

CONVENTION CENTER SITE SELECTION STUDY

Calvin Azama
Researcher

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FOREWORD

While the findings and recommendations of this study are the Bureau's responsibility, the Bureau has received assistance and advice from many people. Thomas J. Smyth, Division Head, Business and Industry Development Division; Muriel A. Anderson, Chief, Tourism Branch; and Greg Barbour, Tourism Specialist, of the Department of Planning and Economic Development have been involved from the project's commencement, and the Bureau especially appreciates their cooperation, concern, and assistance. The Bureau also has benefitted from and has been impressed by the knowledge and courtesy of personnel of various agencies of the City and County of Honolulu: the Planning Information Branch of the Department of General Planning; Survey Unit, Planning and Survey Section, of the Department of Transportation Services; Plans Examining Unit, Building Code Section, of the Building Department; Municipal Reference and Records Center; and Office of Council Services. The Bureau appreciates and expresses its gratitude for the assistance and advice given.

Samuel B. K. Chang
Director

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Chapter 1

INTRODUCTION

Market Studies

Pannell Kerr Forster Feasibility Study

A study of the feasibility of a convention center has been conducted by the firm of Pannell Kerr Forster under contract with the State Department of Planning and Economic Development.¹ The study, dated March 22, 1985, finds that a convention center in Honolulu is feasible. Although the debt service will be substantial and the center is expected to incur annual operating losses, net economic benefits are projected to be positive because of the additional out-of-state dollars introduced into the State by conventioners.

In short, Pannell Kerr Forster estimates, in a typical year, that the center will be used by 24 out-of-state groups. Of this number, 14 groups or 61 per cent of the total will have over 2,000 attendees and exhibits, with an estimated average attendance of 6,900.² This is the primary target group for the center. Table 1-1 reproduces the market findings of Pannell Kerr Forster.

Pannell Kerr Forster also estimates that twenty local public and trade shows will utilize the center in a typical year.³

When out-of-state and local events are combined, the main exhibit hall of the center will be utilized for 312 days, of which 168 are event days and 144 are move in/move out days. The estimate represents a utilization rate of 89 per cent.⁴

Based on the market data, Pannell Kerr Forster also provides a tentative design of the center.⁵ For the center's revenue producing area, the design proposes:

- (1) A main exhibit hall of 200,000 square feet.
- (2) Another smaller exhibit hall of 25,000 square feet.
- (3) An additional 104,000 square feet of meeting rooms.
- (4) An 11,000 square foot restaurant.
- (5) Parking space for 4,000 patrons, 120 staff, and 40 buses.
- (6) A height of approximately 40 feet above ground level at its highest point.

The main exhibit hall, in addition to providing exhibit space for conventions and trade shows, is designed:⁶

Table 1-1

PANNELL KERR FORSTER'S
TYPICAL YEAR ATTENDANCE AND SPACE REQUIREMENTS
NON-LOCAL GROUPS

<u>Group Type</u>	<u>Number</u>	<u>Ratio</u>	<u>Estimated Average Attendance</u>	<u>Maximum Square Feet Required¹</u>	<u>Exhibit Space Requirements</u>		<u>Total Square Feet Required</u>
					<u>Exhibits</u>	<u>Gross Square Feet</u>	
Over 2,500/ no exhibits	3	11	6,900	90,000	-	-	90,000
Over 2,500/ all exhibits	14	61	6,900	90,000	220	44,000	134,000
Under 2,500/ large exhibits	5	20	1,400	21,000	220	44,000	65,000
Under 1,500/ small exhibits	1	6	800	12,000	126	25,200	38,500
1,500 - 2,500/ small exhibits	<u>1</u>	<u>2</u>	1,750	26,300	126	25,200	52,800
Total	<u>24</u>	<u>100%</u>					

¹Calculated on the basis of 15 square feet (gross) to account for banquet functions.

Source: Pannell Kerr Forster, Report on the Market Feasibility of a Proposed Convention Center (Honolulu: 1985), p. VI-65.

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...to provide seating and acoustics for major music concerts and...include audio visual rooms and multi-lingual translation spaces....

Most of the revenue producing areas are divisible into smaller sections by temporary partitions. The center also has the capability of servicing large banquets and receptions.

Construction of the center is estimated to cost approximately \$160.5 million.⁷ This estimate does not include the cost of road work necessary to improve access to the center or land acquisition cost.

Convention Park Council

The Convention Park Council, a private organization of members of the visitor industry formed for the purpose of stimulating the development of a convention center,⁸ has commissioned various studies concerning the center. One of the studies, prepared by Loui/Singer/Ankersmit/Soon, Inc. (hereafter LSAS, Inc.), is a market analysis of the trade show segment of the convention industry. Trade shows involve the exhibition of related products by manufacturers for the purpose of perusal by and sale to attendees who are potential buyers. In contrast, conventions and corporate gatherings, although possibly including exhibits, usually involve the gathering of members of an association or employees of a corporation for the conduct of business.

LSAS, Inc. indicates that Pannell Kerr Forster's study underestimates the market. LSAS, Inc. finds that a Hawaii convention center may attract ten trade shows a year additional to the 24 conventions estimated by Pannell Kerr Forster.⁹ The study also finds that the average trade show interested in Hawaii has 4,620 attendees.¹⁰

The Convention Park Council also provides a tentative design of the convention center based on its market data.¹¹ The design proposes a center with 300,000 square feet of revenue producing area, of which 200,000 square feet are exhibit halls, 40,000 square feet are meeting rooms, and 60,000 square feet are for a plenary hall. Kitchen facilities are provided for servicing banquets and receptions. One significant difference from Pannell Kerr Forster's tentative design is in the parking facilities. The Convention Park Council estimates that only 500 parking stalls for patrons are needed, and not the 4,000 in Pannell Kerr Forster's design. The difference results from LSAS, Inc.'s finding that the utilization of the center by out-of-state conventions and trade shows does not necessitate the patronage by local public events and trade shows to support the center. Thus, if the center is within walking distance of most attendees, only few parking stalls are required. The tentative design also proposes a grass clad structure, from which only a small portion of the structure will be visible.

Construction of the center is estimated to cost approximately \$120.4 million. The estimate does not include land acquisition costs.

CONVENTION CENTER SITE SELECTION STUDY

Pannell Kerr Forster's Ranking of Sites

Pannell Kerr Forster, as part of its feasibility study, analyzes and ranks nine sites for the convention center.¹² Sites are ranked according to market factors and development factors. Each of the factors consists of components which are weighed according to perceived importance. The following are the factors, components, and weights used by Pannell Kerr Forster.

Market Factors	100%
Proximity to Lodging Accommodations	50%
Vehicular Movement	20%
Vehicular Access	20%
Saleability/Area Amenities	10%
Development Factors	100%
Site	
Site Size	25%
Structural Layout and Expansion Feasibility	20%
Cost	
Cost of Land Acquisition	20%
Cost of Removal and Replacement	20%
Cost of Infrastructure	5%
Development	
Development Timing	5%
Foundation Type and Water Table	5%

The following summarizes the components used in ranking the sites.

Proximity to Lodging Accommodations -- Pannell Kerr Forster states "[T]he most important market consideration in selecting a convention center site is its proximity to lodging accommodations."¹³ Sites are ranked according to the number of lodging units within close proximity, with sites having more nearby units being ranked higher.

Vehicular Movement -- Sites are ranked according to 24-hour traffic counts on main access roads. Higher ratings are given to sites with less traffic.

Vehicular Access -- Sites are ranked according to the number of lanes of major and minor access roads. Higher ratings are given to sites with more access lanes.

Saleability/Area Amenities -- The saleability of a site is the degree to which surrounding uses complement the operation of a center. The area amenities component rates the proximity of amenities, such as restaurants and stores, to each of the sites. Sites with more complementary surrounding uses and more nearby amenities are given higher ratings. The basis for the ratings is Pannell Kerr Forster's knowledge of the areas surrounding the sites.

Site Size -- The optimum size for a site is considered 35 acres. Sites with land areas of at least 35 acres are given optimum ratings.

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Structural Layout and Expansion Feasibility -- Structural layout means the configuration of the sites. Narrower sites are given lesser ratings. Under expansion feasibility, a land area of 17.5 acres additional to the 35-acre optimum size is considered optimum for future expansion. Sites with at least 52.5 acres, derived as the sum of 35 and 17.5 acres, are given optimum ratings.

Cost of Land Acquisition -- Sites owned by the State or City and County of Honolulu are given optimum ratings, on the basis that payment for land acquisition is unnecessary. Sites owned by the federal government are given average ratings. Actual acquisition costs are not estimated.

Cost of Removal and Replacement -- Ratings under the cost of removal component depend upon the complexity of the existing structures on the sites. Sites consisting of vacant areas are given optimum ratings. Sites with higher, more complex structures are given lower ratings. Cost of replacement also depends upon the complexity of the facility to be displaced by the center and the difficulty of replacing the facility at another site. Lesser ratings are given to sites with more complex facilities which are difficult to relocate. Actual costs are not estimated.

Cost of Infrastructure -- The adequacy of utility systems serving the sites are estimated. Based on Pannell Kerr Forster's general knowledge, all sites, except Kakaako, are considered equal.

Development Timing -- Development timing is contingent upon ownership and present utilization of the sites. Sites owned by the State or City are given optimum ratings. Sites with more complex structures are given lesser ratings.

Foundation Type and Water Table -- Based on Pannell Kerr Forster's general knowledge, all sites are considered equal.

According to the criteria, the three top ranked sites are the westernmost 35 acres of the Ala Wai Golf Course, the Waikiki Shell/Kapiolani Park area, and the 45 acres of Fort DeRussy mauka of Kalia Road. Fort Armstrong is ranked sixth, after the top three and the Jefferson School/Honolulu Zoo site and Ala Moana Park. Table 1-2 lists the rankings of the sites. Table 1-3 provides the values for the rankings of the Ala Wai Golf Course site, Waikiki Shell/Kapiolani Park area, Fort DeRussy, and Fort Armstrong.

Table 1-2

PANNELL KERR FORSTER'S
OVERALL RANKINGS
OF ALTERNATIVE CONVENTION CENTER SITES

<u>Site</u>	<u>Ranking</u>	<u>Market Rating</u>	<u>Development Rating</u>	<u>Overall Rating</u>
Ala Wai Golf Course	1	7.23	9.00	8.12
Waikiki Shell/Kapiolani Park	2	6.45	9.06	7.75
Fort DeRussy	3	7.40	7.43	7.41
Jefferson School/Honolulu Zoo	4	6.90	7.56	7.23
Ala Moana Park	5	5.66	8.50	7.08
Fort Armstrong/Kakaako Waterfront	6	5.28	8.01	6.65
Ala Wai Field and Playground	7	6.85	5.93	6.39
Magic Island	8	5.88	5.15	5.51
Kakaako	9	5.17	5.35	5.26

Source: Pannell Kerr Forster, Report on the Market Feasibility of a Proposed Convention Center (Honolulu: 1985), p. VII-19.

Table 1-3

PANNELL KERR FORSTER'S
ALTERNATIVE SITE ANALYSIS

		Fort Armstrong Kakaako Waterfront		Fort DeRussy		Ala Wai Golf Course		Waikiki Shell Kapiolani Park	
	Weight Factor	Rating	Weighted Rating	Rating	Weighted Rating	Rating	Weighted Rating	Rating	Weighted Rating
Market factors									
Proximity to lodging accommodations	50%	5.305	2.653	8.818	4.409	7.725	3.863	6.969	3.485
Vehicular movement	20	4.750	0.950	4.750	0.950	6.250	1.250	5.000	1.000
Vehicular access	20	6.100	1.220	5.700	1.140	6.700	1.340	6.300	1.260
Saleability/area amenities	10	4.600	0.460	9.000	0.900	7.800	0.780	7.000	0.700
Total market rating	100		5.283		7.399		7.233		6.445
Development factors									
Site									
Site size	25	10.000	2.500	10.000	2.500	10.000	2.500	10.000	2.500
Structural layout and expansion feasibility	20	9.500	1.900	7.500	1.500	10.000	2.000	10.000	2.000
Cost									
Cost of land acquisition	20	10.000	2.000	5.000	1.000	10.000	2.000	10.000	2.000
Cost of removal and replacement	20	3.750	0.750	8.000	1.600	7.500	1.500	8.000	1.600
Cost of infrastructure	5	5.000	0.250	5.000	0.250	5.000	0.250	5.000	0.250
Other									
Development timing	5	7.250	0.363	6.500	0.325	10.000	0.500	9.250	0.463
Foundation type and water table	5	5.000	0.250	5.000	0.250	5.000	0.250	5.000	0.250
Total development rating	100		8.013		7.425		9.000		9.063
Combined market rating and development rating									
Weighted market rating	50		2.641		3.700		3.616		3.222
Weighted development rating	50		4.006		3.713		4.500		4.531
Overall rating	100%		6.647		7.413		8.116		7.753

Source: Pannell Kerr Forster, Report on the Market Feasibility of a Proposed Convention Center (Honolulu: 1985), p. VII-21.

Chapter 2

EVALUATION CRITERIA

Assumptions

This study responds to Senate Resolution No. 133 of the Regular Session of 1986 (see Appendix A). The Resolution requests the Legislative Reference Bureau to study and rank various convention center sites. Specific sites for study are mentioned. The sites are Fort Armstrong, Fort DeRussy, Ala Wai Golf Course, Waikiki Shell, Kapiolani Park, Honolulu Zoo, and Jefferson School.

Because of time and resource constraints, only four of the sites specifically mentioned have been evaluated. These sites and the assumptions attached to the sites used in this study are:

- (1) Ala Wai Golf Course site -- The site is the westernmost 35 acres of the 145-acre Ala Wai Golf Course. The remaining 110 acres will be reconstructed into a smaller, 18-hole golf course if the site is used for the convention center. At least one new bridge will be constructed across the Ala Wai Canal to connect the convention center with mid-Waikiki. Pannell Kerr Forster ranks this site as most preferable.
- (2) Fort DeRussy -- The site is the 45 acres mauka of Kalia Road. The post office will not be relocated. Pannell Kerr Forster ranks this site as the third preferred.
- (3) Waikiki Shell/Kapiolani Park -- The site is in the 71-acre triangle of Kapiolani Park delimited by Monsarrat Avenue, Kalakaua Avenue, and Paki Avenue. More specifically, the center will be located adjacent to and east of Monsarrat Avenue, that portion of the park where the Waikiki Shell and Bandstand are located. Use of this site will displace the Shell, Bandstand, tennis courts, and soccer fields in the middle of the triangle. Since plans for removal of the golf driving range are currently underway, displacement of the range is not considered a consequence of the center. Notwithstanding the intention to use only part of the triangle, the entire triangle is assumed available for expansion. Pannell Kerr Forster ranks this site as the second preferred.
- (4) Fort Armstrong -- The site is the 51-acre area on Fort Armstrong peninsula which is currently used for container handling, container freight consolidation, and general cargo operations. The Diamond Head Terminal, currently used for Foreign Trade Zone and general cargo operations, the Public Health facility, and Immigration facility will remain. Pannell Kerr Forster ranks this site as the sixth preferred.

No decision of the primary purpose and target group of the convention center has been made as yet by the Legislature. Differences of opinion exist on whether the center should be designed primarily for the conventions of

visitors or primarily for local sporting, music, and exhibition events. The orientation of the center will have a major impact on the design and feasible location of the center.

Since no decision has been made and a study cannot be conducted without functional guidelines, the following assumptions pertinent to the convention center, based on the Bureau's understanding of the thrust of the center, are used:

- (1) The primary purpose of the center is to promote the import of out-of-state dollars into the State's economy by attracting the maximum number of conventions, trade shows, and meetings of regional, national, and international associations which can be accommodated at the center.
- (2) The center will be available for use by local conventions, trade shows, public shows, and meetings.
- (3) The center will be capable of holding music concerts for a maximum of 15,000 persons. Concerts will be held in the main exhibition hall and seats will be temporary. This assumption is based on Pannell Kerr Forster's description of the center.
- (4) The configuration of the enclosed area of the center will be basically rectangular and the center's height at the highest point will be 40 feet above ground level. The center will not be designed to host the more popular sporting events, such as basketball or boxing. Thus, the center will not have sloping, elevated seating like the Blaisdell Arena.
- (5) The center will have 4,000 parking stalls for patrons.
- (6) The center will be cost-effective, no matter at which site. That is, the dollar benefits to the State's economy will outweigh the costs of debt service and operational losses incurred by the center. This situation as it relates to Fort Armstrong is further discussed in chapter 9.
- (7) The center will be operational in three to five years.
- (8) The minimum area requirement necessary for operation of the center by the three- to five-year period is 35 acres. Land reserve for future expansion need, however, will be acquired and retained if available and possible.

Factors and Criteria

Evaluation of the sites is based on five major factors, each of which consists of individual criterion. Objective, quantitative data are used to rank the sites to the maximum extent possible. Subjective judgment, however, obviously could not be avoided and has been used to determine criteria, formulate methods of measurement, and interpret data and values.

CONVENTION CENTER SITE SELECTION STUDY

The five major factors are market factors, site factors, development factors, planning and land use factors, and local impact factors.

Market factors are considered the most important in the final ranking, for the center must be attractive to visitor conventions if net economic benefits are to accrue to the State. Three criteria are evaluated under market factors: proximity of the center to lodging accommodations, proximity of the center to area amenities, and the degree of complementing and aesthetically pleasing land uses in the area immediately surrounding the center site.

Site factors are considered the least important among the five. Since the four sites, in essence, are finalists from Pannell Kerr Forster's study, their physical characteristics already have been found favorable. Seven criteria are evaluated: size, expansion feasibility, restrictions on use, public land trust status, flood hazard, tsunami hazard, and adequacy of infrastructure.

Development factors are considered second in importance. Preliminary estimates by Pannell Kerr Forster and the Hawaii Convention Park Council indicate that construction of the center will cost from \$120 to \$160 million, exclusive of land acquisition cost, if any. Under development factors, criteria represent variables which may affect the construction cost at a site relative to the other sites. Five criteria are evaluated: land acquisition, indemnification or relocation, site preparation, subsurface condition, and absolutely essential off-site improvements.

Under planning and land use factors, the consistency of the center with the planned and existing land uses in the area immediately surrounding each site is examined. Four criteria are evaluated: consistency with zoning, consistency with maximum heights, consistency with actual heights, and consistency with intensity of development.

Local impact factors examine various impacts which will affect residents. Six criteria are evaluated: open space needs, displacement effect, exacerbation of need, relocation feasibility, visitor traffic, and local traffic. Local impact factors are considered third of importance for the final ranking.

Scoring

Each of the factors is assigned a weight for determining the score for the final ranking. The weight is established according to the perceived importance of the factors. The weights total 100 per cent.

Within each of the factors, each criterion is assigned a weight to determine the site's score for the factors. As with the factors weight, the criterion weight is assigned according to the perceived importance of the criterion. In some instances, a relatively low weight is assigned if the criterion involves a high degree of subjectivity or estimation of data. The weights for the criteria total 100 per cent.

EVALUATION CRITERIA

Table 2-1 lists the factors and criteria and their weights.

Scores are determined as follows:

- (1) Each site is ranked under each criterion, from 1, which means the site is most preferred, to 4, which means the site is least preferred. Where one or more sites are considered even, each receives the same rank.
- (2) The site's rank is multiplied by the weight of the criterion. The score is the site's criterion score.
- (3) The site's criteria scores are totalled. The sum is then multiplied by the factor's weight. The score is the factor's score.
- (4) The site's factors score are totalled to determine the final ranking. Sites with lesser sums are considered more preferred for establishment of a convention center.

Table 2-1

FACTORS, CRITERIA, AND ASSIGNED WEIGHTS

<u>Factors and Criteria</u>	<u>Criteria Weight Within Factor</u>	<u>Factor Weight for Final</u>
MARKET FACTORS		30
Proximity to Lodging Accommodations	50	
Proximity to Area Amenities	40	
Degree of Complementing and Aesthetically Pleasing Uses	10	
SITE FACTORS		10
Size	30	
Expansion Feasibility	10	
Configuration	5	
Restrictions on Use	20	
Public Land Trust Status	5	
Flood Hazard	5	
Tsunami Hazard	5	
Adequacy of Infrastructure	20	
DEVELOPMENT FACTORS		25
Land Acquisition	50	
Indemnification or Relocation	15	
Site Preparation	5	
Subsurface Condition	15	
Absolutely Essential Off-Site Improvements	15	
PLANNING AND LAND USE FACTORS		15
Consistency with Zoning	30	
Consistency with Maximum Heights	30	
Consistency with Actual Heights	30	
Consistency with Intensity of Development	10	
LOCAL IMPACT FACTORS		20
Open Space Needs	20	
Displacement Effect	15	
Exacerbation of Need	10	
Relocation Feasibility	5	
Visitor Traffic	25	
Local Traffic	25	

Chapter 3

MARKET FACTORS

This chapter evaluates the attractiveness of each site to out-of-state conventioners. Market factors are considered the most important among the five factors evaluated because of the goal and necessity of having the convention center produce net economic benefits to the State. Under this category, three criteria are examined: proximity to lodging accommodations, proximity to area amenities, and degree of complementing and aesthetically pleasing uses.

Proximity to Lodging Accommodations

Pannell Kerr Forster considers the proximity of lodging accommodations to the convention center as the most important market consideration. According to its survey of major meeting/show planners and other research, about 70 per cent of the market that uses convention facilities prefers a center within walking distance of the concentration of lodging accommodations.¹ As part of its study, Pannell Kerr Forster has counted the lodging accommodations within one-half mile of each site, the distance considered within walking distance. The data are as follows:²

<u>Site</u>		<u>Number of Lodging Accommodations Within One-Half Mile of Site</u>
Ala Wai Golf Course Site		8,393
Fort Armstrong		10,000
Fort DeRussy		18,579
Waikiki Shell/Kapiolani Park		5,775

Ranking

Sites with more lodging accommodations within walking distance are more preferable for the center. Thus, the criterion score is as follows:

<u>Site</u>	<u>Rank</u>	<u>Criterion Weight</u>	<u>Criterion Score</u>
Fort DeRussy	1	.50	0.50
Ala Wai Golf Course Site	2	.50	1.00
Waikiki Shell/Kapiolani Park	3	.50	1.50
Fort Armstrong	4	.50	2.00

Proximity of Area Amenities

Pannell Kerr Forster states that convention site planners place heavy emphasis on the surrounding support infrastructure.³ To evaluate the proximity of area amenities, the number of eating establishments, retail-type

stores, and museums and cultural attractions within a one-half mile radius of the midpoint of each site has been counted. Locations of eating establishments and stores have been determined from addresses in the Yellow Pages. Each establishment is counted only once, even if under more than one listing. Locations of museums and cultural attractions have been obtained from the Department of Planning and Economic Development's Data Book.⁴ Figures 3-A and 3-B show the radius applicable to each site. Appendix B is the listing of establishments and museums and cultural attractions considered "area amenities" under this criterion.

This criterion does not make adjustments for revenue or sales areas of the establishments counted. It is noted, however, that Waikiki had approximately \$600 million in retail sales in 1982 in contrast to the \$177 million in the Central Business District.⁵

Ala Wai Golf Course Site

The number of area amenities within one-half mile of the Ala Wai Golf Course site is 525. The site has within its radius the International Market Place, Kuhio Mall, and King's Village. The Waikiki Shopping Plaza is considered within the radius. Just outside the radius are the Royal Hawaiian Shopping Center and most of the Kapahulu Avenue establishments.

Fort Armstrong

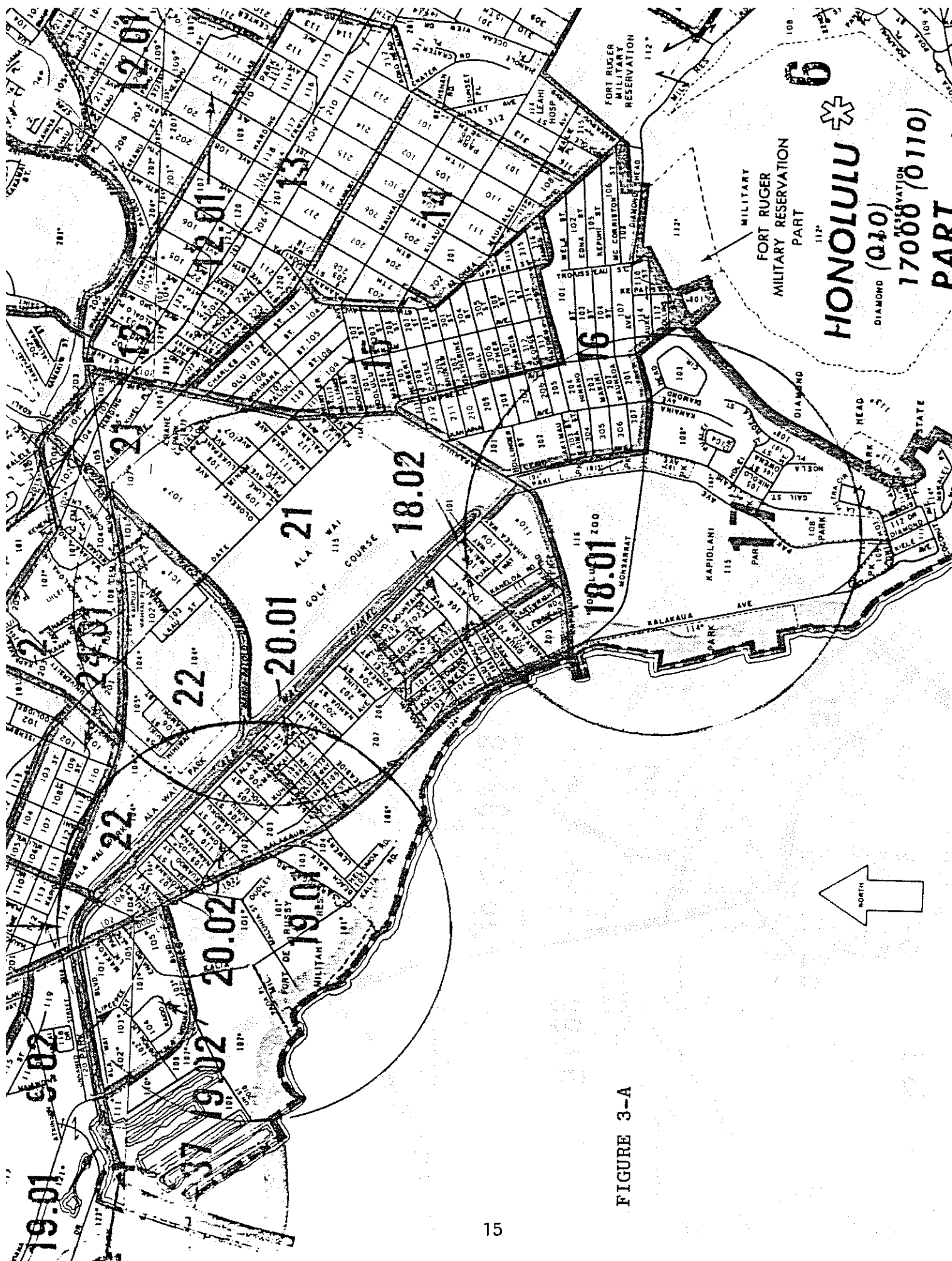
Area amenities within one-half mile of Fort Armstrong number 59. The radius does not extend into the heart of the Central Business District. Establishments to be located in the One Waterfront Plaza development presently under construction are not counted.

Fort DeRussy

The number of area amenities within one-half mile of Fort DeRussy is 748. The radius does not include the entire Royal Hawaiian Shopping Center. Shops in the portion of the Center which is Diamond Head of the walkway extending from Nohonani Street are not counted. The International Market Place is not within the radius. Duke's Lane, however, is.

Waikiki Shell/Kapiolani Park

The number of area amenities within one-half mile of the Waikiki Shell/Kapiolani Park site is 112. The radius does not include any major Waikiki shopping center. Nor does the radius cover many of the establishments on Kapahulu Avenue.



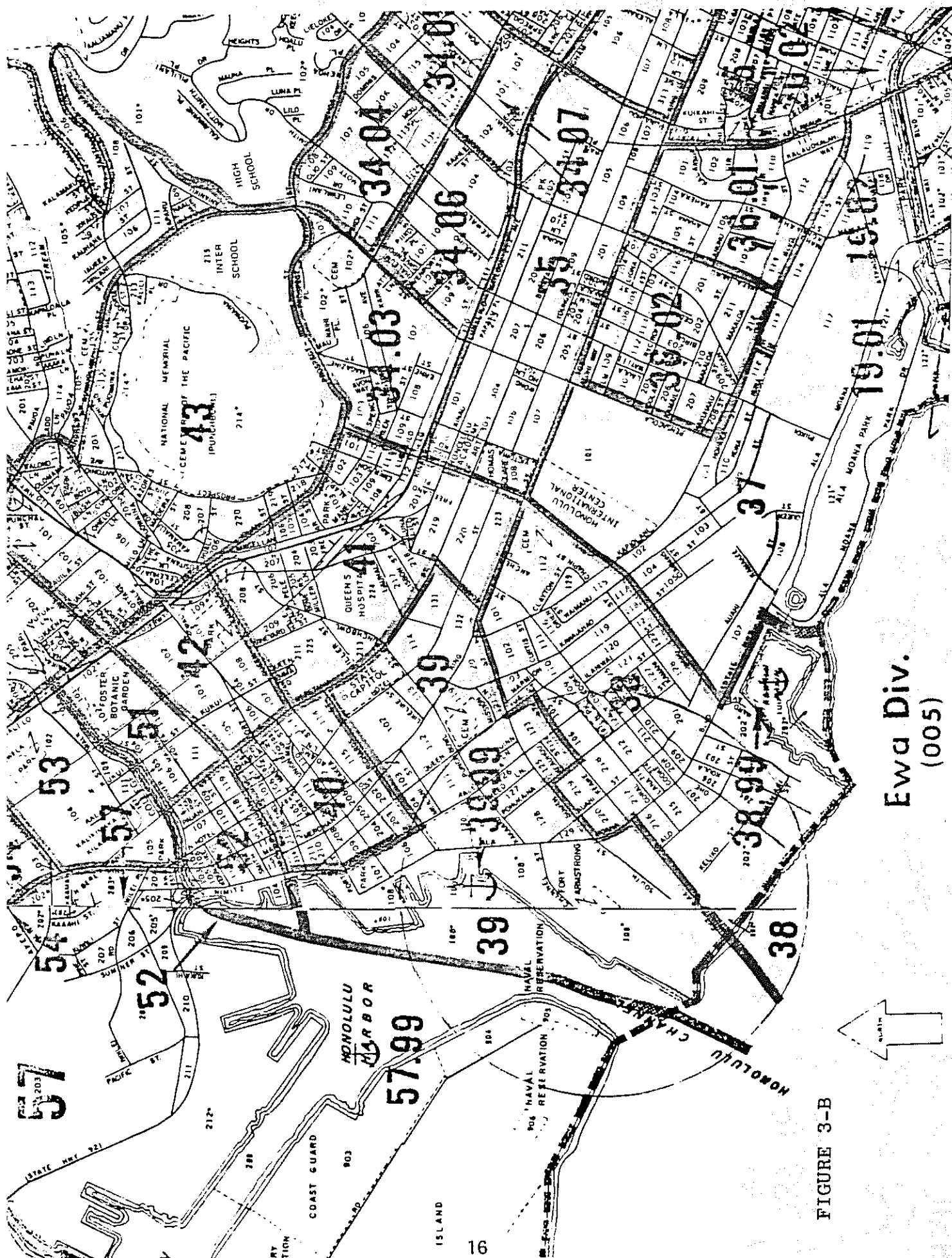


FIGURE 3-B

Ewa Div.
(005)

Ranking

The following table provides the number of area amenities within one-half mile of each site.

Table 3-1

AREA AMENITIES WITHIN ONE-HALF MILE OF SITE

Site	Eating Estabs. ¹	Other Food Estabs. ²	Cocktail Lounges	Retail Estabs.	Museums/ Cultural Attractions	TOTAL
Ala Wai Golf Course Site	100	30	11	384	0	525
Ft. Armstrong	14	1	1	42	1	59
Ft. DeRussy	160	31	22	534	1	748
Waikiki Shell/ Kapiolani Park	31	7	2	68	4	112

¹Eating Establishments: Restaurants, Chinese Foods, Delicatessens - Retail, Food - Ready to Serve, Hawaiian Foods, Japanese Foods, Pizzas, Sandwiches.

²Other Food Establishments: Candy & Confectionery, Coffee Dealers - Retail, Cookies, Gourmet Shops, Grocers - Retail, Health Food Products - Retail, Ice Cream & Frozen Desserts - Dealers, Markets, Nuts - Edible, Popcorn, Produce - Retail, Shaved Ice, Soda Fountain Shops.

Thus, the criterion scoring is as follows:

Site	Rank	Criterion Weight	Criterion Score
Fort DeRussy	1	.40	0.40
Ala Wai Golf Course Site	2	.40	0.80
Waikiki Shell/Kapiolani Park	3	.40	1.20
Fort Armstrong	4	.40	1.60

Degree of Complementing and Aesthetically Pleasing Uses

Under this criterion, the area immediately surrounding each site is examined to determine the degree of complementing and aesthetically pleasing land uses.

A square tract with dimensions of 0.5 mile by 0.5 mile has been established around each site, with the midpoint of the tract coincident with

the midpoint of the site. This tract represents the area immediately surrounding the site. Information on the parcels within the tract has been examined to determine the total developable area and land use classifications of parcels. The Nineteenth Edition of the Real Estate Handbook and Condominium Handbook⁶ have served as the primary sources of information. The following guidelines are used under this criterion.

- (1) A parcel on the boundary of the tract is considered part of the tract if most of the parcel is inside the tract.
- (2) Roads and streets, the Ala Wai Canal, the Manoa-Palolo Drainage Ditch, easements, and the sea are not considered developable areas and not computed in the total developable area for the applicable tract.
- (3) The site is not included in the computation of developable area or land use classifications.
- (4) For the Ala Wai Golf Course, the site is considered 35 acres. Only that portion of the Golf Course estimated to be within the tract, but outside the center's 35 acres, is considered developable area.
- (5) For the Waikiki Shell/Kapiolani Park site, the site is considered 52.5 acres. Because of this large acreage, the tract includes no developable area within that Monsarrat Avenue, Kalakaua Avenue, Paki Avenue triangle of the park.
- (6) For Fort Armstrong, the site is considered 51 acres. The Diamond Head Terminal is not considered within the site and is included as part of the tract. The Terminal area is estimated to be 617,439 square feet.⁷
- (7) The entire Fort DeRussy site, designated as TMK 2-6-05-1, is classified as Military Use in the Handbook. The area makai of Kalia Road, however, is not strictly in that use. The estimated 320,000 square feet of the Hale Koa Hotel site is considered Hotel Use for this criterion. Fort DeRussy Beach Park is considered Outdoor - Public Land Recreation Use.

Complementing uses are those uses of a retail, commercial, indoor recreational, or transient accommodation nature. Manufacturing uses, utility uses, warehouse uses, professional services uses, social and cultural uses, extractive uses, transportation uses, and purely residential uses are not considered complementing uses. Aesthetically pleasing uses are those uses classified as Outdoor - Public Recreation.

Figures 3-C and 3-D illustrate the tract which represents the area immediately surrounding each site. Table 3-2 lists the uses considered complementing and aesthetically pleasing. Appendix C provides the data on land area and land use classifications within each tract.

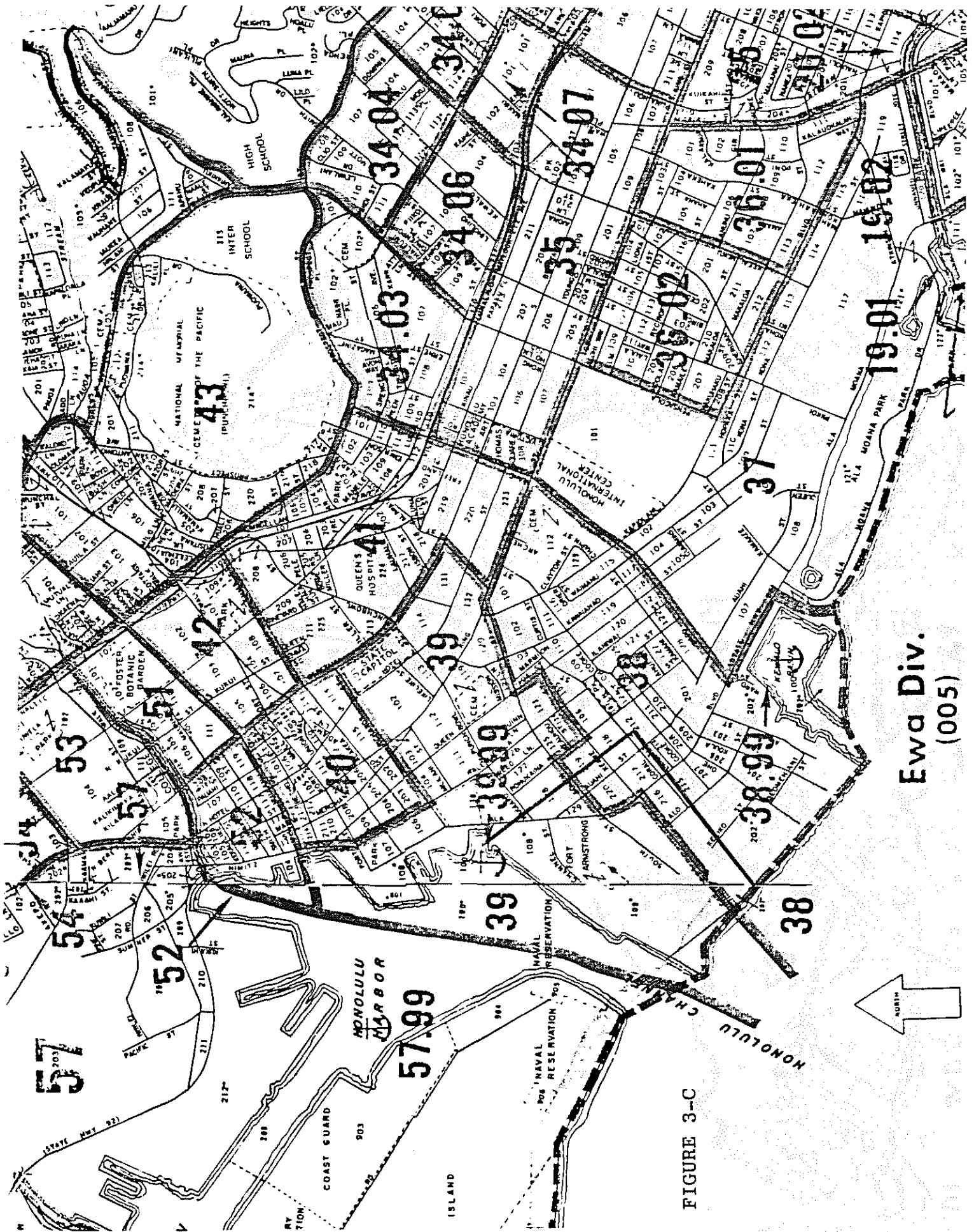


FIGURE 3-C

Ewa Div.
(005)

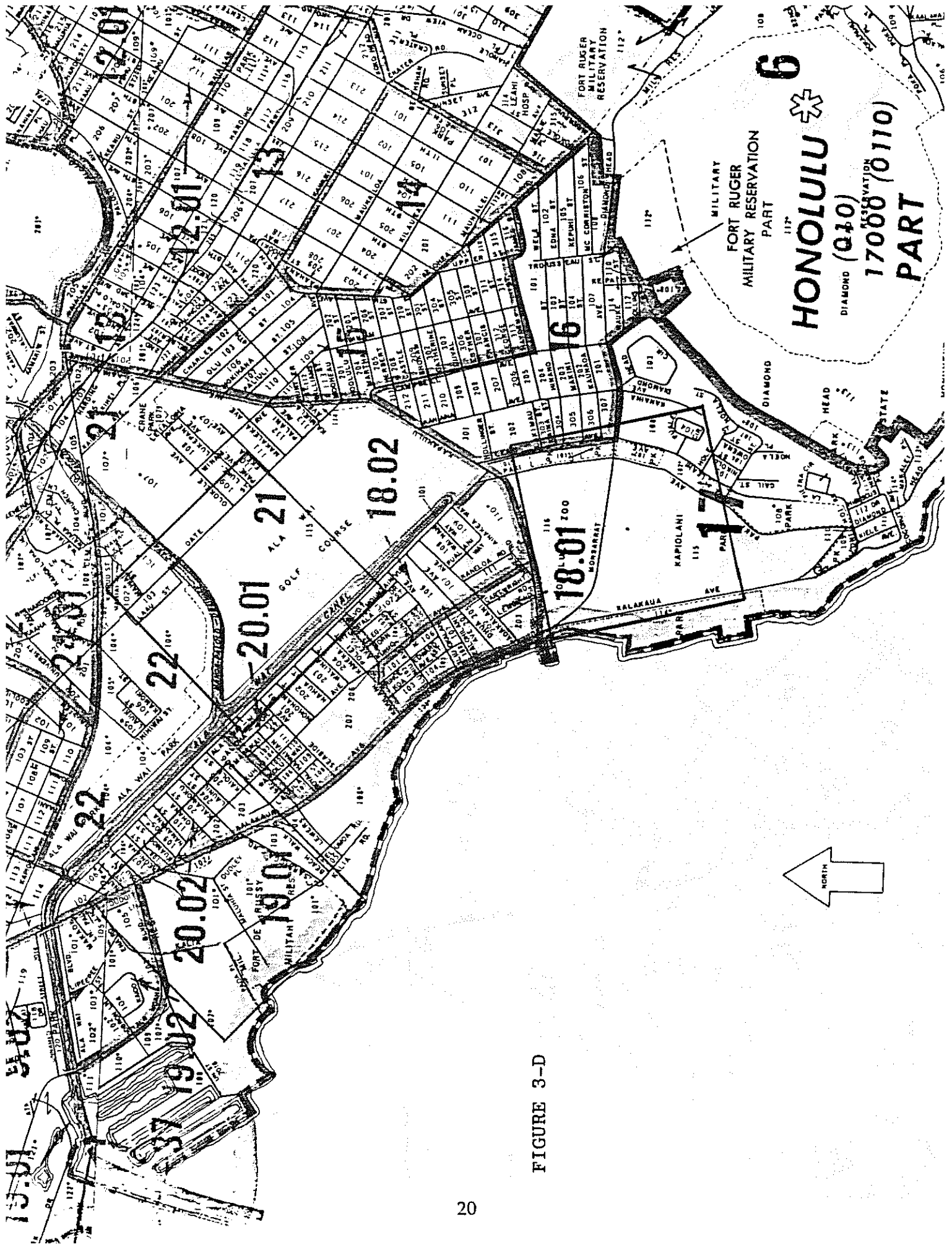


FIGURE 3-D

Table 3-2

**LAND USE CODES TO DETERMINE COMPLEMENTING USES
AND AESTHETICALLY PLEASING USES**

COMPLEMENTING USES

Residential

032 Apartment/Hotel

Commercial

302 General Merchandise
303 Apparel and Accessory
309 Eating and Drinking Place
312 Miscellaneous Retail Trade Store
315 Commercial Condominium with Residential Area Above

Services

400 Personal (Pertaining to Person)
401 Personal (Pertaining to Person's Apparel)
402 Commercial Amusement (Indoor)
404 Communication
406 Hotel
407 Commercial Amusement (Outdoor - Water Based)
408 Commercial Condominium Used as a Hotel

Recreation

602 Indoor -- Public Recreation

AESTHETICALLY PLEASING USES

600 Outdoor -- Public Land Recreation
601 Outdoor -- Public Water Based Recreation

CONVENTION CENTER SITE SELECTION STUDY

Ala Wai Golf Course Site

Of the total developable area immediately surrounding the Ala Wai Golf Course site, 1,675,651 square feet or 42.7 per cent is considered complementing or aesthetically pleasing uses. Of the 1,675,651 square feet, 1,554,300 square feet is part of the adjacent Golf Course. The remaining 121,351 square feet is makai of the Ala Wai Canal. Table 3-3 provides the data for this site.

Fort Armstrong

Of the total developable area immediately surrounding Fort Armstrong, 471,741 square feet or 11.1 per cent is considered complementing uses. There are no aesthetically pleasing uses within the tract. Table 3-4 provides the data for this site.

Fort DeRussy

Of the total developable area immediately surrounding Fort DeRussy, 3,256,674 square feet or 80.3 per cent is considered complementing or aesthetically pleasing uses. The bulk of the amount is in commercial or service uses. Table 3-5 provides the data for this site.

Waikiki Shell/Kapiolani Park

Of the total developable area immediately surrounding the Waikiki Shell/Kapiolani Park site, 3,040,376 square feet or 73.4 per cent is considered complementing or aesthetically pleasing uses. The only complementing use within the area amounts to 102,210 square feet and is classified as Indoor - Public Recreation Use. Table 3-6 provides the data for this site.

Ranking

Sites with immediate surrounding areas which have higher percentages of complementing and aesthetically pleasing uses are considered better for a convention center. The data upon which the sites are ranked under this criterion are as follows:

<u>Site</u>	<u>Percentage of Complementing and Aesthetically Pleasing Uses</u>
Ala Wai Golf Course Site	42.7
Fort Armstrong	11.1
Waikiki Shell/Kapiolani Park	73.4
Fort DeRussy	80.3

Thus, the criterion scoring is as follows:

Table 3-3

DEGREE OF COMPLEMENTING AND AESTHETICALLY PLEASING
USES FOR ALA WAI GOLF COURSE

Complementing Uses

29,815	Apartment/Hotel (032)
22,829	Hotel (406)
<u>68,707</u>	<u>Commercial Condominium Used as Hotel (408)</u>
121,351	Subtotal

Aesthetically Pleasing Uses

<u>1,554,300</u>	<u>Outdoor - Public Land Recreation (600)</u>
<u>1,554,300</u>	<u>Subtotal</u>
1,675,651	TOTAL

1,675,651 is 42.7 per cent of 3,928,443

Table 3-4

DEGREE OF COMPLEMENTING AND AESTHETICALLY PLEASING
USES FOR FORT ARMSTRONG

Complementing Uses

79,214	Eating and Drinking Place (309)
115,493	General Merchandise (302)
194,956	Miscellaneous Retail Trade Store (312)
<u>82,078</u>	<u>Communication (404)</u>
471,741	Subtotal

Aesthetically Pleasing Uses

NONE	
4,241,740	TOTAL

471,741 is 11.1 per cent of 4,241,740

Table 3-5

**DEGREE OF COMPLEMENTING AND AESTHETICALLY PLEASING
USES FOR FORT DERUSSY**

Complementing Uses

<u>Area (sq. ft.)</u>	<u>Use (Code)</u>
201,727	Apartment/Hotel (032)
55,649	General Merchandise (302)
17,016	Apparel and Accessory (303)
200,515	Eating and Drinking Place (309)
57,969	Miscellaneous Retail Trade Store (312)
163,627	Commercial Condominium with Residential (315)
9,500	Personal Services (Pertaining to Person) (400)
15,419	Personal Services (Pertaining to Apparel) (401)
14,500	Commercial Amusement (Indoor) (402)
1,292,649	Hotel (406)
320,000	Hale Koa - Hotel (406)
1,152	Commercial Amusement (Outdoor - Water Based) (407)
<u>16,716</u>	<u>Commercial Condominium Used as a Hotel (408)</u>
2,366,439	Subtotal

Aesthetically Pleasing Uses

845,800	Fort DeRussy Beach Park - Outdoor Public Land Recreation (600)
40,518	Outdoor - Public Land Recreation (600)
<u>3,917</u>	<u>Outdoor - Public Water Based Recreation (601)</u>
<u>890,235</u>	<u>Subtotal</u>
3,256,674	TOTAL

3,256,674 is 80.3 per cent of 4,054,472

Table 3-6

DEGREE OF COMPLEMENTING AND AESTHETICALLY PLEASING
USES FOR WAIKIKI SHELL/KAPIOLANI PARK

Complementing Uses

102,210

Indoor - Public Recreation (602)

102,210

Subtotal

Aesthetically Pleasing Uses

2,701,961

Outdoor - Public Land Recreation (600)

236,205

Outdoor - Public Water Based Recreation (601)

2,938,166

Subtotal

3,040,376

TOTAL

3,040,376 is 73.4 per cent of 4,140,575

MARKET FACTORS

<u>Site</u>	<u>Rank</u>	<u>Criterion Weight</u>	<u>Criterion Score</u>
Fort DeRussy	1	.10	0.10
Waikiki Shell/Kapiolani Park	2	.10	0.20
Ala Wai Golf Course Site	3	.10	0.30
Fort Armstrong	4	.10	0.40

Factors Score

Under market factors, the factors score of each site is as follows:

<u>Criteria</u>	<u>Ala Wai Golf Course</u>	<u>Fort Armstrong</u>	<u>Fort DeRussy</u>	<u>Waikiki Shell/Kapiolani Park</u>
Proximity to Lodging Accommodations	1.00	2.00	0.50	1.50
Proximity to Area Amenities	0.80	1.60	0.40	1.20
Degree of Complementing and Aesthetically Pleasing Uses	0.30	0.40	0.10	0.20
FACTORS SCORE	2.10	4.00	1.00	2.90

Chapter 4

SITE FACTORS

This chapter evaluates the suitability of each site for a convention center. Both physical and legal aspects are considered. Under site factors, eight criteria are examined. The criteria are: site size, expansion feasibility, site configuration, restrictions on use of site, public land trust status, adequacy of infrastructure, flood hazard, and tsunami hazard.

Site factors do not include criteria evaluating the development plan, zoning, or other planning restrictions on the site. Each of the sites will require development plan and zoning amendments. Thus, such criteria are considered site neutral.

Site Size

Pannell Kerr Forster indicates that the optimum size for a convention center site is 35 acres. This amount represents "...a comfortable site area that would be capable of developing an architecturally aesthetic convention center...."¹ The amount does not include additional area necessary for future expansion.

A convention center on the Ala Wai Golf Course site will use 35 acres of the 145-acre Golf Course. Fort Armstrong is 51 acres in size. The portion of Fort DeRussy mauka of Kalia Road is 45 acres in size. The portion of Kapiolani Park bounded by Monsarrat Avenue, Paki Avenue, and Kalakaua Avenue, which is the site proposed, is 71 acres in size.

Ranking

Each of the sites is at least 35 acres. All of the sites are given the best ranking under this criterion. Thus, the criterion scoring is as follows:

<u>Site</u>	<u>Rank</u>	<u>Criterion Weight</u>	<u>Criterion Score</u>
Ala Wai Golf Course Site	1	.30	0.30
Fort Armstrong	1	.30	0.30
Fort DeRussy	1	.30	0.30
Waikiki Shell/Kapiolani Park	1	.30	0.30

Expansion Feasibility

Pannell Kerr Forster specifies that 17.5 acres, additional to the 35-acre optimum area, is necessary to adequately address future expansion needs of the convention center.² Thus, the size necessary at a site, when combining the areas of optimum size and adequate reserve for expansion, is 52.5 acres.

Ala Wai Golf Course Site

Ala Wai Golf Course consists of 145 acres, of which 35 acres are proposed for a convention center. On this basis, apparently, Pannell Kerr Forster rates the expansion feasibility of the site as optimum.³ If the center is constructed on the site, however, the remaining 110 acres will be realigned into a smaller, 18-hole golf course. According to standards of the American Institute of Real Estate Appraisers and National Golf Foundation, the minimum size for an 18-hole course should be 110 acres.⁴ Thus, the Ala Wai Golf Course site, if used for a convention center, in practical effect, has no room for expansion if the standard is followed. Future expansion can occur only by again taking land from the already small course.

Fort Armstrong

Fort Armstrong is 51 acres in size, just under the area necessary for immediate use and expansion reserve.

Fort DeRussy

Fort DeRussy is 45 acres in size, again less than the area necessary for immediate use and expansion reserve.

Waikiki Shell/Kapiolani Park

The area available for the convention center at the Waikiki Shell/Kapiolani Park site is 71 acres, comprised of the portion of the Park bounded by Kalakaua Avenue, Monsarrat Avenue, and Paki Avenue. The area has more than the necessary amount for expansion.

Ranking

The ranking under this criterion is based on the following:

<u>Site</u>	<u>Usable Size</u>	<u>Optimum Size Plus Reserve</u>		<u>Difference</u>
		<u>Size</u>	<u>Size</u>	
Ala Wai Golf Course Site	35 Ac.	52.5 Ac.	52.5 Ac.	-17.5 Ac.
Fort Armstrong	51 Ac.	52.5 Ac.	52.5 Ac.	-1.5 Ac.
Fort DeRussy	45 Ac.	52.5 Ac.	52.5 Ac.	-7.5 Ac.
Waikiki Shell/Kapiolani Park	71 Ac.	52.5 Ac.	52.5 Ac.	+18.5 Ac.

The site with more than the area necessary for immediate use and future expansion reserve is rated as best. Of the remaining sites, those with less of a difference between usable size and the area necessary for immediate use and future expansion are more preferred. For this criterion, the Ala Wai Golf Course site is considered as having only 35 acres for the convention center. Thus, the ranking and criterion scoring are as follows:

CONVENTION CENTER SITE SELECTION STUDY

<u>Site</u>	<u>Rank</u>	<u>Criterion Weight</u>	<u>Criterion Score</u>
Waikiki Shell/Kapiolani Park	1	.10	0.10
Fort Armstrong	2	.10	0.20
Fort DeRussy	3	.10	0.30
Ala Wai Golf Course Site	4	.10	0.40

Site Configuration

A broad and square area is considered optimum for construction of the convention center. A center, however, can be accommodated comfortably on any of the sites by the appropriate design.

Under this criterion, the configuration of each site is evaluated according to the size of the largest rectangle that can be fitted onto the site and the ratio of the rectangle's length to width.

Ala Wai Golf Course Site

The length of the rectangle for the Ala Wai Golf Course site runs parallel and adjacent to the Manoa-Palolo Drainage Canal and perpendicular to Date Street and the Ala Wai Canal. It is 1,650 feet. The width of the rectangle is taken from Pannell Kerr Forster's plan for the site,⁵ and runs for 750 feet, from the intersection of Date Street and the Manoa-Palolo Drainage Canal, parallel to Date Street. This rectangle has an area of 1,237,500 square feet and a length to width ratio of 2.20:1.

Fort Armstrong

The width of the rectangle for Fort Armstrong runs parallel to the southern shoreline and is 1,000 feet. The length runs until the makai edge of TMK 2-1-15-21. The length is 1,320 feet. This rectangle has an area of 1,320,000 square feet and a ratio of 1.32:1.

Fort DeRussy

The length of the rectangle for Fort DeRussy is 1,350 feet. It runs approximately parallel to Kalakaua Avenue, just inside the edge of the Waikiki Plaza Hotel property. The width is 750 feet and runs just inside the edge of the Waikiki Post Office property. For Fort DeRussy, the rectangle has an area of 1,012,500 square feet and a ratio of 1.80:1.

Waikiki Shell/Kapiolani Park

The length of the rectangle for the Waikiki Shell/Kapiolani Park site runs parallel and adjacent to Monsarrat Avenue and is 1,290 feet. The width of the rectangle is 1,230 feet and runs on a line which is perpendicular to

SITE FACTORS

Monsarrat Avenue and intersects Kalakaua Avenue at a 20 degree angle. The rectangle has an area of 1,586,700 square feet and a ratio of 1.05:1.

Ranking

Sites with rectangles of larger areas and smaller length to width ratios are more preferred. In this manner, sites with many angles and narrow configurations are ranked lower. The data used to evaluate the sites under this criterion are the following:

<u>Site</u>	<u>Area of Rectangle</u>	<u>Ratio of Length to Width</u>
Ala Wai Golf Course Site	1,237,500 s.f.	2.20:1
Fort Armstrong	1,320,000 s.f.	1.32:1
Fort DeRussy	1,012,500 s.f.	1.80:1
Waikiki Shell/Kapiolani Park	1,586,700 s.f.	1.05:1

Under this criterion, sites with larger and broader areas are considered better for the convention center. Thus, the ranking and criterion scoring are as follows:

<u>Site</u>	<u>Rank</u>	<u>Criterion Weight</u>	<u>Criterion Score</u>
Waikiki Shell/Kapiolani Park	1	.05	0.05
Fort Armstrong	2	.05	0.10
Ala Wai Golf Course Site	3	.05	0.15
Fort DeRussy	3	.05	0.15

Although the Ala Wai Golf Course site has a larger area than Fort DeRussy, the Golf Course site has a higher ratio of length to width. The area of the Ala Wai Golf Course site is 18 per cent larger than the area for Fort DeRussy. The ratio for the Ala Wai Golf Course site, however, also is 18 per cent larger than the ratio for Fort DeRussy. Thus, Fort DeRussy and the Ala Wai Golf Course site are ranked even under this criterion.

Restrictions on Use of Site

Some of the sites have significant restrictions attached to their use. The deeds or other instruments of conveyance of the sites to the Territory of Hawaii, if applicable, have been examined to evaluate the extent, if any, of the restrictions. This review is not the result of full title searches.

Ala Wai Golf Course Site

The Ala Wai Golf Course site, it appears, was obtained in fee by the Territory of Hawaii through two condemnation orders under authority of Joint Resolution No. 2 of the Special Session of 1933. Under the first order, dated August 21, 1940, the lands condemned were to be "set over unto the

petitioner for public use".⁶ The second order, dated May 23, 1942, condemned the lands "...for the public use, to-wit: as an addition to the Territorial Fair Grounds for use as a pleasure ground."⁷

The directives in the condemnation orders, however, do not appear to restrict the use of the site for a convention center.⁸

Where a municipality, in good faith, by condemnation under legislative authority, has taken title in fee to lands for a public use and has paid the full value thereof, the fee is not determined by the fact that the municipality abandons the specific use for which the lands were taken and devotes the lands to another public use. In general, the public purpose for which a city has acquired land in fee, by the exercise of eminent domain, may be changed by law and the land devoted to some other public use.

This rationale, it seems, is also applicable to condemnation actions by state government.

Fort Armstrong

Fort Armstrong was conveyed to the State upon admission into the Union by section 5(b) of the Admission Act. No restrictions on its use are attached to the conveyance.

Fort DeRussy

Fort DeRussy is owned by the federal government. Purchase or lease of the site by the State or City and County of Honolulu is required if it is to be used as a convention center.

Waikiki Shell/Kapiolani Park

Significant restrictions on the use of the Waikiki Shell/Kapiolani Park site exist. The restrictions were first imposed in 1896 and reinforced in subsequent years. A current dispute concerning the legality of the proposed restaurant concession near the Honolulu Zoo is based on the restrictions.

A summary of the restrictions follows. For a fuller discussion, see Appendix D.

Prior to 1896, the Kapiolani Park Association, a corporation of private individuals, acquired land and leases to Crown and private lands and established Kapiolani Park. By Act 53, Session Laws of 1896, the Republic of Hawaii was authorized to accept the return of the leases to Crown lands and title to other lands owned by an individual, W. G. Irwin, and the Kapiolani Park Association, of which Irwin was a member. In return, the Act established the Honolulu Park Commission, comprised of six individuals, authorized the transfer of title to the lands to the Commission, and authorized the conveyance of title to Irwin of other lands which would not be part of the

Park. The Act required the lands for Kapiolani Park to be conveyed:

...by trust deed to six persons to be selected as hereinafter provided [by Section 2 of the Act], and to their heirs and successors in trust forever, for the maintenance of a free public park....

The necessary transfers were executed on July 1, 1896. Certain leases to Crown and private lands and title to lands held by the Kapiolani Park Association were conveyed to the Republic of Hawaii "...forever upon trust for the purposes declared in said Legislative Enactments...".⁹ The Republic of Hawaii then conveyed certain lands to Irwin for private use.¹⁰ Finally and most importantly, the Republic conveyed to Irwin and other individuals, who were designated the Honolulu Park Commission, certain lands received from the Kapiolani Park Association in the first conveyance.¹¹ The deed specified that the Honolulu Park Commission was:

To have and to hold all and singular the property...and their successors in trust and assigns forever, upon the trust to use and maintain the same as a public park and recreation ground, in compliance with the terms and provisions and subject to the limitations and conditions imposed by Legislative Enactments. And the parties of the second part [the Commission] hereby accept the trusts hereby imposed by those presents and covenant that they will execute the same with all due fidelity.

Although only approximately 25 acres were involved in the conveyance to the Honolulu Park Commission, it appears that the trust provision that Kapiolani Park be maintained as a free public park applies also to subsequent additions.

The next major action occurred in 1913. Apparently, in recognition of the incongruous situation of having public parks, with the exception of Kapiolani Park and Makiki Park, under the control of the various counties, Act 163, Session Laws of Hawaii 1913, was enacted. Act 163 directed the Honolulu Park Commission to convey to the Territory of Hawaii the real and personal property comprising Kapiolani Park "...in trust, to maintain the same forever as a public park and recreation ground." The Act also authorized the governor to set aside by executive order the Park to the City and County of Honolulu, "...subject to the trusts and for the purposes aforesaid."

In response to Act 163, the Honolulu Park Commission conveyed all of its land to the Territory of Hawaii:¹²

To have and to hold all and singular the premises and property aforesaid unto the said Territory of Hawaii, its successors and assigns forever, upon the trust to use and maintain the same as a public park and recreation ground, in compliance with the terms and provisions and subject to the limitations imposed by legislative enactment....

Thus, by a combination of legislative enactments, dedication by private persons, and restrictions in deeds, Kapiolani Park, it appears, must be

CONVENTION CENTER SITE SELECTION STUDY

retained as a "park and recreation ground forever", and only park or park-related activities are allowed on the site.¹³

The extent to which the use of park property may be changed is governed to some extent, at least, by a consideration of the manner in which the property was acquired, whether by dedication by the owner or purchase or condemnation by the municipality. A different construction is placed on dedications made by individuals from those made by the public. The former are construed strictly according to the terms of the grant, while in the latter case a less strict construction is adopted.

Ranking

The ranking and scoring under this criterion are as follows:

<u>Site</u>	<u>Rank</u>	<u>Criterion Weight</u>	<u>Criterion Score</u>
Ala Wai Golf Course Site	1	.20	0.20
Fort Armstrong	1	.20	0.20
Fort DeRussy	3	.20	0.60
Waikiki Shell/Kapiolani Park	4	.20	0.80

The Waikiki Shell/Kapiolani Park site is ranked last because of the high probability that its use as a commercial convention center may be barred forever by the trust created in 1896. Although the restriction on the use of Fort DeRussy is very significant, the site does not have a similarly harsh prohibition. The fact that the purchase price of Fort DeRussy, as set by the federal government, may prove prohibitive does not by itself bar forever the use of the site for the center.

Public Land Trust Status

Ceded lands are those lands which were ceded to the United States by the Republic of Hawaii upon Annexation in 1898. Chapter 10, Hawaii Revised Statutes, requires the transmittal into a public land trust of twenty per cent of the proceeds and income from ceded lands which were returned to the State upon or after statehood. The public land trust, under the control of the Office of Hawaiian Affairs, is used for the betterment of the condition of native Hawaiians. Income, for the purpose of government-operated activities, is considered to be net income.

The requirement that twenty per cent of the net income of a convention center be transmitted to the public land trust will not be detrimental as long as the center incurs operating losses. If the center becomes profitable, the net income may be subject to the public land trust transmittal requirement.

An attorney general's opinion, however, in effect exempts from the transmittal requirements the income of government activities derived from the use of ceded lands set aside by executive order.¹⁴ If the land for the

convention center is set aside to the operating agency, even net income may not have to be transmitted to the public land trust.

