems, the roads inadequate, before the convention center starts.

Just recently we’ve heard that in a northern part of California called Contra Costa there are ordinances that require the infrastructure to be really ready before developments proceed. So maybe we should learn from that.

We hear no discussion again, about how we’re going to mitigate the problems that we know could occur with the construction problems, with the excavation problems.

And again many people are worried about the stability of present structures. What could happen and again we said if we do have any unfortunate phenomena, like earthquakes, tsunamis and such. Will we be ready for that?

In closing, we would really plead with the Authority to really consider these issues. And we are sincere in our quest for the best for Waikiki.

Thank you for this opportunity to speak.

JUDY SOBIN:

Thank you very much.
Are you - would you like to testify or do you have some questions?

MAYNARD HUFSCHMIDT:

I'm Maynard Hufschmidt. I'm a member of Neighborhood Board #8. I was waiting for Michael Shiroma to come but he isn't here so I would like to give the statement of Neighborhood Board 8 for Michael. I believe it has already been filed.

JUDY SOBIN:

Yes, we have it in writing. Thank you.

MAYNARD HUFSCHMIDT:

We make the following points:

We strongly object to the use of the word "resources" rather than "impacts" in the outline because it obscures the documents purpose. In fact, the purpose that was given by the man from the State agency, to discuss the impacts of the proposal.

And then we suggest that the outline should emulate the traditional EIS format by organizing the impact into headings such as "short term impacts", that's during the construction period, "long term impacts" and "mitigative measures".

For example, use of your format fails to distinguish from impacts generated during the construction phase from impacts generated from the center's operation.

Revision to this traditional format would help efficient and accurate review of the document.

Now we suggest the following additions to your document.

This has already been mentioned but it's worth mentioning again. Dewatering, essential given the recent events in the excavation at the duty free site.

Zoning exemptions. Essential given the proposal's aggressive departure from county zoning standards pertaining to density, heights and setbacks. Five and one-half times the allowable density - incredible.

Natural hazards. Essential given the project's location in an area that's
susceptible to tsunamis, earthquakes, erosion and potential rises in sea level.

Now the Ala Wai Canal bridge issue. Essential given the project's increase in local and regional traffic. Proposed bridges in the University Avenue area and also perhaps the alignment along the Manoa Canal up to H-1. And proposed parking structures Mauka of the canal should be clearly identified and assessed.

I might add here that it is my understanding the the State already has a study well along on bridge over the University Avenue. Also there's some authorization pending for the study of an alternative site. So in this EIS statement these existing facts of studies that have already been done should be brought into the picture and the impact of this site on the probable speeding up or justification of those bridges should be clearly put into the site. Because clearly - it's not in this statement - but there's no doubt about it that if for whatever reasons a bridge across University Avenue is put in, it changes the character, it ruins the character of McCully-Moiliili in that area. All you have to do is think of the traffic up University Avenue to King, already crowded Kapiolani Boulevard, King St., Beretania, to see the way the character of our neighborhood is going to be changed by bridges across the Ala Wai and parking structures for which there would be strong justification with a convention center of this size at this site.

So that's why we're concerned about that this be clearly and thoroughly studied in this proposal. OK. Well, that's enough on that.

Public services. Identification of increases in infrastructure and services such as police and fire protection should be clearly described. Proposals to offer impact fees to compensate the public for these services should be clearly identified and tallied for public review. We made this issue at the Aloha Motor site issue. That is, to the extent that the existing fire department, police, traffic and other services are impacted this development should pay the extra cost of those. They should also pay
the additional cost for water services and sewer services. And this is clearly a bill that
should be identified and the issue should be discussed and obviously we would like to
see consideration of that.

Then the affordable housing issue. One could argue what's affordable housing
going to do in such a fancy development? We all know that affordable housing is the
number one problem in this State and on the island of Oahu especially. So there
cannot be any project, especially one of this magnitude, that does not make some
contribution to affordable housing. That's something that explicitly should be covered.

Now in conclusion, we look forward to reviewing this Draft EIS and hope that it
will contain sufficient material, including conceptual architectural plans and traffic
studies to allow the reviewers to get a sense of the project's impact on our
neighborhood. In other words, you've heard from the Waikiki Neighborhood Board
about its effect on Waikiki. We want explicit and separate considerations for impact on
the area across the Ala Wai Canal. And especially projections of impact on traffic and
possible ways in which streets would be widened and expanded on Kapahulu, McCully, Kapiolani, Date St. should all be explicitly mentioned.

Now I would like to conclude with a question: is it my understanding that this
firm has only been retained to do the EIS Prep Notice. Now is there going to be a
special bid for this process?

JUDY SOBIN:
I'd like to ask Mr. Hayashi to comment.

KO HAYASHI:
It's really under the purview of the Convention Center Authority.

MAYNARD HUFSCHEIDT:
I see.

Well, I just want to make this point. You're here and we're talking to you and
you're getting the sense of this. If you don't get the job much of the stuff we've been
doing here is wasted. The record will be there but the the intensity will not be there.
You're listening to it and so, I know nothing about your firm but I sure hope you get the
job because otherwise I've been talking to thin air.
KO HAYASHI:
Thank you very much. We will make every effort to relay not only the content of
your concerns but also the deep sincerity and how much - how important this is to you.
And certainly even though we don't - perhaps if we don't land the next phase I would
certainly volunteer our services to continue to play an advisory role. Just as I know all
of you will also. So we'll probably be in this for a long time all together.
Thank you very much.
JUDY SOBIN:
Yes, sir? Please come forward.
J. T. RUHTENBERG:
My name is Ruhtenberg. You might say I'm a public advocate.
There are a couple of things that have not been mentioned. A construction of a
major convention center in the International Market Place is not going to happen very
fast, you know. And it's going to be 2-3 years in building it, no doubt. What do you
suppose is going to happen to our tourist business in Waikiki during that time? I
believe that the economy is going to drop - (applause) - I believe that by the time you
build a building like that in Waikiki which is tough enough to build in Hawaii itself, you
are going to stop the tourists from coming to Oahu. (applause) No tourist is going to
save his hard earned dollars for 10-15-20 years for their one or two weeks in Hawaii,
and be faced with a construction job that would make the Waikiki Improvement on that
street look like a peanut. (applause) So I would like the mayor and our governor to
pay, not out of the tax payers' money, the business and the taxes that this island of
Oahu is going to lose during a three year construction period. (applause)

One other thing. I hear people talking that have been living here since 1950 and now suddenly they wake up. And this morning I heard that the Ala Wai Canal is a septic tank. You know when you look at that Ala Wai Canal if somebody gets tossed into it they very often end up dead a few days later from the water. That's what's happened with the extra 15,000 hotel rooms that Senator McMurdo talked about. It's an unseen thing but it's developed particularly in the last 10-15 years.

I've come to this island before I lived here - 15 years ago. It does not look the same on Oahu. And ten years from now it is not going to look the way it does today. And everything cannot be put into Waikiki. (applause)

As I said, I'm a public advocate and I've worked very, very hard to keep this from happening to this island. Thank you.

JUDY SOBIN:

Thank you, sir.

There are no further speakers signed up on the general comments. Is there anybody else before we close this portion?

Yes, sir. Could you state your name and any affiliation.

Thank you.

WALLACE LANE:

I'm Wallace Lane and I'm an architect and I live at the corner of Kuhio and Seaside and I've been there for about four years. I've been in Waikiki since 1961. I think I've seen all the highrise go up that's needed. It's appalling to think that the Hoopers of the State government could do what is in a legal form presented to us as an alternative of this or else.

I would like to ask, however, what I consider being the only question that I haven't heard discussed in a much more clever fashion than I would present it.
I want to know if we're going to be like the airport which has been in a standard mode of construction since I've been here and is now going in for its billion dollar increase, in case you haven't heard the news. They always tell you the small number. I don't know what the final number is going to be. The same thing will happen to Waikiki because if you have got convention center put on the land it's going to need to be expanded because it will be so successful come hell or high water. If a man puts up $100 million worth of hotels he's going to keep them full and he's going to keep pushing them into the convention center. And when it needs to be expanded where are they going to go? They're going to go straight up or they're going to go busting at the seams. And that's not in any Environmental Impact Statement that I've seen as what has been presented as what happens now, tomorrow and the day after tomorrow.

So kindly, if you are going into that far, take a twenty year look down the road which is not very far. And if you've good foresight try to look about forty years down the road because I'm sure when they put the little streets in Waikiki for the little houses they never had the least idea there was ever going to be highrise condominiums for 30,000 people and hotel rooms.

Thank you very much.

JUDY SOBIN:

Thank you very much.

Sarah?

SARAH NOYLE:

Just a point of clarification.

My name is Sarah Noyle. I'm from Neighborhood 5. I'd just like a point of clarification on the timing of the EIS and the different phases - when you will be finishing this phase and after that when will there be a bid for the next phase and how
does that fit into the timing of the request for proposals and timing of that phase?

