

DEPARTMENT OF LAND UTILIZATION  
90/SMA-13(BWM)  
February 15, 1990

FILE COPY

CHAPTER 343, HRS  
ENVIRONMENTAL ASSESSMENT/DETERMINATION  
NEGATIVE DECLARATION

Recorded Landowner/Applicant : Jowa Hawaii Co., Ltd.  
Agent : Leo A. Daly  
Location : Ilikai Hotel, Waikiki, Oahu *Public Space*  
Tax Map Key : 2-6-10: 77  
Request : Construction or replacement of minor *Renovations*  
structures to existing facilities,  
including interior work to main lobby,  
replacement and maintenance work in the  
fountain area on the lobby level above  
the street, interior alterations to the  
Pier 7 restaurant, and replacement and  
landscaping to the main entry at the  
street level, including new exterior  
stairs.  
  
Determination : Environmental Impact Statement (EIS)  
Not Required

Attached and incorporated by reference is the environmental assessment prepared by the applicant for the project.

On the basis of the environmental assessment, we have determined that an Environmental Impact Statement is not required.

APPROVED

*Donald A. Clegg*

DONALD A. CLEGG  
Director of Land Utilization  
City & County of Honolulu  
State of Hawaii

DAC:s1  
0235N/1

1990-03-08-0A-FEA

LU 1/90 0638  
1990 JUN 11 9 50

ENVIRONMENTAL ASSESSMENT FOR AN SMA USE PERMIT

\* ILIKAI PUBLIC SPACE RENOVATIONS \*

I. GENERAL INFORMATION

- A. APPLICANT: Jowa Hawaii Co., Ltd.  
1777 Ala Moana Blvd #226  
Honolulu, Hawaii 96815
- B. RECORDED FEE OWNER: Jowa Hawaii Co., Ltd.  
1777 Ala Moana Blvd #226  
Honolulu, Hawaii 96815
- C. AGENT: Leo A. Daly (Attn: Walter Kujawa)  
3 Waterfront Plaza, Suite 500  
500 Ala Moana Blvd  
Honolulu, Hawaii 96815
- D. TAX MAP KEY: 2-6-010-007
- E. LOT AREA: 125,296 square feet
- F. AGENCIES CONSULTED IN MAKING ASSESSMENT: Department of  
Land Utilization, City and County of Honolulu.

FILE COPY

II. DESCRIPTION OF THE PROPOSED ACTION

A. GENERAL DESCRIPTION: The applicant is proposing construction or replacement of minor structures to existing facilities. Plans include interior work to the main lobby, replacement and maintenance work in the fountain court area on the lobby level above the street, interior alterations to the Pier 7 restaurant and replacement and landscaping to the main entry at street level. Street level plans include widening of the sidewalk fronting Ala Moana Boulevard to 8 feet, enhancement of the landscaping fronting the hotel entrance from the sidewalk to the lobby, replacement of the existing driveway covering with a porte-cochere, and construction of a covered escalator and exterior stairs to the lobby area.

A Project Site Location Map is attached.

The Special Management Area (SMA) covers the area between the shoreline and Ala Moana Boulevard. The project site is adjacent to Ala Moana Boulevard, within the SMA. The Project Site Location Map shows the SMA boundary in relation to the project site.

An environmental assessment, a SMA Use Permit and a Waikiki Special Design District permit are required.

**B. TECHNICAL CHARACTERISTICS:**

The existing uses of the Ilikai public spaces are for hotel guest amenities inside the building and pedestrian and vehicle circulation at street level. These uses would not change with the proposed actions and are described as exempt or non-exempt items, according to Chapter 343 and Chapter 200 concerning environmental rules and regulations and Chapter 33 of the SMA guidelines. (See attachments.) The attached schematic drawings illustrate the proposed changes with emphasis on main entry landscaping, sidewalk widening and covered public spaces. Construction characteristics along Ala Moana Boulevard include demolition of the 12 foot high driveway covering and replacement with a porte-cochere of 14 feet in height, widening of the public sidewalk from 6 to 8 feet and landscaping alterations to enhance the visual aesthetics of the main entry from the street to the lobby, as seen by the general public and hotel patrons. The existing waterfall would remain but some of the retaining walls would be removed. The end walls would be removed and the area regraded. Undergrowth in the planters would be selectively pruned and existing trees thinned out. Mass planting of colorful ground covers and shrubs and dense planting of specimen areca palms would soften the impact of the wall. Existing coconut trees and hala trees would remain. The new 8 foot sidewalk would have ramps at either ends for handicapped access. Schematic drawings attached illustrate these items.

**C. ECONOMIC AND SOCIAL CHARACTERISTICS:** Total valuation of both exempt and non-exempt items is approximately \$7 million. The estimated cost of the non-exempt items is \$24,000.00 as shown in the attached exhibit. It is anticipated that the project is to be constructed during the period of May through December, 1990.

**D. ENVIRONMENTAL CHARACTERISTICS:** The project site is within the urban/built environment. According to Federal FIRM zone classifications the project site is in Zone A - no base flood elevations determined, Flood Insurance Map, Panel 120C.

**III. AFFECTED ENVIRONMENT:**

**A.** The project site is a part of the surrounding Waikiki/Honolulu urban environment. It is in the Resort Hotel Precinct according to the Honolulu City and County Land Use Ordinance. It is labeled Resort in the Development Plans and Urban in the State Land Use classification. It is within the Waikiki Special Design District and the Special Management Area.

**B.** The project site is located within the Ilikai resort/hotel complex. The Ilikai is located next to a public recreational beach and boat harbor. No other coastal/natural resources are in the immediate vicinity.

**C.** No historic, cultural or archaeological resources would be affected by the proposed project.

D. No coastal views would be affected by the proposed project.

E. No groundwater resources would be affected by the project.

F. A project site location map is attached to this assessment. A ground-level photograph is also attached to illustrate the existing conditions of the main entry to the project site.

IV. PROJECT IMPACTS: No adverse environmental or ecological effect would occur with implementation of the proposed action. The proposed action is consistent with the Coastal Zone Management objectives and policies set forth in Section 205A-2, HRS and the Special Management Area guidelines in Section 33-3.2, ROH.

V. MITIGATION MEASURES: The proposed renovations were developed to upgrade and enhance the site without changing the function or uses of the site or introducing new functions that could cause potential impacts requiring mitigation measures. All construction activities would follow allowable building practices, controlling dust, reducing noise and minimizing any other potentially negative construction-related impacts.

WORK DESCRIPTION BY CATEGORY:  
EXEMPT AND NON-EXEMPT ITEMS

EXEMPT ITEMS

The following are Exempt Classes of Actions as stated in EIS (rules) Chapter 343 HRS and listed in Title 11, Department of Health, Chapter 200, EIS Rules and Chapter 33, SMA General Provisions [referenced in brackets].

(1) Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing; [Chapter 33, SMA - (vi) repair, maintenance, or interior alterations to existing structures]:

- relocate/lower existing utilities
- plumbing supports
- painting
- replace fuel oil tank

(2) Replacement or reconstruction of existing structures and facilities where the new structure will be located generally on the same site and will have substantially the same purpose, capacity, density, height, and dimensions as the structure replaced:

- fountain court area renovations
- paving and curbing
- porte cochere structure
- roof structure at elevator landing
- roofing & sheetmetal
- skylights
- glass canopy at escalator
- concrete planter walls
- waterproofing
- quarry tile and concrete walkways
- safety railings
- landscape/irrigation/drainage
- lath & plaster finish systems
- electrical

(6) Construction or replacement of minor structures accessory to existing facilities; (7) interior alterations involving things such as partitions, plumbing and electrical conveyances; [Chapter 33, SMA - (vi) repair, maintenance, or interior alterations to existing structures]:

- water feature

[Chapter 33, SMA - (vi) repair, maintenance, or interior alterations to existing structures]:

- main lobby renovations
- Pier 7 restaurant renovations
- entry escalators
- elevator for handicap access
- decorative column trim covers

(8) Demolition of structures; [Chapter 33, SMA - (vii) demolition or removal of structures]:

- paving and curbing
- roadway excavation
- rock wall
- roof structure
- concrete walls

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NON-EXEMPT ITEMS

The item new to the existing structure is the exterior stairs at the main entry which have been provided as a safety feature and convenience while also providing an additional entry/exit to the lobby.

<u>ITEM</u>	<u>COST*</u>
- exterior stairs .....	<u>\$24,000</u>

\*Budget estimate includes general contractor's profit and overhead.

ENVIRONMENTAL ASSESSMENT FOR AN SMA USE PERMIT

ILIKAI PUBLIC SPACE RENOVATIONS

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C. ECONOMIC AND SOCIAL CHARACTERISTICS: Total valuation of both exempt and non-exempt items is approximately \$7 million. The estimated cost of the non-exempt items is \$24,000.00 as shown in the attached exhibit. It is anticipated that the project is to be constructed during the period of May through December, 1990.

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NON-EXEMPT ITEMS

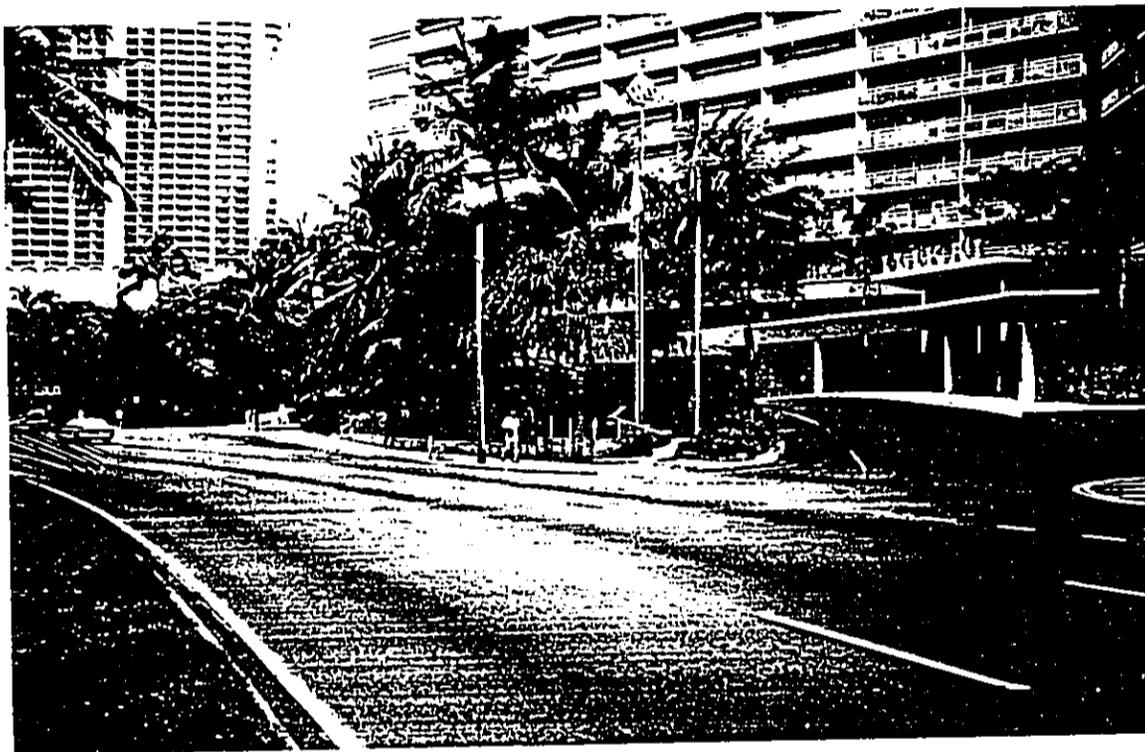
The item new to the existing structure is the exterior stairs at the main entry which have been provided as a safety feature and convenience while also providing an additional entry/exit to the lobby.