The entire issue is clouded, however, and recommendations of the Legislative Auditor in the Final Report on the Public Land Trust, if followed, will increase the uncertainty.

Ala Wai Golf Course Site

The site under consideration at the Ala Wai Golf Course is not subject to the public land trust. The site is not on ceded lands, having been acquired by the Territory of Hawaii, it appears, from private individuals through eminent domain proceedings in 1940 and 1942.¹⁵

Fort Armstrong

Fort Armstrong is on ceded lands which were returned to the State upon statehood. Title was conveyed to the State by section 5(b) of the Admission Act. Net income earned by a convention center on this site may be subject to the public land trust provision. Current income from harbor use, however, has been exempted under an attorney general's opinion.¹⁶

Fort DeRussy

Fort DeRussy, if acquired by the State or City, will not be subject to the public land trust provisions. The site is not on ceded lands. The 45 acres mauka of Kalia Road were acquired by the federal government through purchase and eminent domain proceedings from private individuals after Annexation.¹⁷

Waikiki Shell/Kapiolani Park

The Waikiki Shell/Kapiolani Park site does not appear to be subject to the public land trust provision. Although the site is on ceded land, title to Kapiolani Park is considered to have been conveyed to the Territory of Hawaii in 1920 by Presidential Proclamation 1556. Without specific descriptions, the Proclamation transferred title to ceded lands used "...for the purposes of...parks...". Its return to the Territory prior to statehood exempts the site from the public land trust provisions.

The Legislative Auditor, however, suggests differently:¹⁸

It appears that Kapiolani Park consists of ceded land. It is owned by the State but controlled by the city through a Governor's executive order issued during the territorial period. It appears that title to the parcel was conveyed to Hawaii under section 5(b) of the Admission Act and is thus subject to the public land trust and possibly to chapter 10.

CONVENTION CENTER SITE SELECTION STUDY

Ranking

Sites which are not on land subject to the public land trust provisions are considered more preferred than sites which are on such land. Thus, the ranking and scoring under this criterion are as follows:

<u>Site</u>	<u>Rank</u>	<u>Criterion Weight</u>	<u>Criterion Score</u>
Ala Wai Golf Course Site	1	.05	0.05
Fort DeRussy	1	.05	0.05
Waikiki Shell/Kapiolani Park	3	.05	0.15
Fort Armstrong	4	.05	0.20

The Waikiki Shell/Kapiolani Park site is ranked before Fort Armstrong because of its uncertain status.

Flood Hazard

The ranking under this criterion is derived from classifications of the sites by the Flood Insurance Rate Maps of the National Flood Insurance Program.¹⁹ Pertinent definitions for an understanding of the ranking are the following:²⁰

"Base Flood", "Regulatory Flood", or "100-year Flood"

Standard flood used in the NFIP by the Federal Insurance Administration. It has a recurrence interval of 100 years, having a one-percent chance of being equalled or exceeded in any given year. This flood is the basis for all insurance and flood plain regulatory programs.

"Base Flood Elevation (BFE)" or "Regulatory Flood Elevation"

Maximum water level or elevation that the base flood reaches. Expressed in terms of the elevation above mean sea level.

"Special Flood Hazard Area (Zones A and V)"

Area inundated by the base (100-year) flood.

Ala Wai Golf Course Site

The Ala Wai Golf Course site is classified Zone A2. The numeral following the classification indicates the flood hazard factor, with a higher numeral representing a greater hazard. Three base flood elevations are identified, each comprising about one-third of the site. From makai to mauka, the first third is 7 feet, the middle third is 8 feet, and the last third is 10 feet.

SITE FACTORS

Fort Armstrong

The Fort Armstrong site is classified Zone C, an area of minimal flooding from either inland or coastal waters. It is not considered a coastal high hazard zone under the National Flood Insurance Program.

Fort DeRussy

Fort DeRussy is classified Zone A0, with a depth of 2 feet. The Zone A0 classification means the site is a special flood hazard area inundated by types of shallow, 100-year flooding.

Waikiki Shell/Kapiolani Park

The Waikiki Shell/Kapiolani Park site is classified Zone C.

Ranking

Under this criterion, sites less susceptible to flooding are ranked higher. The following classifications are used to rank the sites.

<u>Site</u>	<u>Flood Zone Classification</u>
Ala Wai Golf Course Site	A2
Fort Armstrong	C
Fort DeRussy	A0
Waikiki Shell/Kapiolani Park	C

Thus, the ranking and criterion scoring are as follows:

<u>Site</u>	<u>Rank</u>	<u>Criterion Weight</u>	<u>Criterion Score</u>
Fort Armstrong	1	.05	0.05
Waikiki Shell/Kapiolani Park	1	.05	0.05
Fort DeRussy	3	.05	0.15
Ala Wai Golf Course Site	4	.05	0.20

Tsunami Hazard

The National Flood Insurance Program discussed under the previous criterion takes into consideration possible flooding by coastal waters. None of the sites is classified as subject to flood hazards from high surf or tsunami.

The Oahu Civil Defense Agency, however, has independently established potential tsunami inundation areas which are to be evacuated upon a warning. Tsunami inundation areas have been established according to the following:²¹

Potential tsunami (Tidal Wave) inundation areas for the Hawaiian Islands have been delineated by the Tsunami Research Program of the

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Hawaii Institute of Geophysics. Boundaries of areas to be evacuated are based fundamentally on these studies and are located, where practicable, along identifiable streets or terrain features. In order to insure suitable margins of safety, boundaries are set inland of the probable maximum inundation line in those areas where identifiable streets or landmarks do not coincide with the line.

Ala Wai Golf Course Site

The Ala Wai Golf Course is not in a tsunami inundation area.

Fort Armstrong

Most of the site at Fort Armstrong under consideration for the convention center is located in a tsunami inundation area. The boundary of the inundation area runs parallel to the makai end of the Diamond Head Terminal.

Fort DeRussy

The area of Fort DeRussy under consideration for a convention center is not in a tsunami inundation area. Kalia Road serves as the mauka boundary of the inundation area.

Waikiki Shell/Kapiolani Park

Part of the Waikiki Shell/Kapiolani Park site is in a tsunami inundation area. The makai ends of the Zoo and "new bandshell" are the inland limit of the inundation area.

Ranking

Under this criterion, sites which are in tsunami inundation areas are less preferable for the convention center. The ranking is based on the following:

<u>Site</u>	<u>Tsunami Inundation Area Category</u>
Ala Wai Golf Course Site	Not in area
Fort Armstrong	Site is in area
Fort DeRussy	Not in area
Waikiki Shell/Kapiolani Park	Part of site is in area

Thus, the ranking and criterion scoring are as follows:

SITE FACTORS

<u>Site</u>	<u>Rank</u>	<u>Criterion Weight</u>	<u>Criterion Score</u>
Ala Wai Golf Course Site	1	.05	0.05
Fort DeRussy	1	.05	0.05
Waikiki Shell/Kapiolani Park	3	.05	0.15
Fort Armstrong	4	.05	0.20

Adequacy of Infrastructure

Pannell Kerr Forster, based on its general knowledge, considers each of the sites studied, except Kakaako, as equal and average under the cost of infrastructure component.²² A study prepared for the Hawaii Hotel Industry Foundation, in reference to Ala Wai Golf Course, Fort Armstrong, Fort DeRussy, and Honolulu Zoo, states:²³

It was found that although each site needs some utility service improvements, each site should be considered essentially compatible from a utility point of view.

This conclusion has been reached after a preliminary investigation of drainage, sewer, and water systems by the firm of Belt, Collins & Associates.²⁴

To evaluate the adequacy of the infrastructure serving each site, water and sewage demands for a convention center have been estimated. The estimates have been based on very high demand, almost worst case, scenarios, and may not represent the actual demand once design and engineering work for the center is completed. The Board of Water Supply and Department of Public Works of the City and County of Honolulu were asked for their opinions on the adequacy of the systems under their respective jurisdictions, based on the high demand estimates. The letters requesting the opinions, with the high demand estimates, are set forth in Appendices E and G. Responses are set forth in Appendices F and H. The adequacy of the drainage system is not examined because of the inability to make any estimates of demand.

The following findings are based on the responses. It is reiterated that the assessments are based on very high demand estimates.

Ala Wai Golf Course Site

The sewer system for the Ala Wai Golf Course site may be inadequate. The water system serving the site should be adequate.

Fort Armstrong

Both sewer and water systems serving the Fort Armstrong site should be adequate.

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Fort DeRussy

Both the sewer system and water system serving the Fort DeRussy site may be inadequate.

Waikiki Shell/Kapiolani Park

The existing sewer system serving the Waikiki Shell/Kapiolani Park site may be inadequate. The water system serving this site should be adequate.

Ranking

Although the estimates of demand are based on very high need scenarios and may not reflect actual average demand, responses from the Board of Water Supply and Department of Public Works indirectly rate the infrastructure system serving each site relative to the others. On this basis, the sites are rated according to the following basis:

<u>Site</u>	<u>Justification</u>
Fort Armstrong	Both water and sewer system should be adequate.
Ala Wai Golf Course Site	Water system should be adequate. Sewer system may be inadequate.
Waikiki Shell/Kapiolani Park	Water system should be adequate. Sewer system may be inadequate.
Fort DeRussy	Both water and sewer systems may be inadequate.

Thus, the ranking and criterion scoring are as follows:

<u>Site</u>	<u>Rank</u>	<u>Criterion Weight</u>	<u>Criterion Score</u>
Fort Armstrong	1	.20	0.20
Ala Wai Golf Course Site	2	.20	0.40
Waikiki Shell/Kapiolani Park	2	.20	0.40
Fort DeRussy	4	.20	0.80

Factors Score

Under site factors, the score for each site is as follows:

SITE FACTORS

<u>Criteria</u>	<u>Ala Wai Golf Course</u>	<u>Fort Armstrong</u>	<u>Fort DeRussy</u>	<u>Waikiki Shell/ Kapiolani Park</u>
Size	0.30	0.30	0.30	0.30
Expansion Feasibility	0.40	0.20	0.30	0.10
Configuration	0.15	0.10	0.15	0.05
Restrictions on Use	0.20	0.20	0.60	0.80
Public Land Trust Status	0.05	0.20	0.05	0.15
Flood Hazard	0.20	0.05	0.15	0.05
Tsunami Hazard	0.05	0.20	0.05	0.15
Adequacy of Infrastructure	<u>0.40</u>	<u>0.20</u>	<u>0.80</u>	<u>0.40</u>
FACTORS SCORE	1.75	1.45	2.40	2.00

Chapter 5

DEVELOPMENT FACTORS

Criteria under development factors evaluate variables of each site which may affect the costs of developing and constructing the convention center and other necessary improvements. For this chapter, it is assumed that the center will have the same design and facilities, no matter the site. It is also assumed that cost will vary among the sites depending upon ownership and physical differences. For example, the different bearing formation under each site will result in variations in cost for foundation work and material among the sites.

No actual costs under any of the criteria are calculated.

Land Acquisition

Under this criterion, the variable of the cost of acquiring the site for a convention center is examined.

Ala Wai Golf Course Site

Ala Wai Golf Course is owned by the State in fee and set aside by executive order to the City and County of Honolulu. Tax maps and histories show that the portion of the golf course proposed as the center site was owned by various private persons prior to 1940. Joint Resolution No. 2 of the Special Session of 1933 authorized the governor to acquire the land, which were adjacent to the then Territorial Fair Grounds, by purchase or eminent domain. It appears that the land was acquired through two condemnation orders in 1940 and 1942.¹

Fort Armstrong

Fort Armstrong is owned by the State and set aside by executive order to the Department of Transportation for harbor use. The site is filled, submerged land. Title to the site was conveyed to the State upon statehood by section 5(b) of the Admission Act.

Fort DeRussy

Fort DeRussy is owned by the federal government. The 45 acres mauka of Kalia Road were acquired by the federal government from private persons between 1904 and 1916.²

Disposal of the site is subject to the Federal Property and Services Administration Act of 1949 (June 30, 1949, ch. 288, 63 Stat. 377), as amended. Under the Act, the federal agency holding the land must first declare the land excess and the U.S. General Services Administration must determine that the excess land is surplus. The General Services

DEVELOPMENT FACTORS

Administration then can offer the land to local government. If no local government obtains the land, it is offered to the general public.

A declaration of excess means that the holding agency no longer considers the land necessary for the agency's requirements.³ The Fort DeRussy site has not been declared excess as yet by the U.S. Department of Defense. A report by the Defense Department,⁴ however, conducted in response to congressional mandate, states:

- o Given current missions, there is now no excess land at Fort DeRussy. However, if the Reserve Centers were relocated, and provisions were made for the activities that support the Hale Koa Hotel and the Armed Forces Recreation Center, up to 45 acres northeast of Kalia Road could be declared excess.

* * *

- o The 1.6 acres of the property permitted to the U.S. Postal Service should be transferred to them.
- o Congress should remove the legislative provision prohibiting the sale, lease, or rent of Fort DeRussy and authorize the Secretary of Defense to sell or convey the property if he determines that it would be in the best interest of the Department of Defense, subject to the following:
 - That the sale or conveyance is at appraised fair market value as determined by the Secretary,⁵ and on such other terms and conditions as are acceptable to the Secretary;
 - That the funds received may be used to pay for the relocation or replacement of the reserve centers, and the parking, chapel, and other facilities that support the Hale Koa Hotel and the Armed Forces Recreation Center;

If the Defense Department declares the land excess, it is transferred to the General Services Administration, which has the responsibility for disposal. Under the Act, the General Services Administration first makes the excess land available to other federal agencies. A federal agency applying for and showing justifiable need, as determined by the General Services Administration, receives the land. Excess land not transferred to a federal agency is declared surplus by the General Services Administration. After a declaration of surplus, the General Services Administration gives local government first option to purchase.⁶

Purchase of the Fort DeRussy site for a convention center falls under the negotiated sales process of the General Services Administration.⁷ Negotiated sales require the General Services Administration to sell the land at its estimated fair market value.⁸ Fair market value is based on the highest and best use.⁹ The following serves as the guideline for determining highest and best use:¹⁰

Highest and best use is the most likely use to which a property can be put, so as to produce the highest monetary return from the property, promote its maximum value, or serve a public or

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institutional purpose. The highest and best use determination must be based on the property's economic potential, qualitative values (social and environmental) inherent in the property itself, and other utilization factors controlling or directly affecting land use (e.g., zoning, physical characteristics, private and public uses in the vicinity, neighboring improvements, utility services, access, roads, location, and environmental and historical considerations). Projected highest and best use should not be remote, speculative, or conjectural.

In December 1986 hearings before the Joint Readiness, Investigations, and Military Installations and Facilities Subcommittees of the U.S. House Committee on Armed Services, a fair market value for the 45 acres of Fort DeRussy of \$400 million was frequently mentioned. This amount appears to have been based on the value of land proximate to the site which are zoned and used for beachfront resort hotels. The area of Fort DeRussy mauka of Kalia Road, however, is zoned as a public precinct and has a height limitation of 25 feet. Thus, the fair market value, if and when determined by the General Services Administration, may not be as high as \$400 million.

Waikiki Shell/Kapiolani Park

The Waikiki Shell/Kapiolani Park site is owned by the State and set aside by executive order to the City and County of Honolulu for park use.

Ranking

Fort Armstrong, the Ala Wai Golf Course site, and the Waikiki Shell/Kapiolani Park site are owned by the State. Locating the convention center at these three sites, presumably, will not require land acquisition cost. Fort DeRussy is owned by the federal government. Its use for a convention center, under existing federal law, will require purchase at the estimated fair market value.

Thus, the ranking and scoring under this criterion are as follows:

<u>Site</u>	<u>Rank</u>	<u>Criterion Weight</u>	<u>Criterion Score</u>
Ala Wai Golf Course Site	1	.50	0.50
Fort Armstrong	1	.50	0.50
Waikiki Shell/Kapiolani Park	1	.50	0.50
Fort DeRussy	4	.50	2.00

Indemnification or Relocation Cost

Fort DeRussy is owned and used by the U.S. Department of Defense. Acquisition of the site by the State may require the payment of the cost of relocating the displaced facilities. Portions of some of the state-owned sites are under lease or permit to private persons. Taking a site for the convention center may require the indemnification of the lessees or permittees

if the terms of the leases or permits do not expire prior to displacement. This criterion evaluates the variable of the extent and magnitude of indemnification or relocation of existing users who have rights to use real property at the sites.

Ala Wai Golf Course Site

Two companies have agreements with the City to operate concessions at the Ala Wai Golf Course. One agreement, for the golf shop concession, expires on November 30, 1987 and the other, for the food concession, expires on August 1, 1990. Both concessionaires pay a monthly rent based on the higher of a flat amount or percentage of gross revenues. In fiscal year 1984-85, the food concession paid approximately \$59,000 and the golf shop concession approximately \$99,000 in revenues to the City.¹¹ Appendix I provides information on these concessions as well as the concessions and permits at the other sites.

Neither of the concessions are located on the site under consideration for the convention center. Renovation of the course, if used as the center, however, will require the closure of the course and the concessions. The concessionaires may have to be indemnified for the revenues lost during the closure.

Fort Armstrong

The Department of Transportation allows private persons by permit to use facilities at the Fort Armstrong site. All of the permits are month-to-month. Indemnification will not be required if the permits are not renewed in accordance with law.

A possible consequence of the use of Fort Armstrong is required compensation to the harbor special fund for revenues lost from displaced harbor activities. Revenue bonds have been issued to improve Honolulu Harbor and revenues derived from users have been pledged to repay the bonds. Thus, the displacement of revenue producing harbor facilities may impair the bond covenants. Compensation to the harbor special fund for lost revenues may have to be paid in order to keep faith with the covenants, either through the convention center's operating income or otherwise. Conversely, the revenue producing container handling activities may not be terminated totally, but moved elsewhere. Ships handling the containers will still pay dockage fees and consignees or distributors will still pay wharfage or other fees for use of the new harbor location. Thus, revenues may not be disrupted and covenants may not be impaired even if Fort Armstrong is put to nonharbor use. The Aloha Tower Development Corporation, under chapter 206J, Hawaii Revised Statutes, is required to pay compensation to the harbor special fund for revenues lost because of nonmaritime use of harbor facilities in the complex, and any activity which would impair revenue bond covenants is statutorily prohibited. This study, at this time, cannot determine if indemnification, in the form of compensation for lost harbor revenues, will be required for use of Fort Armstrong.

CONVENTION CENTER SITE SELECTION STUDY

Fort DeRussy

In addition to the cost of acquiring the Fort DeRussy site, the State or City may have to pay for the cost of relocating displaced federal facilities. The U.S. Department of Defense study estimates that:¹²

Relocation (new construction at another site) and displacement (new construction elsewhere on Fort DeRussy) of these activities may cost between \$36 million and \$86 million.

Most discussions of the Fort DeRussy situation presume that the payment for relocation will be a charge separate from and additional to payment for acquisition of the land. A statement in the Defense Department's study, however, gives a different impression: that the cost for relocating the Army facilities will be taken from the purchase price. The statement is:¹³

- That the funds received [referring to funds from the sale of Fort DeRussy at fair market value] may be used to pay for the relocation or replacement of the reserve centers, and the parking, chapel, and other facilities that support the Hale Koa Hotel and the Armed Forces Recreation Center;

Literal interpretation suggests that relocation cost will not be an item determined independently of the fair market value purchase price for the land.

Waikiki Shell/Kapiolani Park

Three concessions are operated at the Waikiki Shell/Kapiolani Park site. One is the Kapiolani Park Bandstand food concession, the term of which expires on September 19, 1989. The second is the food concession at the Shell, which is part of an overall agreement for operation of the concessions at the Shell and Blaisdell Center. The term for this concession expires on April 30, 1987. The third is the Shell's camera shop concession, the term of which expires on January 31, 1988. In addition, the Kodak Hula Show has a lease to hold performances at the Shell. The lease expires on April 30, 1988.

Ranking

Under this criterion, the use of Fort DeRussy for the convention center is assumed to require payment for the cost of relocating displaced facilities, which payment is additional to the fair market price for the land. For Fort Armstrong, it is assumed that compensation will not be required to replace lost harbor revenues, because the repercussions of replacing elsewhere harbor revenue producing activities are unknown at this time. Thus, the ranking and criterion scoring are:

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<u>Site</u>	<u>Rank</u>	<u>Criterion Weight</u>	<u>Criterion Score</u>
Fort Armstrong	1	.15	0.15
Ala Wai Golf Course Site	2	.15	0.30
Waikiki Shell/Kapiolani Park	3	.15	0.45
Fort DeRussy	4	.15	0.60

The Ala Wai Golf Course site is ranked as more preferred than the Waikiki Shell/Kapiolani Park site because the course, it is assumed, will not be closed for a long period during renovation. Indemnification will only be required for the period of closure. Concessions at the Waikiki Shell/Kapiolani Park site, however, probably will not resume operation and full indemnification is assumed to be necessary.

Site Preparation

The amount of floor area and paved area and type of structural material bear a direct relationship to site preparation costs. More floor and paved area and stronger structural material are assumed to require greater demolition, removal, and grading costs. This criterion evaluates the variable of the amount and type of existing facilities at each of the sites. Estimations of floor area, paved area, and structural material at the sites have been made from aerial view maps, field observation, and other documents.

Ala Wai Golf Course Site

The Ala Wai Golf Course site has no structures or pavement.

Fort Armstrong

The area of Fort Armstrong under consideration for the convention center has three structures: container freight consolidation station #2, container freight consolidation station #3, and a maintenance shed. Estimations of the floor areas and material of the structures are:

<u>Structure</u>	<u>Floor Area</u>	<u>Structural Material</u>
Container Freight Consolidation Station #2	80,000- 82,000 s.f.	Steel Frame with Concrete Base
Container Freight Consolidation Station #3	78,000- 80,000 s.f.	Steel Frame with Concrete Base
Maintenance Shed	32,000- 34,000 s.f.	Steel Frame with Concrete Base
TOTAL	190,000-196,000 s.f.	

In addition, the entire 51 acres is paved with concrete.

CONVENTION CENTER SITE SELECTION STUDY

Fort DeRussy

Fort DeRussy has twelve structures. The Analysis of Existing Facilities Environmental Assessment Report: Fort DeRussy, City and County of Honolulu, Hawaii,¹⁴ dated February 1978, lists the facilities at the site. Floor areas are provided in that document for some of the facilities. Structural material has been estimated from field observation.

<u>Facility</u>	<u>Floor Area</u>	<u>Structural Material</u>
Maintenance Shed (Bldg. 192)	6,092 s.f.	Concrete
Chapel (Bldg. T-111)	2,767 s.f.	Wood
Building T-108	2,400 s.f.	Wood
Building T-109	2,400 s.f.	Wood
Building T-107	4,829 s.f.	Wood w/Some Stone as Base
Building T-110	2,754 s.f.	Wood

Floor areas have been estimated for the remaining facilities from aerial view maps. The following is the estimation. Structural material has been determined by field observation.

<u>Facility</u>	<u>Estimated Floor Area</u>	<u>Structural Material</u>
Maluhia Kalani Reserve Center	33,000- 35,000 s.f.	Wood w/Concrete Base
Building 198	53,000- 55,000 s.f.	Concrete
Building 199	10,000- 12,000 s.f.	Concrete
Building 190	2,000- 3,000 s.f.	Concrete
Building 191	17,000- 19,000 s.f.	Concrete
	<u>5,300- 6,000 s.f.</u>	
ESTIMATED TOTAL	120,300-130,000 s.f.	

In addition, the asphalt parking area is estimated as between 640,000 and 650,000 square feet. The estimate does not include paved roadways.

Waikiki Shell/Kapiolani Park

Two structures exist on the Waikiki Shell/Kapiolani Park site: the Shell and Bandstand/Concession Building. The Shell is estimated as having 90,000 square feet of floor area. It is an open air amphitheater. The Bandstand/Concession building is estimated as having between 5,300 and 5,500 square feet. It is constructed of tile and stone. Parking area comprises approximately 135,000 square feet of paved asphalt.

Ranking

Under this criterion, sites with no or only little floor area and pavement and with structures of less substantial material are given higher ratings. The ranking of the first two sites are obvious. The Ala Wai Golf Course site is first with the Waikiki Shell/Kapiolani Park site second. Facilities at Fort

Armstrong are warehouses of relatively simple construction while those at Fort DeRussy are more complex. Fort Armstrong, however, appears to have the larger floor area. Furthermore, the site is paved with concrete, not asphalt. Thus, the ranking and scoring under this criterion is as follows:

<u>Site</u>	<u>Rank</u>	<u>Criterion Weight</u>	<u>Criterion Score</u>
Ala Wai Golf Course Site	1	.05	0.05
Waikiki Shell/Kapiolani Park	2	.05	0.10
Fort DeRussy	3	.05	0.15
Fort Armstrong	4	.05	0.20

Absolutely Essential Off-Site Improvements

Use of the sites for the convention center may require off-site improvements which are absolutely essential for operational effectiveness and efficiency. Many of the improvements suggested by proponents of certain sites are desirable, but under this study, are not deemed absolutely essential. For example, the creation of another lane on Kalakaua Avenue with land acquired from Fort DeRussy would ease traffic, but is not absolutely essential for use of the site. Under this criterion, the cost variable of absolutely essential off-site improvements is examined. Relocation of displaced facilities is not automatically assumed to be an absolutely essential off-site improvement. Possible inadequacies of the infrastructure serving the sites are given consideration.

Ala Wai Golf Course Site

Two off-site improvements are considered absolutely essential if the Ala Wai Golf Course site is used for the convention center. First, at least one new bridge will have to be constructed over the Ala Wai Canal to connect the center with mid-Waikiki. If no bridge is constructed, the site cannot be considered in close proximity to lodging units and amenities of Waikiki because users will have to transit around the Canal. Pannell Kerr Forster estimates the cost of one traffic bridge at \$2.5 million.¹⁵ Second, the Golf Course will have to be realigned. Substantial opposition to use of the Golf Course site is expected. Opposition will be more intense if the remaining area is not renovated into another 18-hole course. Using the site without realigning the remaining course is deemed to be beyond political reality. Pannell Kerr Forster estimates the renovation cost at "roundly \$3 million".¹⁶

Improvement of the sewer system serving the site may also be necessary. See discussion under adequacy of infrastructure criterion in chapter 4.

Fort Armstrong

No absolutely essential off-site improvements are required for use of the Fort Armstrong site as the convention center.

CONVENTION CENTER SITE SELECTION STUDY

Fort DeRussy

Use of Fort DeRussy for the convention center may require improvements to the sewer and water systems serving the site. See discussion under adequacy of infrastructure in chapter 4.

Waikiki Shell/Kapiolani Park

Improvement of the sewer system serving the Waikiki Shell/Kapiolani Park area may be necessary if the convention center is constructed at the site.

Ranking

Based on the above, the sites are evaluated on the following basis:

<u>Site</u>	<u>Improvements</u>
Fort Armstrong	No absolutely essential off-site improvements required.
Waikiki Shell/Kapiolani Park	Sewer system improvement may be necessary.
Fort DeRussy	Sewer and water systems improvements may be necessary.
Ala Wai Golf Course Site	Realignment of course, new trans-Canal bridge necessary. Sewer system improvement may be necessary.

Thus, for this criterion, ranking and scoring are as follows:

<u>Site</u>	<u>Rank</u>	<u>Criterion Weight</u>	<u>Criterion Score</u>
Fort Armstrong	1	.15	0.15
Waikiki Shell/Kapiolani Park	2	.15	0.30
Fort DeRussy	3	.15	0.45
Ala Wai Golf Course Site	4	.15	0.60

Subsurface Conditions

The firm of Dames & Moore has evaluated the subsurface conditions at the various sites for the Hawaii Hotel Industry Foundation, with the caveat that "[T]he evaluation is subjective and should be used only for initial site selection process."¹⁷ Boring logs of projects near the sites have also been examined for this criterion. Ranking under this criterion has been based mainly upon the Dames & Moore subjective evaluation. The boring logs have been used only as supplementary material because of the distance from the actual sites and, in some cases, inadequate depths. Appendix J presents the

boring logs.

Ala Wai Golf Course Site

Dames & Moore describes the subsurface condition of the Ala Wai Golf Course site as:

Fill, lagoonal deposit, coral ledge at shallow depth, groundwater level slightly above sea level. Possible buried Kaiulani channel and old Manoa-Palolo drainage channel. Likely to require piles. Pile length will be quite variable. Short piles in the areas with coral ledge at shallow depth. Long piles in the buried channels. Basement construction below sea level will be difficult.

Boring logs of a four-story apartment project, located on TMK 2-7-35-110, approximately 300 feet mauka of the Date Street boundary of the western portion of the Course, have been examined.¹⁸ Three borings for the project were taken, the deepest to 30 feet. The logs indicate that the beginning of the dense coral formation varies, from approximately 10 feet at one boring to 26 feet at another. Whether the coral formation is solid and thick enough to support the necessary piles for a convention center is not known from the logs.

Fort Armstrong

Dames & Moore describes the subsurface condition of Fort Armstrong as similar to Magic Island. In pertinent part, Magic Island's subsurface condition is described as:

Beach sand, [sic] lagoonal deposits, sedimentary deposits, coral ledge at great depth. Likely to require long piles. Basement construction below sea level will be difficult.

Boring logs on file with the Hawaii Community Development Authority for the Fort Armstrong area¹⁹ are not helpful, for the logs do not reach the bearing formation. A buried channel runs through the Kakaako makai area, but the channel is East of and not under the site considered for the convention center.

Fort DeRussy

Dames & Moore describes the subsurface condition of Fort DeRussy as:

Fill, lagoonal deposit, coral ledges at great depth. Likely to require long piles. Basement construction requires extensive dewatering.

Boring logs for a hotel project within the Kalakaua Avenue, Saratoga Road, Kalia Road, and Ala Moana Boulevard block have been reviewed.²⁰ The project is on TMK 2-6-06-2, a parcel on the mauka side of the block, along Kalakaua Avenue. The logs, one boring of which is 120 feet deep, do

CONVENTION CENTER SITE SELECTION STUDY

not reach the bearing formation. From these logs, it is safe to assume that the bearing formation is below 100 feet.

Waikiki Shell/Kapiolani Park

Dames & Moore describes the Waikiki Shell/Kapiolani Park site as likely to have the same conditions as Waikiki Zoo. Evaluations for both sites are repeated verbatim below:

Waikiki Zoo	Fill, lagoonal deposit, coral ledge at shallow depth. Likely to require short piles. Basement construction requires extensive dewatering.
Waikiki Shell	Likely to be same condition as Waikiki Zoo. Possible buried old Manoa-Palolo drainage channel. Likely to require medium to long piles. Basement construction requires extensive dewatering.

Boring logs for a project between 1/4 to 1/2 mile to the northwest of the Waikiki Shell/Kapiolani Park site indicate that the bearing formation at the project site is between 25 to 30 feet down.²¹ This project is located on TMK 2-6-28-49. These logs would not reflect the possible buried drainage channel under the Shell, the possible existence about which Dames & Moore warns.

Ranking

All sites, it appears, have groundwater levels near the surface and thus, will experience essentially the same problems. This factor is considered site neutral because of the lack of better data on relative differences.

Under this criterion, sites with bearing formations closer to the surface are ranked as more preferred. Limitations of the data, however, preclude definitive ranking. Based primarily on the Dames & Moore subjective evaluations, the Ala Wai Golf Course site and Waikiki Shell/Kapiolani Park site are considered even and ranked as more preferred than Fort Armstrong and Fort DeRussy, both of which are also considered even. Thus, the criterion scoring is as follows:

<u>Site</u>	<u>Rank</u>	<u>Criterion Weight</u>	<u>Criterion Score</u>
Ala Wai Golf Course Site	1	.15	0.15
Waikiki Shell/Kapiolani Park	1	.15	0.15
Fort Armstrong	3	.15	0.45
Fort DeRussy	3	.15	0.45

Factors Score

Under development factors, the factors score of each site is as follows:

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<u>Criteria</u>	<u>Ala Wai Golf Course</u>	<u>Fort Armstrong</u>	<u>Fort DeRussy</u>	<u>Waikiki Shell/Kapiolani Park</u>
Land Acquisition	0.50	0.50	2.00	0.50
Indemnification or Relocation	0.30	0.15	0.60	0.45
Site Preparation	0.05	0.20	0.15	0.10
Absolutely Essential Off-Site Improvements	0.60	0.15	0.45	0.30
Subsurface Condition	<u>0.15</u>	<u>0.45</u>	<u>0.45</u>	<u>0.15</u>
FACTORS SCORE	1.60	1.45	3.65	1.50

Chapter 6

PLANNING AND LAND USE FACTORS

This chapter evaluates the consistency of a convention center with the zoning for and existing development of the area immediately surrounding each site. For this chapter, the area immediately surrounding each site is represented by the same tract used for the ranking under the degree of complementing and aesthetically pleasing uses criterion in chapter 3. The Eighteenth Edition of the Real Estate Handbook,¹ Condominium Handbook,² Condominium Guide,³ zoning maps, the Land Use Ordinance of the City and County of Honolulu,⁴ and other documents have been used to gather data for this chapter.

Consistency with Zoning

Zoning for parcels within each tract has been examined to determine consistency of the area immediately surrounding each site with the activities of a convention center. Consistency with zoning is expressed as the percentage of total developable area which is zoned for uses consistent with the convention center. Consistent zoning is considered zoning designations with principal or permitted uses consistent with the commercial and visitor oriented use of the convention center. Preservation, industrial, and purely residential zoning designations are not considered consistent. Appendix K lists the zoning designations for the parcels within each tract. Appendix L lists the amount of developable area under each zoning designation in each tract.

Ala Wai Golf Course Site

The portion of the tract of the Ala Wai Golf Course site makai of the Ala Wai Canal is within the Waikiki Special Design District. The Golf Course is within the Diamond Head Special Design District. The remaining portion of the tract falls within the regular zoning provisions of the Land Use Ordinance.

None of the land within the tract for the Ala Wai Golf Course is zoned for uses consistent with a convention center. For this site, consistency with zoning is determined as follows:

$$\frac{\text{Area of Consistent Zoning}}{\text{Total Developable Area}} = \frac{0}{3,928,443} = 0\%$$

Fort Armstrong

Planning for Kakaako, which includes the Fort Armstrong site, is under the jurisdiction of the Hawaii Community Development Authority, a state agency. Zoning for Kakaako is exclusively the function and responsibility of the Authority.

PLANNING AND LAND USE FACTORS

Two zoning designations are considered consistent with the use of a convention center: Mixed Use - Commercial and Mixed Use - Residential. Retail establishments and restaurants are permitted uses under both designations.⁵ For Fort Armstrong, consistency with zoning is determined as follows:

<u>Consistent Zoning</u>	<u>Amount</u>
Mixed Use - Commercial	966,179 s.f.
Mixed Use - Residential	<u>1,080,580 s.f.</u>
TOTAL	2,046,759 s.f.
<u>Area of Consistent Zoning</u>	<u>= 2,046,759 = 48.3%</u>
<u>Total Developable Area</u>	<u>4,241,740</u>

Fort DeRussy

The tract for the Fort DeRussy site is within the Waikiki Special Design District. Zoning precincts considered consistent with a convention center are the resort hotel precinct and resort commercial precinct. For the Fort DeRussy site, consistency with zoning is determined as follows:

<u>Consistent Zoning</u>	<u>Area</u>
Resort Hotel Precinct	1,662,901 s.f.
Resort Commercial Precinct	<u>725,342 s.f.</u>
TOTAL	2,388,243 s.f.

$$\frac{\text{Area of Consistent Zoning}}{\text{Total Developable Area}} = \frac{2,388,243}{4,054,472} = 58.9\%$$

Waikiki Shell/Kapiolani Park

Most of the tract for the Waikiki Shell/Kapiolani Park site is within the Diamond Head Special Design District. As with the Ala Wai Golf Course site, none of the land within the tract for the site is zoned for uses consistent with a convention center. For the Waikiki Shell/Kapiolani Park site, consistency with zoning is determined as follows:

$$\frac{\text{Area of Consistent Zoning}}{\text{Total Developable Area}} = \frac{0}{4,140,575} = 0\%$$

Ranking

Under this criterion, sites with a higher consistency of zoning percentage are more preferable for the convention center. The ranking is based on the following:

CONVENTION CENTER SITE SELECTION STUDY

<u>Site</u>	<u>Percentage of Consistent Zoning</u>
Ala Wai Golf Course Site	0
Fort Armstrong	48.3
Fort DeRussy	58.9
Waikiki Shell/Kapiolani Park	0

Thus, the scoring under this criterion is:

<u>Site</u>	<u>Rank</u>	<u>Criterion Weight</u>	<u>Criterion Score</u>
Fort DeRussy	1	.30	0.30
Fort Armstrong	2	.30	0.60
Ala Wai Golf Course Site	3	.30	0.90
Waikiki Shell/Kapiolani Park	3	.30	0.90

Consistency with Maximum Heights

Both the City and County of Honolulu and Hawaii Community Development Authority have established maximum heights for structures as part of their land use planning responsibility.

Under the assumption of this study, the convention center will stand 40 feet above ground level. A center which violates the height restrictions of the immediate surrounding area will be, at the least, inconsistent with good planning.

This criterion examines the consistency of the 40-foot high convention center with the maximum heights allowed in the tract for each site. Consistency with maximum heights is measured as the percentage of total developable area with a maximum height limitation of 40 feet or more. Appendix K lists the maximum height limits for the parcels in each of the tracts.

Ala Wai Golf Course Site

The consistency with maximum heights of the Ala Wai Golf Course site is determined as follows:

<u>Maximum Heights</u>	<u>Area</u>
150	734,355 s.f.
240	126,718 s.f.
260	182,716 s.f.
280	149,184 s.f.
350	<u>979,159 s.f.</u>
	2,172,132 s.f.

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$$\frac{\text{Area of Consistent Maximum Heights}}{\text{Total Developable Area}} = \frac{2,172,132}{3,928,443} = 55.3\%$$

Fort Armstrong

Except for planned developments, the area within the tract for the Fort Armstrong site has a maximum height restriction of 45 feet.⁶ Planned developments are projects which comply with the Hawaii Community Development Authority's design standards. For planned developments in the Mixed Use - Commercial Precinct, the maximum height is 200 feet. For planned developments in the Mixed Use - Residential Precinct, the maximum height is 150 feet.⁷ These heights are considered the maximum for these precincts. No planned developments are allowed in Public or Waterfront Industrial Precincts.⁸

The consistency with maximum heights for the Fort Armstrong site is determined as follows:

<u>Consistent Zoning</u>	<u>Area</u>
45 Feet	2,194,981 s.f.
150 Feet	1,080,580 s.f.
200 Feet	966,179 s.f.
	<u>4,241,740 s.f.</u>

$$\frac{\text{Area of Consistent Maximum Heights}}{\text{Total Developable Area}} = \frac{4,241,740}{4,241,740} = 100\%$$

Fort DeRussy

The consistency with maximum heights of Fort DeRussy is determined as follows:

<u>Maximum Heights</u>	<u>Area</u>
65 Feet	71,326 s.f.
130 Feet	147,916 s.f.
280 Feet	252,845 s.f.
300 Feet	981,525 s.f.
320 Feet	168,719 s.f.
350 Feet	<u>1,163,927 s.f.</u>
	2,786,258 s.f.

$$\frac{\text{Area of Consistent Maximum Heights}}{\text{Total Developable Area}} = \frac{2,786,258}{4,054,472} = 68.7\%$$

CONVENTION CENTER SITE SELECTION STUDY

Waikiki Shell/Kapiolani Park

None of the area in the tract for the Waikiki Shell/Kapiolani Park site has a maximum height of greater than 25 feet. The bulk of the tract lies in the Diamond Head Special Design District and has a height limitation of 0 feet.

$$\frac{\text{Area of Consistent Maximum Heights}}{\text{Total Developable Area}} = \frac{0}{4,140,575} = 0\%$$

Ranking

Sites with higher percentages of consistency with maximum heights are deemed more preferable for the convention center. Under this criterion, the sites are ranked in accordance with the following:

<u>Site</u>	<u>Consistency with Maximum Height Percentage</u>
Ala Wai Golf Course Site	55.3
Fort Armstrong	100.0
Fort DeRussy	68.7
Waikiki Shell/Kapiolani Park	0

Thus, the scoring is as follows:

<u>Site</u>	<u>Rank</u>	<u>Criterion Weight</u>	<u>Criterion Score</u>
Fort Armstrong	1	.30	0.30
Fort DeRussy	2	.30	0.60
Ala Wai Golf Course Site	3	.30	0.90
Waikiki Shell/Kapiolani Park	4	.30	1.20

Consistency with Existing Heights

Maximum heights do not reflect the actual heights of structures. Under this criterion, the consistency of the heights of existing structures in the area immediately surrounding each site is examined. Although the convention center's height may be consistent with the maximum allowable heights of the surrounding area, it will be obtrusive if proximate structures are not as high.

No readily available information on the actual heights of structures exists. The Real Estate Handbook, Condominium Handbook, and Condominium Guide, however, show the number of stories of structures. Since the convention center under the assumption of this study will be 40 feet high, structures of at least four stories are considered consistent. To determine consistency with actual heights, the number of structures, exclusive of parking garages,⁹ within each tract has been counted. Of the total number, a subtotal of structures of at least four stories has been determined. Consistency with actual heights is measured as the percentage of total

structures which are at least four stories. Appendix M lists the total number of structures and number of structures of at least four stories for each tract.

For Fort Armstrong, information from the Hawaii Community Development Authority has been used to establish the number of structures on TMK 2-1-15. The Real Estate Handbook does not have any information on the structures on the parcel.

Ala Wai Golf Course Site

There are 162 structures in the tract for the Ala Wai Golf Course site. Of these, 28 or 17.3 per cent have at least four stories.

Fort Armstrong

There are 58 structures in the tract for Fort Armstrong. Of these, 2 or 3.45 per cent have at least four stories.

Fort DeRussy

There are 219 structures in the tract for Fort DeRussy. Of these, 52 or 23.7 per cent have at least four stories.

Waikiki Shell/Kapiolani Park

There are 120 structures in the tract for the Waikiki Shell/Kapiolani Park site. Of these, 4 or 3.33 per cent have at least four stories.

Ranking

Sites with higher percentages of consistency with actual heights are deemed more preferable for the convention center. Under this criterion, the ranking is based on the following:

<u>Site</u>	<u>Percentage of Consistency with Actual Heights</u>
Ala Wai Golf Course Site	17.3
Fort Armstrong	3.45
Fort DeRussy	23.7
Waikiki Shell/Kapiolani Park	3.33

Because of the closeness of Fort Armstrong and the Waikiki Shell/Kapiolani Park site, they are considered equal. Thus, the criterion scoring is as follows:

CONVENTION CENTER SITE SELECTION STUDY

<u>Site</u>	<u>Rank</u>	<u>Criterion Weight</u>	<u>Criterion Score</u>
Fort DeRussy	1	.30	0.30
Ala Wai Golf Course Site	2	.30	0.60
Fort Armstrong	3	.30	0.90
Waikiki Shell/Kapiolani Park	3	.30	0.90

Consistency with Intensity of Development

Under this criterion, the intensity of development of the area immediately surrounding each site is examined. Construction of a convention center at any of the sites involves the sacrifice of relatively open space. This criterion considers the establishment of the center in an already intensely developed area as consistent with the character of the area and as the least detrimental sacrifice of open space.

Data on building areas of parcels immediately surrounding each site have been gathered from the Real Estate Handbook and Condominium Handbook. Some adjustments, however, have had to be made because of the lack of certain information.

- (1) The Real Estate Handbook does not include the building areas of government structures, schools, churches, and public utility facilities. For this criterion, parcels with these uses are considered as having no building areas.
- (2) Building areas for condominiums have been gathered from the Condominium Handbook. The data in this Handbook, however, generally lists only the building areas owned by unit owners. Building areas of commercial activities are often not reported.
- (3) The City and County of Honolulu's Department of General Planning has a computer printout of structures and other information on parcels. The printout, however, lists floor area, not building area, of the structures. This printout has been consulted for information on structures unavailable in the Real Estate Handbook. The floor area for condominiums in the printout have also been used for parcels with condominiums. Thus, for certain parcels, the developed areas represent the floor area, and not building area.
- (4) For the Fort Armstrong harbor area, designated as TMK 2-1-15, the Real Estate Handbook has no information on structures. Information on structures for this parcel has been obtained from the inventory of the Hawaii Community Development Authority. This information is also reported as floor, not building area.

Because of the different sources from which information has been obtained and incompatibility of some, this criterion is assigned a low weight. Appendix N lists the land areas and building areas of the parcels in each tract.

Measurement of the intensity of development is based on the building area ratio of each tract.

Ala Wai Golf Course Site

Total developable area in the tract for the Ala Wai Golf Course site is 3,928,443 square feet. Building area amounts to 2,565,705 square feet. The building area ratio is:

$$\frac{\text{Building Area}}{\text{Total Developable Area}} = \frac{2,565,705}{3,928,443} = 0.65\%$$

Fort Armstrong

Total developable area in the tract for Fort Armstrong is 4,241,740 square feet. Building area is 2,369,146 square feet. The building area ratio is:

$$\frac{\text{Building Area}}{\text{Total Developable Area}} = \frac{2,369,146}{4,241,740} = 0.56\%$$

Fort DeRussy

The tract for Fort DeRussy is the most intensely developed. Total developable area amounts to 4,054,472 square feet. Building area amounts to 7,533,473 square feet. The building area ratio is:

$$\frac{\text{Building Area}}{\text{Total Developable Area}} = \frac{7,533,473}{4,054,472} = 1.86\%$$

Waikiki Shell/Kapiolani Park

The tract for the Waikiki Shell/Kapiolani Park site is the least developed. Total developable area amounts to 4,140,575 square feet. Building area amounts to 490,184 square feet. The building area ratio is:

$$\frac{\text{Building Area}}{\text{Total Developable Area}} = \frac{490,184}{4,140,575} = 0.12\%$$

Ranking

Sites with higher building area ratios are given higher ratings. The ranking is based on the following:

CONVENTION CENTER SITE SELECTION STUDY

<u>Site</u>	<u>Building Area Ratio</u>
Ala Wai Golf Course Site	0.65
Fort Armstrong	0.56
Fort DeRussy	1.86
Waikiki Shell/Kapiolani Park	0.12

Thus, the criterion scoring is as follows:

<u>Site</u>	<u>Rank</u>	<u>Criterion Weight</u>	<u>Criterion Score</u>
Fort DeRussy	1	.10	0.10
Ala Wai Golf Course Site	2	.10	0.20
Fort Armstrong	3	.10	0.30
Waikiki Shell/Kapiolani Park	4	.10	0.40

Factors Score

The factors score of each site is as follows:

<u>Criteria</u>	<u>Ala Wai Golf Course</u>	<u>Fort Armstrong</u>	<u>Fort DeRussy</u>	<u>Waikiki Shell/Kapiolani Park</u>
Consistency with Zoning	0.90	0.60	0.30	0.90
Consistency with Maximum Heights	0.90	0.30	0.60	1.20
Consistency with Actual Heights	0.60	0.90	0.30	0.90
Consistency with Intensity of Development	<u>0.20</u>	<u>0.30</u>	<u>0.10</u>	<u>0.40</u>
FACTORS SCORE	2.60	2.10	1.30	3.40

Chapter 7

LOCAL IMPACT FACTORS

This chapter examines various impacts on residents of the State from establishment of a convention center at the sites. Criteria are examined to evaluate the impacts on the open space needs of communities where the sites are located, the displacement of the existing facilities and activities at the sites, the feasibility of relocating the displaced facilities elsewhere, and the traffic generated by an event primarily for visitors and an event primarily for residents.

Open Space Needs

Construction of a convention center at any of the Waikiki sites will displace existing or potential open, public recreational space. Open space is valued for its recreational opportunities and aesthetic qualities, especially in urban areas. Thus, the taking of open space in a neighborhood with less open space than others is not desirable.

Under this criterion, the need of the communities surrounding the sites for open space is examined. Need is measured by calculating the square footage of public park and other public recreational grounds per resident of the neighborhood board area in which the site is situated. Data on the area of public parks and other public recreational grounds have been obtained from published documents of the City and County of Honolulu's Department of Parks and Recreation, and tax maps. Fort DeRussy is within the Waikiki Neighborhood Board Area. Both the Ala Wai Golf Course and Waikiki Shell/Kapiolani Park sites are within the St. Louis Heights/Diamond Head/Kapahulu Neighborhood Board Area. For this criterion, however, only the Diamond Head and Kapahulu communities of that Board Area are included in the evaluation, since the taking of open space at either proposed site would impact these communities more directly.

Fort Armstrong is ranked as most preferred for the convention center under this criterion without evaluation. Although the site is relatively open, it is not particularly aesthetically pleasing, nor are there proposals, even long-range, to use the area as a park. Notwithstanding the need of residents of the Downtown Neighborhood Board Area for open space, preventing construction of the convention center at Fort Armstrong will not result in the retention or potential increase of open space.

Ala Wai Golf Course and Waikiki Shell/Kapiolani Park Sites

The Kapahulu and Diamond Head communities of the St. Louis Heights/Diamond Head/Kapahulu Neighborhood Board Area had an estimated 1985 population of 19,049.¹ The Kapahulu and Diamond Head communities have 12,850,509 square feet of public park and other open, public recreational grounds. See Table 7-1 for the parks and other public recreational grounds. The site is evaluated on the following:

Table 7-1

AREA OF PARKS AND OTHER PUBLIC RECREATIONAL GROUNDS
IN DIAMOND HEAD AND KAPAHULU COMMUNITIES OF
DIAMOND HEAD/KAPAHULU/ST. LOUIS HEIGHTS
NEIGHBORHOOD BOARD AREA

<u>Park or Recreational Area</u>	<u>Acres</u>
Regional Park	
Kapiolani Park, including the Zoo and Paki Playground	141.710*
Beach/Shoreline Parks	
Diamond Head Beach Park	1.002**
Diamond Head Park "A"	0.706**
Diamond Head Park "B"	1.280**
Golf Course	
Ala Wai Golf Course	145.753**
Community Park	
Crane Playground	<u>4.963**</u>
	295.414
	(12,850,509 s.f.)

Sources: *Tax map for TMK 3-1-43.

**Honolulu (City and County), Department of Parks and
Recreation, Parks & Other Sites by Neighborhood
Board Areas (Honolulu: 1985), p. 5.

LOCAL IMPACT FACTORS

$$\frac{\text{Area of Open Space} = 12,850,509 \text{ s.f.}}{\text{Population} = 19,049} = 674.6 \text{ s.f. per resident}$$

Fort DeRussy

The Waikiki Neighborhood Board Area had an estimated population of 32,595 in 1985.² It has 1,164,973.5 square feet of public park and other open, public recreational grounds. See Table 7-2 for the parks and other public recreational grounds. The site is evaluated on the following:

$$\frac{\text{Area of Open Space} = 1,164,973.5 \text{ s.f.}}{\text{Population} = 32,595} = 35.7 \text{ s.f. per resident}$$

Rankings

Under this criterion, Fort Armstrong is ranked as most preferred for the convention center. Of the remaining sites, those with more open space area per resident are ranked higher. The ranking under this criterion is based on the following:

<u>Site</u>	<u>Area of Open Space Per Resident</u>
Fort Armstrong	NA
Ala Wai Golf Course Site	674.6 s.f.
Waikiki Shell/Kapiolani Park	674.6 s.f.
Fort DeRussy	35.7 s.f.

Thus, the ranking and criterion scoring are as follows:

<u>Site</u>	<u>Rank</u>	<u>Criterion Weight</u>	<u>Criterion Score</u>
Fort Armstrong	1	.20	0.20
Ala Wai Golf Course Site	2	.20	0.40
Waikiki Shell/Kapiolani Park	2	.20	0.40
Fort DeRussy	4	.20	0.80

Evaluation of Displacement

Under the criteria of displacement effect and exacerbation of need, the factor of displacement of the existing facilities at each of the sites relative to future requirements are evaluated. For these evaluations, the future facility requirements are the projected requirements for that facility on Oahu in the year 2000. The facilities displaced by the sites are recreational facilities, container handling facilities, and performing arts facilities.

The Department of Land and Natural Resources in the State Comprehensive Outdoor Recreation Plan³ has projected the future facility requirements for recreational activities. SCORP makes the projections by:

Table 7-2

AREA OF PARKS AND OTHER PUBLIC RECREATIONAL GROUNDS
IN WAIKIKI NEIGHBORHOOD BOARD AREA

<u>Park or Recreational Area</u>	<u>Acres</u>
Beach/Shoreline Park	
Kuhio Beach Park	3.397*
Fort DeRussy Beach Park	19.444**
Mini Park	
Kuhio Avenue Mini Park	0.120*
Urban Park and Square	
Beach Walk Triangle	0.150*
Princess Kaiulani Triangle	0.120*
Waikiki Gateway Park	0.570*
Other	
Promenade: Ala Wai Boulevard Parkway	<u>2.980*</u>
	26.781
	(1,164,973.5 s.f.)

Sources: *Honolulu (City and County), Department of Parks and Recreation, Parks & Other Sites by Neighborhood Board Areas (Honolulu: 1985), p. 9.

**Estimation from tax map for TMK 2-6-05.

LOCAL IMPACT FACTORS

- (1) Determining the participation rate for a type of outdoor recreational activity through surveys.
- (2) Establishing the capacity of the facility needed by the activity. Capacity is established according to professional judgment.
- (3) Determining demand for the recreational activity through the participation rate and population projections.
- (4) Projecting the amount of facility required in the future by multiplying demand by capacity of the facility.

SCORP uses the following terminology:

Future Facility Requirement = Amount of the facility required to meet projected demand.

Current Usable Supply = Amount of the facility currently available for use.

Future Facility Need = Future Facility Requirement minus Current Usable Supply.

Table 7-3 lists SCORP's projections of the future facility requirements for the recreational activities relevant to the convention center sites.

SCORP's methodology for determining future facility requirement and future facility need is also applicable to container handling facilities. Projections of the future requirement for container handling facilities on Oahu are available. Since the amount of current container handling facility acreage is known, the future facility requirement, current usable supply, and future facility need are easily calculated.

No projection of the future requirement for performing arts facilities exist. Thus, the displacement of the Waikiki Shell is evaluated on a different basis.

The following discussion establishes the current usable supply, future facility requirement, and future facility need applicable to each site. An additional value is established which is necessary for evaluation. The value is termed displaced facility and it represents the amount of the facility which will be displaced if the site is used for the convention center.

Obviously, the future facility requirements for the activities have not been artificially suppressed by any realistic assessment of or policy limitation on the amount of resources, both land and money, which will or can be devoted to meet the requirements. Some projections seem unrealistic. The projections, however, because of their bases in unsuppressed population demand, represent indirectly the value of the facilities to the community.

Table 7-3

RECREATIONAL FACILITY USABLE SUPPLY, REQUIREMENT, NEED

<u>Facility</u>	<u>Usable Supply</u>	<u>Future Facility Requirement (Year 2000)</u>	<u>Future Facility Need (Year 2000)</u>
Beach Picnicking (Acres)	862.69	894.00	31.3
Public Fields ¹ (Number)	213.00	352.78	139.8
Tennis Courts ² (Number)	263.00	589.00	326.0
Golf Courses ³ (Number)	18.00	51.46	33.5

¹Does not include DOE Fields supply, requirement, or need.

²Includes public, private, and DOE supply, requirement, and need.

³Include public and private supply, requirement, and need.

Source: Hawaii, State Parks, Outdoor Recreation & Historic Sites Division, Department of Land and Natural Resources, "SCORP Report: Need", Report No. CADLICIR, dated 3/17/86, unpublished computer printout.

Ala Wai Golf Course Site

If the Ala Wai Golf Course site is used for the convention center, the remaining area will be realigned into a smaller, 18-hole course. Theoretically, no actual displacement of the activity of golfing on an 18-hole course will occur. Solicitations of informal opinions of golfers who play on the Ala Wai Course, however, indicate that a smaller course will result in less enjoyment and, possibly, safety problems from crowding and errant shots. These golfers indicate a preference for playing on a short 18-hole course rather than a 9-hole course. Based on the informal opinions, the realigned course is rated as .67 of a course, halfway between 1.0 rating of a full 18-hole course and the 0.5 rating of a 9-hole course. Thus, the displaced facility value of the realigned course is .33.

For the Ala Wai Golf Course site, the following are the values used to evaluate displacement.

Golf Courses (Based on Courses)

Current Usable Supply	-- 18.00 courses
Future Facility Requirement	-- 51.46 courses
Future Facility Need	-- 33.50 courses
Displaced Facility	-- 0.33 course

Fort Armstrong

A range of container handling facility requirements for Oahu in the year 2000 has been projected by the U.S. Army Corps of Engineers.⁴ The requirements include the acreage needed for actual container handling area and ancillary facilities, such as maintenance yards, freight consolidation stations, and auto storage. Different operational assumptions have been used to develop the projections. Table 7-4 presents the more relevant projections in the range.

Projections of the year 2000 requirement range from 170 acres to 287 acres, depending upon container handling capability. The Corps specifies that the minimum and maximum throughput levels at Honolulu Harbor is expected to be 1,400 to 1,800 containers per acre per year. A throughput level of 2,000 containers per acre per year requires much stacking of containers. This throughput level is not considered conducive to operational efficiency because of the inconvenience and delays resulting from unstacking containers to reach consignments for pickup.⁵ For these reasons, the projection based on the handling of 1,500 containers per acre per year is used as the basis for determining the requirement for container facility acreage. Thus, for evaluation under the displacement criteria, the container handling facility requirement for the year 2000 on Oahu is considered to be 227 acres. Use of this projection may be conservative, in view of the contention that, "[B]y the year 2030, the total Oahu needs for container acreage will probably be between 400 and 500 acres..."⁶

For Fort Armstrong, the following values are used to evaluate displacement:

Table 7-4
CONTAINER FACILITY REQUIREMENT

<u>Throughput/Acre</u>	<u>Year</u>	<u>Oahu & Neighbor Island Delayed Transshipped</u>	<u>Oahu & Neighbor Island Delayed Transshipped & Guam Transshipped</u>
1,500 Containers Per Year Per Acre + 25% for Ancillary	2000	227 acres	287 acres
2,000 Containers Per Year Per Acre + 25% for Ancillary	2000	170 acres	215 acres

Ancillary facilities are those needed for efficient container handling, such as container maintenance facilities, container freight consolidation stations, and auto storage.

Source: Hawaii, Department of Transportation, Sand Island: Development of Container Handling Facilities Environmental Impact Statement (Honolulu: 1978), table 28.

LOCAL IMPACT FACTORS

Container Handling Facilities (Based on Acres)

Current Usable Supply	-- 214 acres
Future Facility Requirement	-- 227 acres
Future Facility Need	-- 13 acres
Displaced Facility	-- 51 acres

The current usable supply includes six acres received in exchange with the U.S. Coast Guard.

No evaluation of the displacement of Foreign Trade Zone No. 9 is attempted. Under the assumption for the use of Fort Armstrong, the Diamond Head Terminal, which houses the Zone's offices and warehouse space, will remain. Although the Zone does use container freight consolidation stations which would be displaced if the site is used for the center, a separate calculation for the Zone's container facility use would be redundant.

Fort DeRussy

Existing uses at Fort DeRussy are the federal government's responsibility. Displacement of the uses is a federal concern and does not affect any state or city government program or activity. From the State's and City's perspective, displacement of the existing uses at Fort DeRussy has no impact, beyond that of payment for relocation, which has been factored under a prior criterion.

Such a blanket dismissal of Fort DeRussy, however, may not be appropriate nor reflect practical considerations. General sentiment in Hawaii favors the return of Fort DeRussy to local control, even if not used for a convention center. General sentiment also indicates that private commercial development of the site, if returned to local control, will be prohibited. If returned, the site will be used as a park or convention center. Thus, Fort DeRussy is evaluated on the basis of displacement of a potential 45-acre park utilized for beach picnicking.

For Fort DeRussy, the following values are used to evaluate displacement:

Beach Picnicking Facility (Based on Acres)

Current Usable Supply	-- 862.69 acres
Future Facility Requirement	-- 894.00 acres
Future Facility Need	-- 31.30 acres
Displaced Facility	-- 45.00 acres

Waikiki Shell/Kapiolani Park

The portion of Kapiolani Park under consideration for a convention center has a variety of existing uses. The Waikiki Shell is a performing arts facility. Four tennis courts and three soccer fields are available to the general public. The remaining area is used for beach picnicking. Evaluation

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of displacement for the Waikiki Shell/Kapiolani Park site assumes that all of these facilities will be displaced.

For the recreational activities, the following values are used:

Tennis Courts (Based on Courts)

Current Usable Supply	-- 263.00 courts
Future Facility Requirement	-- 589.00 courts
Future Facility Need	-- 326.00 courts
Displaced Facility	-- 4.00 courts

Public Fields (Based on Fields)

Current Usable Supply	-- 213.00 fields
Future Facility Requirement	-- 352.78 fields
Future Facility Need	-- 139.80 fields
Displaced Facility	-- 3.00 fields

Beach Picnicking Area (Based on Acres)⁷

Current Usable Supply	-- 862.69 acres
Future Facility Requirement	-- 894.00 acres
Future Facility Need	-- 31.30 acres
Displaced Facility	-- 37.6 acres

No projection of the facility requirement for performing arts exists. The value for the displacement of the Shell has had to be formulated on a different basis: that of the percentage of total Oahu performing arts patronage hosted by the Shell. This basis measures the present effect of displacement and not future effect, but no other measure is available.

In fiscal year 1985-86, attendance at the Shell amounted to 175,656.⁸ The total attendance at performing arts shows on Oahu in fiscal year 1984-85 was 1,086,930.⁹ Data for comparable years could not be obtained at this writing. Thus, the Shell hosted 16.2 per cent of the patronage of Oahu performing arts shows.

The displacement of the Kodak Hula Show has not been evaluated. As stated previously, the lease for use of the Shell by the Hula Show expires in 1988. The lease need not be renewed if a center is placed at the site. Attendance at the Show, however, is substantial: 430,953 in fiscal year 1985-86.¹⁰

Displacement Effect

The future requirement for a facility is based on unsuppressed population demand for the activity which requires the facility. As such, it represents indirectly the value of that activity, and thus facility, to the community. Displacing a facility will have a negative effect on the public's ability to participate in or benefit from the activity. Since construction of a convention center will require the sacrifice of a facility, the use of a site which requires the least sacrifice to the community is most desirable.

Under this criterion, termed "displacement effect", the effect of displacing the existing facility at each site in relation to projected community demand for that facility is evaluated. Displacement effect is measured according to the following formula:

$$\frac{\text{Displaced Facility}}{\text{Future Facility Requirement}} = \text{Displacement Effect}$$

Ala Wai Golf Course

The displacement effect for the Ala Wai Golf Course site is:

$$\frac{.33 \text{ Golf Course (Displaced Facility)}}{51.46 \text{ Golf Courses (Future Facility Requirement)}} = 0.6 = \text{Displacement Effect}$$

Fort Armstrong

The displacement effect for Fort Armstrong is:

$$\frac{51 \text{ Acres (Displaced Facility)}}{227 \text{ Acres (Future Facility Requirement)}} = 22.5 = \text{Displacement Effect}$$

Fort DeRussy

The displacement effect for Fort DeRussy, based on its potential as a beach picnicking facility, is:

$$\frac{45 \text{ Acres (Displaced Facility)}}{894 \text{ Acres (Future Facility Requirement)}} = 5.0 = \text{Displacement Effect}$$

Waikiki Shell/Kapiolani Park

The displacement effect for the tennis courts is:

$$\frac{4 \text{ Tennis Courts (Displaced Facility)}}{589.00 \text{ Tennis Courts (Future Facility Requirement)}} = 0.7 = \text{Displacement Effect}$$

The displacement effect for the soccer fields is:

$$\frac{3 \text{ Soccer Fields (Displaced Facility)}}{352.78 \text{ Public Fields (Future Facility Requirement)}} = 0.9 = \text{Displacement Effect}$$

The displacement effect for beach picnicking is:

$$\frac{37.6 \text{ Acres (Displaced Facility)}}{894 \text{ Acres (Future Facility Requirement)}} = 4.2 = \text{Displacement Effect}$$

The Waikiki Shell's displacement effect is calculated as the percentage of total Oahu performing arts patronage hosted by the Shell. Thus, the displacement effect is:

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175,656 (Attendees at Shell)
 1,086,930 (Attendance at Oahu Performing Arts Facilities) = 16.2 = Displacement Effect

Since all four types of facilities would be displaced, the site's displacement effect is the cumulative sum of the various facilities' displacement effects.