Could that be explained?

JUDY SOBIN:

   Thank you.

KO HAYASHI:

   The specific process - or rather those technical questions really should be
   addressed to the Waikiki Convention Center Authority. But the deadline for this phase
   is December 7 for the Prep Notice, for comment, for public input.

SARAH NOYLE:

   But when do we hear from you? When do you do what you're doing?

KO HAYASHI:

   We will respond to the written comment - we will begin to respond. But that
   occurs during the period of whatever consulting firm is retained. That exact time
   period is not set yet.

SARAH NOYLE:

   But you're writing a report -

KO HAYASHI:

   Yes.

SARAH NOYLE:

   When do you have to get that report done?

KO HAYASHI:

   We'll get that to the Authority by December 8, including full transcripts of the two
   proceedings plus all additional written comment that we have received.

ALAN HAYASHI:

   I'd like to comment on one thing. The next phase of the Draft EIS is going to be
   specific to the developer's proposal and it's going to be prepared by the developer's
consultant group which could very well be this group here. We don't know the size of
the development yet so at this point we are really seeking public input for a generic
convention center to be located at the International Market Place for the sizing of 5.2.
As it changes there will be modifications made in the proper procedure and everybody
will be notified but at this point we don't know who the developer is or how big the
convention center will be.

CONNIE CONRAD:
  When will it come out that we will have a developer and how long will it take?

ALAN HAYASHI:
  We issued the RFP this past week Monday, November 20. It's a Request for a
Proposal. The acronym is RFP, I'm sorry. This was issued a week ago Monday. We
would expect from March 16 of next year we would receive proposals from the
developers.

CONNIE CONRAD:
  I see.

ALAN HAYASHI:
  That's a rough timetable. But we welcome you, as the Authority, to come to any
of our meetings and ask these questions. Tonight we would like to focus on
environmental concerns, and while I appreciate the interest and we all are
understanding of your deep commitment to the community, I think the proper forum for
any questions to us would be at our meetings. We meet the first Wednesday of each
month.

CONNIE CONRAD:
  Where do you meet?

ALAN HAYASHI:
  We meet at the Central Pacific Bank building and we post the notices at the
State Capitol and the Kamumalu building. Any of you who are interested I'll give you our phone number and we'll give you the meeting dates because they do change from time to time. Primarily we try for the first Wednesday of the month. Our phone number is 548-5773. And we're the Waikiki Convention Center Authority. So please if you do have any questions call us and we will try to respond.

JUDY SOBIN:

Thank you Mr. Hayashi.

Are these questions or further comments because I wanted to be sure that everyone spoke.

Yes? Please come forward.

MARGE BABCODE:

My name is Marge Babcode. I'm from Aspen, Colorado.

We were involved in a convention hotel center that we were fighting for three years. It was right in the center of the town. We were terribly concerned about the impact of it. It's a very small town and we fought this thing for about three years. Last week the whole thing fell apart. There were three different developers involved and the first one was Donald Trump. He finally got tired and left. There were two others. The last one was Mr. Hadee. He said he was so sure he was going to - that we were all going to OK it that he went ahead and dug this enormous hole which has been sitting there for two years with a huge crane -

JUDY SOBIN:

Ms. Babcode, do you have some comments on the Waikiki -

MARGE BABCODE:

I just want to say that - OK, I'm a tourist here. I've been here for about three months. Sort of like a part time resident. And I feel that the location for the environmental impact of having it here at the International Market Place would be
detrimental. And I've talked to a lot of tourists on the beach. Luckily I've had time to
talk to them. 99% of them feel the same way I do so I just had to say this that I've been
on committees something like similar to this and I just hope that you don't have this
convention center at the International Market Place.

JUDY SOBIN:

Thank you very much.

Are there any other comments?

Mr. Conrad, this is on the environmental issues only. Thank you. Please I ask
you to be very specific, though.

CONNIE CONRAD:

Environmental issues.

JUDY SOBIN:

On the Waikiki Convention Center at the International Market Place. Thank you.

CONNIE CONRAD:

This is very brief. A good picture can say an awful lot sometimes. (Refers to
large map) We play a lot of games with words but we can't play them with pictures. I
think this picture tells quite a story. You see where there's probably something like
225-250 hotels right around in this area over perhaps two miles. We camouflage the
posters of the Aloha Motor site. We're all set to go and about to start building
immediately. We're doing a whole lot of talking about something over here and we
don't have a developer. Now -

JUDY SOBIN:

Mr. Conrad, we are speaking about the International Market Place so could you
please keep your comments relevant to it?

Thank you.

CONNIE CONRAD:
I appreciate that. I guess basically I can't say anything. What's there to say?

JUDY SOBIN:

Well, there's environmental concerns that we'd like you to speak on or do you have some concerns about traffic regarding the International Market Place or do you have any concerns about air quality regarding the International Market Place?

CONNIE CONRAD:

Very good.

Well, I think that you're speaking of the traffic. I've lived here 55 years and - very quickly - none of this was here. We had three hotels and 20,000 visitors. Today we've got 6 million visitors and we're talking about 8-9 million visitors. Well, if you're talking about 8-9 million visitors they are not going to go there. They are going to go this way. That's A-B-C. They're going to go that way. So why take all of those people from down here and bring them over here when you can put them right in the middle where they will be half way between both routes. (applause)

I'm not very smart but I'm not that dumb to put it at one end when you can put it in the middle -

JUDY SOBIN:

Mr. Conrad, could you please relate to the International Market Place. Thank you.

CONNIE CONRAD:

Well, I don't think that site is very good.

JUDY SOBIN:

Well we can't - we're not here tonight to discuss the sites. We don't have that flexibility. However we would like to know if you have any specific comments about the impacts on Waikiki from that particular site or on any other place but relating back to the International Market Place.
CONNIE CONRAD:

Relating back to this - and you said something about back to this. I really think that the nice gentleman who talked before - they're stretching it awfully far to look for a developer. Will they find one and will they not find one? And when they do find one, like somebody else said, they're going to have to bust up the whole middle of Waikiki which could be terribly harmful, terribly harmful.

And the question I say is what is the alternative? I mean it relates to Waikiki. I don't see it as a good thing for Waikiki. I see that if it's put in the middle between the old development and the new development, why we've got something that will be better for our whole community.

And I know we would like to talk back to Waikiki. It's a Waikiki thing tonight. The thing about Waikiki is it's so bad that we have to think about something else.

JUDY SOBIN:

Thank you, Mr. Conrad. Thank you very much.

CONNIE CONRAD:

Now I know these people have worked hard and I wouldn't want their job. God bless you, you're all beautiful people. But I know we're all putting some of our feelings on the line and as I say I could speak a whole hour on Waikiki. I just really feel just from the little bit that I showed you there that it doesn't take into consideration how we can develop ourselves over these next 25 years. Now is the time to plan for what our immediate future is and not to strangle ourselves by trying to remodel something that has already passed its usefulness.

JUDY SOBIN:

Thank you very much.

CONNIE CONRAD:

Our water transportation - it would help a whole lot. I don't want to go into all of
that -

JUDY SOBIN:

We have that in the record from last time. Thank you.

I believe there was one further speaker. This gentleman right here.

NORMAN BRUCKMANN:

My name is Norman Bruckmann. I have lived here for about three years and since I've lived here for the past three years I've seen Waikiki get dirtier and dirtier.

I also do not quite understand if you just got done with Kalakaua Avenue and you've widened the sidewalks and narrowed the streets, now you're going to tell me that you're going to widen the street and narrow the sidewalk for traffic that's not supposed to be there because this is going to be the center of town. Then you say you're going to add a bridge to get there and you're alleviating the traffic? I'm lost. I don't understand this. It doesn't make much sense unless I'm a little senile. I've been told that, too.

I also don't understand why we that live in Waikiki can't have this on the ballot where we can vote.

JUDY SOBIN:

Sir, could you speak to the environmental issues?

NORMAN BRUCKMANN:

That's basically it.

JUDY SOBIN:

Thank you very much.

Are there some further general comments? I thought I saw one gentleman. If there are no further general comments we will close this portion of the meeting tonight and ask for any comments on physical resources. Are there any comments on physical resources? Yes.
MRS. KLEBECKE:

I would just come as a tourist resident, part time resident. And I've been coming here about seven winters.

I would just like to say that I heard about the International Market Place long before I ever dreamed of coming to Waikiki. It was one of the first places I was taken to and I enjoyed walking through there. And I still enjoy walking through there very much. And I know that it is a very strong tourist must on the list of tours that they want to go to is International Market Place.

Now what is going to happen and where is there going to be a similar place for tourists to go to? And have you questioned any of the tourists that come in and out visiting Waikiki as to how they feel about the International Market Place not being there any more for them to visit?

JUDY SOBIN:

Thank you. Could you state your name please for the record?

MRS. KLEBECKE:

Mrs. Klebecke. And I reside in Waikiki in the winter.

JUDY SOBIN:

Thank you very much.