ITEM

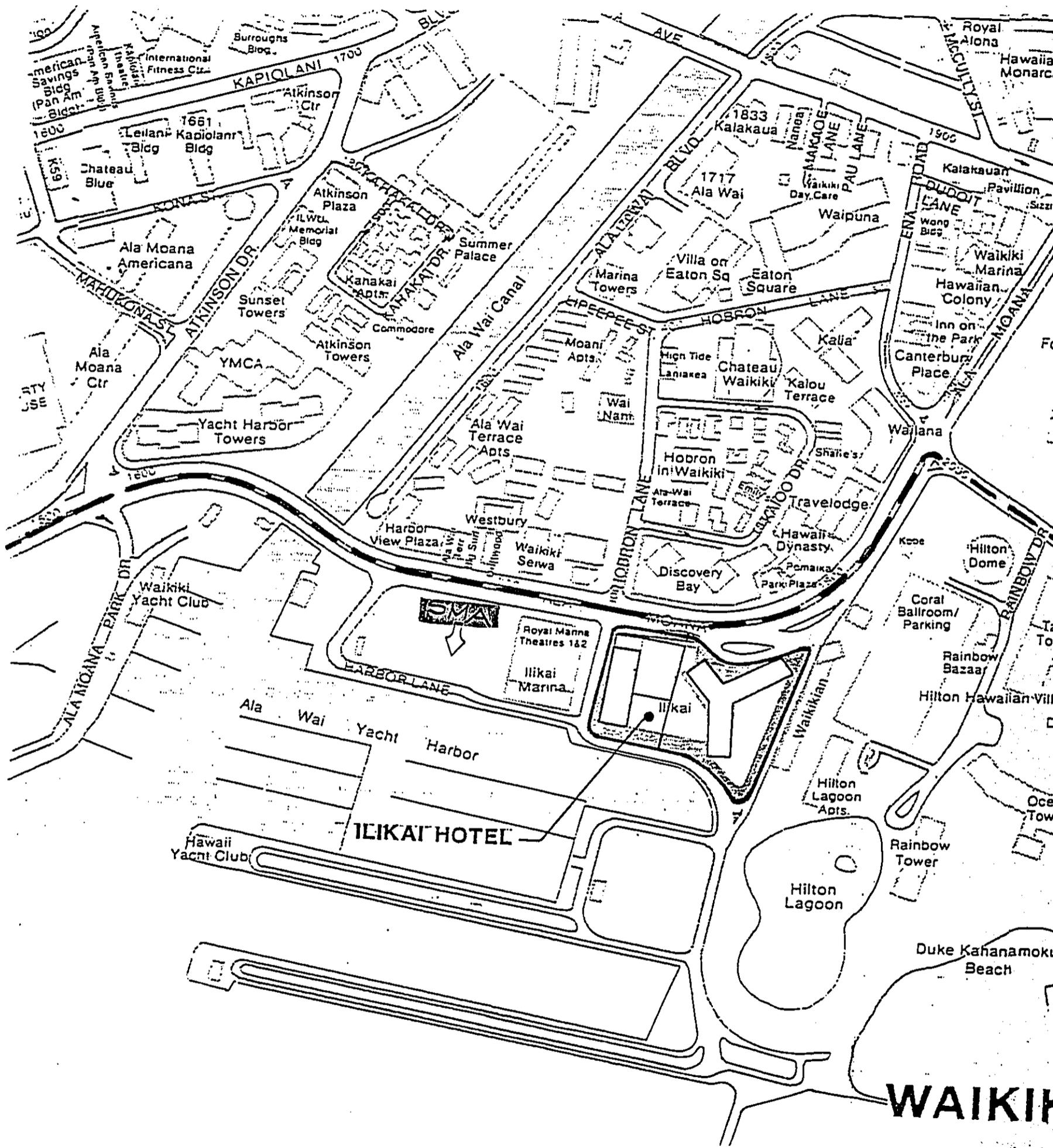
COST\*

- exterior stairs ..... \$24,000

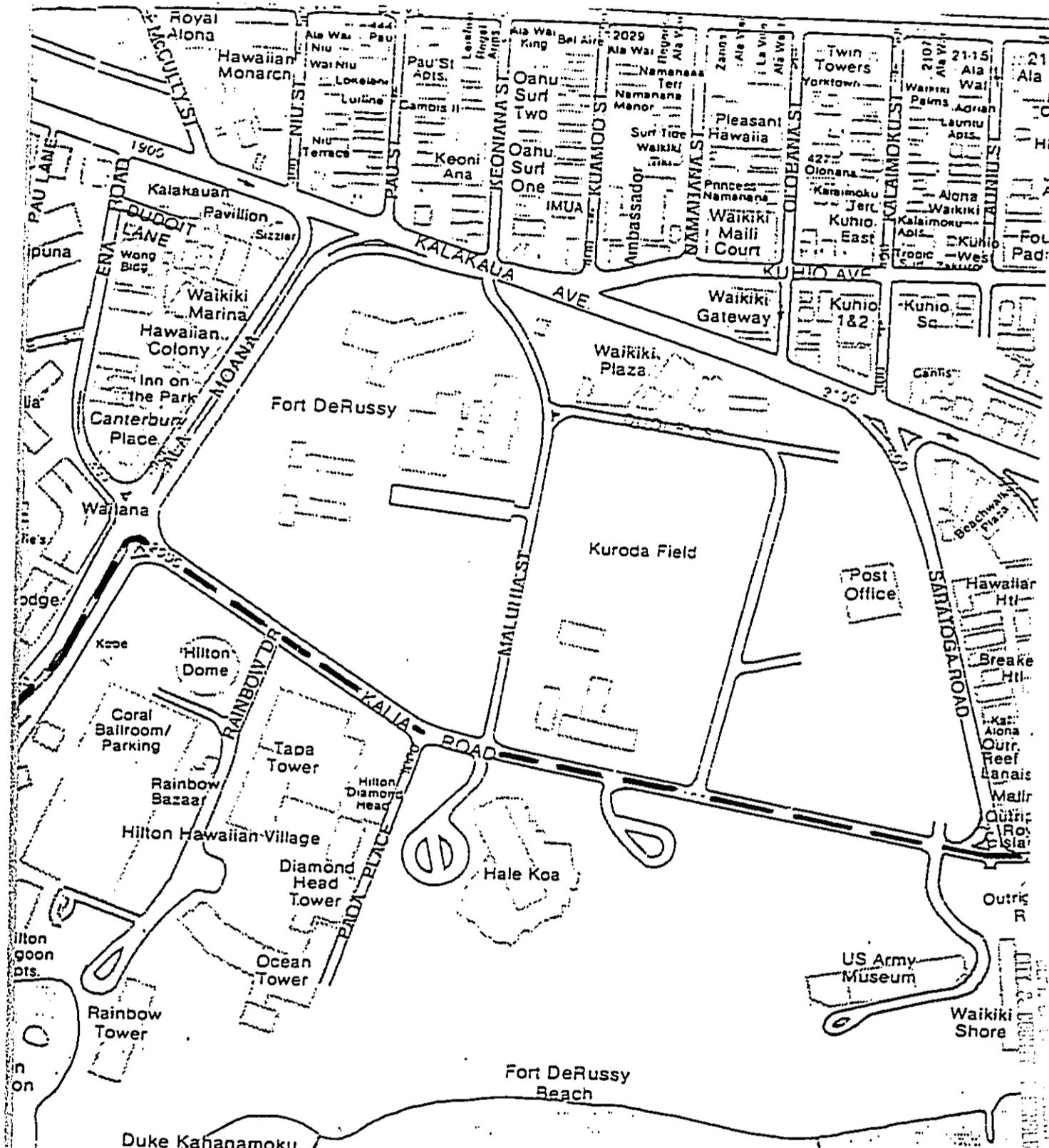
\*Budget estimate includes general contractor's profit and overhead.