<u>Displaced Facility</u>	<u>Displacement Effect</u>
4 Tennis Courts	0.7
3 Soccer Fields	0.9
Beach Picnicking Area	4.2
Waikiki Shell	<u>16.2</u>
TOTAL Waikiki Shell/Kapiolani Park	22.0

Ranking

Under this criterion, sites with lower displacement effect values are deemed more preferable for the convention center. The ranking is based on the following:

<u>Site</u>	<u>Displacement Effect</u>
Ala Wai Golf Course Site	0.6
Fort Armstrong	22.5
Fort DeRussy	5.0
Waikiki Shell/Kapiolani Park	22.0

Because of the closeness of the displacement effect values, Fort Armstrong and the Waikiki Shell/Kapiolani Park site are considered even. Thus, the ranking and criterion scoring are:

<u>Site</u>	<u>Rank</u>	<u>Criterion Weight</u>	<u>Criterion Score</u>
Ala Wai Golf Course Site	1	.15	0.15
Fort DeRussy	2	.15	0.30
Waikiki Shell/Kapiolani Park	3	.15	0.45
Fort Armstrong	3	.15	0.45

Displacement's Exacerbation of Need

Displacement effect does not take into account future facility need. Future facility need is the difference between future facility requirement and the current usable supply. If the fulfillment of future facility requirement is a public policy goal, the displacement of a facility by a convention center will increase future facility need, further hindering achievement of the goal.

This criterion, termed "exacerbation of need", examines the exacerbation, resulting from displacement, of the insufficiency of facilities to

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fulfill projected demand. The formula to determine a displaced facility's exacerbation of need is:

$$\frac{\text{Displaced Facility} + \text{Future Facility Need}}{\text{Future Facility Requirement}} = \text{Exacerbation of Need}$$

Ala Wai Golf Course Site

The exacerbation of need for use of the Ala Wai Golf Course site is:

$$\frac{.33 \text{ Course (Displaced Facility)} + 33.5 \text{ Courses (Future Facility Need)}}{51.46 \text{ Courses (Future Facility Requirement)}} = 65.74 = \text{Exacerbation of Need.}$$

Fort Armstrong

The exacerbation of need for use of Fort Armstrong is:

$$\frac{51 \text{ Acres (Displaced Facility)} + 13 \text{ Acres (Future Facility Need)}}{227 \text{ Acres (Future Facility Requirement)}} = 28.19 = \text{Exacerbation of Need.}$$

Fort DeRussy

The exacerbation of need for use of Fort DeRussy, determined on its potential as a 45-acre beach park, is:

$$\frac{45 \text{ Acres (Displaced Facility)} + 31.3 \text{ Acres (Future Facility Need)}}{894.0 \text{ Acres (Future Facility Requirement)}} = 8.53 = \text{Exacerbation of Need.}$$

Waikiki Shell/Kapiolani Park

The exacerbation of need for use of the Waikiki Shell/Kapiolani Park site is:

For the tennis courts:

$$\frac{4 \text{ Courts (Displaced Facility)} + 326 \text{ Courts (Future Facility Need)}}{589 \text{ Courts (Future Facility Requirement)}} = 56.0 = \text{Exacerbation of Need.}$$

For the soccer fields:

$$\frac{3 \text{ Fields (Displaced Facility)} + 139.80 \text{ (Future Facility Requirement)}}{352.78 \text{ (Future Facility Requirement)}} = 40.5 = \text{Exacerbation of Need.}$$

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For beach picnicking:

$$\frac{37.6 \text{ Acres (Displaced Facility)} + 31.3 \text{ Acres (Future Facility Need)}}{894 \text{ Acres (Future Facility Requirement)}} = 7.7 = \text{Exacerbation of Need.}$$

For the Waikiki Shell, exacerbation of need is 16.2, the percentage of total Oahu patronage of performing arts shows hosted by the Shell.

The exacerbation of need values for all displaced facilities at the Waikiki Shell/Kapiolani Park site total 120.4.

Ranking

Sites with a facility which, if displaced, will cause a higher exacerbation of need are considered less desirable for the convention center. This criterion is given a lesser weight than the displacement effect criterion because of the seemingly unrealistic projections for some facilities. The data are as follows:

<u>Site</u>	<u>Exacerbation of Need</u>
Ala Wai Golf Course Site	65.74
Fort Armstrong	28.19
Fort DeRussy	8.53
Waikiki Shell/Kapiolani Park	120.40

Thus, the scoring under this criterion is:

<u>Site</u>	<u>Rank</u>	<u>Criterion Weight</u>	<u>Criterion Score</u>
Fort DeRussy	1	.10	0.10
Fort Armstrong	2	.10	0.20
Ala Wai Golf Course Site	3	.10	0.30
Waikiki Shell/Kapiolani Park	4	.10	0.40

Relocation Feasibility

Under this criterion, subjective judgment is used to rate the relocation feasibility of the activities to be displaced at each site by a convention center. Relocation feasibility is a function of the proximity, availability, and development requirement of the nearest reasonable, publicly identified, alternative site which may accommodate the displaced activities. This criterion considers only proposed alternatives which will be under state or county ownership.

Ala Wai Golf Course Site

A realigned, but shorter, 18-hole golf course will be provided adjacent to the convention center if the center is constructed at the Ala Wai Golf

Course site. Arguably, no relocation is necessary. Substantial opposition, however, from golfers to alteration of the present course can be expected. Mitigation of the opposition can be accomplished by offering a new 18-hole course in urban Honolulu.

The City's Department of General Planning in 1986 has proposed,¹¹ but then rejected,¹² a Development Plan amendment to designate Diamond Head Crater for public facilities land use. The intention had been to develop a golf course there within the 2 to 6-year planning period. The site is owned by the State, not heavily utilized, and relatively undeveloped. Notwithstanding the Department's rejection, Diamond Head Crater is still considered a feasible alternative site because the amendment may be proposed again.

Fort Armstrong

Establishment of the convention center at the Fort Armstrong site will displace 51 acres of container handling facilities. The 1995 Honolulu Harbor Master Plan,¹³ formulated in 1976, and the 2010 Honolulu Harbor Master Plan,¹⁴ formulated in 1986, both indicate that no container facilities are available at Honolulu Harbor beyond those on Sand Island and Fort Armstrong. Additional container facilities to meet future need will be developed at the Barbers Point Harbor.

Thus, the feasible alternative site for the 51 acres of container handling facilities is Barbers Point Harbor.¹⁵ The State owns approximately 246 acres at that Harbor, with the right of first refusal until the year 2000 to condemn an additional 53 acres of adjacent Campbell Estate land.¹⁶ Currently, Barbers Point Harbor has no container handling facilities, although the Department of Transportation has long-term capital improvement plans to construct the necessary facilities.

Fort DeRussy

The relocation feasibility for the Fort DeRussy site is based on the displacement of a 45-acre beach park.

The City, in long-term plans, has proposed a beach park in Kahala,¹⁷ which is considered a feasible alternative site under this criterion. The proposed park is envisioned as consisting of 75 acres, stretching along the shoreline from Black Point to the Waialae Beach Park. Implementation of the proposal requires the condemnation of leases to beach front properties along Kahala Avenue. Thus, acquisition of land and development of facilities will be required at the alternative site.

Waikiki Shell/Kapiolani Park

Construction of the convention center at the Waikiki Shell/Kapiolani Park site involves the displacement of two types of activities: outdoor recreational and performing arts.

CONVENTION CENTER SITE SELECTION STUDY

The City, in long-term plans, has proposed the establishment of a beach park on the portion of Fort DeRussy mauka of Kalia Road.¹⁸

The 45 acres of Fort DeRussy, which is a possible convention center site, can accommodate the tennis courts, fields, and beach picnicking area displaced by a convention center. Moreover, the water conditions off the present Fort DeRussy Beach Park, which is makai of Kalia Road, are mild, similar to conditions off Kapiolani Park. Establishment of a beach park at this alternative site will require acquisition from the federal government and development of facilities.

No proposal or plan to construct any type of performing arts facility on Oahu exists at this time. Relocation of the performing arts activity of the Waikiki Shell, however, can be accommodated at Blaisdell Center, although the ambience will not be the same as the open air Shell. Scheduling conflicts may occur, but Blaisdell Center is considered the most feasible alternative site. Blaisdell Center is owned by the City and already has a concert hall and arena which can accommodate different types of performing arts activities.

Ranking

The ranking of convention center sites under this criterion is based on the characteristics of their respective alternative sites. Convention center sites, the activities for which can be more easily and cheaply relocated to alternative sites, are ranked higher. The most important characteristic to determine ease and expense of relocation is land ownership of the alternative sites. Alternative sites owned by the State or City are considered most suitable for accommodating relocated activities, under the assumption that no land acquisition will be necessary. The next characteristic considered is the development requirement. Alternative sites which will not require development for the relocated activities are considered better than sites which will. The ranking is based on the following characteristics:

<u>Convention Center Site and Alternative Site</u>	<u>Owned by State or City</u>	<u>Development Required</u>
Ala Wai Golf Course Activity to Diamond Head Crater	Yes	Yes
Fort Armstrong Activity to Barbers Point Harbor	Yes	Yes
Fort DeRussy Potential Activity to Kahala Beach Park	No	Yes
Waikiki Shell Performing Arts Activity to Blaisdell Center	Yes	No
Kapiolani Park Recreational Activities to Fort DeRussy Park	No	Yes

Because Blaisdell Center is owned by the City and no development is required, the relocation of the Waikiki Shell's performing arts activity is considered most feasible. Relocation of the Ala Wai Golf Course's activity to Diamond Head Crater and relocation of Fort Armstrong's container facilities to Barbers Point Harbor are ranked second and third, respectively, because of

the State's ownership of the alternative sites. The Ala Wai's relocation feasibility is ranked higher because of the shorter distance between the convention center site and alternative site. Relocation of the Kapiolani Park's recreational activities to the proposed Fort DeRussy Park and relocation of the Fort DeRussy potential park activity to the proposed Kahala Beach Park are ranked fourth and fifth, respectively. The Kapiolani Park site's relocation feasibility is ranked higher because of the shorter distance between the convention center site and alternative site.

Thus, the ranking and scoring under this criterion are as follows:

<u>Site</u>	<u>Rank</u>	<u>Criterion Weight</u>	<u>Criterion Score</u>
Ala Wai Golf Course Site	1	0.05	0.05
Fort Armstrong	2	0.05	0.10
Waikiki Shell/Kapiolani Park	2.5	0.05	0.125
Fort DeRussy	4	0.05	0.20

The Waikiki Shell/Kapiolani Park site's rank of 2.5 represents the average of the ratings for its performing arts and recreational activities.

Visitor Generated Traffic

The engineering firm of Parsons, Brinckerhoff, Quade, & Douglas, Inc., under contract with the Hawaii Hotel Industry Foundation, has conducted a traffic impact assessment of the use of various sites for a convention center.¹⁹ The assessment analyzes the impact of a weekday event for 5,000 attendees, 95 per cent of whom are visitors, who arrive at the convention center between 5:00 and 6:00 p.m. Four sites are analyzed: Fort Armstrong, Fort DeRussy, the Ala Wai Golf Course site, and Honolulu Zoo. The analysis for the Ala Wai Golf Course site assumes the existence of a new bridge across the Ala Wai Canal directly connecting the site with Waikiki.

The following summarizes the methodology of the assessment. Transportation modal choices of the event's attendees are first determined. The number of attendees walking to the event is directly correlated to the number of hotel rooms within walking distance. Accordingly, 64 per cent of the 5,000 attendees are expected to walk to Fort DeRussy, 54 per cent to the Honolulu Zoo site, and 48 per cent to the Ala Wai Golf Course site. None of the attendees are expected to walk to Fort Armstrong because of the lack of proximate hotels. Modal choices of the remaining, nonwalking attendees are determined next. The modes are private car, rental car, charter bus, taxi, and public bus. After distribution of the nonwalking attendees into each vehicular mode, the vehicle trips necessary to carry the attendees traveling by each mode is calculated by using average vehicle occupancy rates. Both vehicle attractions and vehicle productions are calculated. Vehicle attractions are the number of vehicle trips necessary to take attendees to the site. Vehicle productions are the number of vehicle trips returning from the site to Waikiki after dropping attendees at the site. Traffic generation, comprised of vehicle attractions and vehicle productions, for the sites are as follows:

CONVENTION CENTER SITE SELECTION STUDY

<u>Site</u>	<u>Attractions (vph)</u>	<u>Productions (vph)</u>	<u>Total (vph)</u>
Fort Armstrong	930	520	1,450
Fort DeRussy	430	240	670
Honolulu Zoo	520	290	810
Ala Wai Golf Course	700	460	1,160

Source: Stringer, Tusher & Associates, Ltd., AIA, and Daniel, Mann, Johnson & Mendenhall/Hawaii, prepared for Hawaii Hotel Industry Foundation, Feasibility Study of a Convention Center in Hawaii (Honolulu: 1986).

The traffic generated is then added to the existing traffic volume on routes entering, leaving, and within Waikiki. The impact of the traffic generated by each site is expressed as increases in volume to capacity ratios at various screenlines within and just outside Waikiki. Table 7-5 is a reproduction of the data from the assessment. Table 7-6 represents the percentage increases at each screenline.

Ala Wai Golf Course Site

The Ala Wai Golf Course site would generate traffic of 700 vehicles per hour in attractions and 460 vehicles per hour in productions. The sum of the percentage increases at all screenlines caused by the additional traffic is 34.3 per cent.

Fort Armstrong

Fort Armstrong would generate the most traffic, 930 vehicles per hour in attractions and 520 vehicles per hour in productions. The sum of the percentage increases at all screenlines caused by the additional traffic is 100.0 per cent.

Fort DeRussy

Fort DeRussy would generate the least vehicular traffic, 430 vehicles per hour in attractions and 240 vehicles per hour in productions. The sum of the percentage increases at all screenlines caused by the additional traffic is 28.2 per cent.

Waikiki Shell/Kapiolani Park

Because of the proximity of the Honolulu Zoo to the Waikiki Shell/Kapiolani Park site, the analysis for the Zoo is applied to the site. The site would generate 520 vehicles per hour in attractions and 290 vehicles per hour in productions. The sum of the percentage increases at all screenlines is 55.4 per cent.

Table 7-5

TRAFFIC IMPACTS
Arterial Streets

		-----Volume/Capacity Ratio-----				
		-----with Convention Center at:-----				
		Fort	Fort	Honolulu	Ala Wai	
		<u>Armstrong</u>	<u>DeRussy</u>	<u>Zoo</u>	<u>G. C.</u>	
<u>Existing</u>						
Into and Out of Waikiki						
Ala Moana Boulevard at Ala Wai Canal						
EB(in)	0.95	1.17	0.98	0.95	0.95	
WB(out)	0.88	1.19	0.88	0.88	0.88	
Kalakaua Avenue at Ala Wai Canal						
SB(in)	0.95	0.95	0.98	0.95	0.95	
NB(out)	0.68	0.68	0.68	0.68	0.68	
McCully Street at Ala Wai Canal						
WB(in)	0.71	0.71	0.73	0.71	0.71	
EB(out)	0.93	0.93	0.93	0.93	0.93	
Kapihulu Avenue north of Leahi Avenue						
SB(in)	0.72	0.72	0.72	0.79	0.72	
NB(out)	0.92	0.92	0.92	0.92	0.92	
Within Waikiki - Screenlines (between Ala Wai Canal and Ocean)						
South of Ala Moana Boulevard - Pau Street						
NB(ewabound)	0.79	0.93	0.81	0.80	0.80	
SB(dh-bound)	0.97	1.06	1.04	0.99	0.99	
North of Lewers Street						
NB(ewabound)	0.72	0.79	0.76	0.75	0.79	
SB(dh-bound)	0.81	0.85	0.84	0.85	0.89	
North of Kapihulu Avenue						
NB(ewabound)	0.53	0.53	0.53	0.60	0.53	
SB(dh-bound)	0.50	0.50	0.50	0.60	0.50	
Other - Date Street at Manoa-Palolo Canal						
WB(ewabound)	0.57	0.57	0.57	0.57	0.57	
EB(dh-bound)	0.71	0.71	0.71	0.71	0.79	

dh-bound = diamondheadbound direction

Source: Stringer, Tusher & Associates Ltd., AIA, and Daniel, Mann, Johnson & Mendenhall/Hawaii, prepared for Hawaii Hotel Industry Foundation, Feasibility Study of a Convention Center in Hawaii (Honolulu: 1986). Table 6 of traffic assessment by Parsons, Brinckerhoff, Quade, & Douglas, Inc.

Table 7-6

TRAFFIC IMPACT PERCENTAGE INCREASE

	<u>Existing</u>	<u>Fort Armstrong</u>	<u>Fort DeRussy</u>	<u>Honolulu Zoo</u>	<u>Ala Wai Golf Course</u>
Into and Out of Waikiki					
Ala Moana Boulevard at Ala Wai Canal					
In	0.95	23.2	3.2	--	--
Out	0.88	35.2	--	--	--
Kalakaua Avenue at Ala Wai Canal					
In	0.95	--	3.2	--	--
Out	0.68	--	--	--	--
McCully Street at Ala Wai Canal					
In	0.71	--	2.8	--	--
Out	0.93	--	--	--	--
Kapahulu Ave. North of Leahi Ave.					
In	0.72	--	--	9.7	--
Out	0.92	--	--	--	--
Within Waikiki					
South of Ala Moana Blvd. - Pau Street					
Ewa Bound	0.79	17.7	2.5	1.3	1.3
DH Bound	0.97	9.3	7.2	2.1	2.1
North of Lewers Street					
Ewa Bound	0.72	9.7	5.6	4.2	9.7
DH Bound	0.81	4.9	3.7	4.9	9.9
North of Kapahulu Avenue					
Ewa Bound	0.53	--	--	13.2	--
DH Bound	0.50	--	--	20.0	--
Other					
Date Street at Manoa-Palolo Canal					
Ewa Bound	0.57	--	--	--	--
DH Bound	0.71	--	--	--	11.3
SUM OF PERCENTAGE INCREASES		100.0	28.2	55.4	34.3

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Ranking

The ranking under this criterion is based on the sum of percentage increases at all screenlines caused by the additional traffic generated by each site. Sites with higher sums are ranked lower. The ranking under this criterion is based on the following:

<u>Site</u>	<u>Sum of Percentage Increases</u>
Ala Wai Golf Course Site	34.3
Fort Armstrong	100.0
Fort DeRussy	28.2
Waikiki Shell/Kapiolani Park	55.4

One problem with this measurement is that the mauka to makai traffic within Waikiki is not considered. As a result, the Ala Wai Golf Course site, which generates 1,160 vehicle trips per hour, is ranked higher than the Waikiki Shell/Kapiolani Park site, which generates 810 vehicle trips per hour.

Notwithstanding the limitation, the ranking and scoring are as follows:

<u>Site</u>	<u>Rank</u>	<u>Criterion Weight</u>	<u>Criterion Score</u>
Fort DeRussy	1	.25	0.25
Ala Wai Golf Course Site	2	.25	0.50
Waikiki Shell/Kapiolani Park	3	.25	0.75
Fort Armstrong	4	.25	1.00

Local Traffic

Pannell Kerr Forster estimates that twenty local public and trade show²⁰ events and an unspecified number of concerts²¹ will be held at the convention center in a typical year. Traffic generated by a local event will have an impact different from traffic for a visitor event because of variations in modal choices, volume, routes, and origination. Thus, a separate evaluation of the traffic impact from a local event at the center is necessary.

Pannell Kerr Forster's tentative design for the center proposes the capability of holding major music concerts, which will have an average attendance of 15,000.²² As a result, 4,000 parking stalls are needed. For social events such as a music concert, general observation and experience indicate that the average vehicle occupancy rate is high. A person attending a concert alone is rare. Most attend in couples or as groups. Thus, 4,000 vehicles for a 15,000-patron event represents an average vehicle occupancy rate of 3.75, and is a safe estimate for the number of vehicle attractions to the site.

This evaluation is based on a major music concert attracting 4,000 vehicles. Such an event presents the worst case traffic impact because patrons will arrive during the same period, and not on a staggered basis as for a trade show.

CONVENTION CENTER SITE SELECTION STUDY

Major routes to each site which will be used by residents driving to the center have been identified. The routes:

- (1) Lead to the site's access points, either directly or prior to one turn.
- (2) Have traffic count stations near the access points.
- (3) Are separated such that vehicles will probably pass only one of the stations prior to entering the site.

Data on the volume of traffic between 7:00 p.m. and 8:00 p.m. on a weekday, the assumed arrival period for concert patrons, have been obtained from state and city sources.²³ Since the capacities of the routes are not known, a different frame of reference for congestion is necessary. The frame of reference is the higher of the weekday morning or afternoon peak hour volume.²⁴ Weekday volume has had to be used because of availability. Comparison of the peak hour volume and 7:00 to 8:00 p.m. volume gives an indication of the amount of additional traffic which can be tolerated until congestion is reached. Because of the lack of capacity data and a trip origination model, the peak hour volume is used as the frame of reference for evaluation under this criterion. It is noted, however, that the capacity of a route may be larger than the peak hour volume. Table 7-7 lists the major routes to each site and the difference in volume between the peak hour traffic and 7:00 to 8:00 p.m. traffic.

Under this method, the evaluation does not consider the impact on upstream routes. For example, Kapahulu Avenue and McCully Street are the routes to the Ala Wai site which will be used by most vehicles exiting the H-1 Freeway from the west. Both are essentially one-lane routes because of on-street parking, and their capacities are further reduced because left turns are allowed. This criterion evaluates the traffic impact after the vehicles attracted are funneled into Date Street or the other routes, but does not evaluate the impact of an Ala Wai convention center on Kapahulu Avenue or McCully Street.

This evaluation also assumes the absence of a net effect. Generally, all of the sites are not nighttime attractions. Thus, subtraction of the number of vehicle attractions to the site in its present use from the 4,000 vehicles attracted for a concert is deemed unnecessary.

This criterion also does not factor the present roadway improvements on the major routes. Flow on Kalakaua Avenue is expected to be smoother because of improvements presently underway to the road and signal timing. Since the evaluation is based on past volumes, it obviously does not take into account the future benefits of the Kalakaua Avenue beautification project.

Basically, this criterion evaluates the ease with which local traffic can reach the site, given existing traffic conditions. It does not evaluate the impact on communities along the routes.

Table 7-7

MAJOR ROUTES TO SITES, PEAK HOUR TRAFFIC VOLUME,
7:00 P.M. TO 8:00 P.M. TRAFFIC VOLUME, AND DIFFERENCE

FORT ARMSTRONG

Nimitz Highway at Bishop Street (1985)

(Heading Diamond Head)
7:00 a.m. to 8:00 a.m. = 2,881
7:00 p.m. to 8:00 p.m. = 951

Difference = 1,930

Ala Moana Boulevard 200' Northwest of Ward Avenue (1985)

(Heading Ewa)
7:00 a.m. to 8:00 a.m. = 2,155
7:00 p.m. to 8:00 p.m. = 1,646

Difference = 509

Punchbowl Street at Queen Street (1982)

(Heading makai)
7:00 a.m. to 8:00 a.m. = 1,338
7:00 p.m. to 8:00 p.m. = 195

Difference = 1,143

FORT DERUSSY

Kalakaua Avenue at Ala Moana Boulevard (1984)

(Heading Diamond Head)
4:00 p.m. to 5:00 p.m. = 2,266
7:00 p.m. to 8:00 p.m. = 1,932

Difference = 334

Ala Moana Boulevard at Ala Wai Canal (1985)

(Heading Diamond Head)
4:00 p.m. to 5:00 p.m. = 1,785
7:00 p.m. to 8:00 p.m. = 1,079

Difference = 706

Ala Wai Boulevard at Lewers Street (1983)

(Heading Ewa)
4:00 p.m. to 5:00 p.m. = 2,579
7:00 p.m. to 8:00 p.m. = 1,754

Difference = 825

Kuhio Avenue at Lewers Street (1983)

(Heading Ewa)
4:00 p.m. to 5:00 p.m. = 337
7:00 p.m. to 8:00 p.m. = 338

Difference = (-1)

ALA WAI GOLF COURSE SITE

Date Street at Manoa-Palolo Drainage Ditch (1985)

(Heading Diamond Head)
4:30 p.m. to 5:30 p.m. = 1,125
7:00 p.m. to 8:00 p.m. = 515

Difference = 610

Date Street at Kapahulu Avenue (1984)

(Heading Ewa)
7:00 a.m. to 8:00 a.m. = 369
7:00 p.m. to 8:00 p.m. = 388

Difference = (-19)

Ala Wai Boulevard at Kapahulu Avenue (1983)

(Heading Ewa)
7:00 a.m. to 8:00 a.m. = 1,965
7:00 p.m. to 8:00 p.m. = 1,189

Difference = 776

Kuhio Avenue at Lewers Street (1983)

(Heading Diamond Head)
4:00 p.m. to 5:00 p.m. = 966
7:00 p.m. to 8:00 p.m. = 804

Difference = 162

Kuhio Avenue at Kapahulu Avenue (1983)

(Heading Ewa)

4:00 p.m. to 5:00 p.m. = 325

7:00 p.m. to 8:00 p.m. = 318

Difference = 7

Kalakaua Avenue at Lewers Street (1983)

(Heading Diamond Head)

4:00 p.m. to 5:00 p.m. = 2,009

7:00 p.m. to 8:00 p.m. = 1,423

Difference = 586

WAIKIKI SHELL/KAPIOLANI PARK

Kapahulu Avenue after Kuhio Avenue (1983)

(Heading makai)

4:00 p.m. to 5:00 p.m. = 426

7:00 p.m. to 8:00 p.m. = 211

Difference = 215

Kalakaua Avenue at Kapahulu Avenue (1983)

(Heading Diamond Head)

4:00 p.m. to 5:00 p.m. = 1,284

7:00 p.m. to 8:00 p.m. = 815

Difference = 469

Ala Wai Golf Course Site

A Date Street entrance and the proposed new bridge across the Ala Wai Canal are the access points to the Ala Wai Golf Course site. Major routes are Date Street and Kuhio Avenue from either direction, Ala Wai Boulevard from the Diamond Head direction, and Kalakaua Avenue from the Ewa direction. The difference between peak hour traffic volume on the routes and the 7:00 to 8:00 p.m. traffic volume is 2,122. Volume on Date Street from the Diamond Head direction and Kuhio Avenue, however, appear to be under capacity during the peak hour.²⁵

Fort Armstrong

Major routes for a local event at Fort Armstrong are Ala Moana Boulevard from either direction and Punchbowl Street from the mauka direction. The difference between peak hour traffic volume on the routes and 7:00 to 8:00 p.m. volume is 3,582. This large figure reflects the lack of nighttime attractions in the vicinity of Fort Armstrong.

Fort DeRussy

Major routes to Fort DeRussy are Ala Moana Boulevard and Kalakaua Avenue from the Ewa direction and, assuming an access point is available for mauka-makai traffic crossing Kalakaua Avenue, Ala Wai Boulevard, and Kuhio Avenue from the Diamond Head direction. The difference in volume between peak hour traffic on the routes and 7:00 to 8:00 p.m. volume is 1,864, although the volume on Kuhio Avenue may be under capacity during the peak hour.²⁶ The difference in volume is relatively small, reflecting the attraction of Waikiki at night.

Waikiki Shell/Kapiolani Park

Major routes to the Waikiki Shell/Kapiolani Park site are Kalakaua Avenue and Kapahulu Avenue. Routes from the Diamond Head direction, such as Diamond Head Road and Paki Avenue, are not considered major because they are one laned. Table 7-7 shows the difference in volume between peak hour traffic and 7:00 to 8:00 p.m. traffic. The data, however, is misleading. Field observation indicates that traffic at the Diamond Head end of Waikiki is not heavy during the peak period.

Ranking

The differences between peak hour volume and 7:00 to 8:00 p.m. volume suggests that a concert attracting 4,000 vehicles to any of the sites will result in congestion beyond that which would exist during peak hour conditions. It is reiterated, however, that the data do not reflect the capacity of the routes.

Fort Armstrong, it appears, will cause the least traffic impact when an event attracting 4,000 vehicles is held. The difference in peak hour volume

LOCAL IMPACT FACTORS

and 7:00 to 8:00 p.m. volume is the largest among the sites. Subjective judgment concludes that the primary reason for the difference is the lack of other nighttime attractions in the vicinity. This site is ranked first under this criterion.

The Ala Wai Golf Course site is ranked second. The difference between peak hour volume and 7:00 to 8:00 p.m. volume is second to Fort Armstrong. The major reason for the Ala Wai site's larger difference is the number of routes to the site, rather than the lack of nearby attractions. This factor, the multiplicity of access routes, is the most important advantage of the Ala Wai site in terms of local traffic impact.

The rankings for Fort DeRussy and the Waikiki Shell/Kapiolani Park site are less clear. Traffic in the vicinity of Fort DeRussy is high during the 7:00 to 8:00 p.m. period, but the site has more major routes of access with higher capacities. In contrast, the Waikiki Shell/Kapiolani Park site has fewer major routes of access, and the routes are not heavily utilized. Substantial traffic congestion at the site, however, may occur. Kapahulu Avenue fronting the Honolulu Zoo has limited capacity. It is essentially a one-lane route because of on-street parking. Vehicles using Kalakaua Avenue to the site will have to proceed through Waikiki and, in practical effect, may induce the same or only slightly less impact on the Ewa end of Waikiki as would traffic to a Fort DeRussy site. The merging of traffic from Kalakaua Avenue and Kapahulu Avenue into Monsarrat Avenue will also cause a back up. Absent better data and more expert analysis, Fort DeRussy and the Waikiki Shell/Kapiolani Park site are considered even.

Thus, the criterion scoring is as follows:

<u>Site</u>	<u>Rank</u>	<u>Criterion Weight</u>	<u>Criterion Score</u>
Fort Armstrong	1	.25	0.25
Ala Wai Golf Course Site	2	.25	0.50
Fort DeRussy	3	.25	0.75
Waikiki Shell/Kapiolani Park	3	.25	0.75

Factors Score

The factors score of each site is as follows:

<u>Criteria</u>	<u>Ala Wai Golf Course</u>	<u>Fort Armstrong</u>	<u>Fort DeRussy</u>	<u>Waikiki Shell/Kapiolani Park</u>
Open Space Needs	0.40	0.20	0.80	0.40
Displacement Effect	0.15	0.45	0.30	0.45
Exacerbation of Need	0.30	0.20	0.10	0.40
Relocation Feasibility	0.05	0.10	0.20	0.125
Visitor Traffic	0.50	1.00	0.25	0.75
Local Traffic	<u>0.50</u>	<u>0.25</u>	<u>0.75</u>	<u>0.75</u>
FACTORS SCORE	1.90	2.20	2.40	2.875

Chapter 8

FORT ARMSTRONG MARKET SITUATION

A discussion of the Fort Armstrong market situation is presented before the final ranking of the sites. This discussion is necessary for understanding of the recommendations in chapter 9.

Pannell Kerr Forster's study examines the feasibility of a convention center "in or near Waikiki".¹ From a survey of convention planners, Pannell Kerr Forster projects the market for the convention center in a typical year at 24 conventions. This number is considered sufficient to produce net economic benefits to the State. The Hawaii Convention Park Council's study of the trade show market also is based on a Waikiki convention center.²

No market study on Fort Armstrong has been done. Opponents of Fort Armstrong cite its distance from Waikiki, the location of most hotels, as highly detrimental to its attractiveness. This chapter discusses the possible market for Fort Armstrong, estimated indirectly through the application of the maximum distance between site and hotels acceptable to convention planners. This chapter is not a full market nor feasibility study of Fort Armstrong. It is presented to show the possible market ramifications of establishing the convention center at Fort Armstrong.

Maximum Distance

As part of the market survey, Pannell Kerr Forster has asked convention planners:

What is the maximum distance between the convention center and the nearby hotels that you consider acceptable for your group?

_____ mile(s)³

Since the question is open ended, a variety of responses has been received. Table 8-1 presents the answers.⁴

Twenty of the convention planners who have expressed interest in or neutrality to a convention center "in or near Waikiki" have responded to the question. The distribution is as follows:

Table 8-1

** MAJOR MEETINGS/SHOW PLANNERS SURVEY **

MAXIMUM DISTANCE BETWEEN THE CONVENTION CENTER AND THE NEARBY
HOTELS THAT YOU CONSIDER ACCEPTABLE FOR YOUR GROUP

	<---GROUP TYPE-->				<---GROUP SCOPE-->				<-----GROUP ATTENDANCE----->				USV AND CENTR	VIA AIR TRIP	WALKING DISTANCE
	TOTAL	ASSOC	CORP-	TRADE	INTER	NAT'L	STATE	PNL	1500	1501	2501	5001	10001	10001	10001
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CONVENTION CENTER	105	86	3	14	55	49	2	22	20	22	22	17	25	11	20
0-1 MILES	37	27	1	9	23	14	-	5	7	6	10	7	23	4	5
1.1-5 MILES	15	12	-	3	5	5	1	2	4	2	1	4	11	1	1
5.1-10 MILES	7	7	-	-	4	2	1	1	-	2	4	-	5	1	-
10.1-15 MILES	3	3	-	-	1	2	-	-	1	-	1	1	2	-	2
15.1-25 MILES	2	2	-	-	-	2	-	-	-	-	2	-	2	-	-
OVER 25 MILES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5-10 MINUTES	5	4	-	1	3	2	-	3	1	-	-	1	4	-	-
11-20 MINUTES	4	3	-	1	2	2	-	1	-	1	2	-	3	-	2
OVER 20 MINUTES	1	1	-	-	-	1	-	-	-	1	-	-	1	-	-
1 BLOCK	4	4	-	-	3	1	-	3	1	-	-	-	2	2	2
2-4 BLOCKS	10	6	1	-	1	6	-	2	3	3	-	2	7	2	2
5 BLOCKS AND OVER	5	5	-	-	1	4	-	1	1	2	-	1	4	1	-
WALKING DISTANCE	3	3	-	-	1	2	-	1	1	-	-	1	3	-	-
DON'T KNOW	9	8	1	-	7	2	-	3	1	3	2	-	7	-	5

Source: Pannell Kerr Forster unpublished survey data, February 1985, table 31.

CONVENTION CENTER SITE SELECTION STUDY

<u>Maximum Distance</u>	<u>Planners Interested in Waikiki Convention Center</u>
0 - 1 mile	6 (30%)
1.1 - 5 miles	1 (5%)
10.1 - 15 miles	2 (10%)
11 - 20 minutes	2 (10%)
1 block	2 (10%)
2 - 4 blocks	2 (10%)
Don't Know	<u>5 (25%)</u>
TOTAL	20 (100%)

Fort Armstrong is approximately 3 miles from the International Market Place by road. By application of the maximum distance data to Pannell Kerr Forster's projected market for a convention center "in or near Waikiki", an indication of Fort Armstrong's market can be obtained.

Under a best case scenario, Fort Armstrong is within the maximum distance from hotels acceptable to 10 or 50 per cent of the 20 planners who have answered the question. The 10 are determined as follows:

<u>Maximum Distance</u>	<u>Planners Interested in Waikiki Convention Center</u>
1.1 - 5 miles	1
10.1 - 15 miles	2
11 - 20 minutes	2
Don't Know	<u>5</u>
	10

Application of the 50 per cent rate reduces the typical year utilization as projected by Pannell Kerr Forster from 24 to 12 convention groups. Application of the 50 per cent rate to the Hawaii Convention Park Council's projected market results in a reduction from 34 to 17 conventions and trade shows. It is emphasized that the 50 per cent rate is not derived directly from a question specifically concerning Fort Armstrong. The rate, however, is based on a best case scenario.⁵

Whether a typical year utilization by 12 to 17 out-of-state groups continues to make a convention center feasible is not the province of this study.

Survey of Convention Planners on Fort Armstrong

The unattractiveness of Fort Armstrong to convention planners is also suggested by the results of a survey conducted by the Bureau. Surveys were mailed to contact persons for out-of-state groups which held conventions of at least 1,000 delegates on Oahu in 1984, 1985, and through November 1986. The sample was obtained from the Hawaii Visitors Bureau's Annual Convention Bulletins and supplements. This sample was selected because of the familiarity of the persons with Oahu. The surveys included a brief

description of each of the Waikiki sites and Fort Armstrong. Appendix O is the cover letter and questionnaire sent. Seventy-eight surveys were sent, 8 returned as undeliverable, and 31 returned with responses, for a response rate of 39.7 per cent of the surveys apparently delivered. Of the respondees, 23 were employed by professional or trade associations, 6 by corporations, and 2 by other types of organizations.

The survey requested the respondee to answer questions 2 and 3 under the following assumptions:

- (A) That your organization has tentatively decided to hold a convention in Honolulu;
- (B) That you are requested to make a recommendation based on your assessment of the location of the Honolulu convention center;
- (C) That the convention will have 7,000 attendees;
- (D) That the facilities of the convention center are adequate to meet the needs of the convention.

Question 2 asked: Based on the description of Fort Armstrong and your knowledge of Honolulu, what would your recommendation be if the convention center is on the Fort Armstrong site? The following are the responses:

- 1 Strongly recommend Honolulu for the convention.
- 4 Recommend Honolulu for the convention.
- 4 Neutral/No recommendation.
- 18 Not recommend Honolulu for the convention.
- 4 Strongly not recommend Honolulu for the convention.

Question 3 asked: Based on your knowledge of Honolulu, what would your recommendation be if the convention center is on a Waikiki site? The following are the responses:

- 15 Strongly recommend Honolulu for the convention.
- 12 Recommend Honolulu for the convention.
- 2 Neutral/No recommendation.
- 1 Not recommend Honolulu for convention.
- 1 Strongly not recommend Honolulu for the convention.

Finally, the general opinion of the respondees was solicited. Question 4 asked: The goal of the State of Hawaii is to achieve a high occupancy rate at the convention center, predominantly from the conventions and meetings of regional, national, and international associations and corporations. For the State of Hawaii to best meet this goal, what would your advice be on the location of the convention center? The following are the responses:

CONVENTION CENTER SITE SELECTION STUDY

<u>2</u>	Fort Armstrong is much better than any Waikiki site.
<u>2</u>	Fort Armstrong is better than any Waikiki site.
<u>1</u>	No difference between Fort Armstrong and any of the Waikiki sites.
<u>11</u>	Fort Armstrong is worse than any Waikiki site.
<u>14</u>	Fort Armstrong is much worse than any Waikiki site.
<u>1</u>	No answer.

Because the data were obtained from a mail out survey and the number of respondees could not be controlled, definitive conclusions cannot be drawn. The data, however, strongly suggests, from the perspective of convention planners who have had experience on Oahu, that a Waikiki site is better for a convention center than Fort Armstrong and that a center at Fort Armstrong may have difficulty in attracting conventions.

At the least, on the basis of the data and factors discussed in this chapter, extreme caution must be used in reaching any decision to designate Fort Armstrong as the site for a convention center, if the primary purposes are to attract out-of-state dollars and produce net economic benefits to the State.

Chapter 9

FINAL RANKING AND RECOMMENDATIONS

The final ranking of the sites is based on the multiplication of the factors weight and factors score as listed in the following:

<u>Factors</u>	<u>Factors Weight</u>		<u>Ala Wai Golf Course</u>	<u>Fort Armstrong</u>	<u>Fort DeRussy</u>	<u>Waikiki Shell/Kapiolani Park</u>
Market	.30	x	2.10	4.00	1.00	2.90
Site	.10	x	1.75	1.45	2.40	2.00
Development	.25	x	1.60	1.45	3.65	1.50
Planning and Land Use	.15	x	2.60	2.10	1.30	3.40
Local Impact	.20	x	1.90	2.20	2.40	2.875

The results and final scores are as follows. Sites considered better for the center have lower scores.

<u>Factors</u>	<u>Ala Wai Golf Course</u>	<u>Fort Armstrong</u>	<u>Fort DeRussy</u>	<u>Waikiki Shell/Kapiolani Park</u>
Market	0.63	1.20	0.30	0.87
Site	0.175	0.145	0.240	0.200
Development	0.4000	0.3625	0.9125	0.3750
Planning and Land Use	0.390	0.315	0.195	0.510
Local Impact	<u>0.380</u>	<u>0.440</u>	<u>0.480</u>	<u>0.575</u>
TOTAL	1.975	2.4625	2.1275	2.53
RANK	1	3	2	4

Final Ranking

Ala Wai Golf Course Site

The Ala Wai Golf Course site is first ranked, with a score of 1.975. Its major strength is in the development factors, with the State's ownership of the land and the relatively undeveloped nature as the major favorable characteristics. Another strength is the fact that use of the site will not displace the existing activity, although the realigned 18-hole course will be smaller and perhaps less enjoyable. Its major weakness is in the inconsistency of a convention center with the planning and land use of the immediate surrounding area. The difference, however, between the final score for the golf course site and the final score for Fort DeRussy is relatively slight.

Fort DeRussy

Fort DeRussy is ranked second, with a score of 2.1275. The site's major strength is in the market factors. It is the most marketable by far for

visitor conventions. Another strength is the consistency of a center with the planning and land use of the immediate surrounding area. Its major weakness, and the primary reason for its rank behind the golf course site, is in development factors, with ownership by the federal government the most significant detriment.

Fort Armstrong

Fort Armstrong is ranked third, with a score of 2.4625. Its major strength is in the development factors, which includes ownership by the State. The site's major weakness is in its lack of market appeal, the result of its distance from Waikiki. Another lesser weakness is the necessity to displace the existing container facilities, the consequences of which will be manifested in the future rather than present. One interesting point is the contrast in characteristics between Fort Armstrong and Fort DeRussy. In 13 of the 26 criteria, excluding the site size criterion under which all sites are even, one of the two sites is ranked first or tied for first while the other is ranked last or tied for last.

Waikiki Shell/Kapiolani Park

The Waikiki Shell/Kapiolani Park site is ranked fourth, with a score of 2.53. Its major strength is in development factors, including its ownership by the State. Weaknesses are many, including its greater distance from visitor lodging accommodations and amenities relative to the other Waikiki sites, inconsistency of a center with the planning and land use of the immediate surrounding area, degree of detrimental local impact, and the trust deed which likely prohibits a convention center on the site.

Recommendations

(1) First and most imperative, the legislature should decide the primary market orientation of the convention center. The market orientation of the center should influence greatly the site selection. If the center is to be oriented primarily to conventions of visitors, the center should be in or near Waikiki because proximity to lodging accommodations and visitor amenities are the major factors for attracting convention planners. If the center is oriented primarily towards mixed use by visitor conventions and local events or primarily towards local events, this study has no recommendation concerning the site. Orientation towards one market does not preclude the use of the center for the other market.

The most significant problem with respect to a mixed use convention center is the conflict of characteristics which make the center attractive to patrons of each market. A center attractive to the visitor market has to be within walking distance of lodging accommodations and amenities, making Waikiki the preferred location. Conversely, a center in Waikiki, when used for local events, does not provide convenient, free flowing access for residents because the traffic generated will contribute further to the already existing nighttime congestion. Establishment of the center in Waikiki may reduce its marketability for local events because of traffic problems while

establishment of the center outside Waikiki may not attract visitor conventions in adequate numbers.

The orientation of the center also affects its design. A center oriented primarily towards visitor conventions, in the most basic form, need only be a relatively low rise, rectangular structure containing halls, meeting rooms, and other service amenities. A center oriented towards mixed use or local events requires a more sophisticated and flexible design or, possibly, separate structures to accommodate different activities. The Blaisdell Center complex, which is oriented towards local events, illustrates the point. The arena, which hosts concerts and sporting events, is circular with rising seating and relatively tall. The complex itself consists of three separate structures: the concert hall, exhibition hall, and arena.

(2) The legislature's concern that the large capital investment required for the convention center provide direct, identifiable benefits to residents is recognized. Only actual patronage of events at a center by residents meets the definition of direct, identifiable benefits, and the political necessities for those benefits are understood. One possible solution may lie in shedding the concept that a single facility should accommodate both visitor events and local events. A tradeoff which may be feasible is the construction of a convention center oriented towards visitors in Waikiki and either the reconstruction of Blaisdell Center to better accommodate local demand or construction of a new facility for local events away from Waikiki. The City has recently proposed a major renovation of the exhibition hall at Blaisdell Center. The University of Hawaii also had proposed an arena on the Manoa campus in its athletic master plan, but the status of the proposal is unknown at this time. Net economic benefits, even after debt service payments for the reconstruction or construction of the facility for local events, may still accrue to the State under the two-facility concept from the additional dollars imported by conventioners using the Waikiki center. This study, however, has not examined the feasibility of the concept.

(3) Once the market orientation of the center is decided, the most desirable course is for the legislature to select a site. Failing a selection, the legislature should mandate and fund sufficiently a comprehensive study of two, or at most three, sites. One site should be designated as primary and the remaining as alternatives. The study should examine the sites in detail and gather data which may be incorporated into the environmental impact statement, which surely will be required when formal action is proposed. The study should include a social impact assessment, which this study lacks. If not deemed premature or too costly, the study should also conduct site specific planning, design, and engineering of a center. In this manner, the legislature will have better data to make a final decision on the site, and the environmental impact statement preparation will be expedited because of the availability of gathered, relevant data.

(4) The legislature should have serious misgivings about continued consideration of Fort Armstrong or any other off-Waikiki location as the site for a convention center primarily oriented towards visitor conventions. The discussion of chapter 8 is not a market study of Fort Armstrong. The data in chapter 8, however, suggest that Fort Armstrong and any other site far from Waikiki would be unattractive to most convention planners and may not generate sufficient out-of-state dollars to produce net economic benefits.

CONVENTION CENTER SITE SELECTION STUDY

This conclusion is based on the existing uses of the surrounding area and is not based on considerations of a fixed guideway or waterborne transportation system between Waikiki and Fort Armstrong or the establishment of hotels in Kakaako or Downtown. These factors are too speculative at this time, with no viable proposals resulting from a serious study having been presented as yet, and are beyond the ability of the Bureau to examine. This study offers no opinion of the use of Fort Armstrong for other than a center primarily oriented towards visitor conventions.

(5) The legislature should cease further consideration of any site in Kapiolani Park, including the Honolulu Zoo, for the convention center. It appears likely that the trust deed, dedication of private land, and past legislative enactments combine to prohibit the establishment of a commercial, nonpark-related center in the Park. Unless extraordinary action is taken, such as compensation of the heirs to whom the lands will probably revert upon breach of the trust, or legal means to avoid the operation of the trust provisions are established by precedent, such as winning a court ruling that a convention center is recreational use, the legal feasibility of a center in Kapiolani Park is doubtful.

FOOTNOTES

Chapter 1

1. Pannell Kerr Forster, Report on the Market Feasibility of a Proposed Convention Center (Honolulu: 1985).
2. Ibid., p. VI-65.
3. Ibid., p. VI-66.
4. Ibid., p. VI-67.
5. Ibid., section IX.
6. Ibid., p. IX-2.
7. Ibid., p. IX-6. The \$160.5 million figure does not include the estimated cost of road work and pedestrian bridges.
8. Loui/Singer/Ankersmit/Soon, Inc., A Study of One Segment of Hawaii's Convention Center Market: Tradeshows (Honolulu: 1985), p. 1.
9. Ibid., p. 26.
10. Ibid., p. 10.
11. Hawaii International Center Construction Cost Budget Summary, undated. Included as part of data presented by Department of Planning and Economic Development to Legislative Reference Bureau.
12. Pannell Kerr Forster, section VII.
13. Ibid., p. VII-6.

Chapter 3

1. Pannell Kerr Forster, Report on the Market Feasibility of a Proposed Convention Center (Honolulu: 1980), p. VII-6.
2. Ibid., p. VII-8.
3. Ibid., p. VII-4.
4. Hawaii, Department of Planning and Economic Development, The State of Hawaii Data Book 1985 (Honolulu: 1985), p. 210.
5. Ibid., p. 591.
6. Real Estate Data, Inc., Real Estate Atlas of State of Hawaii, 1st Tax Division, City and County of Honolulu, Real Estate Handbook (19th ed.; Miami: 1985). Volume 2, with data for Zone 2, and Volume 3, with data for Zone 3, have been used.

Real Estate Data, Inc., Real Estate Atlas of the State of Hawaii, First Tax Division,

City and County of Honolulu, Condominium Handbook (19th ed.; Miami: 1984).

7. Estimation is based on the sum of the previous tax map key parcels for the area: TMK 2-1-28-3, 2-1-28-5, 2-1-28-8, and 2-1-28-10. These parcels have been dropped into TMK 2-1-15-9.

Chapter 4

1. Pannell Kerr Forster, Report on the Market Feasibility of a Proposed Convention Center (Honolulu: 1985), p. VII-10.
2. Ibid., pp. VII-10, VII-11.
3. Ibid., p. VII-21.
4. American Institute of Real Estate Appraisers, Golf Courses: A Guide to Analysis and Valuation (Chicago: 1980).

Harry C. Eckhoff, Director of Information Services, National Golf Foundation, "Guide for Planning and Building a Golf Course," National Golf Foundation Information Sheet GC-1, (North Palm Beach, FL: 1978), p. GC-1/2.

5. Pannell Kerr Forster, foldout in section IX.
6. Territory of Hawaii v. Albert F. Judd, et al., Final Order of Condemnation, 1st Cir. Ct., L. No. 14485 (August 21, 1940). Recorded in Liber 1611, page 18.
7. Territory of Hawaii v. Bennett K. Holt, et al., Final Order of Condemnation, 1st Cir. Ct., L. No. 15518 (May 23, 1942). Recorded in Liber 174, page 1614.
8. 26 Am Jur. 2d Eminent Domain, sec. 144 (1966).
9. Deed from Kapiolani Park Association to Republic of Hawaii, dated July 1, 1896. Recorded in Liber 164, page 15.
10. Deed from Republic of Hawaii to W. G. Irwin, dated July 1, 1896. Recorded in Liber 164, page 159.
11. Deed from Republic of Hawaii to W. G. Irwin, et al., dated July 1, 1896. Recorded in Liber 164, page 159.
12. Deed from Honolulu Park Commission to Territory of Hawaii, dated July 2, 1913. Recorded in Liber 392, page 408.
13. 59 Am Jur. 2d Parks, Squares, and Playgrounds, sec. 19 (1971).

14. Hawaii, Legislative Auditor, Final Report on the Public Land Trust, Report No. 86-17 (Honolulu: 1986), p. 112.
15. Territory v. Judd and Territory v. Holt.
16. Legislative Auditor, p. 112.
17. Honolulu (City and County), Chair of the Planning & Zoning Committee, City Council, Reference Report on Fort DeRussy (Honolulu: 1984), p. 15.
18. Legislative Auditor, p. 45.
19. U.S., Department of Housing and Urban Development, FIRM, Flood Insurance Rate Map, City and County of Honolulu, Effective September 3, 1980. Panels 115 and 120 have been used.
20. Hawaii, Department of Land and Natural Resources, National Flood Insurance Program in Hawaii, Circular C90 (Honolulu: 1983), pp. 13 and 16.
21. Honolulu (City and County), Oahu Civil Defense Agency, Emergency Operations Manual, looseleaf (Honolulu: undated), Appendix IV, Annex N.
22. Pannel Kerr Forster, p. VII-2.
23. Stringer, Tusher & Associates, Ltd., AIA, and Daniel, Mann, Johnson, & Mendenhall/Hawaii, prepared for Hawaii Hotel Industry Foundation, Feasibility Study of a Convention Center in Hawaii (Honolulu: 1986), discussion under site development economics section.
24. Ibid., Exhibit B. This exhibit also discusses individually the infrastructure system serving each site.

Chapter 5

1. Territory of Hawaii v. Albert F. Judd, et al., Final Order of Condemnation, 1st Cir. Ct., L. No. 14485 (August 21, 1940). Recorded in Liber 1611, page 18.

Territory of Hawaii v. Bennett K. Holt, et al., Final Order of Condemnation, 1st Cir. Ct. L. No. 15518 (May 23, 1942). Recorded in Liber 174, page 164.
2. Honolulu (City and County), Chair of the Planning & Zoning Committee, City Council, Reference Report on Fort DeRussy (Honolulu: 1984), p. 15.
3. U.S., General Services Administration, A Guide for the Public's Use: How to Acquire

Federal Real Property (Washington, D.C.: undated). Included as Addenda h of:

- Honolulu (City and County), Marilyn Bornhorst, Councilmember, and Patsy T. Mink, Councilmember, Report on Fort DeRussy, Chair's Message No. 31 (Honolulu: 1983).
4. U.S., Department of Defense, Report on Availability of Excess Land and Possible Civic Uses at Fort DeRussy, Hawaii (Washington, D.C.: 1986), p. 1.
 5. This appears to be a misstatement. Technically, the General Services Administration, not the Secretary of Defense, sets the fair market value.
 6. General Services Administration, p. 24.
 7. Local governments may also acquire surplus land through a public benefit discount. Under this method, a discount is provided for land which is intended to be placed in certain enumerated public use. For parks, the discount is 100 per cent of the fair market value. Thus, acquisition of surplus land for park use may not necessitate any payment.
 8. 41 Code of Federal Regulations sec. 101-47.304.9.
 9. Lombardi, "The Sale of Fort DeRussy: An Analysis of the Reagan Administration's Federal Land Sales Program," 7 U.H. L. Rev. 131 (Spring 1985).
 10. 41 Code of Federal Regulations sec. 101-47.4909.
 11. Honolulu (City and County), Department and Agency Reports of the City and County of Honolulu for Fiscal Year July 1, 1984 - June 30, 1985 (Honolulu: 1985), p. 228.
 12. Department of Defense, p. 5.
 13. Ibid., p. 1.
 14. R. M. Towill Corporation, Analysis of Existing Facilities Environmental Assessment Report: Fort DeRussy, City and County of Honolulu, Hawaii (Honolulu: 1978), p. II-33, et. seq.
 15. Pannell Kerr Forster, Report on the Market Feasibility of a Proposed Convention Center (Honolulu: 1985), p. IX-6.
 16. Ibid., p. IX-1.
 17. Stringer, Tusher & Associates, Ltd., AIA, and Daniel, Mann, Johnson, &

Mendenhall/Hawaii, prepared for Hawaii Hotel Industry Foundation, Feasibility Study of a Convention Center in Hawaii (Honolulu: 1986), Exhibit A.

18. Walter Lum Associates, Inc., 12-Unit Apartment Building Soil Exploration Report Lukepane Avenue, Honolulu, Oahu, Hawaii, Tax Map Key: 2-7-35:110 (Honolulu: 1982).
19. Hawaii, Hawaii Community Development Authority, Makai Area Plan Work Item #2, Background Information (Honolulu: 1982), Figure 3. Full-size map of figure is on file at office of Hawaii Community Development Authority.
20. Building Plans for Waikiki Gateway Hotel project, TMK 2-6-06-2, BP78891, June 1969, sheet A-2.
21. Dames & Moore, Inc., Foundation Investigation Liliuokalani Trust Project, TMK: 2-6-28:49, Waikiki, Oahu, Hawaii, Job No. 06389-006-011 (Honolulu: 1981). Document on file at Building Department, City and County of Honolulu.

Chapter 6

1. Real Estate Data, Inc., Real Estate Atlas of State of Hawaii, 1st Tax Division, City and County of Honolulu, Real Estate Handbook (18th ed.; Miami: 1984). Volume 2, with data for Zone 2, and Volume 3, with data for Zone 3, have been used.
2. Real Estate Data, Inc., Real Estate Atlas of the State of Hawaii, First Tax Division, City and County of Honolulu, Condominium Handbook (18th ed.; Miami: 1984).
3. Hawaii TMK Service, G. A. Morris, Inc., Hawaiian Condominium Guide 1980-81 (Honolulu: 1980).
4. Honolulu (City and County), Department of Land Utilization, Land Use Ordinance, Ordinance No. 86-96, Effective Date: October 22, 1986 (Honolulu: 1986).
5. Sec. 15-17-208, Administrative Rules. Contained in Makai Area Plan. See footnote 6.
6. Hawaii, Hawaii Community Development Authority, Makai Area Plan: An Addendum to the Kaka'ako Community Development District Plan (Honolulu: 1983), p. 5.
7. Sec. 15-17-209, Administrative Rules, as amended on December 18, 1985, and approved by the Governor on February 6, 1986. Contained in Makai Area Plan. The maximum

height of a specific planned development structure depends on the lot size. No structure, however, whatever the lot size, can exceed these limits.

8. Ibid.
9. Parking structures were not counted because it was thought that the potentially numerous one-story garages in low-density areas would bias the data.

Chapter 7

1. Honolulu (City and County), Department of Parks and Recreation, Community-Based Recreation Plan: DPA 1.1 - P.U.C. East, Neighborhood Board Nos. 5, 7, 8, 9, Diamond Head/Kapahulu/St. Louis Hts. - Manoa - McCully/Moiliili - Waikiki (Honolulu: 1980), p. 11.
2. Ibid.
3. Hawaii, Department of Land and Natural Resources, State Recreation Functional Plan Technical Reference Document and State Comprehensive Outdoor Recreation Plan (SCORP) (Honolulu: 1985). Actual projections are unpublished, but available at the State Parks, Outdoor Recreation & Historic Sites Division, Department of Land and Natural Resources.
4. Hawaii, Water Transportation Facilities Division, Department of Transportation, prepared by Wilson Okamoto & Associates, Sand Island Development of Container Handling Facilities Environmental Impact Statement (Honolulu: 1978), p. 32.
5. Environment Capital Managers, Inc., prepared for Department of the Army, U.S. Army Engineer Division, Pacific Ocean, Study of Land-Use Pattern Impacts on Oahu Harbors (Honolulu: 1975), p. 39.
6. R. M. Towill Corporation, prepared for Harbors Division, Department of Transportation, Development Plan for Barbers Point Harbor (Honolulu: 1983). Statement made by General Cargo and Facilities Subcommittee, p. A-3.
7. The 52.5-acre convention center site is estimated to be broken down as follows:

Waikiki Shell	7.7 acres
4 Tennis Courts	0.8 acres
3 Soccer Fields	6.4 acres
Beach Picknicking Areas	37.6 acres

8. Telephone conversation with Jane Hewitt, Department of Auditoriums, City and County of Honolulu, December 1, 1986. No readily available public document exists which breaks down patronage between the Shell and Blaisdell Center. Data on the usage of the City's auditorium facilities are reported in aggregate form. The attendance figure has been provided orally by the Auditoriums Department. Although the Shell hosts conventions, as well as performing arts shows, the attendance figure is assumed to be entirely for performing arts shows. No breakdown between performing arts and other activities at the Shell have been provided, but the usage of the Shell by nonperforming arts activities has been described as negligible.
9. Hawaii, Research and Economic Analysis Division, Department of Planning and Economic Development, The Performing Arts, 1984-85, Statistical Memorandum 86-1 (Honolulu: 1986), Table 2.
10. Telephone conversation with Jane Hewitt, Department of Auditoriums, City and County of Honolulu, December 2, 1986.
11. Honolulu (City and County), Department of General Planning, Agency and Public Review Package, FY 1986-87 Development Plan Annual Review for the Primary Urban Center (Honolulu: 1986), pp. C-151, C-152,
12. Honolulu (City and County), Department of General Planning, Reports on Requests for Amendments to the Land Use Map and Public Facilities Map Which are Not Being Proposed by the Chief Planning Officer: Primary Urban Center Development Plan (Honolulu: 1986), p. II-54.
13. Hawaii, Department of Transportation, 1995 Master Plan for Honolulu Harbor (Honolulu: 1976).
14. Hawaii, Department of Transportation, 2010 Master Plan for Honolulu Harbor (Honolulu: 1986).
15. The contention that Fort Armstrong's container handling facilities cannot be relocated within Honolulu Harbor has been questioned. The assertion of the Department of Transportation and users that the Harbor offers no room for additional container facilities appears to be correct, from a layperson's viewpoint. Possible areas where the container handling facilities may be relocated within Honolulu Harbor are: Pier 20, Pier 39, the land bank makai of the Sand Island container yard and Diamond Head of the Sewage Treatment Plant, and the Coast Guard Station. Pier 20 and Pier 39 do not appear to have the depth necessary for roll on/roll off container operations nor the large back-up area available at Fort Armstrong. The land bank is expansive, but far from the pier, and may have to be used for another sewage treatment plant. Use of the Coast Guard Station requires its transfer from the federal government to the State, which does not appear feasible at this time.
16. Towill Corporation, p. A-1.
17. Department of Parks and Recreation, Community-Based Recreation Plan for Neighborhood Board Nos. 3, 4, 6.
18. Department of Parks and Recreation, Community-Based Recreation Plan for Neighborhood Board Nos. 5, 7, 8, 9.
19. Stringer, Tusher & Associates, Ltd., AIA, and Daniel, Mann, Johnson, & Mendenhall/Hawaii, prepared for Hawaii Hotel Industry Foundation, Feasibility Study of a Convention Center in Hawaii (Honolulu: 1986).
20. Pannell Kerr Forster, Report on the Market Feasibility of a Proposed Convention Center (Honolulu: 1985), p. VI-66.
21. Ibid., p. VI-23.
22. Ibid., p. X-5.
23. For State counts:

Hawaii, Highways Division, Department of Transportation, Traffic Survey Data (Individual Stations), Island of Oahu 1985 (Honolulu: 1986), vol. 3.

Hawaii, Highways Division, Department of Transportation, Traffic Survey Data (Individual Stations), Island of Oahu 1984 (Honolulu: 1985), vol. 3.

For City counts, unpublished records of the Department of Transportation Services, City and County of Honolulu.
24. For this evaluation, 7:00 a.m. to 8:00 a.m. is considered the morning peak hour and 4:00 p.m. to 5:00 p.m. is considered the afternoon peak hour. Volume is generally heavier from 4:30 p.m. to 5:30 p.m., but data for the 4:00 p.m. to 5:00 p.m. hour are more readily available for all stations.
25. The traffic analysis by Parsons, Brinkerhoff, Quade, and Douglas, Inc., estimates the capacity of Date Street as

700 vehicles per hour per lane and the capacity of routes running across an inner Waikiki screenline as 600 vehicles per hour per lane. Kuhio Avenue is one of the routes running across the screenline. Thus, its estimated capacity appears to be 600 vehicles per hour per lane.