Are there any other further comments, general comments? If there are no further ones, any comments on physical resources, soil, water, air - I know we've had some already enmeshed in other testimonies and they will all be put into the record. If there are no other comments on physical resources we will close that portion.

Are there any comments on aesthetic concerns other than that have already been mentioned, which are in the record? Yes, sir.

J. T. RUHTENBERG:

The aesthetic concern is hard to address when we don't have any plans. But
considering a 5-acre site, more or less, and considering that they visualize - what they want to build - I visualize that the centerpiece is going to have a tower sticking up at least 150 feet in excess of the Waikiki height limit. I live pretty high up on a hill and when you look down on today's modern site and visualize a big Eiffel Tower sticking up in Waikiki I think it is going to be rather ugly.

I could see where eventually downtown you're going to have to have to have 500 feet instead of 350. I could see where surrounding areas might have to have a higher one but I think it will further contribute towards pollution to have a 100 or 150 foot high building on Waikiki beach.

JUDY SOBIN:

Thank you very much.

There's a brief announcement here. There's a Toyota Celica that is blocking another car. It's CRT 281. Glad he got his comments in first.

Are there any further comments on the aesthetic concerns. Senator McMurdo?

SENATOR MCMURDO:

I didn't want to bring up too much here tonight because there was quite a list there. But I don't think we ought to overlook two things. One are the view planes which are part of the development plans. There is some evidence that 400 feet may be blocking view planes from Punchbowl and other places that shouldn't happen.

And second, and much more important than that, is the banyan trees there. I think there are more than one and I still don't understand how highrises are going to be built around those but I think that this is a very, very critical thing to take into consideration.

JUDY SOBIN:

Thank you.
You mentioned pollution. Trees do help in avoiding the global warming and that sort of thing because they take care of some of this carbon dioxide. Those are pretty important trees.

JUDY SOBIN:

Thank you very much.

Are there any further comments on the aesthetic concerns? We will close that portion of the meeting.

The last item is biological concerns. Senator McMurdo just mentioned one of them in terms of the trees. Are there any other concerns that the people have in terms of the flora and fauna, the biological resources of the site? We will close that portion of the meeting.

Yes?

J. T. RUHTENBERG:

The other comment on the biological resources in addition to Senator McMurdo's comment was made by a tourist from Colorado.

As a resident of Oahu I would like to say that the second biggest tourist attraction is the International Market Place because it's green, it's safe, it's fun to walk through, it has a carnival atmosphere and tourists don't like to drive at night.

Now when you have a convention center anybody that thinks that because a convention center is in the middle of Waikiki that the tourist or the conventioneer is going to come and go to his hotel and go to the convention center and then go home and go to bed or else go to a night club in Waikiki - they're going to rent cars and drive all over the place in the daytime. So what good is it to bring the people to the middle which is going to cause pollution? Why not take them out of the pollution? The car rental people will probably rent more cars so more pollution - if the center is successful, which I personally doubt very much.
Thank you very much.

JUDY SOBIN:

Please come forward.

PATRICIA BECK:

I live in the center of Waikiki. I’ve been a resident there for 24 years. I’ve just spent my life savings getting a condominium with a view which this would completely obliterate. I try to - when I come back into Waikiki after being downtown - I try to stop and I try not to get back into Waikiki right now at 5:00 at night or 4:00 when the buses come in. Now you can imagine what it would be like if you’ve got twenty buses on Kuhio Avenue, coming and picking up the conventioneers. I don’t think we have any idea of the amount of traffic that is going to be happening because of this.

I don’t believe that people even realize how much - not only traffic but visitors we are going to lose because this is the only bit of Hawaiiana that we have left in Waikiki. There’s no Hawaiian music; there’s no showrooms where Hawaiian people play. There is - we’ve lost everything that people come to Waikiki for and I am just wondering if there was any chance of us getting enough people, our visitors, if we had enough complaints from them, like our friend from Colorado. Everyone that I’ve spoken to has said exactly the same thing. They don’t want to come back here. They will start going to the Caribbean and to Florida because why come to Hawaii? You come to Waikiki -

JUDY SOBIN:

Thank you, Ms. Beck. We are here to discuss the environmental concerns -

PATRICIA BECK:

- and with the pollution all the beauty is going to be gone.

JUDY SOBIN:

Thank you. Thank you very much.
We're actually on the biological resources concerns so are there any further comments in that area? Yes?

NOE NOE KAWAIHAI:

My name is Noe Noe Kawaihai. I'm a resident of Waikiki and I work for the third largest tour company in Hawaii and we just got through having the American Dental Convention.

One of the arguments that people have of having the convention center at the International Market Place is so that it would be handy for all the conventioneers to walk to. Now I have worked conventions for the last 20 years and believe me if we have a convention at the Hilton Hawaiian Village the conventioneers at the Ilikai Hotel - we have to bus them over. They refuse to walk. They refuse to walk from the Reef Hotel to the Hilton. Or if we have a convention at the Sheraton they will not walk from the Hyatt. We have to bus them over so I don't know how you get the idea that building a convention center at the International Market Place means the convention people are going to walk to it. Believe me they're not. (applause)

Thank you.

JUDY SOBIN:

Thank you.

If there are any further comments on biological concerns, flora, fauna, etc.

Is it on biological concerns? Thank you very much.

SHERRY HORN:

I'm going to speak for the trees, the banyan trees and the birds.

We have in Hawaii banyan trees that are beautiful and for our good, particularly the island style of life that people come over to. We've been talking about that. How about in the International Market Place where we have beautiful growths of banyan trees, beautiful birds that sing that give people a spirit of aloha in Hawaii. That's why
they go to the International Market Place. The birds have to have a place to live.
That’s going to be the banyan tree. So I don’t understand how the convention center
is going to build a monstrosity, which I think it is going to be, a monstrosity and keep
the trees.

Now I’d like to see this happen and if we can just visualize how it’s going to take
place. Where are the birds going to live? Do you think people don’t like birds? Well, I
think most people who come over here would like to be woken up by birds and hear
them sing. And the trees - we have to speak for these things. This is part of the thing
that Outdoor Circle has promoted for years. And the environment - and we have to
have trees also because the trees give off oxygen and take in carbon monoxide,
poisons that we have. We have to have trees to filter this through. It’s called
something like a photosynthesis effect. That’s why people come here so, please, lets
think about the banyan trees before it’s too late.

Thank you very much.

JUDY SOBIN:

Thank you.

Are there any more comments?

Yes, Robin?

ROBIN SMITH:

I really didn’t mean to say this but since I’ve heard it said before I will repeat it.
I’ve heard it said that “banyan trees and buildings don’t get along”. And as
much as I love the banyan tree as early as 1984 it was my understanding at the Moana
they were having a lot of trouble with it because the roots were tearing up the floor and
cracking the walls. The roots go wherever they want to go. How in the world will a
convention center deal with that without removing the tree?

Thank you.
JUDY SOBIN:

Thank you very much.

Are there any further comments on the biological concerns? Going once, twice - hearing none then we will be closing this hearing tonight, the meeting tonight. Maynard?

MAYNARD HUFSCmidt:

Could I make a comment on air pollution?

JUDY SOBIN:

We'll allow that, thank you.

MAYNARD HUFSCmidt:

My name is Maynard Hufschmidt. I neglected to mention tonight but this has to do with indoor air pollution from parking garage. Now without the design of the building I don't know what the problem is but I'm going to give you the Aloha Motor's site problem.

They are proposing underground, two floors of underground parking. This poses a very difficult problem from vehicles when they are starting up. Much more than the street air pollution. So please when this Environmental Impact Statement is done do not neglect the indoor air pollution consequences of a parking garage configuration and any mitigation measures which include the type of fans and circulation that's involved.

And again, I would say also depending upon where those fans exit it may be hazardous to the banyan tree if it still exists.

JUDY SOBIN:

Thank you very much. Thank you for tying it into the biological concerns. We appreciate that very much. Are there any further comments on biological concerns?

Thank you very much. We will be closing this meeting tonight. However we are
welcoming your written comments. There are comment sheets in the back of the room or you can write your own letter. However you would like to do it. We have gotten several. And we would like you to send them to the Pacific Environmental Research Group, 436 Piikoi, Honolulu, 96814.

We really appreciate your comments, your patience, your sitting in this warm place. And we ask you to continue to have your input into this environmental process.

Anita, do you have a question?

ANITA BENFATTI:

Yes. I would just like to know what the procedure is for having access to these comments?

JUDY SOBIN:

We will be turning these comments over to the Waikiki Convention Center Authority.

ANITA BENFATTI:

Has it been established what the process will be?

JUDY SOBIN:

You will have to ask the Authority that we don’t have that. Excuse me.

KO HAYASHI:

Anita, I’m sure if you will request the Authority they will make a copy available. I don’t know how many hundreds of pages it will run - they may charge you a modest fee for it - but I’m sure you can obtain a copy from them.