## ILIKAI PUBLIC SPACE RENOVATIONS

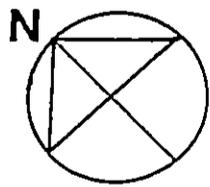


WAIKIKI



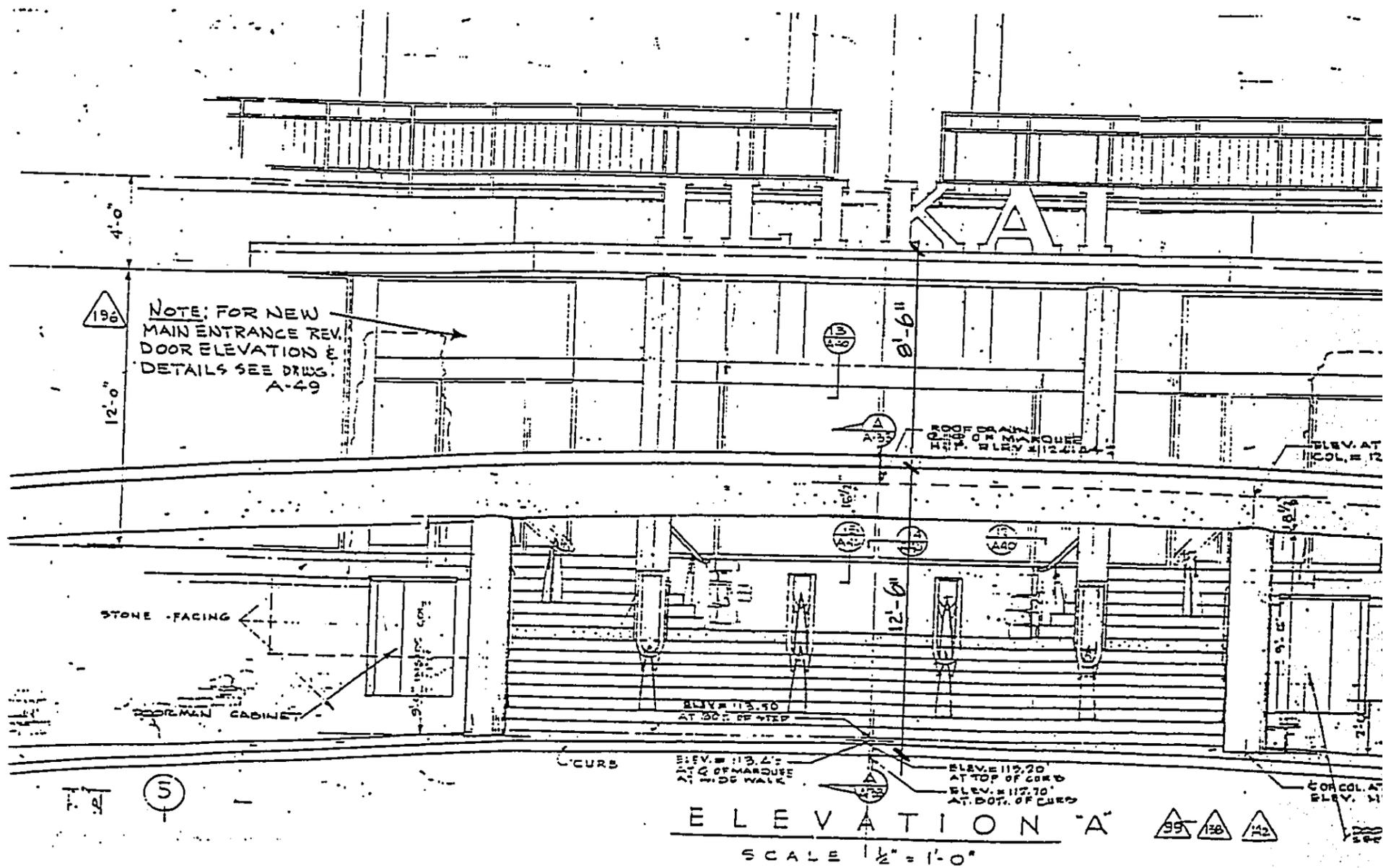
1990 JAN 31 11 38 50

**ILIKAI PUBLIC SPACE RENOVATIONS**



**PROJECT SITE LOCATION MAP  
(WITH SMA BOUNDRY)**

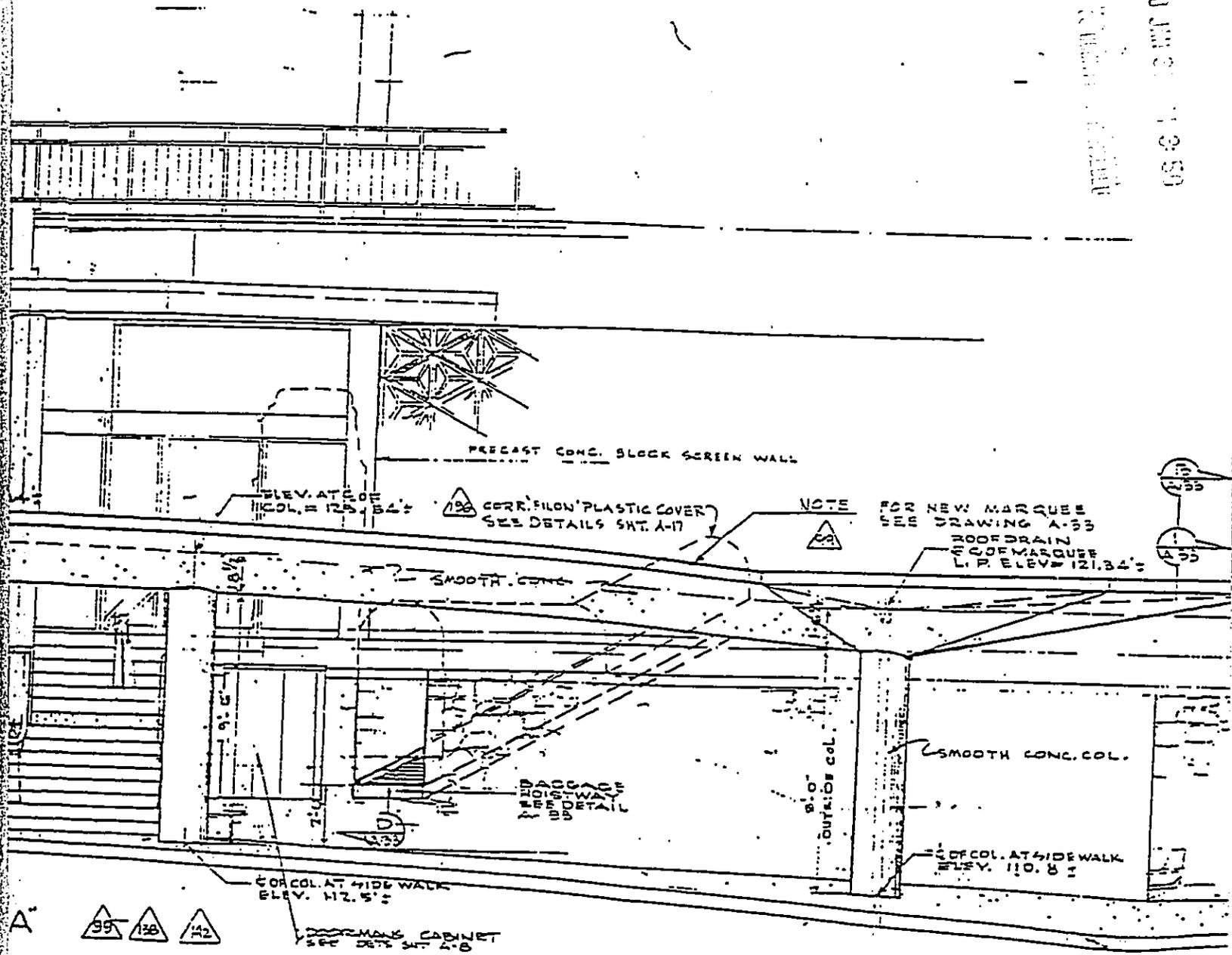
**WAIKIKI**



**ILIKAI PUBLIC SPACE RENOVATION**

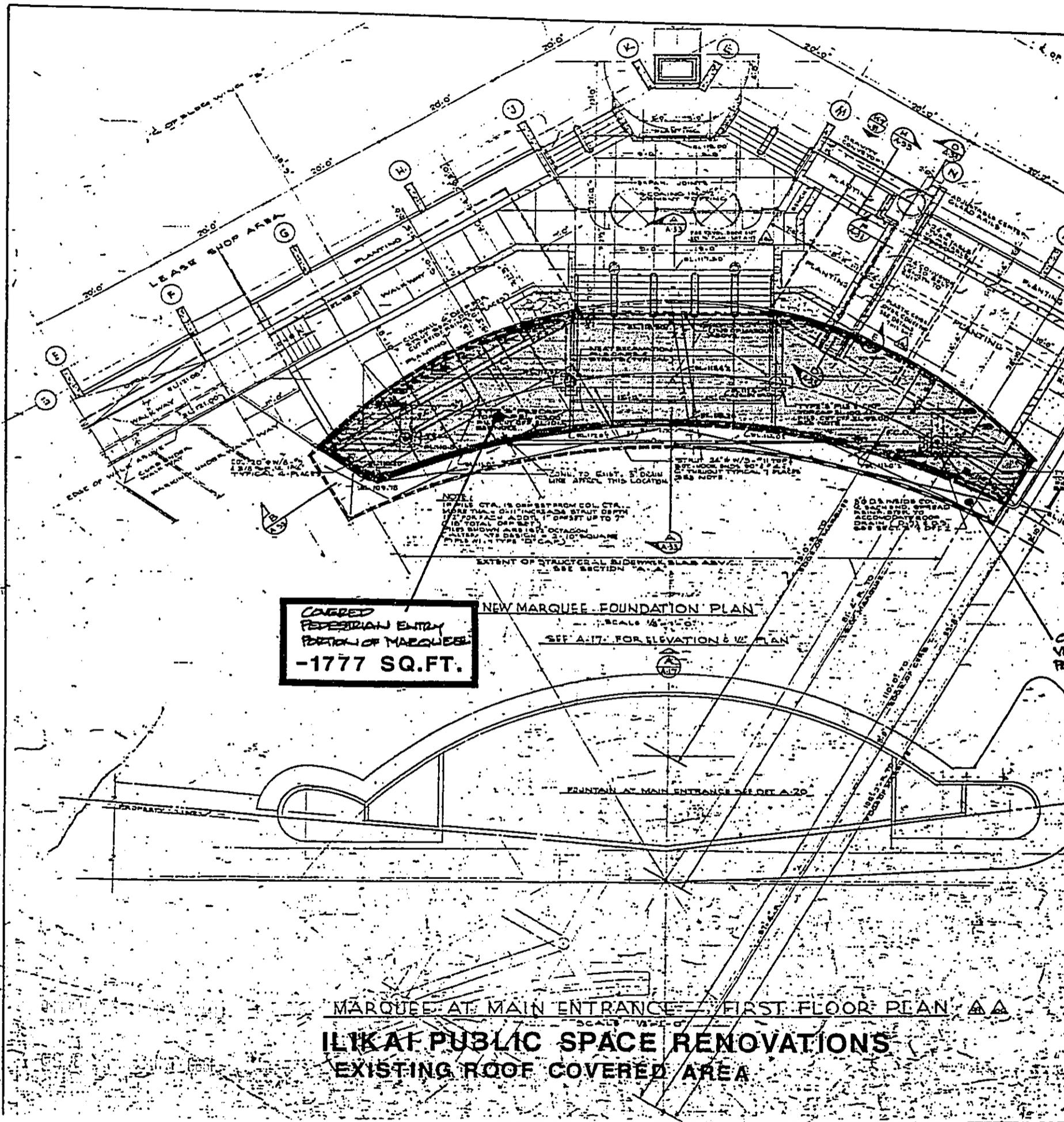
**ELEVATION - EXISTING CONDITIONS**

1980 JUN 21 11 30 AM  
US G 1 13 1117 0881



# FACE RENOVATIONS

## EXISTING CONDITIONS

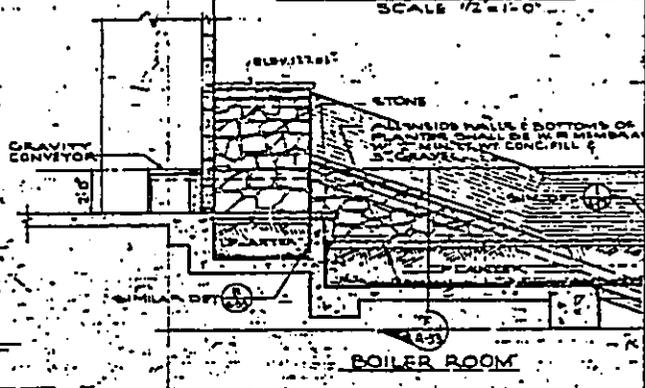