Chapter 8

1. Pannell Kerr Forster, Report on the Market Feasibility of a Proposed Convention Center (Honolulu: 1985), question 14.a. of major meetings/show planners survey contained in Appendix.
2. See chapter 1.
3. Pannell Kerr Forster, question 7.d.
4. Unpublished computer printout from Pannell Kerr Forster.
5. Application of the 50 per cent rate in a different manner reduces the projected typical year utilization under 12. Pannell Kerr Forster uses the following formula to project the market:

TABLE VI-50
CALCULATION OF PROPOSED CENTER GROUP USERS
TYPICAL YEAR UTILIZATION

	Number
Total universe of qualified groups	1,839
Percent association and trade show	<u>.965</u>
Number association and trade show groups	1,774
Percent holding annual major meeting/event	<u>.90</u>
Number holding annual meeting/event	1,597
Percent likely and inclined to use proposed Honolulu convention center	<u>.32</u>
Groups likely to use center	511
Regional rotation	<u>4</u>
Groups likely to use in region	128
Regional competition	<u>5</u>
Groups using center	26
Less groups already in market	<u>2</u>
Net new potential user groups	<u>24</u>

Source: Pannell Kerr Forster

Imputation of the 50 per cent rate in the middle of the formula, rather than at the end as under the chapter's discussion, results in the following revised projected market:

REVISED CALCULATION OF PROPOSED CENTER GROUP USERS TYPICAL YEAR UTILIZATION

(Capital Letters Indicate Revisions to Formula)

	Number
Total universe of qualified groups	1,839
Percent association and trade shows	<u>.965</u>
Number association and trade show groups	1,774
Percent holding annual major meeting/event	<u>.90</u>
Number holding annual meeting/event	1,597
Percent likely and inclined to use proposed Honolulu convention center	<u>.32</u>
Groups likely to use center	511
PERCENT FOR WHICH FORT ARMSTRONG IS WITHIN ACCEPTABLE MAXIMUM DISTANCE	<u>.50</u>
GROUPS FOR WHICH FORT ARMSTRONG IS WITHIN MAXIMUM DISTANCE	206
Regional Rotation	<u>4</u>
Groups likely to use in region	52
Regional competition	<u>5</u>
Groups using center	10 (10.4)
Less groups already in market	<u>2</u>
REVISED NET NEW POTENTIAL USER GROUPS	8

SENATE RESOLUTION

REQUESTING A STUDY ON A CONVENTION CENTER SITE.

WHEREAS, the need for a convention center in Hawaii has been well documented in studies conducted by Pannell, Kerr, Forster for the State of Hawaii; and

WHEREAS, the Pannell, Kerr, Forster study concluded that a convention center would be economically feasible in Hawaii and it would filter new dollars into our economy through increased visitor revenues from taxes, dining, shopping hotels, and inter-island travel; and

WHEREAS, a convention center would stabilize Hawaii's cyclical visitor industry, since conventions are generally scheduled in the spring and fall when hotel occupancy rates are traditionally low; and

WHEREAS, a convention center would be primarily designed to handle convention meetings and trade shows that would attract convention visitors who are generally more affluent and spend more money than visitors on vacation; and

WHEREAS, the site for a convention center has been much discussed, including sites at Fort DeRussy, Honolulu Zoo, Ala Wai Golf Course, Waikiki Shell, Kapiolani Park, Jefferson School, and Fort Armstrong; and

WHEREAS, there is a need to conduct a comprehensive site selection study in order that the Legislature may make a reasonable, timely, and knowledgeable decision on a convention center site; now therefore,

BE IT RESOLVED by the Senate of the Thirteenth Legislature, Regular Session of 1986, that the Legislative Reference Bureau is requested to conduct a comprehensive study of a convention center site in Hawaii; and

BE IT FURTHER RESOLVED that the Department of Planning and Economic Development is requested to provide assistance to the Legislative Reference Bureau in conducting this study; and



BE IT FURTHER RESOLVED that the Legislative Reference Bureau's study shall include sites at Fort DeRussy, Honolulu Zoo, Ala Wai Golf Course, Waikiki Shell, Kapiolani Park, Jefferson School, and Fort Armstrong, as well as other sites that may prove suitable; and

BE IT FURTHER RESOLVED that the Legislative Reference Bureau's study shall include the advantages and disadvantages of each site reviewed, along with a priority ranking of each site reviewed; and

BE IT FURTHER RESOLVED that the Legislative Reference Bureau report findings and recommendations to the Legislature twenty days before the convening of the Regular Session of 1987; and

BE IT FURTHER RESOLVED that certified copies of this resolution be transmitted to the Legislative Reference Bureau, the Director of the Department of Planning and Economic Development, and the Governor.

OFFERED BY: Joe Kuwada

APR 08 1986

Honolulu, Hawaii

APR 15, 1986

Honorable Richard S. H. Wong
President of the Senate
Thirteenth State Legislature
Regular Session of 1986
State of Hawaii

Sir:

RE: S.R. No. 133

Your Committee on Tourism and Recreation, to which was referred S.R. No. 133 entitled:

"SENATE RESOLUTION REQUESTING A STUDY ON A CONVENTION CENTER SITE",

begs leave to report as follows:

The purpose of this resolution is to request the Legislative Reference Bureau to conduct a study on suitable convention center sites in Hawaii.

Your Committee finds that a study done by Pannell, Kerr, Forster for the State of Hawaii concluded that a convention center would be economically feasible in Hawaii. A convention center would contribute to stabilizing Hawaii's cyclical visitor industry, as conventions generally tend to be scheduled in spring and fall when hotel occupancy rates traditionally are low.

Your Committee further finds that a site for the proposed convention center has not yet been designated. Many potential sites, including Fort DeRussy, Honolulu Zoo, Ala Wai Golf Course, Waikiki Shell, Kapiolani Park, Jefferson School, and Fort Armstrong have been suggested.

This resolution requests the Legislative Reference Bureau, with assistance from the Department of Planning and Economic Development (DPED), to conduct a comprehensive study of convention center sites, to include the above named sites as well as any other sites that may prove suitable. The study shall include the advantages and disadvantages of each site, along with a priority ranking. The Bureau shall report its findings and recommendations to the Legislature twenty days before the convening of the Regular Session of 1987.

Your Committee heard testimony in favor of this resolution from the DPED, the Chamber of Commerce of Hawaii, the Waikiki Residents Association, and Outrigger Hotels Hawaii. The DPED testified that an estimated \$500,000 will be needed to thoroughly evaluate the sites requested by this resolution.


Your Committee is in agreement that a study as requested by this resolution is needed to assist the Legislature in making a reasonable, timely, and knowledgeable decision on a convention center site.

Your Committee on Tourism and Recreation concurs with the intent and purpose of S.R. No. 133 and recommends its adoption.

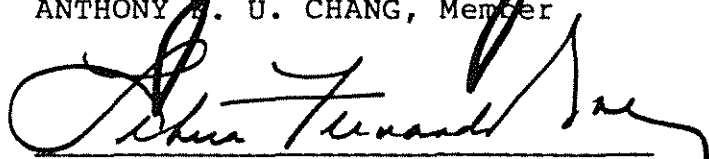
Respectfully submitted,


JOSEPH T. KURODA, Chairman


MARY-JANE MCMURDO, Vice-Chairman


JAMES AKI, Member


ANTHONY S. U. CHANG, Member


LEHUA FERNANDES SALLING, Member


BERTRAND KOBAYASHI, Member

928-86

Norm Mizuguchi

NORMAN MIZUGUCHI, Member

excused

MARY GEORGE, Member

W. Buddy Soares

W. BUDDY SOARES, Member

Appendix B

AREA AMENITIES

ALA WAI

RESTAURANTS

Anthony's Italian Restaurant	802 Kapiolani
At The Thai Deli	International Market Place
Bagwell's	2424 Kalakaua
Banyan Gardens	2380 Kuhio
Bar B Q Corner	797 Kapahulu
Blue Water Cafe	2350 Kuhio
Burger King	131 Kaiulani
Cafe Colonnade	Princess Kaiulani Hotel
Cafe, The	2310 Kuhio
Camellia Restaurant	2460 Koa
Chick & Noodle	King's Village
Chikumagawa	2260 Kuhio
Chuck's Cellar	150 Kaiulani
Cock's Roost	International Market Place
Colonial House	International Market Place
Colony Steak House	2424 Kalakaua
Country Cupboard	King's Village
Crepe Connection	2345 Kuhio
Deli, The	2370 Kuhio
Denny's	2345 Kuhio
Don the Beachcomber	2300 Kalakaua
Dynasty Kitchen	2270 Kuhio
Ezogiku	2310 Kuhio
Ezogiku	2420 Koa
Farrell's	International Market Place
Fatty's Chinese Food	2345 Kuhio
Ferdinand's Coffee House	2299 Kuhio
Fukuchan	2446 Koa
Furusato	2424 Kalakaua
Hana Hou Showroom	2424 Kalakaua
Hofbrau	International Market Place
House of Young	760 Palani
Hung Yun Kitchen	2301 Kuhio
Hy's Steak House	2440 Kuhio
Botany's	445 Seaside
Le Grille	445 Seaside
JD's Fish Market	2256 Kuhio
Jack in the Box	2424 Kalakaua
Jolly Roger	150 Kaiulani
Keoni's Red Hots	355 Royal Hawaiian
Ku's Bar B Q	2238 Lauula
La Cote	342 Seaside
Lotus Moon	Princess Kaiulani Hotel
Mandarin Palace	2345 Kuhio
Matteo's	364 Seaside

Momoyama
 Mongolian Bar B Que
 Moose McGillycuddy's
 Noodle Shop, The
 Numero Uno
 Odoriko
 Pizza Calzone
 Pizza Express
 Pizza Hut
 Plaza Broasted Chicken
 Plaza Burger
 Plaza Chinese Kitchen
 Plaza Coffee Shop
 Plaza Deli
 Plaza Manila
 Plaza Pizza
 Plaza Sushi
 Plaza Taco
 Popo's Margarita Cantina
 Protea
 Rama Thai
 Rascals
 Ray's Seafood
 Rigger East Coffee Shop
 Rose & Crown
 Rudy's Italian Restaurant
 Saigon Bangkok Restaurant
 Sakuratei Restaurant
 Sea Winds
 Sergio's
 Shalimar
 Siam Inn
 Slices Pizza & Subs
 Spats
 Stop N Snack
 Suzy Wong's Chinese Cuisine
 Taco Hut
 Terrace Grille
 Top of Waikiki
 Trader Vic's Restaurant
 Trellises
 Wailana Coffee House
 Wendy's
 Won Kee Sea Food
 Yami Bar B Q
 Zorros New York Pizza

PIZZAS

Red Lion

ICE CREAM & FROZEN DESSERTS - DEALERS

Baskins-Robbins

Princess Kaiulani Hotel
 Kuhio Mall
 310 Lewers
 2375 Ala Wai
 2256 Kuhio
 2400 Koa
 151 Uluniu
 2301 Kuhio
 Kuhio Mall
 Waikiki Shopping Plaza
 Waikiki Shopping Plaza
 Waikiki Shopping Plaza
 Waikiki Shopping Plaza
 Waikiki Shopping Plaza
 750 Palani
 Waikiki Shopping Plaza
 Waikiki Shopping Plaza
 Waikiki Shopping Plaza
 International Market Place
 2500 Kuhio
 847 Kapahulu
 2301 Kuhio
 Waikiki Shopping Plaza
 150 Kaiulani
 King's Village
 2280 Kuhio
 2310 Kuhio
 340 Royal Hawaiian
 870 Kapahulu
 445 Nohonani
 450 Lewers
 407 Seaside
 870 Kapahulu
 2424 Kalakaua
 International Market Place
 131 Uluniu
 Kuhio Mall
 2424 Kalakaua
 2270 Kalakaua
 International Market Place
 2500 Kuhio
 2211 Kuhio
 2310 Kuhio
 444 Kanekapolei
 International Market Place
 2301 Kuhio

2350 Kuhio

2301 Kuhio

Copenhagen Cones
 Dave's
 Haagen-Dazs
 Nice Cream
 Ocean Ice Cream
 Plaza Ice Cream Parlor
 White Mountain

150 Kaiulani
 702 Kapahulu
 2330 Kalakaua
 2356 Kalakaua
 131 Kaiulani
 Waikiki Shopping Plaza
 819 Kapahulu

SANDWICHES

Maurice's Croissanterie
 Patisserie, The

2310 Kuhio
 2330 Kuhio

SHAVED ICE

Hawaiian Ice City
 Island Snow

2330 Kalakaua
 2379 Kuhio

HAWAIIAN FOODS

Kapahulu Poi Shop

3110 Winam

JAPANESE FOOD

Royal Banquet, The

819 Kapahulu

DELICATESSENS - RETAIL

Nael's Liquor & Deli

2463 Kuhio

CANDY & CONFECTIONARY - RETAIL

Happy Girl of Hawaii
 Le Cadeau
 Palace of Candies N Nuts

2330 Kalakaua
 2354 Kalakaua
 750 Kapahulu

COOKIES

Mrs. Field's

116 Kaiulani

NUTS - EDIBLE

Macadamia No Ka Oi

2301 Kuhio

POPCORN

Popcorn Paradise
 Tropical Snacks

2301 Kuhio
 2301 Kuhio

LIQUOR STORES

King Minut Mart
 Liquor Locker
 Mr. K Liquor & Sundries Shop

417 Nohonani
 150 Kaiulani
 2424 Kalakaua

Surflodge
Waikiki Mini Mart

2432 Koa
415 Nahua

HEALTH FOOD PRODUCTS - RETAIL

General Nutrition Center
Ruffage Natural Foods

Waikiki Shopping Plaza
2443 Kuhio

GOURMET SHOPS

Regency Towers Gourmet

2525 Date

FRUITS - GIFT PACKS

Fresh From Hawaii

International Market Place

FOOD - READY TO SERVE

Church's Fried Chicken
Jean's Deli
Kuhio Bar-B-Q

2310 Kuhio
2330 Kalakaua
2310 Kuhio

DEPARTMENT STORES

Liberty House
Mitsukoshi

2314 Kalakaua
2424 Kalakaua

WOMEN'S WEARING APPAREL - RETAIL

Abbraccio
Alfred Shaheen
Alfred Shaheen
Aloha Muumuu
Beach House
Bebe
Casual Aire
Chocolates for Breakfast
Chris Fashion 1
Coco's Clothing
Collections
Cotton Cargo
Dream Boutique
Gucci at Hemmeter Center
M-21 Enterprise
New Tree
Prince Kuhio Splashin Fashions
Rainbow Sportswear & Gifts
Shin's Muumuu
Villa Roma

2255 Kuhio
Hyatt Regency Hotel
King's Village
International Market Place
International Market Place
2255 Kuhio
Hilton Hawaiian Village
Waikiki Shopping Plaza
2290 Kalakaua
2301 Kuhio
2255 Kuhio
2424 Kalakaua
2424 Kalakaua
2424 Kalakaua
2330 Kalakaua
2330 Kalakaua
2500 Kuhio
2310 Kuhio
2290 Kalakaua
Waikiki Shopping Plaza

DRESSES - RETAIL

Chay

2301 Kuhio

MEN'S CLOTHING & FURNISHINGS - RETAIL

Chapman's
Polynesia Factory Outlet

2424 Kalakaua
2211 Kuhio

HAWAIIAN WEAR - RETAIL

Amy's Corner
Beach Hut
Beach Hut II
Budget Aloha 2
Elephant, The
Harriet's
Harriet's
Hilo Hattie's
Hilo Hattie's
K S Muumuu Shop
Kane's Muumuus
K's Fashions
Lanai Sportswear
Mings Fashions
Calabash House
Shirt House
Shirts Tops & Bottoms
Things from Hawaii
Toni

King's Village
2330 Kalakaua
2330 Kalakaua
703 Duke's Lane
International Market Place
International Market Place
King's Village, Shop 31
2284 Kalakaua
Waikiki Beachcomber Hotel
2301 Kuhio
International Market Place
2330 Kalakaua
2299 Kuhio
2330 Kalakaua
Muumuu Factory
2330 Kalakaua
2330 Kalakaua
2500 Kalakaua
Waikiki Shopping Plaza

SPORTSWEAR - RETAIL

Jersey City and Sports Emporium
Johnny D's Sunwear
Local Boutique
Ocean Sports & Wear
Plumeria
Surf Pacific
Tops 28
Waikiki Pro Tennis Shop

131 Kaiulani
2255 Kuhio
150 Kaiulani
2201 Kalakaua
International Market Place
2330 Kalakaua
2330 Kalakaua
Waikiki Shopping Plaza

SWIMMING SUITS - RETAIL

Leah's Bikinis of Hawaii

431 Nahua

CHILDREN'S & INFANTS' GARMENTS - RETAIL

Keiki Paradise
Non-No Fashion

International Market Place
Hemmeter Center

BOUTIQUE ITEMS- RETAIL

Boutique De La France
Boutique Shell Store
Boutique Yuri
Casa D'Bella II
Champagne By Zia

2345 Kuhio
Hemmeter Center
131 Kaiulani
2352 Kalakaua
2255 Kuhio

Europride
Maggie's International
Palm Tree House
Tarbo
Young Look of Hawaii, The

Princess Kaiulani Hotel
2424 Kalakaua
International Market Place
2424 Kalakaua
417 Nohonani

T-SHIRTS - RETAIL

B & B Sales
Crazy Shirts
Crazy Shirts
Crazy Shirts
Crazy Shirts
Lovely Shirts
S & M Tee
Safari Hawaii
Shirt Stop

2236 Kalakaua
Hyatt Regency Hotel
International Market Place
King's Village
Kuhio Mall
955 Duke's Lane
2290 Kalakaua
2301 Kuhio
2301 Kuhio

FABRIC SHOPS

Cal-Oahu Fabric Shop
Fabrics From Paradise

131 Kaiulani
International Market Place

DRY GOODS - RETAIL

Paradise Fashion

2301 Kuhio

SUNDRIES STORES

Plaza Sundries
7 Corners

Waikiki Shopping Plaza
2424 Koa

GIFT SHOPS

A Mau Loa
ABC Discount No. 6
ABC Discount No. 17H
ABC Discount No. 21
ABC Discount No. 24
ABC Discount No. 27
ABC Discount No. 29
ABC Discount No. 30
ABC Discount No. 37
ABC Discount No. 39
ABC Discount No. 41
ABC Discount No. 44
Allen's Gift Shop
Aloe Gifts
Aloha Gifts
Aloha Things
Angel House
Angelica's Gift Shop
Ann Gift Shop

2330 Kalakaua
2138 Kalakaua
2424 Kalakaua
2394 Kuhio
430 Lewers
2462 Kuhio
2211 Kuhio
Kuhio Mall
2340 Kalakaua
2424 Kalakaua
2284 Kalakaua
2005 Kalia
2290 Kalakaua
2290 Kalakaua
2290 Kalakaua
2330 Kalakaua
2330 Kalakaua
2330 Kalakaua
2330 Kalakaua

Ann's Gift Shop
 Asian Shoppe
 Banyu, Inc.
 Bear Affairs
 Bee's Gift 2
 Bella's Gifts
 Casa Tesoro
 Chez Lily
 Chong's Gift Shop
 Christina, B P
 Cindy
 Creative Stuff
 Crown International Trade
 Dol
 DSH Enterprise
 Dang Gift Shop
 Diamond Head Gift
 Diamonds & Ivory
 Dixon, Jackie
 First Class
 Flora China 2
 Gem Shop
 Gift Cart, The
 Gifts of Hawaii
 Gifts of June
 Gold Cabin
 Gold Gallery
 Golden Pacific Jewelry & Gifts
 Grace's
 Green Hawaii
 HHD Gift Shop
 Hawaiian Etc
 Hawaiian Etc
 Hawaiian Flea Market
 Hawaiian Gift Cart
 Hawaiian Island Art Candles
 Hawaiian Panorama
 Hime Woods
 Honowaii Gift Shop
 IDC Corp
 Island Gift Shop
 J & J Gift Shop
 J & P Gift Shop
 J & W Gift Shop
 Jane's Gift Shop
 Jang's Gift
 Jennie's Gift Shop
 Jin Long House
 John's Gift Shop
 Jumbo Shirts
 Jung's Gift Shop
 Kamaaina Woods
 Kane's Gifts
 Kapoor Traders

2290 Kalakaua
 2424 Kalakaua
 2240 Kuhio
 2229 Kuhio
 2330 Kalakaua
 2290 Kalakaua
 2424 Kalakaua
 2301 Kuhio
 2330 Kalakaua
 131 Kaiulani
 2290 Kalakaua
 2250 Kalakaua
 2290 Kalakaua
 131 Kaiulani
 2299 Kuhio
 2330 Kalakaua
 2301 Kuhio
 International Market Place
 2270 Kalakaua
 2301 Kuhio
 2301 Kuhio
 2330 Kalakaua
 2330 Kalakaua
 2301 Kuhio
 2290 Kalakaua
 International Market Place
 2290 Kalakaua
 2301 Kuhio
 2330 Kalakaua
 2290 Kalakaua
 2330 Kalakaua
 2330 Kalakaua
 2424 Kalakaua
 2370 Kuhio
 2330 Kalakaua
 2330 Kalakaua
 2330 Kalakaua
 2290 Kalakaua
 2330 Kalakaua
 131 Kaiulani
 2290 Kalakaua
 2330 Kalakaua
 2290 Duke's Lane
 2290 Kalakaua
 2330 Kalakaua
 International Market Place
 International Market Place
 2330 Kalakaua
 International Market Place
 2301 Kuhio
 2270 Kalakaua
 International Market Place
 2330 Kalakaua
 870 Kapahulu
 2270 Kalakaua
 2330 Kalakaua

Kim Yuk Dong
 King Yo Jewelry & Gifts
 Kitty's Corner
 Koo, JJ
 Kuhio Bazaar
 Kuuipo Gift Shop
 Lana's
 Lan's Gifts
 Lao Fashion
 Lee's Souvenir
 Lieu's Gift Shop
 Lili's Gift Shop
 Lunc Hsiung Enterprises
 MT Gift Shop
 M & V Gift Shop
 Mary's Gift Shop Number 2
 Melinda
 Moo Jung & Co
 Moon's Gift Shop
 Noh, Frank
 O & D Fashion
 Ocean Gift Shop
 Orchid Gift Shop
 P and M Gift Shop
 Pacific Gift Shop
 Palm Tree
 Patty's Gift Shop
 Paulina II
 Plumeria Hut II
 Polynesian Handicraft
 Prints of Hawaii
 Products of Hawaii Too
 Rainbow Gift Shop
 Royal Peddler
 Royal Peddler
 Safari Gift & Leather
 Safari Gift & Leather
 Sam Yong Center
 Shan's Gift Shop
 Shirley Gifts
 Star Hawaii Jewelry & Gifts
 Stella's Gifts
 Stop and Shop
 Sue's Shop
 Suna's Gift Shop
 Sunrise Gift Shop II
 Sun's Treasures
 Sunshine Gift Shop
 T & N of Hawaii
 Theresa Jewelry
 Theresa's
 Tina's Gift Shop
 Toy Shop
 Tran's Gold Cart

2301 Kuhio
 2301 Kuhio
 444 Kanekapolei
 Duke's Lane
 2301 Kuhio
 International Market Place
 2330 Kalakaua
 2345 Kuhio
 2330 Kalakaua
 530 Duke's Lane
 2290 Kalakaua
 Duke's Lane
 2345 Kuhio
 2290 Kalakaua
 International Market Place
 2290 Kalakaua
 2255 Kuhio
 2290 Kalakaua
 2290 Kalakaua
 2301 Kuhio
 International Market Place
 2301 Kuhio
 2290 Kalakaua
 2301 Kuhio
 2301 Kuhio
 2330 Kalakaua
 Duke's Lane
 Duke's Lane
 International Market Place
 2330 Kalakaua
 2290 Kalakaua
 2424 Kalakaua
 444 Niu
 Hyatt Regency Hotel
 King's Village
 2330 Kalakaua
 International Market Place
 2450 Koa
 2290 Kalakaua
 Duke's Lane
 2301 Kuhio
 2330 Kalakaua
 2330 Kalakaua
 Kuhio Mall
 2290 Kalakaua
 Waikiki Shopping Plaza
 Kuhio Mall
 2290 Kalakaua
 131 Kaiulani
 2330 Kalakaua
 International Market Place
 2330 Kalakaua
 International Market Place
 2290 Kalakaua

Treasures World
 Treasures World
 Victory Gift Shop
 WC Gift Shop
 Wacky Photo's of Hawaii
 Waikiki Resort Shop
 Wendy's Gift Shop
 YKK Unusual Gifts
 Yang's Gift Shop
 Yoon's Gift Shop

SOUVENIRS

All Aloha House
 Gift Cart Two
 Vision Visor

CURIO'S - RETAIL

Rere's Rarotonga

PHARMACIES

Kuhio Pharmacy
 Kuhio Pharmacy

PHOTOGRAPHIC EQUIPMENT & SUPPLIES - RETAIL

Fox Photo
 Island Camera & Gift Shop
 Island Camera & Gift Shop
 Kuhio Photo

PHOTO FINISHING - RETAIL

Aloha One Hour Photo
 Honolulu Fast Photo
 Nice Photo
 Royal Photo
 Sears 1 Hour Photo

VIDEO TAPES & DISCS

Mom N Pops Video Cellar

GROCERS - RETAIL

Food Pantry, The
 Food Pantry, The
 H & J Grocery
 Handi Pantry
 Iolani Pantry
 Oahu Farmers
 1-2-3 Store

Hyatt Regency Hotel
 International Market Place
 2330 Kalakaua
 2330 Kalakaua
 2310 Kuhio
 2460 Koa
 International Market Place
 2301 Kuhio
 2290 Kalakaua
 2290 Kalakaua

2290 Kalakaua
 International Market Place
 2238 Lauula

International Market Place

2330 Kuhio
 Outrigger West Hotel

2301 Kuhio
 120 Kaiulani
 2348 Kalakaua
 2330 Kuhio

2310 Kuhio
 337 Lewers
 335 Royal Hawaiian
 305 Royal Hawaiian
 Prince Kuhio Plaza

870 Kapahulu

2211 Ala Wai
 2370 Kuhio
 236 Liliuokalani
 2241 Date
 2499 Kapiolani
 748 Kapahulu
 407 Seaside

Produce Basket, The
Royal Mini Mart
7-Eleven

870 Kapahulu
161 Uluniu
2299 Kuhio

COCKTAIL LOUNGES

Ana's Lounge
Foxy Lady Too
Key Largo
King's Pub
Kuhio Saloon
Lucky L
Nancy's Place
Plaza Lounge
Rose & Crown
Rudy's Hideaway Lounge
Surfboard Lounge

758 Kapahulu
2300 Kalakaua
142 Uluniu
441 Walina
2200 Kuhio
829 Kapahulu
450 Lewers
Waikiki Shopping Plaza
King's Village
2280 Kuhio
2300 Kalakaua

JEWELERS - RETAIL

Aloha Gold & Gem
American Beautiful Chinese Gifts
BJ Diamond Palace
Blue Hawaii Gifts
Brilliant Creations
Capricorn Jewelry
Chateau D'Or
Clay's Shop
Cleo's Gallery
Coral Grotto
Coral's Hawaii
Crown Pearls at Holdsmiths Hawaii
Diamond Lab, The
F H L Gift Shop
Family Resort Shop, The
Fort Knox
Gardenia Jewelry
Gem Jewelry
Gems of Hawaii
Gold Classics
Gold Coral Corner
Gold Coral Corner
Gold Corner
Golden Crystal Age, The
Golden Kingdom Jewelry & Gift
Golden Palace
Golden Sands Fine Jewelry
Helen's Gift Shop
House of Jade
House of Opal
Hung Fu Jewelry and Gifts
Jade Tree, The
Jannet Gift
Jeannie Hing Jewelry

International Market Place
2301 Kuhio
International Market Place
International Market Place
King's Village
International Market Place
2424 Kalakaua
2290 Kalakaua
2255 Kuhio
2424 Kalakaua
2301 Kuhio
International Market Place
2301 Kuhio
2290 Kalakaua
2276 Kalakaua
2330 Kalakaua
2330 Kalakaua
International Market Place
2290 Kalakaua
2330 Kalakaua
2270 Kalakaua
International Market Place
2301 Kuhio
2330 Kalakaua
2330 Kalakaua
2330 Kalakaua
International Market Place
International Market Place
2424 Kalakaua
Hemmeter Center
2301 Kuhio
King's Village
International Market Place
2330 Kalakaua

Jewels of Hyatt
 Jewelry Plaza
 Jewelry Siou
 Ji Yoon's Jewelry & Gifts
 K & K Jewelry
 Kimura Gems
 Kuhio Gold Mart
 Lai's Enterprise
 Lana's Jewelry
 Liberty Bazaar
 Lily's Jewelry
 Maria Shop
 Mayflower
 Mily's Design
 Momo Trading Corp.
 Pacific Gem Tree
 Paradise Gems
 Patti's Originals
 Pearls of Paradise
 Princess Jewelry
 Rainbow Pearls
 Rainbow Waikiki
 Retail Jewelry & Gift
 Royal Hawaiian Fine Jewelry
 Royal Treasure
 S Won Jewelry
 S M Jewelry Shop
 Sammy's Gallery & Jewelry
 Sea Creations
 Sevin Jewelry
 Showboat of Hawaii
 Sue's Jewelry
 Sunflower Gifts & Jewelry
 Taiwan Trading
 Takahashiya Jewelers
 Tiki Jewelers
 Tin Bow
 Treasures World
 Treasures World
 Waikiki Trader
 Wang Duo Duo

CORAL JEWELRY

Ge-Mil's Hawaii

GOLD & SILVER REFINERS & DEALERS

Prestige Gold & Silver Exchange

IVORY GOODS

Ivory Market

2424 Kalakaua
 International Market Place
 2330 Kalakaua
 2301 Kuhio
 2345 Kuhio
 2424 Kalakaua
 2301 Kuhio
 2290 Kalakaua
 International Market Place
 2290 Kalakaua
 489 Duke's Lane
 2301 Kuhio
 2330 Kalakaua
 532 Duke's Lane
 2290 Kalakaua
 150 Kaiulani
 2330 Kalakaua
 2330 Kalakaua
 2290 Kalakaua
 International Market Place
 2301 Kuhio
 International Market Place
 2290 Kalakaua
 2345 Kuhio
 2330 Kalakaua
 2290 Kalakaua
 2290 Kalakaua
 2270 Kalakaua
 International Market Place
 2424 Kalakaua
 International Market Place
 2290 Kalakaua
 2330 Kalakaua
 2270 Kalakaua
 2301 Kuhio
 2300 Kalakaua
 International Market Place
 Hyatt Regency Hotel
 International Market Place
 2330 Kalakaua
 2301 Kuhio

2720 Kaaha

746 Kapahulu

2290 Kalakaua

PEARLS

Pearl Factory
Pearl Factory
Pearl Factory
Pearl Factory
V Gems

Hyatt Regency Hotel
International Market Place
King's Village
Kuhio Mall

SHOES

C June Shoes

2255 Kuhio

SLIPPERS - RETAIL

Cal-Oahu Islander Thongs
Cal-Oahu Sandals
Islander Thongs & Bags
Rika's Slippers

131 Kaiulani
2424 Kalakaua
2424 Kalakaua
International Market Place

FLORIST - RETAIL

Flowers by Suzanne
High Ling Flowers
Lionel's Hawaii Blossoms & Gifts
Susan's Flowers & Gifts

2460 Koa
131 Kaiulani
853 Kapahulu
2330 Kalakaua

BOOK DEALERS

Book People
Waldenbooks

762 Kapahulu
Waikiki Shopping Plaza

KITES

Hawaiian Kite Works

2330 Kalakaua

AMUSEMENT PLACES

Fernandez Fun Factory
Fernandez Fun Factory
Gun Club of Hawaii
Kapahulu Arcade
Tilt

2381 Kuhio
2301 Kuhio
2266 Kuhio
870 Kapahulu
2310 Kuhio

ART GALLERIES, DEALERS & CONSULTANTS

Ancestral Art
Circle Gallery
Images International of Hawaii
Melinda

423 Nahua
2255 Kuhio
2424 Kalakaua
2255 Kuhio

PICTURE FRAMES - DEALERS

Art Spirit

870 Kapahulu

SCULPTORS

Bennett Sculpture

2424 Kalakaua

ANTIQUES - DEALERS

China Arts of La Jolla Inc.
Kitamura's

364 Seaside
King's Village

ARTISTS - FINE ARTS

Liang Chow's
Park Myonghee Portrait Studio

2290 Kalakaua
131 Kaiulani

SPORTING GOODS - DEALERS

Alii Golf
Aloha Windsurfing
Hawaii Weightlifter's Shoppe
Pivot

870 Kapahulu
2239 Aloha
744 Kapahulu
870 Kapahulu

GOLF EQUIPMENT & SUPPLIES - RETAIL

Ala Wai Golf Course Pro Shop
Sawada Pro Golf Shop

Ala Wai Golf Course
150 Kaiulani

SKIN DIVING EQUIPMENT

Sun & Fun Things
Waikiki Diving, Inc.

2310 Kuhio
420 Nahua

TENNIS SUPPLIES - RETAIL

Waikiki Pro Tennis Shop

Waikiki Shopping Plaza

RECORDS - PHONOGRAPH - RETAIL

Mom N Pops Records

870 Kapahulu

CIGAR, CIGARETTE & TOBACCO DEALERS - RETAIL

Tobacco Shop at Hyatt

2424 Kalakaua

GREETING CARDS - RETAIL

It's Only a Paper Moon

2255 Kuhio

CANDLES

Angel's Candle
Candle Odysseys
Candledom
Candles by June
Inju Candle Shop

2330 Kalakaua
King's Village
International Market Place
2270 Kalakaua
2290 Kalakaua

Island Candle Shop

2301 Kuhio

COIN DEALERS

A-1 Foreign Exchange
Prestige Gold & Silver Exchange

2424 Kalakaua
746 Kapahulu

HANDBAGS - RETAIL

Kayden, Inc.

2345 Kuhio

LEATHER APPAREL - RETAIL

H & K Leather Shop
H & K Leather Shop II

International Market Place
International Market Place

LEATHER GOODS - RETAIL

Jerry's Leather Shop
Kuhio Leather Shop
Leatherman, The
M & M Leather
Pipeline Leather Fashion
Raku Leathers
Western Leather

2301 Kuhio
2301 Kuhio
International Market Place
2330 Kalakaua
King's Village
2233 Kalakaua
2330 Kalakaua

MUSICAL INSTRUMENTS - RETAIL

Floyds of Hawaii

870 Kapahulu

SUN GLASSES & GOGGLES - RETAIL

For Your Eyes Only

Waikiki Shopping Plaza

BRASS PRODUCTS

Aloha Brass Shop

2301 Kuhio

NURSERIES - RETAIL

Nakamura, K Nursery

2842 Date

PENS

Niji

International Market Place

SHELLS - MARINE

JB & Sons, Inc.

2270 Kalakaua

FT. ARMSTRONG

RESTAURANTS

Bob's Original Fast Food
Fisherman's Wharf
Flamingo
Granny Kay's Deli
John Dominis
L C Deli
Little George's
Manning's Inc.
OYA Breakfast & Lunch
Pier 8
Richie's B B Q

328 Cooke
1009 Ala Moana
574 Ala Moana
324 Coral
43 Ahui
677 Ala Moana
680 Ala Moana
Federal Building
568 Halekauwila
133 Ala Moana
410 Keawe

HAWAIIAN FOODS

Ekahi Lunchwagon

776 Ilalo

DELICATESSENS - RETAIL

M T Delicatessen

568 Halekauwila

LIQUOR STORES

Walk-In Liquor

699 Auahi

HEALTH FOOD PRODUCTS - RETAIL

Pacific Mini Mart II

568 Halekauwila

FOOD - READY TO SERVE

Golden Pantry

677 Ala Moana

WOMEN'S WEARING APPAREL - RETAIL

Jane M

805B Pohukaina

HAWAIIAN WEAR - RETAIL

Hilda Hawaii
Island Muumuu Works

660 Ala Moana
660 Ala Moana

T-SHIRTS - RETAIL

Honolulu T-Shirt Company
Sports Shop

444 Keawe
575 Cooke

GIFT SHOPS

Walter's Gifts & Sundries

Federal Building

SOUVENIRS

Hidden Treasure 694 Auahi

WOODWORKERS

Hank's Woodshop 729 Auahi

PHOTOGRAPHIC EQUIPMENT & SUPPLIES - RETAIL

Turner's Photo Supply 841C Pohukaina

PHOTO FINISHING - RETAIL

CINEMAC 618A Pohukaina
Honolulu Photo Lab 206 Koula

TAPE RECORDERS & PLAYERS-SOUND & VIDEO-EQUIPMENT & SERVICE

Discount Mutual 633 Halekauwila

VIDEO RECORDERS & PLAYERS - DEALERS

Anuenue Video Vision 222E Koula
H & H Video 667 Auahi

COCKTAIL LOUNGES

Club Le Monde 664 Ala Moana

JEWELERS - RETAIL

Hawaiian Mint, The 210 Koula

CORAL JEWELRY

Gemart Hawaii 575 Cooke

SHOES - RETAIL

Lehigh Safety Shoe 685B Auahi

FLORISTS - RETAIL

Aloha Island Flowers & Fruits 687 Auahi

PICTURE FRAMES - DEALERS

Paradise Frames 222 Koula

GLASS - STAINED & LEADED

Lynch, Al Inc. 429 Cooke

SPORTING GOODS - DEALERS

Athletic Supply of Hawaii
Hawaii Pan Pacific
Sports Shop

660 Ala Moana
510B Keawe
575 Cooke

DIVERS' EQUIPMENT & SUPPLIES

Dan's Dive Shop

660 Ala Moana

EXERCISING EQUIPMENT

Electropedic

547 Halekauwila

STEREOPHONIC & HIGH FIDELITY EQUIPMENT - DEALERS & SERVICE

Electronic Entertainment of Hawaii
Boyer Sound

550 Cooke
209C Ohe

COMPUTER STORES

Computer House, The
Computer Savers
DN Business Systems
Formstore Hawaii
Hawaii Pacific Business Computer Centre
Honolulu Business Computer Co.
Micro Age Computer Store
Software Library

740 Ala Moana
694 Auahi
313 Keawe
540 Queen
677 Ala Moana
550 Halekauwila
680 Ala Moana
805 Pohukaina

STATIONERS - RETAIL

Hawaii Stationery Co.

517 Ahui

CANDLES

Duke Sales Co.

730 Pohukaina

MUSICAL INSTRUMENTS - RETAIL

Fred's Pro Drums
Guitar Magic
Kamaka Hawaii

209 Ohe
209C Ohe
550 South

SILVERWARE - RETAIL

Manchester Sterling

303 Keawe

MUSEUM AND CULTURAL ATTRACTIONS

Falls of Clyde Maritime Museum

FT. DERUSSY

RESTAURANTS

Arby's	2136 Kalakaua
Arcade Dine N Drink	2122 Kalakaua
Baron's	2045 Kalakaua
Benihana	2005 Kalia
Bobby's Cafe	2139 Kuhio
Bob's Bar B Que	1860 Kalakaua
Bon Appetit	1778 Ala Moana
Botejyu	2155 Kalakaua
Burger King	2186 Kalakaua
Buzz's	225 Saratoga
Cafe Ambassador	2040 Kuhio
Canlis	2100 Kalakaua
Casa Madrid	444 Hobron
Casablanca	1855 Kalakaua
Cast N Kettle	444 Niu
Champeaux's	1777 Ala Moana
Chart House	1765 Ala Moana
Chez Michel	444 Hobron
Chikumagawa	2260 Kuhio
Chuck's Cellar	247 Lewers
Chuck's Original Steak House	2168 Kalia
Coconut Willie	270 Lewers
Daruma	2201 Kalakaua
Denny's	1909 Ala Wai
Denny's	205 Lewers
Don the Beachcomber	2300 Kalakaua
Dynasty Kitchen	2270 Kuhio
Eggs N Things	436 Ena
El Crab Catcher	1765 Ala Moana
Ezogiku	2083 Kuhio
Ezogiku	2141 Kalakaua
Farrell's	Royal Hawaiian Center
Five-Spice	432 Ena
Gabrielle's	311 Lewers
Godmother	339 Saratoga
Great Wok of China	2233 Kalakaua
Hamburger Mary's	2109 Kuhio
Hanohano Room	Sheraton Waikiki
Hatsuhana	Hilton Hawaiian Village
Hernando's Hideaway	377 Launiu
Bali, The	Hilton Hawaiian Village
Rib Room	Hilton Hawaiian Village
Golden Dragon	Hilton Hawaiian Village
Pasta Korner	Hilton Hawaiian Village
Hippo's	468 Ena
House of Hong	260A Lewers
Hula Hut	286 Beachwalk
Huli Huli Island Style	Royal Hawaiian Center
Hungry I	Royal Hawaiian Center

Botany's
 Le Grille
 Islander Coffee House
 It's Greek to Me
 J D's Fish Market
 Jolly Roger
 J's Pancake House
 Keoni's Red Hots
 Kobe Steak House
 Kon Tiki
 Ku's Bar B Q
 Kyo-Ya
 Kyotaru Co.
 La Cote
 La Mer
 La Mex
 La Piazza Inc.
 La Strada Ristorante
 Magoo's
 Maiko
 Makai Sugar Co.
 Marco Polo
 Matteo's
 Monarch Room
 Moose McGillycuddy's
 New Sushi Tora
 New Tokyo
 Nick's Fish Market
 Numero Uno
 Ocean Terrace
 Orange Julius
 Orchids
 Paradise Cafe
 Peking Garden
 Pepi's Pizza & Sports Arena
 Perry's Smorgy
 Pieces of Eight
 Pier 7
 Pizza Hut
 Pizza Place, The
 Plaza Broasted Chicken
 Plaza Burger
 Plaza Chinese Kitchen
 Plaza Coffee Shop
 Plaza Deli
 Plaza Pizza
 Plaza Sushi
 Plaza Taco
 Popo's Cantina
 Popo's Mexican Restaurant
 Princess Coffee Shop, The
 Ray's Seafood
 Reef Broiler
 Renown Milano

445 Seaside
 445 Seaside
 247 Lewers
 Royal Hawaiian Center
 2256 Kuhio
 2244 Kalakaua
 Hilton Hawaiian Village
 355 Royal Hawaiian
 1841 Ala Moana
 2255 Kalakaua
 2238 Lauula
 2057 Kalakaua
 2144 Lauula
 342 Seaside
 2199 Kalia
 2233 Kalakaua
 1956 Ala Moana
 1920 Ala Moana
 1980 Kalakaua
 Ilikai Hotel
 2045 Kalakaua
 2250 Kalakaua
 364 Seaside
 Royal Hawaiian Hotel
 310 Lewers
 2155 Kalakaua
 286 Beachwalk
 2070 Kalakaua
 2256 Kuhio
 Sheraton Waikiki Hotel
 2201 Kalakaua
 2199 Kalia
 2131 Kuhio
 307 Royal Hawaiian
 1778 Ala Moana
 250 Lewers
 250 Lewers
 1777 Ala Moana
 2154 Kalakaua
 2005 Kalia
 Waikiki Shopping Plaza
 Waikiki Shopping Plaza
 Waikiki Shopping Plaza
 Waikiki Shopping Plaza
 Waikiki Shopping Plaza
 Waikiki Shopping Plaza
 Waikiki Shopping Plaza
 Waikiki Shopping Plaza
 1910 Ala Moana
 2112 Kalakaua
 2233 Kalakaua
 Waikiki Shopping Plaza
 2169 Kalia
 1778 Ala Moana

Restaurant Suntory
 Royal Restaurant
 Rudy's Italian Restaurant
 Safari
 Sakuratei Restaurant
 Seafood Emporium
 Seigetsu
 Serena
 Shalimar
 Shasteen's
 Sherrie's White Flower Inn
 Shiruhachi
 Shore Bird Broiler, The
 Siam Inn
 Sizzler
 Smoke House, Da
 South Seas Village
 Spaghetti Eddie's
 Stuffed Potato, The
 Surf Room
 Tahitian Lanai
 Tanaka of Tokyo
 Tanghut
 The Kitchen
 Tony Roma's
 Top of Waikiki
 Tops Beachwalk Coffee Shop
 Tops Canterbury Coffee Shop
 Trattoria
 Village Tavern
 Voyager Restaurant
 Waikiki Broiler
 Waikiki Lau Yee Chai
 Wailana Coffee House
 Wailana Coffee House
 Wendy's
 Yakitori Japan

2233 Kalakaua
 444 Hobron
 2280 Kuhio
 Sheraton Waikiki Hotel
 340 Royal Hawaiian
 2201 Kalakaua
 2155 Kalakaua
 Hawaiian Monarch Hotel
 450 Lewers
 Hilton Hawaiian Village
 2117 Kuhio
 1901 Kuhio
 2169 Kalia
 407 Seaside
 1945 Kalakaua
 470 Ena
 2112 Kalakaua
 2126 Kalakaua
 2109 Kuhio
 Royal Hawaiian Hotel
 1811 Ala Moana
 2250 Kalakaua
 1910 Ala Moana
 2131 Kalakaua
 1972 Kalakaua
 2270 Kalakaua
 298 Beachwalk
 1910 Ala Moana
 2168 Kalia
 240 Lewers
 1850 Ala Moana
 200 Lewers
 2250 Kalakaua
 1860 Ala Moana
 2211 Kuhio
 270 Lewers
 286 Beachwalk

PIZZAS

Godfather
 Harbor Pub & Pizza
 Mama's Pasta & Pizza

2139 Kuhio
 1765 Ala Moana
 315 Lewers

ICE CREAM & FROZEN DESSERTS - DEALERS

Copenhagen Cones
 Copenhagen Cones
 Dave's
 Dave's
 Eaton Square Ice Cream Factory
 Gelato Factory
 Huggie's
 Ilikai Flavors

444 Hobron
 Royal Hawaiian Center
 1901 Kapiolani
 2077 Kuhio
 444 Hobron
 1946 Ala Moana
 Royal Hawaiian Center
 1777 Ala Moana

Palm Tree
Plaza Ice Cream Parlor
The MacNuttery
Village Ice Cream Parlor

208 Beachwalk
Waikiki Shopping Plaza
2098 Kalakaua
2005 Kalia

SANDWICHES

Patisserie, The

2168 Kalia

SODA FOUNTAIN SHOPS

Aloha Snack

345 Saratoga

CHINESE FOODS

Banyan Snack
Fanny's Chinese Food

Hilton Hawaiian Village
464 Ena

JAPANESE FOODS

Matsuri Sushi

1901 Kapiolani

DELICATESSENS - RETAIL

Nael's Liquor & Deli
PICNIC's
Sub on the Run Deli

2463 Kuhio
1777 Ala Moana
474A Ena

NUTS - EDIBLE

Hawaiian Holiday
Morrow's

2200 Kalakaua
Royal Hawaiian Center

POPCORN

Right-On Pop Corn

Royal Hawaiian Center

LIQUOR STORES

Ala Moana Superette
Beach Market
Kuhio Sundries
Little Wine Store, The
Lucky Liquors
Reef Pantry
Village Liquor Shop
Waikiki A-1 Liquors & Superette
Wailana Sundries

1732 Ala Moana
444 Ena
2077 Kuhio
1923 Kalakaua
438 Ena
2168 Kalia
240 Lewers
2228 Kalakaua
1860 Ala Moana

HEALTH FOOD PRODUCTS - RETAIL

General Nutrition Center

Waikiki Shopping Plaza

COFFEE DEALERS - RETAIL

Coffee Break Hawaii

2250 Kalakaua

FOOD - READY TO SERVE

McDonald's

1778 Ala Moana-Discovery Bay

McDonald's

2204 Kalakaua

McDonald's

2301 Kalakaua

McDonald's

2164 Kalia

DEPARTMENT STORES

Hawaii Discount Mart

2250 Kalakaua

House of Soon

2131 Kalakaua

McInerny

Hilton Hawaiian Village

Woolworth

2224 Kalakaua

WOMEN'S WEARING APPAREL - RETAIL

Abbraccio

2255 Kuhio

Aiko's

Royal Hawaiian Center

Alfred Shaheen

Hilton Hawaiian Village

Alfred Shaheen

Ilikai Hotel

Alfred Shaheen

Sheraton Waikiki Hotel

Alfred Shaheen

Royal Hawaiian Shopping Center

Anything Goes

Royal Hawaiian Center

Apparels of Pauline

2139 Kuhio

Bebe

2255 Kuhio

Boutique Marlo

Royal Hawaiian Center

Casual Aire

Hilton Hawaiian Village

Casual Aire

Reef Hotel

Casual Aire

Reef Towers Hotel

Chocolates for Breakfast

Waikiki Shopping Plaza

Chris Fashion 1

2290 Kalakaua

Collections

2255 Kuhio

Cotton Lover

Royal Hawaiian Center

Darimana

2259 Kalakaua

80 Percent

2131 Kuhio

Ethel's Resort

Sheraton Waikiki Hotel

Eunice Fashions

1777 Ala Moana

Iris Boutique

1910 Ala Moana

Island Wear

2005 Kalia

K & Joyce

379 Olohana

Mandalay Imports

2199 Kalia

Parissi

444 Hobron

Penelope's

250 Lewers

Robin-Claire

1901 Kapiolani

Sassy Sarong

2201 Kalakaua

Shin's Muumuu

2290 Kalakaua

Suits Me

1777 Ala Moana

Villa Roma

Waikiki Shopping Plaza

Village Fashions

2005 Kalia

DRESSES - RETAIL

Clarke's Wai'ale'ale Hawaiian Shop

Sheraton Waikiki Hotel

MEN'S CLOTHING & FURNISHINGS - RETAIL

Alttillo

Buck's for Men

Chapman's

Chapman's

Chapman's

Chapman's

Checkers

Sandpiper Men's Shop

Polynesian Factory Outlet

2117 Kuhio

Hilton Hawaiian Village

Sheraton Waikiki Hotel

Royal Hawaiian Hotel

Ilikai Hotel

Hilton Hawaiian Village

339 Saratoga

2150 Kalakaua

2211 Kuhio

HAWAIIAN WEAR - RETAIL

Budget Aloha 2

Fashion Place, The

Fashion Place 2, The

Hawaiian Boondocks

Hawaiian Wear Unlimited

Hawaiian Wear Unlimited

Hilo Hattie's

Hilo Hattie's

Hilo Hattie's

Hilo Hattie's

Hilo Hattie's

Islanders Wea

K C Hawaiian Fashions & Gifts

K C Hawaiian Fashions & Gifts

Lung Sheng

Maki's Muumuus

Muumuu Factory to You

Palm Fashions

Plaza Sportswear

Rainbow Fashions

Toni

703 Duke's Lane

2005 Kalia

2005 Kalia

2169 Kalia

2201 Kalakaua

343 Hobron

2284 Kalakaua

Reef Hotel

Royal Hawaiian Center

Sheraton Waikiki Hotel

Waikiki Beachcomber Hotel

270 Lewers

1825C Ala Moana

2115 Kalakaua

341 Saratoga

2005 Kalia

1860 Ala Moana

2169 Kalia

Cinerama Reef Hotel

2169 Kalia

Waikiki Shopping Plaza

SPORTSWEAR - RETAIL

Ilikai Sports Center

Johnny D's Sunwear

Maleka's Attic

Ocean Sports & Wear

Ocean Sports & Wear

Royal Hawaiian Yacht Club

Se Jong Commerce Hawaii

Tower Tees & Tops

Waikiki Pro Tennis Shop

Waikiki Village Boutique

1777 Ala Moana

2255 Kuhio

2250 Kalakaua

2201 Kalakaua

Waikiki Shopping Plaza

2201 Kalakaua

2005 Kalia

227 Lewers

Waikiki Shopping Plaza

240 Lewers

SWIMMING SUITS - RETAIL

Beach Town
Francisca's
Plaza Swimwear
Plaza Swimwear
Sunset Sports & Beachwear
Sunset Sports & Beachwear

Reef Hotel
2201 Kalakaua
Royal Hawaiian Hotel
Sheraton Waikiki Hotel
2005 Kalia
2168 Kalia

CHILDREN'S & INFANTS' GARMENTS - RETAIL

His and Hers
Tots N Teens Royal

2201 Kalakaua
Royal Hawaiian Center

BOUTIQUE ITEMS - RETAIL

Accessory Tree
Atelier Taiji
Beach Shop
Body Wrap
Boutique Ilmondo
Butterfly Tree Boutique, The
Champagne by Zia
Chanel Boutique
Cramp, The
Day Dreams Boutique
Dianna Boutique
Exotic Fair
G T Importers
Garakuta International
King, Kathleen
On State Hawaii
Portofino
Scandal's Boutique

2201 Kalakaua
2301 Kalakaua
2301 Kalakaua
444 Hobron
205 Lewers
2210 Kalia
2255 Kuhio
2233 Kalakaua
2129 Kuhio
2169 Kalia
2250 Kalakaua
2005 Kalia
1777 Ala Moana
2129 Kuhio
Ilikai Hotel
1877 Kalakaua
Royal Hawaiian Hotel
339 Saratoga

T-SHIRTS - RETAIL

Crazy Shirts
Crazy Shirts
Happy Trails
Hawaii's Natural High
Honolulu Group, The
Island Logo
J & K T-Shirts
Lovely Shirts
Plaza Tees & Tops
S & M Tee
Shirt Stop
Shirt Stop
T's Galore
Young T Shirt

Cinerama Reef Hotel
Kalakaua at Lewers
2051 Kalakaua
339 Saratoga
2236 Kalakaua
Royal Hawaiian Center
2131 Kalakaua
955 Duke's Lane
2250 Kalakaua
2290 Kalakaua
2236 Kalakaua
247 Lewers
Hilton Hawaiian Village
2174 Kalakaua

DRY GOODS - RETAIL

Cherry Blossom

2184 Kalakaua

SUNDRIES STORES

B G Sundries

1833 Kalakaua

Plaza Sundries

Waikiki Shopping Plaza

GIFT SHOPS

ABC Discount No. 22

1811 Ala Moana

ABC Discount No. 26

2020 Kalakaua

ABC Discount No. 29

2211 Kuhio

ABC Discount No. 31

Royal Hawaiian Center

ABC Discount No. 34

2139 Kuhio

ABC Discount No. 36

Hilton Hawaiian Village

ABC Discount No. 38

205 Lewers

ABC Discount No. 41

2284 Kalakaua

ABC Discount No. 44

2005 Kalia

ABC Drugs

314 Lewers

ABC Gift Shop

2005 Kalia

Akamine, Christopher

330 Saratoga

Aki International

2201 Kalakaua

Alii Gift Shop

469 Ena

Allen's Gift Shop

2290 Kalakaua

Aloe Gifts

2290 Kalakaua

Aloha C & S Gift Shop

2250 Kalakaua

Aloha Camera & Gift Shops, Inc.

1777 Ala Moana

Aloha Gifts

2290 Kalakaua

Annie's Variety Store

1789 Kalakaua

Ann's Gift Shop

2290 Kalakaua

Ann's Gift Shop

2005 Kalia

B J Gift Shop

1827 Ala Moana

Bag's End

1856B Kalakaua

Banyu, Inc.