JUDY SOBIN:

If there are no further questions then thank you very much everybody for coming.
Lists of Attendees at the Public Informational Meetings
<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Phone</th>
<th>Phone</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. YAMAKI</td>
<td>NIKON-DAY</td>
<td>Res.</td>
<td>Bus. 528-0328</td>
<td></td>
</tr>
<tr>
<td>S. ITO</td>
<td>NIKON-DAY</td>
<td>Res. 528-0328</td>
<td>Bus.</td>
<td></td>
</tr>
<tr>
<td>BOB CHESSNUTT</td>
<td>RESAY OPERATOR</td>
<td>833-3184</td>
<td>438-0200</td>
<td></td>
</tr>
<tr>
<td>Edith Demars</td>
<td></td>
<td>923-3434</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ouseles Heen</td>
<td></td>
<td>946-3441</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donald K. Machado Jr.</td>
<td></td>
<td>732-7385</td>
<td>732-7385</td>
<td></td>
</tr>
</tbody>
</table>

Sign-up Sheet

Name: A. YAMAKI
Address: 1600 Ala Moana Blvd.
City: Honolulu HI Zip: 96814

Name: S. ITO
Address: 1760 S Beretania #12B
City: Honolulu HI Zip: 96826

Name: BOB CHESSNUTT
Address: 3420 Ala Napa Pl. #904
City: Honolulu HI Zip: 96818

Name: Edith Demars
Address: 2215 Aloha Dr. #190
City: Honolulu HI Zip: 96815

Name: Ouseles Heen
Address: 4999 Kahalani Ave
City: Honolulu HI Zip: 96816

Name: Donald K. Machado Jr.
Address: 827 PaaHana St.
City: Honolulu HI Zip: 96816

Affiliate Offices
- AIEA
- MAUI
- TOKYO
- BANGKOK
- SAIPAN

436 PIKOI ST
HONOLULU
HAWAII 96814

TEL (808) 522-6066
FAX (808) 522-6069
□ FEASIBILITY STUDIES
□ LAND USE PLANNING
□ ENVIRONMENTAL ANALYSES

November 17, 1989
6:30 pm - 9 pm
### Sign-up Sheet

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Phone: Res.</th>
<th>Phone: Bus.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dennis Miniga</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address: 439 Keohina St. #50</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City: Honolulu HI Zip: 96815</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>HAPC</td>
<td>536-1742</td>
<td></td>
</tr>
<tr>
<td>Gailene Wong</td>
<td>HAPC</td>
<td>536-1742</td>
<td></td>
</tr>
<tr>
<td>Address: 1001 Bishop St #1900</td>
<td>HAPC</td>
<td>536-1742</td>
<td></td>
</tr>
<tr>
<td>City: Honolulu HI Zip: 96813</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Robert L. Chen</td>
<td></td>
<td>528-1000</td>
<td></td>
</tr>
<tr>
<td>Address: 220 S. King St #600</td>
<td></td>
<td>528-1000</td>
<td></td>
</tr>
<tr>
<td>City: Honolulu HI Zip: 96813</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Marshall F. Goldman</td>
<td></td>
<td>926-3300</td>
<td></td>
</tr>
<tr>
<td>Address: 3103 Pualani Ct #4</td>
<td>Marshall F. Goldman</td>
<td>926-3300</td>
<td></td>
</tr>
<tr>
<td>City: Honolulu HI Zip: 96815</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Richard Poulter</td>
<td></td>
<td>656-1510</td>
<td></td>
</tr>
<tr>
<td>Address: 800 University Ave. #2200</td>
<td>Richard Poulter</td>
<td>656-1510</td>
<td></td>
</tr>
<tr>
<td>City: Honolulu HI Zip: 96820</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mary Adraski</td>
<td>525-8640</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address: STAR Bussellin</td>
<td>Mary Adraski</td>
<td>525-8640</td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Sign-up Sheet

<table>
<thead>
<tr>
<th>Name:</th>
<th>Organization:</th>
<th>Phone:</th>
<th>City:</th>
<th>Hi Zip:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Craig K. Nakamura</td>
<td>Queen Emma Pl.</td>
<td>Res.</td>
<td>Honolulu</td>
<td>96814</td>
</tr>
<tr>
<td>Ac Holubar</td>
<td>KIT</td>
<td></td>
<td>Honolulu</td>
<td>96815</td>
</tr>
<tr>
<td>S. W. Jones</td>
<td>The Art</td>
<td>Res.</td>
<td>Honolulu</td>
<td>96815</td>
</tr>
<tr>
<td>Susan Uyetake</td>
<td></td>
<td>Res.</td>
<td>Honolulu</td>
<td>96825</td>
</tr>
<tr>
<td>steer x J. Hopai</td>
<td>Teacher</td>
<td>Res.</td>
<td>Honolulu</td>
<td>96826</td>
</tr>
</tbody>
</table>
# Sign-up Sheet

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Phone: Res.</th>
<th>Phone: Bus.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Eric Ryan</strong></td>
<td>Neighborhood Rd #5</td>
<td>737-9695</td>
<td><em>(some)</em></td>
</tr>
<tr>
<td>Address: 3138 Dainalae St #214</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City: Honolulu HI Zip: 96816</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Phone: Res.</th>
<th>Phone: Bus.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jancen Oeis</td>
<td>Kolayashi, Watanabe</td>
<td></td>
<td>544-8300</td>
</tr>
<tr>
<td>Address: 745 Fort St, 6th Fl</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City: Honolulu HI Zip: 96813</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Phone: Res.</th>
<th>Phone: Bus.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bernice Holubay</td>
<td>Ret.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address: 2600 Pualani Way #505</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City: Honolulu HI Zip: 96815</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Phone: Res.</th>
<th>Phone: Bus.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bruce Voss</td>
<td>KHOU-TV</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Phone: Res.</th>
<th>Phone: Bus.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lili Hallett</td>
<td>Outriggar Hotels</td>
<td></td>
<td>924-6982</td>
</tr>
<tr>
<td>Address: 433 Eohan</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Phone: Res.</th>
<th>Phone: Bus.</th>
</tr>
</thead>
<tbody>
<tr>
<td>David &amp; Nancy Walter</td>
<td>Bon Voyage Travel</td>
<td>612-5561</td>
<td>521-2999</td>
</tr>
<tr>
<td>Address: 92-1210 Makakilo Dr #1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City: Ewa Beach HI Zip: 96707</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# Sign-up Sheet

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Phone: Res.</th>
<th>Phone: Bus.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jose Mary Cowing</td>
<td></td>
<td>922-8520</td>
<td></td>
</tr>
<tr>
<td>2333 Ala Wai Bl.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Honolulu HI Zip: 96815</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>George Akahane</td>
<td>WCCCA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>98-100 Piiku Pl</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ala Moana HI Zip: 96701</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alan S. Hayashи</td>
<td>WCCCA</td>
<td></td>
<td>548-5773</td>
</tr>
<tr>
<td>201 Paiko Dr</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Honolulu HI Zip: 96815</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Huvin Miuu</td>
<td>OEC</td>
<td></td>
<td>345-6915</td>
</tr>
<tr>
<td>4455 Kukui Rm 104</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Honolulu HI Zip: 96815</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Beth DuPaul</td>
<td>B4H</td>
<td>623-7200</td>
<td>524-5500</td>
</tr>
<tr>
<td>188 Bishop # 2901</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Honolulu HI Zip: 96815</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mike Shikima</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NBP No 8</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Honolulu HI Zip: 96815</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Waikiki Convention Center  
Public Informational Meeting  

November 17, 1989  
6:30 pm - 9 pm  

ROSS PRIZZIA  
PhD  
President  
KO HAYASHI  
Executive Vice President  

Pacific Environmental Research Group  
A DIVISION OF MANAGEMENT PLANNING & ADMINISTRATION CONSULTANTS, INC.  

Sign-up Sheet

Name: JASON  
Address: 3 WATERFRONT HAUZA  
City: Honolulu  
HI Zip:  

Name: MURIL A. HANNA  
Address: 5072857 Kaliahi Ave.  
City:  
HI Zip:  

Name: GARY T. OKAMOTO  
Address: 1150 S. KING Suite 800  
City: Honolulu  
HI Zip:  

Name: JOSPEH T. PENSKE  
Address: 2233 ALA WAI #4A  
City: Honolulu  
HI Zip:  

Name: EVELYN PENSKE  
Address: 2233 ALA WAI #4A  
City: Honolulu  
HI Zip:  

Name: W.H. LOESCHE  
Address: P.O. Box 90095  
City: Honolulu  
HI Zip:  

Organization:  
Phone: Res.  
Bus.  

Organization:  
Phone: Res.  
Bus.  

Organization:  
Phone: Res.  
Bus.  

Organization:  
Phone: Res.  
Bus.  

Organization:  
Phone: Res.  
Bus.  

Organization:  
Phone: Res.  
Bus.  