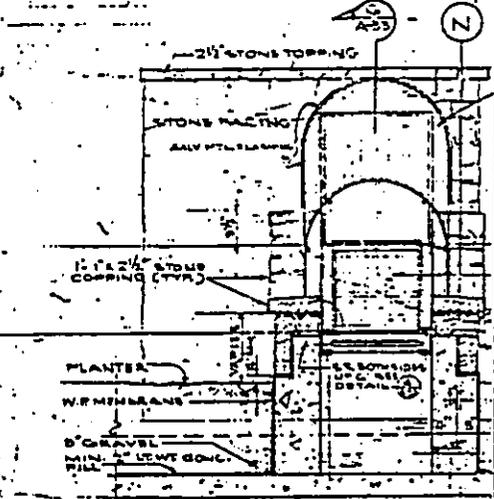
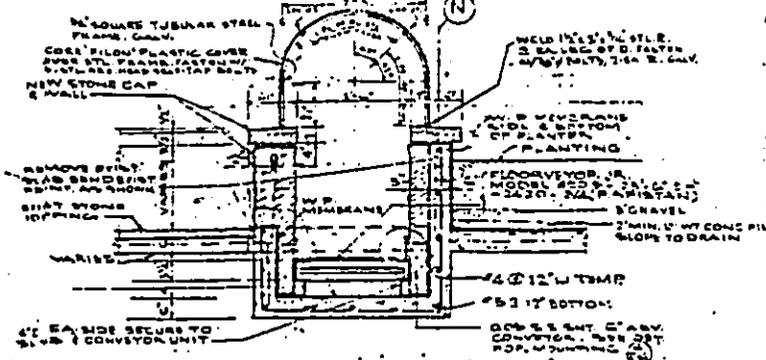
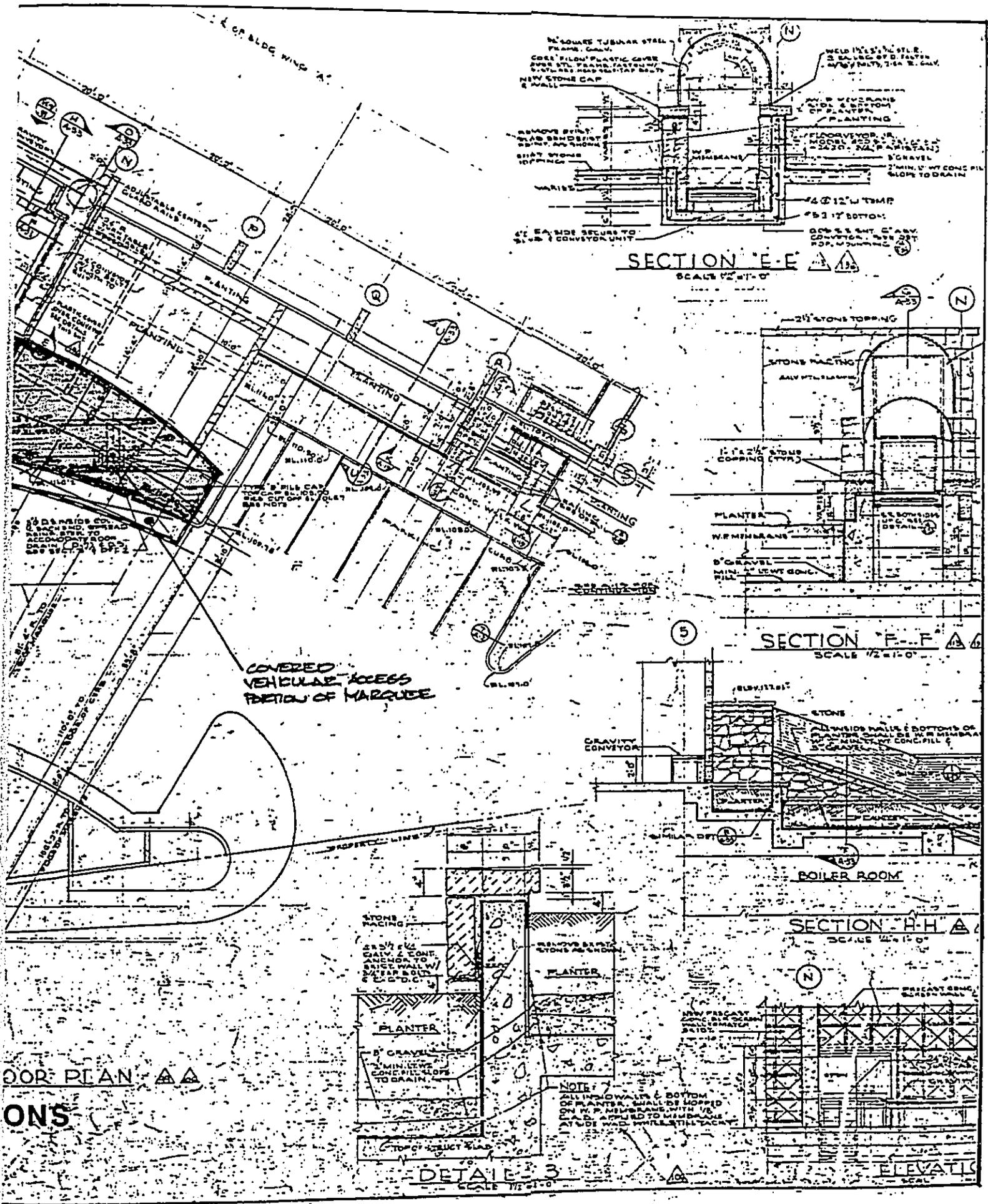


**COVERED  
PEDESTRIAN ENTRY  
PORTION OF MARQUEE  
-1777 SQ. FT.**

NEW MARQUEE FOUNDATION PLAN

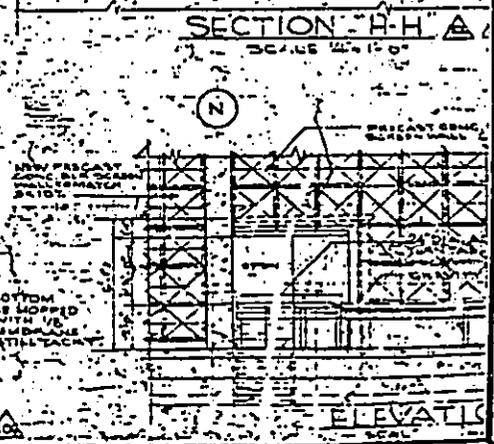
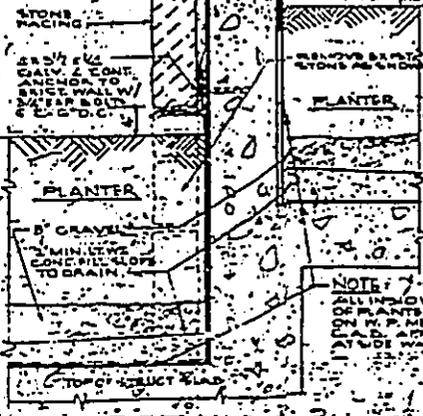
SCALE 1/8" = 1'-0"  
SEE A-17 FOR ELEVATION & 1/2" PLAN

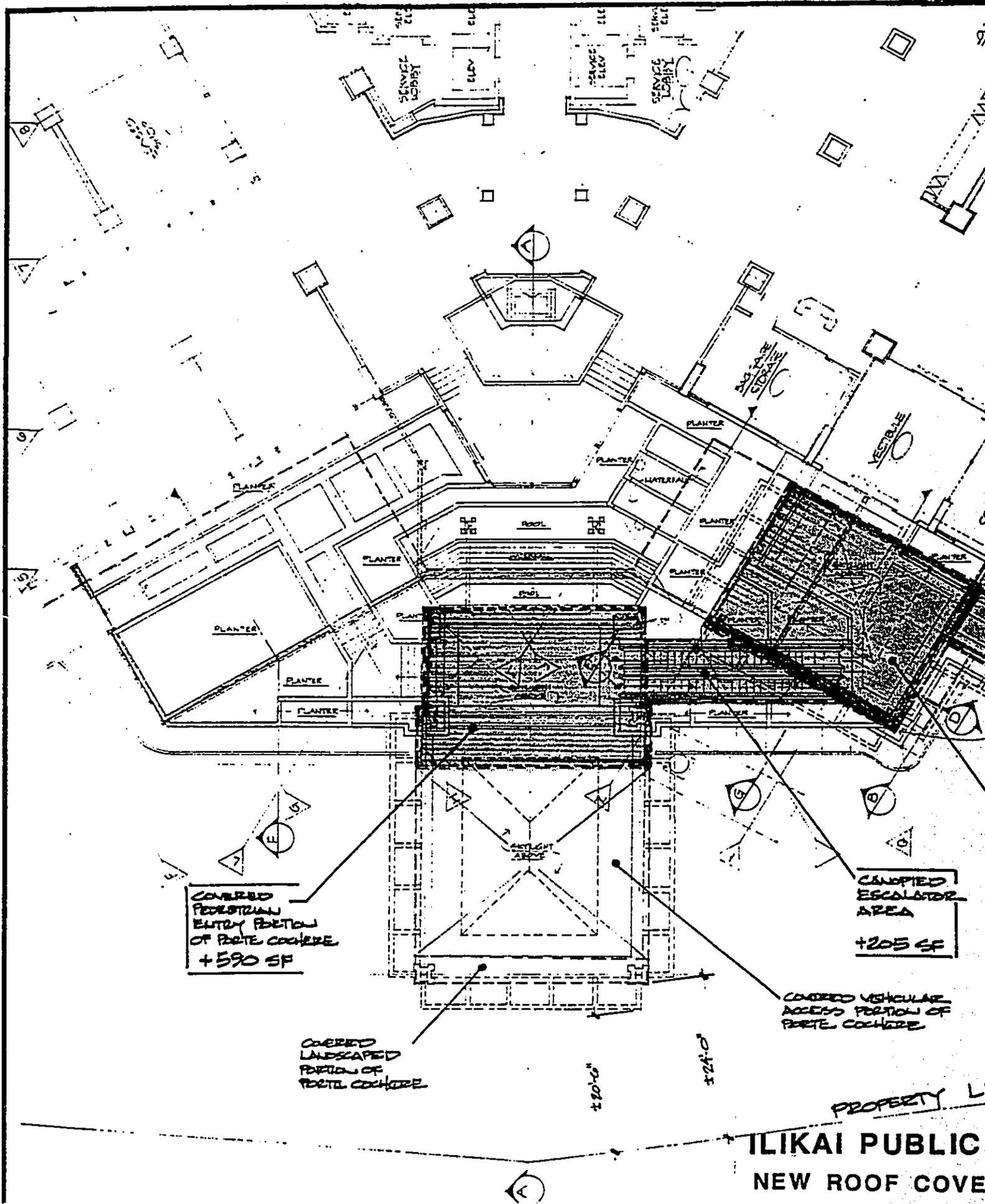
MARQUEE AT MAIN ENTRANCE - FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"  
ILIKAI PUBLIC SPACE RENOVATIONS  
EXISTING ROOF COVERED AREA