2240 Kuhio

Beach Shop, The

2005 Kalia

Beach Town

Reef Hotel

Bear Affairs

2229 Kuhio

Bella's Gifts

2290 Kalakaua

Bianne Coral Jewelry

2250 Kalakaua

Bo Bo Trading

2055 Kalia

Bo Bo's Place

2250 Kalakaua

Boutique 2000

2255 Kalakaua

Bull & Bush

2169 Kalia

C & P Gift Shop

1831 Ala Moana

Cathay-Kai

2250 Kalakaua

Cathay-Kai

Royal Hawaiian Shopping Center

Cindy

2290 Kalakaua

Crown International Trade

2290 Kalakaua

Daisy Gifts

240 Lewers

Discoveries Gift Shoppe

1777 Ala Moana

Dixon, Jackie

2270 Kalakaua

Edoya

1917 Kalakaua

Four Seasons Gift Shop	2005 Kalia
Gift Gallery, The	1831 Ala Moana
Gift Gate	Royal Hawaiian Center
Gift Warehouse of Hawaii	2166 Kalakaua
Gifts of June	2290 Kalakaua
Gifts Unique	2005 Kalia
Gold Gallery	2290 Kalakaua
Green Hawaii	2290 Kalakaua
Hanahana	2156 Kalakaua
Happy Trails	2051 Kalakaua
Hawaii Country Store	2201 Kalakaua
Hawaiian Creation Management Co.	2255 Kalakaua
Hawaiian Gift	2174 Kalakaua
Hawaiian Island Art Candles	2290 Kalakaua
Higa's Designs	1778 Ala Moana
Hirasa Min Hua	1825A Ala Moana
Hobron Sundries & Gifts	343 Hobron
Honowaii Gift Shop	2290 Kalakaua
House of Kea	2005 Kalia
Iguasu Boutique	2130 Kalakaua
Iguasu Boutique	2132 Kalakaua
International Gift	2169 Kalia
Island Gift Shop	2290 Duke's Lane
Islander Gifts	1946 Ala Moana
JC Gift Shop	2250 Ala Moana
J & J Gift Shop	2290 Kalakaua
Jackson, Dorothy Ltd.	Royal Hawaiian Hotel
Jackson, Dorothy Ltd.	Sheraton Waikiki Hotel
John's Gift Shop	2270 Kalakaua
J's Gift Shop	2169 Kalia
Kalakaua At Saratoga	2113 Kalakaua
Kalia Gift Shop	330 Royal Hawaiian
Kane's Gifts	2270 Kalakaua
King Lum Gift	1831 Ala Moana
Koko Gift Shop	306 Lewers
Koko Gift Shop 2	317 Lewers
Kolika's Gift	1777 Ala Moana
Koo, J J	Duke's Lane
Ku'Ikepa Paik's	2005 Kalia
Lani Wear	2005 Kalia
Le Cadeau	2255 Kalakaua
Lee's Souvenir	530 Duke's Lane
Left is Right Too	2201 Kalakaua
Lieu's Gift Shop	2290 Kalakaua
Lili's Gift Shop	Duke's Lane
Lydia Gift Shop	2301 Kalakaua
Lynn's Gift Shop	1831 Ala Moana
M J Gift & Muumuu Shop	1920 Ala Moana
MT Gift Shop	2290 Kalakaua
Mahalo Rainbow	337 Saratoga
Maria Gift Shop	2333 Kapiolani
Mary's Gift Stand	2147 Kalakaua
Mary's Shop Number 2	2290 Kalakaua
Maxim Gifts	2005 Kalia

Maxim Jewelry
 Melinda
 Moo Jung & Co.
 Moon's Gift Shop
 Nell Gwynne Shoppe
 Omiyage USA
 Orchid Gift Shop
 Oxford Co.
 P & T Connection
 Pai's Gift Shop
 Patti's Gift & Jewelry
 Patty's Gift Shop
 Pauline II
 Paul's Gifts
 Plaza Aloha Shop
 Plaza T's & Gifts
 Prints of Hawaii
 Rainbow Food and Wine Cellar
 Richie
 Royal Creations
 Royal Gift
 Sanford Gift Shop
 Shan's Gift Shop
 Shellworld Hawaii
 Shirley Gifts
 Suna's Gift Shop
 Sunrise Gift Shop II
 Sunshine Gift Shop
 Suzuki Gift Shop
 T & N of Hawaii
 Tina's Ltd.
 Tran-Tran
 Tran's Gold Cart
 Waikiki Bazaar Boutique
 Whitfields
 Yang's Gift Shop
 Yong's Gift & Jewelry Shop
 Yoon's Gift Shop

SOUVENIRS

All Aloha House
 Dunn/Wada Ltd.
 Mahealani
 Vision Visor

HAWAIIAN GOODS

June's Boutique Hawaii

ORIENTAL GOODS

Gallery Mikado
 Pagoda Kimono Shop

2005 Kalia
 2255 Kuhio
 2290 Kalakaua
 2290 Kalakaua
 444 Hobron
 260 Lewers
 2290 Kalakaua
 1831 Ala Moana
 2121 Kalakaua
 2125 Kalakaua
 2131 Kalakaua
 Duke's Lane
 Duke's Lane
 2169 Kalia
 2250 Kalakaua
 2250 Kalakaua
 2290 Kalakaua
 444 Niu
 2123 Kalakaua
 2005 Kalia
 2005 Kalia
 2169 Kalia
 2290 Kalakaua
 Royal Hawaiian Center
 Duke's Lane
 2290 Kalakaua
 Waikiki Shopping Plaza
 2290 Kalakaua
 1831 Ala Moana
 1831 Ala Moana
 2070 Kalakaua
 1920 Ala Moana
 2290 Kalakaua
 2176 Kalakaua
 444 Hobron
 2290 Kalakaua
 2169 Kalia
 2290 Kalakaua

2290 Kalakaua
 425 Ena
 2174 Kalakaua
 2238 Lauula

355 Saratoga

444 Hobron
 Royal Hawaiian Center

Takenoya Arts

Halekulani Hotel

PHOTOGRAPHIC EQUIPMENT & SUPPLIES - RETAIL

Hata Laurence Foto Lab
Colvin's Camera Center
Fox Photo
Fox Photo
Fox Photo
LH Pro-Lab Supply
Reef Photo
Sandy's Camera Gift & Sundry Shop
Tower Photo
Waikiki Color Photo Laboratory

2082 Kalakaua
2053 Kalakaua
1811 Ala Moana
247 Lewers
307 Lewers
2082 Kalakaua
2169 Kalia
Hilton Hawaiian Village
227 Lewers
1911 Kalakaua

PHOTO FINISHING - RETAIL

California Photo Express
Clic Photo
Express Enterprises
Honolulu Fast Photo
Nice Photo
QSS 50 Minute Photo
Royal Photo

2139 Kalakaua
1778 Ala Moana
2170 Kalakaua
337 Lewers
335 Royal Hawaiian
2301 Kalakaua
305 Royal Hawaiian

VIDEO RECORDERS & PLAYERS - DEALERS

Aloha Video & Sports
Fuji Video Center
T N Hawaii

2250 Kalakaua
2174 Kalakaua
2155 Kalakaua

GROCERS - RETAIL

Aoki Mini Mart
Diamond Head Pantry
Food Pantry, The
Food Pantry, The
Jam's Inc
Lagoon Pantry
Marco Polo Pantry
1-2-3 Store
7-Eleven
Superette Ala Moana

2080 Kalakaua
2005 Kalia
2211 Ala Wai
444 Hobron
1920 Ala Moana
2003 Kalia
2333 Kapiolani
407 Seaside
1901 Kalakaua
1732 Ala Moana

MARKETS

Kapiolani Market
Waikiki Alii Market

1901 Kapiolani
260 Lewers

PRODUCE - RETAIL

Henry's Place

210 Beachwalk

COCKTAIL LOUNGES

Angles
Annabelle's
Balcony Bar
Crow's Nest, The
Foxy Lady Too
Gabrielle's
Harry's Underwater Bar
Canoe House
House Without a Key
Irish Rose Saloon
Kuhio Saloon
Lewers Lounge
Lolli-Pop
Migiwa
Nancy's Place
Oahu Bar
Plaza Lounge
Plaza Showroom, The
Rudy's Hideaway Lounge
Shadows
Surfboard Lounge
Tops Grog Shop

1777 Ala Moana
1777 Ala Moana
1920 Ala Moana
2244 Kalakaua
2300 Kalakaua
311 Lewers
2169 Kalia
1777 Ala Moana
2199 Kalia
227 Lewers
2200 Kuhio
2199 Kalia
2131 Kalakaua
1901 Kapiolani
450 Lewers
Sheraton Waikiki Hotel
Waikiki Shopping Plaza
2045 Kalakaua
2280 Kuhio
444 Hobron
2300 Kalakaua
1910 Ala Moana

JEWELERS - RETAIL

A & H Sales
Aldora Distinctive Jewelry
Aloha Trading
Angels Gems & Jewelry
Arthur's Jewelry
Clay's Shop
Cleo's Gallery
Coral Grotto
Coral Grotto
Coral Grotto
Diamond Lab, The
F H L Gift Shop
Family Resort Shop, The
Florentine Jewels
Fukuroku Mitsuko Nomise
Gems of Hawaii
Gems Pacifica
Gold Coral Corner
Gold Touch
Golden Boutique
Golden Boutique
Goldsmiths, The
Haimoff & Haimoff Creations in Gold
Han Palace Jewelry & Gifts
Hana Mea
Hawaiian Discount Jewelry
Honora

1833 Kalakaua
Ilikai Hotel
250 Lewers
2176 Kalakaua
2127 Kalakaua
2290 Kuhio
2255 Kuhio
Hilton Hawaiian Village
Royal Hawaiian Center
Sheraton Waikiki Hotel
2250 Kalakaua
2290 Kalakaua
2276 Kalakaua
Royal Hawaiian Hotel
270 Beachwalk
2290 Kalakaua
Royal Hawaiian Center
2270 Kalakaua
305 Royal Hawaiian
2255 Kalakaua
2005 Kalia
444 Hobron
2199 Kalia
2301 Kalakaua
200 Lewers
2224 Kalakaua
1831 Ala Moana

House of Adler	Hilton Hawaiian Village
House of Emeralds	1777 Ala Moana
House of Jade	2005 Kalia
House of Jade	2201 Kalakaua
International Jewelco	2250 Kalakaua
International Jewelry Consultants	2222 Kalakaua
Island Fashion Jewelry	2301 Kuhio
J K L Gems	2222 Kalakaua
J K L Gems	2250 Kalakaua
J & W Jewelry	2169 Kalia
Jacqui's Corp	2222 Kalakaua
Jewels Internationale	Hilton Hawaiian Village
Jewels of the Pacific	432C Ena
Jewels of the World	2005 Kalia
K & J Jewelry	227 Lewers
Kevin Jewelry	Royal Hawaiian Center
Lai's Enterprise	2290 Kalakaua
Leonax-Aoi	Royal Hawaiian Center
Liang of Hawaii	2250 Kalakaua
Liberty Bazaar	2290 Kalakaua
Lily's Jewelry	489 Duke's Lane
Lisboa Jewelry & Watches	2250 Kalakaua
Lui's Jewelry	Sheraton Waikiki Hotel
Lushan Chain	432C Ena
Mama's Jewelry	2224 Kalakaua
Maria of Honolulu	1811 Ala Moana
Maria's Gift & Jewelry	227 Lewers
Maria's Gift & Jewelry	347 Saratoga
Mily's Design	532 Duke's Lane
Ming Shoppe Imports	2127 Kalakaua
Moh's Jewelry	2250 Kalakaua
Momo Trading Corp.	2290 Kalakaua
Nakashima Jewelry	2176 Kalakaua
Nancy of Honolulu	Royal Hawaiian Hotel
Oritalia	307 Lewers
Paradise Jewelers	2005 Kalia
Paradise Pearls	1831 Ala Moana
Pearls of Paradise	2290 Kalakaua
Pearls of Paradise	2233 Kalakaua
Rachel's Coral Creations	2255 Kalakaua
Rainbow Corner	2169 Kalia
Retail Jewelry & Gift	2290 Kalakaua
Rex Jewelry	240 Lewers
Royal Hawaiian Gems	Royal Hawaiian Center
Royal Pex of Hawaii	2259 Kalakaua
S Won Jewelry	2290 Kalakaua
S M Jewelry Shop	2290 Kalakaua
Sammy's Gallery & Jewelry	2270 Kalakaua
Sand Pebbles	2301 Kalakaua
Suehiro Gems & Pearls	Sheraton Waikiki Hotel
Sue's Jewelry	2290 Kalakaua
Taiwan Trading	2270 Kalakaua
Tiki Jewelers	2300 Kalakaua
Topazerie	2005 Kalia

Treasures of Gold
Village Coral Shop
Village Jewelry
Wah Hing Jewelry & Arts
Waikiki Gems
Waikiki Jewelry
YOUSA
YOUSA

270 Lewers
2005 Kalia
Hilton Hawaiian Village
2250 Kalakaua
Royal Hawaiian Center
Royal Hawaiian Center
2301 Kalakaua
2250 Kalakaua

IVORY GOODS

Ivory Market

2290 Kalakaua

PEARLS

Pearl Factory
Pearl Factory

Hilton Hawaiian Village
2250 Kalakaua

SHOES - RETAIL

C June Shoes
Sample Shoe Biz

2255 Kuhio
1901 Kapiolani

FLORISTS - RETAIL

Aunty Bella's Leis & Flowers
Bouquetiere
Coconut Hut Lei Stand
DeHart's Florist
Exotics Hawaii
Expressions: A Floral Boutique
Flower Shop, The
Ilikai Florist
Kalakaua Flower & Lei Shop
Kualoa Flowers
Kuhio Florist
Lang's at Waikiki
Lenies Leis & Flowers
Lili's Lei Stand
Meheula Flowers
Mr. Flowers at the Royal Hawaiian Hotel
Waikiki Flowers
Waikiki Plaza Florist

2200 Kalakaua
2103 Kuhio
Royal Hawaiian Center
2224 Kalakaua
Royal Hawaiian Center
432 Ena
Hilton Hawaiian Village
1777 Ala Moana
474 Ena
2055 Kalia
270 Lewers
2083 Kuhio
2139 Kuhio
2233 Kalakaua
444 Hobron
2259 Kalakaua
212 Beachwalk
2250 Kalakaua

BALLOONS

Foot Print Co., The

2040 Kuhio

BOOK DEALERS

Peep A Rama Bookstore
Waldenbooks

2146 Kalakaua
Waikiki Shopping Plaza

TOYS - RETAIL

Tropical Zoo	2201 Kalakaua
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HOBBY & MODEL CONSTRUCTION SUPPLIES - RETAIL

Military Shop of Hawaii, The	1921 Kalakaua
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AMUSEMENT PLACES

Game World	2201 Kalakaua
Gun Club of Hawaii	2266 Kuhio

ART GALLERIES, DEALERS & CONSULTANTS

Ancient Art International	2250 Kalakaua
Circle Gallery	2255 Kuhio
Galerie St. Martin	444 Hobron
Gallery Mikado	444 Hobron
Imports International of Honolulu	Discovery Bay
International Art Galleries	1778 Ala Moana
Island Gallery	Halekulani Hotel
Melinda	2255 Kuhio
Robyn Buntin of Honolulu	444 Hobron
Royal Gallery, The	Royal Hawaiian Hotel
Sunderman M Gallery	Hilton Hawaiian Village

ANTIQUES - DEALERS

Antiques Pacifica	Royal Hawaiian Hotel
Bailey's Antique Clothing Shop	2051 Kalakaua
Bushido Antiques	444 Hobron
China Arts of La Jolla Inc.	364 Seaside
D S W Design	444 Hobron
Linda's Vintage Isle Antiques & Apparel	373 Olohana
Royal Antiques	Royal Hawaiian Hotel

GLASS - STAINED & LEADED

Hawaii Stained Glass Works	2117 Kuhio
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EMBROIDERY

Hawaiian Embroidery Co., The	314 Lewers
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ARTISTS - FINE ARTS

Faces in Paradise	Hilton Hawaiian Village
Liang Chow's	2290 Kalakaua

SPORTING GOODS - DEALERS

Aloha Windsurfing	2239 Aloha
Ilikai Sports Center	1777 Ala Moana

Seawind Challenge
Village Sports

353A Royal Hawaiian
Hilton Hawaiian Village

DARTS & DARTBOARDS

Shofner's World of Knives

2233 Kalakaua

DIVERS' EQUIPMENT & SUPPLIES

Ocean Snorkel Rental

1831 Ala Moana

GOLF EQUIPMENT & SUPPLIES - RETAIL

Sawada Pro Golf Shop

2250 Kalakaua

SKIN DIVING EQUIPMENT

Paradise Snorkel Adventures
Steve's Diving Adventures

270 Lewers
1860 Ala Moana

SURFBOARDS

Blue Hawaii Surf
Fort DeRussy Beach Service
Laserlash
Seawind Challenge
Surfsports Hawaii

1901 Kapiolani
2055 Kalia
357 Saratoga
353A Royal Hawaiian
2301 Kalakaua

TENNIS SUPPLIES - RETAIL

Waikiki Pro Tennis Shop

Waikiki Shopping Plaza

WATER SKIING EQUIPMENT & SUPPLIES

Tropical Water Ski

353A Royal Hawaiian

WINDSURFING

Fort DeRussy Windsurfing

2055 Kalia

RECORDS-PHONOGRAPH - RETAIL

Beat Records & Tapes

2139 Kuhio

STEREOPHONIC & HIGH FIDELITY EQUIPMENT - DEALERS & SERVICE

Ace Stereo
Bose Consumer Direct Division
Four Channel Sounds

2330 Kalakaua
1860 Ala Moana
440 Ena

COMPUTER STORES

Abelian Business Computers
Accelerator-Expander for PC's Hawaii

1860 Ala Moana
1778 Ala Moana

Beach Boy Enterprises	1720 Ala Moana
CIGAR, CIGARETTES & TOBACCO DEALERS - RETAIL	
June's Tobacco Shop	Hilton Hawaiian Village
GREETING CARDS - RETAIL	
It's Only a Paper Moon	2255 Kuhio
P S Writesoon	374 Kalaimoku
POST CARDS	
Pacific Promotions Hawaii, Inc.	1860 Ala Moana
CANDLES	
Ann's Candle	2250 Kalakaua
Candles by June	2270 Kalakaua
Inju Candle Shop	2290 Kalakaua
New Tree II	1827 Ala Moana
COIN DEALERS	
A-1 Foreign Exchange	Royal Hawaiian Center
Aloha Coin Galleries	2250 Kalakaua
HATS - RETAIL	
That's My Bag	Royal Hawaiian Center
LEATHER GOODS - RETAIL	
Raku Leathers	2233 Kalakaua
LINGERIE - RETAIL	
Luv n Time International	2250 Kalakaua
LUGGAGE - RETAIL	
Louis Vuitton	Royal Hawaiian Center
SUN GLASSES & GOGGLES - RETAIL	
For Your Eyes Only	Waikiki Shopping Plaza
Shades of Hawaii	2250 Kalakaua
Specs Appeal	1901 Kapiolani
SURPLUS MERCHANDISE	
Military Shop of Hawaii, The	1921 Kalakaua

PLANT SHOPS

Terrie's Plant Shop

1778 Ala Moana

SHELLS - MARINE

Ali Baba Imports

2250 Kalakaua

JB & Sons, Inc.

2270 Kalakaua

Nautilus of the Pacific

2005 Kalia

Shellworld Hawaii

Royal Hawaiian Center

MUSEUMS AND CULTURAL ATTRACTIONS

U. S. Army Museum, Fort DeRussy

KAPIOLANI

RESTAURANTS

Akatombo	2586 Kalakaua
Bobby McGee's	2885 Kalakaua
Captains Table, The	2570 Kalakaua
Colours	3058 Monsarrat
Denny's	2586 Kalakaua
Ezogiku	2546 Lemon
Furusato	2500 Kalakaua
Hau Tree Lanai	2863 Kalakaua
Hee Hing	449 Kapahulu
Jack In The Box	134 Kapahulu
Kobe Fugetsudo	2552 Kalakaua
Korean Bar B Q	3106 Monsarrat
Lam's Garden	124 Kapahulu
Michel's at the Colony Surf	2895 Kalakaua
Miyako	2863 Kalakaua
Protea	2500 Kuhio
Quality Inn	175 Paoakalani
Peacock Room,	150 Kapahulu
Queen's Garden Lanai	150 Kapahulu
Ramen Hiro	2586 Kalakaua
Regent Marushin	2552 Kalakaua
Summery, The	Hawaiian Regent Hotel
Third Floor	Hawaiian Regent Hotel
Tiffany Steak House	2552 Kalakaua
Trellises	2500 Kuhio
Tripton's American Cafe	449 Kapahulu
Yoshitsune	2586 Kalakaua
Zen Restaurant	134 Kapahulu

ICE CREAM & FROZEN DESSERTS - DEALERS

Baskins - Robbins	2500 Kalakaua
Haagen-Dazs	2586 Kalakaua

DELICATESSENS - RETAIL

Diamond Head Market	3058 Monsarrat
Monsarrat Delicatessen	3114 Monsarrat

LIQUOR STORES

Aloha Market	415 Kapahulu
Mr. K Liquor & Sundries Shop	2552 Kalakaua
S N S Store	134 Kapahulu

FOOD - READY TO SERVE

McDonald's	Park Shore Hotel
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DEPARTMENT STORES

Shirokiya
Shirokiya

Hawaiian Regent Hotel
2552 Kalakaua

WOMEN'S WEARING APPAREL - RETAIL

Fanny Hawaii
Fashions Royale
L'Aqua Hawaii
Prince Kuhio Splashin Fashions
Splash
Waikiki Beach Club

465 Kapahulu
Hawaiian Regent Hotel
3116 Monsarrat
2500 Kuhio
2863 Kalakaua
Hawaiian Regent Hotel

MEN'S CLOTHING & FURNISHINGS - RETAIL

Hawaii Ryowa
Splash for Men

2552 Kalakaua
2863 Kalakaua

HAWAIIAN WEAR - RETAIL

Boutique Tahiti
Island Togs
Garment Factory to You
Things from Hawaii

Hawaiian Regent Hotel
Hawaiian Regent Hotel
Muumuu Factory
2301 Kuhio

SPORTSWEAR - RETAIL

K & K Sportswear
Sand Castle
Sportique

2500 Kalakaua
Hawaiian Regent Hotel
2552 Kalakaua

CHILDREN'S & INFANTS' GARMENTS - RETAIL

Rainbow Kids

2552 Kalakaua

BOUTIQUE ITEMS - RETAIL

Boutique Grace
Downing Street Shoppe
Eiffel Boutique
Emmanuel
Quyen's Boutique
Suzie-France
Ultimate You, The

2552 Kalakaua
439 Kapahulu
2586 Kalakaua
2552 Kalakaua
2546 Lemon
2863 Kalakaua
3118 Monsarrat

T-SHIRTS - RETAIL

Honolulu Tops
Shirt Stop

449 Kapahulu
2500 Kalakaua

VARIETY STORES

Russell's

2562 Kalakaua

Russell's 2863 Kalakaua

GIFT SHOPS

ABC Discount No. 12	2522 Kalakaua
ABC Discount No. 33	124 Kapahulu
ABC Discount No. 35	2546 Lemon
Hawaii Stop N Go Discount Mart	110 Kapahulu
K & K Gift Shop	110 Kapahulu
Kite Fantasy	2863 Kalakaua
Lani Kai Resort Shoppe	175 Paoakalani
Little House	2552 Kalakaua
Zootique, The	151 Kapahulu

PHOTOGRAPHIC EQUIPMENT & SUPPLIES - RETAIL

Fox Photo	2500 Kalakaua
Fox Photo	2586 Kalakaua

VIDEO RECORDERS & PLAYERS - DEALERS

Home Video	2919 Kapiolani
Video Land Hawaii	415 Kapahulu

GROCERS - RETAIL

Aloha Market	415 Kapahulu
Canal Market	457 Kapahulu
Service Grocery	3124 Monsarrat
Sunray Market	3158 Monsarrat
Walter's Market	768 Kapahulu

COCKTAIL LOUNGES

Garden Court Lounge	Hawaiian Regent Hotel
Point After, The	2552 Kalakaua

JEWELERS - RETAIL

Coral Shop	2552 Kalakaua
Francois & Sons	2552 Kalakaua
Gemini Jewels	2552 Kalakaua
Golden Pearls, The	2552 Kalakaua
Hana Mea	2570 Kalakaua
Jaeims Jewelry	2586 Kalakaua
Julia's Enterprise	2570 Kalakaua
Kim Son Jewelry	449 Kapahulu
Regent Jewelers	2552 Kalakaua

PEARLS

Pearl Factory	Holiday Inn Hotel
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FLORISTS - RETAIL

Kapahulu Florist
No Ka Oi Floral
St. Louis Florists & Fruits
Service Grocery

451 Kapahulu
3046 Monsarrat
1113 Kapahulu
3124 Monsarrat

BOOK DEALERS

Unity Bookstore

3608 Diamond Head Circle

ART NEEDLEWORK

Linda's World

449 Kapahulu

SPORTING GOODS - DEALERS

G T X
Waikiki Golf & Sport Shop

449 Kapahulu
150 Kapahulu

GOLF EQUIPMENT & SUPPLIES - RETAIL

Tachibana Enterprises

150 Kapahulu

SKIN DIVING EQUIPMENT

Paradise Snorkel Adventures

2570 Kalakaua

LEATHER GOODS - RETAIL

Candle & Leather

2586 Kalakaua

STAMPS FOR COLLECTORS

Honolulu Stamp & Coin

465 Kapahulu

SHELLS - MARINE

Nautilus of the Pacific

Hawaiian Regent Hotel

MUSEUMS AND CULTURAL ATTRACTIONS

Damien Museum and Archives
Kodak Hula Show
Waikiki Aquarium
Honolulu Zoo

130 Ohua

Appendix C

LAND USE CLASSIFICATIONS OF PARCELS IN TRACTS

*Represents portion within tract, but outside site.

KAPIOLANI PARK

<u>Tax Map Key</u>	<u>Address</u>	<u>Land Area</u>	<u>Land Use Classification</u>
<u>3-1-23</u>			
3-1-23-1	3568 Leahi	2,648	Single Family Dwelling (011)
3-1-23-2	3562 Leahi	3,226	Single Family Dwelling (011)
3-1-23-3	3009 Kaina	2,200	Single Family Dwelling (011)
3-1-23-4	3011 Kaina	2,200	Single Family Dwelling (011)
3-1-23-5	3017 Kaina	2,200	Single Family Dwelling (011)
3-1-23-23	3018 Hinano	3,322	Single Family Dwelling (011)
3-1-23-24	3012 Hinano	3,155	Single Family Dwelling (011)
3-1-23-25	3008 Hinano	2,908	Duplex (021)
3-1-23-26	3514B Leahi	5,481	Single Family Dwelling (011)
3-1-23-27	3512 Leahi	5,869	Single Family Dwelling (011)
3-1-23-28	3005 Lakimau	3,883	Single Family Dwelling (011)
3-1-23-29	3003 Lakimau	3,883	Single Family Dwelling (011)
3-1-23-30	3011 Lakimau	3,773	Single Family Dwelling (011)
3-1-23-31	3019 Lakimau	5,166	Single Family Dwelling (011)
3-1-23-42	3480 Leahi	3,908	Education Institution (500)
3-1-23-43	3474 Leahi	3,982	Single Family Dwelling (011)
3-1-23-45	3014 Lakimau	6,707	Single Family Dwelling (011)
3-1-23-53	3012 Lakimau	3,773	Single Family Dwelling (011)
3-1-23-54	Diamond Head School	75,200*	Unclassified Social or Cultural (503)
3-1-23-55	Hawaiian Electric	10,369	Electric Utility (210)
3-1-23-56	3015 Hollinger	5,237	Single Family Dwelling (011)
3-1-23-57	3017 Hollinger	5,237	Single Family Dwelling (011)
3-1-23-75	3015 Lakimau	4,113	Single Family Dwelling (011)
3-1-23-78	3468 Leahi	3,500	Single Family Dwelling (011)
3-1-23-79	3468A Leahi	3,500	Single Family Dwelling (011)
3-1-23-80	3468B Leahi	3,541	Single Family Dwelling (011)
<u>3-1-24</u>			
3-1-24-1	3658 Leahi	8,166	Single Family Dwelling (011)
3-1-24-2	3648 Leahi	3,846	Single Family Dwelling (011)
3-1-24-3	3017 Kaunaoa	5,570	Single Family Dwelling (011)
3-1-24-18	3020 Monsarrat	15,090	Single Family Dwelling (011)
3-1-24-19	3638 Leahi	5,417	Single Family Dwelling (011)
3-1-24-20	3636 Leahi	4,499	Single Family Dwelling (011)
3-1-24-21	3630 Leahi	4,999	Single Family Dwelling (011)
3-1-24-22	3626 Leahi	4,909	Single Family Dwelling (011)
3-1-24-23	3011 Makini	4,999	Single Family Dwelling (011)
3-1-24-24	3017 Makini	4,999	Single Family Dwelling (011)

KAPIOLANI PARK

<u>Tax Map Key</u>	<u>Address</u>	<u>Land Area</u>	<u>Land Use Classification</u>
3-1-24-42	3018 Kaunaoa	4,999	Single Family Dwelling (011)
3-1-24-43	3010 Kaunaoa	4,999	Single Family Dwelling (011)
3-1-24-44	3618 Leahi	2,717	Single Family Dwelling (011)
3-1-24-45	3621 Leahi	4,999	Single Family Dwelling (011)
3-1-24-46	3608 Leahi	3,904	Single Family Dwelling (011)
3-1-24-47	3602 Leahi	2,587	Single Family Dwelling (011)
3-1-24-48	3007 Hinano	2,750	Single Family Dwelling (011)
3-1-24-49	3011 Hinano	4,749	Single Family Dwelling (011)
3-1-24-50	3017 Hinano	4,749	Single Family Dwelling (011)
3-1-24-69	3012 Makini	4,999	Single Family Dwelling (011)
3-1-24-70	3008 Makini	2,200	Single Family Dwelling (011)
3-1-24-84	3018 Makini	4,999	Single Family Dwelling (011)
<u>3-1-25</u>			
3-1-25-1	Waikiki School	247,315	Education Institution (500)
<u>3-1-26</u>			
3-1-26-5	3036 Holei	5,000	Single Family Dwelling (011)
3-1-26-6	3024 Holei	5,000	Single Family Dwelling (011)
3-1-26-7	3016 Holei	5,000	Single Family Dwelling (011)
3-1-26-8	3014 Holei	5,000	Single Family Dwelling (011)
3-1-26-9	3834 Leahi	6,503	Single Family Dwelling (011)
3-1-26-11	3827 Leahi	5,135	Single Family Dwelling (011)
3-1-26-12	3834 Paki	5,045	Single Family Dwelling (011)
3-1-26-13	3813 Paki	7,624	Single Family Dwelling (011)
3-1-26-14	3806 Paki	5,157	Single Family Dwelling (011)
3-1-26-15	3802 Paki	5,157	Private Unused Open Space (901)
3-1-26-16	3777 Leahi	5,445	Private Unused Open Space (901)
3-1-26-17	3766 Leahi	5,157	Single Family Dwelling (011)
3-1-26-19	3771 Leahi	5,445	Single Family Dwelling (011)
3-1-26-20	3823A Leahi	10,270	Education Institution (500)
3-1-26-21	3032 Holei	5,000	Single Family Dwelling (011)
3-1-26-22	3828 Paki	5,045	Single Family Dwelling (011)
3-1-26-23	3836 Leahi	6,260	Single Family Dwelling (011)
3-1-26-24	3811 Leahi	3,838	Private Unused Open Space (901)
3-1-26-25	3817 Leahi	3,838	Single Family Dwelling (011)
3-1-26-26	3801A Leahi	5,445	Private Unused Open Space (901)
3-1-26-27	3807 Leahi	5,445	Private Unused Open Space (901)
3-1-26-28	3770 Paki	5,157	Single Family Dwelling (011)
3-1-26-29	3824 Leahi	16,226	Apartment (031)
3-1-26-30	3810 Leahi	16,194	Apartment (031)
3-1-26-33	3055 Pualei	30,998	Condominium (035)
3-1-26-35	3061 Pualei	15,004	Condominium (035)
3-1-26-36	3812 Paki	5,040	Single Family Dwelling (011)
3-1-26-37	3822 Paki	5,045	Single Family Dwelling (011)
3-1-26-38	3071 Pualei	15,001	Condominium (035)

KAPIOLANI PARK

<u>Tax Map Key</u>	<u>Address</u>	<u>Land Area</u>	<u>Land Use Classification</u>
3-1-26-39	3083 Pualei	15,001	Apartment (031)
3-1-26-40	3093 Pualei	18,541	Condominium (035)
3-1-26-41	3101 Pualei	28,009	Apartment (031)
3-1-26-42	3111 Pualei	15,027	Condominium (035)
3-1-26-43	3121 Pualei	15,002	Apartment (031)
3-1-26-44	3006 Pualei	22,584	Condominium (035)
3-1-26-45	3131 Pualei	15,001	Apartment (031)
3-1-26-46	3030 Pualei	45,003	Apartment (031)
<u>3-1-28</u>			
3-1-28-9	3858 Leahi	6,317	Single Family Dwelling (011)
3-1-28-10	3850 Leahi	4,604	Single Family Dwelling (011)
3-1-28-11	3844 Leahi	4,430	Single Family Dwelling (011)
3-1-28-13	3011 Holei	5,145	Single Family Dwelling (011)
3-1-28-14	3847 Nikolo	5,145	Single Family Dwelling (011)
3-1-28-24	3870A Leahi	6,694	Single Family Dwelling (011)
3-1-28-25	3866 Leahi	6,515	Single Family Dwelling (011)
<u>3-1-30</u>			
3-1-30-1	2709 Kalakaua	54,039	Outdoor--Public Land Rec. (600)
3-1-30-2		52,273	Outdoor--Public Land Rec. (600)
3-1-30-3		67,860	Outdoor--Public Land Rec. (600)
3-1-30-4		96,135	Outdoor--Public Land Rec. (600)
3-1-30-5		50,511	Outdoor--Public Land Rec. (600)
<u>3-1-31</u>			
3-1-31-3	Aquarium/Natatorium	236,205	Outdoor--Water-Based Rec. (601)
3-1-31-4		137,895	Outdoor--Public Land Rec. (600)
3-1-31-5		33,624	Outdoor--Public Land Rec. (600)
3-1-31-6		102,210	Indoor--Public Rec. (602)
<u>3-1-43</u>			
3-1-43-1	Honolulu Zoo & Other Areas of Park	2,209,624	Outdoor--Public Land Rec. (600)
3-1-43-2	381 Kapahulu	105,270	Public Safety (423)
3-1-43-4	3608 Paki	4,999	Duplex (021)
3-1-43-5	3612 Paki	4,999	Single Family Dwelling (011)
3-1-43-11	3615 Leahi	4,999	Single Family Dwelling (011)
3-1-43-12	3609 Leahi	4,999	Single Family Dwelling (011)

ALA WAI GOLF COURSE

<u>Tax Map Key</u>	<u>Address</u>	<u>Land Area</u>	<u>Land Use Classification</u>
<u>2-6-20</u>			
2-6-20-1	440 Seaside	23,607	Single Family Dwelling (011)
2-6-20-33	2211 Ala Wai	47,171	Condominium (035)
2-6-20-52	2231 Ala Wai	4,717	Apartment (031)
2-6-20-53	2233 Ala Wai	14,152	Condominium (035)
<u>2-6-21</u>			
2-6-21-11	2375 Ala Wai	18,884	Commercial Condo. Used as Hotel (408)
2-6-21-12	2389 Ala Wai	5,225	Apartment (031)
2-6-21-13	2393 Ala Wai	4,891	Apartment (031)
2-6-21-14	254 Kaiulani	4,505	Apartment/Hotel (032)
2-6-21-16	444 Kanekapolei	22,829	Hotel (406)
2-6-21-18	441 Walina	9,450	Apartment/Hotel (032)
2-6-21-21	440 Walina	37,824	Condominium (035)
2-6-21-26	445 Seaside	49,823	Commercial Condo. Used as Hotel (408)
2-6-21-28	2303 Ala Wai	5,809	Apartment/Hotel (032)
2-6-21-40	447 Nahua	6,000	Religious Institution (502)
2-6-21-45	455 Nahua	7,414	Apartment (031)
2-6-21-47	2319 Ala Wai	7,907	Apartment/Hotel (032)
2-6-21-49	444 Nahua	23,340	Condominium (035)
2-6-21-83	2289 Ala Wai	4,314	Apartment (031)
2-6-21-84	2281 Ala Wai	5,400	Condominium (035)
2-6-21-94	2311 Ala Wai	5,949	Apartment (031)
2-6-21-95	455 Nohonani	5,994	Apartment (031)
2-6-21-110	2555 Ala Wai	16,695	Condominium (035)
<u>2-6-24</u>			
2-6-24-70	2432 Tusitala	23,644	Duplex (021)
2-6-24-71	2423 Ala Wai	12,117	Apartment (031)
2-6-24-73	2421 Ala Wai	18,921	Condominium (035)
2-6-24-74	2415 Ala Wai	20,696	Condominium (035)
2-6-24-76	2403 Ala Wai	8,601	Apartment (031)
2-6-24-78	2457 Ala Wai	7,200	Apartment (031)
2-6-24-84	2449 Ala Wai	8,374	Apartment (031)
2-6-24-85	2461 Ala Wai	14,400	Condominium (035)
2-6-24-90	2445 Ala Wai	5,967	Duplex (024)
2-6-24-91	2439C Ala Wai	4,654	Apartment (031)
2-6-24-94	2411 Ala Wai	2,144	Apartment/Hotel (032)
<u>2-7-20</u>			
2-7-20-1	Iolani School	979,159	Education Institution (500)

ALA WAI GOLF COURSE

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Land Use Classification</u>
<u>2-7-21</u>			
2-7-21-1	2639 Laau	5,720	Apartment (031)
2-7-21-2	2633 Laau	5,805	Apartment (031)
2-7-21-3	2627 Laau	5,805	Apartment (031)
2-7-21-4	2621 Laau	5,805	Apartment (031)
2-7-21-5	2615 Laau	5,805	Apartment (031)
2-7-21-6	2605 Laau	5,805	Apartment (031)
2-7-21-7		34,433	Parking Service (433)
2-7-21-13	2558 Laau	5,144	Apartment (031)
2-7-21-14	2563 Date	56,550	Apartment (031)
2-7-21-19		5,200	Parking Service (433)
2-7-21-20	2614 Laau	6,110	Apartment (031)
2-7-21-21	2622 Laau	6,110	Apartment (031)
2-7-21-22		5,201	Parking Service (433)
2-7-21-24	2637 Date	19,838	Private Unused Open Space (901)
2-7-21-28	2609 Date	22,620	Apartment (031)
2-7-21-37	2543 Date	6,060	Apartment (031)
<u>2-7-22</u>			
2-7-22-2	2568 Date	11,451	Apartment (031)
2-7-22-3	2542 Date	23,787	Condominium (035)
2-7-22-11	2555 Kapiolani	20,215	Private Unused Open Space (901)
2-7-22-13	2551 Kapiolani	20,252	Apartment (031)
2-7-22-16	2550A Date	8,111	Apartment (031)
2-7-22-19	2562 Date	10,000	Apartment (031)
2-7-22-21	2550E Date	8,211	Apartment (031)
2-7-22-22	720 Mahiai	5,093	Apartment (031)
2-7-22-23	728 Mahiai	5,096	Apartment (031)
2-7-22-25	2550C Date	6,588	Duplex (021)
2-7-22-26	2550D Date	7,832	Apartment (031)
2-7-22-28		6,125	Apartment (031)
2-7-22-44	737 Kaipuu	4,421	Apartment (031)
2-7-22-45	743 Kaipuu	5,278	Apartment (031)
2-7-22-50	724 Mahiai	5,095	Apartment (031)
<u>2-7-23</u>			
2-7-23-10	2634 Date	1,448	Duplex (021)
2-7-23-12	2630 Date	7,287	Apartment (031)
2-7-23-13	712 Menehune	11,932	Apartment (031)
2-7-23-15	2620 Date	7,736	Apartment (031)
2-7-23-18	2620A Date	5,544	Apartment (031)
2-7-23-19	2620B Date	5,454	Single Family Dwelling (011)
2-7-23-20	719 Mahiai	8,461	Apartment (031)
2-7-23-21	727 Mahiai	11,895	Apartment (031)
2-7-23-22	2620D Date	10,304	Apartment (031)

ALA WAI GOLF COURSE

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Land Use Classification</u>
2-7-23-42	721 Menehune	12,934	Apartment (031)
2-7-23-49	715A Mahiai	7,762	Apartment (031)
2-7-23-51	713B Menehune	6,169	Apartment (031)
2-7-23-52	713A Menehune	5,367	Apartment (031)
2-7-23-53	713 Menehune	5,036	Apartment (031)
2-7-23-55	718 Menehune	11,077	Duplex (021)
<u>2-7-24</u>			
2-7-24-1	Kaimuki High School	227,500*	Education Institution (500)
<u>2-7-35</u>			
2-7-35-1	2724 Date	6,649	Apartment (031)
2-7-35-8	707 Olokele	6,130	Apartment (031)
2-7-35-9	735 Lukepane	7,352	Apartment (031)
2-7-35-66	708F Olokele	6,562	Apartment (031)
2-7-35-67	724H Olokele	6,319	Single Family Dwelling (011)
2-7-35-71	717 Olokele	5,530	Apartment (031)
2-7-35-72	716 Lukepane	18,169	Apartment (031)
2-7-35-73	723 Lukepane	8,133	Single Family Dwelling (011)
2-7-35-75	2842 Date	5,514	Agriculture (700)
2-7-35-76	710 Lukepane	5,663	Apartment (031)
2-7-35-77	2816 Date	5,200	Apartment (031)
2-7-35-78	2810 Date	10,757	Apartment (031)
2-7-35-79	737 Olokele	20,665	Condominium (035)
2-7-35-84	2824 Date	5,320	Apartment (031)
2-7-35-89	2730 Date	7,238	Single Family Dwelling (011)
2-7-35-90	2750 Date	12,424	Apartment (031)
2-7-35-93	708 Olokele	7,227	Apartment (031)
2-7-35-94	708D Olokele	7,227	Duplex (021)
2-7-35-95	708E Olokele	5,005	Apartment (031)
2-7-35-96	716G Olokele	5,093	Apartment (031)
2-7-35-97	716E Olokele	6,623	Apartment (031)
2-7-35-98	716B Olokele	6,623	Apartment (031)
2-7-35-99	716 Olokele	6,622	Apartment (031)
2-7-35-101	724 Olokele	5,580	Apartment (031)
2-7-35-102	724D Olokele	5,525	Apartment (031)
2-7-35-103	724E Olokele	6,279	Apartment (031)
2-7-35-104	732F Olokele	8,535	Single Family Dwelling (011)
2-7-35-105	732B Olokele	5,005	Apartment (031)
2-7-35-106	732 Olokele	6,305	Apartment (031)
2-7-35-107	711 Olokele	6,000	Apartment (031)
2-7-35-109	727 Lukepane	8,134	Condominium (035)
2-7-35-111		7,486	Single Family Dwelling (011)

ALA WAI GOLF COURSE

<u>Tax Map Key</u>	<u>Address</u>	<u>Land Area</u>	<u>Land Use Classification</u>
<u>2-7-36</u>			
2-7-36-2	Ala Wai Golf Course	1,554,300*	Outdoor--Public Land Rec. (600)

FORT ARMSTRONG

<u>Tax Map Key</u>	<u>Address</u>	<u>Land Area</u>	<u>Land Use Classification</u>
<u>2-1-15</u>			
2-1-15-1	181 Ala Moana	324,945	Other Transportation (805)
2-1-15-4	433 Ala Moana	57,543	Military (422)
2-1-15-9		617,439*	Harbor
2-1-15-12	301 Ala Moana	38,893	Eating & Drinking Place (309)
2-1-15-15		201	Other Transportation (805)
2-1-15-17		1,015	Water Utility (212)
2-1-15-18	595 Ala Moana	139,635	Admin. Prof. (421)
2-1-15-19	591 Ala Moana	63,075	Admin. Prof. (421)
2-1-15-20		63,075	Military (422)
2-1-15-21		58,290	Other Transportation (805)
2-1-15-22	220 Keawe	49,590	Sanitary/Refuse (213)
2-1-15-23	210 Keawe	30,015	Other (215)
2-1-15-24		60,484	Extensive Yard Use (251)
2-1-15-29		140	Other Transportation (805)
2-1-15-35		53,141	General Merchandise (302)
<u>2-1-29</u>			
2-1-29-1	510 Ala Moana	332,605	Lumber & Building Material (307)
2-1-29-2		35,181	Motor Vehicle & Accessory Estab. (306)
<u>2-1-54</u>			
2-1-54-1	460 Cooke	160,200	Wholesaler w/ Stock (350)
2-1-54-21	670 Auahi	186,900	Wholesaler w/ Stock (350)
2-1-54-22	415 South	106,736	Nonextensive Yard Use (250)
2-1-54-25	630 Auahi	66,110	Wholesaler w/ Stock (350)
2-1-54-27	629 Pohukaina	27,552	Chemicals & Allied Products Manu. (154)
2-1-54-28	456 Keawe	16,654	Food & Kindred Products Manufacture (150)
2-1-54-32	444 Keawe	12,263	Print., Pub., & Allied Materials (153)

FORT ARMSTRONG

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Land Use Classification</u>
<u>2-1-55</u>			
2-1-55-2	718 Ala Moana	37,892	Motor Vehicle & Accessory Estab. (306)
2-1-55-3	662 Ala Moana	23,114	Miscellaneous Retail Trade Store (312)
2-1-55-4	634 Ala Moana	128,956	Miscellaneous Retail Trade Store (312)
2-1-55-6	685 Auahi	21,361	Miscellaneous Repair Services (431)
2-1-55-9	306 Keawe	7,450	Miscellaneous Retail Trade Store (312)
2-1-55-17	627A Auahi	7,868	Wholesaler w/ Stock (350)
2-1-55-18	711 Auahi	12,150	Trans. Equip. Manufacture (107)
2-1-55-21	312 Coral	40,321	Eating & Drinking Place (309)
2-1-55-26 (153)		5,000	Print., Publish., & Allied Materials
2-1-55-38	675 Auahi	35,436	Miscellaneous Retail Trade Store (312)
<u>2-1-59</u>			
2-1-59-11	711 Ala Moana	134,415	Motor Vehicle & Accessory Estab. (306)
2-1-59-12	233 Keawe	82,078	Communication Services (404)
2-1-59-13	Gold Bond Bldg.	62,352	General Merchandise (302)
<u>2-1-60</u>			
2-1-60-8	State	609,550	Nonextensive Yard Use (250)
2-1-60-9	State	414,120	Nonextensive Yard Use (250)
2-1-60-10	Quarantine	90,045	Agriculture (700)
2-1-60-11	709 Kelikoi	14,478	Education Institution (500)
2-1-60-12		4,592	Unknown (999)
2-1-60-14		4,080	
2-1-60-16		4,800	

FORT DERUSSY

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Land Use Classification</u>
<u>2-6-03</u>			
2-6-03-9	226 Lewers	3,262	Hotel (406)
2-6-03-10	226 Lewers	4,790	Hotel (406)
2-6-03-11	226 Lewers	4,793	Hotel (406)
2-6-03-12	226 Lewers	5,693	Hotel (406)
2-6-03-13	247 Beachwalk	4,990	Commercial Condo. Used as Hotel (408)
2-6-03-14	255 Beachwalk	16,269	Commercial Condo. w/ Residential (315)
2-6-03-17	275 Beachwalk	20,913	General Merchandise (302)
2-6-03-18	273 Beachwalk	12,670	General Merchandise (302)
2-6-03-19	Beachwalk Tri. Park	6,525	Outdoor--Public Land Rec. (600)
2-6-03-20	2169 Kalakaua	6,673	General Merchandise (302)
2-6-03-21	205 Beachwalk	40,867	Hotel (406)
2-6-03-22	351 Saratoga	8,206	Apparel & Accessory (303)

FORT DERUSSY

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Land Use Classification</u>
2-6-03-23	2125 Kalakaua	7,003	Apartment/Hotel (032)
2-6-03-24	2123 Kalakaua	7,055	Apartment/Hotel (032)
2-6-03-25	298 Beachwalk	7,035	Unknown (999)
2-6-03-26	286 Beachwalk	13,664	Eating & Drinking Place (309)
2-6-03-27	270 Beachwalk	7,730	Hotel (406)
2-6-03-28	268 Beachwalk	6,865	Apartment/Hotel (032)
2-6-03-29	250 Beachwalk	16,816	Apartment/Hotel (032)
2-6-03-30	234 Beachwalk	10,578	Automotive Repair & Services (430)
2-6-03-31	228 Beachwalk	4,117	Apartment/Hotel (032)
2-6-03-32	220 Beachwalk	8,669	Parking Service (433)
2-6-03-34	217 Saratoga	13,317	Apartment/Hotel (032)
2-6-03-35	203 Saratoga	11,726	Commercial Condo. Used as Hotel (408)
2-6-03-39	233 Saratoga	10,074	Hotel (406)
2-6-03-41	235C Saratoga	5,547	Apartment/Hotel (032)
2-6-03-42	245 Saratoga	5,325	Hotel (406)
2-6-03-43	249 Saratoga	5,379	Apartment/Hotel (032)
2-6-03-44	257 Saratoga	5,488	Apartment/Hotel (032)
2-6-03-45	305 Saratoga	5,707	Apartment (031)
2-6-03-46	311 Saratoga	5,816	Apartment/Hotel (032)
2-6-03-47	315 Saratoga	11,956	Apartment/Hotel (032)
2-6-03-48	321 Saratoga	6,272	Eating & Drinking Place (309)
2-6-03-49		4,888	Eating & Drinking Place (309)
2-6-03-50	337 Saratoga	4,870	Apartment (031)
2-6-03-52		3,261	Hotel (406)
2-6-03-53	301 Saratoga	5,597	Apartment/Hotel (032)
2-6-03-54	258 Beachwalk	13,153	Apartment/Hotel (032)
<u>2-6-04</u>			
2-6-04-10	2175 Kalia	56,867	Hotel (406)
2-6-04-11	2169 Kalia	52,101	Hotel (406)
2-6-04-12	2161 Kalia	26,389	Apartment/Hotel (032)
<u>2-6-05</u>			
2-6-05-1	Fort DeRussy	320,000	Hale Koa Hotel--Hotel (406)
2-6-05-1	Beach Park	845,800	Ft. DeRussy Beach Pk.--Outdoor Rec. (600)
2-6-05-6		9,135	Outdoor--Public Land Rec. (600)
2-6-05-8		1,152	Commercial Amuse. (Outdoor--Water Based) (407)
<u>2-6-06</u>			
2-6-06-1	2057 Kalakaua	17,257	Eating & Drinking Place (309)
2-6-06-2	2039 Kalakaua	26,164	Hotel (406)
2-6-06-3	2025 Kalakaua	19,243	Gasoline Service Station (305)
2-6-06-4	2051 Kalakaua	11,505	Miscellaneous Retail Trade Store (312)

FORT DERUSSY

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Land Use Classification</u>
<u>2-6-07</u>			
2-6-07-2	478 Ena	4,907	Personal--Pertaining to Apparel (401)
2-6-07-3	1901 Kalakaua	10,893	General Merchandise (302)
2-6-07-4	1911 Kalakaua	11,055	Condo. (305)
2-6-07-6	1925 Kalakaua	24,638	Commercial Condo. w/Residential (315)
2-6-07-8	1923 Dudoit	4,882	Apartment (031)
2-6-07-9	1917C Dudoit	4,997	Apartment (031)
2-6-07-10	1911 Dudoit	4,997	Eating & Drinking Place (309)
2-6-07-11	474 Ena	4,927	Miscellaneous Retail Trade Store (312)
2-6-07-12	464 Ena	5,400	Eating & Drinking Place (309)
2-6-07-13	444B Ena	5,880	Apartment (031)
2-6-07-14	434 Ena	5,880	Personal--Pertaining to Apparel (401)
2-6-07-15	418 Ena	35,365	Commercial Condo. w/ Residential (315)
2-6-07-18	472 Ena	5,510	Apparel & Accessory (303)
2-6-07-19	1945 Kalakaua	18,857	Eating & Drinking Place (309)
2-6-07-20	1946 Ala Moana	25,334	Condominium (035)
2-6-07-21	440A Ena	6,000	Eating & Drinking Place (309)
2-6-07-24	Hawaiian Electric	7,500	Electric Utility (210)
2-6-07-26	1920 Ala Moana	15,550	Commercial Condo. w/ Residential (315)
2-6-07-27	1956 Ala Moana	35,865	Hotel (406)
<u>2-6-08</u>			
2-6-08-1	2025 Kalia	14,653	Hotel (406)
2-6-08-2	246 Paoa	5,900	Hotel (406)
2-6-08-5	198 Paoa	8,121	Hotel (406)
2-6-08-7	2005 Kalia	2,618	Hotel (406)
2-6-08-12	258 Paoa	3,126	Hotel (406)
2-6-08-19	2005 Kalia	4,940	Hotel (406)
2-6-08-20	2005 Kalia	14,360	Hotel (406)
2-6-08-21	2005 Kalia	2,157	Hotel (406)
2-6-08-23	2005 Kalia	4,340	Hotel (406)
2-6-08-24	2005 Kalia	2,157	Hotel (406)
2-6-08-27	188 Paoa	6,584	Hotel (406)
2-6-08-29	2005 Kalia	3,917	Outdoor--Public Water-Based Rec. (601)
2-6-08-34	2005 Kalia	394,518	Hotel (406)
<u>2-6-09</u>			
2-6-09-1	2005 Kalia	70,000	Hotel (406)
2-6-09-2	1811 Ala Moana	45,105	Hotel (406)
2-6-09-3	1821 Ala Moana	8,080	Hotel (406)
2-6-09-4	1831 Ala Moana	9,802	Miscellaneous Retail Trade Store (312)
2-6-09-5	1835 Ala Moana	6,028	Automotive Repair & Services (430)
2-6-09-6	1841 Ala Moana	4,362	Eating & Drinking Place (309)
2-6-09-7	2005 Kalia	13,281	Hotel (406)
2-6-09-9	2005 Kalia	131,645	Hotel (406)

FORT DERUSSY

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Land Use Classification</u>
2-6-09-10	1811 Ala Moana	29,734	Hotel (406)
2-6-09-11	2005 Kalia	37,984	Hotel (406)
2-6-09-12	2005 Kalia	56,428	Hotel (406)
2-6-09-13	Hilton Dome	77,249	Hotel (406)
<u>2-6-12</u>			
2-6-12-2	1860 Ala Moana	43,127	Commercial Condo. w/ Residential (315)
2-6-12-3	1850 Ala Moana	20,617	Hotel (406)
2-6-12-5	1830 Ala Moana	41,585	Hotel (406)
<u>2-6-14</u>			
2-6-14-1	1958 Kalakaua	13,861	Gasoline Service Station (305)
2-6-14-4	1944 Kalakaua	7,510	Eating & Drinking Place (309)
2-6-14-6	413 Niu	4,356	Apartment (031)
2-6-14-7	419 Niu	2,934	Single Family Dwelling (011)
2-6-14-18	426 Pau	4,464	Apartment (031)
2-6-14-19	420 Pau	5,000	Apartment (031)
2-6-14-20	418 Pau	5,000	Private Unused Open Space (901)
2-6-14-23	1922 Kalakaua	24,790	Gasoline Service Station (305)
2-6-14-39	202 McCully	13,628	Parking Service (433)
2-6-14-41		7,229	Private Unused Open Space (901)
2-6-14-43		10,934	Parking Service (433)
2-6-14-57	Hawaiian Electric	36	Electric Utility (210)
2-6-14-58	421 Niu	3,375	Apartment (031)
<u>2-6-15</u>			
2-6-15-1	2028 Kuhio	26,470	Apartment/Hotel (032)
2-6-15-2	411 Kuamoo	21,259	Apartment/Hotel (032)
2-6-15-3	429 Kuamoo	4,500	Apartment/Hotel (032)
2-6-15-4	431 Kuamoo	5,000	Apartment/Hotel (032)
2-6-15-5	439 Kuamoo	5,000	Apartment/Hotel (032)
2-6-15-6		5,000	Apartment/Hotel (032)
2-6-15-15	436 Namahana	4,500	Apartment (031)
2-6-15-16	Hawaiian Electric	36	Electric Utility (210)
2-6-15-17	432 Namahana	4,464	Apartment (031)
2-6-15-18	426 Namahana	4,500	Apartment (031)
2-6-15-20	2020 Kalakaua	4,632	Personal--Pertaining to Apparel (401)
2-6-15-23	2012 Kalakaua	13,218	Automotive Repair & Services (430)
2-6-15-24	411 Keoniana	4,500	Apartment (031)
2-6-15-25	415 Keoniana	4,500	Duplex (021)
2-6-15-26	425 Keoniana	14,000	Condominium (035)
2-6-15-29	433 Keoniana	5,000	Duplex (021)
2-6-15-39	444 Kuamoo	4,500	Apartment (031)
2-6-15-40	438 Kuamoo	4,500	Apartment (031)
2-6-15-41	434 Kuamoo	4,500	Apartment (031)

FORT DERUSSY

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Land Use Classification</u>
2-6-15-42	Church	10,000	Religious Institution (502)
2-6-15-44	416 Kuamoo	4,500	Apartment (031)
2-6-15-45	414 Kuamoo	5,000	Automotive Repair & Service (430)
2-6-15-46	1988 Kalakaua (Church)	4,333	Charitable Institution (410)
2-6-15-47	1980 Kalakaua	3,671	Eating & Drinking Place (309)
2-6-15-48	1978 Kalakaua	9,562	Eating & Drinking Place (309)
2-6-15-50	430 Keoniana	32,500	Condominium (035)
2-6-15-55	419 Pau	5,000	Single Family Dwelling (011)
2-6-15-56	427 Pau	4,500	Apartment (031)
2-6-15-57	433 Pau	5,000	Apartment (031)
2-6-15-74	412 Keoniana	4,500	Apartment (031)
<u>2-6-16</u>			
2-6-16-4	436 Kalaimoku	4,500	Apartment (031)
2-6-16-5	432 Kalaimoku	4,500	Apartment (031)
2-6-16-6	428A Kalaimoku	4,500	Apartment (031)
2-6-16-7	422 Kalaimoku	4,500	Apartment (031)
2-6-16-8	420 Kalaimoku	4,500	Apartment (031)
2-6-16-9	412 Kalaimoku	15,000	Condominium (035)
2-6-16-12	2084 Kuhio	4,500	Apartment (031)
2-6-16-13	2080 Kuhio	4,500	Apartment (031)
2-6-16-14	411 Olohana	4,140	Duplex (021)
2-6-16-15	417A Olohana	4,560	Single Family Dwelling (011)
2-6-16-16	423A Olohana	4,600	Apartment (031)
2-6-16-17	427A Olohana	4,600	Apartment (031)
2-6-16-18	431 Olohana	4,500	Apartment (031)
2-6-16-23	374 Kalaimoku	14,500	Commercial Amusement (Indoor) (402)
2-6-16-25	2098 Kalakaua	16,195	Eating & Drinking Place (309)
2-6-16-26	2080 Kalakaua	6,785	Miscellaneous Retail Trade Store (312)
2-6-16-28	2083 Kuhio	4,500	Miscellaneous Retail Trade Store (312)
2-6-16-30	376 Olohana	4,095	Hotel (406)
2-6-16-32	Gateway Park	6,900	Outdoor--Public Land Rec. (600)
2-6-16-33	Gateway Park	6,046	Outdoor--Public Land Rec. (600)
2-6-16-34	Gateway Park	2,533	Outdoor--Public Land Rec. (600)
2-6-16-35	Gateway Park	6,867	Outdoor--Public Land Rec. (600)
2-6-16-36	Gateway Park	2,512	Outdoor--Public Land Rec. (600)
2-6-16-39		4,750	Hotel (406)
2-6-16-40		5,000	Hotel (406)
2-6-16-41	440 Olohana	5,000	Hotel (406)
2-6-16-42		5,000	Hotel (406)
2-6-16-43	424 Olohana	4,500	Apartment (031)
2-6-16-44	420 Olohana	4,500	Apartment (031)
2-6-16-46	2058 Kuhio	28,339	Private Unused Open Space (901)
2-6-16-51	417 Namahana	4,500	Condominium (035)
2-6-16-52	423 Namahana	5,000	Apartment (031)
2-6-16-53	427 Namahana	4,500	Duplex (021)
2-6-16-54		4,500	Hotel (406)

FORT DERUSSY

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Land Use Classification</u>
2-6-16-55	437 Namahana	4,500	Apartment (031)
2-6-16-61	371 Olohana	4,500	General Merchandise (302)
2-6-16-62	435 Olohana	4,500	Single Family Dwelling (011)
2-6-16-65	2070 Kalakaua	12,330	Hotel (406)
2-6-16-66	428A Olohana	4,500	Apartment (031)
<u>2-6-17</u>			
2-6-17-5	430 Lewers	28,678	Commercial Condo. w/ Residential (315)
2-6-17-6	423 Kaiolu	9,305	Condominium (035)
2-6-17-8	2112 Kuhio	4,500	Apartment (031)
2-6-17-9	2106 Kuhio	4,500	Apartment (031)
2-6-17-10	417 Kalaimoku	5,000	Single Family Dwelling (011)
2-6-17-11	427 Kalaimoku	4,464	Apartment (031)
2-6-17-12	435 Kalaimoku	9,000	Duplex (021)
2-6-17-20	428 Launiu	5,000	Single Family Dwelling (011)
2-6-17-21	424 Launiu	4,500	Apartment (031)
2-6-17-22	412 Launiu	9,064	Apartment (031)
2-6-17-37	407 Kalaimoku	4,500	Duplex (021)
2-6-17-38	2118 Kuhio	4,350	Condominium (035)
2-6-17-46	434 Launiu	5,000	Apartment (031)
2-6-17-47	438 Launiu	5,000	Apartment (031)
2-6-17-53	411 Kaiolu	13,150	Apartment (031)
2-6-17-56	407 Kaiolu	6,489	Apartment (031)
2-6-17-57	2140 Kuhio	31,328	Condominium (035)
2-6-17-60	430 Kaiolu	16,124	Apartment (031)
2-6-17-64	Hawaiian Electric	11,542	Electric Utility (210)
2-6-17-70	437 Launiu	5,125	Apartment (031)
2-6-17-71	427 Launiu	5,125	Apartment (031)
2-6-17-72	421 Launiu	5,125	Duplex (021)
2-6-17-73	417 Launiu	5,125	Apartment (031)
2-6-17-81	411 Kalaimoku	4,500	Apartment (031)
2-6-17-82	423 Kalaimoku	5,000	Charitable Institution (410)

FORT DERUSSY

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Land Use Classification</u>
<u>2-6-18</u>			
2-6-18-10	2100 Kalakaua	25,280	Eating & Drinking Place (309)
2-6-18-11	City Parking Lot	47,549	Parking Service (433)
2-6-18-24	2158 Kalakaua	4,400	Automotive Repair & Service (430)
2-6-18-25	2150 Kalakaua	7,700	Eating & Drinking Place (309)
2-6-18-27	2148 Kalakaua	3,300	Apparel & Accessory (303)
2-6-18-28	2146 Kalakaua	3,300	Miscellaneous Retail Trade Store (312)
2-6-18-29	2142 Kalakaua	3,300	Eating & Drinking Place (309)
2-6-18-30	2140 Kalakaua	4,400	Miscellaneous Retail Trade Store (312)
2-6-18-31	2123 Lauula	3,300	Eating & Drinking Place (309)
2-6-18-32	2134 Kalakaua	2,200	Miscellaneous Retail Trade Store (312)
2-6-18-33	2122D Kalakaua	4,400	Eating & Drinking Place (309)
2-6-18-34	2122A Kalakaua	6,050	Miscellaneous Retail Trade Store (312)
2-6-18-36	2114 Kalakaua	23,400	Eating & Drinking Place (309)
2-6-18-42	2114 Lauula	4,086	Apartment (031)
2-6-18-43	2120 Lauula	3,714	Apartment (031)
2-6-18-44	2126 Lauula	4,084	Apartment (031)
2-6-18-45	2130D Lauula	4,225	Apartment (031)
2-6-18-46	2138 Lauula	5,352	Apartment (031)
2-6-18-47	2144 Lauula	6,041	Apartment (031)
2-6-18-52	2109 Kuhio	9,500	Personal--Pertaining to Person (400)
2-6-18-53	Hawaiian Telephone	30	Telephone Utility (214)
2-6-18-55	2117 Kuhio	4,500	Miscellaneous Retail Trade Store (312)
2-6-18-57	2145 Kuhio	5,375	Apartment (031)
2-6-18-58	2139 Kuhio	5,375	Apartment (031)
2-6-18-59	376 Kaiolu	11,967	Apartment (031)
2-6-18-62	377 Launiu	7,859	Apartment (031)
2-6-18-63	2131 Kuhio	5,125	Apartment (031)
2-6-18-64	2129 Kuhio	5,125	Apartment (031)
2-6-18-73	2130 Kuhio	14,500	Eating & Drinking Place (309)

LAND USE CODES

RESIDENTIAL

- 011 Single Family Dwelling
- 012 Duplex
- 031 Apartment
- 032 Apartment/Hotel
- 035 Condominium

MANUFACTURING

- 107 Transportation Equipment
- 150 Food and Kindred Products
- 153 Printing, Publishing, and Allied Materials
- 154 Chemicals and Allied Products

INDUSTRIAL NONMANUFACTURING SERVICE: UTILITY

- 210 Electric
- 212 Water
- 213 Sanitary and Refuse
- 214 Telephone
- 215 Others Not Elsewhere Classified

WAREHOUSING

- 250 Nonextensive Yard Use
- 251 Extensive Yard Use

COMMERCIAL

- 302 General Merchandise
- 303 Apparel and Accessory
- 305 Gasoline Service Station

306 Motor Vehicle and Vehicle Accessory Establishment (Sales and Service)

307 Lumber and Building Material

309 Eating and Drinking Place

312 Miscellaneous Retail Trade Store

315 Commercial Condominium with Residential Area Above

350 Wholesaler with Stock

SERVICES

400 Personal (Pertaining to Person)

401 Personal (Pertaining to Person's Apparel)

402 Commercial Amusement (Indoor)

404 Communication

406 Hotel

407 Commercial Amusement (Outdoor--Water-Based)

408 Commercial Condominium Used as a Hotel

PROFESSIONAL SERVICES

410 Charitable Institution and Nonprofit Organization

411 Financial, Insurance, and Real Estate

413 Legal, Engineering, Accounting, and other Professional Services

421 Administrative

422 Military

423 Public Safety

430 Automotive Repair and Services

431 Miscellaneous Repair Services and Related Services

433 Parking Service

441 Miscellaneous Health and Medical Facility

SOCIAL AND CULTURAL

- 500 Education Institution
- 501 Cultural Center
- 502 Religious Institution
- 503 Others Not Classified Elsewhere

RECREATION

- 600 Outdoor--Public Land Recreation
- 601 Outdoor--Public Water-Based Recreation
- 602 Indoor--Public Recreation

EXTRACTIVE

- 700 Agriculture (Livestock Not Included)

TRANSPORTATION

- 805 Other Transportation (Water and Pipeline)

UNUSED OPEN SPACE AREA

- 901 Private
- 920 Structure Under Construction

DEVELOPABLE OPEN SPACE AREA

- 932 Lake, Swamp, River, Canal, Islet

STREET AREAS

- 940 Public Owned
- 941 Private Owned
- 945 Street Area Divided by Census Tract, Enumeration District, Block
- 999 Parcel Activity Unknown

Appendix D

RESTRICTIONS ON USE OF KAPIOLANI PARK

This discussion is the result of a review of documents pertaining to Kapiolani Park. It is not the result of a full title search or legal analysis.

Significant restrictions on the use of Kapiolani Park for a convention center exist. The restrictions date back to 1896 and are the basis for the current dispute concerning the legality of the proposed restaurant concession near the Honolulu Zoo. The restrictions appear to apply to the Honolulu Zoo as well as the Waikiki Shell.

Prior to 1896, the Kapiolani Park Association, a corporation of private individuals, acquired land and leases to Crown and private lands and established the Kapiolani Park. By Act 53, Session Laws of Hawaii 1896, the Republic of Hawaii was authorized to accept the return of the leases to Crown lands and title to other lands owned by an individual, W. G. Irwin, and the Kapiolani Park Association, of which Irwin was a member. In return, the Act established the Honolulu Park Commission, comprised of six individuals, authorized the transfer of title to the lands to the Commission, and authorized the conveyance of title to Irwin of other lands which would not be part of the Park. The Act required the lands for Kapiolani Park to be conveyed:

...by trust deed to six persons to be selected as hereinafter provided [by Section 2 of the Act], and to their heirs and successors in trust forever, for the maintenance of a free public park....

The necessary transfers were executed on July 1, 1896. Certain leases to Crown and private lands and title to lands held by the Kapiolani Park Association were conveyed to the Republic of Hawaii, "...his successors in trust and assigns forever upon trust for the purposes declared in said Legislative Enactments...". (Liber 164, p. 15) The Republic of Hawaii then conveyed certain lands to Irwin for private use. (Liber 164, p. 153) Finally, and most importantly, the Republic conveyed to Irwin and other individuals, who were designated the Honolulu Park Commission, certain lands received from the Kapiolani Park Association in the first conveyance. The deed specified that the Honolulu Park Commission was:

To have and to hold all and singular the property...and their successors in trust and assigns forever, upon the trust to use and maintain the same as a public park and recreation ground, in compliance with the terms and provisions and subject to the limitations and conditions imposed by Legislative Enactments. And the parties of the second part [the Commission] hereby accept the trusts hereby imposed by those presents and covenant that they will execute the same with all due fidelity. (Liber 164, p. 159)

Although only approximately 25 acres were involved in the conveyance to the Honolulu Park Commission, it appears that the trust provision that

Kapiolani Park be maintained as a free public park applies also to subsequent additions.

Between 1896 and termination of the Commission in 1913, the Commission appears to have acquired possession or use of land on four separate occasions. (Liber 284, p. 438; Liber 287, p. 486; Liber 302, p. 73; Liber 332, p. 160) Only one of the conveyances, from W. G. Irwin on July 22, 1910, mentions the limitation of the use of the conveyed land. The deed required the Commission:

To have and to hold the same...unto them said Honolulu Park Commission, its successors and assigns, to its and their own use and behoof forever upon the same trusts upon which it, the said Honolulu Park Commission, holds the tracts of land situate at Waikiki, Honolulu aforesaid, known as Kapiolani Park and with the same powers and limitations; provided, however, that if the Legislature of the Territory of Hawaii shall not within four years from the date hereof provide for adding the said tract of land and premises hereby remised, released and quitclaimed, or intended so to be, to the said Kapiolani Park so that the said tract of land and premises shall become or be deemed to be a part or parcel of the said Kapiolani Park to all intents and purposes as if the same had formed part of the said Kapiolani Park when the said Kapiolani Park was first made a permanent public park and recreation ground, then the said Honolulu Park Commission and its successors in trust shall hold the said tract of land and premises hereby demised, released and quitclaimed in trust for the said William G. Irwin, his heirs and assigns forever. (Liber 332, p. 160)

By Act 12, Session Laws of Hawaii 1911, the Legislature accepted the gift of Irwin upon the terms and conditions expressed in the deed.

The next significant action concerning Kapiolani Park occurred in 1913. Apparently, in recognition of the incongruous situation of having public parks, with the exception of Kapiolani Park and Makiki Park, under the control of the various counties, Act 163, Session Laws of Hawaii 1913, was enacted. Act 163 directed the Honolulu Park Commission to convey to the Territory of Hawaii the real and personal property comprising Kapiolani Park "...in trust, to maintain the same forever as a public park and recreation ground." The Act also authorized the governor to set aside by executive order the Park to the City and County of Honolulu, "...subject to the trusts and for the purposes aforesaid." Act 163 also repealed Act 12, 1911. It appears that this action did not have any practical effect on Irwin's gift since the land had already been accepted.