Feasibility Studies  
Land Use Planning  
Environmental Analyses  

Affiliate Offices:  
AIEA  
MAUI  
TOKYO  
BANGKOK  
SAIPAN  

436 PIKOI ST.  
HONOLULU  
HAWAII 96814  
TEL: (808)  
522-6066  
FAX: (808)  
522-6069
Name: Larry Wang
Address: 630 S. Beretania St
City: Honolulu HI Zip: 96813

Name: Kelvin Shimazu
Address: 80 Sand Island Rd. #211
City: Honolulu HI Zip: 96819

Name: Dr. Dech Hays
Address: 3315 K remote Dr.
City: Honolulu HI Zip: 96815

Name: Sheila K. Robello
Address: 1333 Maseaho St #801
City: Honolulu HI Zip: 96822

Name: Robin E. Smith
Address: 445 Kaimuki #514
City: Honolulu HI Zip: HI 96815

Name: Roscoe E. Beach
Address: 2919 Kalakaua
City: Honolulu HI Zip: 96815
### Sign-up Sheet

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Phone: Res.</th>
<th>Phone: Bus.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gail Uyetake</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address: 319 Opinikao Pl.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City: Honolulu, HI Zip: 96825</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ko Hayashi</td>
<td>PERG</td>
<td>595-8022</td>
<td>522-6066</td>
</tr>
<tr>
<td>Address: 117-9 Alewa Dr</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City: Honolulu, HI Zip: 96817</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Judy Sobin</td>
<td>PERG</td>
<td>522-6066</td>
<td>522-6066</td>
</tr>
<tr>
<td>Address:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pia McComas</td>
<td>PERG</td>
<td>522-6066</td>
<td>522-6066</td>
</tr>
<tr>
<td>Address:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jeannne You</td>
<td>PERG</td>
<td>522-6066</td>
<td>522-6066</td>
</tr>
<tr>
<td>Address:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DR. Ross Prizzia</td>
<td>PERG</td>
<td>488-3912</td>
<td>522-6066</td>
</tr>
<tr>
<td>Address:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Speaker Sign-up

#### General Comments & Testimony

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Phone: Res.</th>
<th>Phone: Bus.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anita Benfatti</td>
<td>Waikiki Neighborhood Board</td>
<td>923-2486</td>
<td>845-4123</td>
</tr>
<tr>
<td>436 Kapiolani St. #409</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Honolulu HI Zip: 96815</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Phone: Res.</th>
<th>Phone: Bus.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# Speaker Sign-up

## General Comments & Testimony

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Phone: Res.</th>
<th>Phone: Bus.</th>
</tr>
</thead>
<tbody>
<tr>
<td>George Noutsos</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address: 247 Beachwalk</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City: Honolulu HI Zip: 96815</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# Sign-up Sheet

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Phone</th>
<th>City</th>
<th>HI Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Norman W. Bruckman</strong></td>
<td></td>
<td>922-4234</td>
<td>Honolulu</td>
<td>96815</td>
</tr>
<tr>
<td><strong>Yvian E. Yalbury</strong></td>
<td></td>
<td></td>
<td>Honolulu</td>
<td>96815</td>
</tr>
<tr>
<td><strong>Robin Smith</strong></td>
<td></td>
<td>922-1427</td>
<td>Honolulu</td>
<td>96815</td>
</tr>
<tr>
<td><strong>B. I. Pellent</strong></td>
<td></td>
<td>924-3531</td>
<td>Honolulu</td>
<td>96815</td>
</tr>
<tr>
<td><strong>Mary Jane McMinnid</strong></td>
<td>State Senate</td>
<td>955-5403</td>
<td>Kona</td>
<td>96816</td>
</tr>
<tr>
<td><strong>John I. S. Lee</strong></td>
<td>MEDIA</td>
<td>922-0757</td>
<td>Honolulu</td>
<td>96815</td>
</tr>
</tbody>
</table>
Waikiki Convention Center
Public Informational Meeting

November 4, 1989
6:30 pm - 9 pm

Ross Prizzia, Ph.D.
President

Ko Hayashi
Executive Vice President

436 Piikoi St
Honolulu
Hawaii 96814

Tel: (808) 522-6086
Fax: (808) 522-6089

Environment
Feasibility Studies
Land Use Planning
Environmental Analyses

Affiliate Offices
AlEа
Maui
Tokyo
Bangkok
Saipan

Sign-up Sheet

Name: Marie G. Brooks
Address: 2161 Kalua Rd #106
City: Honolulu HI Zip: 96814

Phone: Res. 923-3264

Name: Barbara Audmal
Address: 2233 Kalakaua
City: Honolulu HI Zip: 96826

Phone: Res. 949-5063

Name: R. Kellumski
Address: 250 Ohua 12g
City: Honolulu HI Zip: 96815

Phone: Res. 922-4867

Name: Margaret Dunkin
Address: 1482 Kalanikai Rd
City: Honolulu HI Zip: 96821

Phone: Res. 377-5739

Name: Janene Olds
Address: 745 Fort St, 8th St
City: Honolulu HI Zip: 96813

Phone: Res. 

Bus. 541-8300

Name: Ginny Tanji
Address: 509 University Ave #603
City: Honolulu HI Zip: 96826

Phone: Res. 947-5229

Bus. 948-8446
<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Phone: Res.</th>
<th>Phone: Bus.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tom Watanabe</td>
<td>First Develop</td>
<td>623-6066</td>
<td>545-1955</td>
</tr>
<tr>
<td>Nancy Marker</td>
<td>4 C's</td>
<td>948-7405</td>
<td></td>
</tr>
<tr>
<td>Wallace Lane</td>
<td></td>
<td>924-2479</td>
<td></td>
</tr>
<tr>
<td>Connie Conrad</td>
<td></td>
<td>949-3280</td>
<td></td>
</tr>
<tr>
<td>Gailene Wing</td>
<td>HCFC</td>
<td>536-1742</td>
<td></td>
</tr>
<tr>
<td>Robin Anawalt</td>
<td>Wilson Okamoto Assoc</td>
<td>946-3554</td>
<td>531-5261</td>
</tr>
</tbody>
</table>
Sign-up Sheet

Name: Mary Picker
Address: 411 Kamehameha St #705
City: Honolulu HI Zip: 96815
Organization: Resident
Phone: Res. 923-5495
Bus. 544-3752

Name: Marvin Kuva
Address: 465 S. King St #104
City: Honolulu HI Zip: 96813
Organization: OECE
Phone: Res. —
Bus. 544-6965

Name: Anita Benzatti
Address: 430 Kaiolani St #409
City: Honolulu HI Zip: 96815

Name: Noe noe Kawaiapa
Address: 430 Kakaako St #807
City: Honolulu HI Zip: 96815

Name: Jim Koshi
Address: 2333 Kapiolani Blvd #2011
City: Honolulu HI Zip: 96826
Organization: CCC
Phone: Res. 946 0092
Bus. —

Name: J.T. Rüttenberg
Address: 2213 St Louis Dr
City: Honolulu HI Zip: 96816
Organization: Public Advocate
Phone: Res. 735 6745
Bus. —
### Sign-up Sheet

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Phone: Res.</th>
<th>Phone: Bus.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Z.G. Estes</td>
<td></td>
<td>923-2189</td>
<td></td>
</tr>
<tr>
<td>225 Liliuokalani</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Honolulu</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>96815</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Betty Hata</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1889 Kapiolani St</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Honolulu</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>96813</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jojo Takahara</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>408 17865</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Honolulu</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>96817</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R. De Marco</td>
<td></td>
<td>923-4314</td>
<td></td>
</tr>
<tr>
<td>3215 Alou Dr</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Honolulu</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>96815</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eric Yuan</td>
<td></td>
<td>737-9695</td>
<td></td>
</tr>
<tr>
<td>3138 Waialae #24</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Honolulu</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>96816</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sarah Naylor</td>
<td></td>
<td>735-0813</td>
<td></td>
</tr>
<tr>
<td>3138 Waialae Ave #608</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Honolulu</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>96816</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Sign-up Sheet

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Phone: Res.</th>
<th>Phone: Bus.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Margo Shimamura</td>
<td></td>
<td>949-2393</td>
<td></td>
</tr>
<tr>
<td>Address: 2752 Kapolei Blvd., Honolulu HI Zip: 96826</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City: Honolulu HI Zip: 96826</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Judy SoBun</td>
<td>PERG</td>
<td></td>
<td>522-6066</td>
</tr>
<tr>
<td>Address: 436 Piikoi, Honolulu HI Zip: 96814</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City: Honolulu HI Zip: 96814</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ko Hayashi</td>
<td>PERG</td>
<td></td>
<td>522-6066</td>
</tr>
<tr>
<td>Address: 436 Piikoi, Honolulu HI Zip: 96814</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City: Honolulu HI Zip: 96814</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dr. Ross Prizzia</td>
<td>PERG</td>
<td></td>
<td>522-6066</td>
</tr>
<tr>
<td>Address: 436 Piikoi St., Honolulu HI Zip: 96814</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City: Honolulu HI Zip: 96814</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gia McComas</td>
<td>PERG</td>
<td></td>
<td>522-6066</td>
</tr>
<tr>
<td>Address: 436 Piikoi, Honolulu HI Zip: 96814</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City: Honolulu HI Zip: 96814</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Joanne Your</td>
<td>PERG</td>
<td></td>
<td>522-6066</td>
</tr>
<tr>
<td>Address: 436 Piikoi, Honolulu HI Zip: 96814</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City: Honolulu HI Zip: 96814</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Sign-up