DOOR PLAN

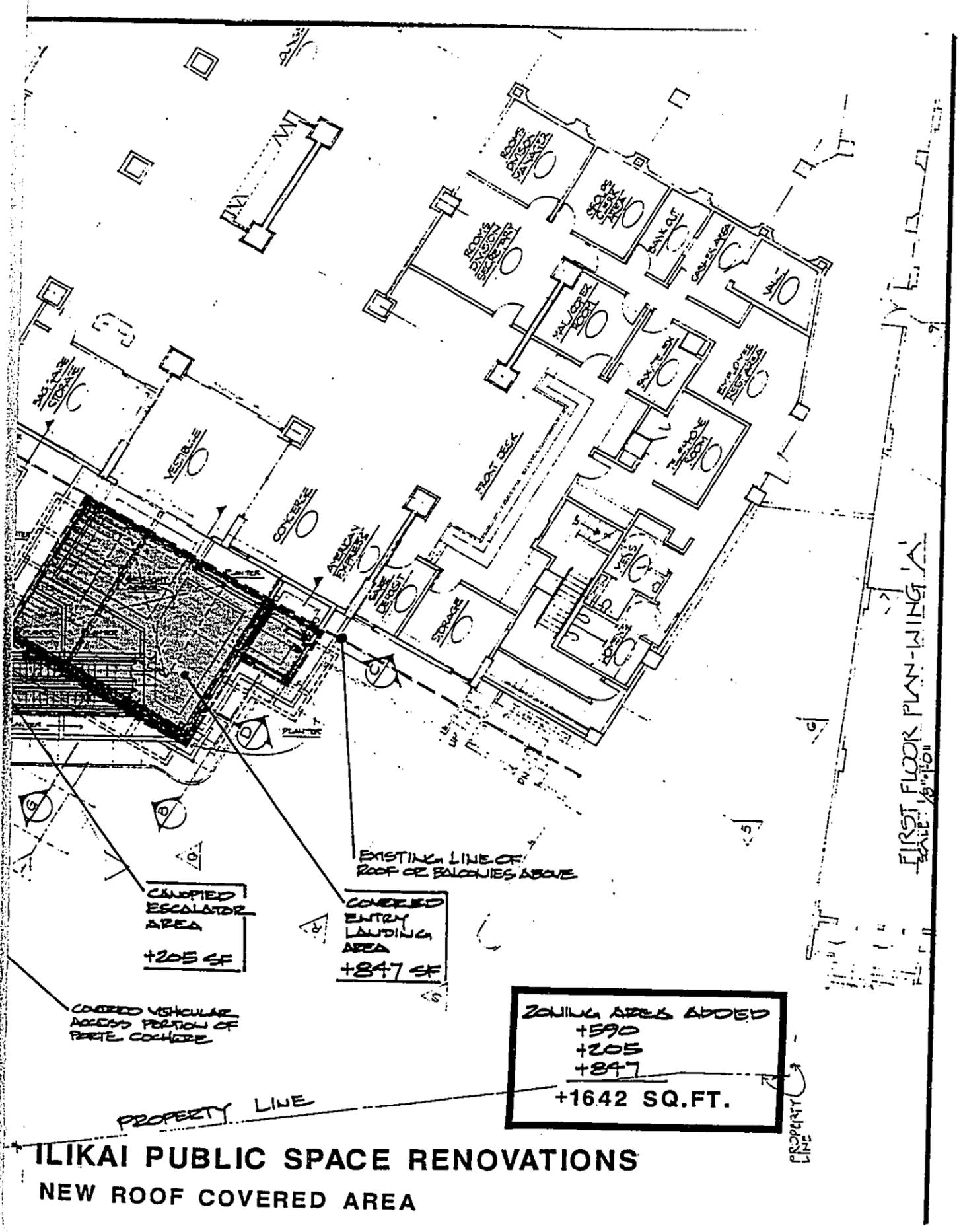
ONS





1990 JAN 30 11 3 50  
 05 8 11 30 11 06 0661

**ILIKAI PUBLIC**  
**NEW ROOF COVER**



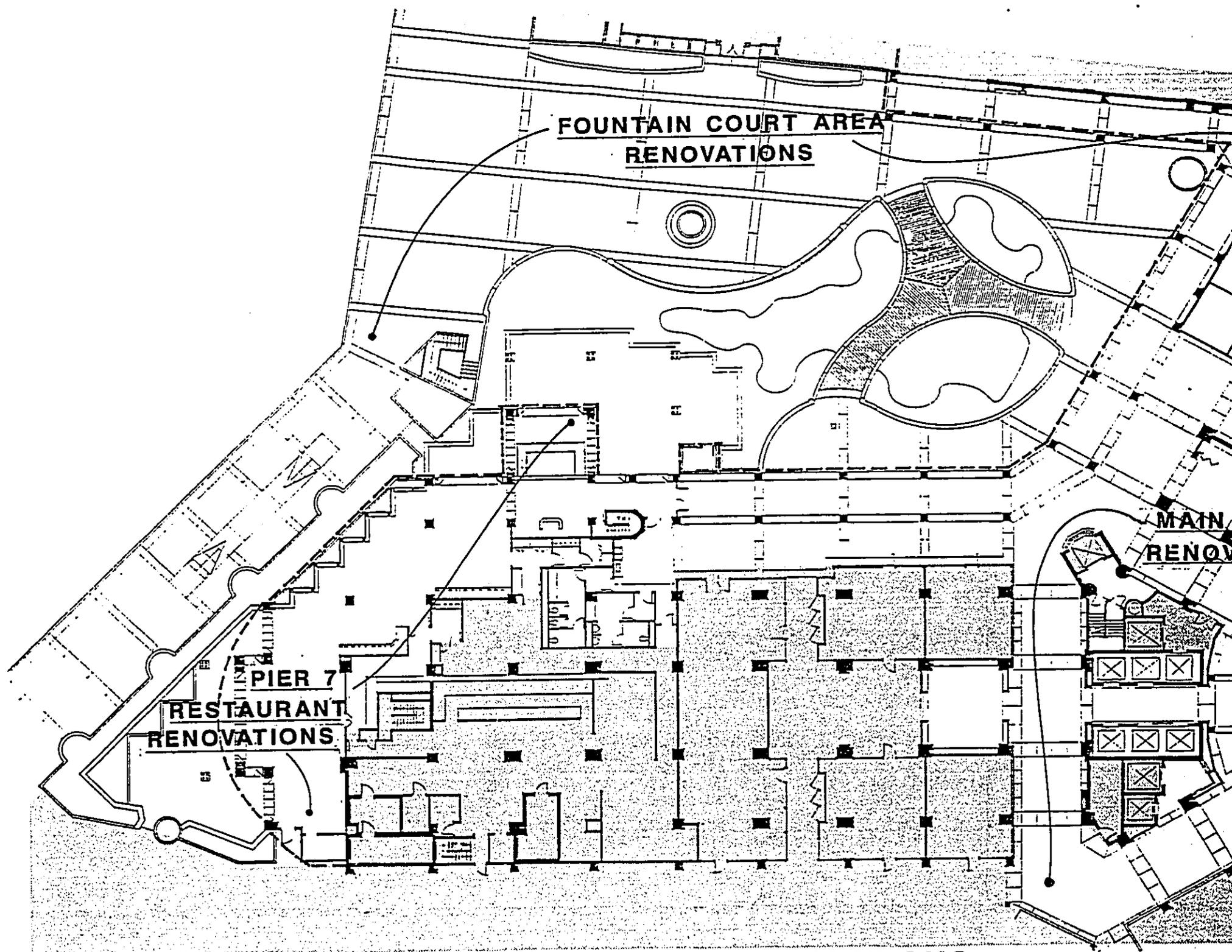
COVERED ESCALATOR AREA  
+205 SF

COVERED ENTRY LANDING AREA  
+847 SF

ZONING AREAS ADDED  
+590  
+205  
+847  
+1642 SQ.FT.

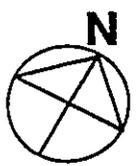
**ILIKAI PUBLIC SPACE RENOVATIONS**  
**NEW ROOF COVERED AREA**

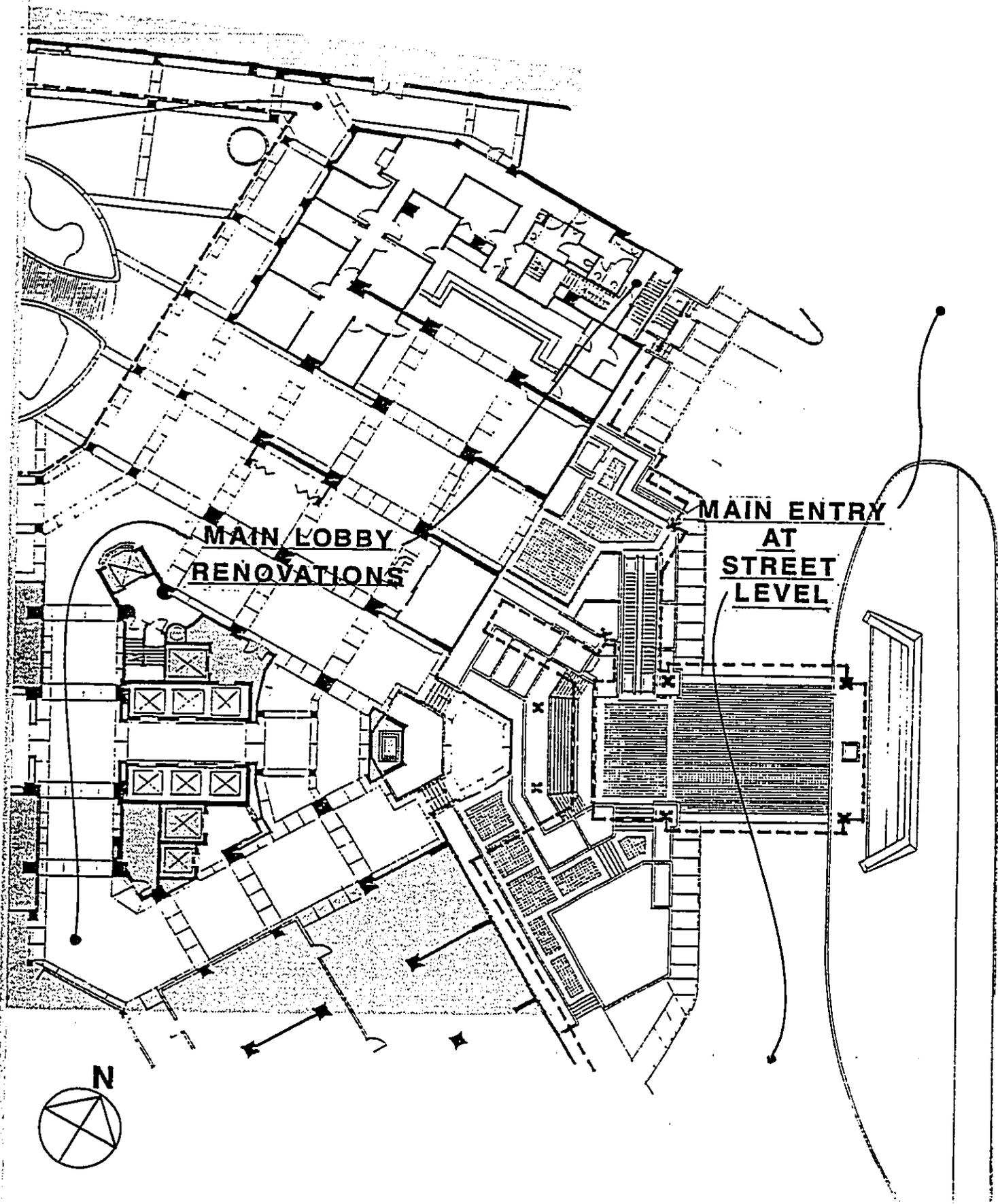
FIRST FLOOR PLAN - WING 'A'  
SCALE: 1/8" = 1'-0"