In response to Act 163, the Honolulu Park Commission conveyed all of its land to the Territory of Hawaii:

To have and to hold all and singular the premises and property aforesaid unto the said Territory of Hawaii, its successors and assigns forever, upon the trust to use and maintain the same as a public park and recreation ground, in compliance with the terms and

provisions and subject to the limitations imposed by legislative enactment.... (Liber 392, p. 408)

Thus, by a combination of legislative enactments, dedications by private persons, and restrictions in deeds, Kapiolani Park, it appears, must be retained as a "park and recreation ground forever", and only park use or park-related use is allowed on the site.

The extent to which the use of park property may be changed is governed to some extent, at least, by a consideration of the manner in which the property was acquired, whether by dedication by the owner or purchase or condemnation by the municipality. A different construction is placed on dedications made by individuals from those made by the public. The former are construed strictly according to the terms of the grant, while in the latter case a less strict construction is adopted. (59 Am Jur. 2d Parks, Squares, and Playgrounds, sec. 19)

Samuel B. K. Chang
Director

Appendix E



LEGISLATIVE REFERENCE BUREAU
State of Hawaii
State Capitol
Honolulu, Hawaii 96813
Phone (808) 548-6237

December 1, 1986

3456-A

Mr. Kazu Hayashida
Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 S. Beretania St.
Honolulu, Hawaii 96813

Dear Mr. *Kazu* Hayashida:

The Legislative Reference Bureau is engaged in a study of the various sites proposed for a convention center. One of the criteria we wish to examine is the adequacy of the infrastructure serving each site.

We have narrowed the list of sites to four: Kapiolani Park, where the Waikiki Shell is located; the westernmost thirty-five acres of Ala Wai Golf Course; the area of Fort DeRussy mauka of Kalia Road; and Fort Armstrong at the Piers 1 and 2 area. A map of the sites is enclosed. For the study, we assume that the convention center will be operational in 1990.

No design of the center has been decided upon as yet. We have, however, estimated the water requirements of the center on a high demand day. The estimate has been derived after reviewing your Department's Water System Standards (March 1977) and standards used in environmental impact statements concerning hotel projects. Our estimate should not be construed as the average daily demand. Nor does the estimate take into consideration the effect of subtracting the demand of current users who will be displaced or fireflow requirements.

Our estimate is that the center will require 225,100 gallons per day of water on a high demand day. It has been derived as follows:

Revenue Producing Area Other Than Restaurant

376,000 s.f.	x	0.20 gpd/s.f.	=	75,000 gpd
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Nonrevenue Producing Area

133,000 s.f.	x	0.10 gpd/s.f.	=	13,300 gpd
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Mr. Kazu Hayashida

-2-

December 1, 1986

Restaurant

730 seats x 10 gpd/seat x 2 turnover = 14,600 gpd

Irrigation

20 acres or 871,000 s.f. x 0.14 gpd/s.f. = 121,968 or 122,000 gpd

TOTAL 225,100 gpd

We would appreciate your evaluation of whether the water system serving each of the previously mentioned sites, including any improvements operational by 1990, will be adequate to provide 225,100 gallons per day of water for a convention center. Additional comments will be welcomed.

Thank you for your attention to this request.

Very truly yours,


Samuel B. K. Chang
Director

SBKC:at
Enc.

Appendix F

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA

HONOLULU, HAWAII 96843



FRANK F. FASI, Mayor

DONNA B. GOTH, Chairman
ERNEST A. WATARI, Vice Chairman
MILTON J. AGADER
SISTER M. DAVILYN AH CHICK, O.S.F.
RUSSELL L. SMITH, JR.

KAZU HAYASHIDA
Manager and Chief Engineer

DEC 22 1986

December 18, 1986

Mr. Samuel B. K. Chang
Director
Legislative Reference Bureau
State Capitol
State of Hawaii
Honolulu, Hawaii 96813

Dear Mr. Chang:

Subject: Your Letter of December 1, 1986 Regarding
Infrastructure Servicing on Proposed Convention
Center Sites

All four possible convention center sites are situated in our Honolulu low service water system. Based on the information provided to us in your letter, we have the following comments concerning water facilities at each site:

1. Kapiolani Park Site - There is an existing 16-inch main along Paki Avenue and Monsarrat Avenue which currently services the zoo and Waikiki Shell. These facilities should be adequate to service a convention center at this site.
2. Ala Wai Golf Course Site - There is an existing 12-inch and 30-inch mains on Date Street. These facilities should be adequate to service a convention center at this site.
3. Fort DeRussy Site - There is an 8-inch main on Kalia Road, a 12-inch main on Ala Moana Boulevard, a 6-inch main on Saratoga Road, and an 8-inch main on Kalakaua Avenue. The 6-inch main on Saratoga Road is substandard. A new 12-inch main would have to be installed along Saratoga Road to service the convention center.

Mr. Samuel B. K. Chang
Page 2

December 18, 1986

4. Fort Armstrong Site - There are 12-inch mains on Channel Street and South Street that connect to a 12-inch main on Ala Moana Boulevard. The water system improvements in the Kakaako area, to be implemented as part of the Kakaako Redevelopment Plan, will strengthen the water system in the entire area. Therefore, the water facilities should be adequate to service a convention center at this site.

A water master plan for the selected site should be submitted to us for review and approval.

The availability of water will be determined when the building permit is submitted for our review and approval. If the permit is approved, payment of our Water System Facilities Charges for source-transmission and daily storage will be required.

If you have any questions, please contact Herbert H. Minakami at 527-6183.

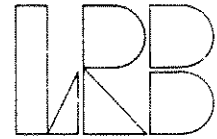
Very truly yours,



KAZU HAYASHIDA
Manager and Chief Engineer

Appendix G

Samuel B. K. Chang
Director



LEGISLATIVE REFERENCE BUREAU
State of Hawaii
State Capitol
Honolulu, Hawaii 96813
Phone (808) 548-6237

December 1, 1986

3456-A

Mr. Russell L. Smith, Jr.
Director & Chief Engineer
Department of Public Works
City and County of Honolulu
650 S. King Street
Honolulu, Hawaii 96813

Dear Mr. Smith:

The Legislative Reference Bureau is engaged in a study of the various sites proposed for a convention center. One of the criteria we wish to examine is the adequacy of the infrastructure serving each site.

We have narrowed the list of sites to four: Kapiolani Park, where the Waikiki Shell is located; the westernmost thirty-five acres of Ala Wai Golf Course; the area of Fort DeRussy mauka of Kalia Road; and Fort Armstrong at the Piers 1 and 2 area. A map of the sites is enclosed. For the study, we assume that the convention center will be operational in 1990.

No design of the center has been decided upon as yet. We have, however, estimated the sewage flow of the center on a high demand day. The estimate has been derived after reviewing your Department's Design Standards of the Division of Sewers (October 1970) and standards used in environmental impact statements concerning hotel projects. Our estimate should not be construed as the average daily flow. Nor does the estimate take into consideration the effect of subtracting the average daily flow of current users who will be displaced.

Our estimate is that the center will have a sewage flow of 158,100 gallons per day on a high demand day. It has been derived as follows:

Revenue Producing Area Other Than Restaurant

376,000 s.f.	x	0.20 gpd/s.f.	=	75,200 gpd
--------------	---	---------------	---	------------

Nonrevenue Producing Area

133,000 s.f.	x	0.10 gpd/s.f.	=	13,300 gpd
--------------	---	---------------	---	------------

December 1, 1986

Restaurant

$$730 \text{ seats} \times 10 \text{ gpd/seat} \times 2 \text{ turnover} = 14,600 \text{ gdp}$$

Groundwater Infiltration

$$20 \text{ acres open ground} \times 2,750 \text{ gpd} = 55,000 \text{ gpd}$$

TOTAL	158,100 gpd
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We would appreciate your evaluation of whether the sewage system serving each of the previously mentioned sites, including any improvements operational by 1990, will be adequate to accommodate 158,100 gallons per day sewage flow from a convention center. Additional comments will be welcomed.

Thank you for your attention to this request.

Very truly yours,

Samuel B. K. Chang
Samuel B. K. Chang
Director

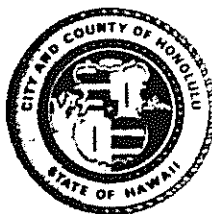
SBKC:at
Enc.

Appendix H

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



RUSSELL L. SMITH JR.
DIRECTOR AND CHIEF ENGINEER

WPC 86-122

DEC 23 1986

December 22, 1986

Mr. Samuel B.K. Chang, Director
Legislative Reference Bureau
State of Hawaii
State Capitol
Honolulu, Hawaii 96813

Dear Mr. Chang:

Subject: Your December 1, 1986 Letter Concerning Sewer
System Adequacy for the Proposed Convention Center

We have adjusted your anticipated sewer flow figure of 158,000 gpd to 670,000 gpd in accordance with our design standards to reflect the peak flow from the convention center. Our evaluation of the existing sewer systems revealed the following information:

1. Kapiolani Park Site:

The existing sewer system is inadequate. The inadequate areas are (a) 1,050 feet of 10-inch sewer on Kalakaua Avenue, (b) 1,165 feet of 12-inch sewer on Paokalani Avenue, (c) 2,600 feet of 27-inch sewer on Kaiulani Avenue and Ala Wai Boulevard, and (d) 920 feet of 48-inch sewer on Lewers Avenue.

2. Ala Wai Golf Course Site:

The existing 920 feet of 48-inch sewer on Lewers Avenue is inadequate.

3. Fort DeRussy Site:

The existing 3,940 feet of 36-inch sewer on Kapiolani Boulevard between Kalakaua Boulevard and Kamakee Street is inadequate. In lieu of relieving the Kapiolani Boulevard inadequacy, we suggest connecting to the Kuhio Avenue system provided 200 feet of 18-inch and 21-inch sewer is relieved to restore capacity taken from this system.

Mr. Samuel B.K. Chang, Director -2-

December 22, 1986
WPC 86-122


4. Fort Armstrong Site:

The existing sewer system is adequate.

The City has no plans at this time to relieve the inadequacies mentioned above.

Should you have any questions, you may call Albert Imamura at 527-6091.

Very truly yours,



RUSSELL L. SMITH, JR.
Director and Chief Engineer

Appendix I

PERMITS AND CONCESSIONS AT SITES

Fort Armstrong (All month/month permits)

2-1-15-25 (1,083 s.f.)

To: Hawaii Stevedores, Inc.
Monthly Rent: \$433

2-1-15-26 (1,613 s.f.)

To: Fred L. Waldron, Ltd.
Monthly Rent: \$1,661

2-1-15-27 (1,369 s.f.)

To: United States of America
Monthly Rent: Gratis
Pursuant to executive order 2087

2-1-15-28 (100 s.f.)

To: Hawaii Stevedores, Inc.
Monthly Rent: \$22

2-1-15-31 (336 s.f.)

To: Hawaii Stevedores, Inc.
Monthly Rent: \$74

2-1-15-32 (704 s.f.)

To: Hawaii Stevedores, Inc.
Monthly Rent: \$77

2-1-15-33 (232 s.f.)

To: Hawaii Stevedores, Inc.
Monthly Rent: \$51

Ala Wai Golf Course

Concessions

2-7-36-9

To: J.C. Hearn Co., Inc.
For: Golf shop concession
Term: Five years, from December 1, 1982 to
November 30, 1987
Monthly Rent: \$6,000 or 25 per cent of total gross
receipts from sale of merchandise
Fiscal Year 1984-85
Revenues to City: \$98,860

2-7-36-15

To: Tasty Foods of Hawaii
For: Food concession
Term: Five years, from August 1, 1985 to
August 1, 1990
Monthly Rent: \$6,000 or 32 per cent of gross revenues
Fiscal Year 1984-85
Revenues to City: \$58,980 (annual report)

Waikiki Shell/Kapiolani Park Site

Concessions

2-1-43-14

To: Tasty Foods of Hawaii
For: Food concession
Term: Five years, from September 10, 1984 to
September 9, 1989
Monthly Rent: Minimum of \$4,000 or 32 per cent of gross
Fiscal Year 1984-85
Revenues to City: \$50,882 (annual report)

3-1-43-15

To: Kwik Kafe Co., Inc.
For: Food concessions at Blaisdell Center and Shell
Term: Until April 30, 1987. Took over existing
lease on November 1, 1982.
Monthly Rent: \$23,000 or 36 per cent of gross

3-1-43-16

Same as 3-1-43-15

3-1-43-18

To	Island Camera & Gift Shops, Inc.
For:	Camera shop concession
Term:	Three years, from February 1, 1985 to January 3, 1988
Monthly Rent:	\$100 for each show or 12.01 per cent of annual performance
Fiscal Year 1984-85	
Revenues to City:	\$22,363.64 (financial report)

Kodak Hula Show

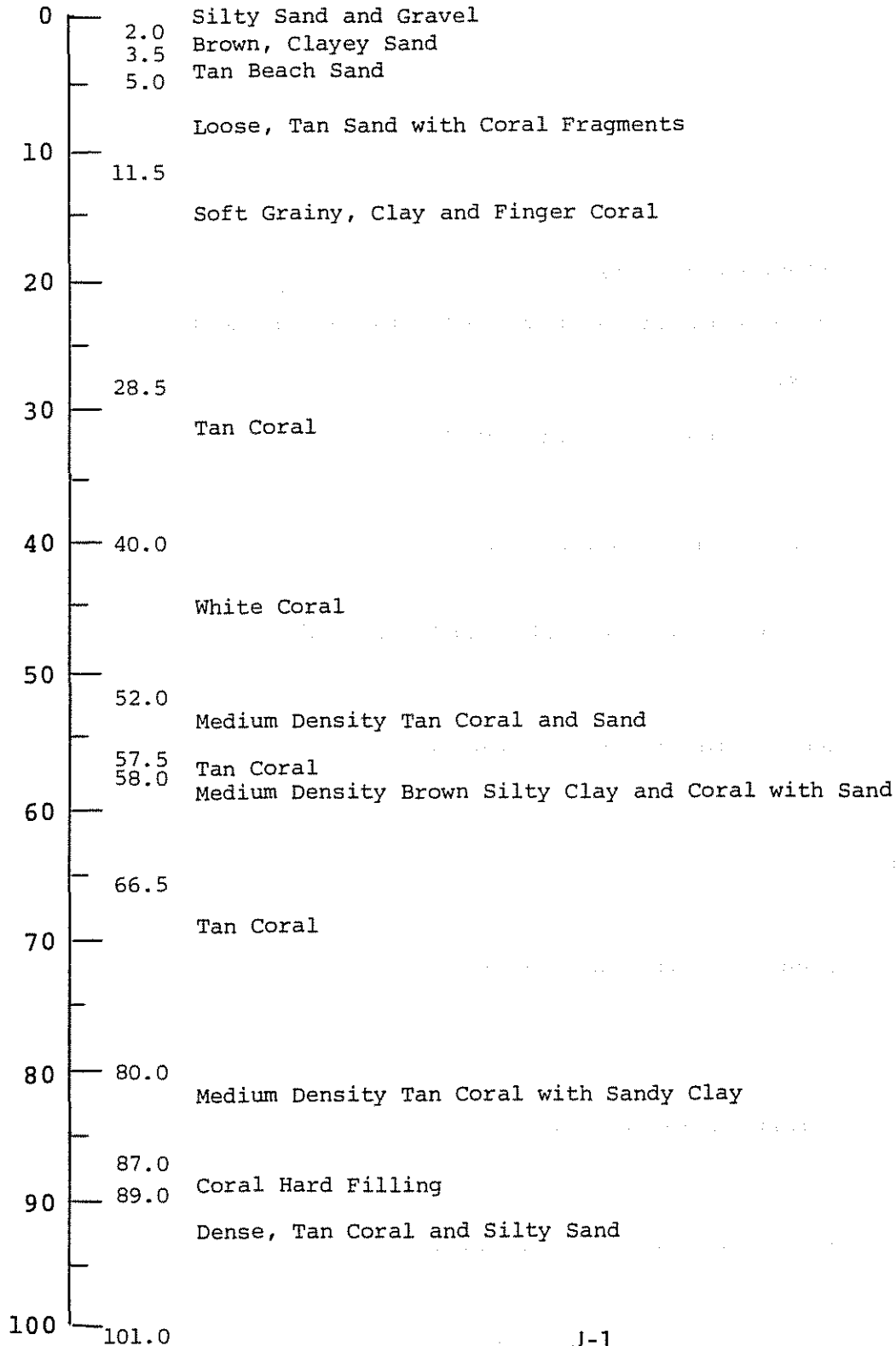
Term:	Two years, from May 1, 1986 to April 30, 1988
Fiscal Year 1984-85	
Revenues to City:	\$52,020 (financial report)

Appendix J

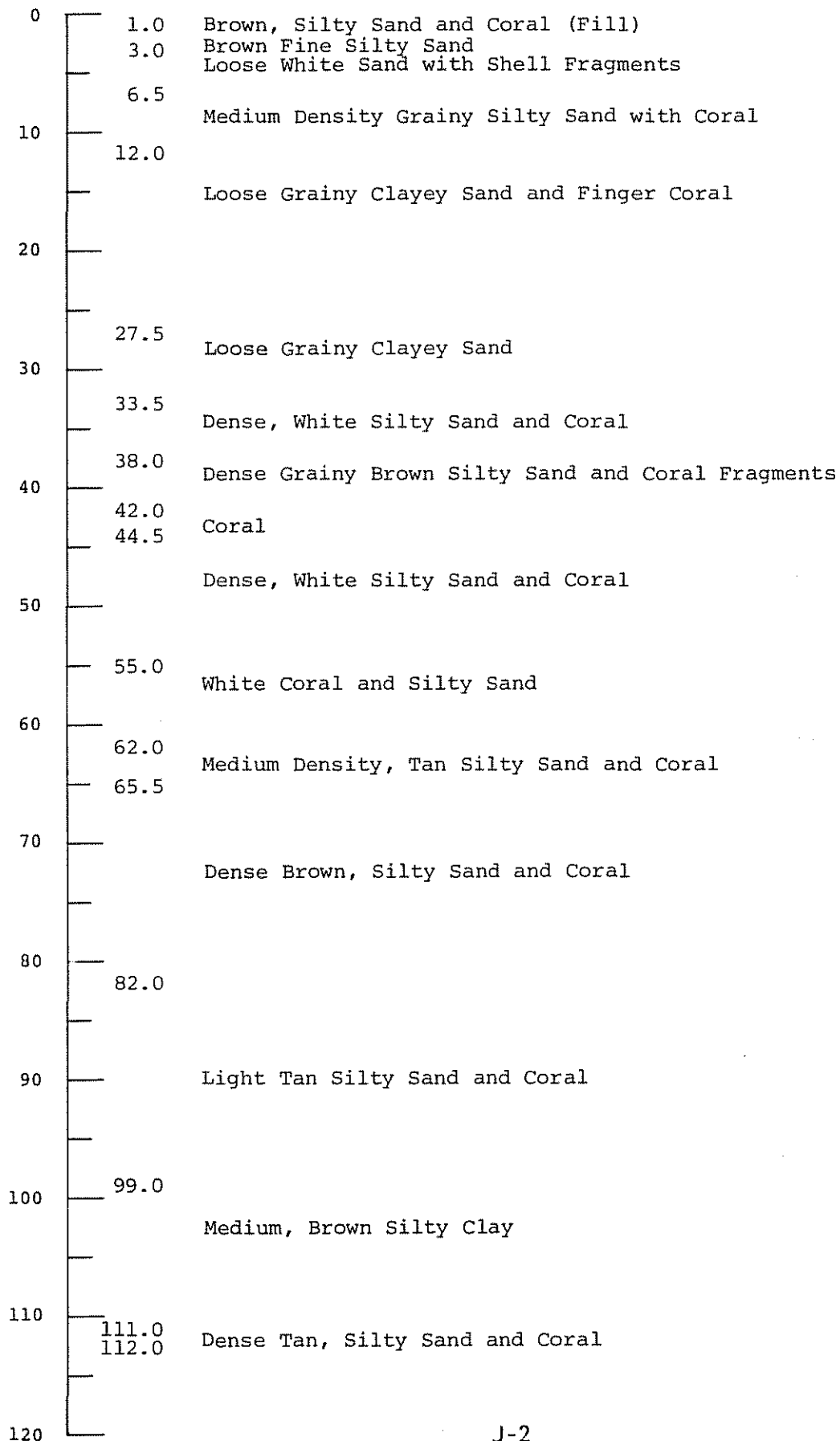
Waikiki Gateway Hotel Project Name
 Waikiki Plaza Hotel now on lot.
 TMK 2-6-06-2

Mauka Parcel on Ft. DeRussy Block
 BP 78891

TEST BORING #1



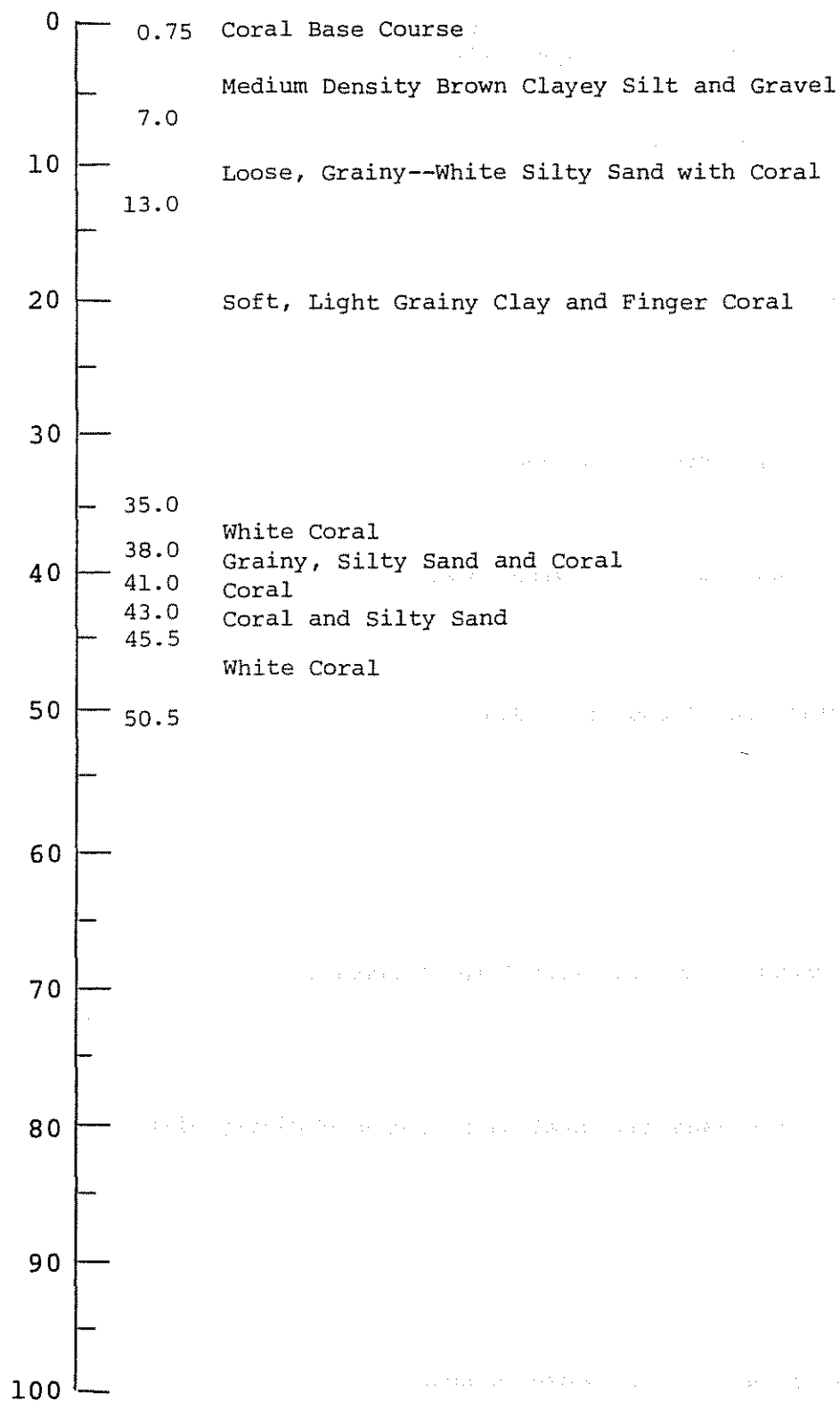
TEST BORING #4



Waikiki Gateway Hotel Project Name
Waikiki Plaza Hotel now on lot.
TMK 2-6-06-2

Mauka Parcel on Ft. DeRussy Block
BP 78891

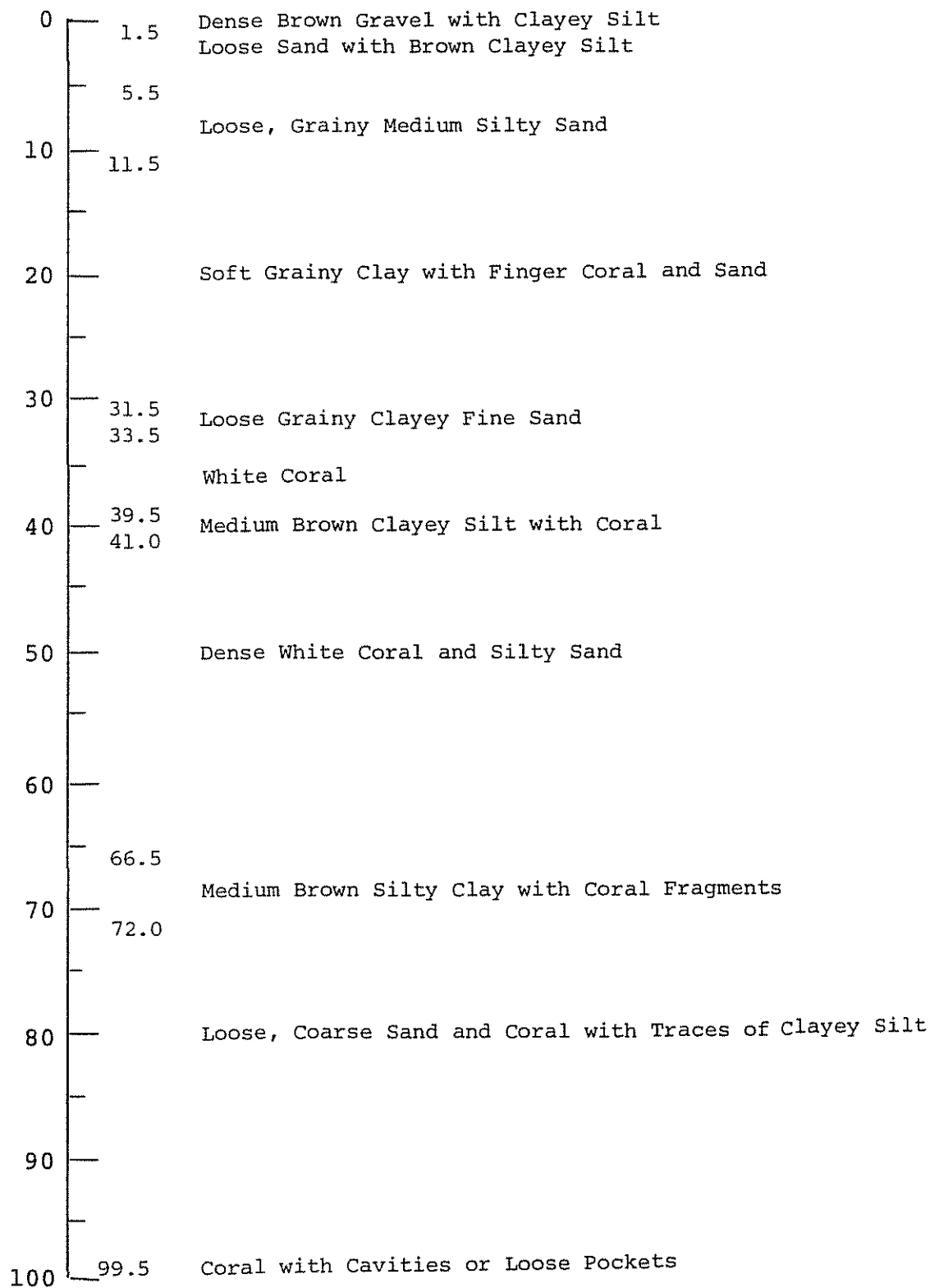
TEST BORING #6



Waikiki Gateway Hotel Project Name
Waikiki Plaza Hotel now on lot.
TMK 2-6-06-2

Mauka Parcel on Ft. DeRussy Block
BP 78891

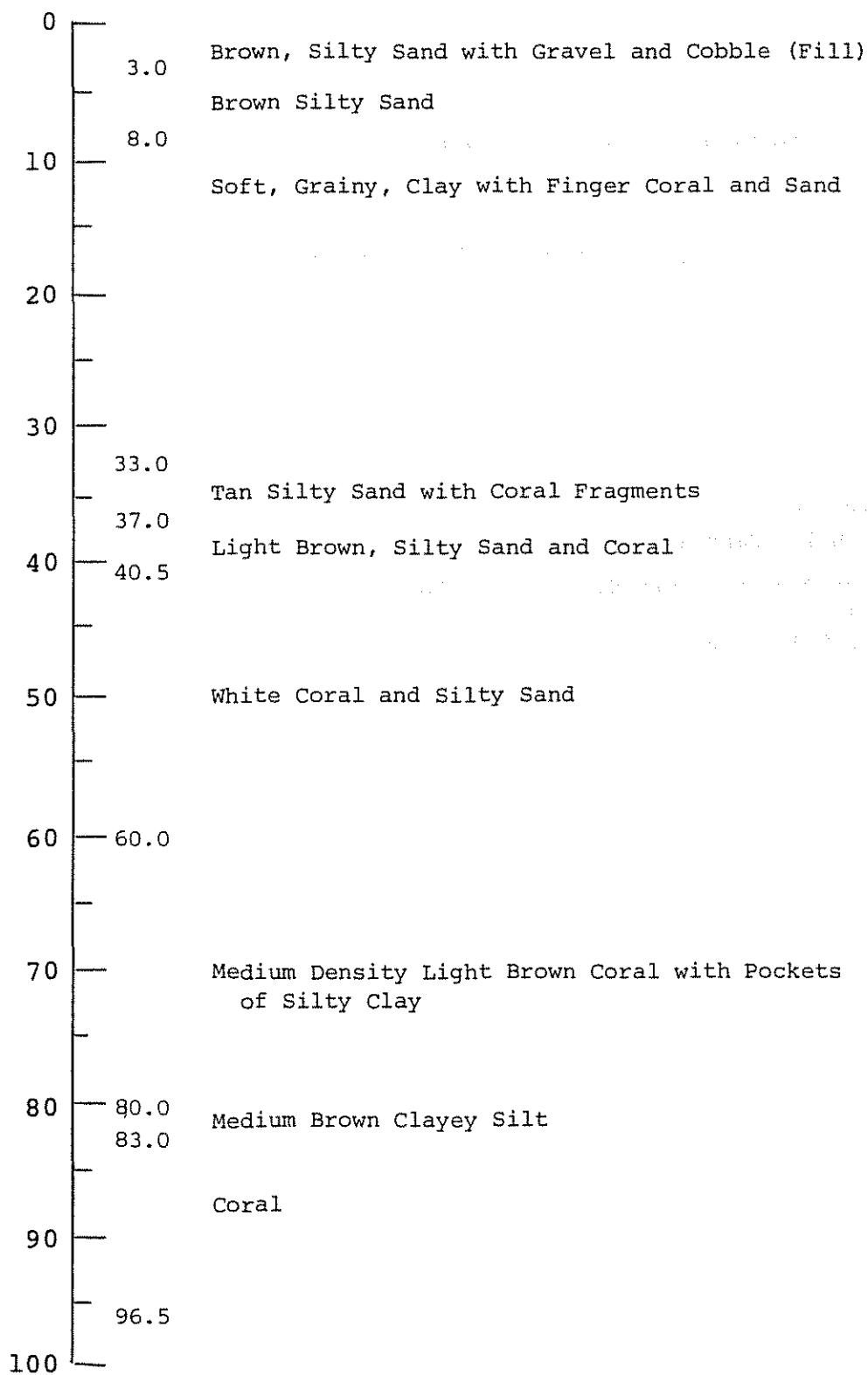
TEST BORING #7



Waikiki Gateway Hotel Project Name
Waikiki Plaza Hotel now on lot.
TMK 2-6-06-2

Mauka Parcel on Ft. DeRussy Block
BP 78891

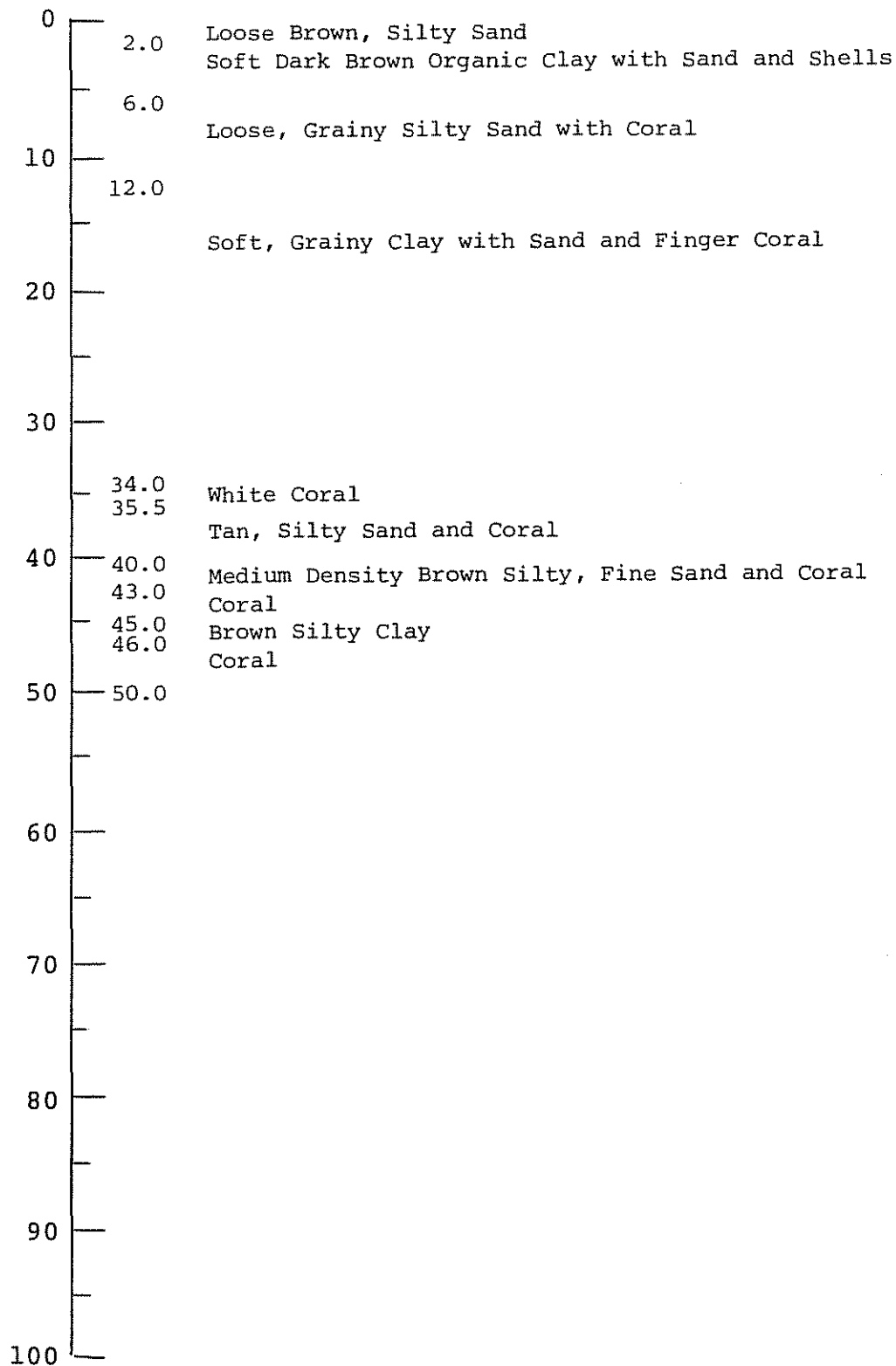
TEST BORING #8



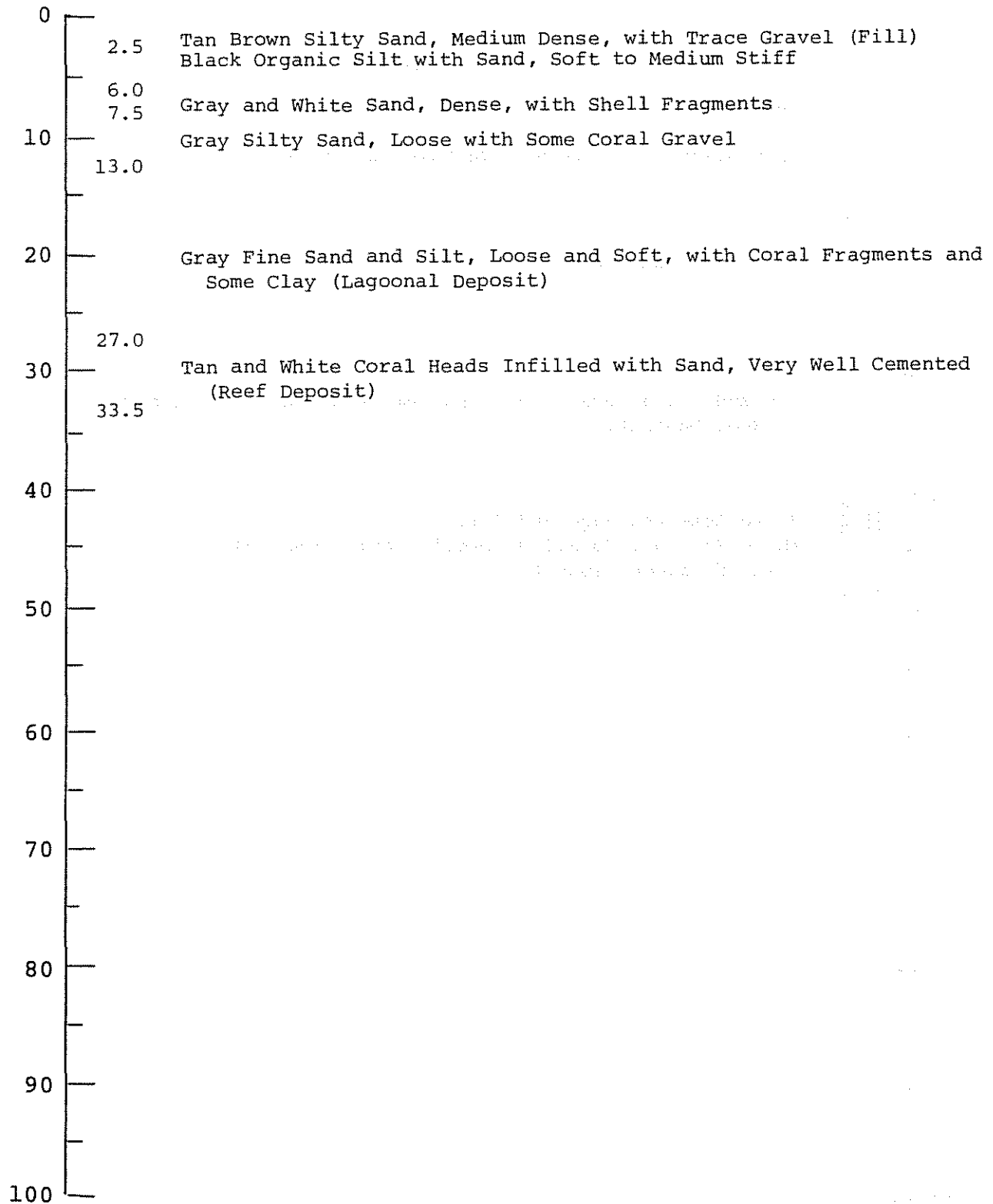
Waikiki Gateway Hotel Project Name
Waikiki Plaza Hotel now on lot.
TMK 2-6-06-2