#### General Comments & Testimony

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Phone: Res.</th>
<th>Bus.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gailene Wong</td>
<td>HAPC</td>
<td>536-1742</td>
<td></td>
</tr>
<tr>
<td>1001 Bishop St, Pacific Tower, Honolulu, HI Zip: 96813</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Phone: Res.</th>
<th>Bus.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Phone: Res.</th>
<th>Bus.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Phone: Res.</th>
<th>Bus.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Phone: Res.</th>
<th>Bus.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Phone: Res.</th>
<th>Bus.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Phone: Res.</th>
<th>Bus.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Phone: Res.</th>
<th>Bus.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Sign-up
### General Comments & Testimony

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Phone: Res.</th>
<th>Phone: Bus.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jinn Tanji</td>
<td>Citizen’s Council</td>
<td>947-6229</td>
<td>948-8645</td>
</tr>
<tr>
<td>509 University Ave. #603</td>
<td>Honolulu, HI 96814</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Honolulu, HI 96814</td>
<td>Honolulu, HI 96814</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Honolulu, HI 96814</td>
<td>Honolulu, HI 96814</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Honolulu, HI 96814</td>
<td>Honolulu, HI 96814</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Honolulu, HI 96814</td>
<td>Honolulu, HI 96814</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Affiliate Offices**
- AIEA
- MAUI
- TOKYO
- BANGKOK
- SAIPAN
Waikiki Convention Center
Public Informational Meeting
November 27, 1989
6:30 pm - 9 pm

ROSS PRIZZIA, PhD
President
KO HAYASHI
Executive Vice President

Sign-up

General Comments & Testimony

Name: Roger Smith
Address: 445 Kapiolani St 574
City: _________ HI Zip: 96813

Organization: ________________________
Phone: Res. __________ Bus. __________

Name: Mary Jane McDaniel
Address: 469 Ewaliko Rd #2003
City: __________ HI Zip: 96816

Organization: State Senator
Phone: Res. __________ Bus. __________

Name: ____________________________
Address: ___________________________
City: __________ HI Zip: ___________

Organization: ________________________
Phone: Res. __________ Bus. __________

Name: ____________________________
Address: ___________________________
City: __________ HI Zip: ___________

Organization: ________________________
Phone: Res. __________ Bus. __________

Name: ____________________________
Address: ___________________________
City: __________ HI Zip: ___________

Organization: ________________________
Phone: Res. __________ Bus. __________

Name: ____________________________
Address: ___________________________
City: __________ HI Zip: ___________

Organization: ________________________
Phone: Res. __________ Bus. __________

Name: ____________________________
Address: ___________________________
City: __________ HI Zip: ___________

Organization: ________________________
Phone: Res. __________ Bus. __________
Sign-up

General Comments & Testimony

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>HORN</td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td>Phone: Res. 955-111</td>
</tr>
<tr>
<td>Kona HI Zip: 96726</td>
<td>Bus.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>Phone: Res.</td>
</tr>
<tr>
<td>City:</td>
<td>Bus.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>Phone: Res.</td>
</tr>
<tr>
<td>City:</td>
<td>Bus.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>Phone: Res.</td>
</tr>
<tr>
<td>City:</td>
<td>Bus.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>Phone: Res.</td>
</tr>
<tr>
<td>City:</td>
<td>Bus.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>Phone: Res.</td>
</tr>
<tr>
<td>City:</td>
<td>Bus.</td>
</tr>
<tr>
<td>Name</td>
<td>Organization</td>
</tr>
<tr>
<td>--------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>Aspird Monson</td>
<td>Legal Women Ulta</td>
</tr>
<tr>
<td>189 Kata St.</td>
<td></td>
</tr>
<tr>
<td>Hilo</td>
<td>96734</td>
</tr>
<tr>
<td>--------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>Name</td>
<td>Organization</td>
</tr>
<tr>
<td>--------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>Name</td>
<td>Organization</td>
</tr>
<tr>
<td>--------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>Name</td>
<td>Organization</td>
</tr>
<tr>
<td>--------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>Name</td>
<td>Organization</td>
</tr>
<tr>
<td>--------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>Name</td>
<td>Organization</td>
</tr>
<tr>
<td>--------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>Name</td>
<td>Organization</td>
</tr>
<tr>
<td>--------------</td>
<td>-----------------------</td>
</tr>
</tbody>
</table>

Affiliate Offices:
- AIEA
- MAUI
- TOKYO
- BANGKOK
- SAIPAN
Neighborhood Board

No. 5 (Diamond Head/Kapahulu/ St. Louis Heights)
No. 8 (McCully/Moiliili)
No. 9 (Waikiki)
Subdistrict 1: St. Louis Hghts-5 seats

HAMASU, Edgar A.
1518 Kalaepohaku 96816
(R) 734-2446 (B) 523-6227

GAU, Wayne W.
P.O. Box 90880 96835
(R) 734-5654

OKAMOTO, Barbara
2212 St. Louis Drive 96816
(R) 737-8339 (B) 737-8537

RYAN, Eric
3138 Waialae Ave. #214 96816
(R) 737-9695

VACANCY
3138 Waialae Ave. #08
(R) 135-0513

Subdistrict 2: Kapahulu-5 seats

PATTON, James
2916 Date St. #15-H 96816
(R) 737-8701 (B) 944-1888

CHANG, Kenneth C. C.
2845 Waialae Ave. #116 96826
(R) 734-4387 (B) 735-4012

ROSS, Arthur E.
2916 Date St. #22H 96816
(R) 734-1881 (B) 523-0077

Subdistrict 2 - Continuesd

NAHOOPII, Bertha S. J.
3247 Kaimuki Ave. 96816
(R) 734-5793 (B) 943-3203

FARR, Thomas P.
922 Kapahulu Ave. #107 96816
(R) UNLISTED (B) 945-2677

Subdistrict 3: Diamond Head/Ft. Ruger/Kapiolani Park-5 seats

DOCKHAM, Sondra
3772 Diamond Hd. Circle 96815
(R) 737-0873 (B) 735-5350

NEWTON, Frank
P.O. Box 8014 96830-0014
(R) 923-8937

KASER, Tom Jr.
3145 Castle St. #J 96815
(R) 732-4273

VACANCY
3138 Waialae Ave. #08
(R) 135-0513

Mailing Address

C/O Waikiki/Kapahulu Library
400 Kapahulu Avenue
Honolulu, Hawaii 96815
**Subdistrict 1: 6 seats**

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>HUFSCHMIDT, Maynard M.</td>
<td>2525 Date St. #3001 96826</td>
<td>(R) 944-8247</td>
<td>(B) 944-7241</td>
</tr>
<tr>
<td>KOEGI, Jim</td>
<td>2333 Kapiolani Blvd. #2011 96826</td>
<td>(R) 946-0092</td>
<td>(B) SAME</td>
</tr>
<tr>
<td>CAMPBELL, William Lloyd</td>
<td>583 Kamoku St. #507 96826</td>
<td>(R) 941-6855</td>
<td>(B) 949-5355</td>
</tr>
<tr>
<td>EDWARDS, Regina L. R.</td>
<td>555 University Ave. #3103 96826</td>
<td>(R) 947-8916</td>
<td>(B) 948-6295</td>
</tr>
<tr>
<td>LEE, Susan</td>
<td>2614 Laau St. #3</td>
<td>(R) UNLISTED</td>
<td>(B) 536-2326</td>
</tr>
<tr>
<td>TREBOR-MACCONNELL, Barrie</td>
<td>583 Kamoku St. #2403 96826</td>
<td>(R) 944-9153</td>
<td>(B) 941-8555</td>
</tr>
</tbody>
</table>

**Subdistrict 2: 6 seats**

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>McClure, Charles</td>
<td>2232 Kapiolani Blvd. #401 96826</td>
<td>(R) 942-5688</td>
<td>(B) 471-3228</td>
</tr>
<tr>
<td>CLARK, Lyn Angelillo</td>
<td>634 University Ave. 96826</td>
<td>(R) UNLISTED</td>
<td>(B) 941-6477</td>
</tr>
</tbody>
</table>

**Subdistrict 2-Continued:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>MITCHELL, Kurt H.</td>
<td>2100 Date St. #2507 96826</td>
<td>(R) UNLISTED</td>
<td>(B) 955-888</td>
</tr>
<tr>
<td>BURGESS, Ned</td>
<td>727 Hausten St. 96826</td>
<td>(R) 941-4526</td>
<td></td>
</tr>
<tr>
<td>GOO, Joy</td>
<td>2020 Lime St. 96826</td>
<td>(R) UNLISTED</td>
<td>(B) 941-19</td>
</tr>
</tbody>
</table>