**ILIKAI PUBLIC SPACE RENOVATIONS**  
**SCHEMATIC PLAN: PROJECT AREAS**

REVISIONS  
 05-8-11

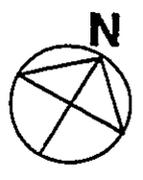


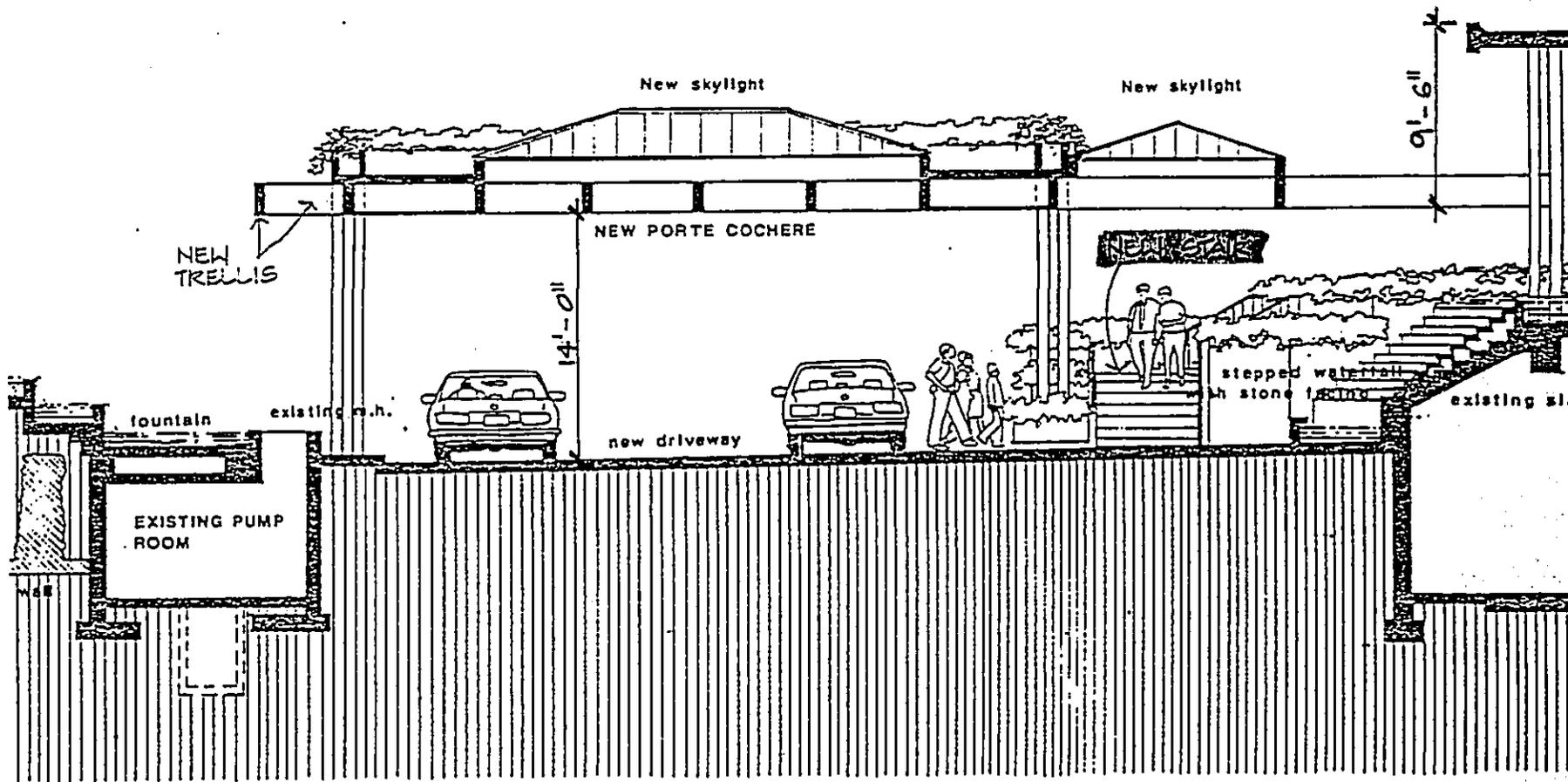


MAIN LOBBY  
RENOVATIONS

MAIN ENTRY  
AT  
STREET  
LEVEL

ALA MOANA BOULEVARD



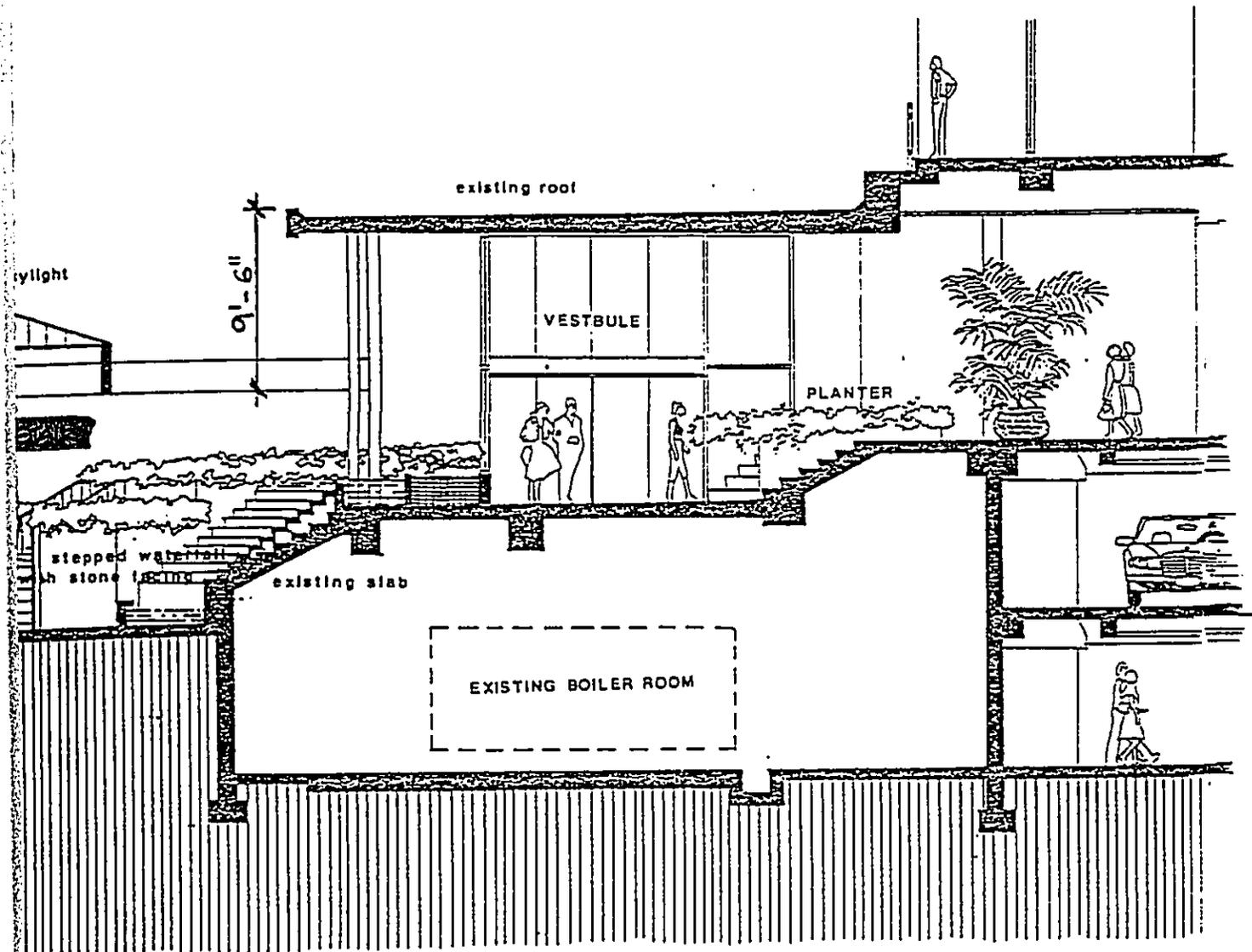


**ILIKAI PUBLIC SPACE RENOVATION**

**SECTION - NEW PORTE COCHERE**

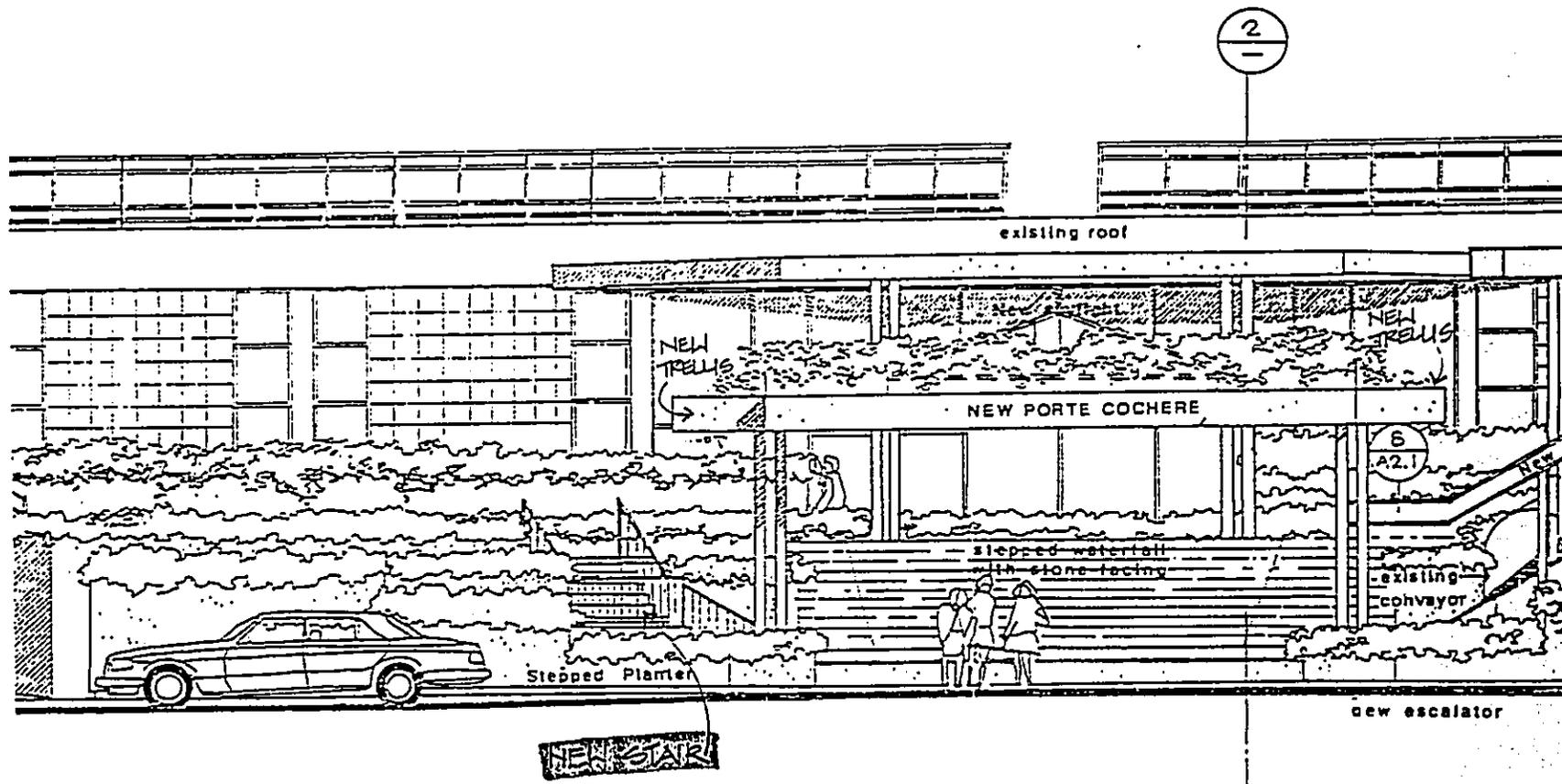
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05-8-00 10:30 AM