Mauka Parcel on Ft. DeRussy Block
BP 78891

TEST BORING #9



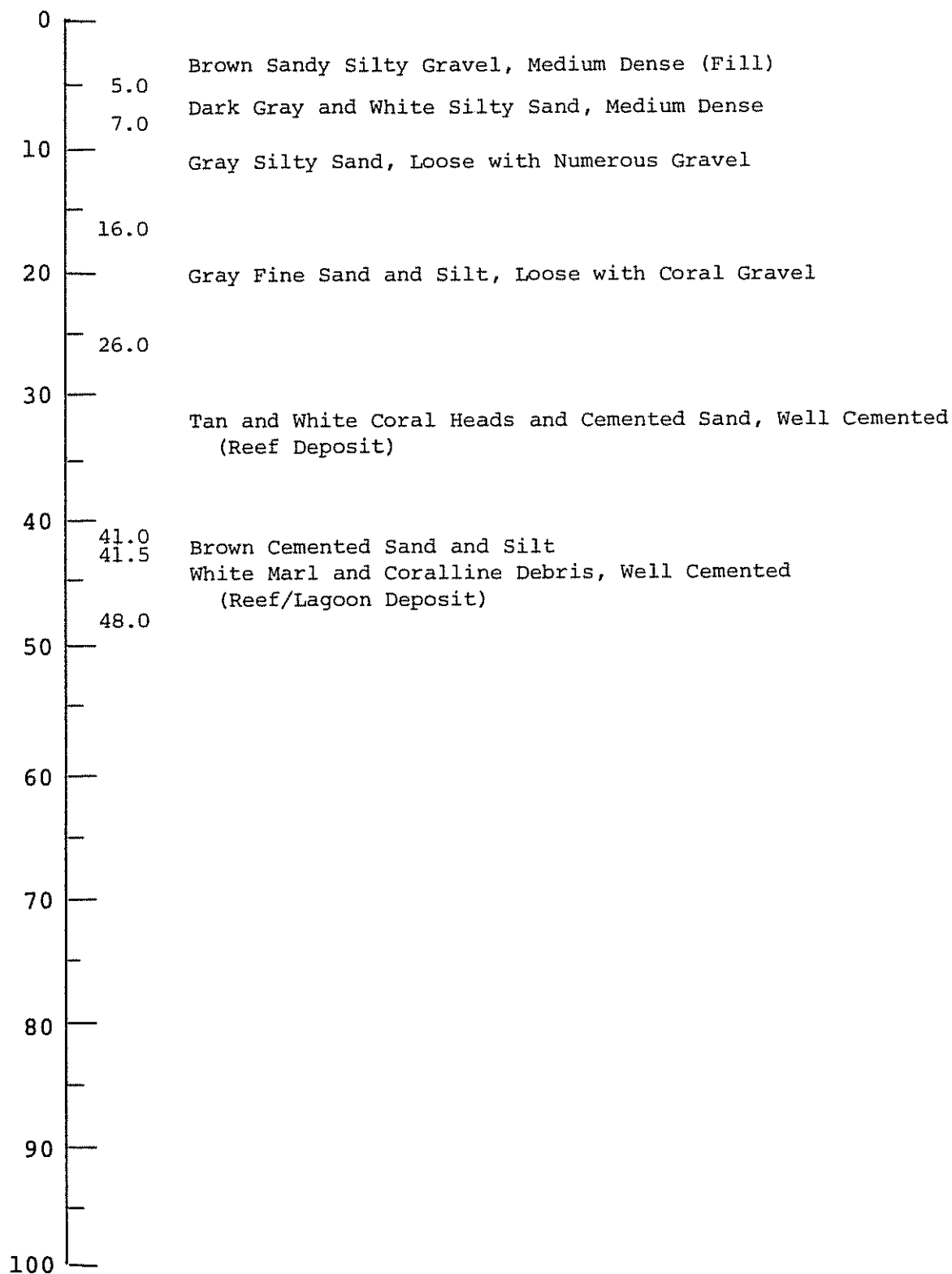
BORING 1



Liliuokalani Gardens
TMK 2-6-28-49

Between Approximately 1/4 and 1/2 mile
West of Shell

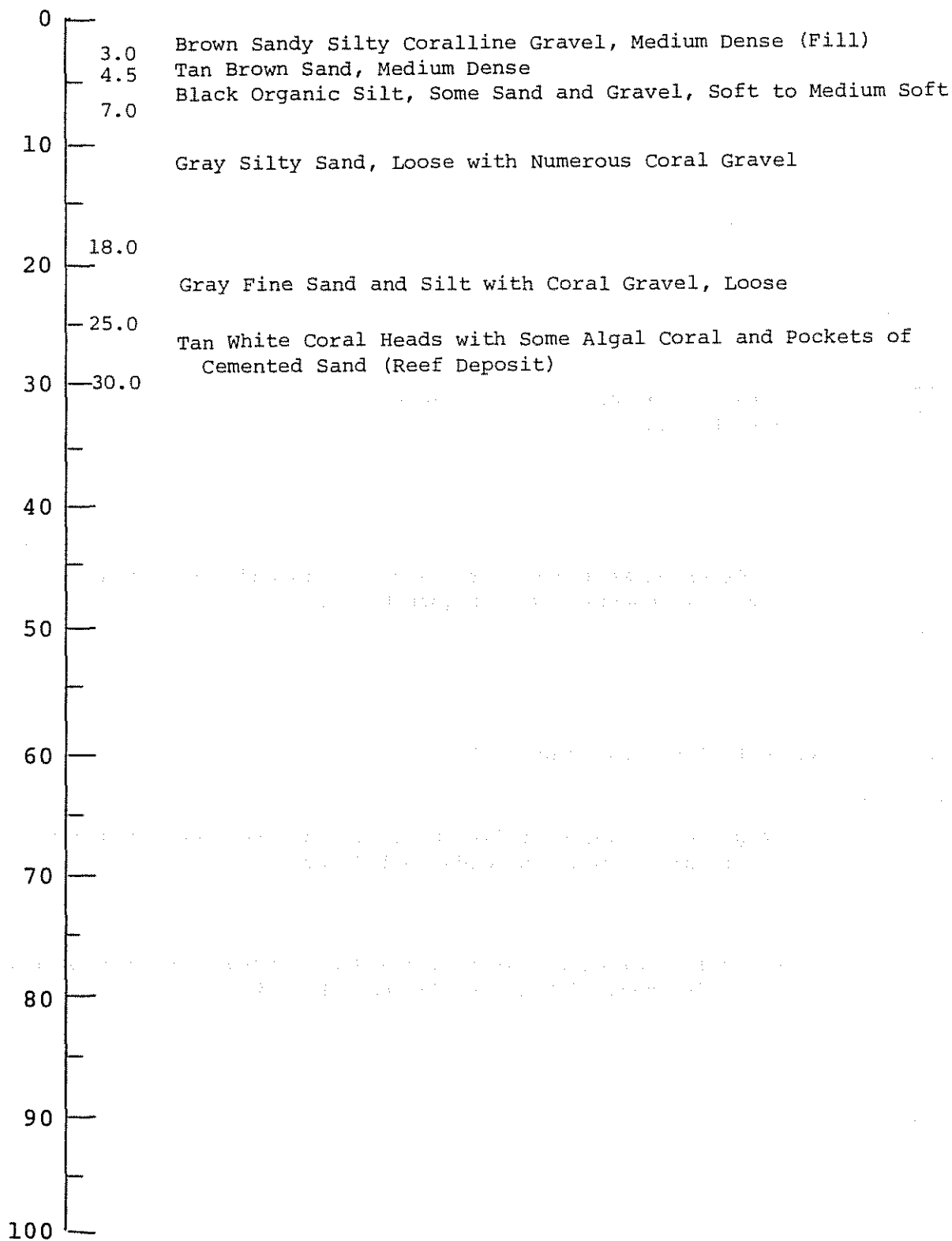
BORING 2



Liliuokalani Gardens
TMK 2-6-28-49

Between Approximately 1/4 and 1/2 mile
West of Shell

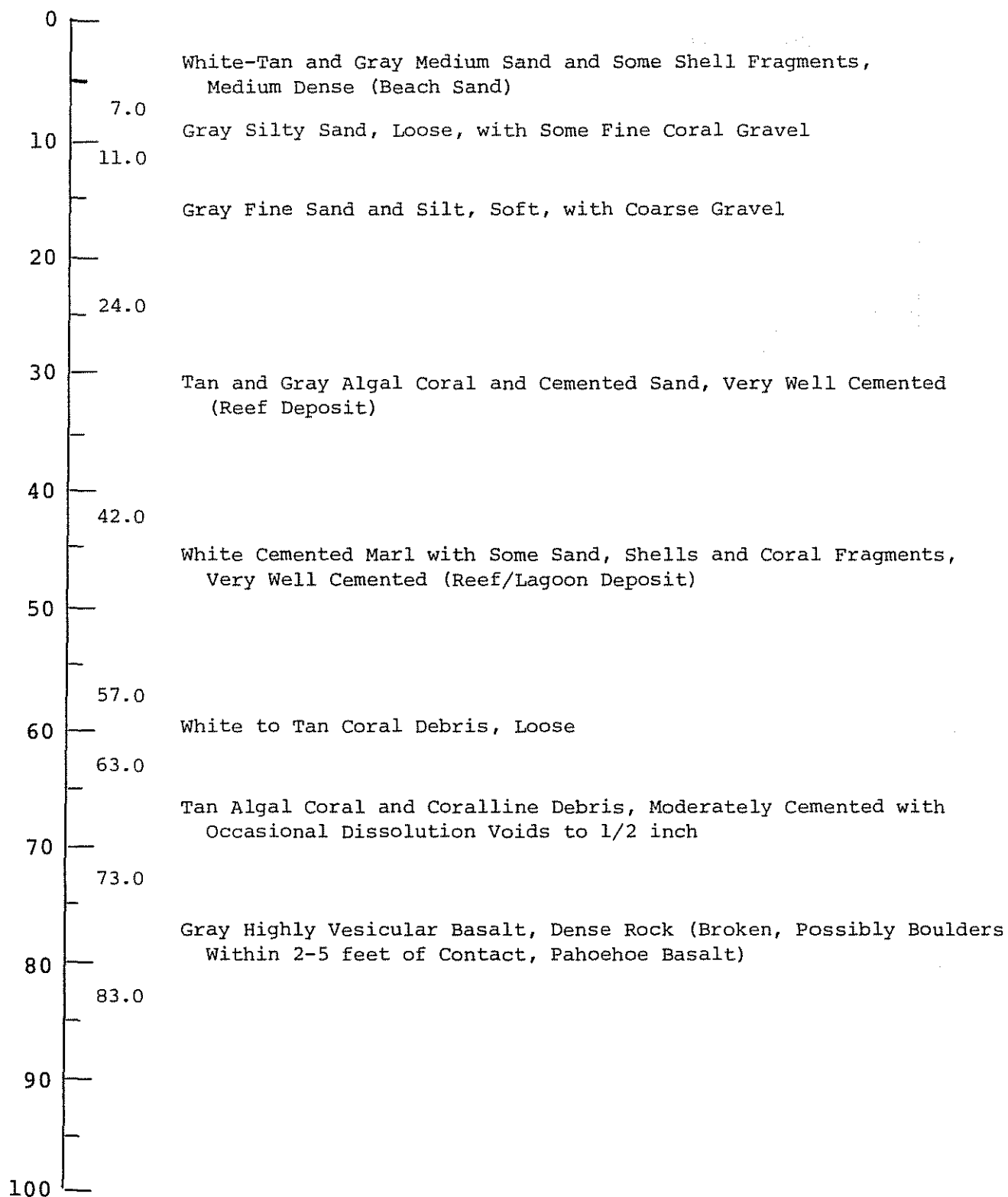
BORING 3



Liliuokalani Gardens
TMK 2-6-28-49

Between Approximately 1/4 and 1/2 mile
West of Shell

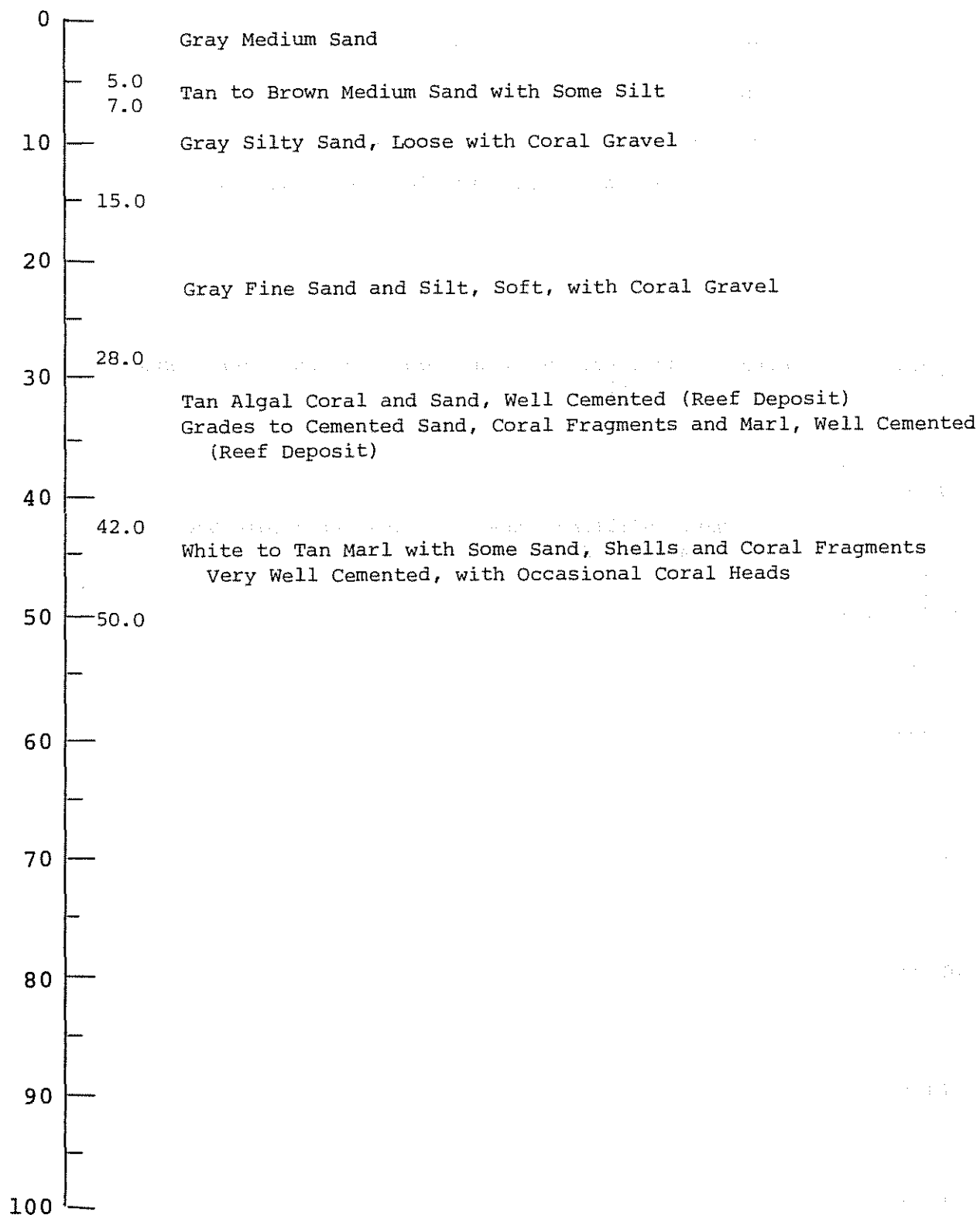
BORING 4



Liliuokalani Gardens
TMK 2-6-28-49

Between Approximately 1/4 and 1/2 mile
West of Shell

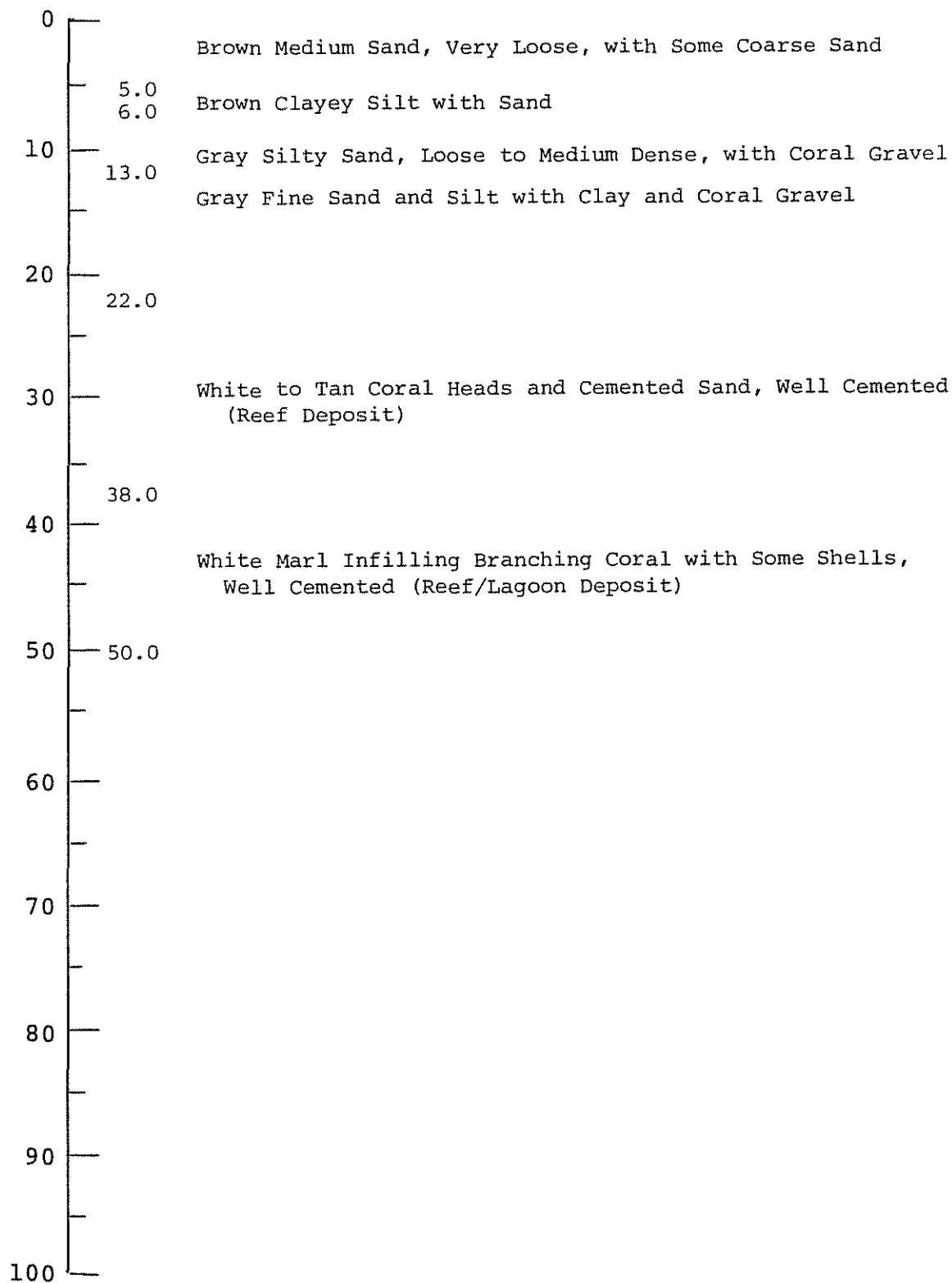
BORING 5



Liliuokalani Gardens
TMK 2-6-28-49

Between Approximately 1/4 and 1/2 mile
West of Shell

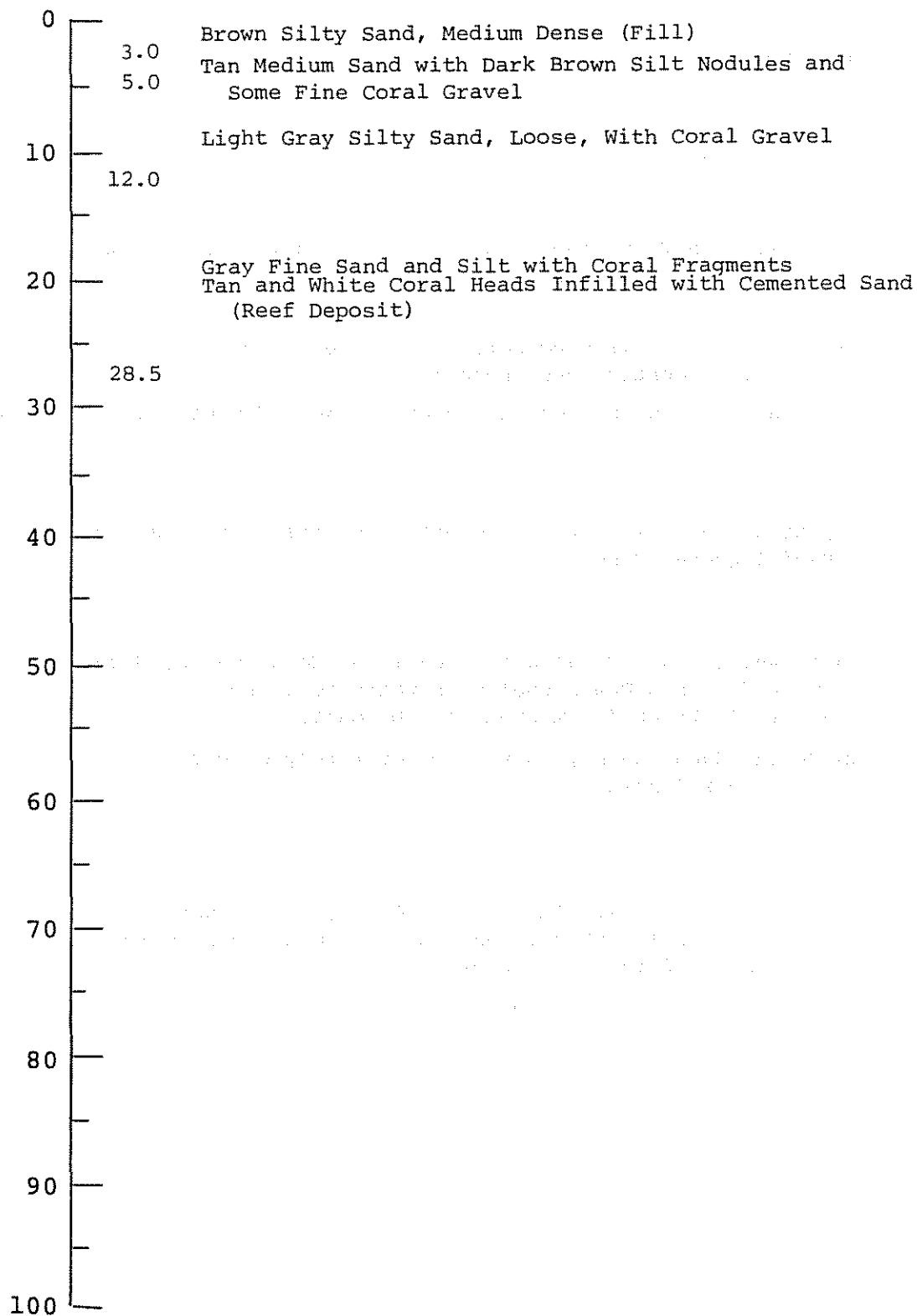
BORING 6



Liliuokalani Gardens
TMK 2-6-28-49

Between Approximately 1/4 and 1/2 mile
West of Shell

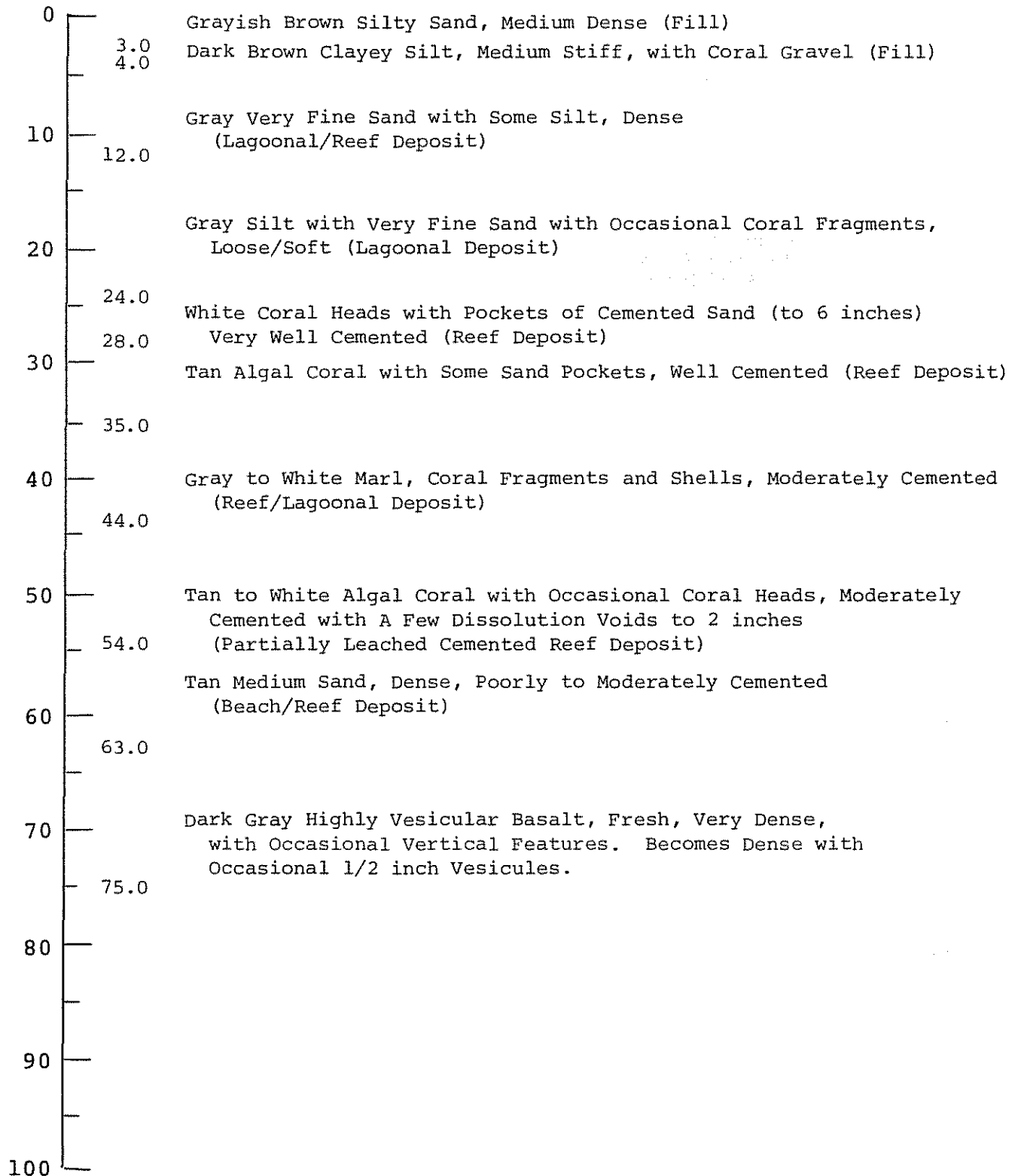
BORING 7



Liliuokalani Gardens
TMK 2-6-28-49

Between Approximately 1/4 and 1/2 mile
West of Shell

BORING 8



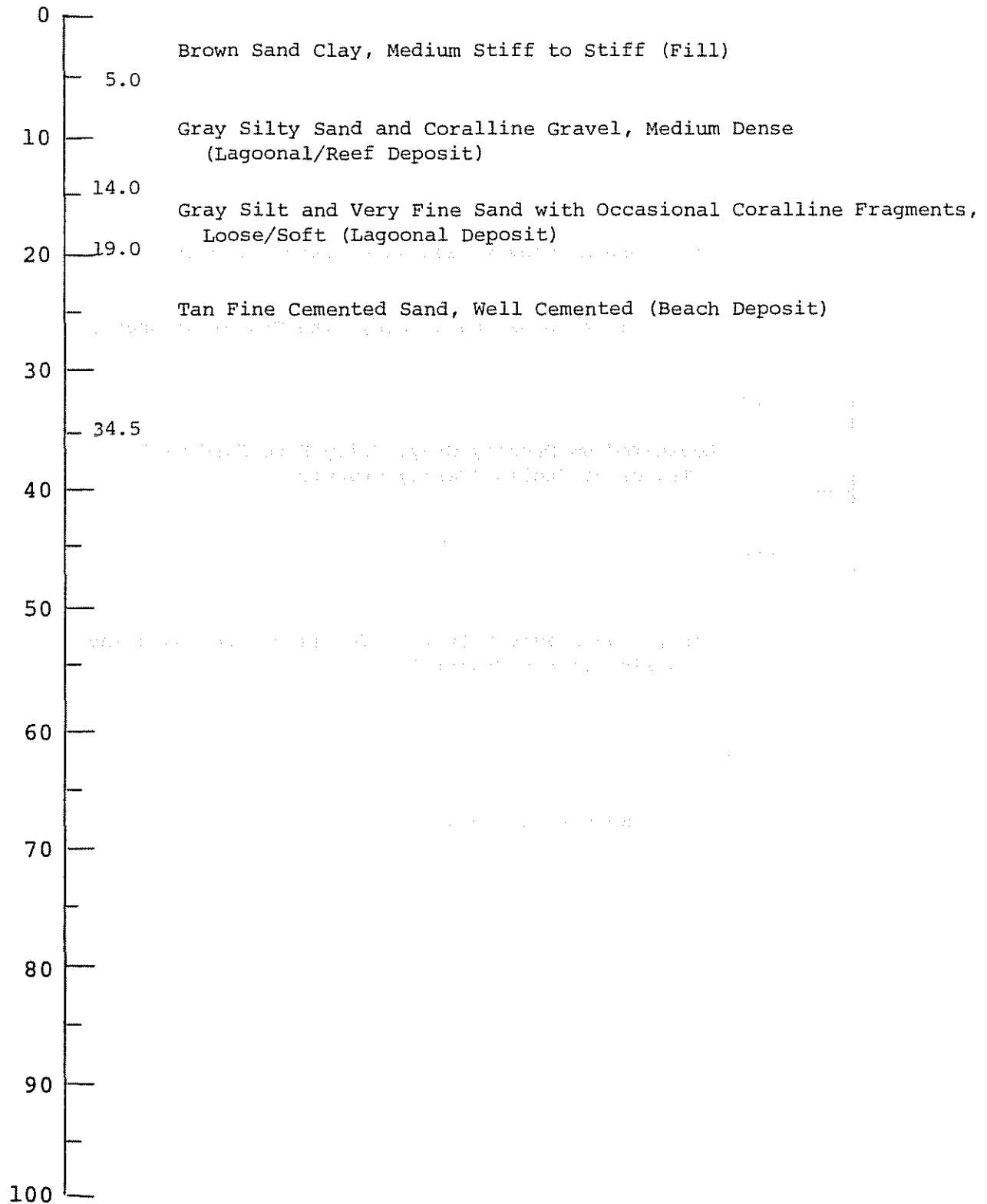
Liliuokalani Gardens

TMK 2-6-28-49

Between Approximately 1/4 and 1/2 mile

West of Shell

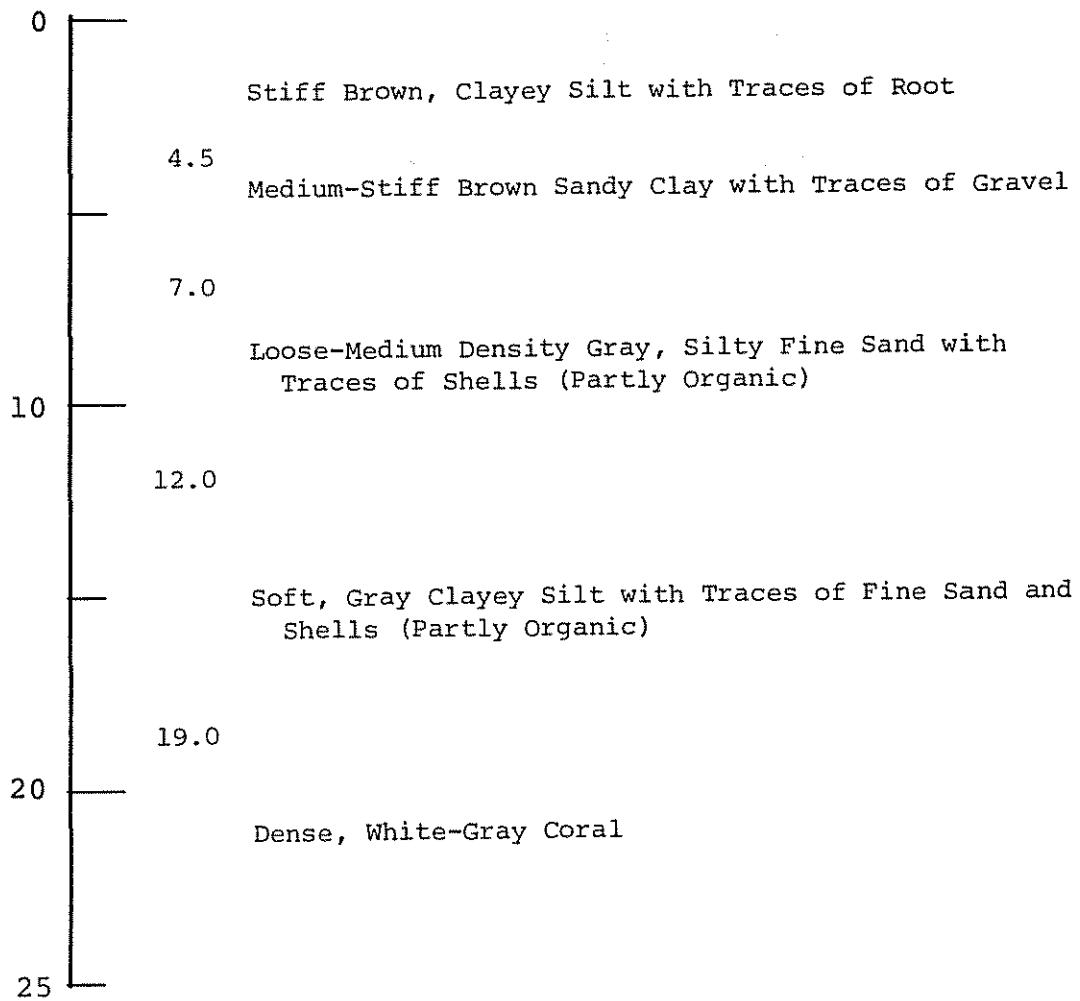
BORING 9



Lukepane Court
TMK 2-7-35-110

Approximately 300 feet NE of
Golf Course's Date Street Boundary

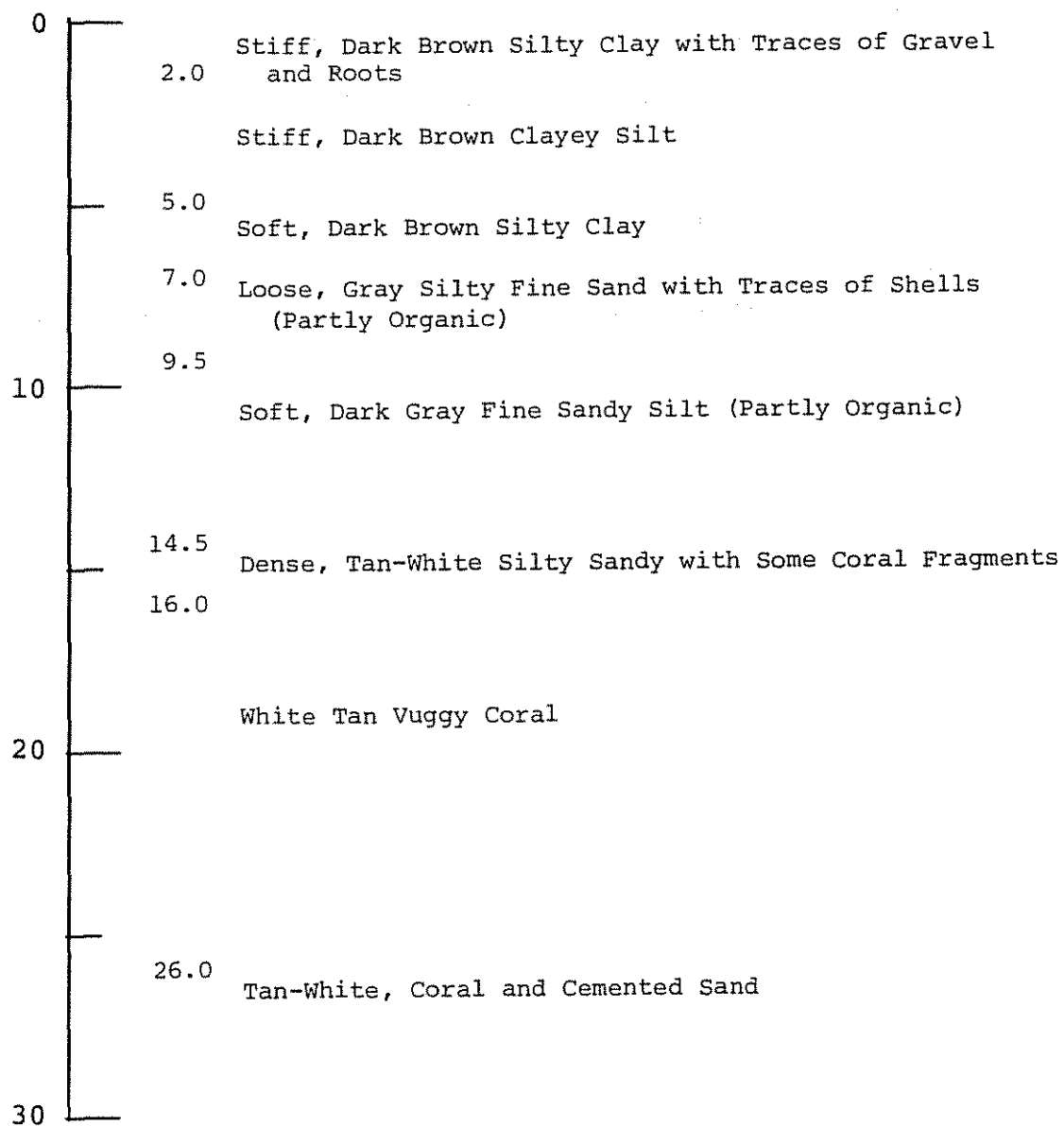
BORING LOG 1



Lukepane Court
TMK 2-7-35-110

Approximately 300 feet NE of
Golf Course's Date Street Boundary

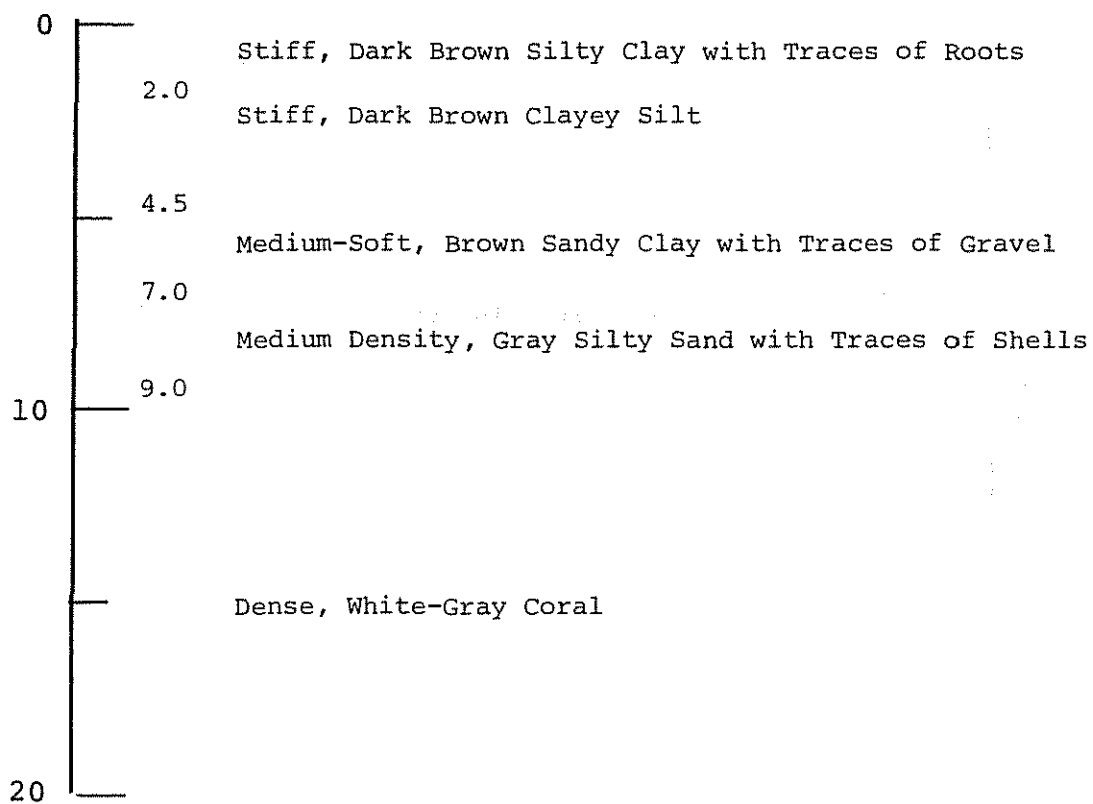
BORING LOG 2



Lukepane Court
TMK 2-7-35-110

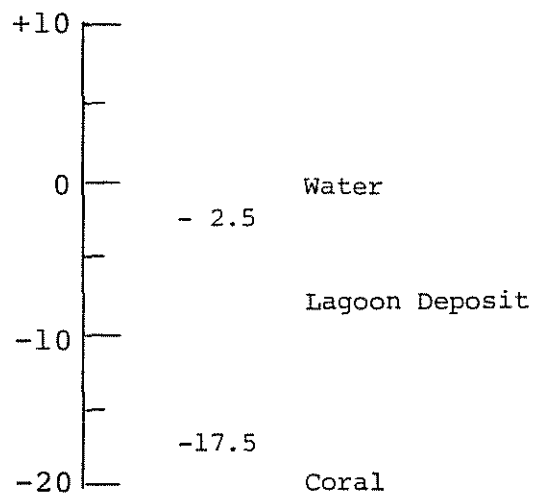
Approximately 300 feet NE of
Golf Course's Date Street Boundary

BORING LOG 3

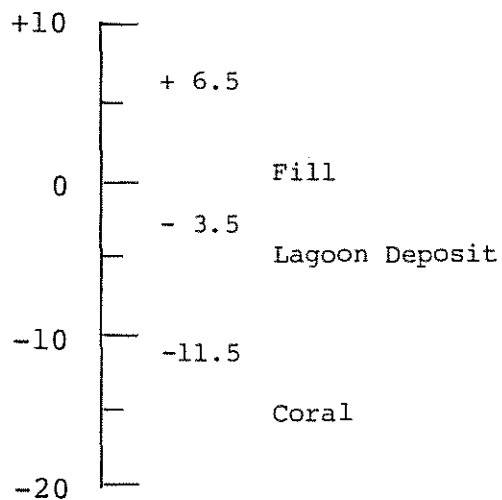


Fort Armstrong Vicinity Borings

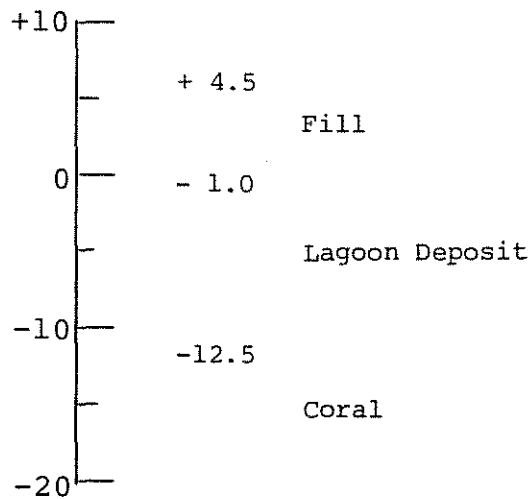
Boring S
(Right Off Pier 1)



Boring V
(Makai Corner of Ilalo & Keawe)

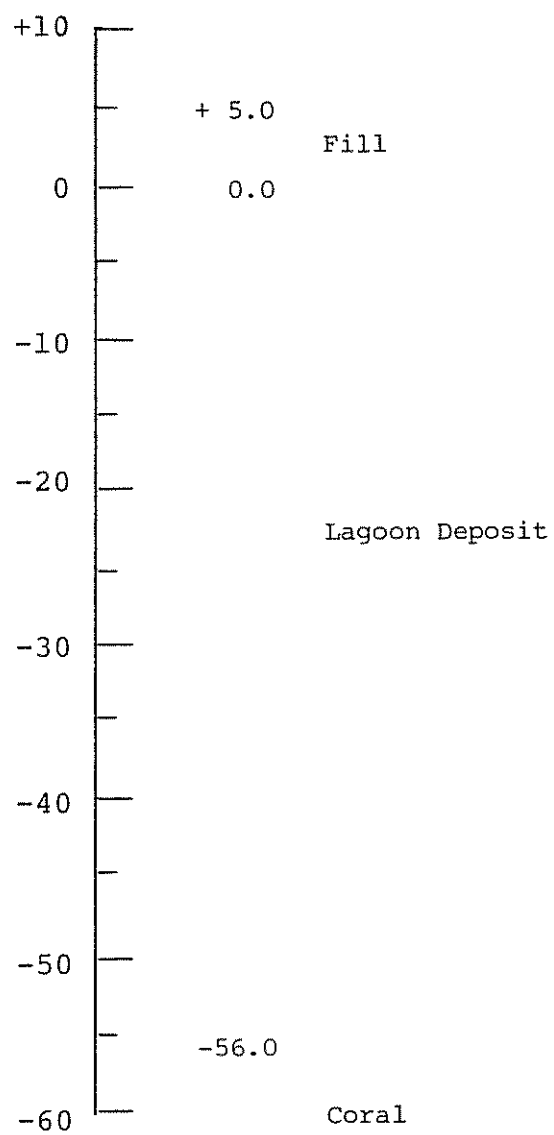


Boring J
(Near Sewage Pumping Station)



Fort Armstrong Vicinity Borings

Boring D
(Diamond Head of Site, Right on Buried Channel)



Appendix K

ZONING AND MAXIMUM HEIGHTS OF PARCELS IN TRACTS

*Represents portion within tract, but outside site.

KAPIOLANI PARK

<u>Tax Map Key</u>	<u>Address</u>	<u>Land Area</u>	<u>Zoning</u>	<u>Maximum Height</u>
<u>3-1-23</u>				
3-1-23-1	3568 Leahi	2,648	R-3.5	25
3-1-23-2	3562 Leahi	3,226	R-3.5	25
3-1-23-3	3009 Kaina	2,200	R-3.5	25
3-1-23-4	3011 Kaina	2,200	R-3.5	25
3-1-23-5	3017 Kaina	2,200	R-3.5	25
3-1-23-23	3018 Hinano	3,322	R-3.5	25
3-1-23-24	3012 Hinano	3,155	R-3.5	25
3-1-23-25	3008 Hinano	2,908	R-3.5	25
3-1-23-26	3514B Leahi	5,481	R-3.5	25
3-1-23-27	3512 Leahi	5,869	R-3.5	25
3-1-23-28	3005 Lakimau	3,883	R-3.5	25
3-1-23-29	3003 Lakimau	3,883	R-3.5	25
3-1-23-30	3011 Lakimau	3,773	R-3.5	25
3-1-23-31	3019 Lakimau	5,166	R-3.5	25
3-1-23-42	3480 Leahi	3,908	R-3.5	25
3-1-23-43	3474 Leahi	3,982	R-3.5	25
3-1-23-45	3014 Lakimau	6,707	R-3.5	25
3-1-23-53	3012 Lakimau	3,773	R-3.5	25
3-1-23-54	Diamond Head School	75,200*	R-3.5	25
3-1-23-55	Hawaiian Electric	10,369	R-3.5	25
3-1-23-56	3015 Hollinger	5,237	R-3.5	25
3-1-23-57	3017 Hollinger	5,237	R-3.5	25
3-1-23-75	3015 Lakimau	4,113	R-3.5	25
3-1-23-78	3468 Leahi	3,500	R-3.5	25
3-1-23-79	3468A Leahi	3,500	R-3.5	25
3-1-23-80	3468B Leahi	3,541	R-3.5	25
<u>3-1-24</u>				
3-1-24-1	3658 Leahi	8,166	R-3.5	25
3-1-24-2	3648 Leahi	3,846	R-3.5	25
3-1-24-3	3017 Kaunaoa	5,570	R-3.5	25
3-1-24-18	3020 Monsarrat	15,090	R-3.5	25
3-1-24-19	3638 Leahi	5,417	R-3.5	25
3-1-24-20	3636 Leahi	4,499	R-3.5	25
3-1-24-21	3630 Leahi	4,999	R-3.5	25
3-1-24-22	3626 Leahi	4,909	R-3.5	25
3-1-24-23	3011 Makini	4,999	R-3.5	25

KAPIOLANI PARK

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Zoning</u>	<u>Maximum</u> <u>Height</u>
3-1-24-24	3017 Makini	4,999	R-3.5	25
3-1-24-42	3018 Kaunaoa	4,999	R-3.5	25
3-1-24-43	3010 Kaunaoa	4,999	R-3.5	25
3-1-24-44	3618 Leahi	2,717	R-3.5	25
3-1-24-45	3621 Leahi	4,999	R-3.5	25
3-1-24-46	3608 Leahi	3,904	R-3.5	25
3-1-24-47	3602 Leahi	2,587	R-3.5	25
3-1-24-48	3007 Hinano	2,750	R-3.5	25
3-1-24-49	3011 Hinano	4,749	R-3.5	25
3-1-24-50	3017 Hinano	4,749	R-3.5	25
3-1-24-69	3012 Makini	4,999	R-3.5	25
3-1-24-70	3008 Makini	2,200	R-3.5	25
3-1-24-84	3018 Makini	4,999	R-3.5	25
<u>3-1-25</u>				
3-1-25-1	Waikiki School	247,315	P-2	25
<u>3-1-26</u>				
3-1-26-5	3036 Holei	5,000	R-5	25
3-1-26-6	3024 Holei	5,000	R-5	25
3-1-26-7	3016 Holei	5,000	R-5	25
3-1-26-8	3014 Holei	5,000	R-5	25
3-1-26-9	3834 Leahi	6,503	R-5	25
3-1-26-11	3827 Leahi	5,135	R-5	25
3-1-26-12	3834 Paki	5,045	R-5	25
3-1-26-13	3813 Paki	7,624	R-5	25
3-1-26-14	3806 Paki	5,157	R-5	25
3-1-26-15	3802 Paki	5,157	R-5	25
3-1-26-16	3777 Leahi	5,445	R-5	25
3-1-26-17	3766 Leahi	5,157	R-5	25
3-1-26-19	3771 Leahi	5,445	R-5	25
3-1-26-20	3823A Leahi	10,270	R-5	25
3-1-26-21	3032 Holei	5,000	R-5	25
3-1-26-22	3828 Paki	5,045	R-5	25
3-1-26-23	3836 Leahi	6,260	R-5	25
3-1-26-24	3811 Leahi	3,838	R-5	25
3-1-26-25	3817 Leahi	3,838	R-5	25
3-1-26-26	3801A Leahi	5,445	R-5	25
3-1-26-27	3807 Leahi	5,445	R-5	25
3-1-26-28	3770 Paki	5,157	R-5	25
3-1-26-29	3824 Leahi	16,226	A-2	25
3-1-26-30	3810 Leahi	16,194	A-2	25
3-1-26-33	3055 Pualei	30,998	A-2	25
3-1-26-35	3061 Pualei	15,004	A-2	25
3-1-26-36	3812 Paki	5,040	R-5	25
3-1-26-37	3822 Paki	5,045	R-5	25

KAPIOLANI PARK

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Zoning</u>	<u>Maximum</u> <u>Height</u>
3-1-26-38	3071 Pualei	15,001	A-2	25
3-1-26-39	3083 Pualei	15,001	A-2	25
3-1-26-40	3093 Pualei	18,541	A-2	25
3-1-26-41	3101 Pualei	28,009	A-2	25
3-1-26-42	3111 Pualei	15,027	A-2	25
3-1-26-43	3121 Pualei	15,002	A-2	25
3-1-26-44	3006 Pualei	22,584	A-2	25
3-1-26-45	3131 Pualei	15,001	A-2	25
3-1-26-46	3030 Pualei	45,003	A-2	25
<u>3-1-28</u>				
3-1-28-9	3858 Leahi	6,317	R-5	25
3-1-28-10	3850 Leahi	4,604	R-5	25
3-1-28-11	3844 Leahi	4,430	R-5	25
3-1-28-13	3011 Holei	5,145	R-5	25
3-1-28-14	3847 Nikolo	5,145	R-5	25
3-1-28-24	3870A Leahi	6,694	R-5	25
3-1-28-25	3866 Leahi	6,515	R-5	25
<u>3-1-30</u>				
3-1-30-1	2709 Kalakaua	54,039	P-2	0
3-1-30-2		52,273	P-2	0
3-1-30-3		67,860	P-2	0
3-1-30-4		96,135	P-2	0
3-1-30-5		50,511	P-2	0
<u>3-1-31</u>				
3-1-31-3	Aquarium/Natatorium	236,205	P-2	0
3-1-31-4		137,895	P-2	0
3-1-31-5		33,624	P-2	0
3-1-31-6		102,210	P-2	0
<u>3-1-43</u>				
3-1-43-1	Honolulu Zoo & Other Areas of Park	2,209,624	P-2	25
3-1-43-2	381 Kapahulu	105,270	P-2	25
3-1-43-4	3608 Paki	4,999	R-5	25
3-1-43-5	3612 Paki	4,999	R-5	25
3-1-43-11	3615 Leahi	4,999	R-5	25
3-1-43-12	3609 Leahi	4,999	R-5	25

ALA WAI GOLF COURSE

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Zoning</u>	<u>Maximum</u> <u>Height</u>
<u>2-6-20</u>				
2-6-20-1	440 Seaside	23,607	Apartment	280
2-6-20-33	2211 Ala Wai	47,171	Apartment	280
2-6-20-52	2231 Ala Wai	4,717	Apartment	280
2-6-20-53	2233 Ala Wai	14,152	Apartment	280
<u>2-6-21</u>				
2-6-21-11	2375 Ala Wai	18,884	Apartment	260
2-6-21-12	2389 Ala Wai	5,225	Apartment	260
2-6-21-13	2393 Ala Wai	4,891	Apartment	260
2-6-21-14	254 Kaiulani	4,505	Apartment	260
2-6-21-16	444 Kanekapolei	22,829	Apartment	260
2-6-21-18	441 Walina	9,450	Apartment	260
2-6-21-21	440 Walina	37,824	Apartment	260
2-6-21-26	445 Seaside	49,823	Apartment	280
2-6-21-28	2303 Ala Wai	5,809	Apartment	260
2-6-21-40	447 Nahua	6,000	Apartment	260
2-6-21-45	455 Nahua	7,414	Apartment	260
2-6-21-47	2319 Ala Wai	7,907	Apartment	260
2-6-21-49	444 Nahua	23,340	Apartment	260
2-6-21-83	2289 Ala Wai	4,314	Apartment	280
2-6-21-84	2281 Ala Wai	5,400	Apartment	280
2-6-21-94	2311 Ala Wai	5,949	Apartment	260
2-6-21-95	455 Nohonani	5,994	Apartment	260
2-6-21-110	2555 Ala Wai	16,695	Apartment	260
<u>2-6-24</u>				
2-6-24-70	2432 Tusitala	23,644	Apartment	240
2-6-24-71	2423 Ala Wai	12,117	Apartment	240
2-6-24-73	2421 Ala Wai	18,921	Apartment	240
2-6-24-74	2415 Ala Wai	20,696	Apartment	240
2-6-24-76	2403 Ala Wai	8,601	Apartment	240
2-6-24-78	2457 Ala Wai	7,200	Apartment	240
2-6-24-84	2449 Ala Wai	8,374	Apartment	240
2-6-24-85	2461 Ala Wai	14,400	Apartment	240
2-6-24-90	2445 Ala Wai	5,967	Apartment	240
2-6-24-91	2439C Ala Wai	4,654	Apartment	240
2-6-24-94	2411 Ala Wai	2,144	Apartment	240
<u>2-7-20</u>				
2-7-20-1	Iolani School	979,159	A-3	350

ALA WAI GOLF COURSE

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Zoning</u>	<u>Maximum</u> <u>Height</u>
<u>2-7-21</u>				
2-7-21-1	2639 Laau	5,720	A-1	30
2-7-21-2	2633 Laau	5,805	A-1	30
2-7-21-3	2627 Laau	5,805	A-1	30
2-7-21-4	2621 Laau	5,805	A-1	30
2-7-21-5	2615 Laau	5,805	A-1	30
2-7-21-6	2605 Laau	5,805	A-1	30
2-7-21-7		34,433	A-1	30
2-7-21-13	2558 Laau	5,144	A-1	30
2-7-21-14	2563 Date	56,550	A-1	30
2-7-21-19		5,200	A-1	30
2-7-21-20	2614 Laau	6,110	A-1	30
2-7-21-21	2622 Laau	6,110	A-1	30
2-7-21-22		5,201	A-1	30
2-7-21-24	2637 Date	19,838	A-1	30
2-7-21-28	2609 Date	22,620	A-1	30
2-7-21-37	2543 Date	6,060	A-1	30
<u>2-7-22</u>				
2-7-22-2	2568 Date	11,451	A-2	150
2-7-22-3	2542 Date	23,787	A-2	150
2-7-22-11	2555 Kapiolani	20,215	A-2	150
2-7-22-13	2551 Kapiolani	20,252	A-2	150
2-7-22-16	2550A Date	8,111	A-2	150
2-7-22-19	2562 Date	10,000	A-2	150
2-7-22-21	2550E Date	8,211	A-2	150
2-7-22-22	720 Mahiai	5,093	A-2	150
2-7-22-23	728 Mahiai	5,096	A-2	150
2-7-22-25	2550C Date	6,588	A-2	150
2-7-22-26	2550D Date	7,832	A-2	150
2-7-22-28		6,125	A-2	150
2-7-22-44	737 Kaipuu	4,421	A-2	150
2-7-22-45	743 Kaipuu	5,278	A-2	150
2-7-22-50	724 Mahiai	5,095	A-2	150
<u>2-7-23</u>				
2-7-23-10	2634 Date	1,448	A-2	150
2-7-23-12	2630 Date	7,287	A-2	150
2-7-23-13	712 Menehune	11,932	A-2	150
2-7-23-15	2620 Date	7,736	A-2	150
2-7-23-18	2620A Date	5,544	A-2	150
2-7-23-19	2620B Date	5,454	A-2	150
2-7-23-20	719 Mahiai	8,461	A-2	150
2-7-23-21	727 Mahiai	11,895	A-2	150
2-7-23-22	2620D Date	10,304	A-2	150

ALA WAI GOLF COURSE

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Zoning</u>	<u>Maximum</u> <u>Height</u>
2-7-23-42	721 Menehune	12,934	A-2	150
2-7-23-49	715A Mahiai	7,762	A-2	150
2-7-23-51	713B Menehune	6,169	A-2	150
2-7-23-52	713A Menehune	5,367	A-2	150
2-7-23-53	713 Menehune	5,036	A-2	150
2-7-23-55	718 Menehune	11,077	A-2	150
<u>2-7-24</u>				
2-7-24-1	Kaimuki High School	227,500*	A-2	150
<u>2-7-35</u>				
2-7-35-1	2724 Date	6,649	A-2	150
2-7-35-8	707 Olokele	6,130	A-2	150
2-7-35-9	735 Lukepane	7,352	A-2	150
2-7-35-66	708F Olokele	6,562	A-2	150
2-7-35-67	724H Olokele	6,319	A-2	150
2-7-35-71	717 Olokele	5,530	A-2	150
2-7-35-72	716 Lukepane	18,169	A-2	150
2-7-35-73	723 Lukepane	8,133	A-2	150
2-7-35-75	2842 Date	5,514	A-2	150
2-7-35-76	710 Lukepane	5,663	A-2	150
2-7-35-77	2816 Date	5,200	A-2	150
2-7-35-78	2810 Date	10,757	A-2	150
2-7-35-79	737 Olokele	20,665	A-2	150
2-7-35-84	2824 Date	5,320	A-2	150
2-7-35-89	2730 Date	7,238	A-2	150
2-7-35-90	2750 Date	12,424	A-2	150
2-7-35-93	708 Olokele	7,227	A-2	150
2-7-35-94	708D Olokele	7,227	A-2	150
2-7-35-95	708E Olokele	5,005	A-2	150
2-7-35-96	716G Olokele	5,093	A-2	150
2-7-35-97	716E Olokele	6,623	A-2	150
2-7-35-98	716B Olokele	6,623	A-2	150
2-7-35-99	716 Olokele	6,622	A-2	150
2-7-35-101	724 Olokele	5,580	A-2	150
2-7-35-102	724D Olokele	5,525	A-2	150
2-7-35-103	724E Olokele	6,279	A-2	150
2-7-35-104	732F Olokele	8,535	A-2	150
2-7-35-105	732B Olokele	5,005	A-2	150
2-7-35-106	732 Olokele	6,305	A-2	150
2-7-35-107	711 Olokele	6,000	A-2	150
2-7-35-109	727 Lukepane	8,134	A-2	150
2-7-35-111		7,486	A-2	150

ALA WAI GOLF COURSE

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Zoning</u>	<u>Maximum</u> <u>Height</u>
<u>2-7-36</u>				
2-7-36-2	Ala Wai Golf Course	1,554,300*	P-2	0

FORT ARMSTRONG

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Zoning</u>	<u>Maximum</u> <u>Height</u>
<u>2-1-15</u>				
2-1-15-1	181 Ala Moana	324,945	WI	45
2-1-15-4	433 Ala Moana	57,543	WI	45
2-1-15-9		617,439*	WI	45
2-1-15-12	301 Ala Moana	38,893	WI	45
2-1-15-15		201	WI	45
2-1-15-17		1,015	WI	45
2-1-15-18	595 Ala Moana	139,635	WI	45
2-1-15-19	591 Ala Moana	63,075	WI	45
2-1-15-20		63,075	WI	45
2-1-15-21		58,290	WI	45
2-1-15-22	220 Keawe	49,590	WI	45
2-1-15-23	210 Keawe	30,015	WI	45
2-1-15-24		60,484	WI	45
2-1-15-29		140	WI	45
2-1-15-35		53,141	WI	45
<u>2-1-29</u>				
2-1-29-1	510 Ala Moana	332,605	CMX	200
2-1-29-2		35,181	CMX	200
<u>2-1-54</u>				
2-1-54-1	460 Cooke	160,200	RMX	150
2-1-54-21	670 Auahi	186,900	RMX	150
2-1-54-22	415 South	106,736	RMX	150
2-1-54-25	630 Auahi	66,110	RMX	150
2-1-54-27	629 Pohukaina	27,552	RMX	150
2-1-54-28	456 Keawe	16,654	RMX	150
2-1-54-32	444 Keawe	12,263	RMX	150
<u>2-1-55</u>				
2-1-55-2	718 Ala Moana	37,892	CMX	200
2-1-55-3	662 Ala Moana	23,114	CMX	200
2-1-55-4	634 Ala Moana	128,956	CMX	200

FORT ARMSTRONG

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Zoning</u>	<u>Maximum</u> <u>Height</u>
2-1-55-6	685 Auahi	21,361	CMX	200
2-1-55-9	306 Keawe	7,450	CMX	200
2-1-55-17	627A Auahi	7,868	CMX	200
2-1-55-18	711 Auahi	12,150	CMX	200
2-1-55-21	312 Coral	40,321	CMX	200
2-1-55-26		5,000	CMX	200
2-1-55-38	675 Auahi	35,436	CMX	200

2-1-59

2-1-59-11	711 Ala Moana	134,415	CMX	200
2-1-59-12	233 Keawe	82,078	CMX	200
2-1-59-13	Gold Bond Bldg.	62,352	CMX	200

2-1-60

2-1-60-8	State	609,550	P	45
2-1-60-9	State	414,120	RMX	150
2-1-60-10	Quarantine	90,045	RMX	150
2-1-60-11	709 Kelikoi	14,478	P	45
2-1-60-12		4,592	P	45
2-1-60-14		4,080	P	45
2-1-60-16		4,800	P	45

FORT DERUSSY

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Zoning</u>	<u>Maximum</u> <u>Height</u>
<u>2-6-03</u>				
2-6-03-9	226 Lewers	3,262	Resort Hotel	280
2-6-03-10	226 Lewers	4,790	Resort Hotel	280
2-6-03-11	226 Lewers	4,793	Resort Hotel	280
2-6-03-12	226 Lewers	5,693	Resort Hotel	280
2-6-03-13	247 Beachwalk	4,990	Resort Hotel	280
2-6-03-14	255 Beachwalk	16,269	Resort Hotel	280
2-6-03-17	275 Beachwalk	20,913	Resort Comm.	280
2-6-03-18	273 Beachwalk	12,670	Resort Hotel	280
2-6-03-19	Beachwalk Tri. Park	6,525	Public	300
2-6-03-20	2169 Kalakaua	6,673	Resort Comm.	280
2-6-03-21	205 Beachwalk	40,867	Resort Hotel	280
2-6-03-22	351 Saratoga	8,206	Resort Comm.	300
2-6-03-23	2125 Kalakaua	7,003	Resort Comm.	300
2-6-03-24	2123 Kalakaua	7,055	Resort Comm.	300
2-6-03-25	298 Beachwalk	7,035	Resort Comm.	300
2-6-03-26	286 Beachwalk	13,664	Resort Comm.	300

FORT DERUSSY

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Zoning</u>	<u>Maximum</u> <u>Height</u>
2-6-03-27	270 Beachwalk	7,730	Resort Hotel	300
2-6-03-28	268 Beachwalk	6,865	Resort Hotel	300
2-6-03-29	250 Beachwalk	16,816	Resort Hotel	300
2-6-03-30	234 Beachwalk	10,578	Resort Hotel	300
2-6-03-31	228 Beachwalk	4,117	Resort Hotel	300
2-6-03-32	220 Beachwalk	8,669	Resort Hotel	300
2-6-03-34	217 Saratoga	13,317	Resort Hotel	300
2-6-03-35	203 Saratoga	11,726	Resort Hotel	300
2-6-03-39	233 Saratoga	10,074	Resort Hotel	300
2-6-03-41	235C Saratoga	5,547	Resort Hotel	300
2-6-03-42	245 Saratoga	5,325	Resort Hotel	300
2-6-03-43	249 Saratoga	5,379	Resort Hotel	300
2-6-03-44	257 Saratoga	5,488	Resort Hotel	300
2-6-03-45	305 Saratoga	5,707	Resort Hotel	300
2-6-03-46	311 Saratoga	5,816	Resort Hotel	300
2-6-03-47	315 Saratoga	11,956	Resort Hotel	300
2-6-03-48	321 Saratoga	6,272	Resort Comm.	300
2-6-03-49		4,888	Resort Comm.	300
2-6-03-50	337 Saratoga	4,870	Resort Comm.	300
2-6-03-52		3,261	Resort Hotel	280
2-6-03-53	301 Saratoga	5,597	Resort Hotel	300
2-6-03-54	258 Beachwalk	13,153	Resort Hotel	300
<u>2-6-04</u>				
2-6-04-10	2175 Kalia	56,867	Resort Hotel	300
2-6-04-11	2169 Kalia	52,101	Resort Hotel	300
2-6-04-12	2161 Kalia	26,389	Resort Hotel	300
<u>2-6-05</u>				
2-6-05-1	Fort DeRussy	320,000	Hotel	25
2-6-05-1	Beach Park	845,800	Public	25
2-6-05-6		9,135	Public	25
2-6-05-8		1,152	Public	25
<u>2-6-06</u>				
2-6-06-1	2057 Kalakaua	17,257	Resort Comm.	25
2-6-06-2	2039 Kalakaua	26,164	Resort Comm.	25
2-6-06-3	2025 Kalakaua	19,243	Resort Comm.	25
2-6-06-4	2051 Kalakaua	11,505	Resort Comm.	25
<u>2-6-07</u>				
2-6-07-2	478 Ena	4,907	Resort Comm.	320
2-6-07-3	1901 Kalakaua	10,893	Resort Comm.	320
2-6-07-4	1911 Kalakaua	11,055	Resort Comm.	320

FORT DERUSSY

<u>Tax Map Key</u>	<u>Address</u>	<u>Land Area</u>	<u>Zoning</u>	<u>Maximum Height</u>
2-6-07-6	1925 Kalakaua	24,638	Resort Comm.	320
2-6-07-8	1923 Dudoit	4,882	Resort Comm.	320
2-6-07-9	1917C Dudoit	4,997	Resort Comm.	320
2-6-07-10	1911 Dudoit	4,997	Resort Comm.	320
2-6-07-11	474 Ena	4,927	Resort Comm.	320
2-6-07-12	464 Ena	5,400	Resort Comm.	320
2-6-07-13	444B Ena	5,880	Resort Comm.	350
2-6-07-14	434 Ena	5,880	Resort Comm.	350
2-6-07-15	418 Ena	35,365	Apartment	350
2-6-07-18	472 Ena	5,510	Resort Comm.	320
2-6-07-19	1945 Kalakaua	18,857	Resort Comm.	320
2-6-07-20	1946 Ala Moana	25,334	Resort Comm.	350
2-6-07-21	440A Ena	6,000	Resort Comm.	350
2-6-07-24	Hawaiian Electric	7,500	Resort Comm.	350
2-6-07-26	1920 Ala Moana	15,550	Apartment	350
2-6-07-27	1956 Ala Moana	35,865	Resort Comm.	320
<u>2-6-08</u>				
2-6-08-1	2025 Kalia	14,653	Resort Hotel	350
2-6-08-2	246 Paoa	5,900	Resort Hotel	350
2-6-08-5	198 Paoa	8,121	Resort Hotel	350
2-6-08-7	2005 Kalia	2,618	Resort Hotel	350
2-6-08-12	258 Paoa	3,126	Resort Hotel	350
2-6-08-19	2005 Kalia	4,940	Resort Hotel	350
2-6-08-20	2005 Kalia	14,360	Resort Hotel	350
2-6-08-21	2005 Kalia	2,157	Resort Hotel	350
2-6-08-23	2005 Kalia	4,340	Resort Hotel	350
2-6-08-24	2005 Kalia	2,157	Resort Hotel	350
2-6-08-27	188 Paoa	6,584	Resort Hotel	350
2-6-08-29	2005 Kalia	3,917	Resort Hotel	350
2-6-08-34	2005 Kalia	394,518	Resort Hotel	350
<u>2-6-09</u>				
2-6-09-1	2005 Kalia	70,000	Resort Hotel	350
2-6-09-2	1811 Ala Moana	45,105	Resort Hotel	350
2-6-09-3	1821 Ala Moana	8,080	Resort Hotel	350
2-6-09-4	1831 Ala Moana	9,802	Resort Hotel	350
2-6-09-5	1835 Ala Moana	6,028	Resort Hotel	350
2-6-09-6	1841 Ala Moana	4,362	Resort Hotel	350
2-6-09-7	2005 Kalia	13,281	Resort Hotel	350
2-6-09-9	2005 Kalia	131,645	Resort Hotel	350
2-6-09-10	1811 Ala Moana	29,734	Resort Hotel	350
2-6-09-11	2005 Kalia	37,984	Resort Hotel	350
2-6-09-12	2005 Kalia	56,428	Resort Hotel	350
2-6-09-13	Hilton Dome	77,249	Resort Hotel	350

FORT DERUSSY

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Zoning</u>	<u>Maximum</u> <u>Height</u>
<u>2-6-12</u>				
2-6-12-2	1860 Ala Moana	43,127	Apartment	350
2-6-12-3	1850 Ala Moana	20,617	Apartment	350
2-6-12-5	1830 Ala Moana	41,585	Apartment	350
<u>2-6-14</u>				
2-6-14-1	1958 Kalakaua	13,861	Resort Comm.	65
2-6-14-4	1944 Kalakaua	7,510	Resort Comm.	65
2-6-14-6	413 Niu	4,356	Apartment	65
2-6-14-7	419 Niu	2,934	Apartment	65
2-6-14-18	426 Pau	4,464	Apartment	65
2-6-14-19	420 Pau	5,000	Apartment	65
2-6-14-20	418 Pau	5,000	Apartment	65
2-6-14-23	1922 Kalakaua	24,790	Resort Comm.	65
2-6-14-39	202 McCully	13,628	Resort Comm.	320
2-6-14-41		7,229	Resort Comm.	320
2-6-14-43		10,934	Resort Comm.	320
2-6-14-57	Hawaiian Electric	36	Resort Comm.	65
2-6-14-58	421 Niu	3,375	Resort Comm.	65
<u>2-6-15</u>				
2-6-15-1	2028 Kuhio	26,470	Apartment	300
2-6-15-2	411 Kuamoo	21,259	Apartment	300
2-6-15-3	429 Kuamoo	4,500	Apartment	300
2-6-15-4	431 Kuamoo	5,000	Apartment	300
2-6-15-5	439 Kuamoo	5,000	Apartment	300
2-6-15-6		5,000	Apartment	300
2-6-15-15	436 Namahana	4,500	Apartment	300
2-6-15-16	Hawaiian Electric	36	Apartment	300
2-6-15-17	432 Namahana	4,464	Apartment	300
2-6-15-18	426 Namahana	4,500	Apartment	300
2-6-15-20	2020 Kalakaua	4,632	Resort Comm.	130
2-6-15-23	2012 Kalakaua	13,218	Resort Comm.	130
2-6-15-24	411 Keoniana	4,500	Resort Comm.	130
2-6-15-25	415 Keoniana	4,500	Apartment	130
2-6-15-26	425 Keoniana	14,000	Apartment	130
2-6-15-29	433 Keoniana	5,000	Apartment	130
2-6-15-39	444 Kuamoo	4,500	Apartment	130
2-6-15-40	438 Kuamoo	4,500	Apartment	130
2-6-15-41	434 Kuamoo	4,500	Apartment	130
2-6-15-42	Church	10,000	Apartment	130
2-6-15-44	416 Kuamoo	4,500	Apartment	130
2-6-15-45	414 Kuamoo	5,000	Resort Comm.	130
2-6-15-46	1988 Kalakaua (Church)	4,333	Resort Comm.	130
2-6-15-47	1980 Kalakaua	3,671	Resort Comm.	130

FORT DERUSSY

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Zoning</u>	<u>Maximum</u> <u>Height</u>
2-6-15-48	1978 Kalakaua	9,562	Resort Comm.	130
2-6-15-50	430 Keoniana	32,500	Apartment	130
2-6-15-55	419 Pau	5,000	Apartment	130
2-6-15-56	427 Pau	4,500	Apartment	130
2-6-15-57	433 Pau	5,000	Apartment	130
2-6-15-74	412 Keoniana	4,500	Apartment	130
<u>2-6-16</u>				
2-6-16-4	436 Kalaimoku	4,500	Apartment	300
2-6-16-5	432 Kalaimoku	4,500	Apartment	300
2-6-16-6	428A Kalaimoku	4,500	Apartment	300
2-6-16-7	422 Kalaimoku	4,500	Apartment	300
2-6-16-8	420 Kalaimoku	4,500	Apartment	300
2-6-16-9	412 Kalaimoku	15,000	Apartment	300
2-6-16-12	2084 Kuhio	4,500	Apartment	300
2-6-16-13	2080 Kuhio	4,500	Apartment	300
2-6-16-14	411 Olohana	4,140	Apartment	300
2-6-16-15	417A Olohana	4,560	Apartment	300
2-6-16-16	423A Olohana	4,600	Apartment	300
2-6-16-17	427A Olohana	4,600	Apartment	300
2-6-16-18	431 Olohana	4,500	Apartment	300
2-6-16-23	374 Kalaimoku	14,500	Resort Comm.	300
2-6-16-25	2098 Kalakaua	16,195	Resort Comm.	300
2-6-16-26	2080 Kalakaua	6,785	Resort Comm.	300
2-6-16-28	2083 Kuhio	4,500	Resort Comm.	300
2-6-16-30	376 Olohana	4,095	Resort Comm.	300
2-6-16-32	Gateway Park	6,900	Public	300
2-6-16-33	Gateway Park	6,046	Public	25
2-6-16-34	Gateway Park	2,533	Public	25
2-6-16-35	Gateway Park	6,867	Public	25
2-6-16-36	Gateway Park	2,512	Public	25
2-6-16-39		4,750	Apartment	300
2-6-16-40		5,000	Apartment	300
2-6-16-41	440 Olohana	5,000	Apartment	300
2-6-16-42		5,000	Apartment	300
2-6-16-43	424 Olohana	4,500	Apartment	300
2-6-16-44	420 Olohana	4,500	Apartment	300
2-6-16-46	2058 Kuhio	28,339	Apartment	300
2-6-16-51	417 Namahana	4,500	Apartment	300
2-6-16-52	423 Namahana	5,000	Apartment	300
2-6-16-53	427 Namahana	4,500	Apartment	300
2-6-16-54		4,500	Apartment	300
2-6-16-55	437 Namahana	4,500	Apartment	300
2-6-16-61	371 Olohana	4,500	Resort Comm.	300
2-6-16-62	435 Olohana	4,500	Apartment	300
2-6-16-65	2070 Kalakaua	12,330	Resort Comm.	300
2-6-16-66	428A Olohana	4,500	Apartment	300

FORT DERUSSY

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Zoning</u>	<u>Maximum</u> <u>Height</u>
<u>2-6-17</u>				
2-6-17-5	430 Lewers	28,678	Apartment	280
2-6-17-6	423 Kaiolu	9,305	Apartment	280
2-6-17-8	2112 Kuhio	4,500	Apartment	300
2-6-17-9	2106 Kuhio	4,500	Apartment	300
2-6-17-10	417 Kalaimoku	5,000	Apartment	300
2-6-17-11	427 Kalaimoku	4,464	Apartment	300
2-6-17-12	435 Kalaimoku	9,000	Apartment	300
2-6-17-20	428 Launiu	5,000	Apartment	300
2-6-17-21	424 Launiu	4,500	Apartment	300
2-6-17-22	412 Launiu	9,064	Apartment	300
2-6-17-37	407 Kalaimoku	4,500	Apartment	300
2-6-17-38	2118 Kuhio	4,350	Apartment	300
2-6-17-46	434 Launiu	5,000	Apartment	300
2-6-17-47	438 Launiu	5,000	Apartment	300
2-6-17-53	411 Kaiolu	13,150	Apartment	280
2-6-17-56	407 Kaiolu	6,489	Apartment	280
2-6-17-57	2140 Kuhio	31,328	Apartment	300
2-6-17-60	430 Kaiolu	16,124	Apartment	300
2-6-17-64	Hawaiian Electric	11,542	Apartment	300
2-6-17-70	437 Launiu	5,125	Apartment	300
2-6-17-71	427 Launiu	5,125	Apartment	300
2-6-17-72	421 Launiu	5,125	Apartment	300
2-6-17-73	417 Launiu	5,125	Apartment	300
2-6-17-81	411 Kalaimoku	4,500	Apartment	300
2-6-17-82	423 Kalaimoku	5,000	Apartment	300
<u>2-6-18</u>				
2-6-18-10	2100 Kalakaua	25,280	Resort Comm.	300
2-6-18-11	City Parking Lot	47,549	Public	280
2-6-18-24	2158 Kalakaua	4,400	Resort Comm.	280
2-6-18-25	2150 Kalakaua	7,700	Resort Comm.	280
2-6-18-27	2148 Kalakaua	3,300	Resort Comm.	300
2-6-18-28	2146 Kalakaua	3,300	Resort Comm.	300
2-6-18-29	2142 Kalakaua	3,300	Resort Comm.	300
2-6-18-30	2140 Kalakaua	4,400	Resort Comm.	300
2-6-18-31	2123 Lauula	3,300	Resort Comm.	300
2-6-18-32	2134 Kalakaua	2,200	Resort Comm.	300
2-6-18-33	2122D Kalakaua	4,400	Resort Comm.	300
2-6-18-34	2122A Kalakaua	6,050	Resort Comm.	300
2-6-18-36	2114 Kalakaua	23,400	Resort Comm.	300
2-6-18-42	2114 Lauula	4,086	Resort Comm.	300
2-6-18-43	2120 Lauula	3,714	Resort Comm.	300
2-6-18-44	2126 Lauula	4,084	Resort Comm.	300
2-6-18-45	2130D Lauula	4,225	Resort Comm.	300

FORT DERUSSY

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Zoning</u>	<u>Maximum</u> <u>Height</u>
2-6-18-46	2138 Lauula	5,352	Resort Comm.	280
2-6-18-47	2144 Lauula	6,041	Resort Comm.	280
2-6-18-52	2109 Kuhio	9,500	Resort Comm.	300
2-6-18-53	Hawaiian Telephone	30	Resort Comm.	300
2-6-18-55	2117 Kuhio	4,500	Resort Comm.	300
2-6-18-57	2145 Kuhio	5,375	Resort Comm.	300
2-6-18-58	2139 Kuhio	5,375	Resort Comm.	300
2-6-18-59	376 Kaiolu	11,967	Resort Comm.	300
2-6-18-62	377 Launiu	7,859	Resort Comm.	300
2-6-18-63	2131 Kuhio	5,125	Resort Comm.	300
2-6-18-64	2129 Kuhio	5,125	Resort Comm.	300
2-6-18-73	2130 Kuhio	14,500	Resort Comm.	300

Appendix L

ZONING AND MAXIMUM HEIGHTS OF TRACTS

FORT DERUSSY

Zoning

Consistent Zoning

Area

Resort Hotel
Resort Commercial

1,662,901
725,342

SUBTOTAL

2,388,243 = 58.9% of 4,054,472 TOTAL

Inconsistent Zoning

Area

Public
Apartment

935,019
731,210

Maximum Heights

Consistent Maximum Heights

Area

65
130
280
300
320
350

71,326
147,916
252,845
981,525
168,719
1,163,927

SUBTOTAL

2,786,258 = 68.7% of 4,054,472 TOTAL

Inconsistent Maximum Heights

Area

25

1,268,214

ALA WAI GOLF COURSE SITE

Zoning

Consistent Zoning

None

Inconsistent ZoningArea

Apartment Precinct	458,618
A-1	202,011
A-2	734,355
A-3	979,159
P-2	1,554,300

Maximum HeightsConsistent Maximum HeightsArea

150	734,355
240	126,718
260	182,716
280	149,184
350	979,159

SUBTOTAL 2,172,132 = 55.3% of 3,928,443 TOTAL

Inconsistent Maximum HeightsArea

0	1,554,300
30	202,011

WAIKIKI SHELL/KAPIOLANI PARK**Zoning**Consistent Zoning

None

Inconsistent ZoningArea

R-3.5	290,126
R-5	189,897
A-2	267,591
P-2	3,392,961

Maximum Heights

Consistent Maximum Heights

None

Inconsistent Maximum Heights

Area

0

3,309,823

25

830,752

FORT ARMSTRONG

Zoning

Consistent Zoning

Area

Mixed Use - Commercial

966,179

Mixed Use - Residential

1,080,580

SUBTOTAL

2,046,759 = 48.3% of 4,241,740 TOTAL

Inconsistent Zoning

Area

Waterfront Industrial

1,557,481

Public

637,500

Maximum Heights

Consistent Maximum Heights

Area

45 (Waterfront Industrial)

1,557,481

45 (Public)

637,500

150

1,080,580

200

966,179

SUBTOTAL

4,241,740 = 100.0% of 4,241,740 TOTAL

Inconsistent Maximum Heights

None

Appendix M

TOTAL NUMBER OF STRUCTURES AND NUMBER OF STRUCTURES OF FOUR OR MORE STORIES IN TRACTS

KAPIOLANI PARK

<u>Tax Map Key</u>	<u>Address</u>	<u>No. of Structures</u>	<u>No. of Structures 4 or More Stories</u>
<u>3-1-23</u>			
3-1-23-1	3568 Leahi	1	--
3-1-23-2	3562 Leahi	1	--
3-1-23-3	3009 Kaina	1	--
3-1-23-4	3011 Kaina	1	--
3-1-23-5	3017 Kaina	1	--
3-1-23-23	3018 Hinano	1	--
3-1-23-24	3012 Hinano	1	--
3-1-23-25	3008 Hinano	1	--
3-1-23-26	3514B Leahi	2	--
3-1-23-27	3512 Leahi	1	--
3-1-23-28	3005 Lakimau	1	--
3-1-23-29	3003 Lakimau	1	--
3-1-23-30	3011 Lakimau	1	--
3-1-23-31	3019 Lakimau	1	--
3-1-23-42	3480 Leahi	1	--
3-1-23-43	3474 Leahi	1	--
3-1-23-45	3014 Lakimau	1	--
3-1-23-53	3012 Lakimau	1	--
3-1-23-54	Diamond Head School	--	--
3-1-23-55	Hawaiian Electric	--	--
3-1-23-56	3015 Hollinger	1	--
3-1-23-57	3017 Hollinger	2	--
3-1-23-75	3015 Lakimau	1	--
3-1-23-78	3468 Leahi	1	--
3-1-23-79	3468A Leahi	1	--
3-1-23-80	3468B Leahi	1	--
<u>3-1-24</u>			
3-1-24-1	3658 Leahi	2	--
3-1-24-2	3648 Leahi	1	--
3-1-24-3	3017 Kaunaoa	1	--
3-1-24-18	3020 Monsarrat	3	--
3-1-24-19	3638 Leahi	2	--
3-1-24-20	3636 Leahi	1	--
3-1-24-21	3630 Leahi	1	--
3-1-24-22	3626 Leahi	1	--
3-1-24-23	3011 Makini	1	--
3-1-24-24	3017 Makini	2	--

KAPIOLANI PARK

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>No. of</u> <u>Structures</u>	<u>No. of Structures</u> <u>4 or More Stories</u>
3-1-26-39	3083 Pualei	2	--
3-1-26-40	3093 Pualei	1	1
3-1-26-41	3101 Pualei	--	--
3-1-26-42	3111 Pualei	1	--
3-1-26-43	3121 Pualei	2	--
3-1-26-44	3006 Pualei	1	--
3-1-26-45	3131 Pualei	1	--
3-1-26-46	3030 Pualei	1	1
<u>3-1-28</u>			
3-1-28-9	3858 Leahi	1	--
3-1-28-10	3850 Leahi	1	--
3-1-28-11	3844 Leahi	2	--
3-1-28-13	3011 Holei	2	--
3-1-28-14	3847 Nikolo	2	--
3-1-28-24	3870A Leahi	1	--
3-1-28-25	3866 Leahi	1	--
<u>3-1-30</u>			
3-1-30-1	2709 Kalakaua	1	--
3-1-30-2		2	--
3-1-30-3		--	--
3-1-30-4		--	--
3-1-30-5		--	--
<u>3-1-31</u>			
3-1-31-3	Aquarium/Natatorium	--	--
3-1-31-4		--	--
3-1-31-5		--	--
3-1-31-6		--	--
<u>3-1-43</u>			
3-1-43-1	Kapiolani Park Area Bounded by Paki, Kalakaua, and Monsarrat	--	--
3-1-43-1	Honolulu Zoo & Other Other of Park	--	--
3-1-43-2	381 Kapahulu	2	--
3-1-43-4	3608 Paki	1	--
3-1-43-5	3612 Paki	1	--
3-1-43-11	3615 Leahi	2	--
3-1-43-12	3609 Leahi	2	--

ALA WAI GOLF COURSE

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>No. of</u> <u>Structures</u>	<u>No. of Structures</u> <u>4 or More Stories</u>
<u>2-6-20</u>			
2-6-20-1	440 Seaside	1	--
2-6-20-33	2211 Ala Wai	1	1
2-6-20-52	2231 Ala Wai	1	1
2-6-20-53	2233 Ala Wai	1	1
<u>2-6-21</u>			
2-6-21-11	2375 Ala Wai	1	1
2-6-21-12	2389 Ala Wai	2	--
2-6-21-13	2393 Ala Wai	1	1
2-6-21-14	254 Kaiulani	1	--
2-6-21-16	444 Kanekapolei	1	1
2-6-21-18	441 Walina	1	1
2-6-21-21	440 Walina	1	1
2-6-21-26	445 Seaside	1	1
2-6-21-28	2303 Ala Wai	1	1
2-6-21-40	447 Nahua	1	--
2-6-21-45	455 Nahua	1	1
2-6-21-47	2319 Ala Wai	2	1
2-6-21-49	444 Nahua	1	1
2-6-21-83	2289 Ala Wai	1	1
2-6-21-84	2281 Ala Wai	1	1
2-6-21-94	2311 Ala Wai	1	--
2-6-21-95	455 Nohonani	1	1
2-6-21-110	2555 Ala Wai	1	1
<u>2-6-24</u>			
2-6-24-70	2432 Tusitala	7	--
2-6-24-71	2423 Ala Wai	3	--
2-6-24-73	2421 Ala Wai	1	1
2-6-24-74	2415 Ala Wai	1	1
2-6-24-76	2403 Ala Wai	1	1
2-6-24-78	2457 Ala Wai	2	--
2-6-24-84	2449 Ala Wai	2	--
2-6-24-85	2461 Ala Wai	1	1
2-6-24-90	2445 Ala Wai	2	--
2-6-24-91	2439C Ala Wai	1	1
2-6-24-94	2411 Ala Wai	1	--
<u>2-7-20</u>			
2-7-20-1	Iolani School	--	--

ALA WAI GOLF COURSE

2010-2011

<u>Tax Map Key</u>	<u>Address</u>	<u>No. of Structures</u>	<u>No. of Structures 4 or More Stories</u>
<u>2-7-21</u>			
2-7-21-1	2639 Laau	1	--
2-7-21-2	2633 Laau	1	--
2-7-21-3	2627 Laau	1	--
2-7-21-4	2621 Laau	1	--
2-7-21-5	2615 Laau	1	--
2-7-21-6	2605 Laau	1	--
2-7-21-7		--	--
2-7-21-13	2558 Laau	1	--
2-7-21-14	2563 Date	3	--
2-7-21-19		--	--
2-7-21-20	2614 Laau	1	--
2-7-21-21	2622 Laau	1	--
2-7-21-22		--	--
2-7-21-24	2637 Date	--	--
2-7-21-28	2609 Date	3	--
2-7-21-37	2543 Date	1	--
<u>2-7-22</u>			
2-7-22-2	2568 Date	1	--
2-7-22-3	2542 Date	1	1
2-7-22-11	2555 Kapiolani	--	--
2-7-22-13	2551 Kapiolani	5	--
2-7-22-16	2550A Date	2	--
2-7-22-19	2562 Date	1	1
2-7-22-21	2550E Date	1	--
2-7-22-22	720 Mahiai	2	--
2-7-22-23	728 Mahiai	1	--
2-7-22-25	2550C Date	3	--
2-7-22-26	2550D Date	2	--
2-7-22-28		1	--
2-7-22-44	737 Kaipuu	1	--
2-7-22-45	743 Kaipuu	1	--
2-7-22-50	724 Mahiai	1	--
<u>2-7-23</u>			
2-7-23-10	2634 Date	1	--
2-7-23-12	2630 Date	2	--
2-7-23-13	712 Menehune	2	--
2-7-23-15	2620 Date	3	--
2-7-23-18	2620A Date	1	--
2-7-23-19	2620B Date	1	--
2-7-23-20	719 Mahiai	3	--
2-7-23-21	727 Mahiai	3	--

ALA WAI GOLF COURSE

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>No. of</u> <u>Structures</u>	<u>No. of Structures</u> <u>4 or More Stories</u>
2-7-23-22	2620D Date	2	--
2-7-23-42	721 Menehune	1	--
2-7-23-49	715A Mahiai	2	--
2-7-23-51	713B Menehune	1	--
2-7-23-52	713A Menehune	1	--
2-7-23-53	713 Menehune	1	--
2-7-23-55	718 Menehune	3	--
<u>2-7-24</u>			
2-7-24-1	Kaimuki High School	--	--
<u>2-7-35</u>			
2-7-35-1	2724 Date	2	--
2-7-35-8	707 Olokele	1	--
2-7-35-9	735 Lukepane	2	--
2-7-35-66	708F Olokele	1	--
2-7-35-67	724H Olokele	4	--
2-7-35-71	717 Olokele	1	1
2-7-35-72	716 Lukepane	1	1
2-7-35-73	723 Lukepane	1	--
2-7-35-75	2842 Date	1	--
2-7-35-76	710 Lukepane	1	--
2-7-35-77	2816 Date	1	--
2-7-35-78	2810 Date	2	--
2-7-35-79	737 Olokele	1	1
2-7-35-84	2824 Date	1	--
2-7-35-89	2730 Date	--	--
2-7-35-90	2750 Date	2	--
2-7-35-93	708 Olokele	2	--
2-7-35-94	708D Olokele	2	--
2-7-35-95	708E Olokele	2	--
2-7-35-96	716G Olokele	2	--
2-7-35-97	716E Olokele	2	--
2-7-35-98	716B Olokele	2	--
2-7-35-99	716 Olokele	2	--
2-7-35-101	724 Olokele	1	--
2-7-35-102	724D Olokele	2	--
2-7-35-103	724E Olokele	2	--
2-7-35-104	732F Olokele	3	--
2-7-35-105	732B Olokele	2	--
2-7-35-106	732 Olokele	1	--
2-7-35-107	711 Olokele	1	--
2-7-35-109	727 Lukepane	1	1
2-7-35-111		1	--

ALA WAI GOLF COURSE

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>No. of</u> <u>Structures</u>	<u>No. of Structures</u> <u>4 or More Stories</u>
<u>2-7-36</u>			
2-7-36-2	Ala Wai Golf Course	--	--

FORT ARMSTRONG

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>No. of</u> <u>Structures</u>	<u>No. of Structures</u> <u>4 or More Stories</u>
<u>2-1-15</u>			
2-1-15-1	181 Ala Moana	--	--
2-1-15-4	433 Ala Moana	--	--
2-1-15-9		1*	--
2-1-15-12	301 Ala Moana	--	--
2-1-15-15		--	--
2-1-15-17		--	--
2-1-15-18	595 Ala Moana	4*	--
2-1-15-19	591 Ala Moana	--	--
2-1-15-20		3*	--
2-1-15-21		--	--
2-1-15-22	220 Keawe	2*	--
2-1-15-23	210 Keawe	2*	--
2-1-15-24		--	--
2-1-15-29		--	--
2-1-15-35		1*	--

*Information for TMK 2-1-15 is from Hawaii Community Development Authority.