**Subdistrict 3: 5 seats**

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>WEBB, RUBERT R. &quot;Bob&quot;</td>
<td>1627 Young St. #B308 96826</td>
<td>(R) UNLISTED</td>
<td></td>
</tr>
<tr>
<td>KATO, John</td>
<td>910 Pumehana St. #G 96826</td>
<td>(R) UNLISTED</td>
<td>(B) 548-2072</td>
</tr>
<tr>
<td>CHAR, Maurice E. L.</td>
<td>2027 Coyne St. 96826</td>
<td>(R) UNLISTED</td>
<td>(B) 943-3037</td>
</tr>
<tr>
<td>KAY, Walter E.</td>
<td>796 Isenberg St. #201 968</td>
<td>(R) 947-1675</td>
<td></td>
</tr>
<tr>
<td>SHIROMA, Michael S.</td>
<td>2024 Waiola St. #104 9682</td>
<td>(R) UNLISTED</td>
<td>(B) 527-5312</td>
</tr>
</tbody>
</table>

**Vacancy**

---

**Mailing Address**

c/o Neighborhood Commission
City Hall, Rm. 400
Honolulu, Hawaii 96813
<table>
<thead>
<tr>
<th>Subdistrict 1: 6 seats</th>
</tr>
</thead>
<tbody>
<tr>
<td>BREN, Sam</td>
</tr>
<tr>
<td>1717 Ala Wai Blvd. #504 96815</td>
</tr>
<tr>
<td>(R) 941-6185 (B) 848-1512</td>
</tr>
<tr>
<td>DELANY, Frances</td>
</tr>
<tr>
<td>469 Ena Rd. #2207 96815</td>
</tr>
<tr>
<td>(R) 942-8489</td>
</tr>
<tr>
<td>CAPONE, John A.</td>
</tr>
<tr>
<td>1717 Ala Wai Blvd. #305 96815</td>
</tr>
<tr>
<td>(R) UNLISTED (B) 946-9160</td>
</tr>
<tr>
<td>RUDOLPH, George</td>
</tr>
<tr>
<td>1925 Kalakaua Ave. #2801 96815</td>
</tr>
<tr>
<td>(R) 947-7600 (B) 531-4511</td>
</tr>
<tr>
<td>SEKIMOTO, Stan</td>
</tr>
<tr>
<td>400 Hobron Lane #3703 96815</td>
</tr>
<tr>
<td>(R) 947-2345 (B) 529-6884</td>
</tr>
<tr>
<td>NEROUTSOS, George H.</td>
</tr>
<tr>
<td>P.O. Box 15726 96830-5762</td>
</tr>
<tr>
<td>(R) 924-8920</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Subdistrict 2: 6 seats</th>
</tr>
</thead>
<tbody>
<tr>
<td>BENFATTI, Anita</td>
</tr>
<tr>
<td>430 Kailou St. #409 96815</td>
</tr>
<tr>
<td>(R) 923-2486</td>
</tr>
<tr>
<td>FLOOD, Walt</td>
</tr>
<tr>
<td>2092 Kuhio Ave. #1903 96815</td>
</tr>
<tr>
<td>(R) 923-6839</td>
</tr>
<tr>
<td>JOHNSON, Betty L.</td>
</tr>
<tr>
<td>417 Namahana St. #14 96815</td>
</tr>
<tr>
<td>(R) 945-7490</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Subdistrict 2 - Continued:</th>
</tr>
</thead>
<tbody>
<tr>
<td>RACK, Tom P.</td>
</tr>
<tr>
<td>P. O. Box 90847 96835</td>
</tr>
<tr>
<td>(R) 949-8814</td>
</tr>
<tr>
<td>WYTTENBACH, Sky</td>
</tr>
<tr>
<td>431 Nahua St. #1104B 96815</td>
</tr>
<tr>
<td>(R) 922-4539</td>
</tr>
<tr>
<td>GRACE, H. A. &quot;Tony&quot;</td>
</tr>
<tr>
<td>P. O. Box 8030 96815</td>
</tr>
<tr>
<td>(R) 923-7819</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Subdistrict 3: 5 seats</th>
</tr>
</thead>
<tbody>
<tr>
<td>DOWNING-BUTLER, Camille</td>
</tr>
<tr>
<td>250 Ohua Ave. #1E 96815</td>
</tr>
<tr>
<td>(R) 922-5932</td>
</tr>
<tr>
<td>FELKER, Richard E.</td>
</tr>
<tr>
<td>2415 Ala Wai Blvd. #2005 96815</td>
</tr>
<tr>
<td>(R) 923-0053</td>
</tr>
<tr>
<td>KELLEY, Jane A.</td>
</tr>
<tr>
<td>2442 Tusitala St. #216 96815</td>
</tr>
<tr>
<td>(R) 924-2853 (B) 523-4266</td>
</tr>
<tr>
<td>MILLER, Georgia E.</td>
</tr>
<tr>
<td>2457 Ala Wai Blvd. #3 96815</td>
</tr>
<tr>
<td>(R) 923-7965 (B) 942-3961</td>
</tr>
<tr>
<td>POMEROY, Denny</td>
</tr>
<tr>
<td>263 Kaiulani Ave. #6 96815</td>
</tr>
<tr>
<td>(R) 923-8751</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mailing Address</th>
<th>c/o Neighborhood Commission</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Hall, Rm. 400</td>
<td>Honolulu, Hawaii 96813</td>
</tr>
</tbody>
</table>
Recent Press Reports

on

WCCA Project
State solicits comments on convention center

Two meetings to gather public comment on the state's proposed convention center will be tonight and next week, from 8:30 to 9 p.m. at the Waikiki-Kapahulu Public Library.

Pacific Environmental Research Group, hired by the state to do an environmental assessment, will accept comments and concerns on the project slated for the 5.2-acre International-Market Place site.

Tonight's meeting will cover a project update, physical resources such as soil, water and air; biological resources such as flora and fauna; and aesthetics.

The Nov. 27 meeting will cover historical, cultural and archaeological resources; socioeconomic factors; and infrastructure.

Written testimony — four copies each — may be sent to the research firm at 436 Pilkol St., Honolulu, 96814.
Convention center criticized

Residents rap state's Waikiki plan

By Kevin Dayton

About 60 Waikiki residents gave state officials a chilly reception last night during a meeting to discuss plans for a convention center at the International Marketplace.

Only a handful of the residents commented on the project, but those who did charged the state's convention center proposal is ill-conceived, unnecessary and in the wrong place.

The meeting last night was to give residents a chance to suggest areas that should be stressed when the state prepares its environmental impact statement for the International Marketplace project.

The state is planning a 5.2-acre project that would be built on land now occupied by the Coral Reef Hotel and Kuhio Mall. The state is still seeking a developer for the project and hopes to break ground in 1991.

The state would allow more than five times the normal density for the site and buildings of up to 400 feet tall in an area zoned for only 260 feet.

State officials say the facility is needed to tap the growing convention market and make Waikiki more competitive with Mainland resorts.

The crowd last night applauded speakers who opposed the state project or endorsed the Aloha Motors site. That site is favored by the city for its own plans to develop a convention center.

Anita Benfatti, a member of the Waikiki Neighborhood Board, challenged the state's claim that a convention center would boost the tourism industry. She cited national news stories that she said suggest the convention industry is declining.

She also noted the project has been scaled back considerably from the original, which was to accommodate as many as 25,000 conventioneers in one place.

Current plans call for a center that could handle 2,000 to 10,000 conventioneers, but some speakers said groups of that size could be accommodated in existing hotels.

"The change (in the convention center plan) now asks the question — why the great need?" Benfatti said.

Benfatti also questioned the wisdom of adding up to 2,800 new hotel rooms to the existing Waikiki inventory.

"Your economic outlook is overly optimistic and unproven," she said.

James Hanna, chairman of the board of directors of Aloha Skyway Corp., told state officials the International Marketplace plans do not include nearly enough space for conventions or storage of equipment needed for major gatherings.

A second meeting on the impact statement is scheduled for 6:30 p.m. Nov. 27. That meeting will focus on the historical, cultural, archaeological and socio-economic concerns that should be included in the study, as well as potential problems with roadways or other infrastructure.

Ko Hayashi, executive vice president for the Pacific Environmental Research Group, said the firm expects to have a draft of the impact statement finished in about six months.
VARIOUSLY called the “golden goose” or the “jewel” of Hawaii’s tourism industry, the approximately 613-acre parcel of Oahu that is Waikiki is the focus of the intense spotlight of attention — from the public, politicians, investors and tourism executives. Near term plans for the future call for a convention center in the area.