## SPACE RENOVATIONS

NEW PORTE COCHERE



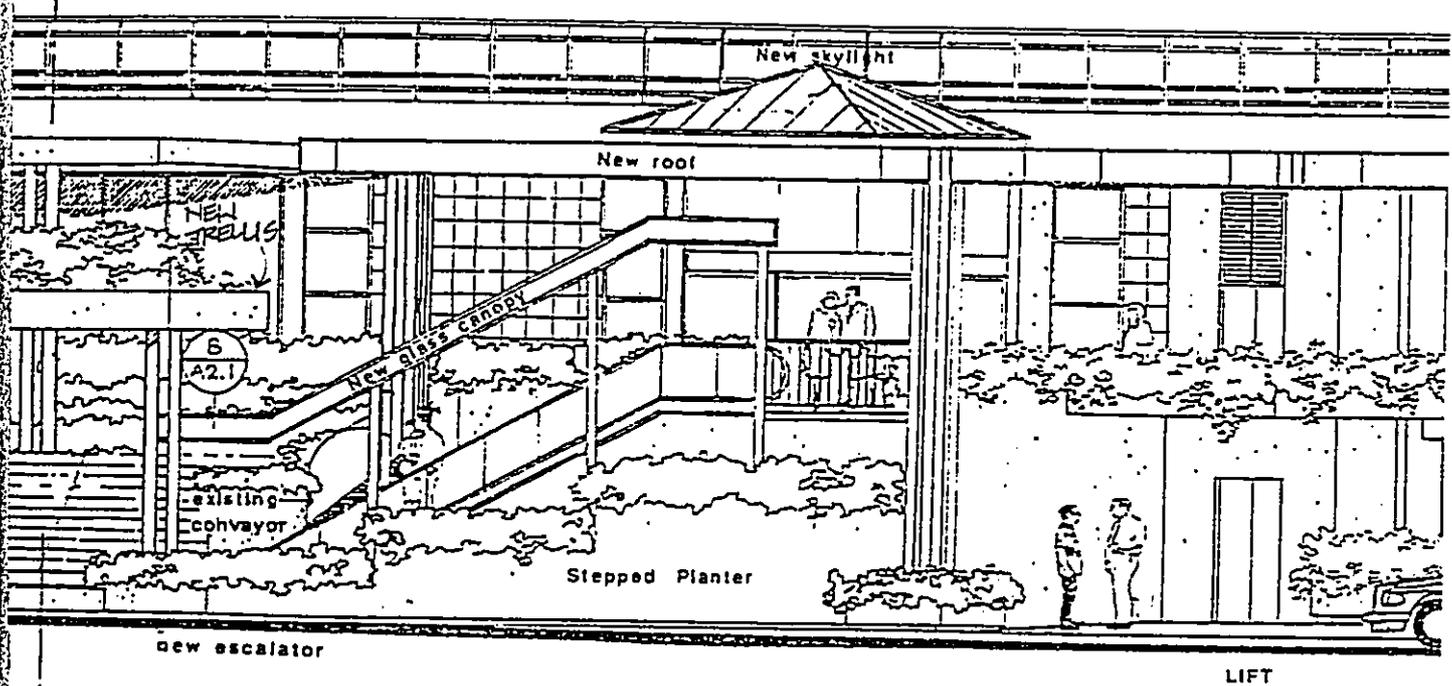
**ILIKAI PUBLIC SPACE RENOVATION**

**ILLUSTRATION OF NEW CONDITIONS**

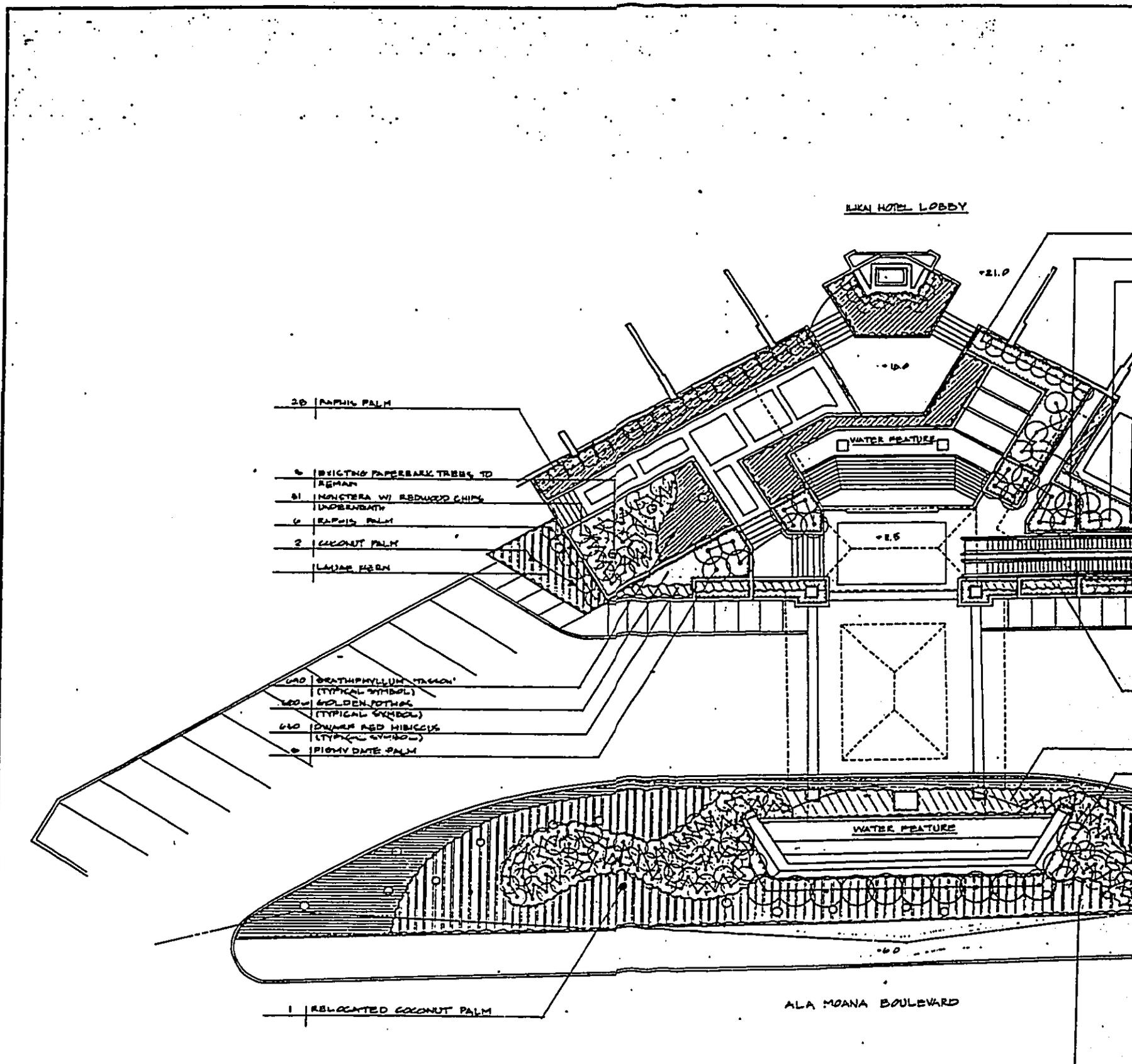
1989 JUN 27 10 50 AM '89

1989 JUN 27 10 50 AM '89

2  
—



**FACE RENOVATIONS**  
**NEW CONDITIONS**

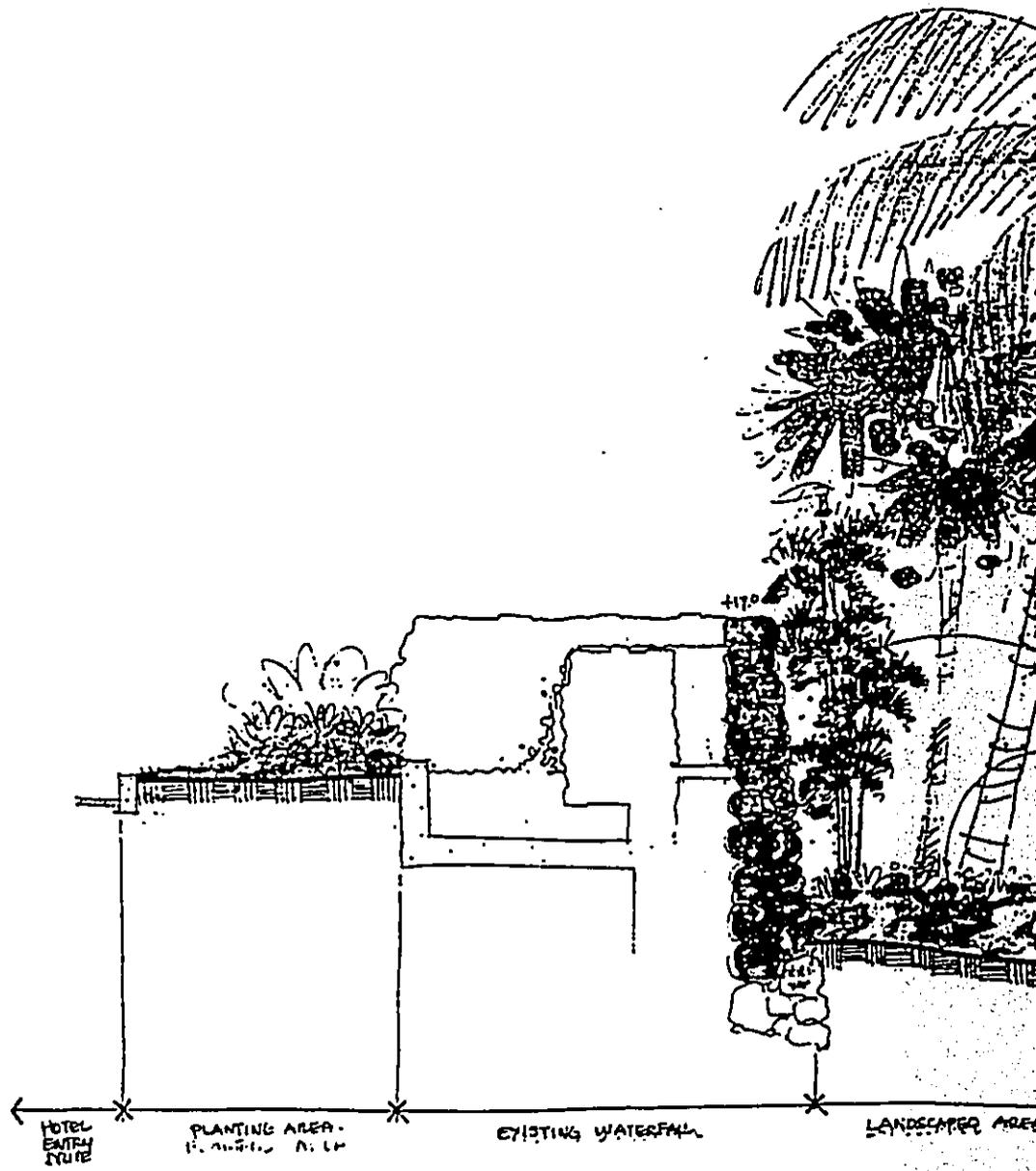


10/10/11 10:00 AM  
 10/10/11 10:00 AM

# ILIKAI PUBLIC SPACE RENOVATIONS

## LANDSCAPING ALTERATIONS - 1

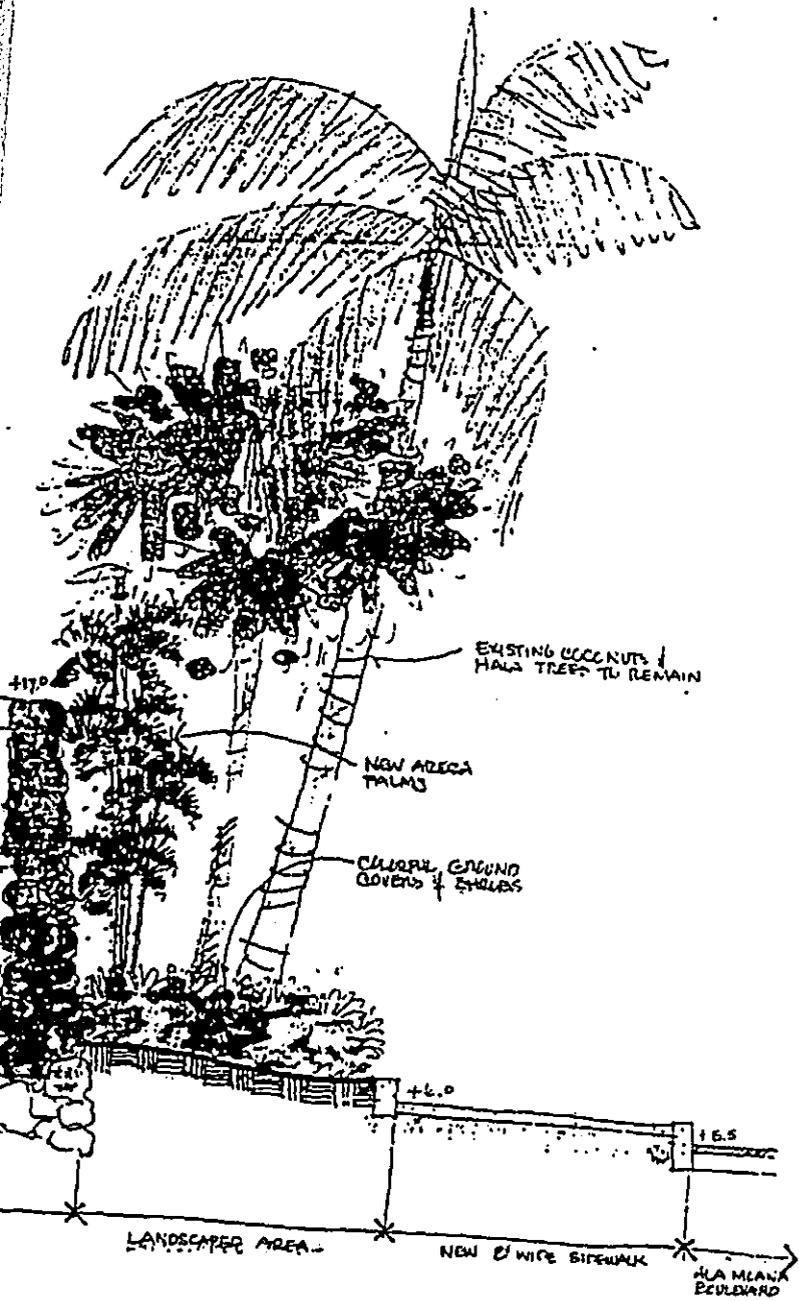




**ILIKAI PUBLIC SPACE RENOVATION**

**LANDSCAPING ALTERATIONS - 2**

1998 JAN 30 11 35 AM  
 15 8 11 08 1117 0661



**RENOVATIONS**

**ATIONS - 2**

ILIKAI HOTEL  