2-1-29

2-1-29-1	510 Ala Moana	1	--
2-1-29-2		1	--

2-1-54

2-1-54-1	460 Cooke	2	--
2-1-54-21	670 Auahi	1	--
2-1-54-22	415 South	1	--
2-1-54-25	630 Auahi	3	--
2-1-54-27	629 Pohukaina	1	--
2-1-54-28	456 Keawe	1	--
2-1-54-32	444 Keawe	1	--

FORT ARMSTRONG

<u>Tax Map Key</u>	<u>Address</u>	<u>No. of Structures</u>	<u>No. of Structures 4 or More Stories</u>
<u>2-1-55</u>			
2-1-55-2	718 Ala Moana	2	--
2-1-55-3	662 Ala Moana	1	--
2-1-55-4	634 Ala Moana	6	--
2-1-55-6	685 Auahi	--	--
2-1-55-9	306 Keawe	1	--
2-1-55-17	627A Auahi	2	--
2-1-55-18	711 Auahi	2	--
2-1-55-21	312 Coral	1	1
2-1-55-26		1	--
2-1-55-38	675 Auahi	3	--

2-1-59

2-1-59-11	711 Ala Moana	5	--
2-1-59-12	233 Keawe	1	--
2-1-59-13	Gold Bond Bldg.	1	1

2-1-60

2-1-60-8	State	--	--
2-1-60-9	State	2	--
2-1-60-10	Quarantine	3	--
2-1-60-11	709 Kelikoi	1	--
2-1-60-12		1	--
2-1-60-14		--	--
2-1-60-16		--	--

FORT DERUSSY

<u>Tax Map Key</u>	<u>Address</u>	<u>No. of Structures</u>	<u>No. of Structures 4 or More Stories</u>
<u>2-6-03</u>			
2-6-03-9	226 Lewers	--	--
2-6-03-10	226 Lewers	1	1
2-6-03-11	226 Lewers	--	--
2-6-03-12	226 Lewers	--	--
2-6-03-13	247 Beachwalk	1	1
2-6-03-14	255 Beachwalk	1	1
2-6-03-17	275 Beachwalk	1	1
2-6-03-18	273 Beachwalk	--	--
2-6-03-19	Beachwalk Tri. Park	--	--
2-6-03-20	2169 Kalakaua	--	--
2-6-03-21	205 Beachwalk	2	2

FORT DERUSSY

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>No. of</u> <u>Structures</u>	<u>No. of Structures</u> <u>4 or More Stories</u>
2-6-03-22	351 Saratoga	1	--
2-6-03-23	2125 Kalakaua	1	--
2-6-03-24	2123 Kalakaua	--	--
2-6-03-25	298 Beachwalk	1	--
2-6-03-26	286 Beachwalk	1	--
2-6-03-27	270 Beachwalk	1	1
2-6-03-28	268 Beachwalk	1	--
2-6-03-29	250 Beachwalk	3	--
2-6-03-30	234 Beachwalk	1	--
2-6-03-31	228 Beachwalk	1	1
2-6-03-32	220 Beachwalk	--	--
2-6-03-34	217 Saratoga	3	--
2-6-03-35	203 Saratoga	2	1
2-6-03-39	233 Saratoga	1	1
2-6-03-41	235C Saratoga	1	--
2-6-03-42	245 Saratoga	1	--
2-6-03-43	249 Saratoga	1	--
2-6-03-44	257 Saratoga	1	--
2-6-03-45	305 Saratoga	1	--
2-6-03-46	311 Saratoga	1	--
2-6-03-47	315 Saratoga	1	--
2-6-03-48	321 Saratoga	--	--
2-6-03-49		--	--
2-6-03-50	337 Saratoga	3	--
2-6-03-52		--	--
2-6-03-53	301 Saratoga	1	--
2-6-03-54	258 Beachwalk	3	--
<u>2-6-04</u>			
2-6-04-10	2175 Kalia	1	1
2-6-04-11	2169 Kalia	--	--
2-6-04-12	2161 Kalia	1	1
<u>2-6-05</u>			
2-6-05-1	Fort DeRussy	--	--
2-6-05-6		--	--
2-6-05-8		--	--
<u>2-6-06</u>			
2-6-06-1	2057 Kalakaua	1	--
2-6-06-2	2039 Kalakaua	1	1
2-6-06-3	2025 Kalakaua	1	--
2-6-06-4	2051 Kalakaua	2	--

FORT DERUSSY

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>No. of</u> <u>Structures</u>	<u>No. of Structures</u> <u>4 or More Stories</u>
<u>2-6-07</u>			
2-6-07-2	478 Ena	--	--
2-6-07-3	1901 Kalakaua	1	--
2-6-07-4	1911 Kalakaua	1	1
2-6-07-6	1925 Kalakaua	1	1
2-6-07-8	1923 Dudoit	1	--
2-6-07-9	1917C Dudoit	1	--
2-6-07-10	1911 Dudoit	2	--
2-6-07-11	474 Ena	1	--
2-6-07-12	464 Ena	2	--
2-6-07-13	444B Ena	1	--
2-6-07-14	434 Ena	2	--
2-6-07-15	418 Ena	1	1
2-6-07-18	472 Ena	1	--
2-6-07-19	1945 Kalakaua	1	--
2-6-07-20	1946 Ala Moana	1	1
2-6-07-21	440A Ena	2	--
2-6-07-24	Hawaiian Electric	--	--
2-6-07-26	1920 Ala Moana	1	1
2-6-07-27	1956 Ala Moana	2	1
<u>2-6-08</u>			
2-6-08-1	2025 Kalia	--	--
2-6-08-2	246 Paoa	1	1
2-6-08-5	198 Paoa	1	--
2-6-08-7	2005 Kalia	--	--
2-6-08-12	258 Paoa	--	--
2-6-08-19	2005 Kalia	--	--
2-6-08-20	2005 Kalia	--	--
2-6-08-21	2005 Kalia	--	--
2-6-08-23	2005 Kalia	--	--
2-6-08-24	2005 Kalia	--	--
2-6-08-27	188 Paoa	--	--
2-6-08-29	2005 Kalia	--	--
2-6-08-34	2005 Kalia	8	2
<u>2-6-09</u>			
2-6-09-1	2005 Kalia	1	1
2-6-09-2	1811 Ala Moana	1	--
2-6-09-3	1821 Ala Moana	1	1
2-6-09-4	1831 Ala Moana	3	--
2-6-09-5	1835 Ala Moana	1	--
2-6-09-6	1841 Ala Moana	1	--
2-6-09-7	2005 Kalia	1	--
2-6-09-9	2005 Kalia	4	1

FORT DERUSSY

<u>Tax Map Key</u>	<u>Address</u>	<u>No. of Structures</u>	<u>No. of Structures 4 or More Stories</u>
2-6-09-10	1811 Ala Moana	--	--
2-6-09-11	2005 Kalia	--	--
2-6-09-12	2005 Kalia	--	--
2-6-09-13	Hilton Dome	--	--
<u>2-6-12</u>			
2-6-12-2	1860 Ala Moana	1	1
2-6-12-3	1850 Ala Moana	1	1
2-6-12-5	1830 Ala Moana	1	1
<u>2-6-14</u>			
2-6-14-1	1958 Kalakaua	1	--
2-6-14-4	1944 Kalakaua	--	--
2-6-14-6	413 Niu	1	--
2-6-14-7	419 Niu	1	--
2-6-14-18	426 Pau	1	--
2-6-14-19	420 Pau	1	--
2-6-14-20	418 Pau	--	--
2-6-14-23	1922 Kalakaua	1	--
2-6-14-39	202 McCully	--	--
2-6-14-41		--	--
2-6-14-43		--	--
2-6-14-57	Hawaiian Electric	--	--
2-6-14-58	421 Niu	2	--
<u>2-6-15</u>			
2-6-15-1	2028 Kuhio	2	1
2-6-15-2	411 Kuamoo	2	1
2-6-15-3	429 Kuamoo	--	--
2-6-15-4	431 Kuamoo	--	--
2-6-15-5	439 Kuamoo	--	--
2-6-15-6		--	--
2-6-15-15	436 Namahana	2	--
2-6-15-16	Hawaiian Electric	--	--
2-6-15-17	432 Namahana	1	1
2-6-15-18	426 Namahana	1	1
2-6-15-20	2020 Kalakaua	1	--
2-6-15-23	2012 Kalakaua	1	--
2-6-15-24	411 Keoniana	1	--
2-6-15-25	415 Keoniana	--	--
2-6-15-26	425 Keoniana	1	1
2-6-15-29	433 Keoniana	2	--
2-6-15-39	444 Kuamoo	1	1
2-6-15-40	438 Kuamoo	1	1
2-6-15-41	434 Kuamoo	1	--

FORT DERUSSY

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>No. of</u> <u>Structures</u>	<u>No. of Structures</u> <u>4 or More Stories</u>
2-6-15-42	Church	--	--
2-6-15-44	416 Kuamoo	1	1
2-6-15-45	414 Kuamoo	--	--
2-6-15-46	1988 Kalakaua (Church)	--	--
2-6-15-47	1980 Kalakaua	2	--
2-6-15-48	1978 Kalakaua	--	--
2-6-15-50	430 Keoniana	1	1
2-6-15-55	419 Pau	1	--
2-6-15-56	427 Pau	1	--
2-6-15-57	433 Pau	1	--
2-6-15-74	412 Keoniana	1	1
 <u>2-6-16</u>			
2-6-16-4	436 Kalaimoku	1	--
2-6-16-5	432 Kalaimoku	2	--
2-6-16-6	428A Kalaimoku	2	--
2-6-16-7	422 Kalaimoku	2	--
2-6-16-8	420 Kalaimoku	1	--
2-6-16-9	412 Kalaimoku	1	1
2-6-16-12	2084 Kuhio	2	--
2-6-16-13	2080 Kuhio	1	--
2-6-16-14	411 Olohana	2	--
2-6-16-15	417A Olohana	2	--
2-6-16-16	423A Olohana	2	--
2-6-16-17	427A Olohana	1	1
2-6-16-18	431 Olohana	1	--
2-6-16-23	374 Kalaimoku	1	--
2-6-16-25	2098 Kalakaua	1	--
2-6-16-26	2080 Kalakaua	1	--
2-6-16-28	2083 Kuhio	1	--
2-6-16-30	376 Olohana	--	--
2-6-16-32	Gateway Park	--	--
2-6-16-33	Gateway Park	--	--
2-6-16-34	Gateway Park	--	--
2-6-16-35	Gateway Park	--	--
2-6-16-36	Gateway Park	--	--
2-6-16-39		1	1
2-6-16-40		--	--
2-6-16-41	440 Olohana	--	--
2-6-16-42		--	--
2-6-16-43	424 Olohana	--	--
2-6-16-44	420 Olohana	--	--
2-6-16-46	2058 Kuhio	--	--
2-6-16-51	417 Namahana	1	1
2-6-16-52	423 Namahana	1	--
2-6-16-53	427 Namahana	2	--
2-6-16-54		--	--

FORT DERUSSY

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>No. of</u> <u>Structures</u>	<u>No. of Structures</u> <u>4 or More Stories</u>
2-6-16-55	437 Namahana	1	--
2-6-16-61	371 Olohana	1	--
2-6-16-62	435 Olohana	2	--
2-6-16-65	2070 Kalakaua	1	1
2-6-16-66	428A Olohana	1	--
<u>2-6-17</u>			
2-6-17-5	430 Lewers	1	1
2-6-17-6	423 Kaiolu	1	1
2-6-17-8	2112 Kuhio	1	--
2-6-17-9	2106 Kuhio	1	1
2-6-17-10	417 Kalaimoku	1	--
2-6-17-11	427 Kalaimoku	1	--
2-6-17-12	435 Kalaimoku	2	--
2-6-17-20	428 Launiu	3	--
2-6-17-21	424 Launiu	1	--
2-6-17-22	412 Launiu	1	1
2-6-17-37	407 Kalaimoku	2	--
2-6-17-38	2118 Kuhio	1	--
2-6-17-46	434 Launiu	2	--
2-6-17-47	438 Launiu	1	--
2-6-17-53	411 Kaiolu	1	1
2-6-17-56	407 Kaiolu	1	--
2-6-17-57	2140 Kuhio	1	1
2-6-17-60	430 Kaiolu	1	1
2-6-17-64	Hawaiian Electric	--	--
2-6-17-70	437 Launiu	--	--
2-6-17-71	427 Launiu	--	--
2-6-17-72	421 Launiu	1	--
2-6-17-73	417 Launiu	1	--
2-6-17-81	411 Kalaimoku	1	--
2-6-17-82	423 Kalaimoku	1	--
<u>2-6-18</u>			
2-6-18-10	2100 Kalakaua	1	--
2-6-18-11	City Parking Lot	--	--
2-6-18-24	2158 Kalakaua	1	--
2-6-18-25	2150 Kalakaua	--	--
2-6-18-27	2148 Kalakaua	1	--
2-6-18-28	2146 Kalakaua	1	--
2-6-18-29	2142 Kalakaua	1	--
2-6-18-30	2140 Kalakaua	1	--
2-6-18-31	2123 Lauula	1	--
2-6-18-32	2134 Kalakaua	2	1
2-6-18-33	2122D Kalakaua	2	--
2-6-18-34	2122A Kalakaua	2	--

FORT DERUSSY

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>No. of</u> <u>Structures</u>	<u>No. of Structures</u> <u>4 or More Stories</u>
2-6-18-36	2114 Kalakaua	1	--
2-6-18-42	2114 Lauula	2	--
2-6-18-43	2120 Lauula	2	--
2-6-18-44	2126 Lauula	1	1
2-6-18-45	2130D Lauula	1	--
2-6-18-46	2138 Lauula	1	--
2-6-18-47	2144 Lauula	1	--
2-6-18-52	2109 Kuhio	1	--
2-6-18-53	Hawaiian Telephone	--	--
2-6-18-55	2117 Kuhio	1	--
2-6-18-57	2145 Kuhio	1	--
2-6-18-58	2139 Kuhio	1	--
2-6-18-59	376 Kaiolu	2	--
2-6-18-62	377 Launiu	1	--
2-6-18-63	2131 Kuhio	1	--
2-6-18-64	2129 Kuhio	1	--
2-6-18-73	2130 Kuhio	1	--

Appendix N

LAND AREAS AND BUILDINGS OF TRACTS

*Floor Area

**R. M. Towill Corporation, Analysis of Existing Facilities
Environmental Assessment: Report: Fort DeRussy, City and
County of Honolulu, Hawaii (Honolulu: 1978), p. II-33.

***Represents a portion within tract, but outside site.

****Information from Hawaii Community Development Authority.
 Figure is floor area.

KAPIOLANI PARK

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Building Area</u>
<u>3-1-23</u>			
3-1-23-1	3568 Leahi	2,648	1,190
3-1-23-2	3562 Leahi	3,226	2,296
3-1-23-3	3009 Kaina	2,200	936
3-1-23-4	3011 Kaina	2,200	918
3-1-23-5	3017 Kaina	2,200	1,705
3-1-23-23	3018 Hinano	3,322	2,000
3-1-23-24	3012 Hinano	3,155	1,366
3-1-23-25	3008 Hinano	2,908	1,396
3-1-23-26	3514B Leahi	5,481	2,221
3-1-23-27	3512 Leahi	5,869	1,936
3-1-23-28	3005 Lakimau	3,883	1,159
3-1-23-29	3003 Lakimau	3,883	2,268
3-1-23-30	3011 Lakimau	3,773	2,816
3-1-23-31	3019 Lakimau	5,166	1,716
3-1-23-42	3480 Leahi	3,908	4,404
3-1-23-43	3474 Leahi	3,982	1,220
3-1-23-45	3014 Lakimau	6,707	1,376
3-1-23-53	3012 Lakimau	3,773	1,711
3-1-23-54	Diamond Head School	75,200***	--
3-1-23-55	Hawaiian Electric	10,369	--
3-1-23-56	3015 Hollinger	5,237	1,116
3-1-23-57	3017 Hollinger	5,237	2,346
3-1-23-75	3015 Lakimau	4,113	1,508
3-1-23-78	3468 Leahi	3,500	2,287
3-1-23-79	3468A Leahi	3,500	1,330
3-1-23-80	3468B Leahi	3,541	1,228

KAPIOLANI PARK

<u>Tax Map Key</u>	<u>Address</u>	<u>Land Area</u>	<u>Building Area</u>
<u>3-1-24</u>			
3-1-24-1	3658 Leahi	8,166	2,238
3-1-24-2	3648 Leahi	3,846	1,555
3-1-24-3	3017 Kaunaoa	5,570	1,791
3-1-24-18	3020 Monsarrat	15,090	5,026
3-1-24-19	3638 Leahi	5,417	3,548
3-1-24-20	3636 Leahi	4,499	1,188
3-1-24-21	3630 Leahi	4,999	2,368
3-1-24-22	3626 Leahi	4,909	2,057
3-1-24-23	3011 Makini	4,999	1,416
3-1-24-24	3017 Makini	4,999	2,440
3-1-24-42	3018 Kaunaoa	4,999	1,582
3-1-24-43	3010 Kaunaoa	4,999	1,948
3-1-24-44	3618 Leahi	2,717	1,312
3-1-24-45	3621 Leahi	4,999	2,488
3-1-24-46	3608 Leahi	3,904	1,372
3-1-24-47	3602 Leahi	2,587	1,650
3-1-24-48	3007 Hinano	2,750	1,382
3-1-24-49	3011 Hinano	4,749	1,663
3-1-24-50	3017 Hinano	4,749	1,760
3-1-24-69	3012 Makini	4,999	3,004
3-1-24-70	3008 Makini	2,200	1,570
3-1-24-84	3018 Makini	4,999	--
<u>3-1-25</u>			
3-1-25-1	Waikiki School	247,315	--
<u>3-1-26</u>			
3-1-26-5	3036 Holei	5,000	2,184
3-1-26-6	3024 Holei	5,000	1,914
3-1-26-7	3016 Holei	5,000	2,701
3-1-26-8	3014 Holei	5,000	2,046
3-1-26-9	3834 Leahi	6,503	1,571
3-1-26-11	3827 Leahi	5,135	1,432
3-1-26-12	3834 Paki	5,045	1,972
3-1-26-13	3813 Paki	7,624	3,308
3-1-26-14	3806 Paki	5,157	1,264
3-1-26-15	3802 Paki	5,157	2,072
3-1-26-16	3777 Leahi	5,445	1,498
3-1-26-17	3766 Leahi	5,157	1,992
3-1-26-19	3771 Leahi	5,445	1,268
3-1-26-20	3823A Leahi	10,270	3,336
3-1-26-21	3032 Holei	5,000	1,507
3-1-26-22	3828 Paki	5,045	1,218
3-1-26-23	3836 Leahi	6,260	1,600

KAPIOLANI PARK

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Building Area</u>
3-1-26-24	3811 Leahi	3,838	--
3-1-26-25	3817 Leahi	3,838	824
3-1-26-26	3801A Leahi	5,445	1,544
3-1-26-27	3807 Leahi	5,445	1,544
3-1-26-28	3770 Paki	5,157	1,653
3-1-26-29	3824 Leahi	16,226	11,968
3-1-26-30	3810 Leahi	16,194	12,714
3-1-26-33	3055 Pualei	30,998	32,268
3-1-26-35	3061 Pualei	15,004	13,791
3-1-26-36	3812 Paki	5,040	1,760
3-1-26-37	3822 Paki	5,045	1,800
3-1-26-38	3071 Pualei	15,001	27,234
3-1-26-39	3083 Pualei	15,001	16,968
3-1-26-40	3093 Pualei	18,541	27,786*
3-1-26-41	3101 Pualei	28,009	27,517
3-1-26-42	3111 Pualei	15,027	27,069*
3-1-26-43	3121 Pualei	15,002	19,772
3-1-26-44	3006 Pualei	22,584	23,838*
3-1-26-45	3131 Pualei	15,001	11,824
3-1-26-46	3030 Pualei	45,003	51,900
<u>3-1-28</u>			
3-1-28-9	3858 Leahi	6,317	1,739
3-1-28-10	3850 Leahi	4,604	1,351
3-1-28-11	3844 Leahi	4,430	1,427
3-1-28-13	3011 Holei	5,145	2,404
3-1-28-14	3847 Nikolo	5,145	3,356
3-1-28-24	3870A Leahi	6,694	740
3-1-28-25	3866 Leahi	6,515	1,972
<u>3-1-30</u>			
3-1-30-1	2709 Kalakaua	54,039	12,408
3-1-30-2		52,273	6,148
3-1-30-3		67,860	--
3-1-30-4		96,135	--
3-1-30-5		50,511	--
<u>3-1-31</u>			
3-1-31-3	Aquarium/Natatorium	236,205	5,320*
3-1-31-4		137,895	--
3-1-31-5		33,624	--
3-1-31-6		102,210	7,165*

KAPIOLANI PARK

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Building Area</u>
<u>3-1-43</u>			
3-1-43-1	Honolulu Zoo & Other Areas of Park	2,209,624	
3-1-43-2	381 Kapahulu	105,270	6,375
3-1-43-4	3608 Paki	4,999	1,455
3-1-43-5	3612 Paki	4,999	2,272
3-1-43-11	3615 Leahi	4,999	1,788
3-1-43-12	3609 Leahi	4,999	1,800

ALA WAI GOLF COURSE

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Building Area</u>
<u>2-6-20</u>			
2-6-20-1	440 Seaside	23,607	1,616
2-6-20-33	2211 Ala Wai	47,171	162,911
2-6-20-52	2231 Ala Wai	4,717	17,120
2-6-20-53	2233 Ala Wai	14,152	49,979
<u>2-6-21</u>			
2-6-21-11	2375 Ala Wai	18,884	73,615
2-6-21-12	2389 Ala Wai	5,225	6,737
2-6-21-13	2393 Ala Wai	4,891	7,392
2-6-21-14	254 Kaiulani	4,505	7,992
2-6-21-16	444 Kanekapolei	22,829	102,400*
2-6-21-18	441 Walina	9,450	63,110
2-6-21-21	440 Walina	37,824	201,909
2-6-21-26	445 Seaside	49,823	452,126
2-6-21-28	2303 Ala Wai	5,809	23,797
2-6-21-40	447 Nahua	6,000	11,076
2-6-21-45	455 Nahua	7,414	34,687
2-6-21-47	2319 Ala Wai	7,907	16,537
2-6-21-49	444 Nahua	23,340	124,848
2-6-21-83	2289 Ala Wai	4,314	6,809
2-6-21-84	2281 Ala Wai	5,400	23,388
2-6-21-94	2311 Ala Wai	5,949	5,068
2-6-21-95	455 Nohonani	5,994	15,236
2-6-21-110	2555 Ala Wai	16,695	64,862
<u>2-6-24</u>			
2-6-24-70	2432 Tusitala	23,644	8,080
2-6-24-71	2423 Ala Wai	12,117	6,604

ALA WAI GOLF COURSE

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Building Area</u>
2-6-24-73	2421 Ala Wai	18,921	88,715
2-6-24-74	2415 Ala Wai	20,696	102,810
2-6-24-76	2403 Ala Wai	8,601	21,220
2-6-24-78	2457 Ala Wai	7,200	3,640
2-6-24-84	2449 Ala Wai	8,374	4,007
2-6-24-85	2461 Ala Wai	14,400	58,336
2-6-24-90	2445 Ala Wai	5,967	2,597
2-6-24-91	2439C Ala Wai	4,654	8,400
2-6-24-94	2411 Ala Wai	2,144	1,932

2-7-20

2-7-20-1	Iolani School	979,159	153,703*
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2-7-21

2-7-21-1	2639 Laau	5,720	5,655
2-7-21-2	2633 Laau	5,805	4,528
2-7-21-3	2627 Laau	5,805	6,417
2-7-21-4	2621 Laau	5,805	4,473
2-7-21-5	2615 Laau	5,805	4,644
2-7-21-6	2605 Laau	5,805	5,012
2-7-21-7		34,433	47,324
2-7-21-13	2558 Laau	5,144	5,829
2-7-21-14	2563 Date	56,550	63,196
2-7-21-19		5,200	1,440
2-7-21-20	2614 Laau	6,110	3,189
2-7-21-21	2622 Laau	6,110	3,000
2-7-21-22		5,201	1,440
2-7-21-24	2637 Date	19,838	--
2-7-21-28	2609 Date	22,620	30,111
2-7-21-37	2543 Date	6,060	8,240

2-7-22

2-7-22-2	2568 Date	11,451	12,825
2-7-22-3	2542 Date	23,787	69,580
2-7-22-11	2555 Kapiolani	20,215	--
2-7-22-13	2551 Kapiolani	20,252	14,077
2-7-22-16	2550A Date	8,111	6,272
2-7-22-19	2562 Date	10,000	32,166
2-7-22-21	2550E Date	8,211	3,200
2-7-22-22	720 Mahiai	5,093	4,040
2-7-22-23	728 Mahiai	5,096	2,024
2-7-22-25	2550C Date	6,588	2,980
2-7-22-26	2550D Date	7,832	4,360
2-7-22-28		6,125	1,728
2-7-22-44	737 Kaipuu	4,421	3,576

ALA WAI GOLF COURSE

<u>Tax Map Key</u>	<u>Address</u>	<u>Land Area</u>	<u>Building Area</u>
2-7-22-45	743 Kaipuu	5,278	4,294
2-7-22-50	724 Mahiai	5,095	3,840
<u>2-7-23</u>			
2-7-23-10	2634 Date	1,448	1,058
2-7-23-12	2630 Date	7,287	5,134
2-7-23-13	712 Menehune	11,932	4,928
2-7-23-15	2620 Date	7,736	5,343
2-7-23-18	2620A Date	5,544	1,872
2-7-23-19	2620B Date	5,454	710
2-7-23-20	719 Mahiai	8,461	4,132
2-7-23-21	727 Mahiai	11,895	4,712
2-7-23-22	2620D Date	10,304	6,444
2-7-23-42	721 Menehune	12,934	13,230
2-7-23-49	715A Mahiai	7,762	5,320
2-7-23-51	713B Menehune	6,169	3,496
2-7-23-52	713A Menehune	5,367	3,000
2-7-23-53	713 Menehune	5,036	3,000
2-7-23-55	718 Menehune	11,077	3,572
<u>2-7-24</u>			
2-7-24-1	Kaimuki High School	227,500****	--
<u>2-7-35</u>			
2-7-35-1	2724 Date	6,649	3,386
2-7-35-8	707 Olokele	6,130	3,744
2-7-35-9	735 Lukepane	7,352	3,284
2-7-35-66	708F Olokele	6,562	4,786
2-7-35-67	724H Olokele	6,319	2,788
2-7-35-71	717 Olokele	5,530	15,048
2-7-35-72	716 Lukepane	18,169	20,399
2-7-35-73	723 Lukepane	8,133	588
2-7-35-75	2842 Date	5,514	2,441
2-7-35-76	710 Lukepane	5,663	3,417
2-7-35-77	2816 Date	5,200	3,456
2-7-35-78	2810 Date	10,757	3,438
2-7-35-79	737 Olokele	20,665	55,131
2-7-35-84	2824 Date	5,320	3,992
2-7-35-89	2730 Date	7,238	1,916
2-7-35-90	2750 Date	12,424	11,408
2-7-35-93	708 Olokele	7,227	3,344
2-7-35-94	708D Olokele	7,227	2,802
2-7-35-95	708E Olokele	5,005	3,402
2-7-35-96	716G Olokele	5,093	3,328
2-7-35-97	716E Olokele	6,623	5,272

ALA WAI GOLF COURSE

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Building Area</u>
2-7-35-98	716B Olokele	6,623	5,486
2-7-35-99	716 Olokele	6,622	4,466
2-7-35-101	724 Olokele	5,580	4,126
2-7-35-102	724D Olokele	5,525	3,902
2-7-35-103	724E Olokele	6,279	2,776
2-7-35-104	732F Olokele	8,535	2,960
2-7-35-105	732B Olokele	5,005	3,994
2-7-35-106	732 Olokele	6,305	4,382
2-7-35-107	711 Olokele	6,000	4,124
2-7-35-109	727 Lukepane	8,134	10,650
2-7-35-111		7,486	2,799

2-7-36

2-7-36-2	Ala Wai Golf Course	1,554,300***	--
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FORT ARMSTRONG

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Building Area</u>
<u>2-1-15</u>			
2-1-15-1	181 Ala Moana	324,945	51,504*
2-1-15-4	433 Ala Moana	57,543	--
2-1-15-9		617,439*	341,700****
2-1-15-12	301 Ala Moana	38,893	--
2-1-15-15		201	--
2-1-15-17		1,015	--
2-1-15-18	595 Ala Moana	139,635	57,009*****
2-1-15-19	591 Ala Moana	63,075	--
2-1-15-20		63,075	72,472*****
2-1-15-21		58,290	--
2-1-15-22	220 Keawe	49,590	11,441*****
2-1-15-23	210 Keawe	30,015	--
2-1-15-24		60,484	--
2-1-15-29		140	--
2-1-15-35		53,141	--

2-1-29

2-1-29-1	510 Ala Moana	332,605	239,096
2-1-29-2		35,181	19,066

FORT ARMSTRONG

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Building Area</u>
<u>2-1-54</u>			
2-1-54-1	460 Cooke	160,200	136,356
2-1-54-21	670 Auahi	186,900	142,303
2-1-54-22	415 South	106,736	68,380
2-1-54-25	630 Auahi	66,110	62,365
2-1-54-27	629 Pohukaina	27,552	20,360
2-1-54-28	456 Keawe	16,654	24,600
2-1-54-32	444 Keawe	12,263	12,549
<u>2-1-55</u>			
2-1-55-2	718 Ala Moana	37,892	20,166
2-1-55-3	662 Ala Moana	23,114	26,344
2-1-55-4	634 Ala Moana	128,956	118,804
2-1-55-6	685 Auahi	21,361	10,644
2-1-55-9	306 Keawe	7,450	11,743
2-1-55-17	627A Auahi	7,868	7,727
2-1-55-18	711 Auahi	12,150	1,368
2-1-55-21	312 Coral	40,321	42,108
2-1-55-26		5,000	6,378
2-1-55-38	675 Auahi	35,436	35,030
<u>2-1-59</u>			
2-1-59-11	711 Ala Moana	134,415	63,732
2-1-59-12	233 Keawe	82,078	41,524
2-1-59-13	Gold Bond Bldg.	62,352	497,050*
<u>2-1-60</u>			
2-1-60-8	State	609,550	49,168
2-1-60-9	State	414,120	149,367
2-1-60-10	Quarantine	90,045	14,000*
2-1-60-11	709 Kelikoi	14,478	10,200
2-1-60-12		4,592	4,592
2-1-60-14		4,080	--
2-1-60-16		4,800	--

FORT DERUSSY

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Building Area</u>
<u>2-6-03</u>			
2-6-03-9	226 Lewers	3,262	--
2-6-03-10	226 Lewers	4,790	169,338
2-6-03-11	226 Lewers	4,793	--
2-6-03-12	226 Lewers	5,693	--
2-6-03-13	247 Beachwalk	4,990	31,524
2-6-03-14	255 Beachwalk	16,269	44,731*
2-6-03-17	275 Beachwalk	20,913	95,311
2-6-03-18	273 Beachwalk	12,670	--
2-6-03-19	Beachwalk Tri. Park	6,525	--
2-6-03-20	2169 Kalakaua	6,673	--
2-6-03-21	205 Beachwalk	40,867	223,182
2-6-03-22	351 Saratoga	8,206	2,777
2-6-03-23	2125 Kalakaua	7,003	1,110
2-6-03-24	2123 Kalakaua	7,055	20,570
2-6-03-25	298 Beachwalk	7,035	18,450
2-6-03-26	286 Beachwalk	13,664	26,496
2-6-03-27	270 Beachwalk	7,730	15,729
2-6-03-28	268 Beachwalk	6,865	7,502
2-6-03-29	250 Beachwalk	16,816	16,600
2-6-03-30	234 Beachwalk	10,578	3,088
2-6-03-31	228 Beachwalk	4,117	10,026
2-6-03-32	220 Beachwalk	8,669	13,688
2-6-03-34	217 Saratoga	13,317	11,393
2-6-03-35	203 Saratoga	11,726	45,478
2-6-03-39	233 Saratoga	10,074	65,989
2-6-03-41	235C Saratoga	5,547	9,569
2-6-03-42	245 Saratoga	5,325	5,655
2-6-03-43	249 Saratoga	5,379	7,632
2-6-03-44	257 Saratoga	5,488	4,895
2-6-03-45	305 Saratoga	5,707	10,275
2-6-03-46	311 Saratoga	5,816	9,000
2-6-03-47	315 Saratoga	11,956	17,763
2-6-03-48	321 Saratoga	6,272	--
2-6-03-49		4,888	--
2-6-03-50	337 Saratoga	4,870	6,198
2-6-03-52		3,261	--
2-6-03-53	301 Saratoga	5,597	5,706
2-6-03-54	258 Beachwalk	13,153	9,473
<u>2-6-04</u>			
2-6-04-10	2175 Kalia	56,867	74,922
2-6-04-11	2169 Kalia	52,101	1,456
2-6-04-12	2161 Kalia	26,389	206,130

FORT DERUSSY

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Building Area</u>
<u>2-6-05</u>			
2-6-05-1	Fort DeRussy	1,165,800***	382,026**
2-6-05-6		9,135	--
2-6-05-8		1,152	--
<u>2-6-06</u>			
2-6-06-1	2057 Kalakaua	17,257	5,363
2-6-06-2	2039 Kalakaua	26,164	191,544
2-6-06-3	2025 Kalakaua	19,243	3,654
2-6-06-4	2051 Kalakaua	11,505	11,319
<u>2-6-07</u>			
2-6-07-2	478 Ena	4,907	7,977
2-6-07-3	1901 Kalakaua	10,893	2,220
2-6-07-4	1911 Kalakaua	11,055	55,966*
2-6-07-6	1925 Kalakaua	24,638	192,000*
2-6-07-8	1923 Dudoit	4,882	8,639
2-6-07-9	1917C Dudoit	4,997	4,044
2-6-07-10	1911 Dudoit	4,997	2,537
2-6-07-11	474 Ena	4,927	2,148
2-6-07-12	464 Ena	5,400	2,676
2-6-07-13	444B Ena	5,880	8,940
2-6-07-14	434 Ena	5,880	6,220
2-6-07-15	418 Ena	35,365	427,632*
2-6-07-18	472 Ena	5,510	3,780
2-6-07-19	1945 Kalakaua	18,857	4,551
2-6-07-20	1946 Ala Moana	25,334	27,000*
2-6-07-21	440A Ena	6,000	7,552
2-6-07-24	Hawaiian Electric	7,500	--
2-6-07-26	1920 Ala Moana	15,550	154,511*
2-6-07-27	1956 Ala Moana	35,865	240,759
<u>2-6-08</u>			
2-6-08-1	2025 Kalia	14,653	--
2-6-08-2	246 Paoa	5,900	43,919
2-6-08-5	198 Paoa	8,121	12,692
2-6-08-7	2005 Kalia	2,618	--
2-6-08-12	258 Paoa	3,126	--
2-6-08-19	2005 Kalia	4,940	--
2-6-08-20	2005 Kalia	14,360	--
2-6-08-21	2005 Kalia	2,157	--
2-6-08-23	2005 Kalia	4,340	--
2-6-08-24	2005 Kalia	2,157	--

FORT DERUSSY

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Building Area</u>
2-6-08-27	188 Paoa	6,584	5,775
2-6-08-29	2005 Kalia	3,917	--
2-6-08-34	2005 Kalia	394,518	881,404
<u>2-6-09</u>			
2-6-09-1	2005 Kalia	70,000	336,924
2-6-09-2	1811 Ala Moana	45,105	5,796
2-6-09-3	1821 Ala Moana	8,080	2,881
2-6-09-4	1831 Ala Moana	9,802	5,396
2-6-09-5	1835 Ala Moana	6,028	354
2-6-09-6	1841 Ala Moana	4,362	4,781
2-6-09-7	2005 Kalia	13,281	--
2-6-09-9	2005 Kalia	131,645	728,013
2-6-09-10	1811 Ala Moana	29,734	--
2-6-09-11	2005 Kalia	37,984	6,208
2-6-09-12	2005 Kalia	56,428	--
2-6-09-13	Hilton Dome	77,249	21,994
<u>2-6-12</u>			
2-6-12-2	1860 Ala Moana	43,127	437,083*
2-6-12-3	1850 Ala Moana	20,617	185,773
2-6-12-5	1830 Ala Moana	41,585	92,993
<u>2-6-14</u>			
2-6-14-1	1958 Kalakaua	13,861	3,688
2-6-14-4	1944 Kalakaua	7,510	1,925
2-6-14-6	413 Niu	4,356	3,696
2-6-14-7	419 Niu	2,934	568
2-6-14-18	426 Pau	4,464	6,075
2-6-14-19	420 Pau	5,000	9,340
2-6-14-20	418 Pau	5,000	--
2-6-14-23	1922 Kalakaua	24,790	3,465
2-6-14-39	202 McCully	13,628	--
2-6-14-41		7,229	--
2-6-14-43		10,934	--
2-6-14-57	Hawaiian Electric	36	--
2-6-14-58	421 Niu	3,375	2,998
<u>2-6-15</u>			
2-6-15-1	2028 Kuhio	26,470	131,653
2-6-15-2	411 Kuamoo	21,259	94,906
2-6-15-3	429 Kuamoo	4,500	--
2-6-15-4	431 Kuamoo	5,000	--
2-6-15-5	439 Kuamoo	5,000	--

FORT DERUSSY

2/10/1993

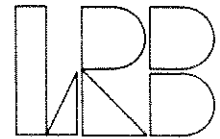
<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Building Area</u>
2-6-15-6		5,000	--
2-6-15-15	436 Namahana	4,500	4,245
2-6-15-16	Hawaiian Electric	36	--
2-6-15-17	432 Namahana	4,464	8,296
2-6-15-18	426 Namahana	4,500	10,376
2-6-15-20	2020 Kalakaua	4,632	4,322
2-6-15-23	2012 Kalakaua	13,218	1,194
2-6-15-24	411 Keoniana	4,500	1,017
2-6-15-25	415 Keoniana	4,500	--
2-6-15-26	425 Keoniana	14,000	61,688
2-6-15-29	433 Keoniana	5,000	1,752
2-6-15-39	444 Kuamoo	4,500	8,100
2-6-15-40	438 Kuamoo	4,500	11,815
2-6-15-41	434 Kuamoo	4,500	7,554
2-6-15-42	Church	10,000	--
2-6-15-44	416 Kuamoo	4,500	9,213
2-6-15-45	414 Kuamoo	5,000	--
2-6-15-46	1988 Kalakaua (Church)	4,333	--
2-6-15-47	1980 Kalakaua	3,671	3,934
2-6-15-48	1978 Kalakaua	9,562	3,142
2-6-15-50	430 Keoniana	32,500	210,200*
2-6-15-55	419 Pau	5,000	1,410
2-6-15-56	427 Pau	4,500	7,728
2-6-15-57	433 Pau	5,000	8,568
2-6-15-74	412 Keoniana	4,500	10,566
<u>2-6-16</u>			
2-6-16-4	436 Kalaimoku	4,500	6,820
2-6-16-5	432 Kalaimoku	4,500	1,695
2-6-16-6	428A Kalaimoku	4,500	3,319
2-6-16-7	422 Kalaimoku	4,500	3,360
2-6-16-8	420 Kalaimoku	4,500	8,374
2-6-16-9	412 Kalaimoku	15,000	64,685
2-6-16-12	2084 Kuhio	4,500	3,355
2-6-16-13	2080 Kuhio	4,500	4,962
2-6-16-14	411 Olohana	4,140	1,647
2-6-16-15	417A Olohana	4,560	1,638
2-6-16-16	423A Olohana	4,600	3,960
2-6-16-17	427A Olohana	4,600	10,880
2-6-16-18	431 Olohana	4,500	4,152
2-6-16-23	374 Kalaimoku	14,500	11,378
2-6-16-25	2098 Kalakaua	16,195	7,091
2-6-16-26	2080 Kalakaua	6,785	5,756
2-6-16-28	2083 Kuhio	4,500	2,340
2-6-16-30	376 Olohana	4,095	--
2-6-16-32	Gateway Park	6,900	--
2-6-16-33	Gateway Park	6,046	--

FORT DERUSSY

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Building Area</u>
2-6-16-34	Gateway Park	2,533	--
2-6-16-35	Gateway Park	6,867	--
2-6-16-36	Gateway Park	2,512	--
2-6-16-39		4,750	207,000*
2-6-16-40		5,000	--
2-6-16-41	440 Olohana	5,000	--
2-6-16-42		5,000	--
2-6-16-43	424 Olohana	4,500	--
2-6-16-44	420 Olohana	4,500	--
2-6-16-46	2058 Kuhio	28,339	--
2-6-16-51	417 Namahana	4,500	10,091
2-6-16-52	423 Namahana	5,000	8,938
2-6-16-53	427 Namahana	4,500	1,725
2-6-16-54		4,500	--
2-6-16-55	437 Namahana	4,500	6,975
2-6-16-61	371 Olohana	4,500	1,165
2-6-16-62	435 Olohana	4,500	2,404
2-6-16-65	2070 Kalakaua	12,330	122,443
2-6-16-66	428A Olohana	4,500	3,660
 <u>2-6-17</u>			
2-6-17-5	430 Lewers	28,678	210,402
2-6-17-6	423 Kaiolu	9,305	6,888
2-6-17-8	2112 Kuhio	4,500	1,994
2-6-17-9	2106 Kuhio	4,500	11,248
2-6-17-10	417 Kalaimoku	5,000	2,052
2-6-17-11	427 Kalaimoku	4,464	6,075
2-6-17-12	435 Kalaimoku	9,000	3,708
2-6-17-20	428 Launiu	5,000	1,835
2-6-17-21	424 Launiu	4,500	6,540
2-6-17-22	412 Launiu	9,064	35,736
2-6-17-37	407 Kalaimoku	4,500	2,018
2-6-17-38	2118 Kuhio	4,350	16,515
2-6-17-46	434 Launiu	5,000	3,718
2-6-17-47	438 Launiu	5,000	3,841
2-6-17-53	411 Kaiolu	13,150	31,458
2-6-17-56	407 Kaiolu	6,489	4,787
2-6-17-57	2140 Kuhio	31,328	58,455
2-6-17-60	430 Kaiolu	16,124	96,862
2-6-17-64	Hawaiian Electric	11,542	--
2-6-17-70	437 Launiu	5,125	--
2-6-17-71	427 Launiu	5,125	--
2-6-17-72	421 Launiu	5,125	2,008
2-6-17-73	417 Launiu	5,125	3,200
2-6-17-81	411 Kalaimoku	4,500	3,146
2-6-17-82	423 Kalaimoku	5,000	792

FORT DERUSSY

<u>Tax</u> <u>Map Key</u>	<u>Address</u>	<u>Land</u> <u>Area</u>	<u>Building Area</u>
<u>2-6-18</u>			
2-6-18-10	2100 Kalakaua	25,280	11,734
2-6-18-11	City Parking Lot	47,549	--
2-6-18-24	2158 Kalakaua	4,400	3,576
2-6-18-25	2150 Kalakaua	7,700	--
2-6-18-27	2148 Kalakaua	3,300	609
2-6-18-28	2146 Kalakaua	3,300	4,560
2-6-18-29	2142 Kalakaua	3,300	7,494
2-6-18-30	2140 Kalakaua	4,400	4,096
2-6-18-31	2123 Lauula	3,300	5,997
2-6-18-32	2134 Kalakaua	2,200	4,370
2-6-18-33	2122D Kalakaua	4,400	3,725
2-6-18-34	2122A Kalakaua	6,050	7,822
2-6-18-36	2114 Kalakaua	23,400	7,829
2-6-18-42	2114 Lauula	4,086	5,853
2-6-18-43	2120 Lauula	3,714	2,520
2-6-18-44	2126 Lauula	4,084	9,482
2-6-18-45	2130D Lauula	4,225	3,864
2-6-18-46	2138 Lauula	5,352	4,816
2-6-18-47	2144 Lauula	6,041	6,256
2-6-18-52	2109 Kuhio	9,500	5,472
2-6-18-53	Hawaiian Telephone	30	--
2-6-18-55	2117 Kuhio	4,500	4,188
2-6-18-57	2145 Kuhio	5,375	9,328
2-6-18-58	2139 Kuhio	5,375	11,718
2-6-18-59	376 Kaiolu	11,967	17,847
2-6-18-62	377 Launiu	7,859	6,240
2-6-18-63	2131 Kuhio	5,125	5,076
2-6-18-64	2129 Kuhio	5,125	3,937
2-6-18-73	2130 Kuhio	14,500	1,839



LEGISLATIVE REFERENCE BUREAU
State of Hawaii
State Capitol
Honolulu, Hawaii 96813
Phone (808) 548-6237

December 1, 1986

3456-A

The Hawaii Legislative Reference Bureau is a research agency for the Hawaii State Legislature. We are currently engaged in a study of the various sites proposed for a convention center. We have reviewed the Hawaii Visitors Bureau's Annual Convention Bulletin and its supplements, and have identified you as having been involved in the planning or participation of a fairly recent convention in Honolulu. Because of your experience with a convention in and your familiarity with Honolulu, your response to the enclosed questionnaire would be very valuable.

The convention center proposed for Honolulu will have the following floor area: a 230,000 square foot exhibit hall, which may be partitioned into smaller areas; another smaller 42,000 square foot exhibit hall; 104,000 square feet of meeting rooms separate from the exhibit halls; a 730 seat restaurant; other food and beverage preparation facilities capable of servicing banquets and receptions; and 133,000 square feet of nonrevenue producing area. The convention center will be available for and able to accommodate tradeshow, conventions, corporate gatherings, and conferences. For brevity in this letter and questionnaire, these types of events are generically termed "conventions".

Previous feasibility and marketing studies have been conducted on the assumption that the convention center will be located in Waikiki. The more feasible Waikiki sites under consideration are the Waikiki Shell site in Kapiolani Park, part of the Ala Wai Golf Course, and Fort DeRussy. A recent proposal, however, has identified an off-Waikiki site for the center. The site is called Fort Armstrong. Each of the sites is marked on the map attached to this letter. A description of Fort Armstrong is also attached.

The enclosed questionnaire is designed to elicit your opinion of Fort Armstrong as the site for the convention center. Our purpose is to gain a general idea of the perceptions of professional convention planners who are familiar with Honolulu.

You do not have to identify yourself on the returned questionnaire. All responses will be aggregated and individual responses will be kept confidential.

As this issue is of great importance to the State of Hawaii, your reply by December 26, 1986 will be appreciated. Only the questionnaire needs to be returned.

Thank you for your attention to this request.

Very truly yours,


Samuel B. K. Chang
Director

SBKC:at
Enclosures

DESCRIPTION OF FORT ARMSTRONG

The enclosed questionnaire is designed to elicit your opinion of Fort Armstrong as a site for Hawaii's convention center. You do not have to identify yourself on this questionnaire. All responses will be aggregated and individual responses will be kept confidential.

Description of Fort Armstrong

Fort Armstrong is to the west of Waikiki. It is currently part of Honolulu Harbor. Honolulu Harbor is a commercial, and not a small boat or yacht, harbor. Fort Armstrong is currently used for container unloading, consolidation, and storage and is zoned as waterfront industrial. If Fort Armstrong is used as a convention center, waterfront activities at the site will cease. The immediate surrounding area is in light industrial and commercial use. The midpoint of Honolulu's central business district is approximately 0.9 mile to the north.

Distance from Waikiki

When traveling by motor vehicle from mid-Waikiki to Fort Armstrong, the entrance of Fort Armstrong is 3.5 miles from the International Market Place by the most direct route.

When traveling by motor vehicle from Fort Armstrong to mid-Waikiki, the International Market Place is 3.1 miles from the entrance of Fort Armstrong by the most direct route.

The difference in distances is due to the one-way configuration of Waikiki streets.

Traffic Conditions

Ala Moana Boulevard is the highway which connects Fort Armstrong and Waikiki. It is a two-way highway, with three lanes in each direction. The highway is in good condition.

After 8:00 a.m. (after the morning peak period) and before 4:00 p.m. (before the afternoon peak period) on weekdays, traffic in both directions on Ala Moana Boulevard is moderate to slightly heavy. Between 4:00 p.m. and 5:00 p.m. (during the afternoon peak period) on weekdays, traffic on Ala Moana Boulevard traveling from Fort Armstrong to Waikiki is heavy to very heavy.

Proximity of Hotels and Retail Establishments

Within a one-half mile radius of the midpoint of Fort Armstrong:

- (A) There are no visitor lodging units. The nearest major hotel is the Ala Moana Americana, which is approximately 1.8 miles to the east of Fort Armstrong:

- (B) There are 20 eating establishments;
- (C) There are 5 retail apparel stores; and
- (D) There are 2 gift shops.

The figures for (B), (C), and (D) were obtained from the Yellow Pages.

Information on Waikiki Sites

The following information is provided for your information.

Ala Wai Golf Course Site -- Within a one-half mile radius of the midpoint of the Ala Wai Golf Course site:

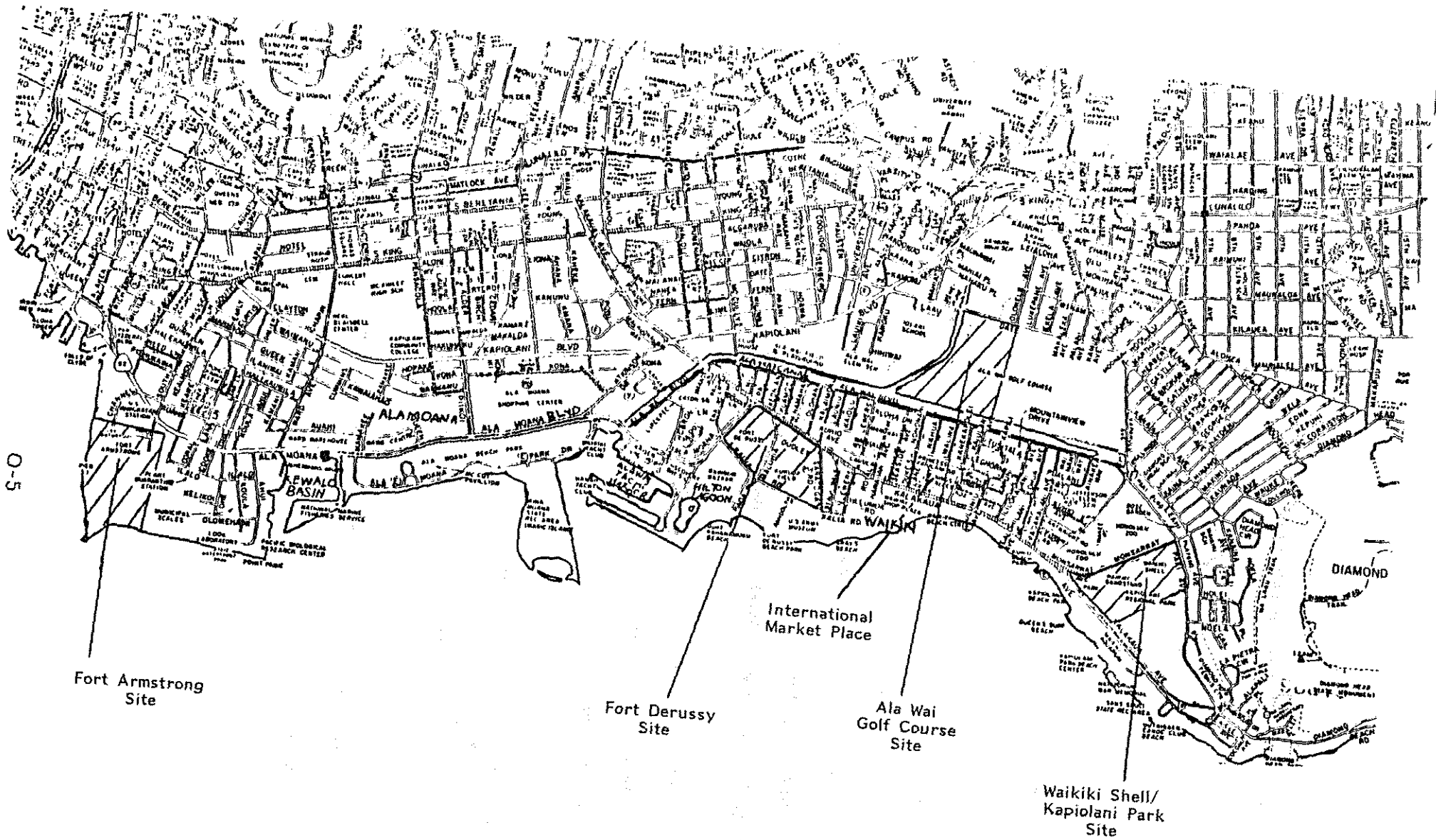
- (A) There are 8,393 visitor lodging units;
- (B) There are 112 eating establishments;
- (C) There are 72 retail apparel stores; and
- (D) There are 140 gift/souvenir shops.

Fort DeRussy Site -- Within a one-half mile radius of the midpoint of the Fort DeRussy site:

- (A) There are 18,579 visitor lodging units;
- (B) There are 154 eating establishments;
- (C) There are 114 retail clothing stores; and
- (D) There are 139 gift/souvenir shops.

Waikiki Shell Site -- Within a one-half mile radius of the midpoint of the Waikiki Shell site:

- (A) There are 5,775 visitor lodging units;
- (B) There are 31 eating establishments;
- (C) There are 25 retail apparel stores; and
- (D) There are 9 gift/souvenir shops.



QUESTIONNAIRE ON HONOLULU CONVENTION CENTER

Please return to:
Legislative Reference Bureau
State Capitol, Room 004
Honolulu, Hawaii 96813

PLEASE REPLY BY DECEMBER 26, 1986

A SELF-ADDRESSED, STAMPED
ENVELOPE HAS BEEN PROVIDED

1. What type of organization are you employed by? (Please check (✓) the appropriate blank)

- ☐ Professional or trade association
- ☐ Corporation
- ☐ Other: _____
(Please describe)

PLEASE ASSUME THE FOLLOWING WHEN ANSWERING QUESTIONS 2 AND 3:

- (A) THAT YOUR ORGANIZATION HAS TENTATIVELY DECIDED TO HOLD A CONVENTION IN HONOLULU;
- (B) THAT YOU ARE REQUESTED TO MAKE A RECOMMENDATION BASED ON YOUR ASSESSMENT OF THE LOCATION OF THE HONOLULU CONVENTION CENTER;
- (C) THAT THE CONVENTION WILL HAVE 7,000 ATTENDEES;
- (D) THAT THE FACILITIES OF THE CONVENTION CENTER ARE ADEQUATE TO MEET THE NEEDS OF THE CONVENTION.

2. Based on the description of Fort Armstrong and your knowledge of Honolulu, what would your recommendation be if the convention center is on the Fort Armstrong site? (Please check (✓) one of the following blanks)

- ☐ Strongly recommend Honolulu for the convention
- ☐ Recommend Honolulu for the convention
- ☐ Neutral/No recommendation
- ☐ Not recommend Honolulu for the convention
- ☐ Strongly not recommend Honolulu for the convention

3. Based on your knowledge of Honolulu, what would your recommendation be if the convention center is on a Waikiki site? (Please check (✓) one of the following blanks)

- ☐ Strongly recommend Honolulu for the convention
- ☐ Recommend Honolulu for the convention
- ☐ Neutral/No recommendation
- ☐ Not recommend Honolulu for convention
- ☐ Strongly not recommend Honolulu for the convention

4. The goal of the State of Hawaii is to achieve a high occupancy rate at the convention center, predominantly from the conventions and meetings of regional, national, and international associations and corporations. For the State of Hawaii to best meet this goal, what would your advice be on the location of the convention center? (Please check (✓) one of the following)

- ☐ Fort Armstrong is much better than any Waikiki site
- ☐ Fort Armstrong is better than any Waikiki Site
- ☐ No difference between Fort Armstrong and any of the Waikiki sites
- ☐ Fort Armstrong is worse than any Waikiki site
- ☐ Fort Armstrong is much worse than any Waikiki site