There are those who believe the center should be placed 1) on the 5.2-acre site in central Waikiki, 2) on the former Aloha Motors site, or 3) nowhere at all. But even the strongest proponents of a convention center, never mind the site, ask for a longer view look at the future of Waikiki. What will the “jewel” look like 50 years from now — a faded piece of paste or an ever-brilliant diamond?

When the 1988 Legislature designated the International Market Place and two adjacent properties as the site of the convention center, the Queen Emma Foundation, owner of the plot, had to shrug off its long-worn cloak of benign benevolence and to pay attention with sharp pencil and a shrewd view of the future.

The Queen Emma Foundation, trustee for a total of some 13,000 acres of land left by the widow of King Kamehameha IV on her death to the support of Queen’s Hospital (now Queen’s Health Systems), walks a tight rope today between its fiduciary duties and the political will of the people, as expressed via the 1988 legislation.

On the one hand, the foundation is bound by entrusted responsibility to maximize its earnings for the benefit of Hawaii’s people. On the other side, its hands potentially are tied by the 1988 convention site legislation.

Foundation officials decline to discuss publicly the details, but it is being discussed on the Avenue (Kalakaua, that is), for example, that the foundation recently renegotiated a lease on about 1.5 acres of property for which it heretofore has been paid a flat $100,000 annually.

But the key in the renegotiation was that the rental rate was based on a percentage of what appraisers said the land would sell for at current market prices. If sold in fee, the foundation and lessee finally agreed, the price would be $1,201 per square foot, or exactly $301 more per square foot than was offered to St. Augustine’s Catholic Church last year for its Kalakaua Avenue property. It does not take a genius to figure out what the foundation’s holdings are worth, at least on paper, at that $1,201 per square foot appraisal.

That would make the proposed 5.2-acre convention site worth some $272 million, and the entire foundation-held Waikiki portfolio potentially worth some $971 million. While a former foundation official did not dismiss the sale of Queen Emma’s legacy, there is doubt that trustees would take that action.

Current lessees of the 5.2-acre plot pay annual rental of about $187,000 under terms of leases negotiated when Waikiki was not the hot property in the real estate market that it is today. Talk around town indicates that these three lessees would be willing to sell their lease rights for some $300 million, give or take $10 million, if they are not chosen as developers of the convention center by the state’s convention center authority. A provision in the 1988 law also provides that the state may initiate condemnation proceedings to purchase the property. But the question is whether the political will of the people, as expressed in the 1988 law, is matched by a willingness to open the pocketbook to pay out that kind of money — even before a center is constructed.

K. Tim Yee, Queen Emma Foundation president, will not discuss the foundation’s intentions and whether it favors a convention center on its property, saying all the foundation’s options are still under study. But he allowed, “There is big interest in this: to look at the ‘big’ picture, more than just at the convention center, but at all of Waikiki.” And there is talk that the foundation is busy doing just that — looking at all of Waikiki in formulating decisions.

Many tourism officials and executives, citizens’ groups and residents’ advocates would agree to this approach. Although many properties along Kalakaua and Kuhio avenues, for example, sparkle like facets on a jewel, there are some areas in between and mauka of Kuhio Avenue which are marginal, at best. Proponents of polishing the jewel that is Waikiki with a convention center and other amenities must also broaden their view to include planning for the entire Waikiki area. There are those who even advocate a Waikiki Authority, a government-private industry body to exercise control of the area. There are those who suggest the state look to the ocean and the Ala Wai Canal to solve the transportation problems inevitably attendant to the increased density brought by a convention center, given the strictures of infrastructure now in place.

And there are those who caution that “highest and best use” (a favorite maxim of architects and planners) in the future might not be the addition of hotel or condominium apartment towers, but more open space and low-rise buildings accommodating a variety of endeavors, catering to tourists’ penchants.

For example, that there is money — and lots of it — going into the cash registers of Waikiki is not in dispute. There is a specialty store, as one example, which occupies just 1,500 square feet of space on Kalakaua Avenue property at a monthly rent of $26,000; this business reportedly earns gross revenues of $150 million annually, as much, say, as a supermarket with thousands more square feet of store space.

All this is to say that the ferment of current discussions with regard to the future of Waikiki, and including the construction of a convention center, is...
Proposed convention site
Queen Emma Foundation's proposed convention site
In Waikiki.

By Bryon Fukutomi, Star-Bulletin

xciting and could lead to far-reaching, visionary
decisions for a jewel that even future generations of
residents will cherish.

It is apropos at this point, with regard to the Queen
Emma Foundation and its proprietary interests, to
repeat a part of our column of yesterday. And that is
that a resolution recorded in the minutes of a Queen's
hospital meeting of April 28, 1863, reads:

"Resolved that all indigent, sick and disabled
Hawaiian subjects, native and naturalized, are enti-
ted to receive accommodation and treatment at the
Queen's Hospital, and that the number of patients of
hat class can alone be limited by the pecuniary
bility of the corporation to provide for them."

The foundation's decisions in the immediate and
ong term will affect the health systems' "pecuniary
bility" to provide for those of our neighbors who are
omewhat less fortunate by virtue of circumstance. A
reighty responsibility, and a worthy one.

Arlene Lum is publisher of the Star-Bulletin.
Honolulu is likely to have two convention centers in the Waikiki area the way things are moving — one at the old Aloha Motors site favored by the city and another at the International Market Place location being pushed by the state government.

Choosing whether, and where, to build a center has been a thorny problem for public policymakers — and, admittedly, for editorial writers. As the matter made its way through the tourism industry and the various sectors of both state and city government, our Editorial Board has not always found it easy to side clearly with one side or the other. That has been reflected at times in our editorials.

However, plans are becoming more concrete, and our own views more crystallized. Here's the way we see it now:

- Honolulu does need a convention center to compete in the tourism industry of tomorrow.
- It would be a disaster to build two centers.
- State and city planners should be talking to one another, not both rushing to give out a development plum to get to the head of the convention center line.

The International Market Place is the best available site. However, the state law concerning a center on that site allows too much building on too little land.

Therefore, let's look for a compromise: a smaller center, at least partially government-financed, that will meet convention needs without threatening the viability of Waikiki itself as a destination resort.

This is our reasoning:

Are two centers economically feasible? That's a good, and debatable, question. Each private developer would do OK anyway because, in return for building a center, each would be given major bonuses in allowed hotel rooms, condominiums and commercial space.

But our concern is not with the developers. It is about the impact of two oversize developments on a Waikiki already struggling with overcrowding.

We have concerns about the proposed building densities being discussed at either site, twice normal at the Aloha Motors location and 5½ times
the normal density at the International Market Place. That is just too much building for those already-busy areas.

The justification for giving the added density bonuses is that developers would build the convention center "at no cost to the taxpayers." But nobody gives you anything for nothing. The cost of a "free" convention center in terms of overcrowding is just too high.

So if indeed we need a convention center — which we do — what should be done?

Our view is that the most desirable location is in Waikiki, within walking distance of most hotels. The International Market Place fits that criterion — but the sweet deal worked out by the Legislature allows far too much crowding on that smallish site.

Having gone through so much agonized hassle in picking the marketplace, the Legislature is reluctant to reopen the subject and its own wounds. But, if lawmakers get paid to make tough decisions, they also get paid to reconsider them.

One alternative is to drastically reduce the allowable density in hotel towers, etc. If that were done, economics would require the state to pay at least part of the cost the convention center, using the site on some shared basis — in effect, trading off more tax dollars for less density.

(In the process, the state needs to get a new chairman for its Convention Center done good work in that position, but his move to a Mainland job makes it untenable for him to continue as a commuter in such a key Hawaii role.)

If such a tradeoff is unworkable, for economic or other reasons, at the marketplace site, our second choice would be for the same shared development concept at Aloha Motors. That's a long shot, however, for reasons of timing. First Development Corp. says it will shift gears and build a shopping center at the Aloha Motors site if the convention center plan doesn't win City Council approval by early 1990.

If that happens, so be it. There should be no rush to judgment here by government; the results will be with us for a long time.

For now, the City Council should not approve the present Aloha Motors plan, with its developer bonuses and proposal to build to 500 feet in an area with 350-foot limits.

This sort of shared-cost, shared-use approach implies delays and plenty of rethinking by both city and state. It keeps alive the possibility, however slight, that the state and city will meet and cooperate on this vital issue.

Regardless, the ultimate stake is not just the convention center; it is the character and viability of Waikiki, still the touchstone of Hawaii tourism.

Waikiki has suffered too long from too much bad planning. It's in all Hawaii's interest to make any convention center a plus, not more concrete clutter.

The Sunday Advertiser

Established July 2, 1856
Thurston Twigg-Smith, President & Chief Executive Officer
Philip T. Gialancella, Publisher & Chief Operating Officer
Gerry Keir, Editor
John Griffin, Editorial Page Editor
Anne Harpham, Managing Editor, News
Susan Yim, Managing Editor, Features & Design
George Chaplin, Editor-at-Large
Mike Middleworth, Business Manager
Chart of the EIS Process