 MAIN ENTRY  
 SCALE 1/2" = 1'-0"

**LED A DAY** ALFRED A TIE DIVISION

**PLANNING**

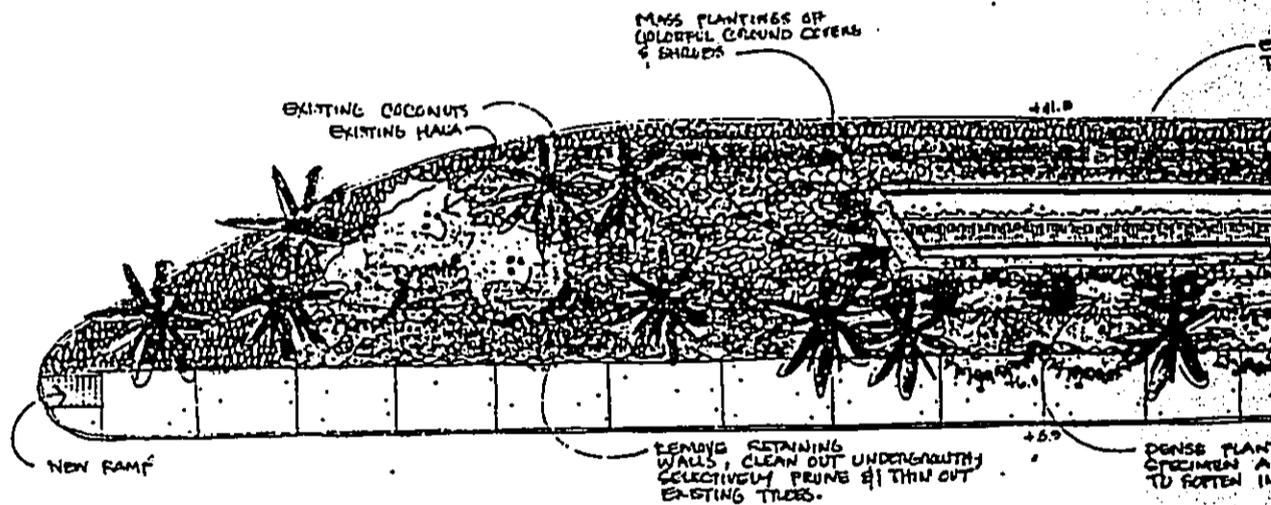
**ARCHITECTURE**

**ENGINEERING**

**INTERIORS**

DATE	DATE
FILE NO	ATTORNEY
REVISIONS	
DATE	
BY	
CHECKED	

SHEET

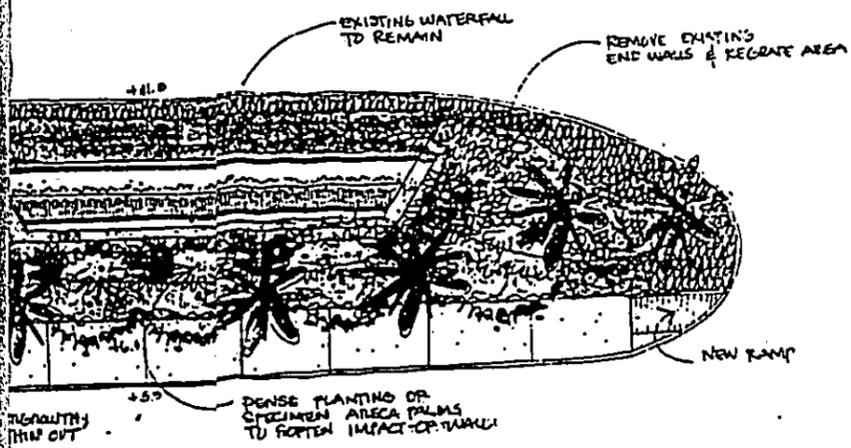


**ILIKAI PUBLIC SPACE RENOVATION**

**LANDSCAPING ALTERATIONS - 3**

STREETSCAPE DESIGN BY JILL  
 LANDSCAPE ARCHITECTS

19 6 11 08 11 08 08 08



SPACE RENOVATIONS

ITERATIONS - 3

ILIKAI HOTEL  
 MAIN ENTRY  
 SCALE 1/8" = 1'-0"

LEO A DALY ALFRED A YEE DESIGN

PLANNING ARCHITECTURE ENGINEERING INTERIORS

DATE	DATE	REVISION
FILE NO.	DESIGNED	
	DRAWN	
	CHECKED	

SHEET